



ECONOMIC DEVELOPMENT AUTHORITY MEETING

August 20, 2024 at 5:00 PM

City Hall Council Chambers – 450 Virginia Avenue, Long Lake, MN 55356

AGENDA

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Approve Agenda**

4. **Consent Agenda**

A. Approve Minutes of June 18, 2024 Economic Development Authority Meeting

5. **Open Correspondence**

NOTE: Open Correspondence is an item on the agenda during which the public may address the EDA. **No formal action is taken by the EDA** and comments shall be limited to five minutes or less. *Open Correspondence comments may also be emailed to City staff by 12:00 noon on the date of the meeting.*

6. **Regular Business**

A. Review of 'Long Lake Cafe' (Name TBD) Concept Plan for 1905 Wayzata Boulevard W (Billy Rodgers & Sarah King)

B. Review of Lakeside Design Concept Plan for 1905 Wayzata Boulevard W (Mike Giebenhain, Lakeside Family Dentistry)

C. EDA Discussion of Proposals Received, Provide Direction to Staff

7. **Other Business**

8. **Adjourn**



MINUTES
Economic Development Authority
June 18, 2024

CALL TO ORDER

The Economic Development Authority meeting was called to order at 5:30 pm.

Present: Chair: Jahn Dyvik; Vice Chair: Mike Feldmann; Board: Tim Hultmann, Gina Joyce (attended remotely via interactive technology), Deirdre Kvale, Charlie Miner, and Sahand Elmtalab

Staff Present: City Administrator/Executive Director: Scott Weske; City Clerk: Jeanette Moeller

Absent: None

PLEDGE OF ALLEGIANCE

APPROVE AGENDA

A motion was made by Feldmann, seconded by Hultmann, to approve the agenda. Ayes: all.

CONSENT AGENDA

A. Approve Minutes of March 19, 2024 Economic Development Authority Meeting

A motion was made by Miner, seconded by Feldmann, to approve the Consent Agenda as presented. Ayes: all.

OPEN CORRESPONDENCE

No one was in attendance to address the City Council during Open Correspondence.

BUSINESS ITEMS

Approve Second Amendment to Assessment Agreement to Add Additional Property

Executive Director Weske gave a brief summary of the proposed second amendment to the assessment agreement for the Long Lake Townhomes, LLC in order to add additional property, the former Kunze property.

City Clerk Moeller clarified that the Kunze property had been included in the original plat because the owner had consented to that action prior to the purchase of her property at a later date.

The EDA discussed the TIF implications of this change.

A motion was made by Miner, seconded by Hultmann, to adopt Resolution No. 2024-26 approving the Second Amendment to Assessment Agreement between the Long Lake Economic Development Authority,

the City of Long Lake, and Long Lake Townhomes, LLC, and authorizing the President and Executive Director to execute the Second Amendment afore-mentioned, on behalf of the City's Economic Development Authority. Ayes: all.

OTHER BUSINESS

Updates on Former BP Site - Chair Dyvik asked if there had been any new interest expressed in the former BP site. Moeller indicated that between her and Weske, they had received some interested calls from Scooters and Dunn Brothers franchisees, and she had also been in contact with an independent party that is currently working on a concept for submission. She noted that there has been a rash of interest recently, and she had been able to provide the new interested parties with the slightly more relaxed drive-thru and restaurant parking regulations. She encouraged the EDA to send any other interested parties her way. She had also been approached recently by a food truck who may be considering applying to locate at the property as well.

ADJOURN

Hearing no objection, Chair Dyvik adjourned the meeting by general consent at 5:44 pm.

