

5. Old Business

6. Other

Adjourn



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date: September 7, 2023

Item Name: August 3rd, 2023 Planning Commission Meeting Minutes

Originating Department: Community Development

Presented by: Lane Braaten

Previous Commission Action (if any):

Item Type (X only one):	Consent		Regular Session	X	Discussion Session	
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RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED *(Include motion in proper format.)*

Motion to adopt the August 3rd, 2023 Planning Commission meeting minutes.

EXPLANATION OF AGENDA ITEM *(Include a description of background, benefits, and recommendations.)*

Attachments:

1. [Planning Commission Minutes August 3 2023.pdf](#)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted

_____ Non Budgeted

_____ Amendment Required

CITY OF WACONIA
August 3, 2023

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

Pursuant to due call and notice thereof, the regular meeting of the Planning Commission Of the City of Waconia was called to by Leshner.

Members Present: Leshner, Zellman, Polunc, Genz, and Paulsen
Member Absent: Sarcletti
Alternate Present: Paulsen
City Liaison Present: Yetzer
Staff Present: Braaten, Nelson, Stein, Havlik

2) [Adopt Agenda](#)

Braaten had no changes to the agenda.

MOTION by Zellman, seconded by Paulsen to adopt the agenda.

MOTION CARRIED

3) [Minutes Approval](#)

3.1 [July 6th, 2023 Planning Commission Meeting Minutes](#)

MOTION by Paulsen, seconded by Zellman to approve the minutes.

MOTION CARRIED

[Cover Page](#)

[July 6th 2023 Planning Commission Meeting Minutes.pdf](#)

4) [New Business](#)

4.1 [PUBLIC HEARING - Comprehensive Plan Amendment - 7845 County Road 10 North, Waconia Township](#)

[Cover Page](#)

[1_Location Map.pdf](#)

[2_Comp Plan Letter_Klinkner.pdf](#)

[3_Klinkner Sewer Eval.pdf](#)

[4_Public Hearing Notice.pdf](#)

Braaten explained the background of the Comprehensive Plan and explained the process, which includes updating the Plan every 10 years. Braaten showed how the property was bisected by CRD 10 and located north and west of the current city limits. Braaten explained the criteria to annex into the city. The approximately 80-acre parcel is guided rural and the applicant is requesting the property be guided low density residential. The action in front of the Planning Commission was to make a recommendation to City Council regarding the proposed change from rural to low density. Braaten explained the criteria for comp plan amendments.

Leshar asked for guidance for property outside the city limits that have uses that are different than what they are slated for. There was further discussion about that, and the steps needed for that to happen.

Genz asked about when the current Comp Plan originated which was March of 2021. He asked why this wasn't included in the Plan. Braaten indicated that staff was unaware at the time of the existing sewer capacity.

Leshar opened the Public Hearing.

Comments and Concerns:

Paul Otto from Otto Associates representing the owner:

His company developed Waconia Landing and he referenced that development to what is being presented tonight. He stated that the area proposed is the next area to the north that will be developed.

Commissioner Paulsen asked about doing it now and what benefit to the taxpayers is there by doing it now. More discussion followed.

Pete Mitchell, 1687 Sandbar Circle

He stated that the city should look at the possibility of having 4 or 5 acre lots with a border around the city and the use of green space within the lots.

Jeff Mair, 1432 Beachcomber Blvd

Stated his concerns about not wanting the amendment passed. He feels that the sewer is at capacity Also why past Council's haven't looked at this property to come into the City. He also went through the comp plan amendment criteria and stated why he thought the project didn't meet said criteria.

Kurt Schutte, 11855 78th Street

He spoke about his concern about the road traffic around the school. Also talked about the current developments that are going on now. Summarize the growth that is going on and he is not in favor of the amendment.

Jim Cousin, 11875 78th Street

Jim explained his disapproval of the proposed amendment. He stated that with the buildable lots left that there isn't a need to have more lots available for building.

Lynn Zupan, 7335 West Shoreline Drive

She asked if the amendment passed, what about other landowners that would want to sell and develop their properties. She said she doesn't want to see this development.

David Thun, 8075 Paul Ave

Comments about the City buying the property East of 10 and turning it into a park. He stated that he wouldn't have the opportunity to build. Even though he doesn't want to.

Sue Dressen, 7325 West Shoreline Drive.

She had a question for the audience if anyone was for the project. She was inferring that the people that live out there don't want this.

Bruce Dahlke, 8275 Paul Ave

Asked why the applicant would be the one to receive the sewer capacity?
He is torn between developing now or later and trying to figure out when.

Lynn Zupan, 7335 West Shoreline Drive

Addressed the Planning Commission again and stated if one landowner gets the opportunity all landowners should be able to have the same choice.

John Klinkner owner of the property 7845 County Road 10 and
Steve Grotting, 6064 Drake Drive Maple Plain, MN. 55359

Steve summarized the previous statements about the amendment. He asked would it be better to have the County or the City control. They are coming to the city for guidance. John could sell it to a developer who could do a completely different plan. John stated that it is time for him to sell and wants to do something with the property.

Leah Weinrich, 1778 Braunwarth Circle

She has a gate valve in her yard and is concerned about what happens with that in the future. Discussion followed.

Kurt Schutte, 11866 78 Street

Came up again and asked if the Township has provided any comments.

Jim Cousin, 11875 78th Street

Mr. Cousins came up again and said that he spoke to the chairman of the Township and was told that they want the property to remain rural.

Mary Blackmore, 1433 Whitecap Lane

Questioned the sewer capacity and where it came from. Additionally, she wondered about the comments of the current owner stating that he didn't want to develop now and why we want to change it if that is the case. Leshar explained the engineering capacity in question.

Burce Dahlke, 8275 Paul Ave.

Mr. Dahlke came up again to ask about his 51-acre property and how this amendment could affect the sewer capacity for his property..

Lesher entertained a motion to close the Public Hearing. Genz made the motion to close the Public Hearing, seconded by Polunc. MOTION CARRIED.

Added comments by Commission members:

- Knowing what we know today would we have done anything differently when reviewing and adopting the 2040 Comprehensive Plan.
- Wondering what the next steps would be if this was approved for the annexation process.
- There was discussion about the Comp Plan process which included public meetings being held and public input taken. With the information regarding additional sewer capacity, there may be more time and consideration needed in order to make a final determination on this issue.
- There was reference to pages and exact examples in the Comp Plan steering direction for future growth.
- Comments about the infrastructure regarding traffic and safety in the area and around the schools that need to be addressed. With us having other developments that need to be developed.
- Can the township develop this property. It was noted that they could do it, but it would be much less dense and would be served by private wells and septic systems.

Lesher moved forward with a motion to deny the Comprehensive Plan Amendment for 7845 County Road 10, seconded by Polunc. MOTION CARRIED 4-1 with Commissioner Paulsen voted against the motion as stated.

With further discussion, Commissioner Paulsen is concerned that the property could be developed without our control. Recommending that we develop the East side of CRD 10 with the setbacks and shoreland overlay along with using just a partial capacity of the sewer available, saving the other part of the capacity for future growth in that area. Would the landowner be able to resubmit a proposal? Which they could, but there are time restraints in doing so.

This recommendation will now go in front of the City Council on August 21st.

[4.2 PUBLIC HEARING - Site Plan, Design Review & Variance - 219 Frontage Road East](#)

[Cover Page](#)

[Location Map.pdf](#)

[Applicant Statement.pdf](#)

[Variance Request Letter Property Setback.pdf](#)

[Crusher CrossFit Site Plan & Design Review Plan Set.pdf](#)

Braaten introduced the Site Plan and Variance request showing the location and usage of the existing property. They are proposing the following variances:

- One for material. Nothing is in the ordinance for metal shipping containers.
- The second part is the setback for the rear lot line.

Braaten showed the location of the proposed new building addition and how it encroached into the rear setback. Other setbacks and landscaping requirements are met. Additionally, Braaten brought up the parking which requires 41 parking spaces and they have shown 42 with 2 being proof of parking. Proof of parking requires an application and public hearing, which were not included in this application for review.

Lesher opened the Public Hearing

Comments and Concerns

Kelsey Jarett with HTG Architects

Stated that updating the existing building materials has not yet been decided. If they were updated, they would conform with the Highway Design Standards District. The only metal proposed as part of this application would be the new shipping containers. She went on to explain the material that is used on the containers that it doesn't corrode, for the most part it is maintenance free.

The reason for the setback variance is because the containers come in standard sizes, and they want to align them with the back of the building otherwise moving it ahead three feet it would protrude into the parking lot. They were also able to conform with the parking spaces so no need for a CUP for parking. Further discussion followed.

Motion by Lesher to close the Public Hearing, seconded by Genz, MOTION CARRIED.

Additional comments:

Discussion followed regarding the use of metal shipping containers as a building material. Also, the existing setbacks compared to what the applicant is proposed.

Motion by Lesher to approve the Site Plan, Design Review, & Variance for Crusher Cross Fit located at 219 Frontage Road East with the 9 Conditions Listed with a 10th being that there is no outside storage. Seconded by Genz. MOTION CARRIED 5-0 IN FAVOR OF THE Site Plan, Design Review and Variance with the 1 condition added.

4.3 PUBLIC HEARING - Variance (After-the-Fact) - 150 Stacy Circle

Cover Page

Location Map_150 Stacy Circle.pdf

Campbell Written Comments.pdf

Certificate of Survey_Campbell.pdf

Stormwater Plan_Campbell.pdf

City Engineer Stormwater Plan Comments.pdf

Cover Page

Location Map (1 Page)

Narrative & Application (4 Pages).pdf

Proposed Site Plan (10 Pages).pdf

Staff Review Comments (3 Pages)

Braaten introduced the after-the-fact Variance for 150 Stacy Circle. Showing the property location and that it is in the Shoreland Overlay District. The district allows a maximum hardcover of 25% and the applicant is requesting approximately 30% hardcover. The property owner added a parking area along the north side of the house and driveway. Along with the Variance, they are required to submit a stormwater plan. The latest plan has not been reviewed by the City Engineer.

Leshner opened the Public Hearing

Will & Gretchen Campbell 150 Stacy Circle-Applicant

Will mentioned that the gravel in the back has a lining and is not considered hardcover and should not be included in the hardcover calculation. Mr. Campbell stated that for the revised raingarden plan they got help from a friend of theirs Bob Bean who works at Bolton & Menk and he thought that the new plan would work. There was more discussion on the raingarden plan.

Commissioner Polunc stated they don't have enough information to decide on the Variance as the City Engineer has not yet had an opportunity to review the revised raingarden plan.

Leshner reiterated his thoughts about being “after the fact” and the criteria for that wouldn’t warrant the Variance requested.

