

CITY OF WACONIA
June 1, 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 order by Zellman at 6:30PM

Members Present: Zellman, Genz, Polunc and Paulson

Members Absent: Sarcletti and Leshar

Alternate Present: Paulson

City Liaison Present: Yetzer

Staff Present: Braaten, Nelson, Stein, Havlik

2) [Adopt Agenda](#)

Braaten had no changes to the agenda.

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

MOTION carried.

3) [Minutes Approval](#)

3.1 [May 4th, 2023, Planning Commission Meeting Minutes](#)

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

MOTION carried.

[Cover Page](#)

[05.04.23_PC Minutes.pdf](#)

4) [New Business](#)

4.1 [PUBLIC HEARING - SITE PLAN, DESIGN REVIEW and INTERLAKEN VILLAGE 3RD ADDITION – Twin Cities Orthopedics](#)

[Cover Page](#)

[Location Map_TCO Project.pdf](#)

[TCO Waconia MOB Statement of use.pdf](#)

[TCO Waconia Phase II_Preliminary Plans.pdf](#)

[TCO Waconia - Expansion - Architectural.pdf](#)

[TCO Waconia_Perspectives.pdf](#)

[TCO Waconia Site Amenity Narrative.pdf](#)

[INTERLAKEN VILLAGE 3RD ADDITION FINAL PLAT.pdf](#)

Braaten introduced the site plan for TCO. Explaining the original phase of the property, then explained the possible future of the property. Turning it into one large Commercial lot. Braaten went on to explain what TCO is proposing. A 35,500 square foot addition along with parking blending with the existing building. Braaten showed the landscaping and pedestrian amenity, along with the pedestrian and traffic flow.

Braaten went on to show the trash enclosure and landscaping. Overall, all the standard site elements of the proposed design is conforming. The design standard review is in conformance with our design standards for the Highway District. Braaten explained the public hearing notice mailing was due to the subdivision of the property. There were no public hearing comments.

Paulsen question about the land dedication and open space. Braaten explained the park dedication fee along with the pedestrian element part of the design.

No other questions from commissioners.

Zellman opened the public hearing.

Braaten noted the conditions (20) of the proposal to the Commissioners.

There were no public hearing comments.

Zellman asked for a motion to close the public hearing.

Motion by Paulsen, seconded by Genz to close the public hearing.

MOTION carried.

Motion by Paulsen seconded by Polunc to recommend to the City Council the Site Plan, Design Review and Plat application for the proposed Twin City Orthopedics project.

MOTION carried.

[4.2 PUBLIC HEARING - Variance Request for 1077 Kinder Drive by Martha Vangen](#)

[Cover Page](#)

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

[Public Hearing Notice \(1 Page\)](#)

[Application & Letter \(4 Pages\)](#)

[Site & Fence Plan \(4 Pages\)](#)

[Site Photos \(6 Pages\)](#)

Nelson explained the variance request for the owner. Replacing the existing fence with a 7 ft 6 in privacy fence. Nelson showed how existing lighting effects the existing fence also Nelson showed the height of the neighbors 6 ft fence height to draw a comparison in height. Nelson went on to explain the site drawing to where the existing fence is, and the material being used would be a horizontal cedar fence. Stating the blue tarp needs to be removed.

There was discussion on history on how the height was arrived at and what the ordinance states about keeping fence height consistent. Also reviewed the variance criteria in making the decision. Nelson also reviewed the Variance criteria with the commissioners.

Zellman opened the public hearing.

Martha Vangen at 1077 Kinder Drive spoke about her concerns about the present fence. And how a taller fence would work for them. Also upgrading the area around the fence. Mike Vangen 1077 Kinder Drive spoke about the plans they have for the new fence. discussion was about the height and about the placement in conjunction with the height ordinance.

The discussion continued about the height comparisons and location of the new fence. A discussion would need to happen with Public Services as to what their comfort level is if the location is moved closer to the path.

If a survey is needed, the applicant would be paying for it.

No other comments for the applicant.

Zellman asked for a motion to close public hearing.

Genz motioned to close the public hearing, Paulsen seconded the motion.

MOTION carried.

There was further discussion about harmony on looks and location of the fences.

Genz made a motion to have the applicant get a survey and come back and review that and to table the discussion until that happens.

Zellman asked for a motion and a second.

Motion failed for lack of a second.

Zellman motioned to approve the variance with the stated conditions.

Braaten brought up to Zellman about serving up a motion (vote).

