

6:30 PM

A thriving, connected community with deep roots: a great place to live for a lifetime.

A city that leads, serves, and governs to enhance the quality of life for all community members.

ALTERNATE MEMBER: JACOB WECKMAN

Those with items on the agenda should reach out to their staff contact. Others who wish to participate in the meeting, please contact the Community Development Director at 952-442-3106 or lbraaten@waconia.org to make certain that you are called upon during the meeting.

Motion recommending either approval or denial of the proposed Comprehensive Plan Amendment to re-guide a portion of the subject parcel as L, Low Density Residential versus the current guidance of R, Rural.

5. Old Business

6. Other

1) Land Use Summary

2) Staff Update

Adjourn



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date:		February 8, 2024					
Item Name:		January 4th, 2024 Planning Commission Meeting Minutes					
Originating Department:		Community Development					
Presented by:		Lane Braaten					
Previous Commission Action (if any):							
Item Type (X only one):		Consent		Regular Session	X	Discussion Session	
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED <i>(Include motion in proper format.)</i>							
Motion to adopt the January 4th, 2024 Planning Commission Meeting Minutes							
EXPLANATION OF AGENDA ITEM <i>(Include a description of background, benefits, and recommendations.)</i>							
Attachments: 1. January 4th, 2024 Planning Commission Meeting Minutes.pdf							
FINANCIAL IMPLICATIONS: Funding Sources & Uses:							
Budget Information: _____ Budgeted _____ Non Budgeted _____ Amendment Required							

CITY OF WACONIA
January 4, 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 Genz at 6:00 p.m.

Members Present:	Joe Polunc, Chad Genz, Bruce Paulsen, Kevin Kamerud, Jacob Weckman
Member Absent:	Daryl Peterson.
Alternate Absent:	Jacob Weckman
City Liaison Present:	Jeff Grengs
Staff Present:	Braaten, Nelson, Havlick, Stein

Oath of Office:

Welcome to our new Commissioners.

Oath of office: Jacob Weckman and Kevin Kamerud

2) [Adopt Agenda](#)

Braaten had no changes to the agenda.

Motion by Paulsen, seconded by Polunc to approve the agenda. MOTION CARRIED.

3) [Minutes Approval](#)

3.1 December 7th, 2023, Planning Commission Meeting Minutes

[Cover Page](#)

[December 7 2023 Planning Commission Meeting Minutes DRAFT.pdf](#)

Motion by Polunc , seconded by Kamerud to approve the minutes as drafted. MOTION CARRIED.

4) [New Business](#)

No new business

5) [Old Business](#)

5.1 [CONTINUED - Variance \(After-the-Fact\) - 150 Stacy Circle](#)

This item is a continuation of the After-the-Fact Variance for the property located at 150 Stacy Circle.

Braaten presented an overview of the process that took place prior to this point to bring the new commissioners up to speed on the application.

The Campbell's submitted a revised stormwater plan after having a meeting with the City Engineer.

Braaten displayed the location of the property for the commissioners. The property is zoned R-2, Single-Family Residential and is located within the Shoreland Overlay District. The Shoreland Overlay District has very specific regulations and allows only 25% hard cover. 150 Stacy Circle exceeds this percentage which is the reason for the variance. The preexisting conditions were displayed in comparison with the added hard surface coverage. The total after the added hard coverage is approximately 35%. Braaten showed the third stormwater plan proposal to remove hard surface to lower the percentage. Braaten indicated that the revised plan still does not include a storm water connection to the catch basin on Brent Drive. The property would be at 29% after the proposed changes to the property.

Braaten described the Variance Criteria for the Commission members. He indicated that if the application meets all the criteria, then the variance should be approved. If the application does not meet one of the criteria, then the application should be denied.

Genz talked about water mitigation and the City Engineers comments in the packet.

Paulsen explained his view on the application based on the 5 variance criteria. He indicated that the application was not in harmony with the purposes and intent of the ordinance as they strive to protect the lake, which the Comp Plan does as well. The applicants made a good effort, but it does not meet the 1st two criteria. Additionally, he stated that there were no unique circumstances, not created by the landowner. In fact, this was directly created by the landowner.

Motion by Paulsen, seconded by Polunc to deny the After-the-Fact Variance -150 Stacy Circle. MOTION CARRIED.

[Cover Page](#)

[Location Map_150 Stacy Circle.pdf](#)

[Certificate of Survey_Campbell.pdf](#)

[Revised Site Plan Stormwater Plan.pdf](#)

[Amended Letter of intent for variance with notation.pdf](#)

[City Engineer Comments Re REVISIONS.pdf](#)

[Public Hearing Comments.pdf](#)

- 6) Other
1) Election of Officers
2) Staff Update

Election of officers:

Weckman nominated Genz to Chair the Planning Commission Board. No other nominations, so Braaten called the vote.

Motion to nominate Genz to Chair the Planning Commission Board for 2024.
MOTION CARRIED.

Paulsen nominated Polunc to be Vice Chair the Planning Commission Board. No other nominations, so Braaten called the vote.

Motion to nominate Polunc to be Vice Chair of the Planning Commission Board for 2024. MOTION CARRIED.

STAFF UPDATE:

- Land use summary will be presented at the February Planning Commission meeting.
- 71 Single family home permits and 16 townhome permits were issued in 2023.
- 449 online epermits were issued in 2023 and a total of approximately 1000 permits overall.

Welcome to the new Commissioners. February meeting, we will swear in Daryl Petersen and review a variance, comp plan amendment.

Genz asked about the timing of the completion of Variances. State Statutes requires applicants to act on a variance within a year or they are void.

Adjourn

Motion by Paulsen, seconded by Kamerud to adjourn at 7:00pm. MOTION CARRIED.

ATTEST: _____

Brenda Stein, Office Assistant



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date:	February 8, 2024
Item Name:	PUBLIC HEARING - Variance - 32 Vine Street North
Originating Department:	Community Development
Presented by:	Ethan Nelson

Previous Commission Action (if any):

Item Type (X only one):	Consent		Regular Session	X	Discussion Session	
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RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED *(Include motion in proper format.)*

Open the Public Hearing
Motion to close the Public Hearing.
Motion recommending either approval or denial of a variance to construct a porch addition which would encroach into the side yard setbacks 4.6 ft. on the north side and 4.4 ft. on the south side versus the 10 ft. minimum required in the R-4, Mixed Residential District.

EXPLANATION OF AGENDA ITEM *(Include a description of background, benefits, and recommendations.)*

BACKGROUND

Applicant: Andrew Vasek

Owner: Mathews Vasek Properties, LLC

Address: 32 Vine Street North

PID# 750503580

Zoning: R-4, Mixed Residential District

Special District: Shoreland Overlay District

REQUEST:

The City has received a variance application from Andrew Vasek requesting approval of a variance to construct a porch addition that would be located on the front portion of the principal structure. The applicant is proposing the porch addition and other site modifications that would result in encroachments into the side yard setbacks that exceed the 10 ft. minimum required in the R-4, Mixed Residential District. The applicant has indicated that the variance is necessary to restore the building closer to its historic condition.

APPLICABLE ORDINANCE PROVISIONS:

1. Section 900.05 – District Regulations, Subd. 2.D. - R-4, Mixed Residential District
2. Section 900.06.7 - Shoreland Overlay Regulations
3. Section 900.12 – Administration, Enforcement and Procedures, Subd. 4 – Variances

VARIANCE REVIEW CRITERIA:

Waconia City Code Section 900.12, Subd. 4 and Minnesota State Statute 462.357, Subd. 6 establishes criteria to be considered when contemplating the issuance of a Variance in terms of “practical difficulty” as follows: “Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the terms of the Variance are consistent with the Comprehensive Plan.” So a City evaluating a Variance application should make findings as to:

1. Is the Variance in *harmony* with the purposes and intent of the ordinance?
2. Is the Variance *consistent* with the Comprehensive Plan?
3. Does the proposal put the property to use in a *reasonable* manner?
4. Are there *unique circumstances* to the property not created by the landowner?
5. Will the Variance, if granted, alter the *essential character* of the locality?

State Statute specifically notes that economic considerations alone cannot create a practical difficulty. Whereas, practical difficulties exist only when the three statutory factors are met (1. Reasonableness, 2. Uniqueness, and 3. Essential character).

VARIANCE ANALYSIS:

The R-4 District is a historic area of the city that lies along the Lake Waconia shoreline and already has an element of mixed residential use ranging from multi-family dwellings to single-family housing. It is intended that uses within this area continue to be predominantly residential in the range of four to six units per acre. Higher densities must be applied for by conditional use permit. The subject property currently includes an existing principal structure that has a front yard deck with hardcover improvements below, a rear yard deck and a large rear yard gravel parking area. Staff notes the location noted “Garage Area” is incorrectly labeled by the surveyor as it was a trash enclosure that has been removed by the applicant prior to application submittal. The principal structure, initially built in 1915, has existed within current side yard setbacks. The applicant is proposing to remove the existing deck and replace it with a porch addition in an attempt to replicate the historic design of the original structure. Due to the hardcover below the deck, the expansion would not cause an increase in the existing impervious surface coverage on the property. The expansion of a legal nonconformity within the setback requires a variance to be approved by the City. In addition to the porch addition, a stormwater plan is required due to the excess impervious surface. The applicant is proposing to install gutters on eaves of the proposed addition, install downspouts to drain tile that connect to city stormwater in the alley and connect sump pump discharge to city stormwater in the alley.

Table 1.1 below indicates the existing, required and proposed lot requirements for the property as indicated in the R-4, Mixed Residential District. The analysis of this variance submittal is based on the information provided on the attached survey.

Table 1.1

Lot Requirements	R-4 Mixed Residential District & Shoreland Overlay District	Existing Conditions	Proposed Conditions
Minimum Lot Size	20,000 sq. ft.	9,487 sq. ft.	9,487 sq. ft.
Maximum Impervious Surface	25%	63.2%	62.3%
Front Yard Setback	25 ft.	27.5 ft.	27.5 ft.
Left (North) Side Yard Setback	10 ft.	2.8 ft.	2.8ft *
Right (South) Side Yard Setback	10 ft.	2.5 ft.	2.5 ft.*
Rear Yard Setback	30 ft.	91.4 ft.	91.4 ft.

*The proposed porch addition improvement encroaches into the side yard setbacks at 4.6 ft. (left) and 4.4 ft. (right) respectively.

PLANNING CONSIDERATIONS:

1. The existing principal structure is built significantly within the 10 ft. side yard setbacks. Any improvements to the structure are likely to require a variance due to its proximity to the property lines.
2. There are existing improvements under the existing deck, therefore the proposed porch will not increase the impervious surface on the property. The property exists significantly over the 25% impervious surface maximum, therefore staff have required a stormwater plan (as noted in the Variance Analysis) to be submitted and reviewed by the Planning Commission. However, it should be noted that this application does not require an impervious surface variance.
3. Staff has contacted the State Historic Preservation Organization (SHPO) for comments as the property in question is listed on the National Register of Historic Places (Amblard Guest House). No response has been received at the time of this report.
4. The City Engineer has reviewed the proposed stormwater plan and recommends the proposed connections from roof drains/sump pump to the existing 24" storm sewer in the alley, which should be achieved through installation of a new manhole over the existing line. Buried connections are highly discouraged as they are not accessible for maintenance. An option also exists to connect to the 4-inch edge drain located behind the curb on Vine Street.
5. The City Engineer further notes that a goal for the downtown area has been to remove gravel surfaces as they contribute runoff/sediment into the lake. Additionally, downstream mitigation is suggested to offset the remaining excess impervious total and recommends consideration of changes/improvements to the site.
6. Minnesota State Statute Sec. 394.27 Subd. 7. states: *"The board of adjustment may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance."*

PUBLIC NOTICE/COMMENT

The notice was published in the WACONIA PATRIOT on January 25th and posted at Waconia City

Hall. Individual notices were mailed to all property owners within 350 feet of the subject parcel. As of the date and time of this report the City has not received any public comment regarding the proposed Variance.

RECOMMENDATION

The Planning Commission should hold the public hearing, review the Variance application based upon the Variance Criteria stated above and the information provided and make a recommendation to the City Council. Upon a formal recommendation by the Planning Commission this application will be forwarded to the City Council for review at their upcoming meeting on February 20th, 2024.

If the Planning Commission chooses to recommend approval, staff recommends including the following conditions:

1. Proposed connections from roof drains/sump pump to the existing 24" storm sewer in the alley shall be achieved through installation of a new manhole over the existing line. An option also exists to connect to the 4-inch edge drain located behind the curb on Vine Street.
2. Perimeter erosion control shall be installed by the Contractor and inspected by the City prior to any other work. Erosion control measures shall be indicated on the plans accordingly.