Mr. Campbell asked if there was anything they could do to get this done besides removing the concrete. Discussion continued regarding the issue. Gretchen Campbell restated their position on the proposed rain garden.

Nate Albee, 134 Stacy Circle

Stated the Campbells have a good plan and was generally in favor of the proposed improvements.

Commissioner Paulsen moved to close the Public Hearing; Seconded by Commissioner Zellman, MOTION CARRIED.

Additional Comments:

Discussion about if the Variance meets the criteria for Variances.

MOTION of continuance by Commissioner Polunc to the Variance (After-The-Fact) for 150 Stacy Circle, seconded by Commissioner Genz, to allow the revised stormwater plan to be reviewed by the City Engineer. MOTION CARRIED 3-2 in favor of continuance of the Variance (After-The-Fact)

The new plan will be submitted to the City Engineer for review.

Commissioner Paulsen asked about application fees and if they are the same for After-The-Fact Variances and regular Variances. He indicated it may be necessary to charge additional application fees for an after-the-fact request.

4.4 Site Plan & Design Review – New Creations Child Care – 150 Sparrow Rd

Cover Page

Location Map (1 Page)

Narrative & Application (4 Pages).pdf

Proposed Site Plan (10 Pages). Pdf

Staff Review Comments (3 Pages)

Nelson presented the Site Plan & Design Review application for New Creations Child Day Care at 150 Sparrow Road. He showed the location, and indicated that all the setback requirements and hardcover requirements have been met. Nelson

clarified the pedestrian circulation requirements, which included sidewalk along Sparrow, sidewalk entering the property and extension of the sidewalk to the north property line. Nelson explained the parking for the new day care, and that they are proposing 41 spaces, which falls within the recommended number of spaces based on his research. The landscaping plan is generally conforming.

Nelson explained to the Commission that the applicant had received a last-minute change from the future business owner, which they hoped the Planning Commission would review. Nelson presented Option 2, with the difference being more of a flat roof versus a gable roof design.

Bruce Heiler with Amcon Construction – Applicant

Explained that the flat roof design is the only significant difference. He also answered questions about the parking and other general site questions. Discussion followed regarding landscape screening, and possibly requiring a fence.

Leshner made a motion, seconded by Paulsen to approve the Site Plan & Design Review for New Creation Child Day Care – 150 Sparrow Road with the revision to #6 stating that the sidewalk continue to the northern property line and along Sparrow Road, also #7 mandating a maintenance free fence along Sparrow Road. MOTION CARRIED 5-0 in favor of the Site Plan and Design Review with the amended conditions added above.

It will now go to the City Council on August 21, 2023.

5) Old Business

5.1 Ordinance Amendment – Park Dedication – Continued

Cover Page

Proposed Site Plan (10 Pages).pdf

Amendment to Park Dedication Ordinance.pdf

5.1 Ordinance Amendment – Park Dedication – Continued

Braaten talked about the Park Dedication fees proposed by the Park Board. He explained the difference between residential and commercial park dedication fees. The Park Board wanted to modify the existing fee to fair market value. The City Attorney drafted an Ordinance regarding the Park Dedication that Braaten stated covers what was previously talked about. Discussion followed

Motion by Paulsen, seconded by Genz to approve the proposed Ordinance Amendment for Park Dedication. MOTION CARRIED.

6)

Other

1)

Staff Update

The Valvoline site plan has been approved by the City Council. The building permit has been submitted.

Body Grays Variance was approved the City Council.

The TCO project has submitted their Building Permit Application.

37 New Home Permits have been issued this year. The Otto apartment should be ready for fall move-in.

Nelson passed out a digital signage handout for Commissioners to read before next month's work session.

Motion by Genz, seconded by Zellman to adjourn. MOTION CARRIED.

Adjourned at 9:40 PM

Respectfully submitted by.

David Havlik

Office Assistant



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date: September 7, 2023

Item Name: CONTINUED - Variance (After-the-Fact) - 150 Stacy Circle

Originating Department: Community Development

Presented by: Lane Braaten

Previous Commission Action (if any):

Item Type (X only one):	Consent		Regular Session	X	Discussion Session	
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RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED (Include motion in proper format.)

Motion recommending either approval or denial of the after-the-fact variance to exceed the hardcover maximum in the Shoreland Overlay District for the property located at 150 Stacy Circle.

EXPLANATION OF AGENDA ITEM (Include a description of background, benefits, and recommendations.)

CONTINUED APPLICATION

The Planning Commission, at the regular meeting on August 3rd, 2023, held the required public hearing and took all public comments. Upon further discussion of the application the Commission felt it was pertinent to have the City Engineer/Public Services Director review the revised stormwater plan, which was submitted the day before the meeting on August 3rd. As such, the Planning Commission tabled the application, and the revised stormwater plan was submitted to the applicable staff for review and comment. Said comments have been attached to this report for review and consideration.

BACKGROUND

Applicant: Gretchen and Will Campbell

Owner: Gretchen and Will Campbell

Address: 150 Stacy Circle

PID# 752990040

Zoning: R-2, Single-Family Residential District

Special District: Shoreland Overlay District

REQUEST:

The City has received a Variance application from Gretchen and Will Campbell (the “applicants”) requesting approval of an after-the-fact variance to exceed the 25% hardcover maximum allowed in Shoreland Overlay District.

APPLICABLE ORDINANCE PROVISIONS:

1. Section 900.06, Subd. 7. Shoreland Overlay District
2. Section 900.12 - Administration, Enforcement and Procedures, Subd. 4 - Variances

VARIANCE REVIEW CRITERIA:

Waconia City Code Section 900.12, Subd. 4 and Minnesota State Statute 462.357, Subd. 6 establishes criteria to be considered when contemplating the issuance of a Variance in terms of “practical difficulty” as follows: “Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the terms of the Variance are consistent with the Comprehensive Plan.” So a City evaluating a Variance application should make findings as to:

1. Is the Variance in harmony with the purposes and intent of the ordinance?
2. Is the Variance consistent with the Comprehensive Plan?
3. Does the proposal put the property to use in a reasonable manner?
4. Are there unique circumstances to the property not created by the landowner?
5. Will the Variance, if granted, alter the essential character of the locality?

State Statute specifically notes that economic considerations alone cannot create a practical difficulty. Whereas, practical difficulties exist only when the three statutory factors are met (1. Reasonableness, 2. Uniqueness, and 3. Essential character).

PLANNING AND VARIANCE CONSIDERATIONS:

1. The subject property is zoned R-2, Single-Family Residential and located within the Shoreland Overlay District which allows for a maximum impervious surface of 25%.
2. City staff initially received a complaint regarding the installation of additional driveway and parking area in close proximity to a property line. Based on the complaint, staff called the property owner twice requesting that no work be done until they had a conversation with city staff. The two calls that staff made were not returned until after the concrete was poured and in place. The project consisted of widening of the driveway and adding improved parking area next to the garage.
3. The revised stormwater plan was submitted to the City Engineer and Public Services Director for review and comment. The comments have been attached for review and consideration.
4. Based upon a conversation with the Public Services Director the typical life of a rain garden is 12-15 years if maintained properly. If not maintained, a rain garden could cease functioning properly within 2 years.

PUBLIC NOTICE/COMMENT

The notice was published in the WACONIA PATRIOT on July 20th, 2023 and posted at Waconia City Hall. Individual notices were mailed to all property owners within 350 feet of the subject parcel. The public hearing comments received have been attached to this report for review and consideration.

CONCLUSION / RECOMMENDATION

The Planning Commission should review the pertinent information and make a recommendation to the City Council regarding the proposed after-the-fact variance for 150 Stacy Circle. Upon a formal recommendation from the Planning Commission this application will be forwarded to the City Council for review at their upcoming meeting on September 18th, 2023.

Attachments:

1. [Location Map_150 Stacy Circle.pdf](#)
2. [Campbell Narrative.pdf](#)
3. [Certificate of Survey_Campbell.pdf](#)
4. [REVISED Stormwater Plan.pdf](#)
5. [Stormwater Plan Review Comments_REVISED Plan.pdf](#)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted
_____ Non Budgeted
_____ Amendment Required

LOCATION MAP—150 STACY CIRCLE



Dear City of Waconia,

The purpose of this letter is to inform you of a request for variance at our property at 150 Stacy Circle. Last fall we had new concrete added next to our driveway to provide extra parking for our young adult drivers. We felt it important to keep our vehicles off the road as much as possible. We were unaware of the Shoreland Overlay District limiting hardcover to 25%. Our contractor was also unaware of the standard. Since this issue has been brought to our attention we are applying for a variance. We are prepared to make several changes to reduce our current hardcover and in addition we will add features to mitigate water as well as improve the aesthetic of the property. In doing so we believe we will be in harmony with the surrounding properties.

The proposed changes are listed below (they are also detailed on the enclosed survey map):

1. Remove 9.92 ft x 16ft of new concrete at the northwest corner of the house. This is an area of 159 square ft. of hard surface.
2. In the backyard we have a playset set in pea rock (on the survey map it is labeled as gravel). We will remove the gravel and playset. This is 388 square ft of hardcover.
3. The driveway is currently 26 ft. across where it meets the street. We will remove 2 ft. in length at the end of the driveway to reduce the total length to 24 ft.
4. We will install drain tile to the outlet of three down spouts on the west side of the house. This will direct water to the rain garden.
5. The rain garden will be 11.5' x 11.5' x 1' on the southwest side of the house. We will install underground drain tile to drain into the new rain garden from the 3 downspouts.

Rain Garden Details:

The rain garden will be 11.5' x 11.5' x 1' deep. We will build the rain garden according to the CCWMO standards which will include the replacement of the in place soil with filter media and tile at the base of the garden. We are working with Stone Mountain Landscaping to build the rain garden to the proper size to mitigate the water. The roof square footage that will drain to the rain garden is 1,000 square ft. A rain garden of the above mentioned volume will be adequate to drain 1,000 square feet of water.

Details about the property and surrounding area:

1. Our lot is on a corner and the edge of a circle. A big percent of our green space is taken up by the boulevard. Since we own a curved corner lot a larger percentage of the entire lot is owned by the city than a typical lot. 2,331 square feet of the entire lot is owned by the city, 2,081 square feet of that 2,331 is green space. The parcel area is 12,224 sq. ft.

The total lot including that owned by the city is 14,555. 16% of the total lot is city owned. That green space is still present and should be a consideration.

