

CITY OF WACONIA
JULY 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 stated there were no changes to the agenda.

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

MOTION CARRIED

3. APPROVAL OF MINUTES

1) June 4, 2026, Planning Commission Meeting Minutes

Motion made by Commissioner Weckman to approve the June 4th minutes.
Seconded by Commissioner Peterson.

MOTION CARRIED

4. NEW BUSINESS

1) Site Plan — Trails Edge Senior Apartments at 905 Airport Road

Braaten introduced the Site Plan explaining the history and location of the parcel. He indicated that the project met parking, setbacks, landscaping and hardcover requirements.

Discussion followed regarding the proposed 55+ affordable apartment project.

The commissioners didn't have questions. Braaten suggested striking condition #8 due to the applicant submitting a lighting plan prior to the meeting.
Genz asked about the sloped portion of the property on the east side of the development. Braaten explained that the sloped area would be required to be stabilized and vegetated.

Allison Streich, Executive Director, Carver County CDA explained the landscaping plan and the intent would be to stabilize and maintain the slope, similar to what has been done on the neighboring CDA property. More discussion followed.

Commissioner Genz made a motion to recommend the Site Plan for Trails Edge with the 8 conditions identified in the staff report.

Seconded by Commissioner Polunc

Motion carried

2) Small Area Plan — 801 Hwy. 284

Braaten introduced the agenda item and thanked the Commissioners and those in the public who attended meetings and provided feedback related to the small area plan for 801 Hwy. 284. Braaten then introduced Lance Bernard, TC2, the consulting firm hired to complete the plan.

Lance Bernard, TC2 explained the beginning process for this project. He explained the feedback received and the different scenarios/concepts that could be supported by the nine-acre site. He talked about the development framework. Further, he mentioned the market study completed by Maxfield and how it informed would could be constructed on the property. The plan tries to address the city's expectations and design characteristics while keeping it flexible and respecting the comments of the public. Bernard explained the design principles included in the plan. He also explained next steps and that they were looking for a recommendation so that this item could be brought to the City Council for consideration.

Paulsen referenced the draft report and asked if the consultant felt that the city has a high-quality gateway now. TC2 went on to explain.

Genz asked about the inclusion of the housing elements in all of the concepts when the community comments indicated that residential was not preferred in this area. Discussion followed related to the market study, and the existing uses in the area. Braaten explained the balance that this area is trying to obtain. Genz stated that the survey suggested that townhomes were not what the residents wanted.

Polunc asked if MDOT had become involved with Hwy 284 and Highway 5. More discussion followed.

Paulsen asked if this was just a guide. Braaten indicated that this was intended to provide direction to possible developers regarding what the city might support on this property for development purposes.

Weckman stated he was concerned about the commercial aspect. He mentioned the

gateway effect. Weckman did not believe the addition of some housing and 3 commercial pads was creating a gateway location in our community. Discussion followed.

Polunc asked about next steps. Lance stated that they would bring the Small Area Plan and ideas and recommendations of the Planning Commission to City Council for review and acceptance. The next step would be for the City to put out a request for proposals (RFP) to see what developers might be interested and their visions for the property.

Al Symanietz, 26 West 10th Street noted that information has been brought to his attention by potential developers, and he asked how the city felt about moving the entrance to the property to 10th Street. Genz stated that he had asked a similar question before during a joint work session and the answer was it would have to come from a developer and not the city for that to happen. His neighbors are open to talking about that idea.

3) PUBLIC HEARING –Amend Chapter 541 — Housing Ordinance for Rental Property

Abdi Sahal, Assistant Planner, introduced the proposed amendments to the Housing Ordinance for Rental Property and went through the proposed changes. Adding a 3 strike enforcement part was one of the proposed amendments. He went through those action items for offenders. Discussion followed regarding the enforcement as proposed versus what is currently in our ordinance and how many short term rentals are currently within the City Limits.

Polunc asked about the buffer requirement and how it would be measured if adopted. Sahal indicated that it would work similar to other buffers in the community and that it would be from the property line of the short term rental.

Genz had concerns with some of the regulations due to the different scenarios that could occur at these properties with the number of people/cars per VRBO owner. Braaten explained that the proposed regulations would allow staff greater enforcement tools. Discussion followed regarding grandfathering of existing short term rentals.

Genz asked about the lodging tax. Braaten responded that lodging taxes are required now, which are not being paid. This will be enforced moving forward.

Genz asked where the red line changes came from. Sahal explained that the redlined version was a direct response to comments made by the City Council at a past work

session.

Polunc asked if neighboring property owners get notified if a property becomes a short-term rental. Also, a local contact person should be posted so that the city staff know who to call. There isn't a notification process for adjacent property owners when a property becomes a rental.

Genz asked for a motion to open the public hearing.

Motion by Commissioner Weckman, seconded by Commissioner Paulsen.

MOTION CARRIED

Stacy Nelson, 40 North Maple Street stated she wanted to preserve the neighborhood. She informed the Commission of how many VRBO's there are in close proximity to her home. She stated how many cars/problems there are and the people attending. She went on to talk about other instances that have happened in and around her neighborhood.

Genz asked to close the hearing.

Motion by Commissioner Weckman to close the Public Hearing. Seconded by Commissioner Paulsen.

MOTION CARRIED

Discussion followed related to rental license transfers, comparisons with other cities' regulations, enforcement issues, and when law enforcement should get involved.

Genz stated that long term rental should not have buffers as they don't change the neighborhood.

Braaten stated whatever recommendation happens tonight will go to the city council on June 20th.

Genz made a motion to recommend approval of the drafted regulations to include no long-term rental buffers, grandfathering the existing short-term rentals, and including an annual inspection. Commissioner Polunc seconded.

Genz asked if there was any further discussion. Paulsen and Weckman felt that the offenses should be stiffer, maybe a two strike system or higher monetary fines.

Discussion followed.

Commissioner Polunc then rescinded his second. Being that there was no other second to the motion, the motion to approve with recommendations failed. Braaten explained the options to the commissioners.

Motion was made by Commissioner Polunc and seconded by Commissioner Paulsen to table the proposed ordinance amendment and to have city staff provide the rental

ordinances for the City of Excelsior and the City of Wayzata and to schedule a work session to further discuss the short term rental ordinance language.

MOTION CARRIED 3 TO 2

5. OLD BUSINESS

No Old Business

6. OTHER

1) Staff Update

Braaten gave a quick update on residential permits, commercial permits and upcoming/ongoing City Council items.

7. ADJOURN

Motion made by Commissioner Weckman seconded by Commissioner Paulsen to adjourn

MOTION CARRIED

adjourned at 8:23