Attachments:

1. [Application & Narrative \(6 Pages\)](#)
2. [Public Hearing Notice - 32 Vine Street North \(1 Page\)](#)
3. [Historic Elevations \(2 Pages\)](#)
4. [Site Photos \(6 Pages\)](#)
5. [Existing & Proposed Elevations \(5 Pages\)](#)
6. [Existing & Proposed Site Plan \(3 Pages\)](#)
7. [20240124_PH Comment_Gramith \(1 Page\)](#)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted
_____ Non Budgeted
_____ Amendment Required

MATHEWS + VASEK

CONSTRUCTION

CUSTOM HOMES • REMODELING • COMMERCIAL

Date 1-2-24

We are requesting a variance for the property located at 32 Vine Street North. The property is currently over the 25% hardcover as required in the Shoreland Overlay District.

Our intent is to remove the existing East wood deck and replace the dumpster enclosure. They are structurally inadequate and unsafe. Dumpster enclosure is subject to design/location per city review. We intend to rebuild the deck structure with some modifications.

- increase width from a varied 5'8"-6' to 6'6" to improve accessibility
- include covered roof to improve accessibility for apartments on the 2nd and 3rd levels
- include covered roof to match similar architecture to the original building (attached pictures)
- shift stairs away from the exterior wall of existing structure to improve egress

Proposed covered deck and existing deck is 4'4" to the south property boundaries. Proposed covered deck and existing deck is 4'8" to the north property boundaries.

We fully understand that the current property exceeds hardcover requirements as outlined in the Shoreland Overlay District. Our intention is to improve the property to the best of our abilities, improve upon the safety and security of the residents and recreate a facade that pays homage to the original structure.

The property is zoned as R-4 as outlined in the City Ordinances. Chapter 900, Sec.900.05 states the following:

D. R-4 Mixed Residential District

1. Intent and purpose: This is an historic area of the city that lies along Lake Waconia shoreline and already has an element of mixed residential use ranging from multi-family dwellings to single-family housing. It is intended that uses within this area continue to be predominantly residential in the range of 4-6 units per acre. Higher densities must be applied for by conditional use permit.

The intent and purpose of R-4 zoning acknowledges existing historic significance prior to the City Ordinances being adopted. The structure, to the best of our knowledge, was constructed between 1897-1907.

1040 Adams Street SE Suite #2
Hutchinson, MN 55350
952-367-9161
andyv@mathewsvasekconst.com

MATHEWS+VASEK

CONSTRUCTION

CUSTOM HOMES • REMODELING • COMMERCIAL

A project of this nature, while nonconforming is important. It will improve the safety and accessibility for the tenants. It will help recreate a part of historic Waconia. It will improve the aesthetics of the building.

Shandon Mathews, and myself purchased this property to preserve, to the best of our abilities, part of original Waconia. This is truly a labor of love and not for financial gain. This project along with future required projects on this site will be done with intent to preserve this property. After years of neglect, it is in desperate need of repairs and maintenance.

Feel free to reach out if you have any further questions or comments.

Sincerely,

Andrew Vasek & Shandon Mathews

1040 Adams Street SE Suite #2
Hutchinson, MN 55350
952-367-9161
andyv@mathewsvasekconst.com

MATHEWS+VASEK

CONSTRUCTION

CUSTOM HOMES • REMODELING • COMMERCIAL

Date 1-2-24

Stormwater Management Plan

We are proposing to do the following at 32 Vine Street North:

- install gutters on eaves of proposed addition
- install downspouts to drain tile, connect to city stormwater in alley
- connect sump pump discharge to city stormwater in alley

1040 Adams Street SE Suite #2
Hutchinson, MN 55350
952-367-9161
andyv@mathewsvasekconst.com



CITY OF WACONIA
201 South Vine Street
Waconia, MN 55387
Phone: (952) 442-2184 Ext. 2
Fax (952) 442-2135
www.waconia.org

VARIANCE

APPLICANT INFORMATION

1. Owner's Name: Mathews Vasek Properties LLC
2. Address of Property: 32 North Vine Street
3. Legal Description: PID# 750503580
4. Applicant's Name: Andrew Vasek
5. Mailing Address: P.O. Box 44 Waconia, MN 55387
6. Daytime Phone(s): 320-583-4541
7. Email Address: andyv@mathewsvasekconst.com

The City will distribute copies & appropriate information to applicant via email

OFFICE USE ONLY

Date Received: _____

Fee: \$ 250 + 150 SW fee
Receipt #: _____



CITY OF WACONIA
201 South Vine Street
Waconia, MN 55387
Phone: (952) 442-2184 Ext. 2
Fax (952) 442-2135

VARIANCE APPLICATION

1. Present Zoning: R-4
2. Existing use of Property: Apt. 4 units
3. Has request for a variance on this property been sought previously? If so, when? _____

IMPORTANT

Subd. 4. Variances

- A. No variance shall be granted to allow a use not permitted under the terms of this Ordinance in the district involved. In granting a variance the Board may prescribe appropriate conditions in conformity with this Ordinance. When such conditions are made part of the terms under which the variance is granted, violation of the conditions is a violation of this Ordinance. A variance shall not be granted by the Board unless it conforms to the following standards:
1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and do not result from the actions of the petitioner.
 2. Literal interpretation of the provisions of this Ordinance would deprive the petitioner of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
 3. Granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district.
 4. The proposed variance will not impair an adequate supply of light and air to adjacent property, or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, or welfare of the residents of the City.
 5. FINANCIAL SAVINGS WILL NOT CONSTITUTE A HARDSHIP.

THE FOLLOWING INFORMATION MUST BE FURNISHED IN ORDER TO PROCESS THE APPLICATION

1. A letter from the applicant(s) which should address the following:
 - Explain (in detail) the variance you are requesting (giving distances where appropriate).
 - Conditions or peculiar difficulties to the structure or land, which makes a variance necessary.
 - Why do you feel a variance should be granted in this instance?
2. Payment of application fee (~~\$125~~ ^{\$250} residential; \$275 non-residential)
3. Residential applications requiring the submittal of a stormwater plan shall submit a \$150 non-refundable stormwater plan review fee.
4. Non-residential variance requests are required to submit an escrow payment in the amount of \$1,000.00.

****Additional information may be requested by staff, based on the proposal. Additional consulting review fees may apply, such as civil engineering and legal counsel.**

5. Certificate of Survey with north arrow indicating existing structures and proposed additions or modification to structures.
6. Show all distances of buildings and structures from property lines.
7. Show any unique features to property associated with variance request (i.e. trees, ravines, steep slopes, etc.).
8. Stormwater Plan for all properties located within the Shoreland Overlay District and for all properties that currently exceed, or propose to exceed, the hardcover maximum identified in the applicable zoning district.

The Planning Commission may or may not hold a public hearing on the request (based on the amount of the variance requested). The Planning Commission should make a recommendation to the City Council within sixty (60) days. If they do not, the City Council may proceed without the Planning Commission's recommendation.

The City Council may approve, approve with conditions, or deny the variance. If a variance is denied the applicant cannot resubmit a variance request for that same property until six (6) months has lapsed. If a variance is approved, it should be made use of within one (1) year or it will become void.

A violation of any condition set forth in the granting of the variance shall be a violation of the zoning ordinance and automatically terminate the variance.

Applicant's Signature: 

Date: 1-2-24

Printed Name: Andrew Vasets

Property Owner Signature: 

Date: 1-2-24

Printed Name: Andrew Vasets

CITY OF WACONIA, MN
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Waconia, MN will hold a public hearing on February 8th, 2024, at 6:30 P.M., at the Waconia City Hall, 201 South Vine Street, Waconia, MN, to consider a variance request for the property located at 32 Vine Street North.

The City is considering a variance request by Andrew Vasek for the property located at 32 Vine Street North to construct an addition that exceeds the minimum side yard setbacks in the R-4, Mixed Residential District.

Pertinent information pertaining to this request is available at City Hall. Interested persons may submit written or oral comments pertaining to this matter any time prior to the hearing, or at the hearing on February 8th, 2024. Written comments will be distributed to the Planning Commission for review and consideration. Please submit written comments by mail, email or in person as follows:

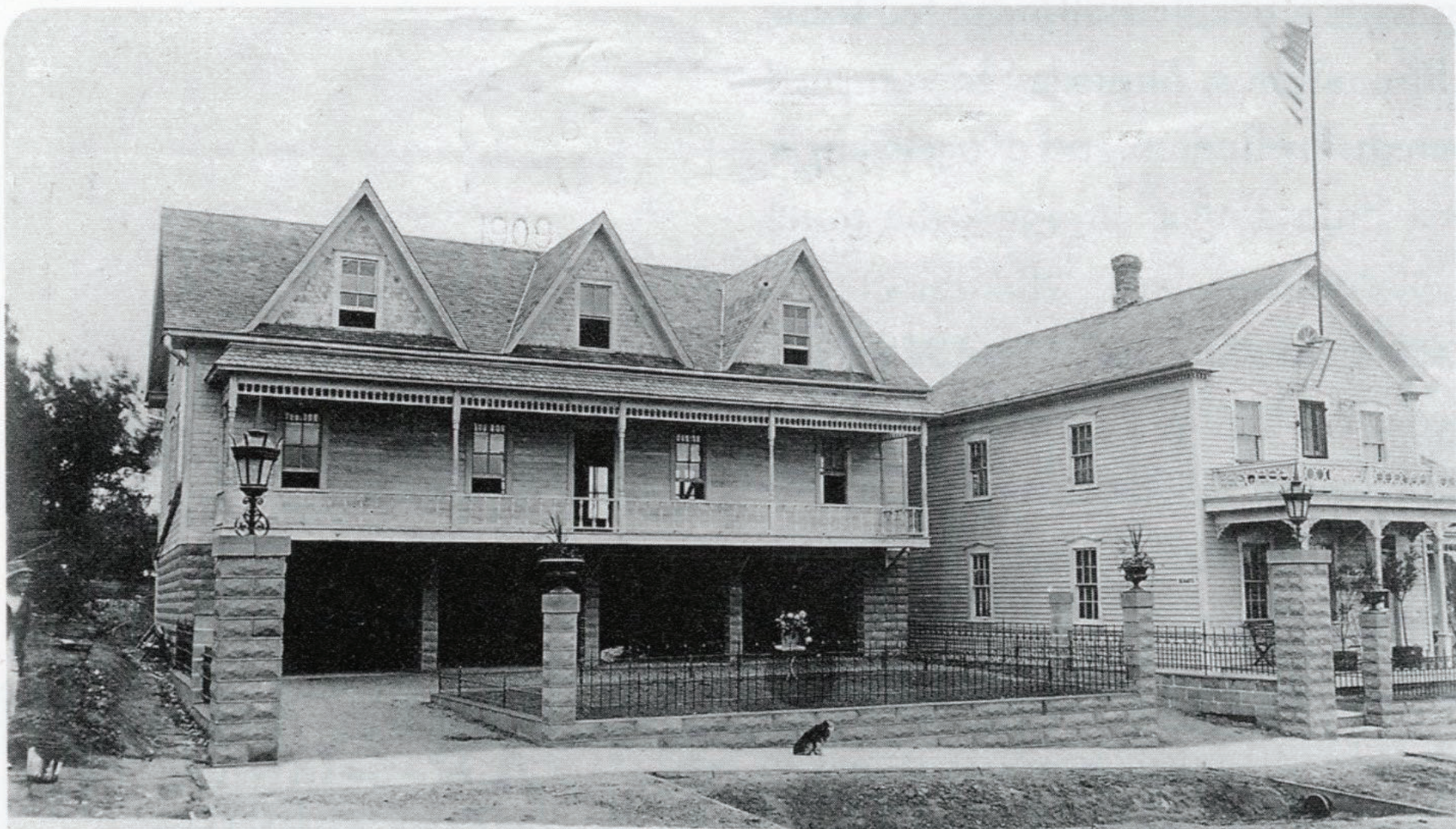
Mail/in person: Ethan Nelson, 201 South Vine Street, Waconia, MN 55387

Email: enelson@waconia.org

By: WACONIA PLANNING COMMISSION

ATTEST: Ethan Nelson, Assistant Planner

(Published in the January 25th, 2024 Waconia Patriot newspaper)



Automobile Garage, Waconia, Minn.

W. J. Scharmer, Publisher.

1909 Post Card of Amblard's
Automobile Garage and Hotel on
North Vine Street *Lee Erhard*

vehicle. Meanwhile, because owned
the tricky part was to figure out how
maintain a livelihood, while the
appeared around the Waconia con

5269 — Amblard Automobile Garage and Club House,
Waconia, Minn.



