

6:30 PM

A thriving, connected community with deep roots: a great place to live for a lifetime.

A city that leads, serves, and governs to enhance the quality of life for all community members.

CHAIR: ROBERT GROHMANN
MEMBER: JIM SARCLETTI
MEMBER: DAN LESHER
MEMBER: MIKE SHERMAN
MEMBER: TINA ZELLMAN
ALTERNATE MEMBER: J.D. LUDFORD

NOTE: TO ENSURE THAT YOU ARE PRESENT FOR ITEMS OF INTEREST, PLEASE BE PRESENT AT 6:30 P.M.

Those with items on the agenda should reach out to their staff contact. Others who wish to participate in the meeting, please contact the Community Development Director at 952-442-3106 or lbraaten@waconia.org to make certain that you are called upon during the meeting.

- 1. Call meeting to order and roll call**
- 2. Adopt Agenda**
- 3. Minutes Approval**
 - 1) [September 1st, 2022 Planning Commission Meeting Minutes](#)
Motion to adopt the September 1st, 2022 Planning Commission Meeting Minutes
- 4. New Business**
 - 1) [SITE PLAN & DESIGN REVIEW - 1301 Oak Avenue](#)
Provide Recommendation to the City Council regarding the Site Plan & Design Review application for the proposed Casey's Retail Store for the property located at 1301 Oak Avenue.
- 5. Old Business**
- 6. Other**

Adjourn

Work Session

Joint Work Session Discussion - 10th Street Small Area Plan



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:		October 6, 2022					
Item Name:		September 1st, 2022 Planning Commission Meeting Minutes					
Originating Department:		Community Development					
Presented by:		Lane Braaten					
Previous Council Action (if any):							
Item Type (X only one):		Consent		Regular Session	X	Discussion Session	
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED <i>(Include motion in proper format.)</i>							
Motion to adopt the September 1st, 2022 Planning Commission Meeting Minutes							
EXPLANATION OF AGENDA ITEM <i>(Include a description of background, benefits, and recommendations.)</i>							
Attachments: 1. Minutes for Sept 1, 2022.pdf							
FINANCIAL IMPLICATIONS:				ADVISORY BOARD RECOMMENDATIONS:			
Funding Sources & Uses:							
Budget Information: ☐ Budgeted ☐ Non Budgeted ☐ Amendment Required				Planning Commission			
				Parks and Recreation Board			
				Safari Island Advisory Board			
				Other			

**CITY OF WACONIA
September 1, 2022**

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

Pursuant to due call and notice thereof, the regular meeting of the City Council of the City of Waconia was called to order by Robert Grohmann at 6:30 p.m.

Members Present: Zellman, Sarcletti, Grohmann, Leshner, Ludford

Members Absent: Sherman

Alternate: Ludford - Present

Staff Present: Braaten, Nelson, Meyerhoff, Havlik

City Liaison: Sorensen - Present

2) [Adopt Agenda](#)

No changes to the agenda.

Motion by Sarcletti, seconded by Ludford to approve the agenda as presented. All present voted aye. Motion carried

3) [Minutes Approval](#)

July 7th, 2022 Planning Commission Meeting Minutes

Motion by Ludford, second by Sarcletti to approve the July 7, 2022, Planning Commission Meeting Minutes. All present voted aye. Motion carried.

[July 7 2022 Planning Commission Meeting Minutes.pdf](#)

4) New Business

[PUBLIC HEARING - Airport Road Addition Preliminary and Final Plat](#)

Braaten introduced the public hearing submitted by Carver County and the Kirsch Family. The subject area for the public hearing was identified and explained the applicants proposed to split the subject parcels into 14 outlots. No development is proposed just identifying the parcels for a land swap for the right-of-way necessary for the future extension of County Road 92 south of Highway 5.

Grohmann opened the public hearing.

John Findley – Laketown Township Resident - 9135 Airport Road

Comments and concerns:

- He has a large water feature / landscaping which would have to be moved where the roundabout is planned.

-The speed limit concerns with the road through the roundabout.

Tom Justin – Waconia Resident – 947 Firesteed Ridge - Vice President of the HOA

Comments and concerns:

- Stating that not all homeowners were notified of the public hearing
- Speed limits on Airport Rd. East of Target
- When is the road set to be completed

Joe Drapcho – Waconia Resident – 951 Firesteed Ridge - President of the HOA

Comments and concerns

- Wondering why the roads don't line up North and South when intersected with Hwy 5.

Luke Kranz– Carver County Surveyor.

Explained how the project came together with platting the property out.

Confirmed that there is no date to go ahead with development of the future roadway.

The County does preliminary design which will get public input before anything is finalized.

Misc comments:

Grohmann summarized what was said with clarification from Braaten.

Zellman motioned to close the public hearing, Second by Leshner. All present voted Aye. **Motion Passed**

Leshner motioned to recommend approval of the preliminary and final plat of Airport Road Addition, Sarcletti seconded the motion. All present voted aye. **Motion carried.**

Braaten stated that the application will go in front of council on the September 19th meeting with a recommendation of approval from the Planning Commission.

PUBLIC HEARING - After-the-Fact Variance request by Gregory & Kelly Payette

Braaten explained the after-the-fact request for a hardcover variance. The survey of the residence submitted with the building permit was provided as well as the site plan submitted by the applicant indicating the additional improvements. The additional improvements caused the 35% hardcover maximum to exceed the standards by about 98 square feet.

Grohman opened the public hearing

Greg Payette – resident – 144 Maple Terrace

Comments and concerns

- Discussed the city web site that the ordinance isn't spelled out and hard to find
- Explained that he is asking for a variance for 1.1% overage.
- Mr. Payette got up and spoke about history that got to where it is today.

Conversation continued between Planning Commissioners and Mr. Payette regarding his request.

Ludford motioned to close the public hearing Leshar seconded it. All in favor aye.

Motion carried.

Commissioners discussed pavers, hardcover percentage, and setting a precedence in the development.

Motion by Grohmann to recommend approval of the after-the-fact variance request, second by Ludford. Ludford and Grohmann voted aye and Leshar, Sarcletti and Zellman voted nay.