Respectfully submitted,
Scott Weske, Executive Director



To: City of Long Lake

From: Hannah Rybak, City Planner
Jeff Oliver, City Engineer

Date: August 6, 2024

Request: Review of Long Lake Cafe Concept Plan for 1905 West Wayzata Blvd.
& Next Steps for Development

Zoning District: B-2 General Business, Shoreland Overlay District – **Recommendation to rezone to PUD**

Future Land Use: Downtown Village Mixed Use

Use:

Restaurant, no drive-through– permitted use

Outdoor seating – permitted through PUD

Zoning Requirements:

	PUD	Proposed
Lot area	6,000 SF	20,469 SF
Lot width	100 FT	125 FT
Front setback (east)	0' required	Pergola/outdoor seating satisfy this req.
Corner side setback (south)	0' required	Pergola/outdoor seating satisfy this req.
North side setback	0' min	Complies
Rear setback (west)	0' min	Complies
Height	35' max.	Complies
Parking setback – Wayzata	10' from ROW	Flexibility through PUD
Parking setback – Lake	10' from ROW	Flexibility through PUD
Parking setback – north	5' from prop line	Flexibility through PUD
Parking setback – west	5' from prop line	Flexibility through PUD

Required parking spaces:

Restaurants: 1 space for every three seats (including outdoor seating) – flexibility through PUD

- Plan V1
 - 83 seats
 - 28 spaces required
 - 24 spaces shown
- Plan V2
 - 78 seats
 - 26 spaces required
 - 24 spaces shown
- Plan V3
 - 88 seats
 - 29 spaces required
 - 27 spaces shown

Landscaping Requirement

- 1 tree per 4 parking spaces - flexibility through PUD

Potential Required Approvals

1. PUD – Master Development Plan
2. Village Design Guidelines review

Engineering Considerations

1. The applicant must submit construction plans to the Minnehaha Creek Watershed District to determine conformance with its requirements. The work will also be subject to City Code requirements for storm water.
2. This concept includes a driveway onto Wayzata Boulevard in the location of an existing curb cut. However, the proximity of the driveway to the signalized intersection, the eastbound left turn lane and the existing driveway across Wayzata Boulevard, creates an increased likelihood of turning conflicts and crashes on the County Road. It is recommended that the applicant submit the concept plan for review by Hennepin County to address this issue.
3. The applicant will be required to submit soil borings for the design of the footings and foundations.
4. The developer will be responsible for any debris impacted or contaminated soil encountered during excavation on site.
5. A Hennepin County Right of Way permit will be required for any work performed within the Wayzata Boulevard right of way.

6. The construction plans must include turning movements for service and emergency into and within the site and within the parking lot for review and comment.
7. The construction plans must include a snow removal plan for review and comment. It is recommended that the plan include a requirement that all snowfalls of two inches or greater be removed from site within 24 hours after the snow event concludes to minimize the loss of parking spaces due to snow storage.
8. Construction plans must include confirmation of the location and condition of sanitary sewer and water service, as well as the need for storm sewer internal to the parking lot.



SUMMER 2024

(Actual Name + Logo TBD)

NAME & mission

SUNDIAL (*Coffee, Coffee Club, Cafe*)

At Sundial, we draw inspiration from the sun's daily journey, offering a welcoming space during daylight hours to fuel your day with energy and warmth. Our coffee shop is not just about great coffee, but also about fostering a vibrant community focused on health and activity. Whether you're starting your morning, recharging in the afternoon, or connecting with friends, Sundial is your hub for enjoying the benefits of sunlight, good health, and great coffee in a supportive community.

OVERVIEW

The Opportunity:

- Long Lake's local coffee shop.

Vision:

- A beautiful space, for our community to gather, serving great coffee, light food & snacks, fruit pops, beer & wine.

Goals:

- Create a welcoming and comfortable space for all community members.
- Create a community hub.
- Enhance and connect the downtown area.
- Increase walkability.

BEVERAGE + FOOD BASICS

Beverage and Food Offerings

- Consistently great coffee (espresso focus, not sugar-loaded).
- Breakfast tacos, burritos, or sandwiches
- Organic pastries
- Sourdough bread loaves
- Grab & Go options: Kombucha, tea, water, bars
- Limited selections of beer & wine
- Seasonal specialties: Fruit pops in summer, hot chocolate in winter

COMMUNITY INITIATIVES

Collaborations with Long Lake and surrounding local businesses (conceptual):

- Breakfast burritos: San Pancho
- Loaves for sale: Great Harvest Bread Co.
- Sandwiches & Soup: TBD
- Coffee Beans: Regular & guest beans, Mill City Roasters
- Beer & Wine: Birch's, Back Channel, Brass Foundry
- Pastries: Red Bench, Atuvava (GF)
- Local products: Lake View Honey, Somerskogen Maple Syrup, North Mallow
- Other local fruits, veggies, snacks, pastries
- Architect & Design: Studio134, Creative: Lift Creative, Construction & Landscape?