The garage was the bottom story of the Club House, with rooms in the second story. *Marvin Mackenthun*



The dining room
lake. *Ada Wein*











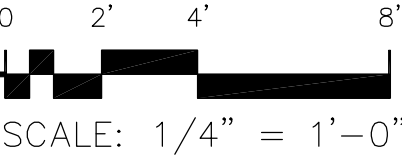




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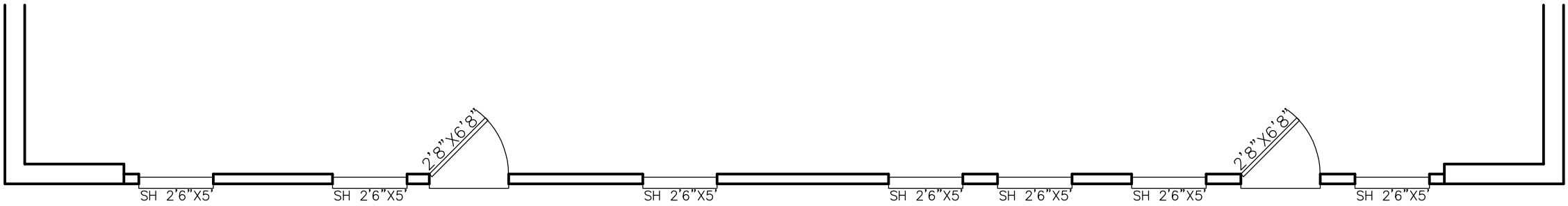


1 FRONT ELEVATION
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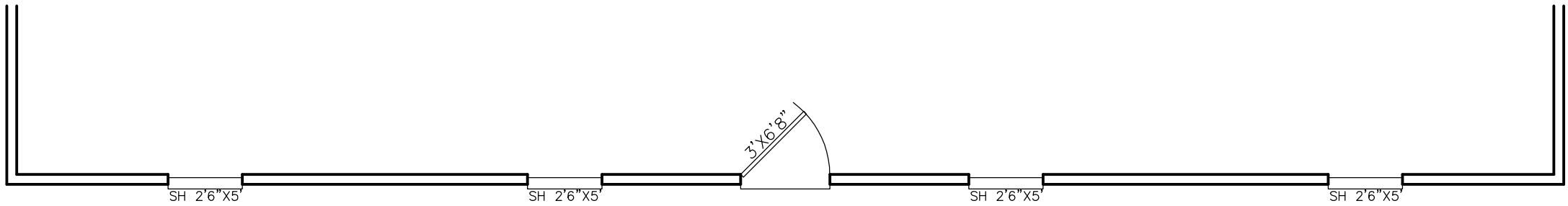
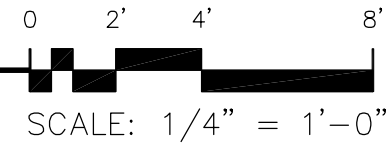




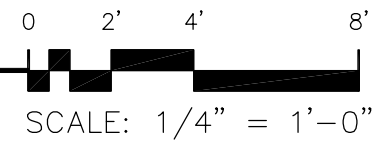
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2 EXISTING SECOND FLOOR
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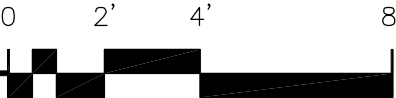
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PROPOSED FRONT ELEVATION

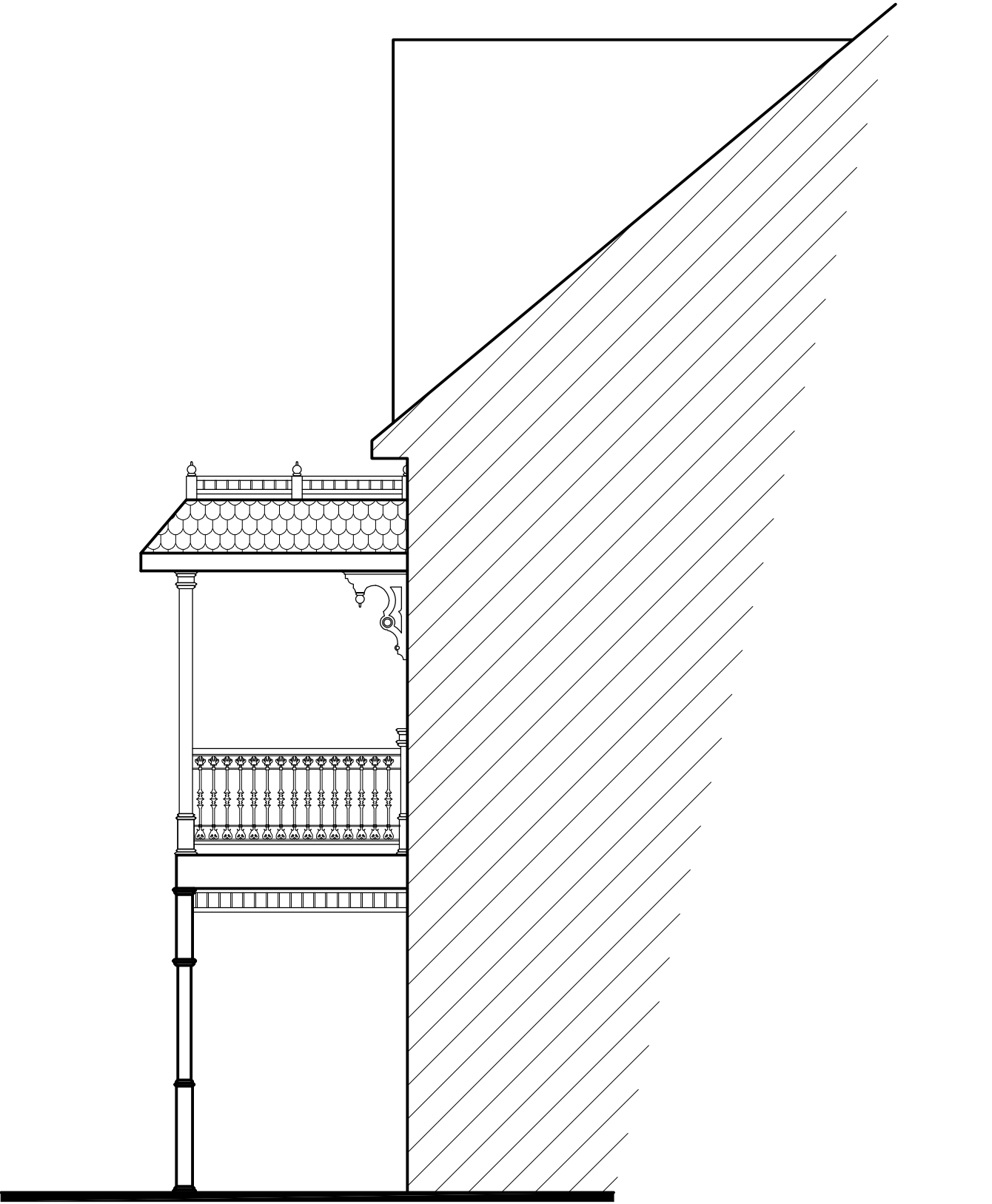
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SCALE: 1/4" = 1'-0"



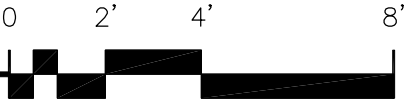
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1

PROPOSED SIDE ELEVATION

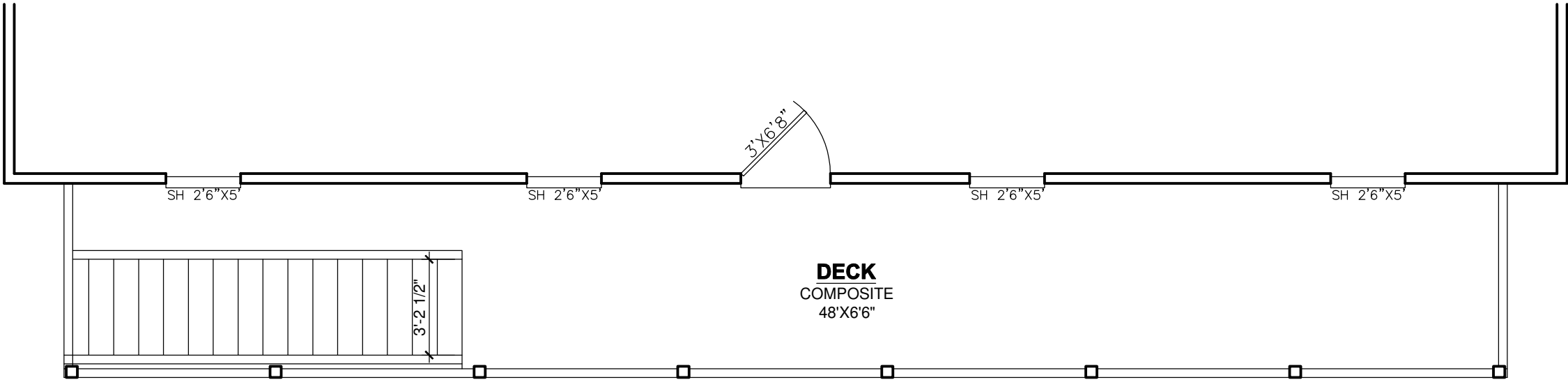
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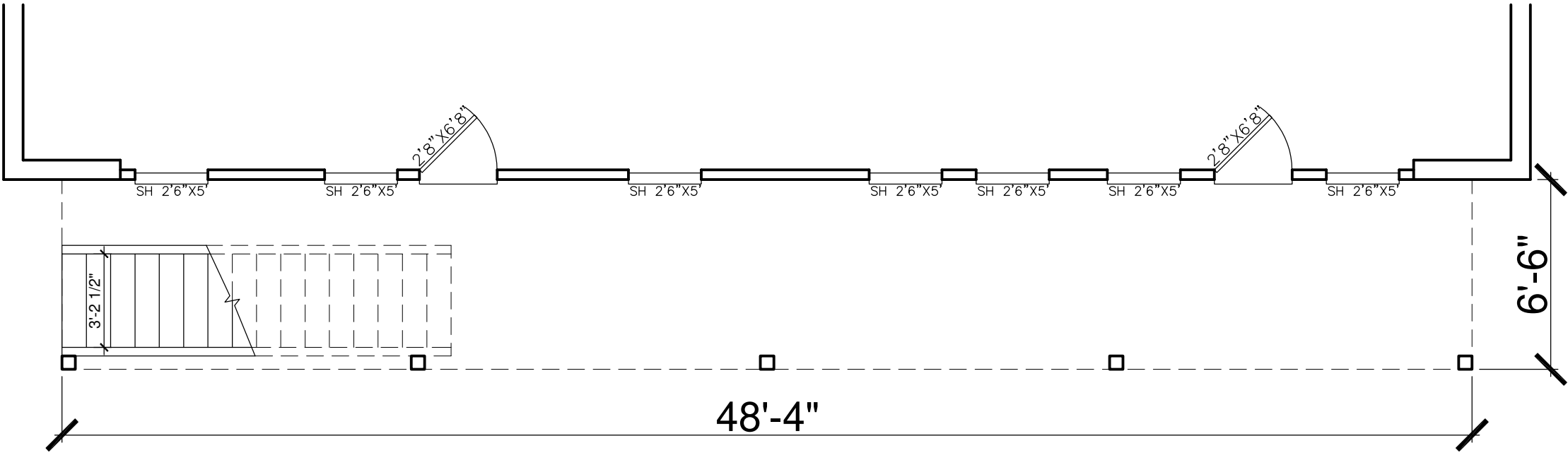
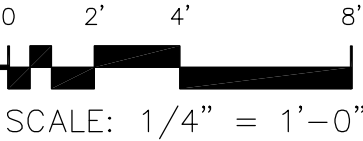
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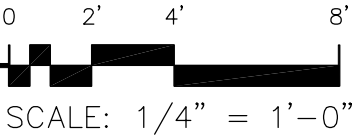
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2 PROPOSED SECOND FLOOR
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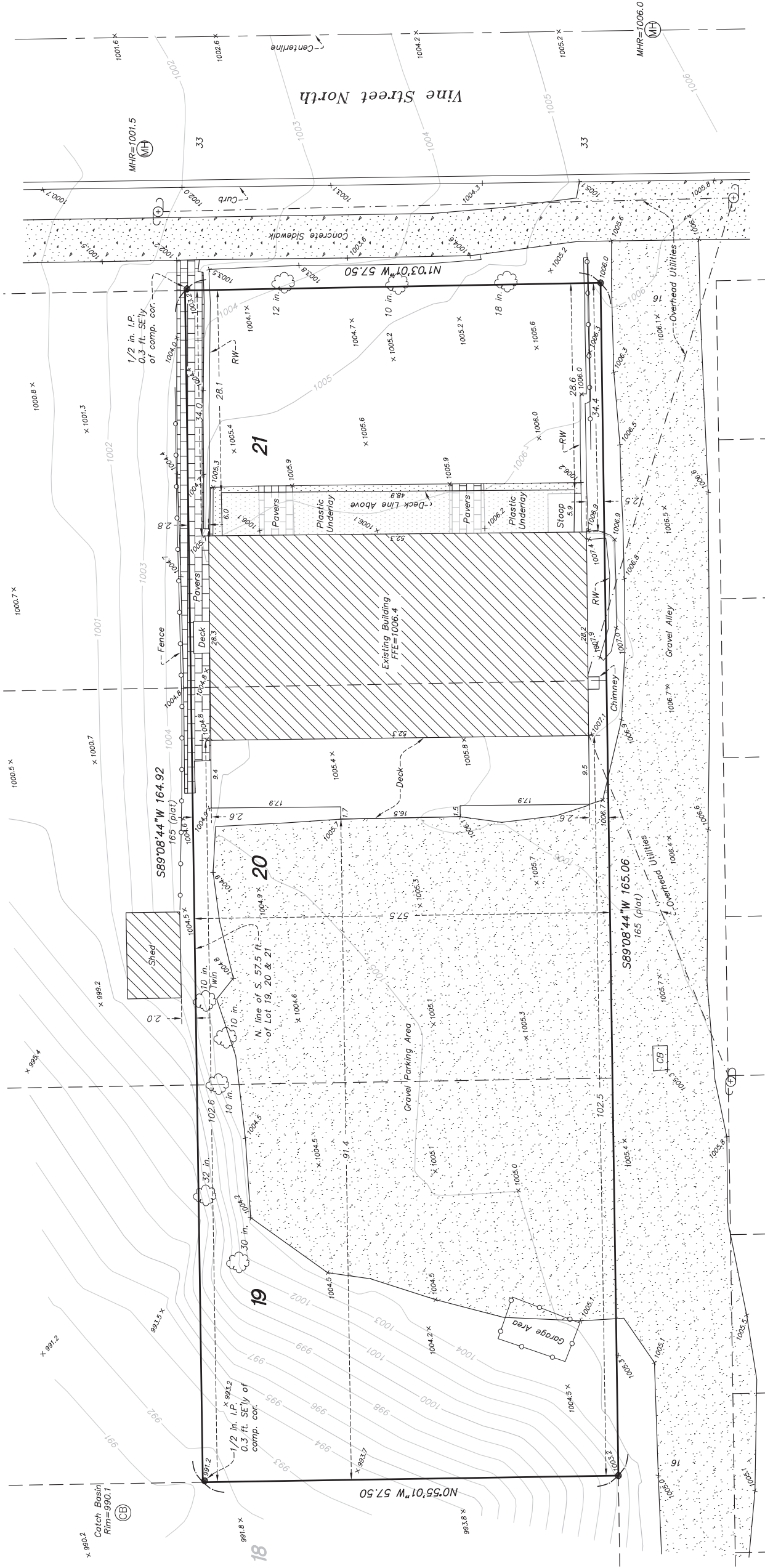


