

**CITY OF WACONIA
JUNE 2ND, 2022**

1) [Call meeting to order and roll call](#)

Members Present: Zellman, Sarcletti, Grohmann, Sherman.
Members Absent: Leshner and Ludford
Alternate: Ludford – absent
Staff Present: Braaten, Nelson, Havlik, Stein
City Council Liaison: Sorensen

2) [Adopt Agenda](#)

No changes to Agenda

Motion by Sarcletti, second by Sherman to approve the agenda as Presented. All present voted aye. Motion carried.

3) [Minutes Approval](#)

May 5, 2022, Planning Commission Meeting Minutes

Motion by Sherman, second by Sarcletti to approve the minutes from May 5th, 2022, Planning Commission Meeting. All present voted aye. Motion Carried.

[May 5, 2022, Planning Commission Meeting Minutes.pdf](#)

4) [New Business](#)

[PUBLIC HEARING - Variance Request by John Rosenau](#)

Nelson presented the Variance Application received from John Rosenau requesting approval of a variance to construct a porch addition that would be located 21.6 ft from the rear lot line versus the minimum 30 ft. yard setback that's allowed in the R-2 Single Family. This 350 square foot porch would replace the existing 221 sq ft porch. The other site alterations proposed at 28.4% impervious surface versus the 25% maximum allowed in the Shoreland Overlay district and 21.6 ft. versus the minimum 30 ft. rear yard setback required in the R-2 District. Nelson described the legal nonconformity of this request.

Nelson displayed the location, dimensions and the site survey of 24 Dana Circle, Waconia, MN 55387.

Storm Water improvements are being proposed that include two rain barrels with a drip line off each barrel.

Public Services and City Engineer reviewed this application and are not in favor of the storm water runoff plan due to increasing impervious surface on the property.

Nelson explained the Variance Review Criteria to the Commission Members.

Sherman asked Nelson for clarification regarding the impervious history of this property.

Sarcletti wondered if there were any notes from the Public Services Director and City Engineer in 2004. Nelson stated no notes, although a permit was pulled for the garage addition.

Grohmann opened the Public Hearing.

John Rosenau- Wild Prairie Homes, 1498 Mallard Place, Waconia, MN 55387

Comments and Concerns:

- Impervious coverage will be less than existing.
- Rain barrels will be added.
- Sarcletti asked if the contractor had met with the Public Services Director and the City Engineer. Rosenau did not.

Motion by Sarcletti, second by Zellman to close the Public Hearing. All in favor voted aye. Motion carried.

Comments and discussion items by the Planning Commission Members:

- Comments on the criteria requirements being met for the variance.
- Discussion regarding the rear yard setback.
- Questions regarding there were no variances given 2004.
- The existing hard surface coverage and setbacks are considered a legal nonconformity.
- Discussion on a patio permit not being required.
- Recommending statements of the practicality by homeowner not to make property improvements.
- Addressed the Public Services and City Engineer comments.
- Indicated the larger porch is a want, not a need.

Braaten suggested to add as a condition of approval to state there would be no future expansion on the property that would be allowed without a variance. No additional installation of sheds or patios.

Motion by Sherman, second by Grohmann to approve the Public Hearing Variance request by John Rosenau with the condition of approval that a variance would be needed if the homeowner is interested in adding to the impervious surface area. All in favor voted aye. Motion carried.

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

[Public Hearing_Variance_24 Dana Circle \(1 Page\).doc](#)

[Variance Application \(3 Pages\).pdf](#)

[Variance Letter \(1 Page\).pdf](#)

[Proposed Site Plan \(1 Page\).pdf](#)

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

5) Old Business

6) Other

Staff updates include:

- 115 Maple Terrace Variance will be on the June 20, 2022, City Council meeting and a revised stormwater plan was sent to the City Engineer.
- After-the-fact steep slope permit for address 233 Lakeview Terrace Blvd. No other design plan approved by Soil and Water. The choice was to move forward to City Council without revising the landscaping plan. This is a recommendation of denial from the Planning Commission.
- Fire Station Site Plan has been approved.
- Council approved Windmill Creek 8th Addition.
- 601 Industrial Blvd has started.
- Woodland Creek 5th Addition application has been submitted and the annexation is complete.
- 107 housing units issued so far in 2022.
- Update on the Legion.
- July 7, 2022, Planning Commission Meeting.
 - Daribi Dermatology submittal for the addition, 839 Vista Blvd.
 - Woodland Creek 5th on the agenda.
 - Dock Ordinance.
- VFW interior remodel.
- Super America - Sign permit application has been submitted.

Adjourn

There being no further business, Motion by Sherman to adjourn at 7:25 pm, second by Sarcletti. All present voted aye. Motion carried.

Brenda Stein, Office Assistant