

CITY OF WACONIA
October 12, 2023

1) [Call meeting to order and roll call](#)

Pursuant to due call and notice thereof the regular meeting of the regular meeting of the Planning commission of the City of Waconia was called to order by Sarcletti.

Members Present: Sarcletti, Zellman, Polunc, Paulsen, Genz

Members Absent: Leshner

Alternate Present: Paulsen

City Liaison Present: Yetzer

Staff Present: Braaten, Nelson, Stein, and Havlik

2) [Adopt Agenda](#)

Braaten had one change to the agenda.

Applicant at 150 Stacy Circle requested an extension, they are working through some stormwater issues. He anticipated they will be back at the December meeting.

Agenda item 4.1 will not be on the agenda.

MOTION by Genz, second by Paulsen to adopt the agenda. MOTION CARRIED.

3) [Minutes Approval](#)

3.1 [September 7th, 2023, Planning Commission Meeting Minutes](#)

MOTION by Paulsen, second by Zellman to adopt the minutes. MOTION CARRIED.

[Cover Page](#)

[September 7 2023 Planning Commission Minutes](#)

4) [New Business](#)

4.1 [CONTINUED - Variance \(After-the-Fact\) - 150 Stacy Circle](#)

[Cover Page](#)

[Location Map_150 Stacy Circle.pdf](#)

[Certificate of Survey_Campbell.pdf](#)

[20230907_Amended Letter of intent for variance with notation.pdf](#)

[20230907_Amended-2.pdf](#)

[20230913_City Engineer Comments 150 Stacy Circle.pdf](#)

[Public Hearing Comments.pdf](#)

This item was tabled/extended till the December meeting at the applicants Request.

4.2 CONTINUED - Variance - 483 Lakeview Terrace Boulevard

[Cover Page](#)

[Location Map 483 Lakeview Terrace Blvd \(1 Page\)](#)

[Existing and Proposed Site Plan \(3 Pages\)](#)

[DNR Comments \(1 Page\)](#)

[CCWMO Comments \(2 Pages\)](#)

[Carver Soil & Water Conservation District Comments \(1 Page\)](#)

[Applicant Hydrologic Analysis & Stormwater and Shoreline BMPs \(30 Pages\)](#)

[Public Hearing Comments \(3 Pages\)](#)

Nelson opened the Variance request by summarizing what was talked about at the previous meeting and talking about the trench drain system also the storm water improvements would be beneficial as a result. Compared to not doing anything. He showed the survey of the property with the proposed landscape material. Staff having internal conversations with the DNR, SWCD, and CCWMO regarding the improvements meeting the criteria. Kristin Larson with Carver County sent over an attachment with the calculations for the trench system and the shoreline improvements. She stated it would have a net benefit as opposed to no change.

Answering the question, yes, it is an improvement to the site.

Nelson put up the variance criteria for the Commission when reviewing the application.

Motion by Paulsen second by Polunc, Braaten asked for clarification on the approval to be sure the motion included the four staff recommendations. Paulsen said it did and he restated his motion to approve the variance with the staff conditions. Polunc restated his second on the motion. MOTION CARRIED.

4.3 PUBLIC HEARING - Conditional Use Permit Amendment - 9460 County Road 10 East

[Cover Page](#)

[Location Map 9460 County Road 10 East.pdf](#)

[CUP Amendment Application Lovett.pdf](#)

[Applicant Narrative.pdf](#)

[Public Hearing Notice.pdf](#)

[Certificate of Survey 9460 County Road 10 E.pdf](#)

[ALTA Survey.pdf](#)

[Res No 2021-050_CUP Approval.pdf](#)

Braaten brought up that the applicant is not here and that if we could amend the agenda. To hear the next item on the agenda to maybe by her more time to be in attendance. She Indicated she wanted to be here for the meeting.

**MOTION TAKEN TO AMMEND THE AGENDA, MOTION BY PAULSEN
SECOND BY GENZ. MOTION CARRIED.**

[4.4 Sketch Plan - Kirsch Properties - Tamarack Land](#)

[Cover Page](#)

[Location Map Kirsch Properties.pdf](#)

[KIRSCH PROPERTY - CONCEPT B 11x17.pdf](#)

[CHAPTER 3 Waconia Land Use Plan.pdf](#)

[CHAPTER 5 Waconia Parks Plan.pdf](#)

Braaten introduced the sketch plan went through the past history and set the table for an informal discussion. Trying to do the pre-work on items that staff hasn't thought about and talk about if it fits the Comp Plan, basically talking about this before the developer comes in with a full plan and wanting to annex the property. It's our chance to talk about all this ahead of time and giving you the first view.

Braaten went on to explain the next steps going to Park Board and City Council for review.

At this time Braaten introduced Reed Schulz who is representing Tamarack Land Development.

Reed Schulz with Tamarack Land

He came up to present his plan and talk about the background of the company and what they do. Based in Minnesota with various properties nationally.

