

CITY OF WACONIA
May 4, 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, Polune and Paulson

Member Absent: Sarcletti and Leshner

Alternate: Paulson-present

Staff Present: Yetzer

Staff Present: Stein, Havlik, Braaten and Nelson

2) [Adopt Agenda](#)

Braaten had no changes to the agenda.

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

MOTION carried.

3) [Minutes Approval](#)

3.1 [April 6th, 2023, Planning Commission Meeting Minutes](#)

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

MOTION carried.

[Cover Page](#)

[4-6-2023 Planning Commission Minutes_DRAFT.pdf](#)

4) [New Business](#)

4.1 [PUBLIC HEARING- SITE PLAN & DESIGN REVIEW and VARIANCE -
Waconia 1 Collision & Auto](#)

[Cover Page](#)

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

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

[Site Plan & Variance Application and Narrative \(7 Pages\)](#)

[Staff Review Comments \(2 Pages\)](#)

[Existing & Proposed Site Plan \(12 Pages\)](#)

Nelson presented the Site Plan & Design Review and Variance for Waconia 1 Collision & Auto located at 500 and 524 Elm Street South. Nelson displayed the property location indicating the property is zoned B-1, Highway Business District. Applicants are proposing:

- To remove the existing home and garage for the addition of Waconia 1 Collision.
- A variance request to have the hardcover surface to exceed the 80% maximum allowed in the B-1 District.
- A proposal to exceed the 35%-foot setback for the lots adjacent to the residential districts.
- Site improvements that cause the off-street parking to be setback closer than 8' to the road right-of-way.

The site plan shows the existing single family residential home to be removed from the property before constructing the addition. The grading plan was approved by the City Engineer with the comment that the snow storage area should be relocated along with intake drains to eliminate some of the site's runoff.

Landscaping plan is requiring 16 trees. Nelson stated the landscaping plan meets code requirements. A submittal for the lighting plan is needed.

Access plans show one additional entrance to the property off Elm Street. No additional sidewalk access is being proposed. Trash enclosure is proposed on the north side of the property along with screening. Nelson noted the condition regarding a chain link fence is not considered screening.

Applicants are proposing 42 parking spaces. Nelson described and counted the parking areas and talked through the interior storage spaces being considered as parking spaces. The current alley to the west of the property is only 15 feet wide and remains a challenge for snow removal and vehicle circulation. The alley provides use for commercial and residential property owners. A 5-foot buffer and screening were originally provided to screen the proposed 8 vehicle storage/ parking spaces proposed between the building and alley. The vegetation was removed and currently no screening being proposed. Staff recommends at least a 5-foot setback of future screening such as a privacy fence to avoid future damage due to snow removal.

Nelson summarized the variance criteria and noted the 11 conditions of approval.

Genz asked about the parking on the west side of the building regarding the 5-foot setback and privacy fence wondering if there is enough space. Discussion took place on the diagonal spaces not working, the requirements for a privacy fence.

Zellman opened the Public Hearing.

Comments and Concerns:

Dan Ashman, 500 South Olive, Waconia, MN 55387. Asked about the use of the alley way.

Mary Johnson, 509 South Olive Street, Waconia, MN 55387. Asked to consider the comments from home owners at 501,509,525 South Olive Street sent to staff.

Dan Steinhagen, 533 South Olive Street, Waconia, MN 55387. Concerns with the value of his property going down. To consider all requests before approval of the new addition. Parking issues, possible 2nd shift and consider fencing needs for the residential properties. Steinhagen mentioned the alley is not able to handle all the truck traffic.

Missy Siebert, 501 South Olive Street, Waconia, MN 55387. Questions regarding the future sidewalk having a 5-foot boulevard and a 6-foot sidewalk. Siebert is concern with constructing the sidewalk on her property. Braaten stated the redevelopment of this area and safe routes will be paid by the development sidewalk agreement.

Chad and Michelle Bijou, Waconia 1 Collision, 500 and 524 Elm Street, Waconia, MN 55387.

Bijou address concerns mentioned by residence. Bijou realizes the overflow of vehicles has been a nuisance. Discussion took place regarding the chain link fence with plastic inserts that are being proposed. The issue of large tow trucks and tool company truck using the alley have been addressed and will only use only their property and not the alley for deliveries. The new addition will be storage for disassembled vehicles. The parts department is now on the west side of the building and will be moving to the northeast corner. This is also the location of the metal bin and tire bin hidden by the fence. The security issue mentioned will also be covered by the lockable gate by the alley.