1 PROPOSED FIRST FLOOR
SCALE: 1/4" = 1'-0"



Certificate of Survey

Prepared for:
Mathews & Vasek Construction



Site Address:
32 Vine Street N.
Waconia, MN 55387

Boundary Description (supplied by client):
The South 37.5 feet of Lots 19, 20 and 21, Block 36, VILLAGE OF WACONIA, according to the recorded plat therein, Carver County, Minnesota. Subject to any and all easements of record.

- Notes:
- This survey was completed without the benefit of a current title commitment.
 - Bearings and elevations based on assumed datum.
 - Not all trees on the subject property were located for this survey.
 - Only visible evidence of utilities were located for this survey.

Existing Hardcover	(sq. ft.)
Building/Chimney	1,490
Deck (east)	288
Deck (west)	521
Deck (north)	10
Retaining Walls	59
Pavers	16.3
Plastic Underlay	46
Stoop	5
Gravel	3,425

Total = 5,997

Area of pavers, stoop and plastic underlay which lie below the deck (east) are not included in hardcover total.

Parcel Area = 9,487

Total Hardcover = 63.2%

10

0

5

10

20

SCALE

1 inch = 10 feet

N

▲

●

Found Iron Monument

⊕

Manhole

⊕

Utility Pole

—

Existing Elevation

—

Existing Contour

CB

Catch Basin

RW

Retaining Wall

⊕

Tree (deciduous)

Legend



Whitetail Land Surveying
10722 200th Street
Silver Lake, MN 56381
320-535-5194
WhitetailSurveying.com

I hereby certify that this certificate of survey was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

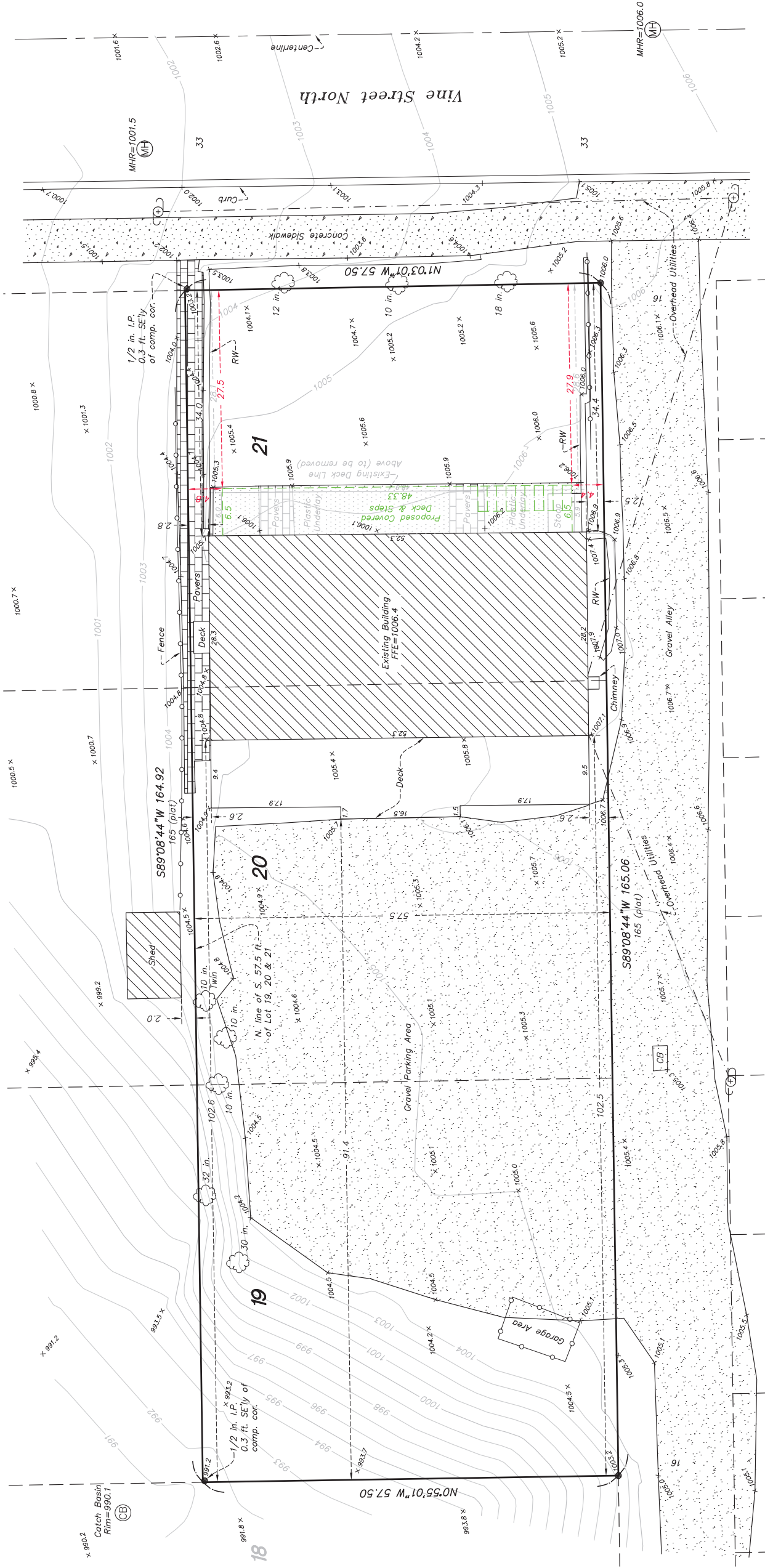
Douglas M. Smith
Douglas M. Smith

Date: June 11, 2023 Registration No. 59130

Job Number: 23091
Field Date: 6/6/23, 6/8/23
Drawing Name: MVC.dwg
Drawn by: DWS
Revisions:

Certificate of Survey

Prepared for:
Mathews & Vasek Construction



Site Address:
32 Vine Street N.
Waconia, MN 55387

Boundary Description (supplied by client)
The South 37.5 feet of Lots 19, 20 and 21, Block 36, VILLAGE OF WACONIA, according to the recorded plat therein, Carver County, Minnesota. Subject to any and all easements of record.

- Notes:
- This survey was completed without the benefit of a current title commitment.
 - Bearings and elevations based on assumed datum.
 - Not all trees on the subject property were located for this survey.
 - Only visible evidence of utilities were located for this survey.

Existing Hardcover	(sq. ft.)
Building/Chimney	1,480
Deck (east)	288
Deck (west)	521
Deck (north)	10
Retaining Walls	59
Pavers	163
Plastic Underlay	46
Stoop	5
Gravel	3,425
Total	5,997

Area of pavers, stoop and plastic underlay which lie below the existing deck (east) are not included in hardcover total.

Parcel Area = 9,487
Total Hardcover = 63.2%

Proposed Hardcover	(sq. ft.)
Prop. Covered Deck/Steps	314
Building/Chimney	1,480
Deck (west)	521
Deck (north)	10
Retaining Walls	59
Pavers	158
Plastic Underlay	23
Stoop	7
Gravel	3,425
Total	5,997

Area of pavers, stoop and plastic underlay which lie below the proposed deck (east) are not included in hardcover total.

Parcel Area = 9,487
Total Hardcover = 63.2%

Legend

● Found Iron Monument

⊕ Utility Pole

⊕ Manhole

— Existing Elevation

— Existing Contour

CB Catch Basin

RW Retaining Wall

Tree (deciduous)

SCALE

10

0

5

10

20

1 inch = 10 feet



Whitetail Land Surveying
10722 200th Street
Silver Lake, MN 55381
WhitetailSurveying.com

Douglas M. Smith
Douglas M. Smith

Date: December 29, 2023 Registration No. 59130

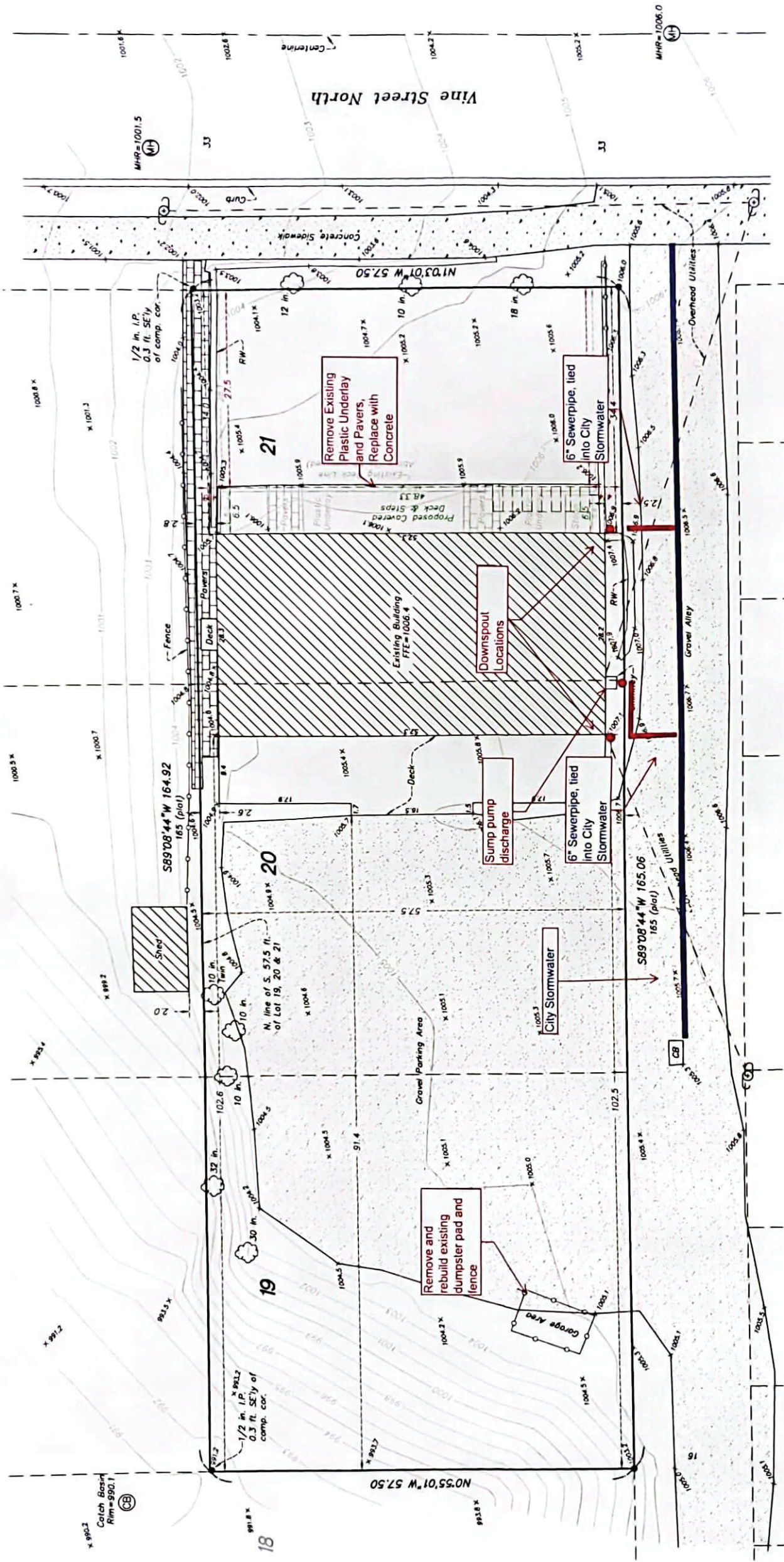
I hereby certify that this certificate of survey was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Job Number:	23091
Field Date:	6/6/23, 6/8/23
Drawing Name:	MVC.dwg
Drawn by:	DWS
Revisions:	12/29/23 (proposed deck)

