

CITY OF WACONIA
April 6, 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 Sarcletti at 6:30 PM.

Members Present: Sarcletti, Leshner, Zellman, Genz, and Polunc

Members Absent:

Alternate: Paulsen-Present

Staff Present: Braaten, and Nelson

City Liaison: None (Yetzer absent)

2) [Adopt Agenda](#)

Braaten had no changes to the agenda.

Motion by Leshner , seconded by Polunc 2) Adopt Agenda

MOTION carried

3) [Minutes Approval](#)

3.1 [March 2nd, 2023 Planning Commission Meeting Minutes](#)

[Cover Page](#)

[Planning Commission Minutes March 2 2023.docx](#)

There were no changes or comments to the March 2nd, 2023 minutes as drafted.

Motion by Leshner, seconded by Zellman 3) Minutes Approval

MOTION carried

4) [New Business](#)

4.1 [PUBLIC HEARING - Variance - 40 Lake Street East - Andrew Vasek](#)

[Cover Page](#)

[Narrative and Application \(5 Pages\)](#)

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

Elevations and Aerials (7 Pages)

Proposed Elevations (4 Pages)

Certificate of Survey & Stormwater Plan (1 Page)

Ethan Nelson introduced the variance application explaining the current site conditions and proposed site conditions. The application requests expansion of the existing principal structure while the property is not in conformance with the maximum 25% hardcover lot requirement within the Shoreland Overlay District.

Commissioner Leshner requested staff add language to the City website pertaining to hardcover and indicated that this may help mitigate some of the hardcover variances being considered by the City.

Discussion followed regarding all of the improvements made on the property from the initial construction of the existing home back in 2002.

Chair Sarcletti opened the Public Hearing at 6:55 P.M.

Comments and Concerns:

Andy Vasek, 1 Lake Street East, Waconia, MN. Mr. Vasek, the applicant, stood for any questions they may have regarding the variance request.

Sarcletti asked if Mr. Vasek had had a conversation with the property owners regarding the possible conditions of approval indicated in the packet. Mr. Vasek replied that they have proposed a storm water plan and to remove a patio from the property to make it more conforming in hardcover than it currently is.

Discussion followed regarding property improvements and impervious surface.

Leshner asked about Mr. Vasek's experience in the west metropolitan area regarding our City ordinances versus other communities. Mr. Vasek indicated that 25% hardcover maximum is very unusual and that he has seen the use of pervious surfaces and other items like green roofs as ways to mitigate the hardcover issue.

Discussion followed regarding the gazebo, shoreline improvements, patio removal and DNR comments.

Motion by Polunc, seconded by Genz Close the Public Hearing.
Motion to close the Public Hearing.

Sarcletti asked about the existing shed on the property, which is located very close to the property line. Staff indicated that this is a minor improvement on the property but could be required to be removed if the Planning Commission and Council determined it necessary.

Genz asked when the property was purchased. Mr. Vasek indicated that the current owners purchased the property within the past year.

Leshner indicated that the proposal would be better than the existing condition. He asked staff about hardcover language on the city website and staff indicated that it was still being developed. Leshner followed up by reviewing the application in reference to the variance criteria and indicated that the application did not meet all the required criteria and therefore he could not support it.

Sarcletti indicated he was leaning the other way on the application and that the existing improvements were not created by the landowner and the possible conditions associated with the project would do more to protect the lake than the current site conditions.

Genz asked if there was any information that had been submitted indicating that the structure was inadequate. Mr. Vasek responded that the information was included in the home inspection report. Further, he indicated that the unique circumstance was the lot size.

Motion by Leshner, seconded by Polunc recommending denial of a variance to construct a porch addition, which proposes to improve the property to 28.96% impervious surface versus the 25% maximum allowed in the Shoreland Overlay District. Polunc, Leshner voted aye. Sarcletti, Zellman, Genz voted nay.

MOTION failed

Genz indicated that he would need a revision to the plan which brought the application closer to the 25% hardcover maximum. Additionally, Sarcletti stated that a landscape plan would also be necessary prior to moving forward with a recommendation to the City Council.

Motion by Genz, seconded by Polunc to table the variance application until the May 4th Planning Commission meeting to allow the applicant time to revise the removal plan and provide a landscape plan for consideration.

MOTION carried

5) Old Business

Nothing for old business.

6) Other

1) Staff Update

- City Council approved the dental office site plan for 811 Village Way.
- City Council approved the Woodland Creek 5th Addition Final Plat.
- 15 new home permits have been issued in 2023.
- May 4th Planning Commission meeting agenda items to include:

- Site Plan & Design Review for Waconia 1 Collision and Auto Expansion
- Site Plan & Design Review for TCO expansion

Adjourn

Motion by Leshner, seconded by Genz adjourn meeting at 7:48 p.m.

MOTION CARRIED.

Respectfully submitted by:

Lane Braaten

Community Development Director