

CITY OF WACONIA, PLANNING COMMISSION
Thursday June 6, 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 Genz at 6:30 PM.

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

Members Absent: None

City Liaison: Grengs, Absent

Staff Present: Braaten, Havlik

2) [Adopt Agenda](#)

Braaten had no changes to the agenda.

Commissioner Genz asked for a motion to adapt the June 6th, 2024 agenda.

Motion by Paulsen, seconded by Peterson.

MOTION CARRIED

3) [Minutes Approval](#)

3.1 Commissioner Genz asked for a motion to approve the May 2nd, 2024 Planning Commission Meeting Minutes.

Motion made by Kamerud, seconded by Paulsen.

MOTION CARRIED

[Cover Page](#)

[May 2nd 2024 Planning Commission Minutes.pdf](#)

4) [New Business](#)

4.1 [PUBLIC HEARING - Variance \(After-the-Fact\) - 854 Beach Road](#)

Braaten explained the application. Explaining the variance content with a GIS map showing the hardcover and site improvements. Braaten went on to explain the options the applicant was suggesting to mitigate the 1% they are over, so they can conform to the 35% maximum allowed in the Legacy Village neighborhood.

Commissioner Genz asked the other Commissioners if they had questions for Braaten. Paulsen asked about the previous after-the-fact variance that was over on hardcover. Polunc asked about the landscaping exceeding the property line and wanted to know if that must be addressed separately. Braaten explained that the

applicant said they would be pulling back the landscape improvements to within their property. Paulsen asked if the Council approved the after-the-fact variance application fee last year, which Braaten said they had. Kamerud asked if the City met with the applicant to advise them not to go ahead with the project and asking for a Certificate of Survey to make sure they are under the hardcover maximum.

Commissioner Genz opened the Public Hearing.

Chad Seizert, 846 Beach Road came up and talked about how it is a huge improvement to the area. They have no complaints and would recommend approval of the variance.

Barbara Seizert, 846 Beach Road stated that she was happy the applicant improved the hill. She explained that when heavy rain comes the new landscaping helps with the runoff coverage. She recommends approving it.

Bruce Allen, 854 Beach Road He stated that they are planning on maintaining that area to the trail. He wanted to make the landscaping pleasing and to slow the water running down the hill. He admitted they went over, that wasn't the intent. It was the previous landscaper who designed and did it. After getting a new survey, the hardcover was still over the maximum. He explained what his plan is to get to the 35%. More discussion followed on the hardcover percentage and landscaping and how he proposed to arrive at the acceptable percentage.

Graham Anderson, the applicant's subcontractor, explained what had been done with the existing patio and how unusable the back yard was until they had made the drainage changes to it. Also offering up possible solutions to get to the 35% maximum. He mentioned an earlier variance that was approved that led to further discussion on their request.

Commissioner Genz asked for a motion to close the Public Hearing.

Motion made by Paulsen, seconded by Commissioner Kamerud.
MOTION CARRIED

Commissioner Genz opened it up to further discussion with the Commissioners. Commissioner Paulsen wanted to clarify who was monitoring the maintenance agreements for stormwater improvements and was concerned, based on the City Engineer's comments, that staffing could be an issue.

Commissioner Paulsen made a motion to deny the after-the-fact Variance at 854 Beach Road. Motion seconded by Polunc.
MOTION CARRIED 3-2 with Peterson and Kamerud voting "Nay".

It will now go to the City Council for review and final consideration on June 17th.

[Location Map.pdf](#)

[Certificate of Survey_Clean Copy.pdf](#)

[Variance Request Narrative.pdf](#)

[Survey with areas to be removed highlighted.pdf](#)

[Permeable Plan.pdf](#)

[City Engineer Comments.pdf](#)

[PH Comments_T Huinker MNDNR_Opposition.pdf](#)

4.2 SITE PLAN and DESIGN REVIEW - Goodwill Waconia

Braaten explained the location and zoning for the proposed Goodwill project. They meet all setback requirements except after review they are over by 1% on the hardcover and staff has recommended condition for that to be resolved prior to building permit issuance. Braaten brought up the building to show the other aspects of the plan. The landscape plan needs to be updated to reflect the up sizing required along Highway 5. It also met design standard requirements. Commissioner Paulsen asked if they would be exempt from property taxes. More discussion followed.

Chris Whitehouse, DJR - architect for Goodwill mentioned he didn't have an answer to the tax question but was going to look into it. There was also discussion about the type of trash container and location. Chris explained how they would be conforming to the hardcover requirement by removing a parking space. For screening of mechanical, he said Goodwill prefers to use landscaping instead of fencing and the Planning Commission was comfortable with the plantings as proposed. Chris also asked about what other businesses did for the utility easements in the area. Braaten was going to check and get back to the applicant.

Commissioner Polunc made a motion to approve the Site Plan and Design Review for Goodwill. Seconded by Commissioner Paulsen.
MOTION CARRIED.

It will go to City Council on June 17th, 2024.

[Cover Page](#)

[Location Map.pdf](#)

[Goodwill Waconia - Plan Set.pdf](#)

5) Old Business

There was no old business.

6) Other

Staff Update

Braaten had updates on Highway 284 and the downtown project. There are a couple of submittals for next month. Checking to make sure they are complete applications.

The next Planning Commission meeting will be July 11, 2024. One week later, due to the July 4th Holiday.

Update on new homes and Permits issued year-to-date.

Discussion on the status of the roundabout on 10 and Waconia Parkway North. It will be pushed back until next year.

Adjourn

Commissioner Genz asked for a motion to adjourn, Motion made by Commissioner Polunc, seconded by Commissioner Peterson.
MOTION CARRIED

Respectfully submitted,

David Havlik