Certificate of Survey

Prepared for:

Mathews & Vasek Construction



Site Address:
33 Vine Street N.
Waconia, MN 55387

Boundary Description (as applied by client):
The South 57.5 feet of Lots 18, 20 and 21, Block 36, VILLAGE OF WACONIA, according to the recorded plat thereof, Corner County, Minnesota. Subject to any and all easements of record.

Notes:
1. This survey was completed without the benefit of a current title commitment and elevations based on assumed datum.
2. Not all trees on the subject property were located for this survey.
3. Only visible evidence of utilities were located for this survey.

Existing Hardcover (sq. ft.)

Building/Chimney	1,480
Deck (east)	288
Deck (west)	521
Deck (north)	10
Retaining Walls	59
Pavers	163
Plastic Underlay	46
Slope	5
Gravel	3,425
Total	5,997

Area of power, slope and plastic underlay which lie below the existing deck (east) are not included in hardcover total.

Parcel Area = 9,487

Total Hardcover = 6,325

Proposed Hardcover (sq. ft.)

Prop. Covered Deck/Steps	314
Building/Chimney	1,480
Deck (west)	521
Deck (north)	10
Retaining Walls	59
Pavers	158
Plastic Underlay	23
Slope	7
Gravel	3,425
Total	5,997

Area of power, slope and plastic underlay which lie below the proposed deck (east) are not included in hardcover total.

Parcel Area = 9,487

Total Hardcover = 6,325



- Legend
- Found Iron Monument
 - Existing Elevation
 - Existing Contour
 - CB Catch Basin
 - RW Retaining Wall
 - Manhole
 - Utility Pole
 - Tree (deciduous)

Whittail Land Surveying

10722 200th Street
Silver Lake, MN 55381
320-335-5194
whittailsurveying.com

I hereby certify that this certificate of survey was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Ryan M. Smith
Ryan M. Smith
Date: December 29, 2023 Registration No. 59130

Job Number:	23091
Field Date:	6/8/23, 6/9/23
Drawing Name:	MVC.dwg
Drawn by:	DMS
Revisions:	12/29/23 (proposed deck)

24 JAN 2024

City of Waconia City Council
and Planning Commission
201 South Vine St.
Waconia, MN 55387

Subj: Letter of Support for Andy Vasek

Dear members of the City Council and Planning Commission,

Andy Vasek is a new member of the Waconia Heritage Association (WHA), joining us about one year ago. He is the owner of the old Amblard building at 32 Vine St North. This historic building is all that remains of Amblard's Club House and Garage which was used by Automobile Clubs in the early 1900's. (Further information can be obtained by looking at pages 98-99 in our book: Waconia, Paradise of the Northwest. The Lake and its Island).

Andy used the Waconia Heritage Association's photo resources to create a plan for the partial restoration of this building. This plan was presented to the other members of the WHA at our most recent meeting on 3JAN2024. He explained that the new front of the building has been designed with modern codes in mind, and with an attempt to return the front of the building's appearance to as close to original as possible.

Andy is very interested in Waconia's history and his plan to return this building to a near original appearance will improve the old downtown appearance of the City.

The membership of the WHA attending the meeting were very interested and impressed with the plans for the building. If approved by you, Waconia will benefit from it appearance, and encourage other restorations in the City. This is a major desire of our organization.

Sincerely;

A handwritten signature in cursive script, reading "Frederick Gramith". The signature is written in dark ink and is positioned above the printed name and title.

Frederick Gramith
President
Waconia Heritage Association



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date:		February 8, 2024					
Item Name:		PUBLIC HEARING - Amend Section 900.05 District Regulations - Battlefield Ministries					
Originating Department:		Community Development					
Presented by:		Lane Braaten					
Previous Commission Action (if any):							
Item Type (X only one):	Consent		Regular Session	X	Discussion Session		
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED <i>(Include motion in proper format.)</i>							
Open public hearing. Motion to close the public hearing. Recommend approval or denial of the proposed amendment to Section 900.05, which would allow up to six (6) unrelated individuals to reside in a single-family home for transitional housing.							
EXPLANATION OF AGENDA ITEM <i>(Include a description of background, benefits, and recommendations.)</i>							
APPLICANT INFORMATION Applicant: Battlefield Ministries							
REQUEST The applicant, Battlefield Ministries, has submitted an Ordinance Amendment application proposing to amend Section 900.05 District Regulations, specifically the uses permitted with special restrictions in the R-2, Single-Family Residential District. The applicant is proposing to revise the language as indicated below, which would strike the licensure requirement from the language. Residential facilities licensed by the State of Minnesota serving six (6) or fewer persons and being located no nearer than one thousand (1,000) feet to another such facility.							
APPLICABLE ORDINANCE PROVISIONS: Section 900.05 - District Regulations, Subd. 2.B. R-2 Single-Family Residential District							
BACKGROUND: The Ordinance Amendment stems from a complaint received by the city regarding a sober living residential facility within the R-2, Single-Family Residential District.							
ORDINANCE AMENDMENT ANALYSIS: 1. The city adopted code language in 1979 to allow licensed residential facilities in residential districts. This was done to be consistent with Minnesota State Statute 245.812, which has since been repealed (1987) and the language reconfigured under another statute. The adoption of the language in 1979 did not include a definition for a residential facility. Additionally, there was no additional clarification in either the Planning Commission or City Council meeting minutes from 1979. 2. The current City Code language allows "Residential facilities licensed by the State of Minnesota serving six (6) or fewer persons and being located no nearer than one thousand (1,000) feet to another such facility." As such, staff contacted the State to determine what types of residential facilities currently require licensure. A short list of examples are included below for review and consideration. Please note that this is not an exhaustive list but attempts to provide a couple of examples of current uses that could be allowed under our existing ordinance language. a. Assisted Living Licensure b. Boarding and Lodging Establishment or Lodging Establishment Providing Special Services							

- c. Nursing Home
 - d. Adult Foster Care Facilities
 - e. Supervised Living Facilities
 - i. Substance Use Disorder Treatment
 - ii. Residential Adult Mental Health Programs
3. The property is currently zoned R-2, Single-Family Residential, which allows a primary property owner to board “not more than two (2) roomers per residential unit.” Based on this standard staff have informed Battlefield Ministries that a maximum of three (3) residents for an unlicensed residential facility would be allowed, but they could no longer serve up to six (6). This conversation and dialogue have initiated the Ordinance Amendment for consideration.
 4. Residential facility is not currently defined in the Waconia City Code. Staff has included a couple of residential facility definitions below for review.
 - a. Residential Facility means any family home, group care facility, or similar establishment determined by a relevant authority; intended for 24-hour nonme
 - b. Residential facility means transitional housing; a supervised living facility; a nursing home; a residence registered with the department of health as housing with services establishment; a veterans home; a residence providing residential programs; a residential facility for persons with a developmental disability; a shelter for battered women; or a supervised publicly or privately operated shelter or dwelling designed to provide temporary living accommodations for the homeless; medical care or individuals in need of personal services, supervision, or assistance essential for daily living or personal protection.
 5. The applicant is only proposing to revise the City Code language in association with the R-2, Single-Family Residential District. If the revision is appropriate, the Planning Commission may want to further discuss if this amendment should also apply to the R-1, Single-Family Residential District as well.

PUBLIC NOTICE/COMMENT:

The notice was published in the WACONIA PATRIOT on January 25th, 2024, posted on the City of Waconia website and posted at Waconia City Hall. The public comments received to date have been attached to this report for consideration.

RECOMMENDATION:

The Planning Commission is required to hold a Public Hearing to discuss the proposed draft ordinance language. The Planning Commission should review the attached information and make a recommendation to the City Council, which would be considered at their upcoming meeting on February 20th, 2024.

Attachments:

1. [Public Hearing_R2 Permitted Uses_Ordinance Amendment.pdf](#)
2. [Applicant Zoning Discussion with Other Cities.pdf](#)
3. [Public Hearing Comments.pdf](#)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted
 _____ Non Budgeted
 _____ Amendment Required

CITY OF WACONIA, MN
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Waconia, MN, will hold a public hearing on February 8th, 2024 at 6:30 p.m., at the Waconia City Hall, 201 South Vine Street, Waconia, MN, to consider a zoning ordinance amendment to City Code Section 900.05, District Regulations.

The applicant has proposed an amendment to allow up to six (6) unrelated individuals to reside in a single-family home for transitional housing as a permitted use with special restrictions in the R-2, Single-Family Residential District. The existing language currently allows residential facilities licensed by the State of Minnesota serving six (6) or fewer persons.

Pertinent information pertaining to this request is available at City Hall. Interested persons may submit written or oral comments pertaining to this matter any time prior to the hearing, or at the hearing on February 8th, 2024. Written comments will be distributed to the Planning Commission for review and consideration. Please submit written comments by mail, email or in person as follows:

Mail/in person: Attention: Lane L. Braaten, 201 South Vine Street, Waconia, MN 55387
Email: lbraaten@waconia.org

By: WACONIA PLANNING COMMISSION

ATTEST: Lane L. Braaten, Community Development Director

(Published in the Waconia Patriot on January 25th, 2024)

Battlefield Ministries

Zoning Discussions with Cities

NOTES

CARVER

12/8/23- Erin Smith of Carver- Community Development Director, 952-448-8743, esmith@cityofcarver.com . Called & LM. She returned call and emailed.

- She thought the zoning of Carver was for 4 unrelated people. She emailed me and said that the city does not have an unrelated persons maximum in their codes.
- Carver does not have an unrelated person's maximum in their codes regarding rentals. Meaning we could rent out each bedroom. 4, 5, 6 bedroom houses as an example.
- She said there is nothing in their code from prohibiting the rental of individual rooms but "there could be unintended consequences doing this in a developed residential area"

MOUND

12/8/23 - Sara Smith, Mound Community Development Director. 952-472-0604. sarahsmith@cityofmound.com

- No short term or vacation rentals allowed. 6 month - 1 year ok.
- Most residences under Single Family Homes - can't be subdivided. Occupancy use has to be similar to SFH.
- New developments most likely fall under an HOA.
- R-1, R-1A, R-2 are SFH's or 2 family.
- R-3 allows for higher level of use or multi-unit. Mention of a Community Residential Facility which allows up to 6. Mentioned different state licensing availabilities.
- In order to find allowed use need an address and a parcel number to find the proper zoning/ordinance applications.

- Some addresses may have a city address but actually be zoned with a different city.

VICTORIA

12/8/23 - Jenn Brewington, Victoria Community & Economic Development Director;
jbrewington@ci.victoria.mn.us 952-443-4219

- 12/12/23 952-443-4227 Will Bucheger(~~bochegger~~) called me back. Associate Planner for Victoria.
- Similar zones to other cities however they have no ordinances or regulations in place. No people to monitor or interfere with rentals.
- Rental discussions very new for Victoria. Maybe some regulations in the place come spring.
- No way to track, don't have the staff, unable to manage rentals at this time
- Whoever purchases a home - Victoria has no means to dictate what happens in that home.
- Still deciding which departments manage what in the building division.

Webpage:

https://www.ci.victoria.mn.us/development/development_services/index.php

WATERTOWN

12/8/23 - Called and LM. Watertown City Administrator - Jake Foster, 952-955-2690, jfoster@watertownmn.gov .