Motion denied.

Braaten informed the applicant that the application would be considered by the City Council at their meeting on September 19th with a recommendation of denial from the Planning Commission.

Lake Waconia Regional Park - Waterfront Services Building UPDATE

Braaten introduced Marty Walsh, Carver County Parks. Mr. Walsh provided an overview for the new Carver Park Regional Building/Waterfront Services Building with slides. The presentation included the following:

- Explanation of the master plan.
- The overall site plan.
- Landscaping and building materials.
- Room rental and food service areas.
- Description of the interior areas.

Discussion followed regarding picnic tables, concessions, and winter rentals. Walsh indicated that the building would be a year-round facility and also include classes to be held at this location. More discussion yet to be had about programming for the facility.

Grohmann asked about the future of old ballroom building. Walsh indicated that they were still trying to determine next steps for this building.

Ludford asked about the island. Walsh indicated that docks are on order and should be coming in shortly. Possibly camping sites and storage areas for maintaining the island in the near future. They are also actively working on a monument sign. Looking at grant funding to move forward with further work on the Island.

Old Business

None.

Other

Staff gave a quick update indicating the following:

- Kwik Trip broke ground at 1300 Sparrow Road – will be their 2nd location in the City.
- The remodel of the former VFW has started which will be the future location of a new restaurant named Bode Grays.
- Demolition of the old Legion property should commence shortly.

Adjourn

Motion to adjourn by Leshner, second by Ludford. All in favor aye. **Motion carried.**

Work Session

Ordinance Amendment Discussion regarding Minor Subdivisions, Lot Combinations and the Chicken and Bee License.

Respectfully submitted,

Dave Havlik
Office Assistant



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:		October 6, 2022				
Item Name:		SITE PLAN & DESIGN REVIEW - 1301 Oak Avenue				
Originating Department:		Community Development				
Presented by:		Ethan Nelson				
Previous Council Action (if any):						
Item Type (X only one):	Consent		Regular Session	X	Discussion Session	
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED <i>(Include motion in proper format.)</i>						
Provide Recommendation to the City Council regarding the Site Plan & Design Review application for the proposed Casey's Retail Store for the property located at 1301 Oak Avenue.						
EXPLANATION OF AGENDA ITEM <i>(Include a description of background, benefits, and recommendations.)</i>						
BACKGROUND Applicant: Derek Wheatley Owner: Casey's Retail Company Address: 1301 Oak Avenue PID# 751500010 Zoning: B-1, Highway Business District Design District: Highway District						
REQUEST The applicant, Derek Wheatley, has submitted a Site Plan application for the property located at 1301 Oak Avenue. The applicant is proposing to construct a 211 sq. ft. mechanical enclosure addition and parking alterations as part of the remodel project for the Casey's Retail store.						
APPLICABLE ORDINANCE PROVISIONS: 1. Section 900.05 – District Regulations, Subd. 2.F – B-1, Highway Business District 2. Section 900.06 – Supplementary Regulations, Subd. 9 – Architectural Design Standards 3. Section 900.08 – Performance Standards 4. Section 900.09 – Off-Street Parking, Loading, and Access Regulations 5. Section 900.12 – Administration, Enforcement and Procedures, Subd. 10 - Site Plan Review						
SITE PLAN REVIEW City Ordinance requires Site Plan Review “in order to further promote the safe and efficient use of land and to further enhance the value of property in the City.” City Ordinance requires Site Plan Review for any construction for which a building permit is required, except for construction of detached, single-family residential structures or structures accessory thereto.						
ZONING The subject parcel is zoned B-1, Highway Business District. The existing and proposed Retail and Motor Fuel Station is a permitted use in the B-1 district.						
LOT REQUIREMENTS The subject property is located in the B-1, Highway Business District. Section 900.05, Subd. 2.F of the City Ordinance states “The purpose of this district is to provide for an appropriate range of businesses that will be utilized by area residents as well as vehicular traffic generated from the surrounding area.”						

The applicant is not proposing alterations to any of the existing lot area, hardcover or setback requirements as the cooler/freezer box addition is within existing minimum setbacks and proposed to be located on existing hardcover.

SCREENING OF EQUIPMENT

If an outdoor storage, service or loading area faces adjacent residential uses or a public street or walkway, it shall be screened by a decorative fence, wall or screen of plant material at least 6 feet in height. Fences and walls shall be architecturally compatible with the primary structure.

The applicant is proposing to install 211.25 sq. ft. of refrigeration equipment on the south side of the building. The refrigeration equipment is proposed to contain a Galvalume Embossed with a custom color to match the existing brick façade. The applicant is proposing 1/2" x 4" PT Wood Vertical Board fencing on Wood Posts that would be painted or stained to a similar shade to match the existing brick veneer of the principal structure.

OFF-STREET PARKING

City Ordinance requires the following parking requirements for Retail and Motor Vehicle Fuel Stations.

Retail sales: Four (4) spaces for each 1,000 square feet of gross floor space, less storage space.

Motor Fuel Station: At least four (4) off-street parking spaces plus two (2) off-street parking spaces for each service stall. Those facilities designed for sale of other items than strictly automotive products, parts or service shall be required to provide additional parking in compliance with other applicable portions of this Ordinance.

The applicant is proposing 28 parking stalls, meeting City ordinance requirements. Staff notes that the applicant is proposing two parking spaces adjacent to the proposed mechanical enclosure; one head-in ADA stall and one additional stall perpendicular to the ADA stall. Although the proposed layout of these two specific stalls are not ideal, it meets City standards. The applicant shall install one (1) 18 inch by 12 inch "Parallel Parking Only" sign (sign number = R7-5a) facing south towards the parallel parking space to the east of the ADA parking stall. In addition to the parallel parking sign, the applicant shall also revise the proposed bollard locations to be located 3 ft. from the edge of the primary portion of the perimeter of the No Parking striping.

VEHICULAR ACCESS

The applicant is not proposing to alter any vehicular access to their site or 1309 Oak Avenue. Staff notes that the proposed off-street parking does have alterations that could potentially impact drive aisles on the east side of the site. Therefore, staff have added condition #1 to ensure parking compliance.