Events

- Lemonade Stand Saturdays supporting high school athletic teams or activities
- Summer night community grill out
- Coffee cart to support local events like Buckhorn Day & Corn Day

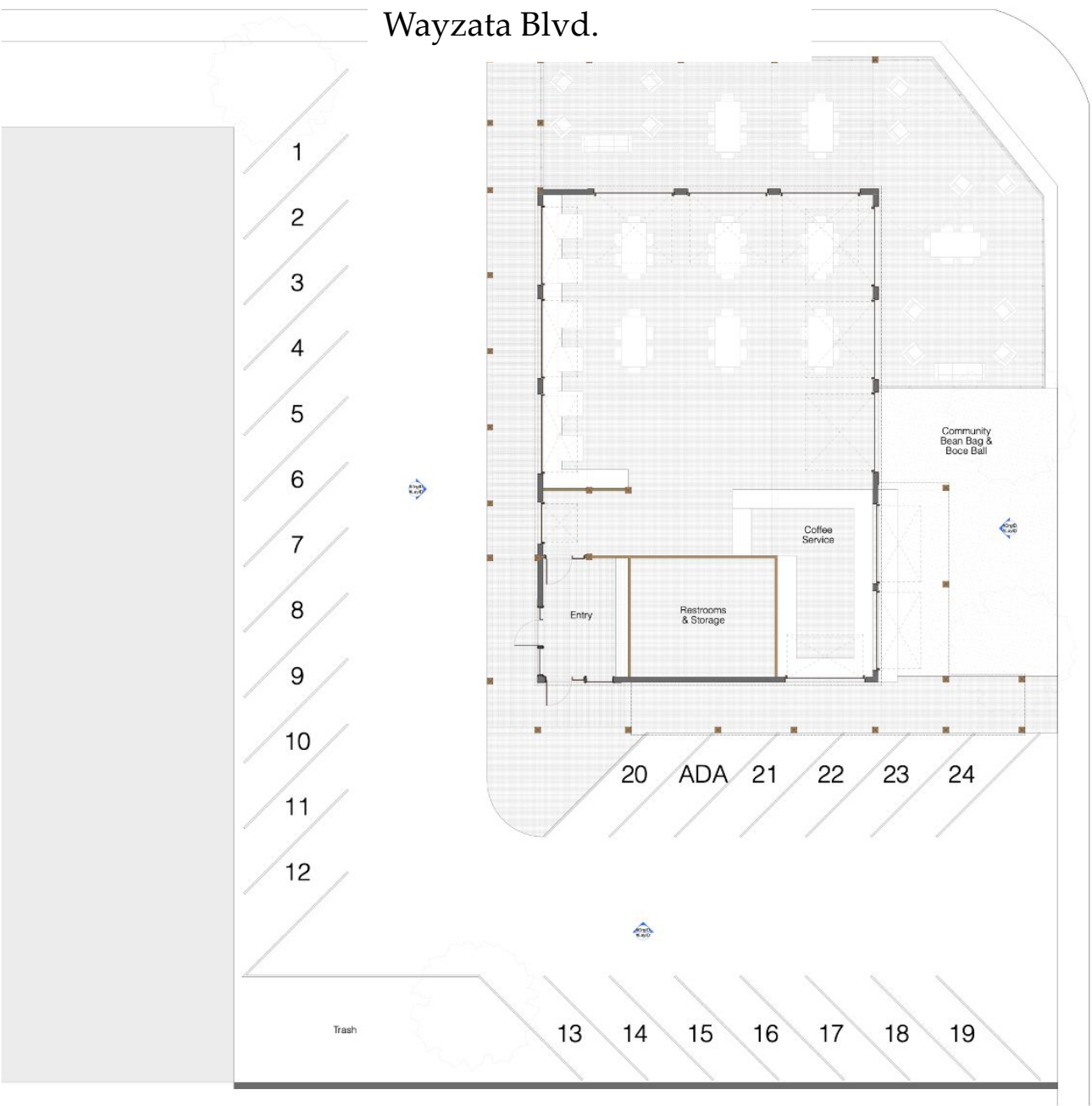
Plans & Aesthetic

Considerations

- Layouts are conceptually in nature and should not be considered final. They are fluid & interchangeable.
- We'd like to work with the city to find the best solution.
- The intent is to build a beautiful building, with parking hidden in the rear, that includes indoor and outdoor seating.