2. Upon observation of surrounding homes, including aerial footage of the neighborhood, our variance appears to be in harmony with the homes around us. Many homes around us have 2 car garages, several have traditional patios, some have built in pools and many also have an extra parking area.
3. On the survey map the wooden steps to our sunroom are counted as 22 sq. ft. of hard cover. Per Lane Braaten the steps do not need to be counted as hard cover since there are slats that drain to the grass below.
4. With the changes expressed above, here are the new totals in square feet:

House	1,953
Concrete Driveway	1,323
Pavers	406
Cantilever (east)	<u>8</u>
	3,690

	3,690
Roof water mitigation	<u>-1,000</u>
	2,690

Parcel area = 12,224

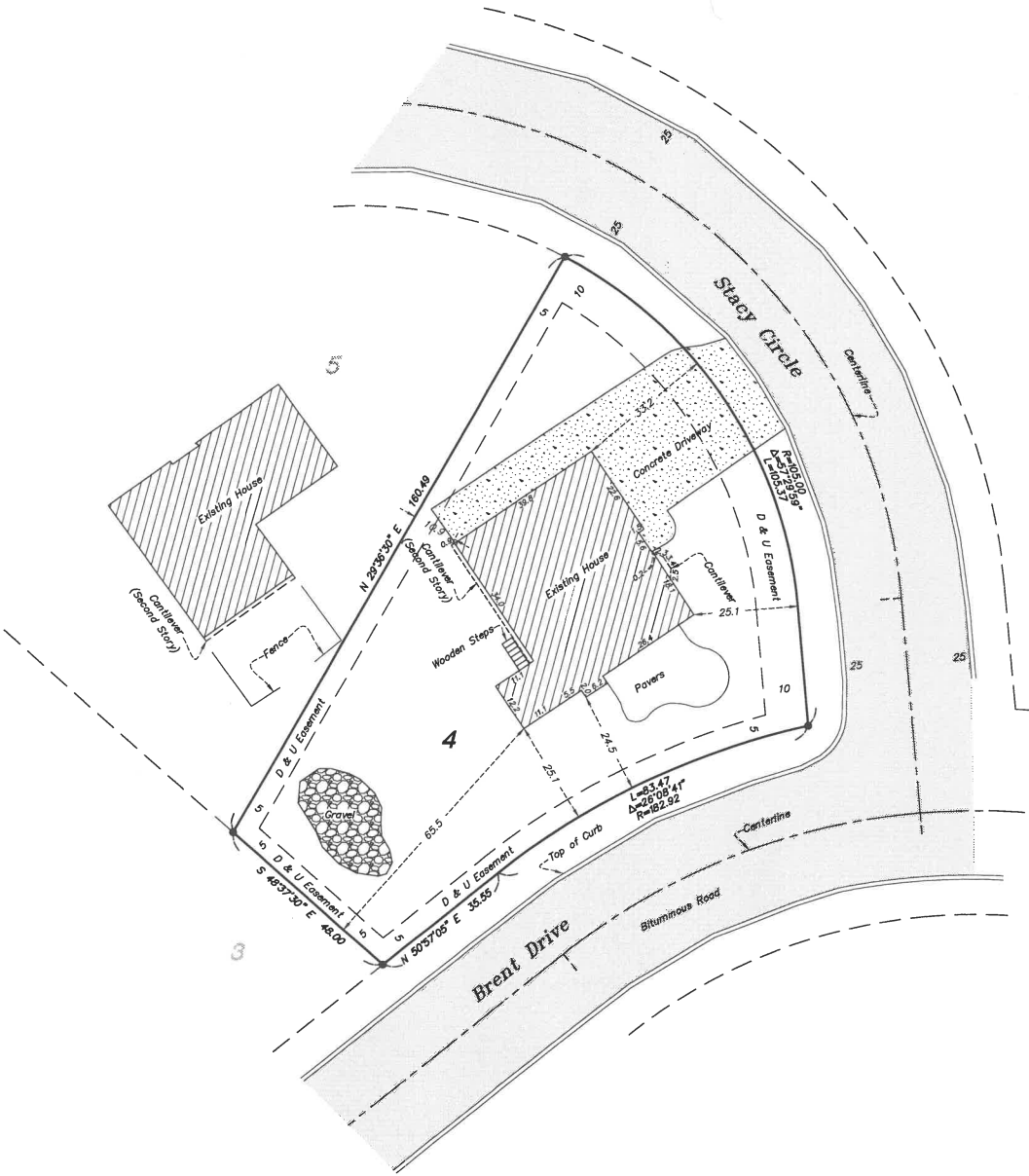
Total hardcover = 22%

Respectfully,
Gretchen and Will Campbell

Gretchen Campbell
612-597-0083
Will Campbell
952-442-5080

Certificate of Survey

Prepared for:
Gretchen Campbell



Legend
● Found Iron Monument

Site Address:
150 Stacy Circle
Waconia, MN 55387

Boundary Description (Doc. No. T116851)
Lot 4, Block 1, HARMS LAKE VIEW 4TH ADDITION,
according to the plat thereof on file and of record
in the Office of the Registrar of Titles, in and for
Carver County, Minnesota.

Existing Hardcover (sq. ft.)	
House	1,953
Concrete Driveway	1,482
Pavers	406
Gravel	388
Wooden Steps	22
Canilever (east)	8
	4,259

Parcel Area = 12,224
Total Hardcover = 34.8%

Job Number:	9823
Survey Date:	6/19/23
Drawing Name:	Campbell.dwg
Drawn by:	SKH
Revisions:	

I hereby certify that this certificate of survey was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Kelly L. Brauer
Kelly L. Brauer

Date: June 20, 2023 Registration No. 48328

SCHOBORG

LAND SERVICES

INC.

763-972-3221

www.SchoborgLand.com

8927 Co. Rd. 13 SE

Oshtemo, MN 55208

Bearings based on assumed datum.

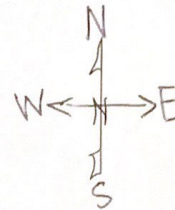
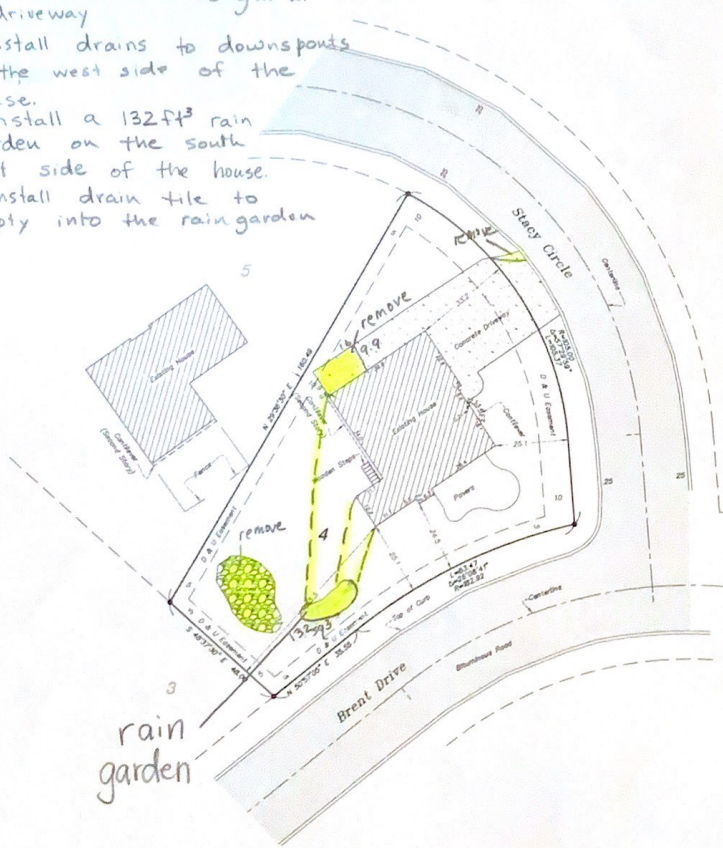
Amended 8-1-23

Proposed Changes:

1. remove 9.9 x 16 ft. of new concrete (159 sq. ft)
2. remove gravel/playset (388 sq. ft)
3. remove 2 ft of length at the end of the driveway
4. install drains to downspouts on the west side of the house.
5. install a 132 ft³ rain garden on the south west side of the house.
6. install drain tile to empty into the rain garden

Certificate of Survey

Prepared for:
Gretchen Campbell



Legend
● Found Iron Monument

City Address
150 Steer Circle
Winona, MN 55387

Boundary Description (Doc. No. 1116851)
Let it be known that the certificate of survey and plat thereof on file and of record in the Office of the Registrar of Titles, in and for Carver County, Minnesota.

Existing Hardwood (sq. ft.)
House 1,452
Concrete Driveway 1,402
Pavers 408
Gravel 388
Concrete (west) 4,258

Parcel Area = 12,224
Total Hardwood = 34,818

Job Number	8857
Survey Date	7/19/23
Survey Time	10:00 AM
Surveyor	John L. Branner
Reviewer	John L. Branner

I hereby certify that this certificate of survey and plat thereof were prepared by me or under my direct supervision and that I am a duly registered Land Surveyor under the laws of the State of Minnesota.

John L. Branner
Surveyor

Date: June 28, 2023 Registration No. 46333

SCHOBORG LAND SERVICES INC.
783-875-3271
8897 Co. Rd. 13 SE
Duluth, MN 55828
www.schoborgland.com

Overlays based on assumed datum

Lane Braaten

From: Craig Eldred
Sent: Thursday, August 24, 2023 10:25 AM
To: Jake Saulsbury; Lane Braaten
Subject: RE: 150 Stacy Circle - Variance - REVISED Stormwater Plan

Gentlemen,
Please see my comments below in Blue.

Craig Eldred
Public Services Director
City of Waconia
310 East 10th Street
Waconia, MN 55387
952-442-4265
celdred@waconia.org
www.waconia.org

From: Jake Saulsbury <Jake.Saulsbury@bolton-menk.com>
Sent: Wednesday, August 09, 2023 7:51 PM
To: Lane Braaten <LBraaten@waconia.org>
Cc: Craig Eldred <celdred@waconia.org>
Subject: RE: 150 Stacy Circle - Variance - REVISED Stormwater Plan

Lane,
Below is my previous email with my previous comments in red (initial stormwater plan) and my new comments in green (revised stormwater plan).

