

CITY OF WACONIA
September 7, 2023

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

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

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

2) [Adopt Agenda](#)

Braaten had no changes to the agenda.

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

3) [Minutes Approval](#)

3.1 [August 3rd, 2023, Planning Commission Meeting Minutes](#)

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

[Cover Page](#)

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

4) [New Business](#)

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

[Cover Page](#)

[Location Map_150 Stacy Circle.pdf](#)

[Campbell Narrative.pdf](#)

[Certificate of Survey_Campbell.pdf](#)

[REVISED Stormwater Plan.pdf](#)

[Stormwater Plan Review Comments_REVISED Plan.pdf](#)

Braaten presented the After-The-Fact Variance for 150 Stacy Circle. This item was tabled August 3rd, 2023, after determining the City Engineer/Public Services Directors need to review the revised stormwater plan. The applicant provided a second revised storm water plan the night before the meeting. Braaten forwarded the updated information to the Commission members and to the City Engineer/Public Services Director to review. Braaten explained the difference between the revised plan and the newly revised plan.

Paulsen added the property is within the shoreland overlay in which the maximum impervious coverage is 25%. There are no other standard provisions in our ordinance that state alternatives for going over the 25%.

Gretchen and Will Campbell, 150 Stacy Circle, Waconia, MN 55387.
Comments and Concerns:

- Paulsen asked if the Campbell's were aware of maintenance of the rain gardens.
- Polunc wondered if the city was going to be responsible to monitor the hydrology/engineering techniques of these changes to replace % of impervious coverage. Braaten stated its normal to have a maintenance agreement with projects like this one.

Motion by Paulsen, seconded by Polunc to table the After the Fact Variance for address 150 Stacy Circle to give the City Engineer and Public Services Director time to review and advise. MOTION CARRIED.

4.2 PUBLIC HEARING - Variance - 483 Lakeview Terrace Boulevard

Cover Page

1. Location Map 483 Lakeview Terrace Blvd.pdf

2. Public Hearing Notice

3. Waconia Variance Request Narrative.pdf

4. 483 Lakeview Terrace Survey and Proposed 11x17.pdf

5. Public Hearing Comment Mortensen

Braaten displayed the address, 483 Lakeview Terrace Boulevard. The parcel is zoned R-1 and located in the shoreland overlay district. The existing site survey shows they are meeting current impervious coverage of 24.9%. The homeowners are requesting the proposed home to be 29.3% impervious coverage.

The trench system has been approved by the City Engineer. The restoration of the shore impact zone would be put back into native species consistent with the requirements of soil and water.

Paulsen mentioned the non-conforming lot size. The lot was created before the zoning ordinance were in place. Our non-conforming standard requires to use the same footprint of the existing.

Zellman opened the Public Hearing.

Mike Fritz, M & M Home Contractor.

Mr. Fritz explained in detail the trench system. Instead of a rain garden they decided to go with the trench system. This system is about 4 ½ feet deep and water is directed toward the trench. The site survey shows the grading lines that are coming in deeper than a rain garden.

Paulsen questioned whether its better for the lake to have the trench system or higher impervious coverage. Fritz suggested the answer to come from the city engineer.

Polunc talked about the soils and the soil borings. Fritz stated the engineer they hired did hand borings to come up with this trench system. The experts are the engineers who approved and signed off on the project.

Conversation regarding the extra 4.3% over the impervious and what it would take to get the impervious down to 25%. A reminder that the current home does not meet any of the required setbacks and the proposed new home will meet all setback requirements except for the 29.3% impervious vs 25%. Questions were asked about ongoing maintenance for the trench system. A maintenance agreement would be needed.

Tim and DeAnn Buss, 483 Lakeview Terrace Boulevard, Waconia, MN 55387

Zellman asked Buss what the unresolved noise issue consisted of regarding the public comment. The noise complaint was regarding their dog barking. Problem had been resolved.

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

Genz explained the difficulty in making these decisions because of not having definitive information and answers available. Questioning if these options are acceptable for going over hard surface cover. Braaten stated the options are changing continuously. It would be difficult to single out and choose certain options that apply to the ordinance. There will always be changes.

Paulsen's concern is to find out if the trench system design is better for the lake than existing condition.

The 25% impervious calculations come from the Shoreland District State Statute that were adopted by the state.

Motion by Paulsen, seconded by Polunc to table the Variance for impervious surface until staff receives further information from the DNR. Motion tabled with a 3-1 vote. MOTION CARRIED.

4.3 Sketch Plan - Falk-Saltire Properties - Pulte Group

[Cover Page](#)

[Location Map Falk Saltire.pdf](#)

[Sketch Plan Falk Property Narrative.pdf](#)

[Concept Sketch Plan Falk Saltire.pdf](#)

[Land Use Maps 2040 Comp Plan.pdf](#)

[Parks and Trails Maps 2040 Comp Plan.pdf](#)

Braaten presented the Falk Sketch Plan submitted by the Pulte Group. This is an informal discussion among the Pulte Group and Commission members to discuss and advise a potential project. The location of the property is County Road 10 east out of town to Little Avenue to 102 Street. This property is still within the township. This is a growth area. This sketch plan will also be brought to the Park Board.

Pulte Group-presentation of the Falk-Saltire Properties.

Introduction to the area and the neighborhood design being proposed. The Falk property is mostly in the transition area 2020-2030 plan. Property is in the orderly annexation area which has a variety of guided uses. Pulte Group is an active builder that partnered with M/I Homes.

The neighborhood design was shown displaying the M/I and Pulte Homes lots. The southwest corner of the property is designated for parkland and a foot bridge. The guided land uses on this property is a variety of high, medium, low density and mixed use.

Discussion addressing the future County Road 10 ROW and future Laketown Parkway. The topography on this site shows streams, wetlands, and tributaries to work around in this design. Conversations with the City Engineer to bring utilities to the property.

The sketch plan is showing 323 single family homes along with trails and parkland.

Commission members comments and concerns:

- Asked about impervious surface coverage, shoreland overlay and side yard setbacks.
- Discussion regarding R-5 High Density Residential District.
- Questions about extending utilities for the water and sewer capacity.

- Requirements for fencing, screening and berm requirements for the homes abutting the county road.
- A traffic study was completed.
- Next steps: Address the Park Board, City Council in October and start time would possible be summer of 2024.
- The development should happen in two phases.
- Road widths.
- Cost price points of these homes

5) Old Business

There will not be a work session tonight.

6) Other

Update:

- Comp Plan Amendment for the Klinkner property. They withdrew the application before the City Council meeting.
- City Council approved the metal shipping structure at 219 Frontage Road.
- City Council approved the New Creations Daycare.
- Next Planning Commission meeting will be held October 12th, 2023.

Adjourn

Motion by Zellman, second by Paulsen to adjourn at 8:15 PM. MOTION CARRIED.

ATTEST: _____

Brenda Stein, Office Assistant