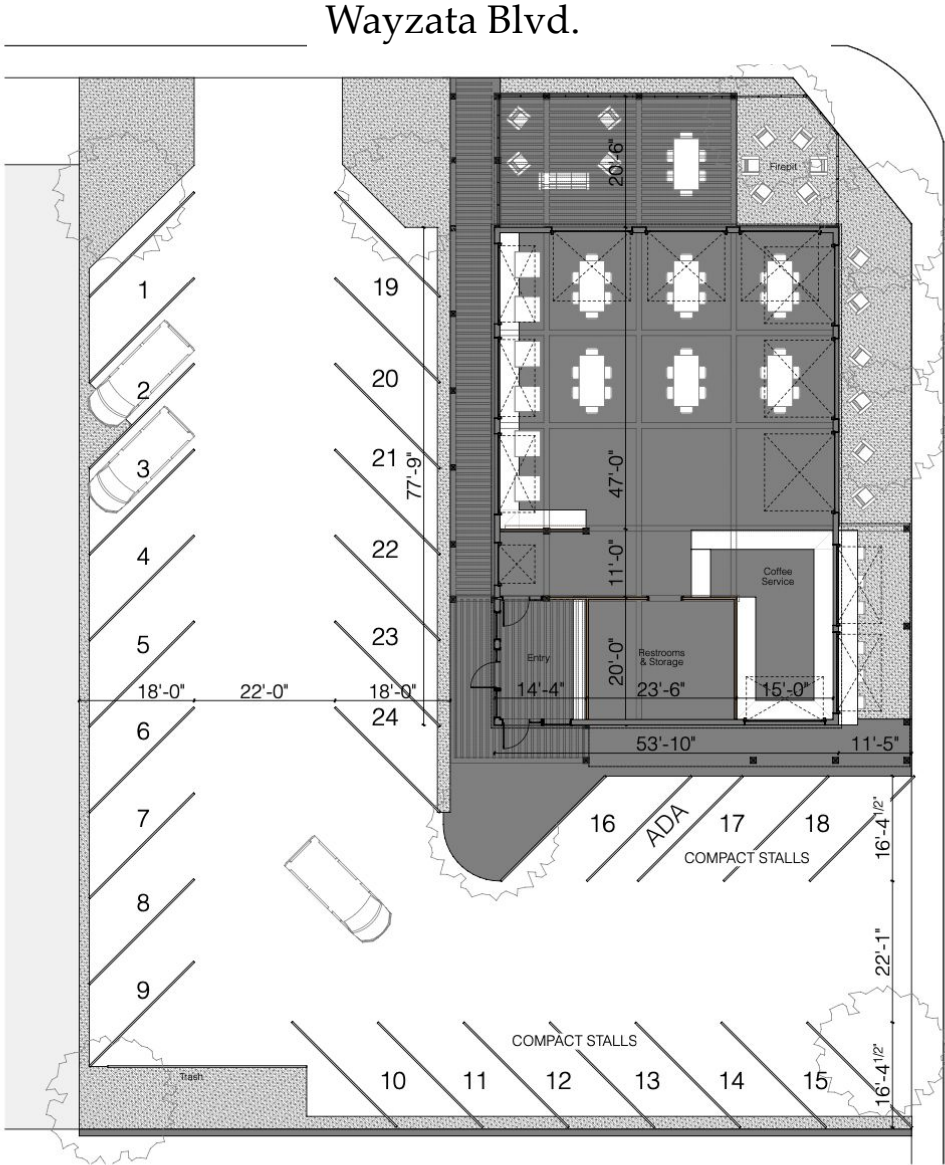


Plans v1



Parking Spaces: 24
Indoor Seating: 48
Outdoor Seating: 35
Sq.Ft.: 4,000

Plans v2