1. Remove 9.9' x 16' of new concrete. – This is a good approach. However, additional removals are needed to further reduce the impervious area and to offset the concerns with the other proposed items as outline below. This is the same on the latest version and looks good.
2. Remove gravel/playset. – I'm not sure if this is a benefit. Compacted gravel is considered as impervious. Pea rock is considered to be pervious, unless it has a waterproof membrane under it. Therefore, this improvement may not have an impact on the stormwater runoff. Assuming this was previously impervious, this is also good. It was counted as hard surface in the calc's so either way, it would come out of the impervious surface total.
3. Remove 2' of length at the end of the driveway. – This is good but is a very small area. I assume this is proposed to meet the driveway width requirement rather than the impervious/pervious surface requirement. Also good, but this appears to satisfy a separate violation pertaining to driveway width.
4. Install drains at the downspouts on the west side of the house. – Without any retention or infiltration, this approach also doesn't have an impact on the stormwater runoff. No change to this other than a different alignment to the new rain garden location.
5. Install a rain garden in the current gravel/playset area. – Rain gardens in this area / soil type do not

adequately

infiltrate into the ground. Therefore, this design will result in the garden overflowing onto the neighboring property to the southwest which is not acceptable. A rain garden design would require the CCWMO standard which includes replacement of the in-place soil with filter media and also include tile at the base of the garden (so "filtration" rather than "infiltration"). This rain garden tile would then require an outlet. The nearest

location that would work vertically for an outlet is an existing catchbasin located near the lot line of 180 Brent

Drive and 240 Brent Drive. This location is approximately 150' away from the proposed rain garden location and

would require either trenchless installation or the removal and replacement of a portion of the concrete driveway at 180 Brent Drive. This move to the side yard appears to be proposed so the overflow goes over the curb rather than onto the neighbor's lot – so it is an improvement.

6. Install draisntile to empty into the new rain garden. – I assume this is related to #4 above and is to collect the roof drainage. If so, this would be beneficial provided the rain garden design is modified as indicated in #5 above. No change, same as #5 above.
7. Install a 4"x4"x32" driveway drain to empty into a catchbasin. – Due to the small size and in-place clay soils, this catchbasin will quickly fill up and pour into the yard. This runoff will then flow onto Stacy Circle and then flow to the south/southwest via the road/curb. This approach will retain/infiltrate little water and the resultant runoff will behave very similarly to the current condition, especially during larger or more intense storms. This appears to have been removed from the plan as it provided little to no benefit.

So in summary, the revised plan is an improvement and gets the hardcover down to approximately 30%. Things to consider:

1. Simply removing more concrete (beside the garage?) could get this number under 30%?
2. A small berm may also be needed to assure us that the overflow doesn't impact the neighbor? The need for this is hard to tell with the minimum topo/survey data or with the county 2' lidar contours.
3. The applicant states they will follow the CCWMO detail for rain gardens. I believe that detail includes an underdrain with an outlet. They need to include this in order for us to consider this proposal. We haven't allowed a drainage basin without a tile outlet. I would agree the rain garden needs the 100+ feet of drain tile from the catch basin west of the parcel. If the Planning Commission and City Council approve the variance the applicants should also be required to connect their sump pump discharge to the proposed system.

In all sense I feel like this is a reach without the drain tile. We have had success with the small garden's which have drain tile.



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date:		September 7, 2023					
Item Name:		PUBLIC HEARING - Variance - 483 Lakeview Terrace Boulevard					
Originating Department:		Community Development					
Presented by:		Ethan Nelson					
Previous Commission Action (if any):							
Item Type (X only one):	Consent		Regular Session	X	Discussion Session		

RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED (Include motion in proper format.)

Open the Public Hearing.

Motion to close the Public Hearing.

Motion recommending either approval or denial of a variance to demolish and construct a new home to 29.3% impervious surface versus the 25% maximum allowed in the Shoreland Overlay District.

EXPLANATION OF AGENDA ITEM (Include a description of background, benefits, and recommendations.)

BACKGROUND

Applicant: M&M Home Contractors

Owner: Tim & DeAnn Buss

Address: 483 Lakeview Terrace Boulevard

PID# 752950010

Zoning: R-2, Single Family Residential District

Special District: Shoreland Overlay District

REQUEST:

The City has received a variance application from M&M Home Contractors (the "Applicant") on behalf of Tim and DeAnn Buss (the "Owners"), and is requesting approval of a variance to demolish the existing home and rebuild a new home that would result in a proposed impervious surface of 29.3% versus the maximum 25% allowed in the Shoreland Overlay District. The applicants indicated the variance is necessary due the existing lot being smaller than average and are proposing to install stormwater mitigation systems in response to the impervious surface increase.

APPLICABLE ORDINANCE PROVISIONS:

1. Section 900.05 – District Regulations, Subd. 2.B. - R-2, Single-Family Residential District
2. Section 900.06.7 - Shoreland Overlay Regulations

3. Section 900.12 – Administration, Enforcement and Procedures, Subd. 4 – Variances

VARIANCE REVIEW CRITERIA:

Waconia City Code Section 900.12, Subd. 4 and Minnesota State Statute 462.357, Subd. 6 establishes criteria to be considered when contemplating the issuance of a Variance in terms of “practical difficulty” as follows: “Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the terms of the Variance are consistent with the Comprehensive Plan.” So a City evaluating a Variance application should make findings as to:

1. Is the Variance in *harmony* with the purposes and intent of the ordinance?
2. Is the Variance *consistent* with the Comprehensive Plan?
3. Does the proposal put the property to use in a *reasonable* manner?
4. Are there *unique circumstances* to the property not created by the landowner?
5. Will the Variance, if granted, alter the *essential character* of the locality?

State Statute specifically notes that economic considerations alone cannot create a practical difficulty. Whereas, practical difficulties exist only when the three statutory factors are met (1. Reasonableness, 2. Uniqueness, and 3. Essential character).

VARIANCE ANALYSIS:

The subject property currently includes an existing principal structure that was built in 1955, and a rear yard shed. The rear yard deck and west side of the house currently exist within setbacks. The applicant is proposing to remove all existing improvements and construct the property to setbacks required by code and exceed the maximum hardcover allowed by 4.3%. In addition to the aforementioned site improvements, the applicant is also proposing to install an infiltration trench and restore the shore impact zone with native grass area and trees. The existing lot circumstances and proposed changes to the lot conditions are reflected in Table 1.1 below.

Table 1.1

Lot Requirements	R-2 Single Family Residential District & Shoreland Overlay District	Existing Conditions	Proposed Conditions
Minimum Lot Size	20,000 sq. ft.	12,288 sq. ft.	12,288 sq. ft.
Maximum Impervious Surface	25%	24.9%	29.3%
Front Yard Setback	25 ft.	42.8 ft.	25.0 ft.
Left (West) Side Yard Setback	10 ft.	7.9 ft.	10.4 ft.
Right (East) Side Yard Setback	10 ft.	14.3 ft.	10.0 ft.
OHWL Setback	50 ft.	48.8 ft.	50.2 ft.

PLANNING CONSIDERATIONS:

1. The existing home and improvements are currently 3,063 sq. ft. The applicant is proposing to improve the

- property to 3,600 sq. ft. This would increase the hardcover on the site by 547 sq. ft.
2. The property currently exists within the west side and shoreland structure setbacks. The applicant is proposing to build the new structure within all required setbacks.
 3. The applicant's storm water plan proposes to install an infiltration trench that would serve 2,360 sq. ft. of the property. Of that area, 1,300 sq. ft. is impervious.
 4. The City Engineer has reviewed the proposed storm water plan and has confirmed that the system will be able to handle the area indicated above.
 5. The applicant is also proposing to restore the shoreline areas with an access path to the lake. This restoration includes a native grass area and a row of four (4) pine trees. The applicant has also indicated they would work with Carver County Water Management Organization (CCWMO) to finalize suitable installation.

PUBLIC NOTICE/COMMENT

The notice was published in the WACONIA PATRIOT on August 17, 2023 and posted at Waconia City Hall. Individual notices were mailed to all property owners within 350 feet of the subject parcel. The DNR was emailed and had no public comment. As of the date and time of this report the City has received one public comment regarding the proposed Variance, which has been included in this report.

RECOMMENDATION

The Planning Commission should hold the public hearing, review the Variance application based upon the Variance Criteria stated above and the information provided and make a recommendation to the City Council. Upon a formal recommendation by the Planning Commission this application will be forwarded to the City Council for review at their upcoming meeting on September 18th, 2023.

If the Planning Commission chooses to recommend approval, staff recommends including the following conditions:

1. Due to the large site disturbance for construction of a new home, perimeter control shall be provided along the lake side of the project.
2. The applicant shall submit a landscape plan that details the restoration of the shoreline with native and/or natural vegetation to provide habitat, functional soil stability and vegetative screening from view from public waters to the satisfaction of the Community Development Department and Carver County Soil & Water Conservation District.
3. The applicant shall provide the City with cash, corporate surety bond, approved letter of credit or other surety satisfactory to the City to guarantee the proper installation and growth of the approved plans.
4. Final installation of the storm water plan shall meet the satisfaction of the City Engineer.

Attachments:

1. [1. Location Map 483 Lakeview Terrace Blvd.pdf](#)
2. [2. Public Hearing Notice](#)
3. [3. Waconia Variance Request Narrative.pdf](#)
4. [4. 483 Lakeview Terrace Survey and Proposed 11x17.pdf](#)
5. [5. Public Hearing Comment_Mortensen](#)

FINANCIAL IMPLICATIONS:

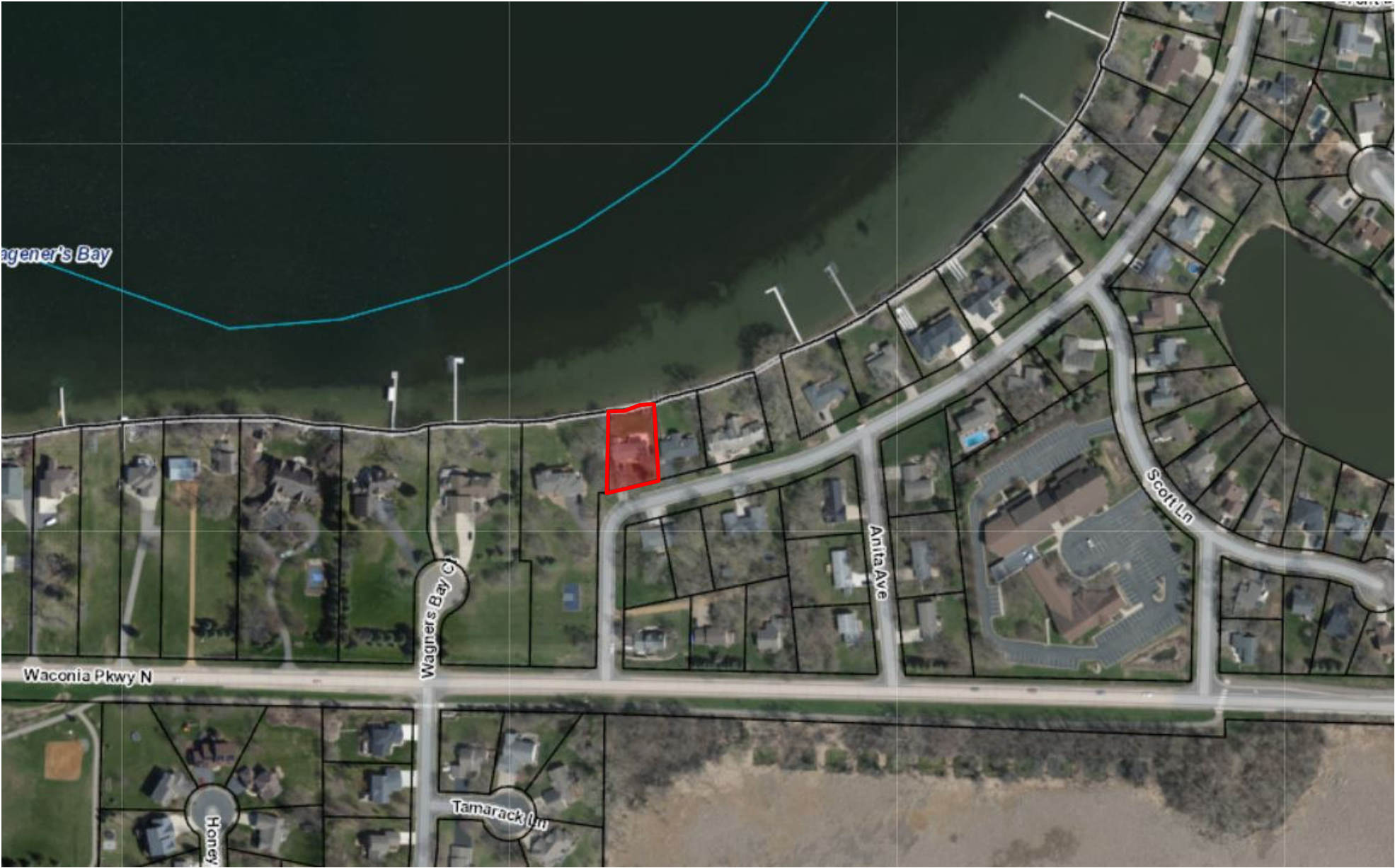
Funding Sources & Uses:

Budget Information:

_____ Budgeted
 _____ Non Budgeted
 _____ Amendment Required



LOCATION MAP—483 LAKEVIEW TERRACE BLVD.



CITY OF WACONIA, MN
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Waconia, MN will hold a public hearing on September 7th, 2023, at 6:30 P.M., at the Waconia City Hall, 201 South Vine Street, Waconia, MN, to consider a variance request for the property located at 483 Lakeview Terrace Boulevard.

The City is considering a variance request by M&M Home Contractors for the property located at 483 Lakeview Terrace Boulevard to demolish and rebuild a new home that exceeds the 25% impervious surface maximum allowed in the Shoreland Overlay District.

Pertinent information pertaining to this request is available at City Hall. Interested persons may submit written or oral comments pertaining to this matter any time prior to the hearing, or at the hearing on September 7th, 2023. Written comments will be distributed to the Planning Commission for review and consideration. Please submit written comments by mail, email or in person as follows:

Mail/in person: Ethan Nelson, 201 South Vine Street, Waconia, MN 55387

Email: enelson@waconia.org

By: WACONIA PLANNING COMMISSION

ATTEST: Ethan Nelson, Assistant Planner

(Published in the August 17th, 2023 Waconia Patriot newspaper)

Our names are Tim and DeAnn Buss. We are applying for a variance to exceed the current hardcover lot rule by 5% for our property at 483 Lakeview Terrace Blvd, Waconia, MN. This would result in an increase from 25% to 30% hardcover.

We have been working with M & M Construction on the plan to build our new home at this location. We have owned this property since 2010. We are both from the area as Tim grew up in Lester Prairie and DeAnn in Young America.

The conditions to support us in making the request are: we have a curved lot at the end of Lakeview Terrace Blvd and it is smaller than most lots on the boulevard (making it more difficult to build what we believe is appropriate for the neighborhood without slightly going over) We are not exceeding any setbacks.

We are requesting approval to be granted as we will invest in the proper water runoff filtration systems expected to more than mitigate runoff that will lead to a better outcome than doing nothing. The result is expected to be no runoff or erosion. We see this as a benefit to our yard AND it will not affect any neighboring properties in any way, (visually or operationally).

We are looking to build a modest "Cottage" looking structure that will be a very pleasant look and fit well within the neighborhood.

Thank you for your help and your consideration for our home project.

Tim and DeAnn Buss

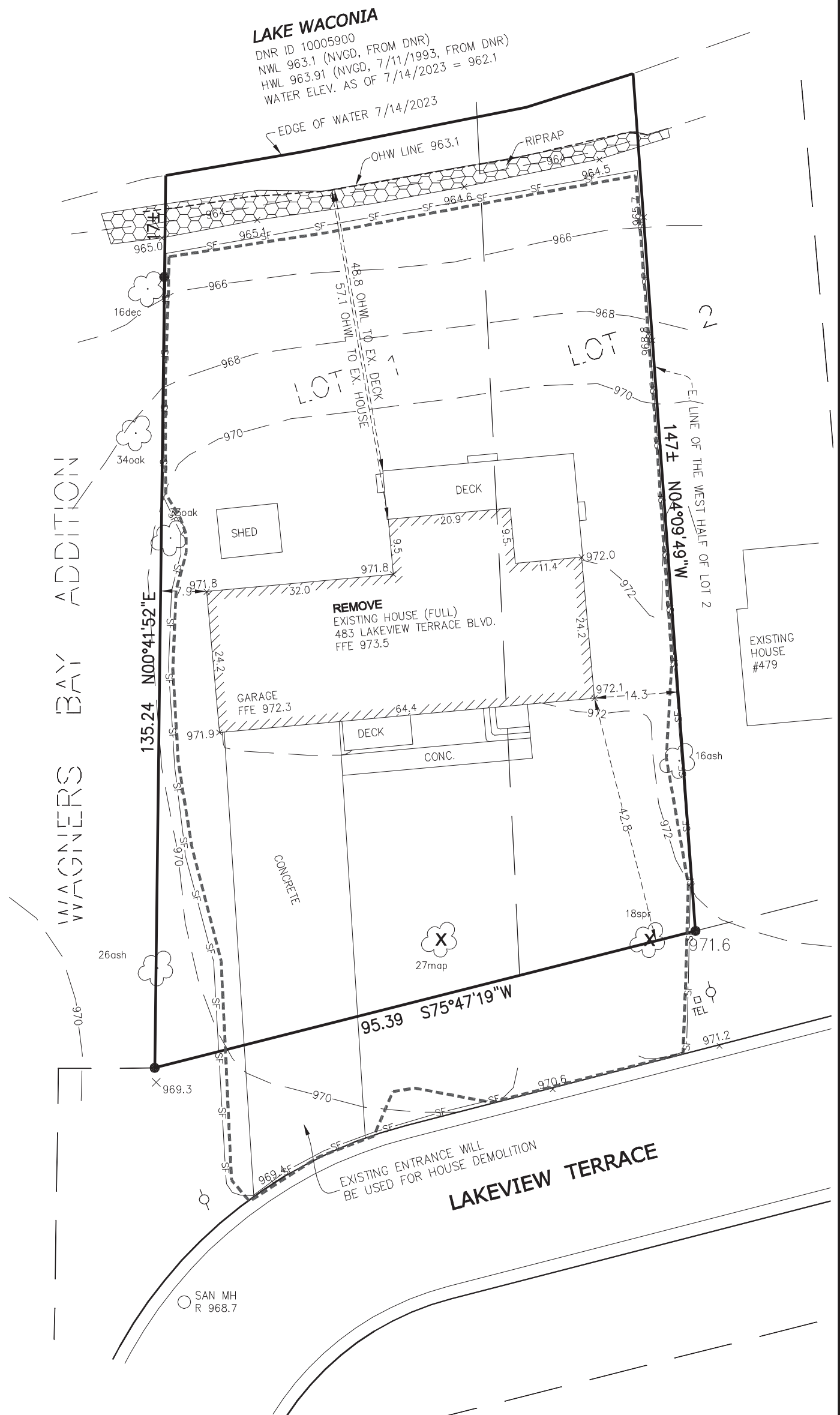
EXISTING CONDITIONS

Lot 1 and the Westerly Half (front and rear) of Lot 2, Block 1,
"Harms Lake View Terrace", according to the recorded plat thereof.

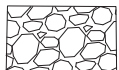
Property Address:
483 Lakeview Terrace Blvd.
Waconia, MN 55387

PID 752950010

SEE SHEET 2 FOR IMPERVIOUS SUMMARY



	Denotes Proposed Elevation
	Denotes Existing Elevation
	Denotes Surface Drainage
	Denotes Offset Hub or Spike
	Denotes Drain, and Utility Ease.
	Denotes Iron Pipe Found
	Denotes Iron Pipe Set
	Denotes Existing Contour
	Denotes Proposed Contour
	Denotes Silt Fence
	Denotes Compost Log



Denotes Rock
Construction Entrance

--- Denotes Construction Limits

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Curt Kallio

7/27/2023

Date _____



2580 Christian Dr.
Chaska, MN 55318
612-418-6828

JOB NO.: 202209

CERTIFICATE OF SURVEY for: M&M HOME CONTRACTORS

PROPOSED CONDITIONS

PROPERTY DESCRIPTION

Lot 1 and the Westerly Half (front and rear) of Lot 2, Block 1, "Harms Lake View Terrace", according to the recorded plat thereof.

PROPERTY INFORMATION

Property Address:
483 Lakeview Terrace Blvd.
Waconia, MN 55387

PID 752950010

PROPOSED ELEVATIONS

Garage Floor at drive = 974.2
Top of Garage Foundation = 974.6
Top of House Foundation = 975.6
Lowest Floor = 966.9

AREAS & IMPERVIOUS

Parcel Area to OHWL = 12,288± sq. ft.

