

CITY OF WACONIA PLANNING COMMISSION
THURSDAY, SEPTEMBER 5, 2024

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 voted aye. MOTION CARRIED.

3) [Minutes Approval](#)

3.1 [August 8th, 2024, Planning Commission Meeting Minutes](#)

[Cover Page](#)

[August 8th, 2024, Planning Commission Meeting Minutes.docx](#)

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

4) [New Business](#)

4.1 [PUBLIC HEARING - Amend Section 900.04, Definitions and Section 900.05.7, B-1 Highway Business District - Rural Lifestyle Retail Use](#)

[Cover Page](#)

[Narrative for Text Amendment to Code Section 900.04 and 900.05.7.pdf](#)

[Proposed Text Amendment.pdf](#)

[Site Plan - Waconia TSC 11x17.pdf](#)

[Typical TSC Building Elevations11x17.pdf](#)

[Mobile Loading Ramp.pdf](#)

[Typical TSC Site Examples.pdf](#)

Braaten presented the proposed amendment to Section 900.04, Definitions and Section 900.05, B-1 Highway Business District – Rural Lifestyle Retail Use.

The public hearing is for an ordinance amendment to include what the applicants are defining as rural lifestyle retail which would allow outdoor storage and display within designated areas without screening, a movable loading dock, and to allow fencing to exceed the 8-foot height maximum allowed in the B-1 Highway Business District. This amendment is in association with a future application for Tractor Supply. Concept plan and imagery is included in the packet.

No public comments have been received.

Comments and Concerns:

Jacob Sauflley, Larkin Hoffman (on behalf of the applicant) explained their definition of Rural Lifestyle Retail.

The definition use reflects only the B-1 Business District. This section also added performance standards and exceptions to certain uses allowed in the B-1 Business District. Outdoor storage and storage display is the main issue.

Mr. Soto, the applicant, displayed the location of the proposed business at Marketplace Drive and pointed out each area on the property. Additional slides were shown to identify the building, sidewalk, fenced area and display locations.

Other code changes proposed in the district:

- Sales of Rural lifestyle equipment/motorized vehicles.

- Moveable loading dock for flexibility.

- Fencing in the outdoor storage area for security.

Genz asked about the 4 items proposed under Rural Lifestyle. Braaten explained in detail and gave examples of how these changes apply to permitted use with special restrictions in the B-1 Highway Business District.

Polunc asked about the modification and revised language from the Attorney. Discussion followed.

Mr. Sauflley commented on the City Attorney reframing and revising the Zoning Code given his expertise. Some clarity is needed on areas such as the movable loading dock, store front display, trailer display, and clarification regarding the fencing, but the applicant was generally in agreement with the proposed changes by the City Attorney.

Grenz stated that the 16 feet high chain link fence seemed excessive.

Comments and Concerns:

Karen Smith, District Manager of Tractor Supply.

One movable loading dock is proposed. Continued discussion regarding screening the loading dock.

Grenz opened the public hearing.

Comments and Concerns:

Steve Yetzer, Waconia, MN 55387.

Yetzer stated he would like to see Tractor Supply in Waconia and that the Planning Commission should work with the applicant.

Comments and Concerns:

David Soto, Atwater Group.

Reconfirming the size of the loading dock to be 4' high and 36' long.

Paulsen suggested to strike item number 6 in the proposed ordinance language as it seemed restrictive and unnecessary.

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

Motion by Paulsen, to approve the amendment of sections 900.04 and 900.05.7, B-1 Highway Business District with the recommendation to strike item 6 in the proposed language, second by Peterson. Further discussion to amend item 4 to allow a 12-foot fence vs 16' high fence. All in favor voted aye. MOTION CARRIED.

City Council meeting on September 16th.

5) **Old Business**

No Old business

6) **Other**

Staff Update:

Single Family Home permit-68
Townhome permits-23
Epermits-332

-Braaten gave appreciation to Commissioners regarding the hard work, consideration, and and conversations regarding the Second and Olive Street project, which he informed the Commission that the City Council approved.

-October 3, 2024, is going to be a busy meeting. Council had passed an Extra Territorial Subdivision Review approval, which is reviewing a subdivision before annexation. This review is for the Falk property located along County 10 and Little Avenue.

Ordinance Amendment from Koch Bus Company.

Site Plan Review for the property on 8th Street and Industrial Blvd.

Motion by Polunc, second by Paulsen to adjourn. All in favor voted aye. MOTION CARRIED.

Adjourn

Work Session - Cannabis Regulation Discussion

ATTEST: _____

Brenda Stein, Office Assistant