Outside Seating
5 sets of 6 = 30

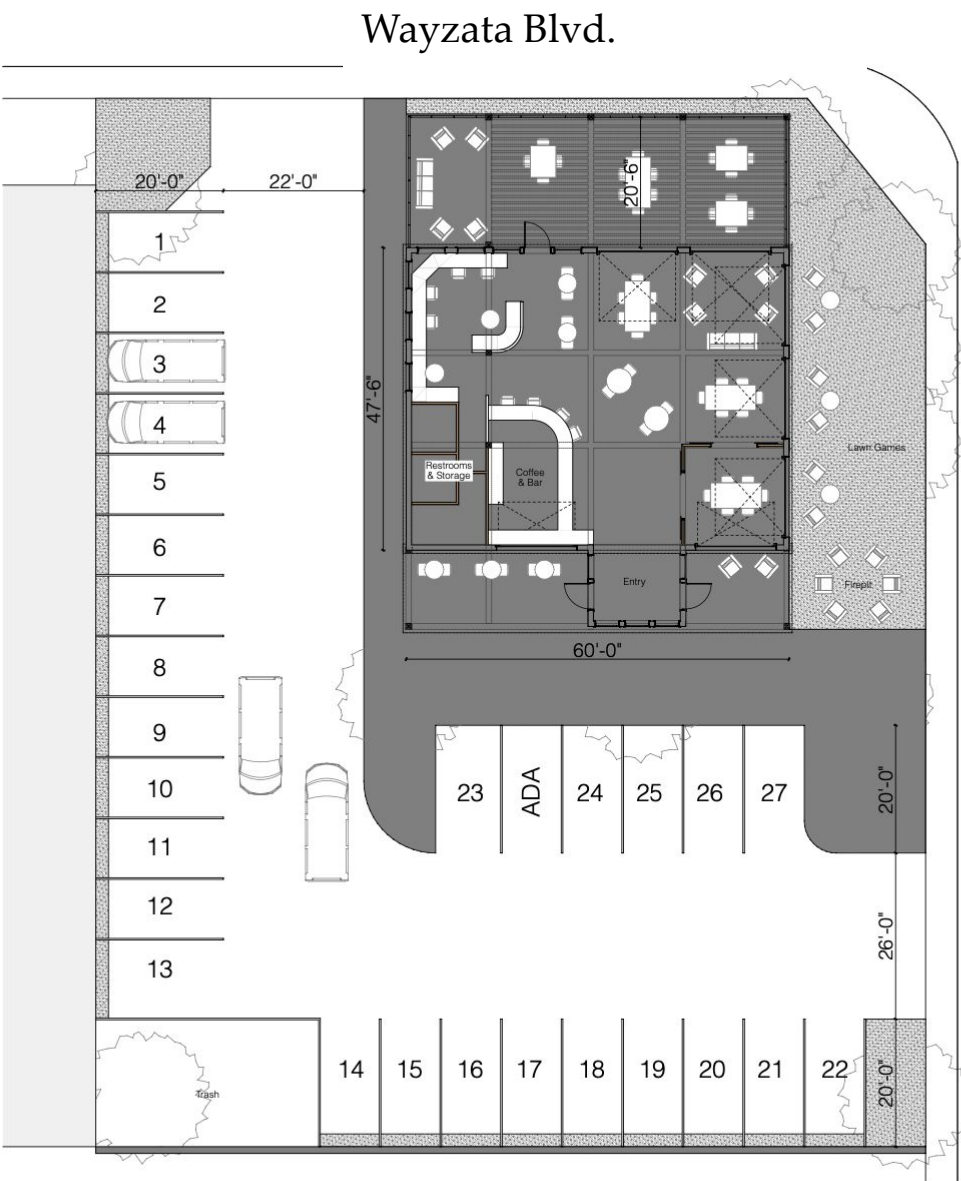
Inside Seating
6 sets 2 seats = 12
6 sets 6 seats = 36
48 Total