Existing Impervious Areas

House & Garage = 1756 sq. ft.
Driveway = 1061 sq. ft.
Walk = 114 sq. ft.
Shed = 88 sq. ft.
Front stoop = 44 sq. ft.
Total Impervious Surface = 3063 sq. ft. = 24.9%

Proposed Impervious Area

House & Garage = 2742 sq. ft.
Driveway = 549 sq. ft.
Walk = 61 sq. ft.
Front stoop = 44 sq. ft.
Screen porch (lakeside, patio below) = 204 sq. ft.
Total Proposed Impervious = 3600 sq. ft. = 29.3%

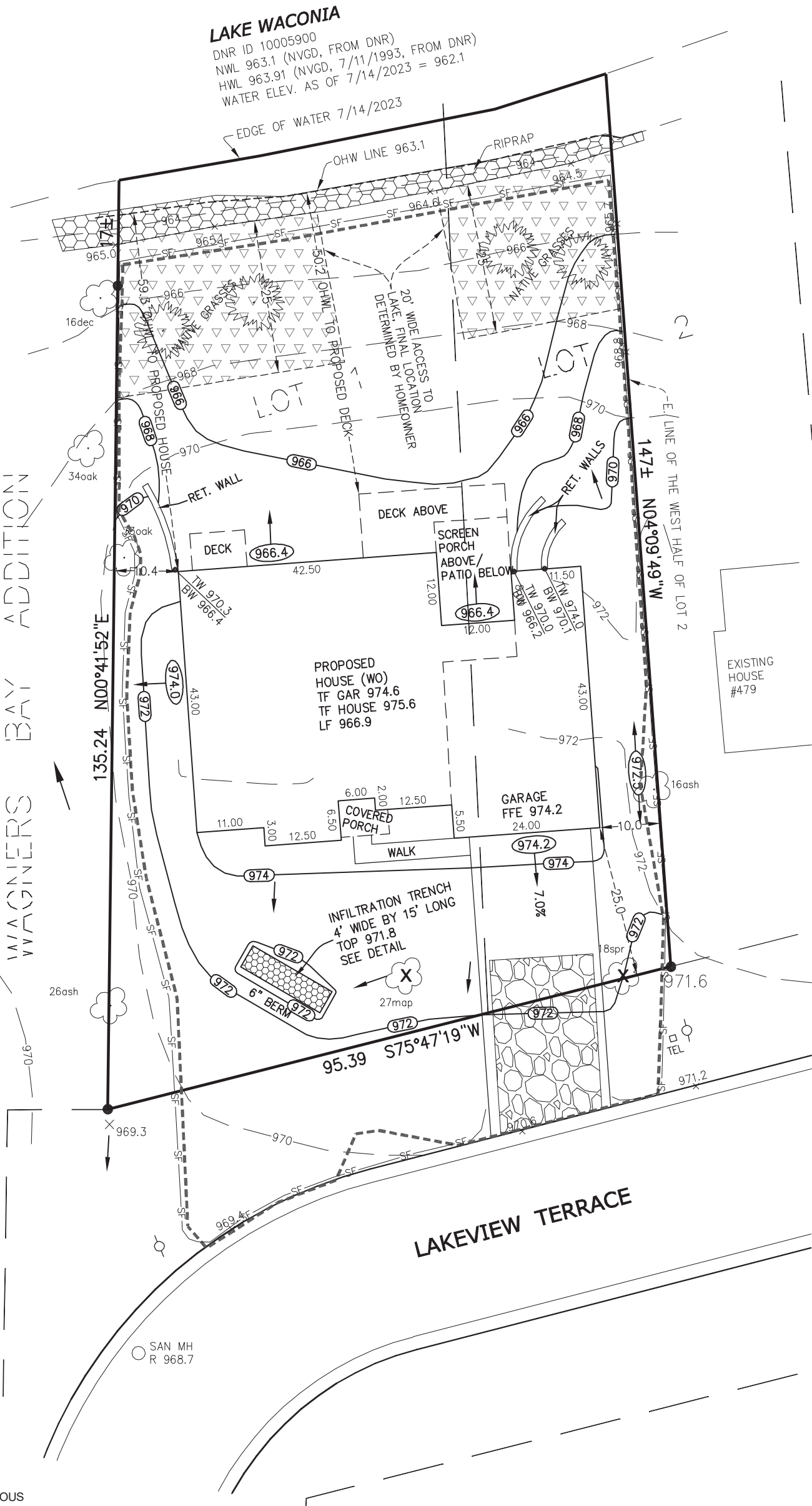
PROPOSED SHORELINE RESTORATION

Native Grass Area
Seed with MnDOT Seed Mixture 35-641
or other approved prairie seed mixture

(4) Proposed Pine Trees
Final type and location per landscaper

STORMWATER MITIGATION

To mitigate the proposed increase in impervious surface, a rock infiltration trench is proposed as shown. Design details are shown on Sheet C3.



LEGEND

- XXX.X Denotes Proposed Elevation
- XXX.X Denotes Existing Elevation
- Denotes Surface Drainage
- Denotes Offset Hub or Spike
- Denotes Drain. and Utility Ease.
- Denotes Iron Pipe Found
- Denotes Iron Pipe Set
- 900 Denotes Existing Contour
- 864 Denotes Proposed Contour
- SF Denotes Silt Fence
- BR Denotes Compost Log
- Denotes Rock Construction Entrance
- Denotes Construction Limits

REVISED 08/04/2023 ADDED NATIVE GRASSES; REDUCED IMPERVIOUS

CERTIFICATION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Curt J. Kallio

Curtiss J. Kallio, Lic. No. 26909

8/4/2023

Date



SISU LAND SURVEYING

2580 Christian Dr.
Chaska, MN 55318
612-418-6828

JOB NO.: 202209

INFILTRATION TRENCH DETAILS

INFILTRATION TRENCH DESIGN

Proposed increase in impervious surface = 537 sq. ft.
Volume reduction will be 1" over increase in impervious surface = 537 * 1/12 = 45 cubic feet.
Trench media is 1.5" washed rock, assume 40% void space
Minimum excavated volume = 45/0.4 = 113 cubic feet.
Proposed trench is 15' long X 4' wide X 3' deep = 180 cubic feet = 72 cubic feet void space

SITE SOILS

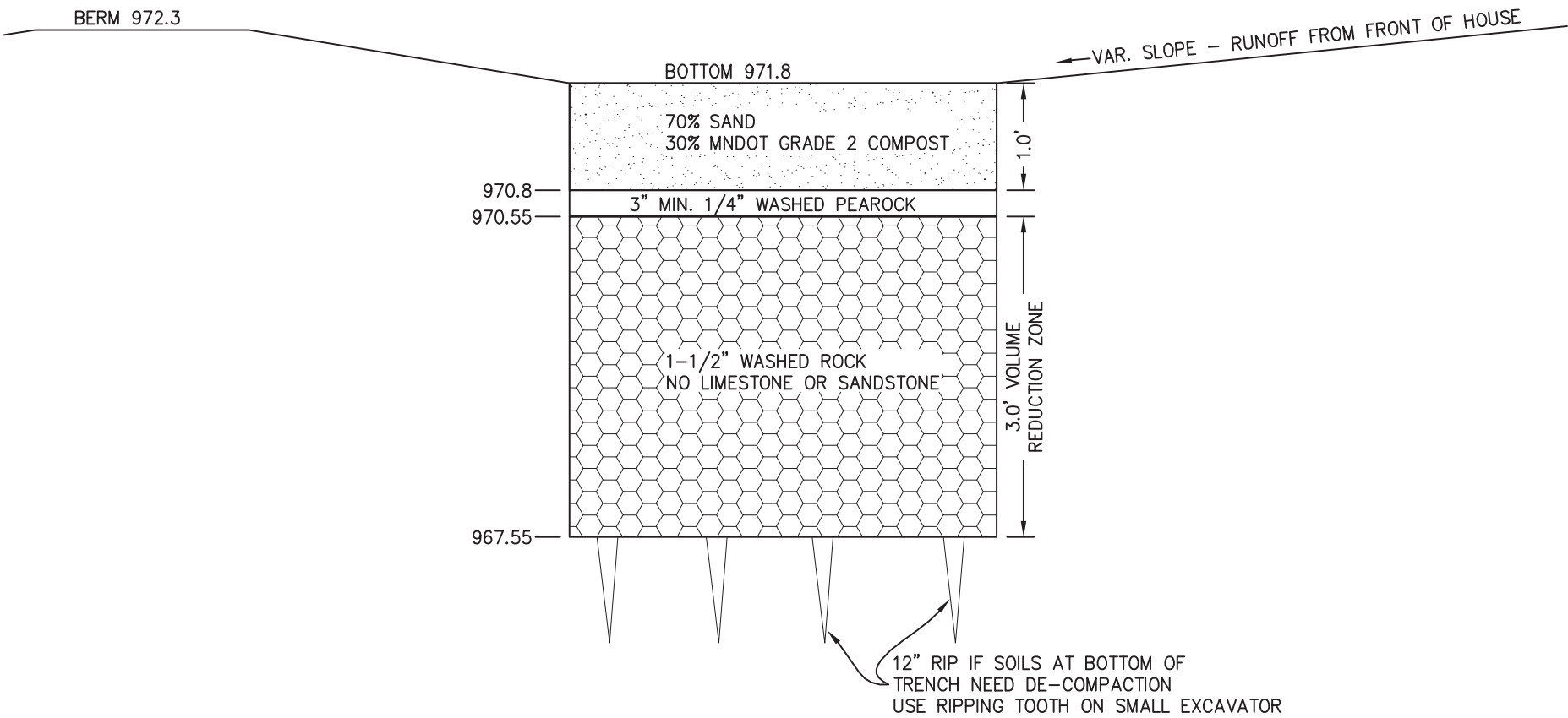
Soils are mapped as Essexville Sandy Loams. Per the Mn Stormwater Manual, the soils are suitable for infiltration and would have an design infiltration rate of 0.8 in/hr. No soil borings have been performed.

PLANTING/STABILIZATION

The top 12" of the infiltration basin will be a planting media consisting of 70% washed sand and 30% Grade 2 Compost. The infiltration basin will be seeded with MnDOT 33-261 seed mix and stabilized with Cat. 20 rolled erosion product, natural netting. Plantings and mulch may be substituted per a landscaping plan prepared by others.

CONSTRUCTION

- Construct the infiltration basin after completion of the house and final grading.
- Rip bottom of infiltration basin to a depth of 12" prior to placing the rock if necessary
- Place compost log around perimeter of infiltration trench immediately after seeding and stabilization.



INFILTRATION TRENCH SECTION

REVISED 08/04/2023 REDUCED IMPERVIOUS

CERTIFICATION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Engineer under the laws of the State of Minnesota.

Curt Kallio
Curtiss J. Kallio, Lic. No. 26909

8/4/2023
Date



SISU LAND SURVEYING

2580 Christian Dr.
Chaska, MN 55318
612-418-6828

JOB NO.: 202209

Ethan Nelson

From: Sherry Mortensen <tallgirl1776@gmail.com>
Sent: Wednesday, August 30, 2023 11:05 PM
To: Ethan Nelson
Subject: 483 Lakeview Terr Blvd Variance

Hi Ethan.

I am responding to the variance request for 483 Lakeview Terrace Blvd. I have reviewed the drawings for the proposed home construction. While the home is architecturally attractive, I feel the home needs to be sized to meet existing codes. Additional space was added to the home on the west side several years ago, which diminished the view of the lake from my home. The proposed home would extend the existing footprint on the east side, further limiting the lake view.