PEDESTRIAN ACCESS

No significant alterations to existing pedestrian access is proposed except for a portion of sidewalk in front of the south side of the building due to the proposed installation of screened mechanical equipment.

SEWER AVAILABILITY CHARGE (SAC) AND CITY TRUNK FEES

New construction, a new business, a change in location or change in the use of space in a way that creates more potential demand on the wastewater system will require submission to the Metropolitan Council for a Sewer Availability Charge (SAC) determination. The SAC determination made by the Metropolitan Council informs the City sewer and water trunk fees associated with the potential development, redevelopment and/or remodeling of the subject property, location, or business. City Code requires that for every SAC unit determined by the Metropolitan Council, the project will require the payment of one City sewer trunk fee and one City water trunk fee. The 2022 SAC and City trunk fees are included below for convenience. Please note that the current 2022 per unit cost, which

includes SAC, water trunk fee, and sewer trunk fee, is \$10,485 plus any applicable hook-up and stormwater connection fees.

SAC Charge	\$2,485 per SAC unit determined by the Metropolitan Council
Sewer Trunk Fee	\$3,000 per SAC unit determined by the Metropolitan Council
Water Trunk Fee	\$5,000 per SAC unit determined by the Metropolitan Council
Stormwater Trunk Fee	\$11,000 per acre
Stormwater Access Fee	\$1,600 per acre

DESIGN REVIEW – HIGHWAY DISTRICT

City Ordinance requires Design Review with the understanding that *“the visual character and historic resources of the City are important attributes of its quality of life.”* City Ordinance requires Design Review to be conducted as part of the Site Plan Review process.

Based on a review of the plan set provided by the applicant for the proposed Casey's Retail, staff finds that the design requirements stated in the Highway Business District generally meet City Standards. Further, stated below you will find the one applicable section of the design review standards which require consideration and/or further review.

Building Materials

- a. Objective: To ensure that high-quality, authentic materials that evoke traditional downtown settings are used in new commercial development.
- b. Standard: Buildings should be constructed of high-quality materials such as brick, stone or textured, cast stone or tinted masonry units, or architectural metal panels.

The following materials are prohibited:

- 1) Unadorned plain or painted concrete block
- 2) Tilt-up concrete panels
- 3) Pre-fabricated steel or sheet metal panels
- 4) Reflective glass
- 5) Aluminum, vinyl, fiberglass, asphalt or fiberboard siding
- 6) Wood siding

- c. Accent Materials. Accent materials may be used on up to 15% of the building's façade. These may include metal, glass block, spandrel glass or similar materials as approved by the Planning Commission (see Figure 18).

- d. Other Materials. The Planning Commission may also approve other materials that the Planning Commission, in its discretion, determines are compatible with any permitted materials if it finds that: 1) the quality and appearance of the proposed materials is consistent with the standard that has been set within the Highway District; and 2) the use of these materials will not have a detrimental effect upon adjacent property values or property values within the City.

Design Response: The applicant is proposing outdoor refrigeration equipment that is a Galvalume Embossed with a custom color to match the existing façade of the building. This appears to meet the 15% accent material allowance noted above.

CONCLUSION / RECOMMENDATION

The Planning Commission should make a recommendation to the City Council regarding the request by Derek Wheatley, on behalf of Casey's Retail Company, for the Site Plan Amendment as part of the of a remodel project for the property located at 1301 Oak Avenue. This item will be forwarded to the City Council for review at their upcoming meeting scheduled for October 17th, 2022

If the Planning Commission chooses to recommend approval of the Site Plan and Design Review, staff would recommend the approval upon the following condition:

1. The applicant shall install one (1) 18 inch by 12 inch "Parallel Parking Only" sign (sign number = R7-5a) facing south towards the parallel parking space to the east of the ADA parking stall. In addition to the parallel parking sign, the applicant shall also revise the proposed bollard locations to be located 3 ft. from the edge of the primary portion of the perimeter of the No Parking striping.

Attachments:

1. [Location Map \(1 Page\).pdf](#)
2. [Existing and Proposed Site Plan and Elevations \(5 Pages\).pdf](#)
3. [Site Plan and Design Review Application \(3 Pages\).pdf](#)

<i>FINANCIAL IMPLICATIONS:</i>		<i>ADVISORY BOARD RECOMMENDATIONS:</i>	
Funding Sources & Uses:			
Budget Information: Budgeted Non Budgeted Amendment Required		Planning Commission	
		Parks and Recreation Board	
		Safari Island Advisory Board	
		Other	



