

**CITY OF WACONIA  
JULY 7, 2022**

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 Grohmann at 6:30 pm.

|                         |                                                |
|-------------------------|------------------------------------------------|
| <b>Members Present:</b> | Zellman, Sarcletti, Grohmann, Sherman, Leshner |
| <b>Members Absent:</b>  | Leshner and Ludford                            |
| <b>Alternate:</b>       | Ludford - Absent                               |
| <b>Staff Present:</b>   | Braaten, Nelson, Havlik, Stein                 |
| <b>City Liaison:</b>    | Sorensen                                       |

2) [Adopt Agenda](#)

No changes to the agenda.

**Motion by Leshner, seconded by Sarcletti to approve the agenda as presented. All present voted aye. MOTION carried**

3) [Minutes Approval](#)

June 2nd, 2022, Planning Commission Meeting Minutes

**Motion by Zellman, second by Sherman to approve the June 2, 2022, Planning Commission Minutes. All present voted aye. MOTION carried**

4) [New Business](#)

[PUBLIC HEARING - Prohibition of Permanent Docks and Removal of Seasonal Docks.](#)

Lane presented the Public Hearing on the Prohibition of Permanent Docks, and the removal of Seasonal Docks was approved then removed from court case roughly a year ago. This will affect all Docks in Public Waters that have shoreline within the City in Public Waters. This Chapter does not regulate Commercial Docks, Marinas, or Public Docks. Lane went through the definitions and regulations explaining the prohibit docks in riparian lots. All Seasonal Docks and their components, including, but not limited to, supports, decking and footings, shall be removed from Public Waters for a period of not less than 90 days during November 1 and April 1 of each year.

Leshner reconfirmed that this would only cover the Waconia city limits. Braaten stated that the County does not currently regulate docks. The County abides by the DNR regulations.

Sherman asked if this language matched the previous ordinance. Lane stated the language has not changed.

**Grohmann opened the Public Hearing.**

No comments.

**Motion by Leshar, seconded by Sherman to close the Public Hearing. All in favor aye. MOTION carried.**

**Motion by Leshar, seconded by Sarcletti to approve the draft ordinance regulating permanent and seasonal docks within the City of Waconia. All in favor voted aye. MOTION carried.**

**SITE PLAN & DESIGN REVIEW - Darabi Dermatology - submitted by Stephen Paetzel, Mohagen Hansen Architectural Group**

Ethan presented and displayed the location of 839 Vista Blvd explaining the second phase of Darabi Dermatology. The first phase of this building has been approved so this review is for the addition of the 2nd phase. All zoning and setback requirements meet the requirements. Expansion of the parking lot meet all requirements. Nelson went through the requirements and appeared that everything is the same as the first submitted. An easement is required in the location of the fire hydrant. Landscaping, building materials and elevations are all compliant with meeting the requirements. The signage requirements are the submittal of separate sign permits.

Darabi asked about the 6 conditions of approval.

Leshar asked when construction will start, and Darabi stated next spring.

**Motion by Sherman, seconded by Sarcletti to approve Darabi Dermatology Clinic for the property located at 839 Vista Boulevard with the 6 recommendations of approval. All in favor voted aye. MOTION carried.**

**5) Old Business**

**PUBLIC HEARING – Woodland Creek 5th Addition Preliminary Plat and PUD Zoning Request**

Nelson presented the Woodland Creek 5<sup>th</sup> Addition Preliminary Plat and PUD Rezoning request Hartman Communities. This parcel includes 37 Single Family parcel lots which are villa lots. The location of the property is and extension of Woodland Creek addition. This vacant land consists of a partially open area, woods, and the creek. The applicant is proposing access to the development from the north via Campfire Drive West and Campfire Drive East. Both connections are from the original Woodland Creek development are accessed by Minnesota Highway 284 and Campfire Court North. Drainage/utility meet city requirements.

Nelson described this addition as:

55-foot-wide medium density lots

- Required setbacks: 25ft front yard setbacks.

15ft side yard setbacks. (7 ½ ft on both sides)

30 ft rear yard setback.

Maximum impervious coverage 35%

-Shoreland District: Lot width of 75ft, maximum impervious coverage 25%.

There is a request to increase the maximum impervious coverage to 50%.

Nelson stated this development has 3 outlots and describe each of them.

No signage has been proposed other than the development sign.

Nelson displayed and described the landscaping plan, tree inventory, removal of trees and the replacement process.

Continuation of the Public Hearing from the last Woodland creek application.

Sherman asked Nelson about the previous addition and what they were approved at.

Braaten indicated the process in which that the development was approved as a phased plat.

### **Grohmann opened the Public Hearing**

Leshner asked if the trail ends at Carver Creek. As of now it does but hopes of a trail at some point crossing the creek.

Leshner asked if there should be a condition in place to talk with Westwood about the trail. No extra conditions are required.

Leshner recalled signage by the creek regarding that the area needs to remain unchanged. This could be included in the Developers Agreement.

Leshner asked Hartman if he has concerns regarding these lots not having flexibility of any improvements and how he plans on passing along the word to potential buyers.

Terry Hartman, Hartman Communities, 1750 Tower Blvd, Victoria, MN.

Lengthy discussion inquiring about impervious surface coverage, shoreland overly restrictions, buffers setbacks regulations and building height.

Braaten addressed a possible work session with Commission Members on a way to provide education, clarity, and communication to potential property owners. This could be building in clarity in the Developers Agreement to explain to the potential homeowners.

**Motion by Sherman, second by Zillman to close the Public Hearing. All in favor voted aye. MOTION carried.**

**Motion by Leshner, second by Zillman to approve the Preliminary Plat Application and PUD Zoning request titled Woodland Creek 5<sup>th</sup> Addition, which proposes the development of the property located at PID# 750250300 with the 16 Conditions of approval. All in favor voted aye. MOTION carried.**

6) Other

Staff Update

- Lane gave an update on epermits that are available on the city website.
- Bus tour last Wednesday.
- 24 Dana Circle variance was denied by City Council.
- 115 Maple Terrace was denied by City Council they did not have a plan.
- Application for Scooters Coffee was submitted.
- 1,000 permits or the year, 112 single family homes, 8 townhome units, 163-unit apartment building.

Adjourn

There being no further business, Motion by Leshner, seconded by Sarcletti to adjourn at 7:45 pm. **All present voted aye. MOTION carried**

Dave Havlik, Office Assistant