- 12/12/23 - Called and LM again.
- 12/12/23 Jake returned call. As long as all sublessees all share the same entrances and common areas subletting is ok.
- There is a rental ordinance in place requiring licensing but it has not been enforced since 2011. They just haven't gotten around to removing the ordinance. Rental license not required.
- R1 districts might invite complaints as they are supposed to be low density and city would have to act on complaints.
- Currently no ordinances or language related to subleasing.

- Newer developments have HOA's.
- More sensitivity next to schools.
- Jake recommended between Lewis Ave & Hwy 25 for property as that is medium-high density due to the group home/care facilities in that area.
- Asked about 4, 5, 6 bedroom houses to be leased by room. He approved.

EXCELSIOR

12/8/23 - Called and LM. Julia Mullin, Excelsior Community Development Director, 952-653-3674, jmullin@excelsiormn.org

12/12/23 - Called and LM again.

NEW GERMANY

12/13/23 - Twyla Menth, City Clerk/Treasurer, 952-353-2488, ngcityhall@gmail.com,

Emailed with Kayla.

- Inquired about unrelated persons in a rental property.
- They have no rental ordinances. City does not get involved in renting, leasing or subleasing.

CHASKA

- 5 people can sublease a home in a R3 + zone.

To Whom It May Concern,

I am reaching out to you today on behalf of Battlefield Ministries and the women's transitional sober living home in Waconia. I am proud to share that I have been in recovery for 21 years and have been an active member of the Waconia recovery community for 5 years. I am also a 20+ year resident of Waconia and live on Main St, with my wife and daughter, just a couple of blocks from their home. I started attending the NA meetings in town in an effort to support my brother, who was in active addiction and going through a 60-day treatment program. My brother is now 4 years clean, invested in his sobriety and church, giving back to those who supported him. But more than that, he and I have both found lifelong connections, with friends we now call family. The recovery community is a diverse group of incredible human beings, who have so much to offer, when given the opportunity.

As part of this community, I now regularly volunteer to support those in need, provide mentorship to men in the program, and speak at treatment facilities to share my story to help others. As an insurance professional, my agency donates to the women's transitional/sober home in my neighborhood, to assist them with basic household needs. Seeing, firsthand, the growth and success of these individuals because someone cared enough to support them has been life changing for me.

The sober homes opened by the recovery group in our community makes a difference every day.

None of us in this program got here, living a sober and clean life, on our own. The sober housing that has been offered has been a lifeline, and a start, for so many people deserving of a chance. The Waconia women's transitional/sober living home gives these women the opportunity to live and choose a better life for themselves and for their families.

If the ordinance in place goes through, with only 2 unrelated residents living in this 6-bedroom home, they will have no choice but to close, and these women will be without a home. Please reconsider and support the addendum proposed to allow 6 individuals to continue their journey in recovery.

With sincerity,
Brad Devereaux
State Farm Director of Sales

To Whom It May Concern,

I am reaching out on behalf of Battlefield Ministries and the Women's house located in Waconia. My family and I live on 310 Main St W., just a couple of blocks away from this home, and have enjoyed the downtown community for over 20 years. When I learned that Battlefield Ministries planned to open a house in my neighborhood, I was excited and thrilled, as I know this location can provide so many opportunities to the women as they transition back into a community and live their life in recovery.

Many individuals leave treatment without access to a job, a home, a car, to name just a few. The location of this home is walking distance to local recovery programs and Narcotics Anonymous groups, as well as to local businesses that can provide opportunities for employment, volunteering, building skills, and giving back. In addition, this is a Christian based sober house, with Freshwater church just a few blocks away. This provides the women with a much-needed sense of community to support them on their faith journey.

I have attended numerous events in this community to support individuals in recovery from addiction. The commitment and dedication these individuals bring to this community is limitless, and the sense of community they provide to those in need is amazing. The sober living/transitional homes they are providing plays a huge role in the success of people who need this support. It helps them to get back on their feet, build family connections, find employment, and to help others in their position. I see so many families thriving with this much needed support and am thankful to call them our friends.

The women's home provides the women with much needed structure and routine. These are women who choose to be there and want to live a successful life in recovery. This is their home, and the place that gives them that chance. They are a family that supports each other's recovery and celebrates each other's achievements.

The current city ordinance states that only 2 unrelated persons can sub lease a house. The addendum that Battlefield Ministries is proposing is to allow up to 6 people to live in this 6-bedroom house and to continue to support the women who call this their home. With the current ordinance of only 2 residents, Battlefield Ministries cannot obtain the necessary funding to pay the rent and support the women living there. With only 2 residents allowed, they will be forced to close, leaving those living there without a home.

As a member of this community and neighborhood, I ask that you reconsider this ordinance and support the addendum to allow these women to continue living in this home, neighborhood, and community.

This home, for years to come, can give so many women the opportunity to 'live' again.

Thank you for your consideration,

Kelly Devereaux

Evernorth Behavioral Health- Employee Assistance Program manager

January 29, 2024

To Whom It May Concern,

I am writing this letter on behalf of Battlefield Ministries, concerning the Women's Recovery Home located in Waconia. I support the addendum that would allow up to 6 women living in the 6 bedroom home.

This issue is one that is close to my heart, as I myself am in recovery. I've known Kayla Precht, the Director of Battlefield Ministries, for 3.5 years. She has played a major role in my recovery journey since day one. Her passion in life is to help give hope to those who struggle with addiction. She is a recovery warrior, to say the very least. Her ministry is helping both men and women find a new way of life, free from active addiction. She is changing lives and being allowed to help 6 women at a time rather than 3 makes a huge impact on the community.

The location of the Women's Home is quite important, as it is in walking distance of the treatment center the women are required to attend, along with Freshwater Church where some of the women attend NA meetings throughout the week and church on Sunday mornings. This means that the majority of their support network is within a few blocks of their home.

As I stated before, I am in complete agreement with the addendum allowing up to 6 women to occupy the 6 bedroom home. I think the city of Waconia should be proud of the recovery efforts being made in the community by Battlefield Ministries. I do not think that allowing 6 unrelated women to occupy a home would negatively affect the city whatsoever. The healing and progress being made in these women's lives are far more important of an issue than a number.

I'm asking the city to approve the addendum which would allow 6 women to live in the 6 bedroom home. Thank you for your time and consideration.

Misty Maxson

Nursing Assistant – Carver County Resident



January 13, 2024

To Whom It May Concern,

Gather and Grow Food Shelf & Connection Center is a free grocery resource for Battlefield Ministries and their transition houses. Residents of their organization use our free resource as they work to get on their feet.

Gather and Grow helps many partners with multiple residents living in one home. It's imperative this type of housing option exist for those experiencing a life transition and need affordable and safe housing. Carver county has a huge need for sober living housing. By allowing this organization to use all rooms in their *Ladies First Home*, the City of Waconia will aid in filling a large gap in sober housing in our area.

We appreciate your thoughtful consideration on this matter. Our community is only strong because of the big-hearted people supporting the greater cause.

Sincerely,

Angela Cruzen
Executive Director
Gather and Grow Food Shelf & Connection Center

Brooke Campbell
Watertown, MN 55388
Tel 952-374-9740
brooke@synerfuse.com
Administrative Manager, SynerFuse, Inc.; Secretary, Battlefield Ministries

JANUARY 17, 2024

City of Waconia

Re: Recovery Housing – Ladies First

Waconia, MN To Whom it May Concern,

This is a letter of advocacy regarding the Ladies First property. I am Brooke Campbell, Secretary on the Board of Battlefield Ministries, Co-Ministry Leader at Celebrate Recovery Freshwater Church in Waconia. Transitional housing provides many benefits to the residents and the community. The residents are citizens who have accumulated sobriety and are prepared to repair the relationship with society by becoming a productive member. Residents are reuniting their families, establishing a support network, and obtaining/maintaining employment in the community.

A single family home has one family unit, Ladies First can serve as a unit with 6 unrelated individuals who most likely can result in 6 new family units to contribute to the growing economy of Waconia when they are ready to move. This could be the case for each series of women who live at Ladies First. Most of the residents are involved in a faith community and have children in the area. The recovery community in Waconia is very strong but we are lacking the housing to fit the need from people transitioning from Residential Treatment Centers. Many of the residents are active members at Freshwater Community Church and serve alongside me at Celebrate Recovery as they try to help women heal and restore from a path they have traveled. Truly moving to see one helping another.

I have 7 years clean and sober after living in a home very similar to this one in Carver County. I have found the Lord, have been gainfully employed all 7 years, pay taxes, co-own a business with my husband. As a woman who didn't have rental credentials necessary to find housing after treatment, I do not know where I would be if a transitional house didn't help get my credit, employment history, and a rental reference. Housing is one of the biggest reasons people relapse after treatment – they have no where safe to return to. An environment where they were able to use is not sufficient for recovery. A stable sober environment is the solution for long term recovery to be possible.

Please reach out to me if you have any further questions. Thank you in advance for your consideration in this matter.

Regards,

Brooke Campbell

To: City of Waconia

To whom it may concern,

This letter is in regards to our neighboring non-profit organization Battlefield Ministries. SunLeaf Naturals is a small business located in Waconia that strives for bettering the plant and its people. We want to express our support in the Ladies First House. Some may overlook the importance of what this home provides, but it is a very critical step for these women to transition into a healthy and happy lifestyle. Supporting organizations like Battlefield Ministries and the Ladies First House would create benefits beyond measure.

We hope the City of Waconia will consider the Addendum that enables the occupancy to be raised as the home is able to provide a safe space for up to 6 women. Transitional housing is not only important for the individual but also their children, families, and the community as a whole.

Carlo Micceri – Managing Director

Samantha Grenke – Supervisor

SUNLEAF NATURALS

333 South Pine Street

Waconia MN 55387



Office: 952-443-2300

E-mail: Production@sunleafnaturals.com

New Fax #: 952-222-4359

To whom it may concern,

I am writing this support letter in favor of changing the ordinance for persons allowed to stay in one house.

I have firsthand experience with this ministry and the work that they've been doing.

Nothing short of miracles are happening

The loving support provided for the women who come into the facility is life-changing and life-saving.

As a recovering addict myself, I know that healthy places are few and far between, especially for women.

That being said, I support the decision in favor of allowing non-related people to share the same residence.

If you are in need of any other information or direction of what miracles take place, please don't be afraid to ask

Thank you, Gary Will

[763-439-8313](tel:763-439-8313)

1/18/24 – Amendment to City Ordinance

Waconia City Council,

To start, if you have never had a struggle then you would never understand what a home that is safe, that is supportive, accountable to one another, in a time of need is like. The one thing I can place in your mind is close your eyes and go back to a time in your life and we have all had that one, at the very least one moment when life was not looking good and all you wanted to do was go home to reset, no matter the consequences. I understand that not a lot of people will admit they have had struggles, that's why a sober home is a beacon of light. It doesn't have neon lights, commercials, or barbwire fence. The stigma that is attached to a sober home is that it is associated with substance abuse. We don't look at a church and say to ourselves "they believe in something greater than themselves, they are horrible, all they want to do is fellowship with others like themselves"I hope.... So why is it such a problem that a city will not allow a place for someone to get better? Was one single athletic gym or self-centering place in this city met with the same barriers or distain for the person who struggles with food but doesn't have the will power of support to do what will keep that individual from living a different lifestyle or dying ? What effects does it have on the one, even if it is only one person who totally changes the course of their life because of the "sober house" Who might give back to that community that set the moral compass on the right track. I know what the consequences are for the ones who don't get to see that beacon, it is everything you don't want in your community, home, city, life. I was one of these people with the struggles of active addiction. I could not believe it when I was told that the beacon and blessing that was placed in your community for a light to shine was being put out by.... Someone or something that has not really opened their eyes.... By what is happening in the world today and is not going away but shoving someone away and saying it is not a problem. I know someone this week who passed away 1/14/24 who was driven around for 45 minutes in a state of panic in the city of Waconia, dying of a overdose before being driven to the Waconia police station- they didn't make it. How many times did this person drive by your home dying that night? What if that one person, had learned the tools to travel a different road in the face of relapse because of a simple sober home. There will never be a shortage of addiction, only a shortage of people willing to put the effort that Battlefield Ministries has put in to help the ones that need a light. I started this with if you have never had a struggle then you would never understand, the truth is everyone has struggles, they might not have the same label as "drug addiction" but the mental part is the same and the individual might have had the right moral compass in their life to support them. Battlefield ministries is stepping in and reaching out to help those who are in need, I hope that the city supports them in doing what not many are rushing to the front lines to do because its so much easier to do the opposite and blame the drugs or the people. I own a carpentry company and am always looking for residents in recovery homes as they are eager to work hard. It benefits the community.