Zellman motioned to approve the variance with the conditions.

Paulsen seconded the motion.

Vote was passed 3 to 1 in favor of the variance with the 2 conditions.

It will now go to City Council on June 20th.

[4.3 PUBLIC HEARING - Amend Section 900.10 Sign Regulations - Lamar Advertising](#)

[Cover Page](#)

[Ordinance Amendment Application and Information.pdf](#)

[20180808_Billboard Memorandum.pdf](#)

[Section 900.10 Sign Regulations - Existing City Code.pdf](#)

Braaten introduced the Public Hearing to amend Section 900.10 regarding dynamic sign regulations. This was brought up by Lamar Advertising. Converting existing signs to dynamic signs. There was 1 public hearing comment from Hometown Bank to be able to use the dynamic signage. Braaten brought up history of the signage. There are 4 signs that would be affected.

Paulsen asked when the sign ordinance was created. He stated that maybe we need a comprehensive study.

Braaten reminded commissioners that tonight we are looking at the request that is in front of us from Lamar.

Commissioner Paulsen stated he has interest (shares) in the dynamic sign industry and that he should bow out of further discussions pertaining on this subject.

Genz asked Braaten to explain the attorney findings. The ordinance would need to be revised. No new signs are allowed per ordinance and changing to a dynamic sign would be an expansion. Which would not be allowed.

Braaten explained what would happen for this to become a reality.

Zellman opened the Public Hearing.

Don Layback 1814 Oak Grove Road from St. Cloud (Lemar) explained the future of the signs and how beneficial they are to the community.

Zellman asked to close public hearing.

Genz motioned to close the public hearing. Polunc seconded it.

MOTION carried.

Discussion continued to look at a more broader overview.

Braaten explained the timeline for changing the ordinance explaining that it would take 4-5 months to get changed.

Zellman stated that businesses would benefit from the digital signage. She thought about the change is 8 seconds is enough - too fast to slow.

Polunc motioned that we deny this application from Lemar Advertising Variance and consider other options. Genz motioned to amend the original motion and look at the sign ordinance.

Genz seconded the motion.

Vote taken for all in favor of denial.

Vote passed 3 to 1.

So, the recommendation of denial with the understanding of coming back in a work session at a later date to re-open the current Sign Ordinance for possible revisions to possibly include Dynamic signs.

[INTERLAKEN VILLAGE 3RD ADDITION FINAL PLAT.pdf](#)

5) Old Business

5.1 Continued - SITE PLAN & DESIGN REVIEW and VARIANCE - Waconia 1 Collision & Auto

Cover Page

Location Map (1 Page)

Proposed Redlined Revisions (4 Pages)

Site Plan (6 Pages)

5.1 Continued - SITE PLAN & DESIGN REVIEW and VARIANCE - Waconia 1 Collision & Auto

Nelson brought everyone up to speed on the past meeting findings. Which was parking, screening, and hardcover. The applicant did address the storm water runoff. He also pointed out that they were going to revise the aggregate area.

Zellman asked the applicant to come up and explain the adjustments.

Michelle & Chad Bijou 524 Elm Street South

Jeff Gears with Sperides Reiners Architects

Parking the new drawing is 6 parking spots adjacent to the alley.

The trash enclosure was moved to the Elm Street side reduce the hardcover. Jeff Gears is still trying to understand why there is a difference in hardcover between the Civil and architectural he had the conversation with the Civil Engineer and determined it's the software.

Applicant could reduce the hardcover by reducing parking spots. brought up his concern about the hardcover. Also, question was the fence between the alleyways. Also, the variance for the addition is 10.8" on the North side of the building.

There was talk about snow removal and the lighting plan.

Paulsen clarified the requests 10' in the alleyway and the hardcover would be 82.4.

Resident came up to state concerns with the gate, lighting, and the fencing material.

Paulsen asked how to we work around the hardcover issue. Which is 80%. The architect states they met the 80% requirement.

Paulsen motioned to accept the variances for the alley setback and the side street parking plan with the hardcover 80.4 Motion with conditions on items 1 through 11.

Genz seconded the motion.

MOTION carried.

6) Other

Braaten updated Council approved 40 East Lake St shoreline variance with conditions.

The other item Valvoline on 840 Marketplace Blvd.

Scooters groundbreaking

Explained the downtown construction progress along with business being open.

Adjourn

Zellman asked for a motion to adjourn.

Paulsen motioned to adjourn.

Genz seconded the motion.

MOTION passed.

David Havlik
Office Assistant