On-Site Parking Stalls
24 Stalls

Square Footages:
Total Interior SF: 4,000

Setbacks
25'-0" Wayzata Blvd
11'-5" Daniels

1
A1.0 4,000 SF Plan
SCALE: 1" = 20'



Outside Seating
3 sets of 6 = 18
3 sets of 4 = 12
7 sets of 2 = 14
44 total

Inside Seating
10 sets of 2 seats = 20
4 sets of 6 seats = 24
44 total

On-Site Parking Stalls
27 Stalls

Square Footages
2,850 sf total

Setbacks
25'-0" Wayzata Blvd
20'-0" Daniels

1 2,800 SF Plan
A1.1 SCALE: 1" = 20'























To: City of Long Lake

From: Hannah Rybak, City Planner
Jeff Oliver, City Engineer

Date: August 6, 2024

Request: Review of Lakeside Design Concept Plan for 1905 West Wayzata Blvd. & Next Steps for Development

Zoning District: B-2 General Business, Shoreland Overlay District – Recommendation to rezone to PUD

Future Land Use: Downtown Village Mixed Use

Use:

Restaurant, no drive-through– permitted use

Outdoor seating – permitted through PUD

Dentist – permitted use (issue with deed restriction would need to be addressed)

Zoning Requirements:

	PUD	Proposed
Lot area	6,000 SF	20,469 SF
Lot width	100 FT	125 FT
Front setback (east)	0' required	Complies
Corner side setback (south)	0' required	Close to complying
North side setback	0' min	Complies
Rear setback (west)	0' min	Complies
Height	35' max.	Complies
Parking setback – Wayzata	10' from ROW	Complies
Parking setback – Lake	10' from ROW	Complies
Parking/access setback – north	5' from prop line	Flexibility through PUD
Parking/access setback - west	5' from prop line	Flexibility through PUD

Required parking spaces:

Restaurants: 1 space for every three seats (including outdoor seating)

- Seating plan not provided

Dentist office: 1 space per 250 SF floor area

- (5,000 SF – 10% reduction) = 18 spaces required

18 total spaces shown on the site plan – applicant would need to demonstrate that proposed parking could adequately serve both uses.