Carver County GIS, City of Waconia

0

25

50

100

150

200

ft

N

Coordinate System:
WGS 1984 Web Mercator Auxiliary Sphere

September 2022



City of Waconia

201 Vine Street South, Waconia, MN 55387

Waconia GIS

Parking

**CONVENIENCE STORE: **

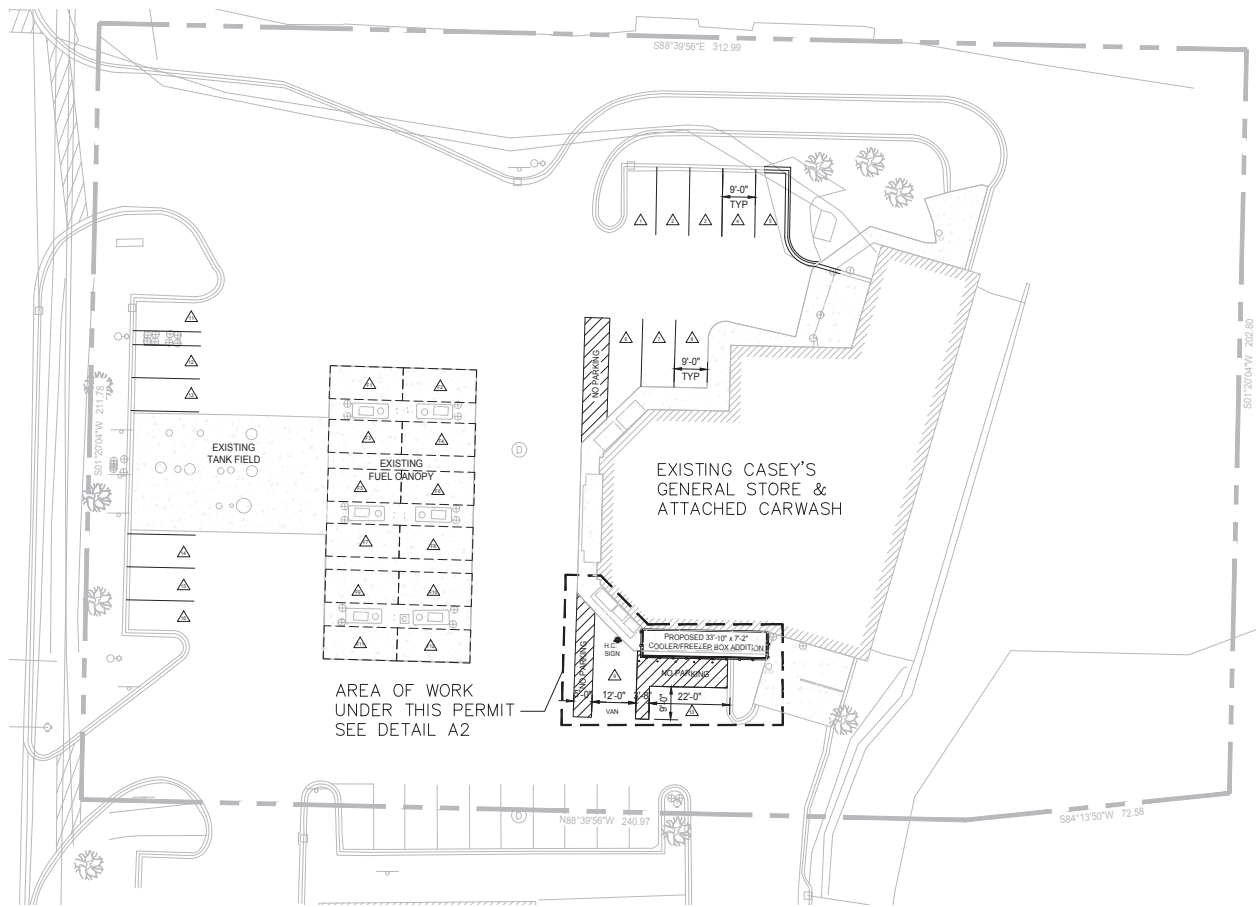
REQUIRED: 4 SPACES + 4 SPACES/1000SF OF GROSS FLOOR SPACE, LESS STORAGE =
(4) + (2800SF) TOTAL = (2843 SF - 4807SF) STORAGE = 3,120/1000 = 3.12
4 + 4 (3.12) = 16 SPACES (INCLUDING 1 VAN ACCESSIBLE SPACE)

PROVIDED: 16 SPACES INCLUDING 1 VAN ACCESSIBLE

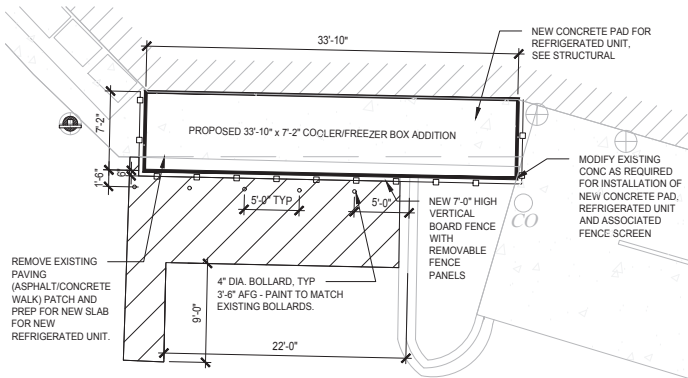
**FUEL CANOPY: (EXISTING) **

REQUIRED: 2 SPACES PER SERVICE STALL
6 SERVICE STALLS = 12 SPACES

PROVIDED: 2 SPACES PER SERVICE STALL
6 SERVICE STALLS = 12 SPACES



AREA OF WORK
UNDER THIS PERMIT
SEE DETAIL A2



A2 Enlarged Plan
3/16" = 1'-0"



A1 Site Layout Plan

1" = 20'

rdc.

11921 Freedom Drive #1110
Riverton, WY 82615
1 703.668.0086
rdc@rdcorative.com

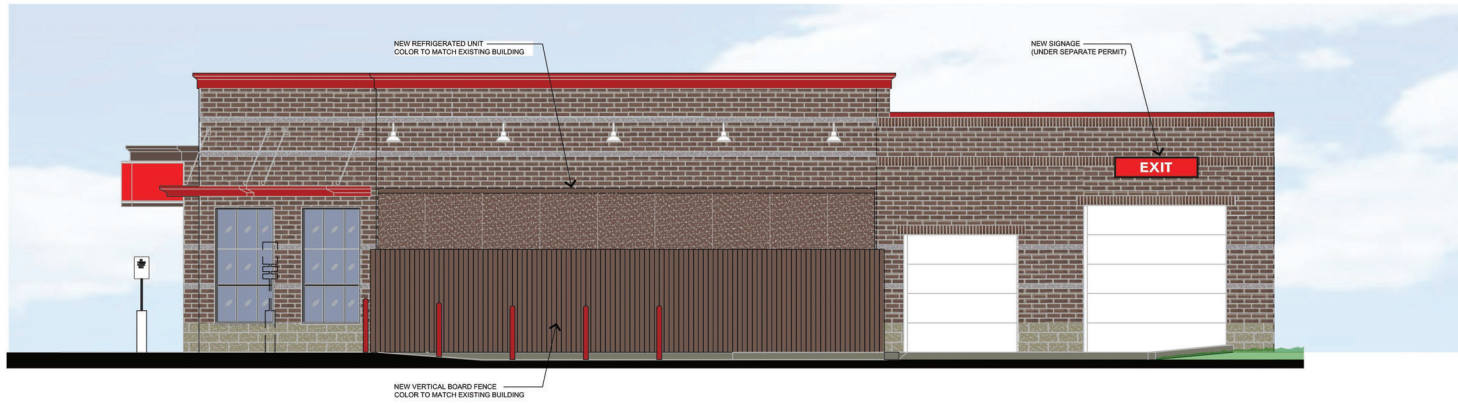
PLANNING REVIEW 09/01/22

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CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-985-6100	
Waconia, MN #4271 1301 Oak Ave. Speedway Acquisition/Remodel	08.05.22
CONSTRUCTION DIVISION	08.03.22
Deek Wheatley/CHK	RDC/RW 22200
SITE PLAN	
AL-101	