Sincerely,

Joseph Campbell

Hello,

I am writing to you in regards to the Battlefield Ministries Women's Home located in Waconia; in support of their addendum to allow up to 6 unrelated persons to sub-lease a house, instead of the current limit of 3 unrelated persons set by city ordinance. This home and the ministry behind it are severely needed mental and physical health resources within Carver County. Battlefield Ministries is a non-profit organization that aids in helping people who are transitioning out of residential treatment, providing safe, structured, and supportive housing for people struggling with addiction and homelessness. A change to this addendum would make a worldly impact to countless community members that will need this kind of assistance now and in the future.

These are not random people from out of town that are being helped; they are sisters, mothers, daughters, our family members and friends that live and work in this community that we all strive to enjoy. To turn our backs on those that need our help when it's needed most would be shameful. Not supporting this addendum is a direct reflection of choosing not to support the disenfranchised and struggling members within our community. As a member of Carver County Public Health, I ask you to support this addendum to the current city ordinance in support of Battlefield Ministries.

A handwritten signature in black ink, appearing to read 'Joshua Kerwood', with a stylized, cursive script.

-Joshua Kerwood

Owner and CEO of Kerwood Concepts, LLC

Board Member of the Health Equity and Community Engagement Committee of Carver County

Member of the Carver County Public Health Advisory Council

To whom it may concern,

I am a resident here in Waconia, and I am writing this letter with the intent to encourage your reconsideration of allowing greater than 2 persons to reside at the Women's transitional home in Waconia, through Battlefield Ministries.

I have been in the field of addiction since 2008, as a licensed alcohol and drug counselor. For the past 16 years, I have worked in different treatment facilities, at different levels of care, and have a wealth of experience to understand the value of a transitional home for someone to be successful in their recovery.

With the location of this home in our community, these women will have easy access to a treatment facility to continue their care in an outpatient basis, after they have stabilized. Through transitional housing, they have an abundance of accountability coming from professionals, the other women in the home, and a strong recovery community that we have here in town. Research shows that recovery needs a supportive community/living environment, just the same as a healthy community needs recovery.

I fear that not allowing the ministry to maintain their current census of 6 residents, will cause them to forfeit this location and cause barriers for the women who deserve this support. Battlefield Ministries, those associated with it, and especially the 6 women residing at the current home, are doing very hard work each day. Let us stand behind them as community to show that we recognize that.

With gratitude for your consideration,

Kalin Mitchell, LADC
612-418-8916

" Believe in yourself and all that you are. Know that there is something inside of you greater than any obstacle " -- Christian D. Larson

To: Whom it may concern

From: Kristal Gillen

Re: Proposed Women's sober home (Ladies First) in
Waconia MN

I am writing to encourage the city of Waconia to approve the proposed Women's sober home. I attend church in Waconia and am deeply involved in the Celebrate Recovery program in our church. Through meeting several women at Celebrate Recovery, it has become very apparent to me the need for more sober homes for women. Knowing several women who have lived in a sober home, my experience is that after completing the program, many of the women stay close to or in the community that helped them and become productive members in the community and almost always give back in some way or another.

I would also like to add that I personally know Kayla Precht and she has had many years of experience running sober homes which have been very well run and successful.

Thank you for your thoughtful consideration regarding this matter.

To whom it may concern,

RE: Battlefield Ministries

My name is Laura Zimmerman and I am a resident of Carver County. I am writing to you today to voice my support for Battlefield Ministries and their women's transitional housing located in Waconia.

It is my understanding that this program/housing is funded by Carver County and aids individuals in recovery by offering stable housing and support. These women are on the right track and doing everything possible to try to better themselves. They are participating in out-patient treatment and once they find a job and start working, they then start to pay a portion of the rent. This teaches them responsibility and helps get them back on their feet one step at a time.

As a former Detention Deputy for Carver County, I personally know the difficulty this population faces when trying to integrate back into the community. From my experience working in the criminal justice system, it is vital for transitional housing to exist. Evicting 3 of these women for no fault of their own would be catastrophic to their recovery, their faith, their chances of successfully bettering themselves and it would be a disgrace to Carver County.

In my profession we see a high rate of relapse and I know that people who have substance abuse histories are at much higher risk of relapsing when they do not have stable housing. The city of Waconia would be doing them a huge disservice if they did not amend the city ordinance that states only 2 unrelated persons can sub lease in a house. The program serves a wonderful, much needed purpose and it would be detrimental to several lives if they were to have to forfeit this opportunity.

To my knowledge they have never missed a rent payment and there has been ZERO illegal activity at the property. The house contains 6 bedrooms, with 6 women living there. Everyone has their own personal room to retreat to and rest so it just makes common sense that for this situation, an amendment to the ordinance should be approved.

Thank you for your time.

Laura Zimmerman

612-965-9648

To: City of Waconia

From: Ria Roland (New Germany Fire Department)

To whom it may concern,

This letter is in support of the tremendous work being done by Battlefield Ministries. The house located in Waconia is the perfect location for this endeavor as it is close to The Haven, a city of people who care and are willing to help others, a location where these women will thrive to give back to their community and help others themselves.

The New Germany Fire department has donated to help these women recover and become healthy citizens. I ask that you let them continue on their journey in the Ladies First House as long as it is needed.

I also work for Carver County (located 1 ½ blocks from the Ladies First House) and am aware of the great work being done to support programs in the effort to help those with addictions. Anyone who attended the workshop at Ridgeview Hospital is especially committed to see the great advancements being made for these programs.

Thank you for your time and effort to strive to continue this great program.

Always caring,

Ria Roland

Ria Roland

Firefighter #10

rroland1102@gmail.com

To whom it may concern,

My name is Rory Pauly and I am a resident of Waconia, a master plumber for Minnesota Rusco and I currently have 10 years of recovery.

I am writing this letter to show support for the addendum to the current city ordinance for subleasing especially in regards to sober living.

It has been my experience that when you have a group of people moving and pressing towards a common goal, that goal is much more obtainable and the odds become remarkably better. Especially when it comes to recovery.

I have been a huge supporter of Battlefield Ministries before it even had a name, mainly because of who runs it. Kayla's heart is unlike anyone's that I have ever met. Her willingness to help, teach and advocate for women in recovery is remarkable! The work that Kayla and her ministry have put into changing lives is one of the coolest things I have ever had the opportunity to be a part of in my own recovery. I have seen so much growth from the people she has helped. I've seen families put back together and lives restored over and over again. God has truly blessed her with not only a patient heart but also a mind that is strong in leadership.

This addendum would only allow Kayla and Battlefield Ministries to change even more lives around the community. I truly believe that every woman that sets foot through those doors gets a second chance at life with a ministry to support them and help them rebuild their lives. I believe her curriculum works and I believe more people deserve a chance to start over and reap the benefits of this amazing Godly ministry.

Best regards,

Rory Pauly

Hello,

I am writing to express my support of Battlefield Ministries, their mission and goals. The ministry they offer is driven by their strong and demonstrated commitment to provide a safe, nurturing and structured living environment for women (and men) recovering from substance use as they transition to a life of recovery.

As I see it, a pillar to achieving this is for the communities in which Battlefield Ministries has a physical presence, is to be supportive and helpful as these brave souls (and their children and families) re-engage in creating a life that is fulfilling, restorative, healthy and free from addiction.

I work in the field of mental health as has our family been deeply touched and affected by a loved one who has recovered from substance use and is 10+ years into sobriety and living a thriving and successful life.

From my work experience, the support of medical and mental health professionals and the community at large is part of our many success stories. From a personal perspective, it is not ever lost on me that were it not for the support of professionals, such as those at Battlefield Ministries and a supportive "community", our family story could have had a much different outcome-we thank God everyday for this blessing.

I live near and frequent Waconia and feel that the addition of the Ladies First House could/should be a welcomed addition to this community which is known for helping and reaching out to its neighbors - it feels like the right thing to do.

Sincerely,
Susan Fleming

January 9, 2024

**Waconia City Hall
201 South Vine Street# 1337
Waconia, MN 55387**

Re: Ladies First

To whom It may Concern,

I would like to take this opportunity to report on the founder of the sober living environment, Ladies First, established for women seeking a better life. I've had the pleasure of knowing Ms. Kayla Precht for many years. Given the longevity and consistency of our association, I can genuinely speak to her character. Whether acting as a friend, sponsor to her peers, or volunteer, Ms. Precht predictably takes on a selfless role. This comes as no surprise as she is a confident, open-minded, yet a decisive individual with integrity and conviction. I can attest to the fact that Ms. Precht provides voluntary work in our community to help adult men and woman who are struggling with substance use issues. I consider her leadership skills exemplary. Ms. Precht over the years has spent countless hours volunteering her time to help her fellows without any thought of compensation in any way. These traits will move forward into the sober living environment that she has started.

While these clients are afforded safe and sober living accommodations, they are also provided with professional services for substance abuse and help with any mental health concerns. At Crescendo Behavioral Health, we have partnered with Ladies First to provide Intensive Outpatient treatment (IOP) and these women meet Monday through Thursday for 4 hours a day or 16 hours per week working on prevention and coping skills to help aid them in recovery of substance use. This facility is run by Licensed Alcohol and Drug Counselors (LADC). We also have clients meet with a mental health specialist, a Licensed Professional Clinical Counselor (LPCC) for 3 hours per week. Our goal is to keep these women in programming for a significant time to help change past behaviors and help them become respected and valued persons in the community. Crescendo Behavioral Health is licensed through the Department of Human Services for the State on Minnesota.

I understand that cities have trepidation and concern when facilities like this arrive. I also want the City of Waconia to know that these services are in desperate need, particularly for women. Also, we closely monitor these clients and have rules in place for their conduct. If these clients have issues adhering to these rules and policies and have problems following interventions for change; they could be terminated from IOP and the sober living environment.

Accordingly, without hesitation and with the utmost confidence I vouch for Ladies First and the ministry Ms. Kayla Precht promotes. I beseech the City of Waconia to allow this facility to remain open, allowing 6 women the dignity to remain in their home so they can continue with the treatment they deserve.

Respectfully,

**Tim Groth, B.S., LADC, Program Director
651.354.0621**



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date:	February 8, 2024
Item Name:	PUBLIC HEARING - Comprehensive Plan Amendment - 7845 County Road 10 North, Waconia Township
Originating Department:	Community Development
Presented by:	Lane Braaten
Previous Commission Action (if any):	

Item Type (X only one):	Consent		Regular Session	X	Discussion Session	
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RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED *(Include motion in proper format.)*

Motion recommending either approval or denial of the proposed Comprehensive Plan Amendment to re-guide a portion of the subject parcel as L, Low Density Residential versus the current guidance of R, Rural.

EXPLANATION OF AGENDA ITEM *(Include a description of background, benefits, and recommendations.)*

BACKGROUND:

Applicant: John Klinkner
 Owner: John Klinkner
 Address: 7845 County Road 10 North, Waconia Township
 P.I.D.#: 090102100 (eastern portion only)
 Comprehensive Plan Designation: R - Rural

REQUEST:

The City has received a Comprehensive Plan Amendment application from John Klinkner (the “Applicant”) to reguide a portion of the property located at 7845 County Road 10 North as L, Low Density Residential versus the current guidance of R, Rural.

APPLICABLE ORDINANCE PROVISIONS:

1. Section 900.12, Subd. 6 - Amendments

EXISTING CONDITIONS:

The eastern portion of the subject property, which is approximately 30 acres, is generally agricultural use in nature with an old farmhouse and multiple outbuildings. County Road 10 is the western boundary of the area of interest with Lake Waconia to the east, Waconia Landing residential development to the south and a large lot single family home to the north. The property is currently located within Waconia Township.

COMPREHENSIVE PLAN AMENDMENT:

The applicant has requested the City of Waconia amend the City’s Land Use Plan and reguide the subject property L, Low Density Residential versus its current guidance of R, Rural. Table 1.1 below identifies the existing and proposed guidance and the applicable zoning districts if the property guidance were amended.