There are unresolved noise issues with the homeowners since the purchase of the property. The proposed drawings relocate the garage from the west side of the property to the east side. This places the noise source closer to my home. Windows are often closed to lessen the noise and it is difficult to enjoy my outdoor space. I feel the noise issues would be compounded if the home were to be built as currently planned. I am not in favor of granting this variance request.

Best regards,

Sherry Mortensen
436 Lakeview Terr Blvd



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date:		September 7, 2023					
Item Name:		Sketch Plan - Falk-Saltire Properties - Pulte Group					
Originating Department:		Community Development					
Presented by:		Lane Braaten					
Previous Commission 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>							
Informally discuss the Falk-Saltire Properties Sketch Plan submitted by Pulte Group for PID #s 070300200 & 07030010 and advise the applicant of the extent to which the plan conforms to the Comprehensive Plan and City Ordinances and discuss possible modifications that may be necessary.							
EXPLANATION OF AGENDA ITEM <i>(Include a description of background, benefits, and recommendations.)</i>							
<u>BACKGROUND:</u> Applicant: Pulte Group Owner(s): Saltire, LLC Project: Falk-Saltire Sketch Plan Addresses: 9550 Little Avenue & 10080 Little Avenue PID#s: 070300200 & 070300100 2040 Comp Plan Designations: • MXD - Mixed Use • L - Low Density Residential • M - Medium Density Residential • H - High Density Residential • P - Park • UR - Urban Reserve <u>REQUEST:</u> The City has received a Sketch Plan Application from Pulte Group (the “applicant”) to facilitate a discussion with the Planning Commission regarding the possible future development of the properties located at 9550 Little Avenue (PID# 070300200) and 10080 Little Avenue (PID# 070300100). Submittal of a Sketch Plan allows possible developers to provide a concept plan to the Planning Commission to receive feedback on a potential project to determine any conflicts prior to submittal of any future applications such as Preliminary Plat, Comprehensive Plan Amendments, Annexation, etc. <u>APPLICABLE ORDINANCE PROVISIONS:</u> 1. Section 1000.03 - Sketch Plan City Ordinance Section 1000.03 Sketch Plan, Subd. 1. states “Subdividers shall prepare ten (10) copies of a subdivision sketch plan for review by the Planning Commission. Such sketch plan will be considered as having been submitted for informal discussion between the subdivider and the Planning Commission. No fee shall be required of the subdivider for the submission of a sketch plan.” Further, Section 1000.03 Sketch Plan, Subd. 3. States “Submission of a subdivision sketch plan shall not constitute formal filing of a plan with the City. On the basis of the subdivision sketch plan, the Planning Commission may informally advise the subdivider of the extent to which the plan conforms to the Comprehensive Plan, design standards of this ordinance and to other ordinances of the City and may discuss possible modification necessary to secure approval of the plan.”							

SKETCH PLAN ANALYSIS:

1. The proposed sketch plan appears to be consistent with the 2040 Comprehensive Plan land use map, which identifies the area as mix of commercial and residential uses. The southern portion of the Falk/Saltire property is guided Urban Reserve and would require a Comp Plan Amendment to be included as a developable area for this project.
2. The Sketch Plan indicates a mix of 40, 50, 60, & 65 ft. wide lots in the proposed residential development. The plan also identifies the typical lot sizing for each and the request for reduced side yard setbacks. The breakdown of the typical lots sizing and setbacks are identified in the attached concept plan and should be reviewed and considered by the Planning Commission.
3. The plan would require approval of a Planned Unit Development (PUD) to allow flexibility in the lot sizing and setbacks indicated as they do not conform to the typical requirements in our R-1, R-2, R-3, R-4, or R-5 Residential Zoning Districts. Section 900.05, Subd. 1.O of the City Code provides specific regulations regarding Planned Unit Developments. If the Planning Commission finds the concept plan acceptable, the applicant should more closely review the PUD standards to ensure compliance with this section.
4. The Shoreland area includes all land within 1,000 feet of the ordinary high water mark of a protected water of ten (10) acres or more, within 300 feet of a river or stream, or the landward extent of a flood plain on such a river or stream, whichever is greater. Carver Creek cuts through a portion of the southwest corner of the property and Unnamed lake 10-60P extends along about half of the western boundary of the proposed residential project. As such, over half of the project property is located within the Shoreland Overlay District. This area shall be subject to all requirements stated in Section 900.06, Subd. 7 of the City Code and Minnesota Administrative Rules 6120.3800 Planned Unit Development.
5. Unnamed Public Water 10-60P is a sloping wetland and its OHWL does not correspond to one elevation. The estimated OWHL of this Public Water is subject to DNR approval.
6. A portion of the property located in close proximity to Unnamed Public Water 10-60P and Carver Creek is located within the designated flood zone. Any development of the property shall conform to Section 900.06, Subd. 6 Flood Plain Overlay Regulations.
7. Figure 20 of the Comp Plan identifies the Wetland Protection Area within the City of Waconia. A significant portion of the subject properties lie within these identified areas. Any future development of the site shall conform to Section 900.06, Subd. 8, Environmental Protection Regulations.
8. Additionally, Section 900.06, Subd. 8 Environmental Protection Regulations identifies specific regulations pertaining to tree preservation, reforestation and restitution. Portions of the subject parcel, in addition to Shoreland and wetland areas, are heavily wooded. Proposed tree removal shall be in accordance with the City's Tree Preservation standards.
9. Section 1000 of the City Code provides regulations for the subdivision of property. Specifically, a portion of this section provides requirements relating to Public Land Dedication and Open Space. It states "It shall be presumed that at least 10% of the gross land in the subdivision shall be dedicated for parks, schools, playgrounds and open space. The City, upon consideration of the particular type of development proposed in the subdivision, may require larger or lesser amounts of land to be dedicated if it determines that the present and future residents of the subdivision would require greater or lesser amounts of land for such purposes." The sketch plan indicates a future 5.4 acre park area on the southwest side of Carver Creek. The sketch plan shall be submitted to the Park Board for review and recommendation. Further, the Comp Plan identifies the park needed in this area as a neighborhood park, which the Planning Commission and Park Board should consider when reviewing this information.
10. The Comp Plan states "Neighborhood Parks should generally be programmed and sized to accommodate the following list of features. Individual parks may vary from this list as natural features or the size and composition of the future neighborhood population suggest. - Multi-purpose open play area, - Children's play equipment - including accessible play areas, - Hard court area, - Picnic shelter, - Looped trail." It is anticipated that each neighborhood park will be approximately 6 to 10 acres in overall area.
11. Additionally, in regard to park dedication and specifically in relation to cash in lieu of land, the applicant, the Commission and the Park Board should note that the City Council adopted Ordinance No. 763 on August 21st, 2023, which revised the required payment. Any cash payment in lieu of land shall be based on fair market value of the property in question.
12. Subdividers are required to construct "a meaningful pedestrian circulation system subject to City approval

which connects to the major trail system and to schools, parks and shopping areas and shall provide easements to accommodate movement. Said pedestrian ways shall be coordinated with those of adjacent subdivisions and the Comprehensive Plan.” The 2040 Comp Plan indicates a Regional Trail Search Corridor along the future alignment of County Road 92 and future trails along Little Avenue, 102nd Street and Carver Creek. The Planning Commission and Park Board should review the sketch plan to determine if the proposed trail system is consistent with the Comp Plan or if additional trail segments should be considered as part of this application.

13. Section 1000, Subd. 7.G. Preservation of Natural Features and Amenities states “Existing features which would add value to residential development or to the local government as a whole, such as trees, as herein defined, watercourses and falls, beaches, historic spots, and similar irreplaceable assets, shall be preserved In the design of the subdivision....” The applicant has indicated the retention of natural features such as wooded slopes, wetland areas and buffer areas. The Planning Commission and Park Board should review and determine if there are any other significant areas that should be protected or preserved as part of this possible development.
14. Planting strips shall be required along Future Laketown Parkway/County Road 92 and 102nd Street/Future County Road 10 to screen the view and to reduce noise levels within the proposed residential area.
15. The property is bisected by the future extension of County Road 92, which is shown on the plan as “Future Laketown Parkway” and the applicant is proposing access to the proposed development via this road section. Carver County will require a traffic study to determine what road improvements might be necessary for the proposed development. A copy of the concept plan has been submitted to the Carver County Public Works Department for review and comment.
16. The strategic goals and priorities of the City include the development of a future business park to the east of Little Avenue, which is directly east of the proposed sketch plan area. The future development of this site will allow the City the opportunity to be directly adjacent to the future business park area and have utilities extending to said area to allow for future development.

<u>CATEGORY</u>	<u>LAND USES</u>	<u>ZONING DISTRICTS</u>
MXD - Mixed Use	Commercial retail or service businesses, offices and high-density housing. Commercial and residential development may be combined vertically in the same building. Parking may be in structures to maximize land development intensity. Park spaces should be small and may occur in the form of plazas.	PUD, Planned Unit District R-5, High Density Residential
L - Low Density Residential	Single-family, detached housing on parcels with a minimum size of 10,500 square feet. The density range should be from 2 to 4 units per acre.	R-1, Single-Family Residential District R-2, Single-Family Residential District
M - Medium Density Residential	Single-family and two-family dwellings, townhouses and other forms of housing having an individual outdoor entrance for each housing unit. The density range should be from 4 to 10 units per acre.	R-2, Single-Family District R-3, Medium Density District R-4, Mixed Residential District

H - High Density Residential	All forms of attached housing ranging from 8 to 22 units per acre.	R-5, High Density Residential District
P - Park	Locations of future parks shown on Figure 3-5, Land Use Plan Map, are only conceptual.	P, Public District Any Residential District
UR - Urban Reserve	Rural area within the Waconia Orderly Annexation Area. Includes farming and very low-density housing (not exceeding one house per 40 acres). Land in the Urban Reserve is not planned to be annexed until after the year 2040, if ever.	A, Agricultural District

*Information above taken from Table 3-10 of the City of Waconia Comprehensive Plan

APPLICABLE ZONING DISTRICTS FOR SINGLE-FAMILY:

<u>ZONING DISTRICT</u>	<u>LOT REQUIREMENTS</u>
R-1, Single-Family Residential	Minimum Lot Area: 10,500 sq. ft. Minimum Lot Width: 75 ft. Maximum Hardcover Surface: 35%
R-2, Single-Family Residential	Minimum Lot Area: 7,850 sq. ft. Minimum Lot Width: 50 ft. Maximum Hardcover Surface: 35%
R-4, Mixed Residential District	Minimum Lot Area: 7,850 sq. ft. Minimum Lot Width: 50 ft. Maximum Hardcover Surface: 35%

Note: All areas located within the Shoreland Overlay District are restricted to 25% maximum hardcover unless approved as part of the PUD, Planned Unit District, which conforms to the City and State regulations.

