

WACONIA PLANNING COMMISSION MEETING AGENDA
Thursday, October 3, 2024
6:30 PM

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

Pursuant to due call and notice thereof the regular meeting of Planning Commission of the City of Waconia was called to order by Commissioner Chair Genz at 6:30.

2) [Adopt Agenda](#)

No changes to the agenda

Motion by Paulsen, seconded by Peterson to adopt the agenda. All in favor vote aye
MOTION CARRIED.

3) [Minutes Approval](#)

3.1 [September 5th, 2024 Planning Commission Meeting Minutes](#)

[Cover Page](#)

[September 5 2024 Planning Commission Meeting Minutes.pdf](#)

Motion by Paulsen, seconded by Kamerud to approve the minutes. All in favor
voted aye. MOTION CARRIED.

4) [New Business](#)

4.1 [PUBLIC HEARING - Site Plan & Design Review and Variance – 80 8th Street](#)

[Cover Page](#)

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

[Applications & Variance Letter \(8 Pages\)](#)

[Public Hearing Notice \(1 Page\)](#)

[Site Plan \(16 Pages\)](#)

[Staff Review Comments \(4 Pages\)](#)

Nelson introduced the site plan and variance applications for 80 8th Street. The applications were submitted by Saltire LLC.

They propose to construct a 24,640 square foot building and site improvements with loading dock located along the front façade of the building. The property is zoned I-1 Industrial District. The building will be a mixture of offices and a warehouse with a front facing loading dock.

The proposed parking doesn't meet the minimum requirement, a condition was added to ensure that it is met. The vehicular access off 8th street is a single access which is acceptable to staff as proposed. Pedestrian circulation and trash enclosure requirements are met. The proposed location of the stormwater pond does not work and will have to be relocated on the site. The landscaping plan meets the tree quantity requirements, but the applicant needs to meet minimum sizing requirements. The significant change in grade/elevation is challenging elevations on the west side of the site and a significant reason for the location of the loading dock in the proposed location. Nelson explained the SAC & City Truck Fees for the new business. All public hearing notices were posted and published without public comments. The commissioners did not have questions for Nelson, so he suggested opening it up for public comments.

Commissioner Genz opened the Public Hearing.
There were no public comments.

Motion by Commissioner Kamerud, seconded by Commissioner Polunc. All in favor voted aye. MOTION CARRIED.

There was further discussion amongst Commissioners. Paulsen went to the location and overall did not feel it to be offensive, and that the site conditions were such that a variance was appropriate and therefore made a motion to approve the proposal with the staff conditions.

Motion was made by Commissioner Paulsen, seconded by Commissioner Polunc. All in favor voted aye, MOTION CARRIED.

It will go to the City Council on October 21st meeting.

4.2 PUBLIC HEARING - Variance - 241 Olive Street South

Cover Page

Location Map (1 Page)

Public Hearing Notice (1 Page)

Application & Variance Letter (4 Pages)

Site & Stormwater Plans (2 Pages)

Nelson introduced the Variance request submitted by Dan Perrel, the variance is to allow the hard cover improvement to exceed 35% and to encroach into the rear yard setback. The request includes demolishing the existing garage building and rebuilding a larger structure.

The rain garden proposal was reviewed by the City Engineer with comments, stating it would work. The applicant came back with a revised rain garden plan with a French Drain system which would be bigger and moved more directly behind the proposed garage. Also, it was noted that the rain garden would be connected to the City Storm water system, which the Engineer noted would work as well.

Discussion with Commissioners continued about the setbacks and rain garden staff requirements.

Commissioner Chair Genz opened the Public Hearing.

Dan Perrel, 16730 CRD 30 New Germany Explained that they would reposition the garage so there is more room for the rain garden so it can catch the rain from the gutters. Dan talked about the French Drain and its purpose. More discussion about the water runoff and hooking up to the city stormwater system. Nelson stated he will ask the City Engineer if the revised rain garden would be sufficient.

Commissioner Genz motioned to close the Public Hearing.

Motion by Commissioner Paulsen, seconded by Commissioner Peterson to close the public hearing. All in favor voted aye. MOTION CARRIED.

Discussion followed with Commissioner Polunc requesting a modification to condition #1 at the discretion of the City Engineer.

Motion by Commissioner Polunc, seconded by Commissioner Kamerud. All in favor voted aye. MOTION CARRIED.

