

CITY OF WACONIA, PLANNING COMMISSION
Thursday May 2nd, 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 6:30PM.

Members Present:	Polunc, Genz, Paulsen, Peterson, Weckman
Members Absent:	Kamerud
Alternate Present:	Weckman
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 May 2nd, 2024, agenda.

Motion made by Paulsen, seconded by Weckman.

MOTION CARRIED

3) Minutes Approval

3.1) Commissioner Genz asked for a motion to approve the February 8, 2024 minutes.

Motion made by Polunc, seconded by Peterson.

MOTION CARRIED

3.2) Commissioner Genz asked for a motion to approve the March 7, 2024, minutes

Motion made by Paulsen, seconded by Peterson

MOTION CARRIED

4) New Business

4.1 PUBLIC HEARING - Comprehensive Plan Amendment for 530 Hartmann Drive

Braaten opened up with background on the Amendment and discussion with the Met Council and also shared the area and the agreement we have with Laketown Township so we can legally plan the land use. He went on to say that any time we do any annexation, we need to do a Comp plan amendment. Then after approval we send it into the State for formal approval. This is the process for the Lemke Property.

More discussion followed stating the Met Council stipulations as to why we have do it this way.

Commissioner Genz opened the public hearing.
There were no comments.

Motion made by Commissioner Genz to close the Public Hearing
Motion to close the Public Hearing by Peterson, seconded by Wickman.
MOTION CARRIED.

There was no further discussion.

Motion made by Commissioner Genz to approve the Comprehensive Plan
Amendment for 530 Hartman Drive. Seconded by Paulsen.
MOTION CARRIED.

[Cover Page](#)

[PH Notice_Lemke_Comp Plan Amendment.pdf](#)

[Location Map 530 Hartmann Drive.pdf](#)

[Land Use Map w Area Identified.pdf](#)

[4.2 PUBLIC HEARING - Amend Section 900.06, Subd. 1. Supplementary Use Regulations related to Accessory Structures](#)

Braaten introduced the next agenda item and went through the background. Including the findings from the Council work session of exempting small sheds of 35 square feet or less. Braaten also went through the first draft language he put together for the Planning Commission to review. Which he read for the record. Discussion continued to get more specific information on the accessory structures by category. Commissioner Genz asked if there are other ramifications that need to be looked at. Making sure to try and cover all possibilities. Braaten explained he included some issues in his staff report and went through some of the what-ifs with different homeowner scenarios. At this point, Braaten opened it up for feedback. More discussion followed.

Motion by Genz to open the public hearing for supplementary Use Regulations.

Tammy Born 300 Olive Street South came up and talked about her personal request for a small structure that would bypass the permit requirements. She went on to talk about different scenarios for what a permit would be needed or not needed.

Commissioner Genz asked Ms. Born if she had considered going through the process of getting a permit. She stated she did, and the city denied her request. Braaten then explained the process why she was denied the permit. Then the

Council asked us to look at some possible exemption language. More discussion followed regarding shed exceptions, including the Shoreland Overlay District. Commissioner Genz mentioned that the Public Hearing was still open and there were no other comments.

Genz made a motion to close the Public Hearing. Commissioner Paulsen makes a motion to close the Public Hearing Peterson seconded the motion. MOTION CARRIED.

At this point, Braaten explained the options. Planning Commission could table it and request more information. If not, you could recommend approval. Or this doesn't make sense. Ultimately, City Council will decide if this makes sense. Discussion continued about options including fees. Also discussed the homeowner's responsibilities. Discussion continued to include the hardcover issues. Braaten asked the Commissioners if there was a recommendation he could provide to the Council at their next meeting.

Commissioner Polunc made a motion to deny Amend Section 900.06, Subbd.1 Commissioner Genz seconded the motion. MOTION PASSED 3-2 IN FAVOR TO DENY.

This will go to the City Council at their May 20th meeting.

[Cover Page](#)

[Public Hearing_Ordinance Amend_Small Shed Exemption.pdf](#)

[Waconia City Code Sections.pdf](#)

5) [Old Business](#)

There is no old business.

6) [Other - Staff Update](#)

Braaten gave an update on new home totals.

One application for next month. The 2 parcels are West of Valvoline. The property owner would be Goodwill. Which would leave 3 parcels left West of that left to develop.

TCO is going strong, it's looking like it always has been there.

Hwy 284 is part of Woodland Creek undergoing turn lanes.

Fire Station is coming along with completion in June. Discussion about the old fire station. There is a water plant in the rear part of the building that acts as an emergency well backup. When we have the new well drilled, Then the backup well at the old Fire Station can be decommissioned. Rough estimate is around 2 years.

Adjourn

Commissioner Genz asked for a motion to Adjourn the Planning Commission meeting.
Commissioner Paulsen made a motion to Adjourn the Planning Commission, seconded by
Wickman.
MOTION CARRIED

Work Session: Dynamic Signage Discussion

Respectfully submitted,

David Havlik