

CITY OF WACONIA
JUNE 4, 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 Peterson, Planning Commission Member Weckman.

The following Commissioners were absent: Planning Commission Member Paulsen, Planning Commission Member Malinski.

The following Commissioners were present but not voting: None

2. ADOPT AGENDA

A motion was made by Commissioner Weckman to adopt the agenda.
Seconded by Commissioner Peterson.

MOTION CARRIED

3. APPROVAL OF MINUTES

1) May 7th, 2026 Planning Commission Meeting Minutes

Motion made by Commissioner Weckman to approve the May 7th minutes.
Seconded by Commissioner Peterson.

MOTION CARRIED

4. NEW BUSINESS

1) PUBLIC HEARING — Amend Sections 900.05.7, B-1, Highway Business District, Section 900.06.1.D Cannabis Retail Business Buffer Requirements and Section 900.11, Uses Permitted by Conditional Use Permit (CUP) and Interim Use Permit (IUP)

Braaten introduced the ordinance amendment. He explained the history of the Cannabis discussion and the language that was adopted in 2024.

He also explained what is allowed in the Industrial District and Highway Business District and displayed the zoning map to help explain permitted uses and existing locations.

The request is to modify the different retail buffers and to amend the B1 District to allow micro and mezzobusinesses as an interim use.

Commissioner Genz asked if other Commissioners had any questions for Braaten. Commissioner Genz asked for clarification of the micro and mezzo. Braaten explained the difference. The main difference is the square foot plant capacity, which would allow the license holder to be all-inclusive.

Commissioner Genz opened up the public hearing.

Charlie Levine of Lakerown Farms LLC came up to further explain his ideas and talked about the history of the business and further explained the difference between Micro and Mezzo operations.

Polunc asked if Mr. Levine would consolidate his operations at the new location. Mr. Levine stated that he wouldn't change his 1400 Mill Lane do due to the Sunflower business and it being 2 separate entities. Braaten showed different measurements of buffer possibilities.

There was discussion on how the measurement would be taken to ensure that businesses are staying the proper distance away from schools and parks. The current ordinance measures from property line to property line.

More discussion followed about other buffers in place. Braaten showed different measurements of buffer possibilities. Commissioner Weckman asked if there were other buffers in place to compare how they were measured. Braaten said what comes to mind is using the shoreland overlay buffer that we use showing the buffer from lakes and streams. Otherwise, there isn't any other historical data that we keep.

Our ordinance allows for 2 cannabis retail locations.

More discussion followed regarding buffers. Commissioner Genz talked about the different measurement possibilities between locations.

Motion by Commissioner Polunc to close the public hearing, seconded by Commissioner Weckman.

MOTION CARRIED

Polunc asked about the interm vs. conditional permit.

Mr. Levine came back up to discuss interim versus conditional use permits. He also mentioned a couple of other cities lowered/reduced their buffer requirements.

Commissioner Polunc made a motion to deny the request by Mr. Levine to amend the city's cannabis buffers and the uses allowed in the B-1 district. Seconded by Commissioner Weckman.

MOTION CARRIED (4/0)

It will now go to the City Council meeting on June 15th with the Planning Commission's recommendation.

5. OLD BUSINESS

There was no old business.

6. OTHER

1) Staff Update

Abdi opened the staff update and displayed the proposed updates to the Jimmy

Johns/Buffalo Wild Wings facade and signage at 140 Depot Drive.
Braaten updated the Commission on the shoreland flex ordinance, indicating the draft had been submitted to the DNR for review.

The small area plan open house was held on 6/2 Tuesday night and approx. 30 people were in attendance with a lot of comments.

The next Planning Commission meeting is July 9th.

Carver County has submitted a site plan application for the Trails Edge Senior apartment building.

The Elm Creek Ridge development agreement was approved, and they want to start grading soon.

Woodland Trail. We are working on annexation.

7. ADJOURN

Motion by Commissioner Weckman to adjourn the meeting.

Seconded by Commissioner Peterson

MOTION CARRIED