2 Exterior Elevation - Front of Building
1/4"=1'-0"



1 Exterior Elevation - Right Side of Building
1/4"=1'-0"

rdc.

11921 Freedom Drive #1110
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PLANNING REVIEW 9/1/22

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Casey's		Casey's	
CASEY'S CONSTRUCTION DIVISION			
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100			
PROJECT Waconia, MN #4271 1301 Oak Ave. Speedway Acquisition/Remodel	DATE 08.05.22	EXTERIOR ELEVATIONS	
CONSTRUCTION DIVISION Derek Wheatley/CKK	DATE 06.03.22		
PROJECT NUMBER RDC-RW	PROJECT NUMBER 22200	A-201	



 Demolition Plan
3/16" = 1'-0"

General Construction Notes

1. FOR ADDITIONAL INFORMATION SEE SHEETS:
A-101 FLOOR PLAN
AG-101 EQUIPMENT PLAN
2. COORDINATE DEMOLITION WITH CASEY'S GENERAL STORE.
3. COORDINATE WITH CASEY'S REPRESENTATIVE TO SCHEDULE CONSTRUCTION AND INTERRUPTION OF PLUMBING, HVAC, ELECTRICAL OR TELEPHONE SERVICE.
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. DO NOT SCALE THE DRAWINGS. ADVISE CASEY'S REPRESENTATIVE OF ANY DISCREPANCIES. DIMENSIONS ARE TO FACE OF GYPSUM DRYWALL UNLESS OTHERWISE NOTED. WHERE NOTED AS 'CLEAR', DIMENSION IS TO FACE OF FINISH MATERIAL.
5. MAINTAIN THE PREMISES AND SURROUNDING AREA FREE FROM ACCUMULATION OF WASTE MATERIALS. AT COMPLETION OF THE WORK, REMOVE WASTE MATERIALS, RUBBISH, EQUIPMENT, MACHINERY AND SURPLUS MATERIALS.
6. PERFORM A FINAL CLEANING PRIOR TO ACCEPTANCE BY CASEY'S. CLEANING TO INCLUDE BUT NOT TO BE LIMITED TO REMOVAL OF DIRT, STAINS, MASTIC, FINGERPRINTS AND OTHER FOREIGN MATERIALS FROM EXPOSED SURFACES. CLEAN ALL INTERIOR WINDOWS, SILLS, AND MULLIONS.
7. COMPLY WITH APPLICABLE LOCAL AND NATIONAL CODES AND ORDINANCES. OBTAIN AND PAY FOR REQUIRED PERMITS AND INSPECTIONS.
8. AT AREAS WHERE NEW WALL CONSTRUCTION IS ALIGNED WITH EXISTING WALLS, PROVIDE SMOOTH TRANSITION BETWEEN NEW AND EXISTING SURFACES.

Demolition Notes

1. REMOVE EXISTING CASEWORK, CAP PLUMBING AS REQUIRED ACCORDING TO CODE.
2. REMOVE EXISTING SHELVING AND RACKS
3. REMOVE EXISTING LOOSE FURNITURE, FLOOR COOLERS AND KITCHEN EQUIPMENT.
4. REMOVE EXISTING WALLS AND DOORS
5. REMOVE EXISTING CONC FLOOR AS REQUIRED TO INSTALL NEW PLUMBING. FIELD VERIFY LOCATION OF EXISTING LINES AND MINIMIZE EXTENTS OF SLAB REMOVAL. SEE PLUMBING AND STRUCTURAL FOR FURTHER INFORMATION.
6. REMOVE EXISTING COOLER WALLS & COOLER DOORS VERIFY WITH CONSTRUCTION SUPERVISOR
7. REMOVE EXISTING PLUMBING FIXTURES, CAP PLUMBING AS REQUIRED ACCORDING TO CODE.
8. REMOVE EXISTING PAVED SURFACE (ASPHALT/CONCRETE WALK) AS REQUIRED FOR INSTALLATION OF REFRIGERATED UNIT. PATCH AND PREP FOR NEW SLAB. SEE SHEET AL-101 FOR ADDITIONAL SITE INFORMATION.
9. PATCH AND REPAIR EXISTING FENCE ENCLOSURE TO LIKE NEW CONDITION. MAY BE PAINTED TO MATCH EXISTING. FOR ALTERNATE PAINT COLOR, SUBMIT TO ARCHITECT FOR REVIEW AND APPROVAL. (ALTERNATE PAINT COLOR(S) MUST BE SUBMITTED TO THE AHJ REVIEW AND APPROVAL.)
10. EXISTING KITCHEN HOOD TO REMAIN. PROTECT EXISTING HOOD AND ASSOCIATED EQUIPMENT FROM DAMAGE DURING DEMOLITION.
11. EXISTING PANIC HARDWARE - VERIFY HARDWARE IS IN GOOD WORKING ORDER AND OPERATION. IF HARDWARE IS DAMAGED OR INOPERABLE, SUBMIT SPECIFICATION TO ARCHITECT FOR REVIEW AND APPROVAL OF COMPATIBLE, COMPLIANT EQUAL.

