

CITY OF WACONIA, PLANNING COMMISSION
Thursday, July 11, 2024

- 1) Call meeting to order and roll call

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

Members Present: Polunc, Kamerud, Paulsen, Peterson, Weckman

Members Absent: Genz

City Liaison: Grengs

Staff Present: Braaten, Nelson, Havlik, Stein

- 2) Adopt Agenda

No changes to the agenda.

Braaten noted slight technical difficulties in recording tonight's meeting.

Motion by Peterson, second by Paulsen to adopt the agenda. All in favor voted aye. MOTION CARRIED.

- 3) Minutes Approval

- 3.1 June 6th, 2024 Planning Commission Meeting Minutes

[Cover Page](#)

[Planning Commission Minutes for June 6th 2024.docx](#)

Motion by Paulsen, second by Kamerud to approve the minutes as presented. All in favor voted aye. MOTION CARRIED.

- 4) New Business

- 4.1 PUBLIC HEARING - Variance - 343 Lakeview Terrace Boulevard

[Cover Page](#)

[Location Map \(1 Page\)](#)

[Public Hearing Notice \(1 Page\)](#)

[Application & Narrative \(4 Pages\)](#)

[Existing & Proposed Site Plan \(2 Pages\)](#)

[Stormwater Plan \(1 Page\)](#)

[Staff Review Comments \(1 Page\)](#)

[DNR Comments \(1 Page\)](#)

[Site Photos \(5 Pages\)](#)

[Native Plant Guidelines](#)

Nelson presented the variance request submitted by Maxx Williams to allow hardcover improvements up to 27.84% versus the maximum 25% allowed in the Shoreland Overlay District. A map of the area was displayed showing the layout of the house, property, shore impact zone and proposed restoration areas. The site survey shows the proposed house and the landscape improvements. Nelson described the drainage and the emergency overflow.

Polunc mentioned statements in the City Engineer's comments and wondered if the city has concerns with the soil type and the stormwater flow. Nelson explained in detail the City engineer's comments and indicated that the stormwater improvements were acceptable as proposed.

Polunc opened the public hearing.

Eric Robertson, NRD Landscape Design, representing 343 Lakeview Terrace Blvd Maxx Williams and Amanda Williams, property owners - 343 Lakeview Terrace Blvd
Comments and Concerns:

Paulson asked for an explanation regarding the portion of the variance application that states: *A variance shall not be granted by the Board unless it conforms to Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and do not result from the action of the petitioner.* Robertson stated that without the extra 2.84% the two walkout doors would not have landings.

Three trees were removed and will need to be replaced.

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

Motion by Paulson, second by Kamerud to approve the Variance with the 4 conditions stated in the staff report with a revision to condition 2 requiring the planting of one 8 foot coniferous tree and two 3 inch caliper deciduous trees to replace the trees removed in the shore impact zone. All in favor voted aye. MOTION CARRIED.

4.2 Site Plan & Design Review - 219 Frontage Road East

[Cover Page](#)

[Location Map.pdf](#)

[Crusher Crossfit_Waconia_Project Narrative.pdf](#)

[Crusher Crossfit_Architectural Drawings.pdf](#)

[Crusher Crossfit_Civil Drawings.pdf](#)

[Crusher Crossfit_Supplemental Drawings.pdf](#)

Braaten presented the Site Plan and Design Review application for 219 Frontage Road East showing a map of the location. The property is zoned B-1, Highway Business District. The applicant has proposed constructing a 680 square foot addition to the Crusher Crossfit building.

All setbacks, parking, hardcover and landscaping requirements have been met. One tree is to be planted. The plan will be reviewed by Public Services due to the utilities in the western portion of the site. A discussion regarding side and rear treatments to be constructed of the same material on all 4 sides. Braaten mentioned the condition of approval to vacate the 5-foot drainage and utility easement. The applicant has already submitted the application to vacate.

Kelsey Jarrett, Project Manager for HTG Architects.1010 Mainstreet, Hopkins, MN
Comments and Concerns:

Jarrett stated the existing stucco would be removed from the existing bathroom addition and it would become an interior wall. Architectural metal panels would be the exterior of the addition.

Motion by Kamerud, second by Weckman to approve the Site Plan and Design Review for Crusher Crossfit with the 10 recommended conditions of approval. All in favor voted aye. MOTION CARRIED.

- 5) Old Business
- 6) Other

STAFF UPDATE:

-Planning Commission meeting will be held August 8th rather than August 1st.

-A redevelopment plan has been submitted for the properties located at 2nd Street and Olive. The project consists of multifamily, commercial and retail space.

-854 Beach Road withdrew their variance application and brought the request to the City Council to allow private improvements on public property. The City Council denied the request.

-Goodwill site plan application was approved.

-71 New Home Construction permits issue so far this year.

Adjourn

Motion by Paulson, seconded by Wickman to adjourn. All in favor voted aye.
MOTION CARRIED.

ATTEST: _____

Brenda Stein, Office Assistant