

CITY OF WACONIA, PLANNING COMMISSION
Thursday March 7, 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 Polunc 6:30.

Members Present:	Polunc, Paulsen, Kamerud, Peterson, Weckman
Members Absent:	Genz
Alternate Present:	Weckman
City Liaison;	Grengs, Present
Staff Present:	Braaten, Nelson, Havlik, Stein

2) [Adopt Agenda](#)

Braaten had no changes to the agenda.

MOTION made by Paulsen, seconded by Kamerud to adopt the agenda.
MOTION CARRIED.

3) [Minutes Approval](#)

The February 8th, 2024, Planning Commission Meeting Minutes will be available at the April 4th Planning Commission Meeting for review and consideration.

4) [New Business](#)

4.1 [PUBLIC HEARING - Variance - 101 Lake Street East](#)

[Cover Page](#)

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

[Applicant Variance Letter \(3 Pages\)](#)

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

[Site and neighborhood photos \(6 Pages\)](#)

[EPA National Stormwater Calculator \(3 Pages\)](#)

[Proposed Site and Stormwater Plan \(1 Page\)](#)

[Public Hearing Comments \(4 Pages\)](#)

Nelson presented the Variance request for address 101 Lake Street East. This request is to construct a detached garage that would be located on the rear portion of the property that would result in:

- Impervious surface that exceeds the maximum 25% allowed in the Shoreland Overlay District.
- Encroachment into the 15 ft. side street structure setback.
- exceeding the maximum number of curb cuts allowed for single family uses.

Nelson displayed maps and pictures of the parcel's location displaying views from the street, alley way, and from the four-foot drop into the parking area. Nelson described the existing, required, and proposed lot requirements for the proposed garage structure. The property is located in the R-4 Mixed Residential District.

Paulsen asked about existing impervious coverage that was grandfathered in. Nelson stated this would be considered a legal non-conformity.

The site survey shows the existing driveway to a single stall garage attached to the structure. The second driveway being proposed brings up items of code which include each residential property is allowed to have one driveway access to the property and having access spacing 100 ft apart. Modifications are the 900 square foot garage and 760 square feet of driveway. Stormwater plans were submitted as required. City Engineers review recommended the plan is treating around 1100 square feet but suggesting it should treat 200 additional square feet.

Nelson reviewed the Variance Criteria.

Polunc opened the Public Hearing.

Caitlin Judd, 101 Lake Street East, Waconia, MN she explained and gave reasons for the improvements. The current driveway is small and has limited functionality. Protecting the lake and its resources is a priority. Thank you to the city staff for helpful feedback.

Andy Vasek, Mathews Vasek Construction This property was platted in 1857. The home was built in 1928. Vasek commented that the ability to use a storm water management system will be improving the current runoff. The second curb cut is due to coming off Pine Street.

Steve Dvorak, 104 Main Street East, Waconia, MN stated he was in full support of the variance project and construction of the garage.

Michael Terpkosh, 117 Lake Street East, Waconia, MN stated he was in full support of the variance project. The garage project would be a great addition to the neighborhood.

James Kite, 116 Main Street East, Waconia, MN stated he had concerns regarding the height of the proposed garage. Nelson responded the garage structure would need to conform to the current standards. Kite believes that the garage would interrupt the current view they have of the lake.

Doane Baber, 40 North Pine Street, Waconia, MN stated that it was a great addition to the property.

Polunc mentioned the 5 identified conditions of approval for the variance.

MOTION made by Peterson, seconded by Paulsen to close the public hearing.
MOTION CARRIED.

MOTION made by Paulsen to deny the variance request for address 101 Lake Street East as it did not meet the variance criteria. Motion Failed as there was no second to the motion.

MOTION made by Polunc, second by Kamerud to approve the variance request for 101 Lake Street East with the 5 conditions of approval stated in the staff report.
MOTION CARRIED via a 4-1 vote.

5) Old Business

5.1 Comprehensive Plan Amendment - 7845 County Road 10 North, Waconia Township - CONTINUED

[Cover Page](#)

[Location Map Subject Property.pdf](#)

[20240219_Carver County Follow Up Comments_D Mielke.pdf](#)

[Public Hearing Comments.pdf](#)

Braaten presented the continuation of the discussion on the Comprehensive Plan Amendment for the re-guidance of a portion of 7845 County Road 10. The 30-acre Klinkner property is located north of the Waconia Landing subdivision. The request is to re-guide the property as L, Low Density residential instead of the current guidance of R, Rural.

Paulsen reconfirmed that this is a proposal to change the guidance in the Comprehensive Plan and asked what steps would take place if the change were approved by the City Council. Braaten stated that the steps would include Sketch plan submittal, annexation of the property into the city limits, preliminary and final plats where the Commission and Council would more fully discuss docks, wetland buffers, number of parcels, access into the property, street lighting, tree count etc.

MOTION made by Paulsen, seconded by Kamerud to approve the Comprehensive Plan Amendment. MOTION CARRIED via a 3-2 vote.

5.2 Amend Section 900.05 District Regulations - Battlefield Ministries -
CONTINUED

Cover Page

Feb 16 2024_City Attorney Comments w Attachment.pdf

Public Hearing Comments.pdf

Braaten explained this item was continued from the previous meeting. The applicant requests an amendment to Section 900.05 Subd.2.B. Current language states “Residential facilities licensed by the Stat of Minnesota servicing six (6) of fewer persons and being located no nearer than one thousand (1000) feet to another such facility.” Proposed Language striking “licensed by the State of Minnesota.”

Braaten mentioned if the Commission were to approve this item, they should follow the City Attorney’s language recommendations.

All public hearing comments were added to the packet and the Planning Commission did not reopen the public hearing as all public comment was taken at the February 8th regular meeting.

Discussion followed related to City overview of similar uses within the city limits.

MOTION made by Paulsen, seconded by Kamerud to approve the proposed Ordinance Amendment to section 900.05 of the District Regulations including the City Attorneys comments and allowing it either a conditional use permit or an interim use permit. All in favor vote aye. MOTION CARRIED.

6) Other

Staff update:

Uptown Apartments will be opening soon.
32 Vine Street Variance - the City Council approved.
April 4, 2024, work session.
20 new home construction permits issued so far in 2024.

Adjourn

MOTION made by Weckman, seconded by Peterson to adjourn at 7:45pm. All in favor voted aye. MOTION CARRIED.

ATTEST: _____

Brenda Stein, Office Assistant