Key - Legend

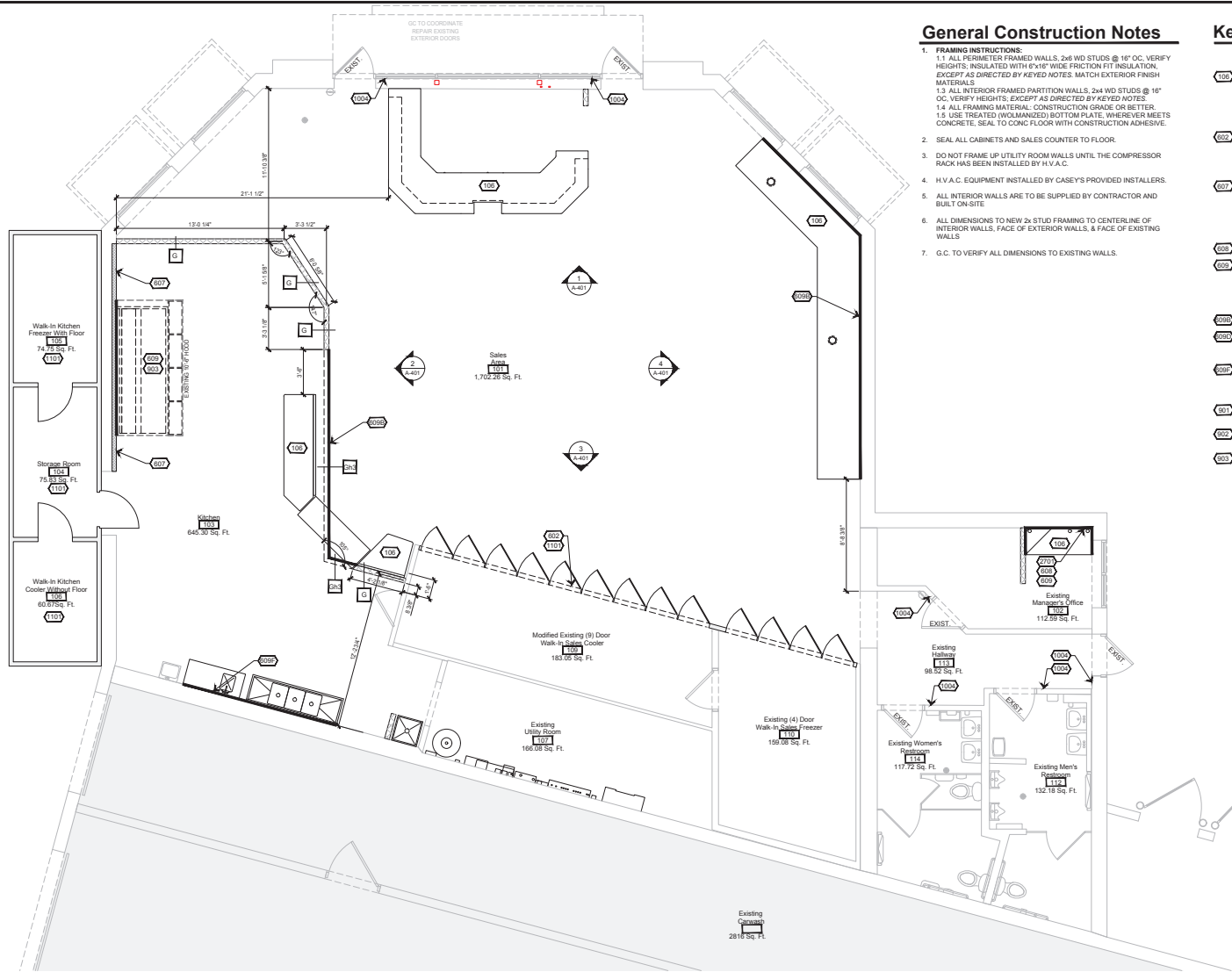
-  EXISTING TO REMAIN
-  SELECTIVE DEMOLITION AT EXISTING CONCRETE FLOOR
-  DEMOLISH / REMOVE ELEMENTS AS NOTED

rdc.

11921 Freedom Drive #110
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rdc@rdcra.com

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CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ashley, Ia. 50021 515-985-6100			
Waconia, MN #4271 1301 Oak Ave. Speedway Acquisition/Remodel	08.05.22 08/05/2022	DEMOLITION PLAN	
CONSTRUCTION DIVISION Derek Wheatley/CKK	08.03.22 08/03/2022 RDC-RW 22200	A-100	



General Construction Notes

1. FRAMING INSTRUCTIONS:
 - 1.1 ALL PERIMETER FRAMED WALLS, 2x6 WD STUDS @ 16" O.C. VERIFY HEIGHTS, INSULATED WITH 6"x16" WIDE FRICTION FIT INSULATION, EXCEPT AS DIRECTED BY KEYED NOTES. MATCH EXTERIOR FINISH MATERIALS.
 - 1.3 ALL INTERIOR FRAMED PARTITION WALLS, 2x4 WD STUDS @ 16" O.C. VERIFY HEIGHTS, EXCEPT AS DIRECTED BY KEYED NOTES.
 - 1.4 ALL FRAMING MATERIAL: CONSTRUCTION GRADE OR BETTER.
 - 1.5 USE TREATED (VOLCANIZED) BOTTOM PLATE, WHEREVER MEETS CONCRETE, SEAL TO CONC FLOOR WITH CONSTRUCTION ADHESIVE.
2. SEAL ALL CABINETS AND SALES COUNTER TO FLOOR.
3. DO NOT FRAME UP UTILITY ROOM WALLS UNTIL THE COMPRESSOR RACK HAS BEEN INSTALLED BY H.V.A.C.
4. H.V.A.C. EQUIPMENT INSTALLED BY CASEY'S PROVIDED INSTALLERS.
5. ALL INTERIOR WALLS ARE TO BE SUPPLIED BY CONTRACTOR AND BUILT ON-SITE.
6. ALL DIMENSIONS TO NEW 2x4 STUD FRAMING TO CENTERLINE OF INTERIOR WALLS, FACE OF EXTERIOR WALLS, & FACE OF EXISTING WALLS.
7. G.C. TO VERIFY ALL DIMENSIONS TO EXISTING WALLS.

