

**CITY OF WACONIA
October 6, 2022**

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

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

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

Members Absent: Leshner

Alternate: Ludford – Present

Staff Present: Braaten, Nelson, Stein, Havlik

2) [Adopt Agenda](#)

No changes to the agenda

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

3) [Minutes Approval](#)

September 1st, 2022 Planning Commission Meeting Minutes

Motion by Sarcletti, second by Ludford to approve the minutes from the September 1, 2022 Planning Commission Meeting. All present voted aye. Motion carried.

[Minutes for Sept 1, 2022.pdf](#)

4) [New Business](#)

4.1 [SITE PLAN & DESIGN REVIEW - 1301 Oak Avenue.](#)

Nelson displayed the location of 1301 Oak Avenue in the B-1 Business Highway District.

Nelson introduced the site plan and explained the parcel more in depth with the proposed plan. Conversation took place regarding refrigeration equipment/fencing, parking plan and the remodel. Additional ideas for the fencing were mentioned.

The applicant summarize the parking spaces and indicated what materials to be used for the enclosure of mechanical equipment.

Grohmann stated that his concerns were satisfied with the applicant's comments.

Ludford comment about the fence whether it should be composite vs wood. Also because of the exposure to traffic the type of material being used for the facing for the equipment. Also mentioned the front door opening taking up parking.

Comments and Concerns:

Skip Foyer, 1626 25th Avenue SW, Iowa. Applicant.

- Answered questions regarding fence materials.
- Addressed the entrance and exit doors.

Braaten wondered if composite is a consideration versus using wood.

All city requirements, height and setback requirements and parking have been met.

Motion by Ludford, seconded by Sherman to approve the Site Plan and Design Review for 1301 Oak Avenue as presented. All present voted aye. Motion carried.

[Location Map \(1 Page\).pdf](#)

[Existing and Proposed Site Plan and Elevations \(5 Pages\).pdf](#)

[Site Plan and Design Review Application \(3 Pages\).pdf](#)

5) **Old Business**

No old business.

6) **Other**

Braaten brought up the work session with the City Council to discuss the 10th Street small area project.

[Adjourn](#)

Motion by Zellman, second by Sherman to adjourn at 7:16. All present voted aye. Motion carried.

Work Session

Joint Work Session Discussion - 10th Street Small Area Plan.

Respectfully submitted,

David Havlik
Office Assistant

Numbering Selector