

WACONIA PLANNING COMMISSION
Thursday, March 3, 2022

Pursuant to due call and notice thereof, the Waconia Planning Commission was called to order by Chairperson Leshner at 6:30 p.m. The meeting was held via Zoom due to the COVID-19 pandemic.

1. LESHNER CALLED THE MEETING TO ORDER.

MEMBERS PRESENT:	Ludford, Zellman, Leshner, Sarcletti
MEMBERS ABSENT:	Grohman, Sherman
ALTERNATE:	Ludford-Present
STAFF PRESENT:	Braaten, Nelson, Stein
VISITORS:	See attached sheet
CITY COUNCIL LIAISON:	Sorensen-Present

There were no revisions or additions or additions to the agenda.

Braaten noted that the Public Hearing would be the last item instead of first.

2. ADOPT AGENDA: MOTION BY LUDFORD, SECOND BY SARCLETTI TO APPROVE THE AGENDA AS PRESENTED. ALL PRESENT VOTED AYE. MOTION CARRIED.

3. ADOPT MINUTES: MOTION BY ZELLMAN, SECOND LUDFORD TO APPROVE THE MINUTES FROM FEBRUARY 3, 2022. ALL PRESENT VOTED AYE. MOTION CARRIED.

4. NEW BUSINESS:

A. SITE PLAN & DESIGN REVIEW – DARABI DERMATOLOGY-SUBMITTED BY STEPHEN PAETZEL, MOHAGEN HANSEN ARCHITECTURAL GROUP.

Nelson presented the Site Plan & Design review for Darabi Dermatology that was submitted by Mohagen Hansen Architectural Group. This is a proposal to construct a new free standing 6,437 sq. ft. Dermatology Clinic and site improvements in the B-1, Highway Business District.

The address is 839 Vista Blvd which is located between Kwik Trip and Lady Bug Daycare. The professional office is a proposed use in the B-1 Highway Business District. Note a correction in the packet that states the height of the building.

Majority of the site plan requirements have been met such or are currently being worked on:

- Access is off Vista Blvd.
- Ghosted areas for potential expansion.
- 20 ft. rear yard setback.

- They are meeting all parking requirements – note mentioned the handicap stall may be under the minimum width requirements.
- No proposed mechanical roof top units.
- Trash enclosure location is conforming.
- Material requirements are met.
- Sidewalk improvements off Vista Blvd.
- Grading, drainage and utilities generally in conformance with a few notes made in the staff comments.
- Landscaping items- required 21 trees and 2 over sized trees. Nelson pointed out the location of the plantings.
- Lighting plans conform.
- Signage does require a permit.
- Nelson presented the elevations of the building.

Stephen Paetzel, Mohagen Hansen Architectural Group, 1012 Oak Center Drive, Suite 200, Wayzata, MN.

- No questions for the Applicant. Commission members agree that this application was complete and needed no explanation.

Braaten reminded the applicator a permit would be needed for the future addition.

Leshner asked if there were any provisions for dumpsters used during construction to be covered. Concerns are debris from construction sites.

MOTION BY LUDFORD, SECOND BY SARCLITTI TO RECOMMEND APPROVAL OF THE SITE PLAN & DESIGN REVIEW FOR DARABI DERMATOLOGY SUBMITTED BY STEPHEN PAETZEL, MOHAGEN HANSEN ARCHITECTURAL GROUP WITH THE 7 RECOMMENDATIONS OF APPROVAL. ALL IN-FAVOR VOTE AYE. MOTION CARRIED.

B. DESIGN REVIEW – 125 1ST STREET WEST.

The applicant, Bria James, on behalf of the property owner JD Rentals LLP, has submitted a Design Review application for the property located at 125 1st Street West. The applicant is proposing to remodel the existing building into a restaurant. The project includes interior improvements and updates to the façade of the building.

Braaten displayed the existing building before and after the remodel as the future Bode Gray's. Two items Braaten pointed out to the owners was City Code does not allow vertical sided and only one sign. Windows and awning will be added to the building. The east and west side of the building are stucco and will be painted gray. To the rear of the building, they will have a new exit door and a rear parking lot flood light. The city would like to approve the light fixtures before installing. Trash enclosure is located by the staircase behind the building. Braaten commented on the 9 recommendations of approval.

Jared Dewolf, 1218 Interlaken Parkway North, Waconia, MN 55387.

Comments and Concerns:

Dewolf mentioned there will not be outdoor seating.
Conversations with Commission members and owner took place regarding signage.

Leshner wondered about the mechanical equipment placement. Dewolf stated that the equipment is hidden behind the peak of the building. Braaten asked Dewolf to mention this to his mechanical team to reconfirm the infrastructure is in place to support these systems.

Leshner asked how the name was chosen. Dewolf explained the name Bode Gray's is a combination of the names of the owners' two youngest sons.