Jeff Gears, Project Manager with Sperides Reiners Architects.

Currently there are 13 employees and possibly adding one more with the addition. The addition would eliminate the issue with every evening all vehicles are stored inside, and morning are taken out so there is room to work.

Snow storage will need to be taken off site. Employees park along Elm Street on both sides.

Discussion items include:

Braaten addressed the variances and difficulty with lowering the impervious coverage along with the drive isle. 8 ft. minimum parking lot setback from street right-of-way. The applicant is proposing to locate their north parking lot 5.6 feet from the street right-of-way. The applicants have indicated there were practical limitations due to the addition, minimum drive aisle widths and minimum parking stall lengths so they needed to locate the parking lot closer than code allows. Staff noted that a future sidewalk will

be located on the south side of 5th Street directly adjacent to the property and will require a sidewalk agreement in a future date.

The proposed addition exceeds the 35-foot setback for the lots next to residential property. The existing building already encroaches over 10 feet into the required setback and the applicant is requesting to extend the building along the encroachment to keep in line with architectural expression of the building.

The addition exceeds 80% hardcover maximum allowed in the B-1 , Highway Business District by 4% because of the increase parking requirements and the unique grading of the site.

The variances requested are to meet city code and if one changes it may add another variance.

- access is needed to the north bays
- a certain dimension is needed per parking stall
- the drive isle is required to be a specific width
- the requested variances affect each other

Mary Johnson, 509 Olive Street South, Waconia, MN 55387.

Request to move the dumpster closer to Elm Street and not by the residential neighborhood behind the business.

Motion by Paulsen, seconded by Genz to close the public Hearing. All in favor voted aye. **MOTION carried.**

Braaten addressed options which include parking, hard cover, and fence.

Motion by Genz, seconded by Polunc to table the Public Hearing for the Site Plan/ Design Review and Variance for Waconia 1 Collision. With the request to provide additional information on fence location and materials, parking space on the west side, and impervious surface. All in favor voted aye. **MOTION tabled.**

5) Old Business

5.1 Variance - 40 Lake Street East - Andrew Vasek

[Cover Page](#)

[Stormwater Plan, Revised 4-24-23 \(1 Page\)](#)

[DNR natural buffer guidelines.pdf](#)

[Landscaping & Stormwater Site Plan Revised 4-24-23 \(1 Page\)](#)

Nelson presented the variance request for a rear yard porch addition that exceeds the 25% maximum impervious on their lot to 28.9%. There was a revised landscaping plan

submitted and is included. Nelson displayed the first site survey presented with the downspouts/gutters and removal of the 500 sq foot patio area in the rear of the property. A revision to the last application consists of reducing hard coverage. Changes by the applicants are to add natural buffers per DNR guidance.

Paulsen asked about DNR guidelines and what they allow for a viewing area. Nelson stated there is not a standard specific allowance to the DNR guidelines. Our ordinance talks about a direct path.

Genz inquired about the existing house being is at 28.98% is existing house footprint. Nelson displayed highlighted areas that had hard cover surface had been added between the years from 2008-2020. Just the footprint of the house is 21% hard cover.

Any Vasek, Vasek Construction.

Mentioned the impervious removal is separate from the initial application which is the addition. Conversation regarding the structural integrity of the deck by a home inspector stating an unsafe deck and railings. The addition is considered an expansion of hard cover. Braaten clarified the impervious coverage to the property was not done by the existing homeowners. Zellman asked about the application itself and the variances.

Nelson went through the 8 conditions of the application. Condition items 2,3 and 4 are felt to be higher items on the list. Lake Waconia is the primary asset to our city. Vasek recalled a conversation regarding moving the gazabo 10 feet from where it is now. One accessory structure is allowed with in the setback if it is less than 350 sq feet. Nelson explained the typical structure setback from the OHW is 50 feet. Additional discussion about concrete removal between Commission Members and Vasek took place. City requires native vegetation is required within 25' of the OHW.

Motion by Paulsen, seconded by Genz to approve the Variance for 40 Lake Street East with the 11 conditions of approval striking conditions 5,6, and 7. All in favor voted aye.
MOTION carried.

This item will be presented on May 15, 2023 to City Council.

No staff comments.

Adjourn

Motion by Polunc, seconded by Paulsen to adjourn at 8:25 p.m. **MOTION carried.**

ATTEST: _____
Brenda Stein, Office Assistant