Keyed Construction Notes

DIVISION 1 - GENERAL INFORMATION

- 106 CASEWORK UNITS, SUPPLIED BY CASEY'S, INSTALLED BY CONTRACTOR, & SEALED TO FLOOR.

DIVISION 6 - WOOD, PLASTICS, COMPOSITES

- 102 WALL BRACES ON COOLER/FREEZER: EXTEND ABOVE ADJACENT CEILING AND SUPPORT 40 RECESSED BRACE 40-ROOF PURLIN AND GLUE TO ROOF PURLIN AND COOLER/FREEZER BOX INSTALL THREE WALLS FLUSH WITH FRONT EDGE OF COOLER/FREEZER BOX.
- 107 NON-COMBUSTIBLE WALL: WITHIN LIMITS INDICATED, 3 5/8" 18 GAGE STEEL STUDS @ 16" O.C. INSTALL 1/2" FRICTION FIT INSULATION AND SUPPORT WITH 1/2" METAL BANDING HORIZONTAL @ 12" O.C. ON INTERIOR SIDE OF WALL. FINISH WITH STAINLESS STEEL PANELS, OVER GWB SEE SHEET A-601 FINISH SCHEDULE FOR WALL FINISH MATERIAL.
- 108 OFFICE COUNTER AND WALL SHELF TO BE CHERRY.
- 109 ALL WOOD BLOCKING TO BE 2 x 8 INSTALLED HORIZONTALLY U.N.O. HEIGHT FROM FINISH FLOOR INDICATED NEXT TO NOTE. COORDINATE INSTALLATION OF BLOCKING WITH EQUIPMENT. FIRE RESISTANT BLOCKING TO BE USED IN KITCHEN HOOD AREA.

- 100 3/4" PLYWOOD BACKING FOR MONITORS
- 101 4x4 DEMAND GAS WATER HEATER BACKING STUD GATIVES TO BE SHEATHED WITH RECESSED BRACING & 1/2" PLYWOOD. TOTAL 4x4x4x4 OUT FROM CORNERS.
- 102 1/2" CDX PLYWOOD BACKING ENTIRE LENGTH OF WALL. PLYWOOD TO RUN FROM F.F. TO CEILING HEIGHT.

DIVISION 9 - FINISHES

- 101 WALL COVERING TO BE INSTALLED PRIOR TO ELECTRICAL PANEL.
- 102 INSTALL FLOOR BASE IN UTILITY ROOF PRIOR TO INSTALLATION OF HVAC EQUIPMENT.
- 103 CUT FRP WALL COVERINGS TO FIT TIGHT TO STAINLESS STEEL PANELS AT KITCHEN EXHAUST HOOD.

DIVISION 10 - SPECIALTIES

- 100 RECESSED PAPER TOWEL DISPENSER AND TRASH RECEPTACLE: ROUGH OPENING 14" W x 54 3/4" H x 14" D - SET 4'-1/2" A.F.F.
- 101 DOUBLE 9" TOWEL PAPER HOLDER: PROVIDE BLOCKING AS REQUIRED NO WORK AT EXISTING RESTROOM.]
- 102 ADA COMPLIANT SIGNAGE, 60" CNTR. & 3" OFF LATCH SIDE OF DOOR
- 103 BABY CHANGING STATION: HORIZONTAL WALL MOUNTED - MOUNT ACCORDING TO MANUFACTURER'S SPECIFICATIONS. PROVIDE SUPPORT BLOCKING IN WALL @ 3'-0" & 5'-0" (NO WORK AT EXISTING RESTROOM)]
- 104 ELECTRIC HAND DRIVER: EXCEL XLERATOR, SUPPLIED BY OWNER, INSTALLED BY CONTRACTOR. SEE E-101 FOR ELECTRIC. MOUNT BOTTOM OF DRIVER 4'-0" A.F.F. (NO WORK AT EXISTING RESTROOMS)]
- 105 DIGITAL MENU BOARDS: 48" MONITORS, 3 ABOVE THE DELI CASE, 3 ABOVE THE FOUNTAIN PCP, 6 TOTAL. SEE E-101 FOR OUTLET LOCATION.
- 106 SECURITY MONITOR: 22" MONITOR, SEE E-101 FOR OUTLET & ELEVATION.

DIVISION 11 - EQUIPMENT

- 107 ADA COMPLIANT GRAB BARS: BOTTOM OF VERTICAL BAR TO BE MOUNTED 39-1/2" A.F.F. HORIZONTAL BARS TO BE MOUNTED 33-1/2" A.F.F. PROVIDE ONE TIE ROD AS REQD FOR HORIZONTAL AND VERTICAL GRAB BARS - FINISH TO VERIFY LOCATIONS WITH MANAGER - (NO WORK AT EXISTING RESTROOM)]

DIVISION 21 - FIRE SUPPRESSION

- 101 EXHAUST HOOD FIRE SYSTEM [EXISTING]

DIVISION 26 - INTEGRATED AUTOMATION

- 102 RECESSED VEE-DEER ROOT-TANK MONITOR SYSTEM.

DIVISION 27 - COMMUNICATIONS

- 103 PHONE: INSTALL PHONE JACK IN CASEWORK @ FRONT COUNTER AND IN WALL @ MANAGER'S OFFICE.

Floor and Backing Plan

1/8" = 1'-0"

Key - Wall Types

- G 3 1/2" WOOD STUD, RE: A-601, FINISH SCHEDULE FOR WALL FINISH MATERIAL
- GN 4"x2" WOOD FLOOR TYPE TRUSS BEAM SUPPLIED BY STRUCTURAL COMPONENT SYSTEMS, CONTRACTOR TO SHEET SALES AREA SIDE WITH 3/4" PLYWOOD BEFORE FINISHING. RE: A-601, FINISH SCHEDULE FOR WALL FINISH MATERIAL. VERIFY HEIGHT WITH EXISTING FRAMING.