Landscaping Requirement

- 1 tree per 4 parking spaces - flexibility through PUD

Potential Required Approvals

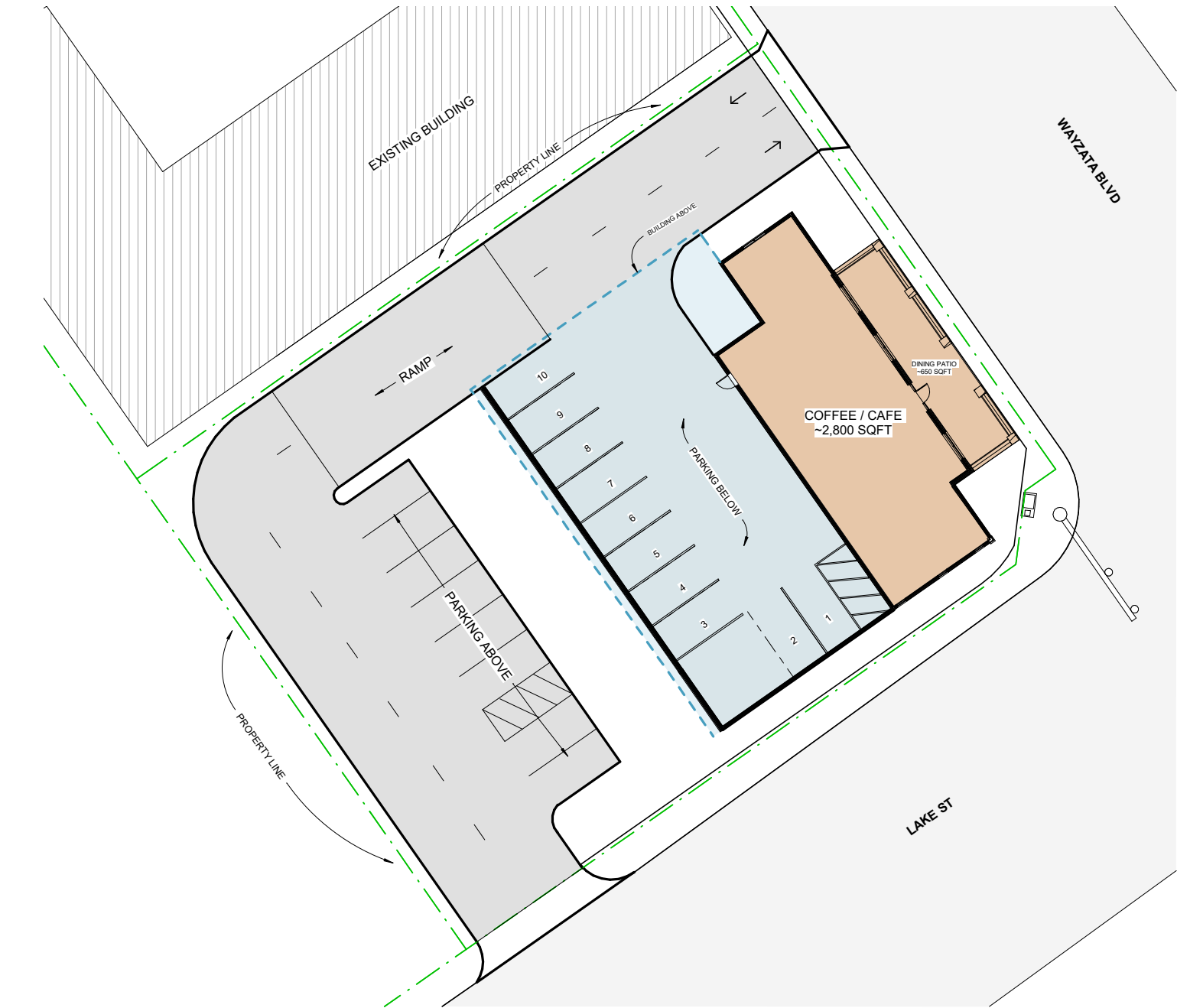
1. PUD – Master Development Plan
2. Village Design Guidelines review

Engineering Considerations

1. The applicant must submit construction plans to the Minnehaha Creek Watershed District to determine conformance with its requirements. The work will also be subject to City Code requirements for storm water.
2. This concept includes a driveway onto Wayzata Boulevard in the location of an existing curb cut. It is also proposed to have two-way access onto Wayzata Boulevard and Lake Street. However, the proximity of the driveway to the signalized intersection, traffic turning both in and out of the site onto Wayzata Blvd, the eastbound left turn lane and the existing driveway across Wayzata Boulevard, creates an increased likelihood of turning conflicts and crashes on the County Road. It is recommended that the applicant submit the concept plan for review by Hennepin County to address this issue.
3. The concept plan includes a parking ramp with two way traffic through the upper level of the ramp onto Lake Street. The developer must demonstrate that this access point is possible given the clearance requirements for the ramp and the existing grades of Lake Street.
4. The applicant will be required to submit soil borings for the design of the footings and foundations.
5. The developer will be responsible for any debris impacted or contaminated soil encountered during excavation on site.
6. A Hennepin County Right of Way permit will be required for any work performed within the Wayzata Boulevard right of way.

7. The construction plans must include turning movements for service and emergency into and within the site and within the parking lot, and both levels of the proposed parking ramp for review and comment.

NOT FOR CONSTRUCTION



1 FLOOR PLAN
A100 1/16" = 1'-0"



I hereby certify that this as
specifically prepared by me, or
supervised by me, and I am a duly
registered professional architect
under the laws of Minnesota

