

CITY OF WACONIA
[INSERT DATE]

1) [Call meeting to order and roll call](#)

No revisions

2) [Adopt Agenda](#)

3) [Minutes Approval](#)

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

[Cover Page](#)

[Planning Commission Minutes February 2 2023.pdf](#)

3) [Minutes Approval](#)

Approval MOtion Tina, second, Joe

4) [New Business](#)

4.1 [SITE PLAN and DESIGN REVIEW - 811 Village Way](#)

[Cover Page](#)

[Location Map 811 Village Way.pdf](#)

[Multi-Tenant Clinic Building Waconia_Site Plan Review Application_Narrative.pdf](#)

[Multi Tenant Clinic Bldg Waconia Plan Set 11x17.pdf](#)

Braaten- 811 Village Way, Zoned B-1 Dental use- permitted use in B-1. Private road system. Existing sign for the overall tenants. Currently there are plantings. Internal circle road to target. Building out middle section-of building. One access- parking standrds are met. Trash enclose met. Ped access-landing to extend to sidewalk- and internal side walk. Does meet standards. Landscape plan- condition of approval to upsize tree plantings. The count is correct, but the size needs to be larger. Note: screening mechanical- roof top mechanical. Transformer with landscaping around it. Site plan - Design review. Sidewalk, middle tenant space and future phase. Elevation for highway district. Bike rake needed. Materials are met. Proposed location for signage. Materials- exteriors. No questions. Proposed building coming in on main-picture shown. 12 recommended conditions of approval. Paulsen asked to see screening of the mechanical. Other item plantings by the transformer. Sarceletti- pedestriant road

crossing. Included in the condition of approval. Push to one crossing. Zellman- asked about one lane and two lane- no regulation and internal snow storage. Ross Hedlund. 71-1 Bloomington, MN. Thanked Braaten for the presentation. Architect and designer are present. Any questions to be answered. Paulsen- three phase in the project. Approve as is. Braaten stated that the application in front of you is the entire building. Built space and two tenant space. Standards and conditions- is when we look for compliance. Time frame. Uncertain of timing. Paulsen- expansion to the west in time- 5+years. East portion hopefully before build. Clinical uses- parking standards will be in the window of tenant spaces. Zellman, comment on the transformer- foot or two in the first years -5 feet max and they want it screened. Motion by Paulsen, second by Joe. Motion passes.

Motion by Bruce Paulsen , seconded by Joe Polunc Provide recommendation to the City Council regarding Site Plan and Design Review for the proposed DRF Waconia Dental Building and site improvements for the property located at 811 Village Way.

MOTION carried

4.2 PUBLIC HEARING - Ordinance Amendment regarding Section 571 and Section 572

Cover Page

Public Hearing Notice_Chapter 571&572.docx

Proposed Chapter 571 Chicken Ordinance Amendment (7 Pages)

Proposed Chapter 572 Bee Ordinance Amendment (7 Pages)

Existing Chapter 572 Bees (5 Pages)

Existing Chapter 571 Chickens (5 Pages)

Nelson presented. Chicken and Bee Ordinance. Adopted in 2016. Staff is proposing amendments to sEc 571 and 572 along with accompanying changes to fees in Chapter 1100. The intent of these revisions originates from staff desire to simplify both chicken and bees. Looking towards a permit-treat as inspection of permit. One and done inspection. Intent is to set up license. City code would regulate the structure. Quality and sizing requirements. Approved and update inspection and agreement. Ongoing maintenance with the structures. Nelson-Minor change-City has the right to access the property. Business hours with 24 hour notice. Put reality into the regulation. Wording changes- relocation section. Working on the fee structure. Flat fee \$100.00. Above ground pool permit as an example.

QUESTIONS- Joe ask about the transfer with the lot. That wouldn't change regardless of ownership. Return boxes for bees. Chicken runs, coops if property sold would be considered shed. Leave it on the property- not to continue chicken coops. Removal of chicken coop. Require a permit. Paulsen would like to see the license go with the owner and not the property. Concern doesn't want chickens. Following the owner rather than

the property. Chicken degrade-revoke license-reported basis. Suggesting to address up front. Nelson stated that the that change could be made. Braaten mentioned that it could be added. Not tracking sale of property, licensure. Joe rather continue original owner to terminate the license instead of continued. Nelson pointed encouraging self reporting- Avoid additional \$ for the next person. Joe, just updating the information. Nelson- property owner come to say owner-Monitor, upgrading the new owner. Nelson- reduce staff time, cut that down. Get the license and move forward. Paulsen stated neighbor #1 is waiting to get rid of the coop. Not contacting the neighbors. Nelson mentioned track down a property owner and restriction on roosters. Nelson spends time educating people. Braaten maybe add renew property changing hands. Reduced fee for change of property. Fill out the application and educate the new homeowner. Great conversation. Add to both Chicken and Bees license. Nelson- check list comments. Application to go thru the check list. Have property owner - understanding that the new property owner needs to get a renewal. Scarceltti opened the public hearing. Paulsen- standard in the packet that it will be in the packet for the property owners and sign.

Steve Yetzer-332 Property sells and then fee and keep compliance with it. New owner come in to talk to Nelson.

Motion close Paulsen, second Zellman.

5) Old Business

Nelson- Land use summary presentation. 2022 Land use. Busy year and 2021 busy. Uptick in permits. Includes e'permits. Hard issuing permits. Busy year. 2022 above work that's been done. Apartment projects. 18 million valuation. 167 permits, big change. Limited to 6 permits. Keeps growing. Higher report next year. Merchant fee that goes through. Valuation- for the city. Valuation of work. Single family and multi family. Apartments-Multi family. 388 units. Not shown tear down and rebuild. Noted the residential construction activity. Blend of housing. More Multi family bump. Commercial permits up to 94. Nelson went thru 2022 Lot inventory. Small area plan. Future Industrial. Little Avenue-part of comp plan. WSB small area plan- describe the community vision. Property owner discretion. Paulsen- 10 acres-apartment or Industrial. Braaten- depends on location on the parcel. What use makes sense. What can we make work in this location. Utility and transportation. 2022 Annexation activity. Fields and Woodland Creek addition. Uses data in the Newsletter. Scarletti asked about permits. Housing boom in 2008. This is a record year on the residential year. Residential unit count. Busy year.

6) Other

Like town storage approved.

Council approved Sandyshores- 3 residential parcels.

scooters coffee passed. approved.

1 application April 6th residential -

Downtown reconstruction starts. Second support business. Stress still do best, but still support.

Braaten-apartment-The Otto. Apartment building. They will be putting in a pool.
Fire Station- Permititng.- It is ready. Pick up permit. No time line set.
Scarceletti- nothing Commissioners missed- Woodland Creek miss. New builder-change
one side yard set back. City council not comfortable with the setback. Builder revised
plan. setbacks are at 7.5 side.
Zellman-Caseys. Communication of whos doing the work. Nelson.
Wildcat way. Topic with the council and the road condition of Wildcat way- patch it up
and make it work.
Positive feedback on Body Grays.

Adjourn

Motion by Joe Polunc , seconded by 00000000-0000-0000-0000-000000000000 Adjourn
MOTION carried

Nicole Waldron, Mayor

ATTEST: _____

Ann Meyerhoff, Office Assistant