PUBLIC NOTICE/COMMENT:

As this application is an informal discussion with the Planning Commission, no public notice was required.

CONCLUSION/RECOMMENDATION

The Planning Commission should review the proposed submittal and how it relates to the City of Waconia's 2040 Comprehensive Plan and to the City Ordinances and advise the applicant of the extent to which the plan conforms to said documents. It would also be appropriate to discuss possible modifications that may be necessary prior to submittal of a subdivision application for the properties.

NOTE:

The Falk-Saltire Sketch Plan does not require review or consideration by the City Council. The Sketch Plan practice is a Planning Commission process to allow informal review of a potential development and to discuss possible modifications necessary to secure future approval of the plan.

Attachments:

1. [Location Map Falk Saltire.pdf](#)
2. [Sketch Plan Falk Property Narrative.pdf](#)
3. [Concept Sketch Plan Falk Saltire.pdf](#)
4. [Land Use Maps 2040 Comp Plan.pdf](#)
5. [Parks and Trails Maps 2040 Comp Plan.pdf](#)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

☐ Budgeted☐ Non Budgeted☐ Amendment Required

LOCATION MAP—FALK/SALTIRE SKETCH PLAN





M/I Homes of Minneapolis

Falk Property

**SUBMITTAL FOR:
Sketch Plan**

WACONIA, MINNESOTA

August 21, 2023

Introduction

PulteGroup ("Pulte") is pleased to be submitting this application. Pulte will be the applicant and developer for this proposed neighborhood. M/I Homes will be building homes at this site as well. Pulte's company mission statement is ***"Building Incredible Places Where People Can Live Their Dreams."*** We currently operate under three distinct brands of homebuilding in the Twin Cities: Pulte Homes, Centex, and Del Webb. Our office is in Bloomington. We have a strong reputation for our superior floor plans and being easy to work with. M/I Homes builds new homes that are energy efficient, water efficient, and sustainable. M/I Homes uses trusted brands for building materials and appliances. M/I is determined to offer the kinds of designs that help a house become a home.

Applicant Team

Pulte will act as developer of the property and builder of many of the homes. The primary contact for Pulte is Dean Lotter, Manager of Land Planning & Entitlement. Dean's contact information has been provided to City staff.

The planner, surveyor, civil engineer, and landscape architect are:

Westwood Engineering
Ryan Bluhm
12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343

The Property

Legal Descriptions:

The West Half of the Southwest Quarter (W ½ of SW ¼), Section 30, Township 116, Range 24, Carver County, Minnesota.

And also,

The West Half of the Northwest Quarter (W 1/2 of NW 1/4), Section 30, Township 116, Range 24, except the South 260 feet of the East 418.84 feet, Carver County, Minnesota.

Property Identification Numbers:

Parcel 1: 070300200

Parcel 2: 070300100

Addresses:

Parcel 1: 9550 Little Avenue

Parcel 2: 10080 Little Avenue

Key Facts

- | | |
|-------------------------------------|---------------------------|
| • Comp Guide | Residential |
| • Proposed zoning | PUD |
| • Proposed use | Single Family Residential |
| ○ Gross acreage | 230.9 acres |
| ○ Major ROW | 13.7 acres |
| ○ Delineated Wetlands/Creek | 66.9 acres |
| ○ Mixed Use Outlots | 10.5 acres |
| ○ Apartment Outlots | 8.0 acres |
| ○ Retained Lot | 0.9 acres |
| ○ Floodplain | 8.7 acres |
| ○ Net Acreage | 122.2 acres |
| • Number of single family homes | 323 SF Homes |
| • Pulte Lot Dimensions (63 lots) | 60 feet |
| ○ SYSB | 5/10 feet |
| ○ Lot Depth | 130 feet |
| • Pulte Lot Dimensions (78 lots) | 65 feet |
| ○ SYSB | 5/10 feet |
| ○ Lot Depth | 135 feet |
| • MI Homes Lot Dimensions (71 lots) | 40 feet |
| ○ SYSB | 5/5 feet |
| ○ Lot Depth | 135 feet |

- MI Homes Lot Dimensions (111 lots)
 - SYSB 50 & 60 feet
 - Lot Depth 5/5 feet
 - Lot Depth 130 feet

Site Plan

The Falk site is located just south of County Road 10. To the east is Little Avenue which will become the future County Road 92/Laketown Parkway. 102nd Avenue or the future County Road 10 runs along the southern property line. Farmland and wetlands are to the west of this site. Pulte and MI Homes are partnering on this project to offer a variety of single-family homes that will also come with a variety of price points. The entire Falk site will need to be annexed into the City of Waconia. Waconia's comprehensive plan has several uses guided for this site such as mixed use, high, medium and low density residential. Pulte and MI Homes' proposal meets the low density residential component of this site while leaving the medium and higher density areas to be developed at a future time by other developers.

Land to be retained by the seller: There are three parcels of the Falk site, all located in the northeast corner, that will be annexed into the Waconia City limits, but retained by the seller. Of the outlots retained by the seller, one which is located in between County Road 10 and Klein Road is anticipated to eventually be acquired by the County and used for the future County Road 92/Laketown Parkway alignment. The other two parcels located south of County Road 10 and separated by the future County Road 92 alignment is anticipated to be apartments to the west and mixed use to the east.

Wetlands and Tributaries: There are significant amounts of wetlands on this site and some tributaries as well. Great care has been taken to navigate the proposed development throughout the site to minimize wetland impacts of our development to the greatest extent possible. Minimizing impacts to the wetlands was one of the largest considerations as we worked through various iterations of our site planning.

Southwest Corner of the Site: The southwest corner of the Falk Site lends itself to being dedicated as parkland. Neighborhood access will be gained via trail connections into the park. In future years when 102nd becomes County Road 10, this park will be highly visible.

Business Park: We understand that cities spend a lot of time creating their comprehensive plans. Comp plans allow for orderly growth as well as identify land use priorities and goals of a given city. We understand that the City has the goal of developing a business park east of Little Avenue. Developing the Falk site enables the business park to be ready for development soon thereafter.

Energy Efficiency

The homes that Pulte will be constructing will have extremely high energy efficiency. Each home is tested using the Home Energy Rating System (HERS) index, which is the industry standard for measuring energy efficiency. Heating, cooling, and water heating constitute the largest cost of homeownership outside of the mortgage. The U.S. Department of Energy has determined that a typical resale home scores 130 on the HERS Index while a home built to the 2004 International Energy Conservation Code is awarded a rating of 100 (lower is more energy

efficient). Pulte Homes measures the HERS score of every new home constructed. The average HERS score for our single-family homes runs in the range of 47 to 53.

Pulte Homes

Pulte Homes is known for the extraordinary steps that we take to ensure that we are designing and building homes that meet the needs and desires of home buyers. We continually reach out to home buyers and Pulte homeowners to get feedback to improve our home designs. It is what we call Life Tested®. Through this intensive process, we have conceived of and incorporated innovative features. In striving to continually be in lock step with the home buying public, we update the design of our homes frequently. These changes are driven by the desires and tastes of the home buying public through the process described above.

Pulte will continue to build homes like what we have built in the Interlaken development just to the north. We would be building those homes on 60 foot lots. On the 65 foot lots we would be building larger move up homes for growing families needing extra living space. Please note that all of the below square footages exclude finished basement area.

60-foot lot homes

Northfield, Radcliff and the Kensington

- 1949 – 2645 square feet
- 3 to 4 bedrooms
- 2-3 bathrooms
- 3 car garage

65-foot lot homes

Newberry, Linwood, Mercer, Ivy, Continental and the Waverly

- 2391 – 3257 square feet
- 3 to 5 and 4 to 6 bedrooms
- 2.5 to 3.5 and 2.5 to 4 bathrooms
- 3 car garage

MI Homes

MI Homes will be building their Carriage Collection and Hans Hagen Collection (Villa) home line ups.

40-foot lot homes

Bradley, Everett, Hannah, Reece

- 2,033 – 2305 square feet
- 3 to 4 bedrooms
- 2 bathrooms
- 2 car garage

50- 60-foot lot homes

Alpine, Amelia, Aspen, Birch, Cedarwood, Cedarwood II, Elmwood IV, Grayson, Graystone, Hillcrest, Ivy, Langford, Leo, Magnolia, Sage, Sycamore II, Willow II

- 1,245-2,938 square feet

- 2-3 bedrooms
- 2-2.5 bathrooms
- Garage: 2-3

Summary

We are pleased to submit this sketch plan for your consideration. This is a unique site with its dramatically changing topography and voluminous wetlands. Pulte and MI Homes are excited to offer our different home line-ups in our proposed site plan. Along with providing needed housing options to Waconia, our proposal would also extend the necessary utility and road infrastructure to the area that will make City's goal of a business park obtainable. We look forward to receiving comments and feedback from the Parks Commission, Planning Commission and City Council so that we may refine our proposal further.

This submittal includes:

Project Narrative

6 large site plans

1 11 x 17 site plan

1 electronic copy

Westwood

Phone (952) 937-5150 12701 Whitewater Drive
Fax (952) 937-5822 Minneapolis, MN 55443
Toll Free (866) 935-5150 westwood.pulte.com

Westwood Professional Services, Inc.

8/11/23
0042349



Gross Site Area:	230.9 ac
Major R/W: (CR 92 8.0 ac; CR 10 3.6 ac; 102nd 2.1 ac)	~13.7 ac
Delineated Wetlands / Creek: (Net Major R/W)	~66.9 ac
Mixed Use Parcels: (net r/w & wetlands)	~10.5 ac
Apartment Outlot: (As defined)	~8.0 ac
Retained Lot: (As defined)	~0.9 ac
Floodplain: (beyond wetlands)	~8.7 ac
Net Developable Area:	122.2 ac
Neighborhood Park:	~5.4 ac
Project Ponding/Openspace: (Includes ponds/buffers, woodlands, floodplain, etc; net wetlands & parks)	~38.5 ac
Proposed 40' SF Lots: (40' wide x 135' deep typical; 5/5' SSBK)	71 Lots
Proposed 50'-60 SF Lots: (50' & 60' wide x 130' deep typical; 5/5' SSBK)	111 Lots
Proposed 60' SF Lots: (60' wide x 135' deep typical; 5/10' SSBK)	63 Lots
Proposed 65' SF Lots: (65' wide x 135' deep typical; 5/10' SSBK)	78 Lots
Overall Resid. Units:	323 units
Overall Net Density: 323 un / 122.2 net developable ac	2.6 un/ac

Aerial photography from State of Minnesota;
Topography from State LIDAR