Robert A. Shaffer
Date _____ Reg. No. 20803

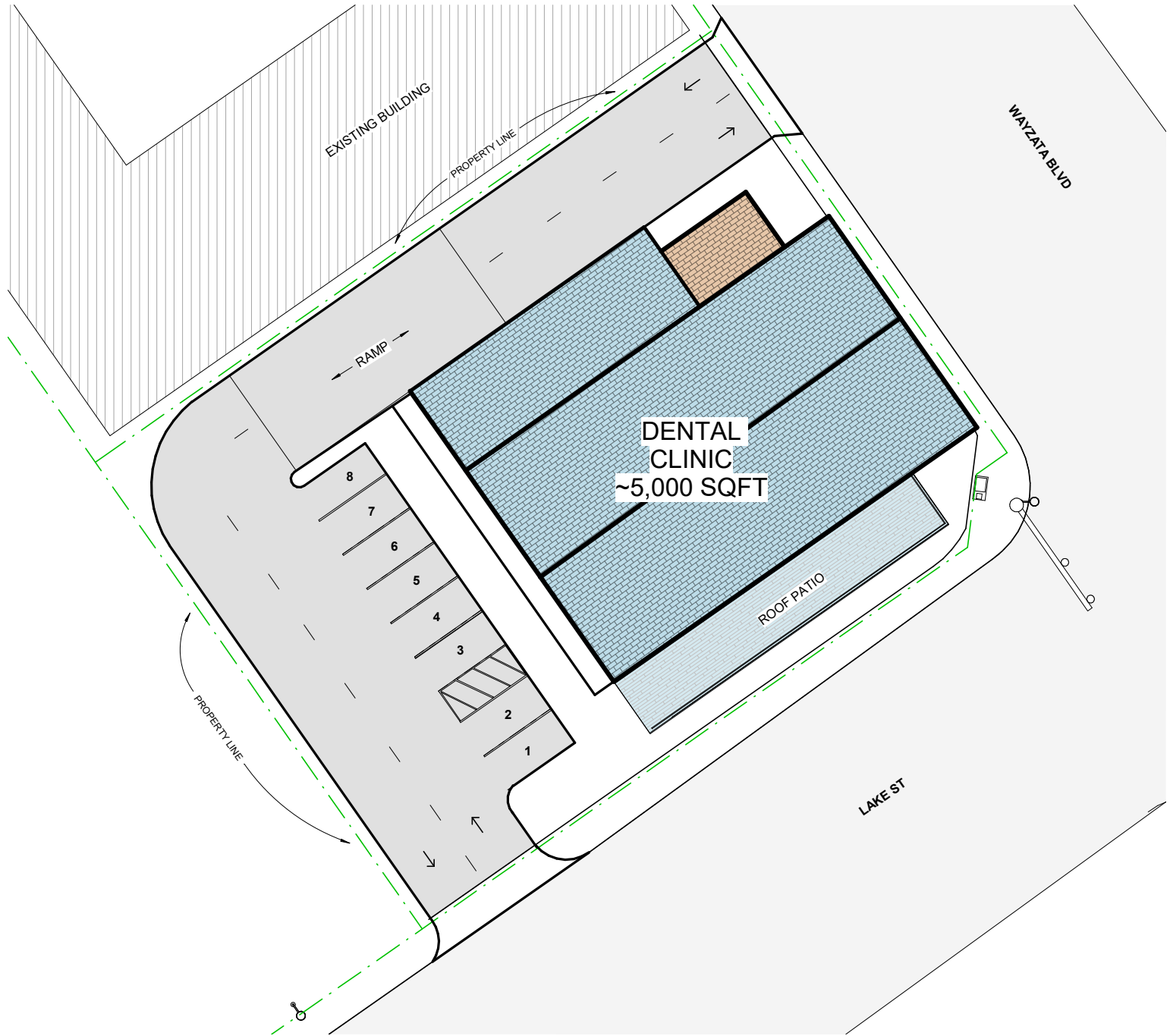
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SITE PLAN -
LEVEL 1

Date 07-26-2024
Project Number

NOT FOR CONSTRUCTION



1 SITE PLAN
A200 1/16" = 1'-0"



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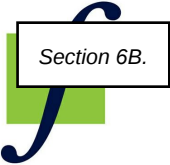
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SITE PLAN -
LEVEL 2

Date 07-26-2024
Project Number

A200 30

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RENDERING 1

Date 07-26-2024
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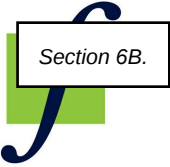
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RENDERING 3

Date 07-26-2024
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