MOTION BY LESHER, SECOND BY SARCLITTI TO RECOMMEND APPROVAL OF THE DESIGN REVIEW FOR 125 1ST STREET WEST, BODE GRAY'S WITH THE 9 CONDITIONS OF APPROVAL. ALL IN-FAVOR VOTE AYE. MOTION CARRIED.

C. PUBLIC HEARING – COMPREHENSIVE PLAN AMENDMENT FOR 1330 WACONIA PARKWAY SOUTH, 10250 10TH STREET EAST & 10350 102 STREET.

Braaten explained the proposed comprehensive plan amendment as a procedural issue required by the Metropolitan Council and there are no substantive changes to the 2040 Plan. The amendment is only required in order to show the change in the boundary of the City and that the desired land use is now the official guidance for the subject properties.

1330 Waconia Parkway South is second phase of The Fields Development that the city is working annexing. 10250 10th Street East was a property annexed into the city limits. The Cardinal property, 10350 102 Street, is also in the annexation process. This property is an extension of the Woodland Creek Development. Braaten stated this amendment is administrative process with no change to our Comprehensive Plan and not changing the land use.

LESHER TO OPEN THE PUBLIC HEARING.

Donald Vanderlindy, 10235 Highway 284, Cologne, MN
Comments and Concerns:

Questions regarding a park by the Cardinal property. Vanderlindy is wondering about the layout of Woodland Creek 5th and what is planned for the green space. Braaten invited Vanderlindy to come back in to talk about the subdivision and describe the boundaries.

MOTION BY ZELLMAN SECOND BY LUDFORD TO CLOSE THE PUBLIC HEARING. ALL PRESENT VOTED AYE. MOTION CARRIED.

MOTION BY LESHER, SECOND BY LUDFORD TO RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN AMENDMENT FOR 1330 WACONIA PARKWAY SOUTH, 10250 10TH STREET EAST AND 10350 102 STREET. ALL IN-FAVOR VOTE AYE. MOTION CARRIED

D. PUBLIC HEARING – ORDINANCE AMENDMENT, MULTI-FAMILY OFF STREET PARKING REQUIREMENTS.

Upon review of the proposed apartment building at 601 Industrial Blvd. West, the City Council request the Planning Commission and City staff review the off-street parking requirements associated with multi-family residences. The Planning Commission and

City staff discussed possible options and language at work sessions on January 6th, 2022, and February 3rd, 2022. Based on the discussion and feedback staff has drafted revised multi-family off-street parking regulations for consideration. The revisions are included below.

2. Multi-family residences: ~~2.25 spaces per unit.~~

1.6 spaces per 1 bedroom unit

1.8 spaces per 2 bedroom unit

2.25 spaces per 3 bedroom and 3 bedroom plus units

The previous work session discussion also included the possibility of allowing a Conditional Use Permit (CUP) for proof of parking. After some dialogue and discussion this remains an option but should not be included in this standard as it would be applied on a case-by-case basis.

Leshar asked what the other CUP standards were. Braaten explained.

LESHER OPENED THE PUBLIC HEARING

No comments

MOTION BY SARCLETTI, SECOND BY LUDFORD TO CLOSE THE PUBLIC HEARING. ALL PRESENT VOTED AYE. MOTION CARRIED.

MOTION BY LUDFORD, SECOND BY SARCLETTI TO APPROVE THE PUBLIC HEARING FOR THE ORDINANCE AMENDMENT FOR THE MULTI-FAMILY OFF-STREE PARKING REQUIREMENTS. ALL IN-FAVOR VOTE AYE. MOTION CARRIED.

5. OTHER:

A. STAFF UPDATE.

- 45 New Home permit have been issued with the estimate of 160 single family homes for 2022.
- The owners of 711 Pine Street South withdrew their application for expansion.
- The Ordinance for decks and principal structures will be brought to the City Council Monday night.
- Architectural Design Standards to City Council Monday night
- Woodland Creek 5th property is still working on their annexation. 30 Villa Parcels are being proposed.
- Annexation for the second phase of the Burandt property.
- Ludford inquired about the Fire Station. Several meetings being held.
- Leshar asked about the community growth and if that is a determining factor of the Fire Department needs.
- Ludford asked about the south Frontage Road. The construction was paused over the winter and will be starting now in the spring.
- Sarcletti asked if the parking concerns at Taco Bell have worked out.
- Commission members mentioned the trash enclosure at Dairy Queen.
- Leshar brought up Lola's docks not being wrapped.
- Auto Zone has picked up their permit.

- Sota Shine is open.
- Zellman inquired about plans to improve Willow Place Road.

THERE BEING NO FURTHER BUSINESS, MOTION BY SARCLETTI TO
ADJOURN AT 7:30 PM, SECOND BY ZELLMAN. ALL PRESENT VOTED AYE.
MOTION CARRIED.

Respectfully submitted,

Brenda Stein
Recording Secretary