The Kirsch plan is a mixed development plan. With a total of 148 lots in the low to medium density areas.

Reed went on to explain the particulars of quantity of homes proposed and lot sizes. Stating it would be a PUD development. He referred to the comp plan as being a guide for this development.

The site is divided into 3 different density areas. The low density in the north area Medium density area the middle area.

The South side is the high-density area bordering the shoreland overlay area. With 105-280 units.

Reed compared his concept plan with the comp plan stating that they are mirroring each other.

He went through the lot sizes and type of home on each size of the areas, also the setbacks for the different areas.

He went on to explain some of the site amenities - trail corridors and preservation of wetlands.

The next step being City Council workshop feedback and Park Board talk to look at Parks and trails.

Reed asked if any of the Commissioners had questions about what he discussed or feedback.

Commissioner Sarcletti remembered about a Park Plan around the Reitz Lake area. He also asked if there would be any Park within the development.

Reed stated that nothing is proposed. He also said there would not be any HOA's

Commissioner Paulsen asked to expand on the high density trying to narrow down the exact number. Reed explained that would depend on the developer and explained the limitations that go along with arriving at a particular number.

Paulsen asked Braaten about the hard surface requirements with the PUD concept.

Braaten explained that more work is needed on achieving the correct number and he has talked with colleagues in getting their thoughts and comparing it to what we want to do also with the DNR.

Reed went on explain the overall roads and grades for the area. They have started to work with the County and Bolton & Menk for the road system. ie: round a bout, speed limits and grades for the development. Again, reminding the Commission that this is a concept plan. All subject for change.

Braaten explained the tree preservation study and shoreland area retaining mature trees.

Braaten brought up about future study regarding sidewalks, CRD 92 what that will look like in the future. Braaten explained the high density more with parking with the high density (280 units). Reed explained the underground parking and parking requirements. That will drive the number of units.

Genz asked about the schools and how they are at the max and he asked if the school board about this concept plan. Braaten explained the school is kept in the loop on growth and other factors.

Zellman asked Braaten about how this plan matches the comp plan and is the city ready for this growth. Braaten explained that this area is in the Comp plan and is the next area to be annexed in how much Council will look at the costs to bring utilities to that area. He

explained how it can vary each year in growth between Single Family and Apartment growth. He went through high level all the developments on how many lots left. Reed stated the permits have slowed down, but the demand is still there. Stating Waconia with the lake, schools, and parks make for great opportunities for families. Reed stated they look at areas that have like schools, parks, trails to build their homes around using that as guideline for their decision. Then they would put together a concept plan talked about the national builder's vs smaller builders and how they build out a development.

4.3 PUBLIC HEARING - Conditional Use Permit Amendment - 9460 County Road 10 East

Braaten talked about the Public Hearing being on the agenda and felt compelled to talk about it. He did notice the Public Hearing so he talked about the history and the logistics of where and what the applicant is seeking. Braaten mentioned that this should be tabled due to the applicant not being present. Braaten explained the utility concern and the driving and parking surface issues.

The ordinance requires the surface to be paved or concrete and the applicant has gravel. She was given a timeline from her original Conditional Use Permit and the other part of that is she needed to be hooked up to city services within a certain time.

The applicant is requesting a significant extension as part of the application to February 16, 2036.

Braaten stated that he would like her to explain why she needs this extension.

Commissioner Poluc asked about the condition of the septic system currently and what would the condition be in 10 years and would it still be compliant. Braaten stated he would be bringing that up with the applicant.

It was asked if there was a request like this before, and Braaten stated that since he has been here, there hasn't been. It is required when annexed into the city that they connect within 3 years and Braaten has never seen it extended.

Commissioner Paulsen asked if they would be able to keep the well. Braaten stated that he would need to talk with Public Services and the Watershed to make sure we are on the same page. It would be allowed if she met certain conditions.

Poluc brought up the question of would the business model stay the same. Braaten thought it is a hybrid type of business. Commissioner Zellman asked what if she couldn't meet the financial obligations. Braaten stated the City Attorney would get involved to get the property owner back into compliance.

Chair Sarcletti opened the Public Hearing for comments.

Braaten asked to leave the Public Hearing open till next meeting due to a lot of the issues will be discussed at that meeting. He also asked that the Public Hearing motion be tabled until the December 7th meeting.

Commissioner Paulsen motioned to keep the public hearing open for the Dec 7th meeting second by Poluc MOTION PASSED

5) Old Business

No old business.

Braaten gave the Planning Commission an update on the Falk property, New Creations Day Care, the annexation of 530 Hartman Drive and informed the Commission that the November Planning Commission meeting was cancelled.

Commissioner Zellman made the motion to adjourn, second by Commissioner Genz. MOTION CARRIED

6) Other

Adjourn

Respectfully Submitted,

David Havlik
Office Assistant
Community Development