Key - Door and Wall Legend

- PROPOSED WALL SEE KEY WALL TYPES AND GENERAL CONSTRUCTION NOTES FOR WALL MAKEUP
- EXISTING DOOR TO REMAIN
- PROPOSED NEW DOOR SEE SHEET A-601 FOR DOOR TYPE

1921 Freedom Drive #1110

Reston, Va 20190

1 703.668.0086

rdc@rdcinc.com

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CASEY'S CONSTRUCTION DIVISION One Cornerstone Blvd., P.O. Box 3001, Arkeny, Ia. 50021 515-965-6100	
PROJECT Waconia, MN #4271 1301 Oak Ave. Speedway Acquisition/Remodel	REVIEW SET 08.05.22 PROJECT NO.
	FLOOR PLAN
CONSTRUCTION DIVISION Derek Wheatley/CHK	DATE 08.03.22 RDC-RW 22200
	A-101



CITY OF WACONIA
201 South Vine Street
Waconia, MN 55387
Phone: (952) 442-2184 Ext. 2
Fax (952) 442-2135
www.waconia.org

APPLICANT INFORMATION

1. Owner's Name: Casey's Retail Company
2. Address of Property: 1301 Oak Avenue Waconia, MN
3. Legal Description: Lot 1, Block 1, DRIVING WHEEL NUMBER ONE, Carver County, Minnesota - Together with an Easement over Lot 2, Block 1, DRIVING WHEEL NUMBER ONE, Carver County, Minnesota
4. PID#: 751500010
5. Applicant's Name: Derek Wheatley
6. Mailing Address: 3305 S.E. Delaware Ave. PO Box 3004, Ankeny, IA 50021
7. Daytime Phone(s): 515.446.6674
8. Email Address: derek.wheatley@caseys.com

The City will distribute copies & appropriate information to applicant via email

Site Plan and Design Review Application Fees

1. Payment of application fee (\$350).
2. Escrow Payment
 - a. 0-5 Acres \$2,500.00 each
 - b. 6-20 Acres \$3,500.00 each
 - c. 21 + Acres \$4,500.00 each
3. Additional consulting review fees may apply, such as civil engineering and legal counsel

OFFICE USE ONLY

Date Received: _____

Fee: \$ _____
Receipt #: _____



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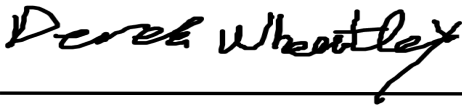
SITE PLAN AND DESIGN REVIEW REQUIREMENTS

**THE FOLLOWING INFORMATION MUST BE SUBMITTED
IN ORDER TO CONSIDER THE APPLICATION COMPLETE**

(Check with Planning Office for specific requirements in each category)

1. Name of Site Plan: Casey's General Store Site Amendment
2. Present Zoning Classification: B1
3. Existing use of Property: M - Convenience store / Motor fuel-dispensing facilities
4. Payment of application and escrow fees. Additional consulting review fees may apply, such as civil engineering and legal counsel.
5. **1 full size, 6 11 x 17, and 1 Electronic Copy** (include color where possible) survey copies, drawn to scale and dimensioned, with north arrow showing:
 - a. Complete legal description and address of site plan location.
 - b. Lot dimensions.
 - c. All proposed and existing buildings and structures showing setbacks to property lines.
 - d. Yards and space between buildings and property lines.
 - e. Buildings, walls and fences showing height, type of building materials and building elevations for each side of the building.
 - f. Off-street parking showing location, layout, dimensions, circulation, landscaped areas, total number of stalls, surfacing of parking area with cross-section of construction materials, elevation, curb and gutter.
 - g. Access to public streets and trails showing pedestrian and vehicular access points of ingress and egress.
 - h. Outdoor signs showing location, size and height.
 - i. Loading docks showing location, dimensions, number of docks and internal circulation.
 - j. Site lighting showing location, height of poles or fixtures, design and detail (illumination plan showing foot candle measurements).
 - k. Street dedications and improvements, existing and required by City right-of-way standards (inquire with City Engineer if applicable).
 - l. Landscaping with a schedule of the plantings showing quantities, botanical and common names and sizes. Also show size and location of any existing trees.
 - m. Any outdoor storage activities where allowed by zoning codes. Show type, location and height of screening devices.
 - n. Conceptual drainage and grading plan for the site showing proposed finished floor elevation of each building, street elevation and drainage flow elevations. Hydrologic and drainage calculations shall also be submitted.
 - o. Show plans for the waste disposal facilities. Indicate location, access and screening for such facilities.
 - p. Show any easements and location of utilities servicing development.
 - q. Statement of use, including type of business with number of employees by shift.

6. City Ordinance requires design/architectural review to be conducted as part of the Site Plan Review process. The Submittal requirements for Design Review include the following:
- a. Complete exterior elevations of all proposed buildings and existing buildings if they are joined to a new development. Elevations should be drawn at an appropriate scale and should show:
 - i. All signs to be mounted on the building(s) or erected on site.
 - ii. Designations of materials and colors to be used on all exterior facades.
 - iii. Materials shall be identified on each building façade and the percentage of each material on each façade shall be identified.
 - b. Material samples shall be presented, including color and material type of walls and roofs.
 - c. Color samples shall be provided of all principal and secondary colors to be used.
 - d. Photographs of surrounding buildings shall be submitted on the same block or street to address issues of design context.

Signature of Applicant: 
Printed Name: Derek Wheatley

Date: 9/1/2022



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:		October 6, 2022					
Item Name:		Joint Work Session Discussion - 10th Street Small Area Plan					
Originating Department:		Community Development					
Presented by:		Lane Braaten					
Previous Council Action (if any):							
Item Type (X only one):		Consent		Regular Session	X	Discussion Session	
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED <i>(Include motion in proper format.)</i>							
EXPLANATION OF AGENDA ITEM <i>(Include a description of background, benefits, and recommendations.)</i>							
<u>Attachments:</u>							
FINANCIAL IMPLICATIONS:				ADVISORY BOARD RECOMMENDATIONS:			
Funding Sources & Uses:							
Budget Information:				Planning Commission			
_____ Budgeted				Parks and Recreation Board			
_____ Non Budgeted				Safari Island Advisory Board			
_____ Amendment Required				Other			