

WACONIA PLANNING COMMISSION MEETING AGENDA



**Thursday, September 3, 2026
6:30 PM**

VISION STATEMENT

A thriving, connected community with deep roots: a great place to live for a lifetime.

MISSION STATEMENT

A city that leads, serves, and governs to enhance the quality of life for all community members.

**CHAIR: CHAD GENZ
MEMBER: JOE POLUNC
MEMBER: BRUCE PAULSEN
MEMBER: DARYL PETERSON
MEMBER: JACOB WECKMAN
ALTERNATE: SIMON MALINSKI**

**NOTE: TO ENSURE THAT YOU ARE PRESENT FOR ITEMS OF INTEREST,
PLEASE BE PRESENT AT 6:30 P.M.**

Those with items on the agenda should reach out to their staff contact. Others who wish to participate in the meeting, please contact the Community Development Director at 952-442-3106 or lbraaten@waconiamn.gov to make certain that you are called upon during the meeting.

- 1. CALL MEETING TO ORDER AND ROLL CALL**
- 2. ADOPT AGENDA**
- 3. APPROVAL OF MINUTES**
 - 1) August 6, 2026 Planning Commission Meeting Minutes**
- 4. NEW BUSINESS**
 - 1) PUBLIC HEARING – After the Fact Variance – 301 Oak Street South**

Open Public Hearing
Close Public Hearing

Motion recommending approval/denial of the three variances requested by the applicant to allow the existing garage to be located 9.8 feet from the rear lot line versus the 10 ft. minimum setback required; to be located 14.1 feet from 3rd Street where a 15-foot minimum setback is required; and to allow 36% hardcover on the

property where a maximum of 35% is allowed within the R-2 Single-Family Residential Zoning District.

2) PUBLIC HEARING – Variance - 441 Olive Street South

Open Public Hearing

Close Public Hearing

Motion recommending approval/denial of a variance to reduce the required 15-foot street-side setback from Fifth Street to approximately 6.2 feet, to allow construction of a new detached garage at the property located at 441 Olive Street South.

3) PUBLIC HEARING – Amend Section 900.06.7 Shoreland Overlay District

Open public hearing

Close public hearing

Recommend approval or denial of the proposed amendment to allow riparian properties, subdivided prior to January 1, 1976, up to 30% hardcover by right if certain conditions are met on the subject property.

5. OLD BUSINESS

6. OTHER

1) Staff Update

7. ADJOURN