

CITY OF WACONIA
July 6, 2023

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 by Sarcletti.

Members Present: Sarcletti, Leshner, Zellman, Polunc and Paulsen

Members Absent: Genz

Alternate Present: Paulsen

City Liaison Present: Yetzer

Staff Present: Braaten, Nelson, Stein

2) [Adopt Agenda](#)

Braaten had no changes the agenda.

MOTION by Leshner, seconded by Paulsen to adopt the agenda.

MOTION CARRIED.

3) [Minutes Approval](#)

3.1 [June 1st, 2023, Planning Commission Meeting Minutes](#)

MOTION by Polunc, seconded by Paulsen to adopt the minutes.

MOTION CARRIED.

[Cover Page](#)

[June 1st, 2023, Planning Commission Minutes.pdf](#)

4) [New Business](#)

4.1 [PUBLIC HEARING - After-the-Fact Variance - 125 First Street West](#)

[Cover Page](#)

[Location Map.pdf](#)

[Property Photographs_Existing.pdf](#)

[Bode Grays_Mechanical Screening Diagram.pdf](#)

[Herzog Engineering Bode Gray Rooftop Duct Screening Opinion Letter.pdf](#)

[JAmdal Architects Letter.pdf](#)

[Public Hearing Comment.pdf](#)

Braaten presented after-the-fact variance for Bode Gray's, 125 1st Street West. The applicant is requesting a variance to partially waive from the rooftop screening in the downtown district design standards. This standard is a requirement to provide accurate screening to roof top units. The standard states all rooftop equipment shall be screened from view of adjacent streets, public rights of way and adjacent properties.

Braaten mentioned one public comment in the packet.

Images displayed existing and proposed location of the roof top units in all directions of the building.

Sarcletti opened the Public Hearing.

Comments and Concerns:

Greg James, 125 1st Street West, Bode Grays-Applicant:

James mentioned the architects concerns with additional weight load added to the slanted portion of the roof. The flat roof is sturdy enough to support the added screening. Paulsen questioned James knowledge of needing the screening back in March and wondered what had changed. The structural architect comments state the weight load would be to much for the slanted roof portion. The flat roof portion will be screened.

Braaten stated if a roof top unit is visible to any part of a public right-of-way it will need to be covered.

Discussion took place regarding painting the roof top unit and what color it should be. Leshner talked about extending the screening a bit further to add more coverage.

Comments and Concerns:

Dan Madson, 16 West 1st Street, Waconia, MN 55387.

Comments regarding the older buildings in the downtown area that are being remodeled. Reinvesting in the downtown area is important, but it is hard for these older buildings to handle some of the structural requirements.

MOTION by Leshner, seconded by Zellman to close the Public Hearing for the After-The-Fact Variance. MOTION CARRIED.

Added comments by Commission members:

- Wondering about additional screening along with a color to match.
- Comments regarding the number of discussions from previous buildings.
- Following the Variance Criteria.
- Realization that the older downtown business may not have other roof top screening options.

James explained the amount of work it takes to reconstruction and save these older buildings in the downtown area.

Braaten summarized the options and views mentioned by commission members.

Lesher motioned to recommend approval of the After-The-Fact Variance for Bode Grays, 125 First Street West. Polunc seconded the motion. MOTION CARRIED 4-1 in favor of the variance with 7 conditions of approve and the addition to 1 more stating any mechanical unites visible from a public right of way should either be screened or painted in a manner consistent with the with the design of the building and be painted in a bronze/or similar paint.

4.2 SITE PLAN & DESIGN REVIEW - Valvoline

Cover Page

Location Map (1 Page)

Site Plan Application (4 Pages)

Proposed Site Plan (11 Pages)

Nelson presented the Site Plan and Design Review for Valvoline that will be located at 840 Markeplace Drive. Location of the address is north of Mackenthuns and west of Auto Zone.

The property is located in the B-1, Highway Business District. This lot is 55,441 square feet with all the lot requirements conforming. The only concern with the application was with the drive access that intersected between the access point to Machenthuns to the south and Marketplace Drive. Nelson stated the revisions were completed by the applicant.

Pedestrian's access and drive isles meet requirements. Trash enclosure is located at the southeast corner of the building. Screening mechanical equipment and off-street parking requirements have been met. All requirements for signage are approved as a separate permit. Grading, drainage and utilities requirements all have been met. One storm sewer item was brought up by the City Engineer regarding a minor modification. Landscaping trees need to be out of the easement of utilities which may require a different location. Lighting, design standards and material standards are met.

Lesher inquired about the trees located in the utility easements along Highway 5. Braaten stated that it is not a requirement to have the trees planted along Highway 5 and they could be planted anywhere on site.

Comments and Concerns:

Jim Douthit, Applicant, San Antionio, TX

Questions from Leshar regarding the location of the trees in the easement and how they affect the utility lines. Douthit stated the trees located in the easements could be placed out of the easement.

Motion by Leshar, second by Polunc to approve the Site Plan & Design Review of Valvoline located at 840 Marketplace Drive. To include 7 conditions of approval adding an 8th condition that requires the applicant to coordinate with the owner of the transmission line on the north side of the property verifying location and species of trees to be proposed if they will located in the transmission easement. MOTION CARRIED.

5) Old Business

6) Other

Staff update:

- Council approved the TCO application expansion.
- Council approved the fence variance on Kinder Drive.
- Waconia 1 site plan and variances were approved.
- The billboard ordinance was denied for the Dynamic signage. Council did recommend the timing of the dynamic sign be reviewed.
- August Planning Commission meeting:
 - Comp Plan Amendment for the Klinkner property located north of Waconia Landing and on the west side of County Road 10. The property consists of 80 acres of low density residential is proposed.
 - Crusher CrossFit has submitted site plan and variance to use storage containers for the addition.
 - After the fact variance for hard cover in the shoreland overlay district.
 - New Creation Daycare next to Kwik Trip located on the south portion that would be roughly 12,000 sq. ft. along with a play area in the rear of the building.
- Sarceletti asked about Tidal Wave. They are continuing to move forward on the project.
- Discussion regarding a possible work session to talk about the screening of roof top units.
- Stand still on Durabi Dermatology.
- Zellman wondered about the timing of Metronet service. The city website has information on Metronet.

Adjourn

Motion by Leshar, second by Zellman to adjourn at 8:30 p.m. **MOTION CARRIED.**

ATTEST: _____

Brenda Stein, Office Assistant