4.3 PUBLIC HEARING - Amend Section 900.05.3, R-2, Single-Family Residential District, Section 900.05.7, B-1 Highway Business District and Section 900.11 - Above Ground, Portable Fuel Storage

[Cover Page](#)

[Ordinance Amendment Application.pdf](#)

[Ordinance Amendment Above Ground Fuel Storage Tanks.pdf](#)

[Public Hearing Notice Koch Bus.pdf](#)

[Fire Chief Comments.pdf](#)

[City Attorney Revisions \(09-24-2025 REDLINED.\).pdf](#)

[DRAFT Ordinance Amendment Language.pdf](#)

[Sample Fuel Tank Photo.pdf](#)

Braaten explained the above ground fuel tank proposal amendment, which proposed to allow the use as an interim use in the B-1 District. If adopted, he went on to explain the next steps in making it happen. There have been no public comments.

Discussion followed about the comments from the City Attorney and the Fire Chief being included in the packet and they would be incorporated into the language prior to review and consideration by the City Council.

Commissioner Chair Genz opened the Public Hearing.

There were no Public Comments.

Motion by Commissioner Paulsen to close the Public Hearing, seconded by Chair Genz. All in favor voted aye. MOTION CARRIED.

Commissioner Paulsen motioned to accept the proposed amendment subject to Staff analysis, with comments from the City Attorney and Fire Chief. Seconded by Commissioner Peterson. All in favor voted aye. MOTION CARRIED.

4.4 PUBLIC HEARING - Holbrook Preliminary Plat, PUD Zoning Request & Comprehensive Plan Amendment - 9550 Little Avenue, 9780 Little Avenue and 10080 Little Avenue

[Cover Page](#)

[Location Map.pdf](#)

[Narrative Holbrook Preliminary Plat.pdf](#)

[Holbrook Preliminary Plan Set.pdf](#)

[Shoreland PUD Density Information Sheet.pdf](#)

[Park Dedication Image.pdf](#)

[Carver County PW_Comments.pdf](#)

Braaten went on to explain the Preliminary Plat, the location and the streets affected. This is a joint application with Pulte and M/I Homes. The 30 southern acres are not guided for development until post 2040. The area is planned to be mixed density and mixed uses. Braaten explained the comp plan guidance and the proposed future traffic improvements. Braaten also talked through the different lot sizes with applicable hardcover for each. He went on to explain the pedestrian path system. The sketch plan had been previously brought to the Park Board for review and consideration.

Commissioner Paulsen brought up the public comments, and the Regional Trail. The question is to build the trail 1st. Or wait until the road is rebuilt. Discussion followed.

Commissioner Chair Genz opened the Public Hearing.

Theresa Klaustermeier, 9780 102nd St. She wanted to know how her current agricultural use works with what is being proposed. Also, the park being proposed, they run machinery next to that. They have a working farm and wonder how it all comes together.

Dean Lotter, Director of Land Planning Pulte Homes He went through the overview for their development. He gave a description and background of the company. Lotter talked more about the wetlands and road access (3). He briefly talked through the landscaping plan. Two Park locations were identified based on feedback from the Park Board. He described the different home styles and corresponding lot sizes. Once completed, the development would have 339 new homes. He addressed the farm issue that would neighbor that area, through disclosures to the future buyers.

Mike Klingelhutz 6945 Abbywood Lane Laketown Township. Klingelhutz stated they had had the agricultural use discussion with Victoria, which may be a useful example for Waconia. He stated that Laketown Township would like to see Waconia annex all of Little Avenue from County Road 10 to 102nd Street. He went on to talk about traffic concerns with Little Ave and 102nd St. He asked if we had asked the County if they accelerated their plan for installation of the roundabout. He also asked about their Sanitary Sewer in Schmidville which is failing and if they can be included in the plans.

Connie Luce, 9457 102nd St. Talked about the traffic concerns on 102nd Street. Their biggest concern is getting on CRD 10 in the morning. Also, the question about when the roundabout would happen.

Mike Hough, 9014 102nd St. He asked where the southern growth boundary line came from in the City's Comp Plan. Braaten explained how the southern growth boundary was established due to the inclusion of additional property near the golf course. Also, his concern about traffic along with the traffic study.

