

**CITY OF WACONIA
APRIL 9, 2026**

1. CALL MEETING TO ORDER AND ROLL CALL

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

The following Commissioners were present: Planning Commission Member Genz, Planning Commission Member Polunc, Planning Commission Member Paulsen, Planning Commission Member Peterson, Planning Commission Member Weckman

The following Commissioners were absent: Planning Commission Member Malinski

The following Commissioners were present but not voting:

2. ADOPT AGENDA

Braaten had no changes to the agenda.

Commissioner Weckman made a motion to adopt the agenda, seconded by Commissioner Paulsen.

MOTION CARRIED

3. APPROVAL OF MINUTES

1) February 5, 2026, Planning Commission Meeting Minutes

Commissioner Polunc motioned to approve the minutes from the February 5, 2026 Planning Commission meeting, seconded by Commissioner Weckman.

MOTION CARRIED

4. NEW BUSINESS

1) PUBLIC HEARING – Woodland Trail Preliminary Plat, & PUD Zoning Request– 9350 Airport Road

Braaten introduced the Woodland Trail public hearing, including the past history of it. He went through showing where the parcel was. The applicant is requesting PUD

Zoning. The property is still in Laketown Township. Braaten explained the steps for the application. He described the future highway layout. He also talked about the proposed trail and how it will connect with the underpass under Hwy 5. He also showed where the future trail would go.

Paulsen asked about the modification to Airport Road. Braaten explained the logistics of doing it.

The plat is approx 61 acres. He identified where the low and medium density along with the wetland areas are located and are proposed to be located. He also showed where the vehicular accesses were. The roads have been reviewed by the City engineer and fire chief. Braaten went on to talk about the future regional lift station location, which will be constructed in association with this project. Braaten reached out to Carver County, giving them a heads-up. They stated they were aware. He went on to talk about landscaping and screening. Discussion followed.

Braaten explained the PUD request. The applicant is proposing 127 single family homes and the request includes 50% hardcarver per parcel along with some reduced rear and side yard setbacks. This PUD is very similar to othe existing PUD's the city has approved over the last handful of years. Grading, utilities & drainage issues have been noted and will be reviewed. Landscape and screening plans were shown and discussed. Public Hearing notices were posted and mailed as required.

Discussion followed regarding the setback along the future County Road 92 corridor as City Code requires a 50 foot minimum setback and the applicant is requesting a 40 foot setback. More discussion came up about the setback in the rear yards.

Commissioner Genz asked to get a motion to open the public hearing.

Commissioner Paulsen motioned to open the Public Hearing

Second, by Commissioner Polunc.

MOTION CARRIED

Jill Sabol, 9430 Airport Road questioned who would be paying for improvements on Airport Road.

The other question she had was where the trail connection would go in conjunction to Laketown School. Discussion followed.

Bob MacMullan, 959 Firesteed Ridge asked about the 92 corridor and the lift station, and realigning Airport Road. He asked if there is any sort of timeline for that. Braaten stated that County doesn't have a timeline on when the future County Road 92 extension will be built. Talk continued about the annexation process. Discussion followed.

Reid Schulz, Tamarack Land Development. He talked about what the current market is looking like and also gave a recap of this project of what to expect. He talked about the 40' setback from the County Road 92 corridor which would

include berms and plantings. Reed went on to mention the different rear setbacks within the plat.
Commissioner Paulsen asked Braaten to explain more about the Wetland protection Analysis. Braaten explained why it is included in the request.

Genz asked for a motion to close the public hearing.
Commissioner Weckman motioned to close the public hearing.
Seconded by Commissioner Paulsen.

MOTION CARRIED

Commissioner Paulsen motioned to approve the Preliminary Plat with the 21 conditions.
Seconded by Commissioner Polunc.

MOTION CARRIED

5. OLD BUSINESS

No old business.

6. OTHER

1) 2025 Land Use Summary

Braaten presented the 2025 Land Use Summary.

2) Election of Officers

Braaten explained the process for nominations for the commission.
He opened it up for nominations.
Commissioner Weckman nominated Chair Genz. To remain as chair.
Seconded by Commissioner Peterson.
Braaten called for a vote.
The vote passed, Chair Genz was selected as chair.

Braaten asked for nominations for Vice Chair
Commissioner Paulson nominated Commissioner Polunc for Vice Chair
Seconded by Chair Genz.
Braaten called for a vote
The vote passed. Commissioner Polunc was reelected Vice Chair.

3) Staff Update

Commissioner Polunc asked if there was concern about the e-bikes. Discussion followed. Maybe put something in the monthly newsletter.

Braaten briefly gave updates related to the following topics:

- Planning related to the former UFC site.
- May Planning Commission meeting will include the site plan update for the future water treatment plant.
- 2050 Comp Planning to begin in 2027.
- Discussion followed.

7. ADJOURN

Motion made by Commissioner Weckman to adjourn the meeting

Seconded by Commissioner Peterson

MOTION CARRIED

Adjourned at 7:46 PM

Respectfully Submitted,

David Havlik