Kristin Swanson, 10945 Little Ave. She asked if there was a water study done due to her property being lower than Little Ave. This past spring had creek flooding. That is her main concern.

Patrick Deering, 8965 102nd St. He stated there are 15 to 20 homes, that funnel onto Little Ave and the importance of the roundabout. He is also concerned about the school district, stating that it is maxed out. Also, he stated that there are existing developments that aren't full or complete, so why add the new area. He was also concerned about the deviation from the 2040 Comp Plan. He stated that he knows there is a compelling argument to do this, but are we ready to do it.

Leanne Kunze, 8155 Scandia Rd. The people in Schmidville have no other access except Hwy 10. She stated that the roundabout is deceiving. The traffic will still be a problem. She stated that at the last annual meeting, Commissioner Lynch was asked about timelines and projects. Specifically, the roundabout and traffic. Leanne said that Commissioner Lynch said they are prepared and waiting for the City of Waconia to make the request. The County hasn't been in that position to expedite the project and she requested that the City includes the project be expedited as part of this project. The traffic is a very serious concern.

Commissionr Paulsen motioned to close the public hearing. Seconded by Commissioner Peterson. All in favor voted aye, MOTION CARRIED.

At this point the Commissioners went through the questions they gathered throughout the time the speakers addressed the Commission.

Dean Lotter, Pulte Homes and Ryan Bluhm, Westwood Engineering Spoke about the roundabout and CRD 92 connection at 10. Talked about the partnership they have with the County. Their understanding is that 92 and the proposed roundabout isn't in their CIP which makes it unknown as to when it will come about. Talked about Little Ave and the upgrade that will be happening. Mr. Bluhm laid out the areas that will be paved. He also talked about the grade at the uncontrolled intersection and their intention to work with the city, county and township on that.

Commissioner Polunc asked if he knew of a timeline for that to happen. Mr. Bluhm stated that it is TBD.

More discussion on paving and construction traffic, also water study discussion.

Braaten said that Little Ave in its entirety would be annexed into the city and they were working with the developer on the required improvements. Further, Braaten said he would reach out to the County regarding the roundabout to verify their timeline.

The city continues to work with the township related to their sanitary sewer system. Braaten indicated that it would not be a consideration for this project, but it is good to keep in the conversation.

The discussion followed regarding agricultural neighboring uses, gravel road dust issue and the road width of Little Avenue from a pedestrian circulation standpoint.

The Planning Commission talked about the PUD standards versus what would be allowed if just straight zoning, such as R-1 and R-2 were used. Right now, the proposed development density is 3.8 units per acre. If they applicants were to install townhomes rather than dense single-family detached, the number of units would go up.

Some discussions followed regarding the school district, storm water and the traffic study. Braaten informed the Commission that the city stays in close contact with the school district, and he would provide the traffic study for review to the Commission.

Commissioner Paulsen asked if Braaten knew what Victoria does with waivers on the animal smell, who is responsible for getting that done and how it works. Braaten stated that he would follow up on this topic and can provide additional information to the Commission if necessary.

Braaten explained the process going forward with this plat/plan and the different steps which included items like Council review, annexation, developers agreements, etc.

Commissioner Paulsen asked about the traffic study and their concerns about the amount of traffic and what can be done. Braaten summarized that he was hearing the Commission needed additional information related to traffic, and any possible timelines regarding the future roundabout. Braaten suggested bringing in a person who could talk about the traffic concerns and the roundabout and that consideration should be given to continuing the conversation to the November 7th Planning Commission meeting to allow staff and the applicant some time to get the additional information for them.

Motion by Chair Genz to table this until there is more information around the traffic concerns at the November 7th Planning Commission meeting. Seconded by Commissioner Paulsen. All in favor voted aye. MOTION CARRIED.

5) Old Business

No old business.

6) Other - Staff Update

Braaten updated the Commission on the past month. The rural retail ordinance amendment was approved by the City Council. Tractor Supply should be submitting a application soon. To date the City has issued 93 new home permits. The November 7th Planning Commission meeting will include the continuation of the Holbrook Plat, two residential variances, a building moving permit and the first draft of the Cannabis ordinance.

Adjourn

**Motion by Commissioner Kamerud to adjourn,seconded by Commissioner Peterson.
All in favor voted aye. MOTION CARRIED.**

Respectfully submitted,

David Havlik