Table 1.1 - LAND USE PLAN CATEGORIES AND PROPOSED ZONING MAP DISTRICTS:

<u>CATEGORY</u>	<u>LAND USES</u>	<u>ZONING DISTRICTS</u>
EXISTING COMP PLAN GUIDANCE R - Rural	Includes farming and very low-density housing (not exceeding one house per 40 acres). Locations shown as Rural are not planned to be annexed to the City of Waconia.	A, Agricultural District

PROPOSED COMP PLAN GUIDANCE L - Low Density Residential	Single-family, detached housing on parcels with a minimum size of 10,500 square feet. The density range should be from 2 to 4 units per acre.	R-1, Single-Family Residential District R-2, Single-Family Residential District
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**Information above taken from Table 3-10 of the City of Waconia Comprehensive Plan*

The Comprehensive Plan identifies the following criteria to consider when reviewing Comprehensive Plan changes/amendments:

1. *The change is consistent with the goals and objectives or other elements of the Waconia Comprehensive Plan.*
2. *The change does not create an adverse impact on the public facilities and services that cannot be mitigated. Public facilities and services include roads, sewers, water supply, drainage, schools, police, fire and parks.*
3. *Development resulting from the change does not create undue impact on surrounding properties. Such development should be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.*
4. *The change allows a more viable transition to the planned uses on adjacent properties than the current land use.*
5. *The change does not have a significant adverse impact on the natural environment including trees, slopes and groundwater, or the impact could be mitigated by improvements on the site or in the same vicinity.*
6. *There is a change in City policies or neighborhood characteristics that would justify a change.*
7. *The change corrects an error made in the original plan.*
8. *There is a community or regional need identified in the comprehensive plan for the proposed land use or service.*
9. *The change helps the City meet its life-cycle and affordable housing objectives.*
10. *The change does not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation.*

The Planning Commission should consider the criteria stated above and determine if the proposal meets enough of the criteria to warrant a modification to the City's Comprehensive Plan.

COMPREHENSIVE PLAN AMENDMENT CONSIDERATIONS:

1. The subject 30-acre portion of the existing parcel is located north of the Waconia Landing single-family residential neighborhood. County Road 10 extends along the western boundary. The neighboring properties to the north are a mix of agricultural and residential in nature. The properties to the west are all generally agricultural in nature and Lake Waconia is directly to the east.
2. Bolton & Menk, the City Engineering firm, provided a memorandum dated March 22, 2023, which indicates that there is some remaining sanitary sewer capacity that could serve the subject property. The Sewer Capacity Evaluation was commissioned by the property owner to determine if the application in front of you this evening was a viable request.
3. Traffic access to the property may require some additional property acquisition to align with County Road 30. This will need to be evaluated and coordinated with Carver County if the property is ultimately developed.
4. The Land Use Plan indicates a goal to "Protect and enhance the major natural features of Waconia such as woods, wetlands, floodplains and waterfronts."
5. Land Use Plan - Objective 3 - Sustainable Growth, Policy 5. Rural Area states "Locations designated as R, Rural on the Land Use Plan map are not currently planned for annexation by the City of Waconia. However, the City urges Carver County to continue its plan of zoning those locations as agriculture areas. Waconia understands and supports the notion of preserving highly productive soils for farming, and therefore, intends to develop in a compact pattern and encourage infill and selective redevelopment to higher densities. At the same time, it is recognized that some of the R, Rural areas that abut Waconia may someday beyond the 2040 planning horizon be converted to urban uses."
6. Land Use Plan - Objective 3 - Sustainable Growth, Policy 11. Environmental Protection states "Protect or restore through regulation and/or City investment sensitive or unique natural resources such as floodplains,

major wooded areas, streams, wetlands, steep slopes, water quality and shorelines.”

7. The applicant submitted an initial Comprehensive Plan Amendment for the entire 80+ acre property, which was reviewed by the Planning Commission in August of 2023. The Planning Commission recommended denial of the application and the application was withdrawn prior to review and consideration by the City Council. The revised request in front of you this evening is only requesting re-guidance of the 30-acre section of the property rather than the entire 80+ acre parcel originally identified.
8. The Planning Commission discussion regarding the previous 2023 application included some dialogue regarding possible development of the property within the Township, and what use, agricultural or developed residential, would/could have a more detrimental affect on Lake Waconia. Staff received responses from the DNR, Carver County and the MPCA, which included the following information.
 - a. MPCA & DNR - agricultural use could expect higher loading of nutrients compared to urban development designed and maintained.
 - b. Carver County - development of residential lots within the Township would be very limited. The parcel has one remaining 1 per 40 building eligibility available, but may qualify for the additional density option, which may allow for a maximum of three residential building lots.

PUBLIC NOTICE/COMMENT

The notice was published in the WACONIA PATRIOT on January 25th, 2024 and posted at Waconia City Hall. Individual notices were mailed to all property owners within 350 feet of the subject parcel. All comments received to date have been attached for review and consideration.

Procedurally we are also required to notify all affected jurisdictions in relation to all comprehensive plan amendments. Staff notified Carver County, MnDOT, DNR, Waconia Public Schools and Waconia Township. To date staff have received a “no comment” statement from Waconia Public Schools.

CONCLUSION/RECOMMENDATION

The Planning Commission should hold a public hearing, review the pertinent information, and make a recommendation to the City Council regarding the proposed Comprehensive Plan Amendment for 7845 County Road 10 North. Upon a formal recommendation from the Planning Commission this application will be forwarded to the City Council for review at their upcoming meeting on February 20th, 2024.

Attachments:

1. [Location Map Subject Property.pdf](#)
2. [Applicant Comp Plan Amendment Request Letter.pdf](#)
3. [Location Map_Future Land Use Map.pdf](#)
4. [Klinkner Property - Sewer Capacity Evaluation.pdf](#)
5. [Existing and Future Land Use Maps_2040 Comp Plan.pdf](#)
6. [Public Hearing Comments.pdf](#)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted
_____ Non Budgeted
_____ Amendment Required



John & Kathryn Klinkner
PO Box 16108
St Louis Park, MN 55416

City of Waconia
201 South Vine Street
Waconia, MN 55387

January 4th, 2024

RE: Comprehensive Land Use Plan Amendment
Parcel ID: 090102100
Waconia, Carver County, Minnesota

Dear City of Waconia:

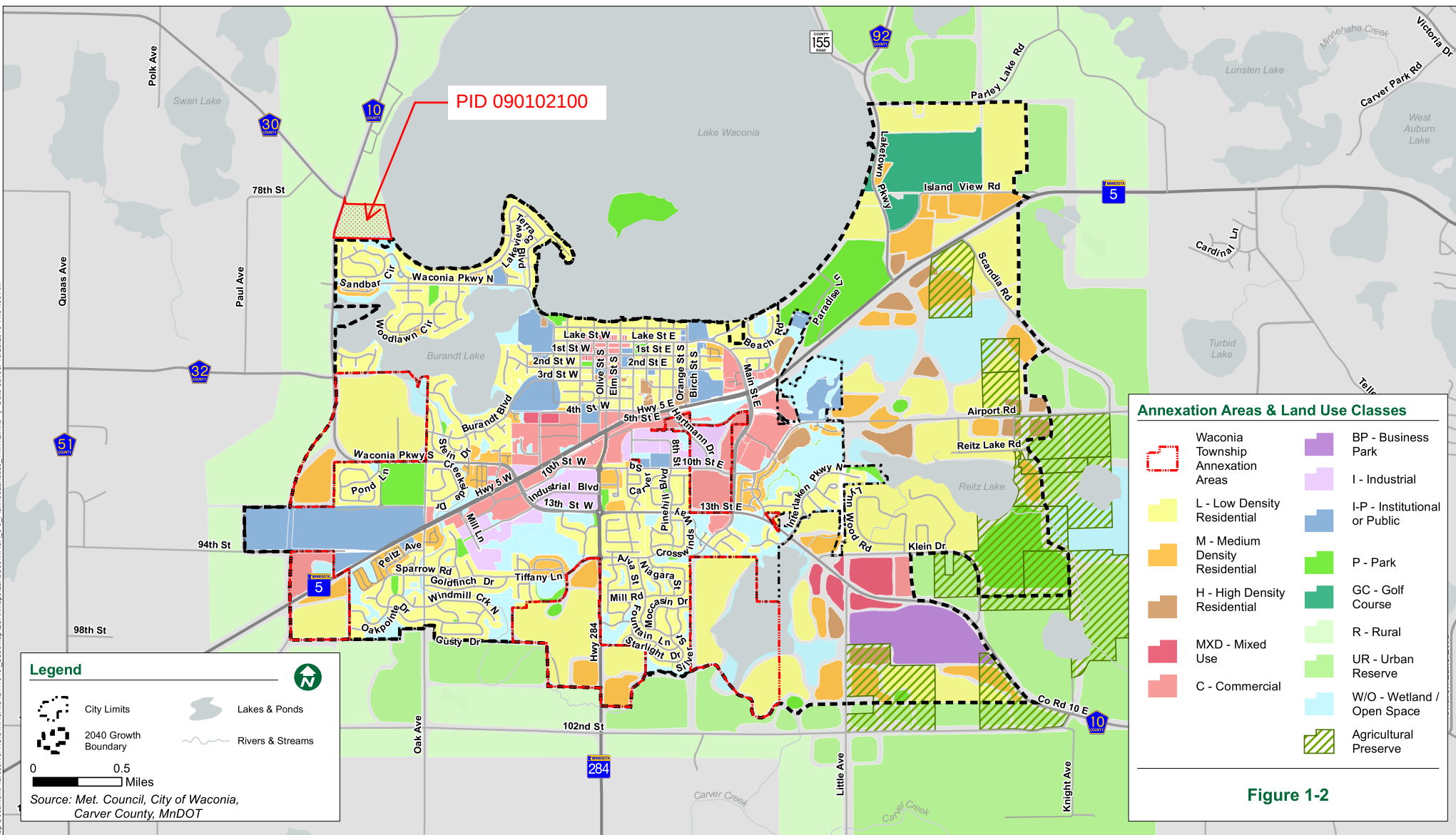
Enclosed is our Comprehensive Plan Amendment request. We ask that it be considered and seek your guidance to bring a portion of the parcel lying east of Co Rd 10 into your Comprehensive Plan. We believe the property is in a reasonable growth area and its development would provide benefit to the City. The parcel is contiguous to the city limits (Waconia Landing is directly south). The inclusion of this land would meet the Comp Plan's Land Use Objectives of accommodating urban growth and market flexibility, expanding along major roadway corridors, providing a variety of housing styles, and improving environmental resources. The land is bordered by County Road 10 and on the east by Lake Waconia.

Currently, agricultural runoff is flowing directly into Lake Waconia. Development of the property would provide water quality enhancement to the lake and wetland fringes from the current condition. The City Engineer's sewer study states that the property is able to be served by the existing sanitary sewer system. Due to its close proximity to the lake, development using City sewer is highly desired over septic systems. Septic systems along lakes have proven to be an issue over time. Privately-owned sewer systems have more potential for groundwater and surface water contamination than publicly-owned and maintained sewers. This property is one of the few parcels left with shoreland access so there would be an opportunity to provide lakeshore amenities/enhancement and convert exposed cropland into residential lots.

We feel that direct city involvement guiding the parcel is preferred over township/county due to the proximity. Growth projections indicate a future need for move-up (forever) housing along with housing for extended family wishing to be closer (grandparents) and multi-generational homes. This would free up other stock as well. We look forward to accommodating future needs with input and guidance from the city.

Sincerely,

John Klinkner
Owner



**MEMORANDUM**

Date: March 22, 2023
To: Lane Braaten, Community Development Director
From: Jake Saulsbury, City Engineer
Subject: Klinkner Property – Sewer Capacity Evaluation

Pursuant to your request we have evaluated the capacity of the sanitary sewer system that would convey wastewater from the Klinkner property. The following is a summary of our analysis.

Klinkner Property: The subject property has a gross area of approximately 81.5 acres. The estimated peak flows for the subject property are as follows:

3.0 Units/gross acre = 245 units and a peak flow of 182 gpm

3.5 Units/gross acre = 285 units and a peak flow of 210 gpm

An analysis of buildable area on the property was not completed.

Gravity sewer: The gravity sewer that would convey flows from the subject property to the L-52 lift station is generally located along Waconia Parkway North to Lakeview Terrace Blvd (west leg), then along Dana Circle to the lift station. In general, the 10" gravity sewer has capacity to convey the projected flows noted above. The 10" sewer would be approximately 80% full over the majority of the alignment.

It should be noted the critical section of the sewer line is a section of pipe that, according to as-builts, is at a slightly flatter slope than desired. This section of pipe would be over 90% full with the added flows. Considering this, the 10" would have limited remaining capacity after the addition of Klinkner flows. The pipe would essentially be full.

L-52 Lift Station: This lift station was recently upgraded as a city project. Considering current inflow and the projected flows, the new/existing lift station pumps were evaluated and are capable of conveying the additional flow from the Klinkner property.

Summary: The Klinkner property is able to be served by the existing sanitary sewer system. However, the full build-out of this property would essentially use the remaining capacity within the system, and no additional development could occur without significant upgrades. Also, the subject property was not evaluated, but it is assumed a lift station would be needed within the property in order to convey the wastewater from the site to the City's gravity system. Finally, the proposed access to the site is not the subject of this memo, but is a concern. Coordination with Carver County is recommended to occur early in the process as access will be required from CSAH 10 and/or CSAH 30.

We are available to discuss this potential development and the contents of this memo at your convenience.

Cc: Craig Eldred, Public Services Director
John Swanson, Bolton & Menk
Don Krause, Buffalo Lake Partners

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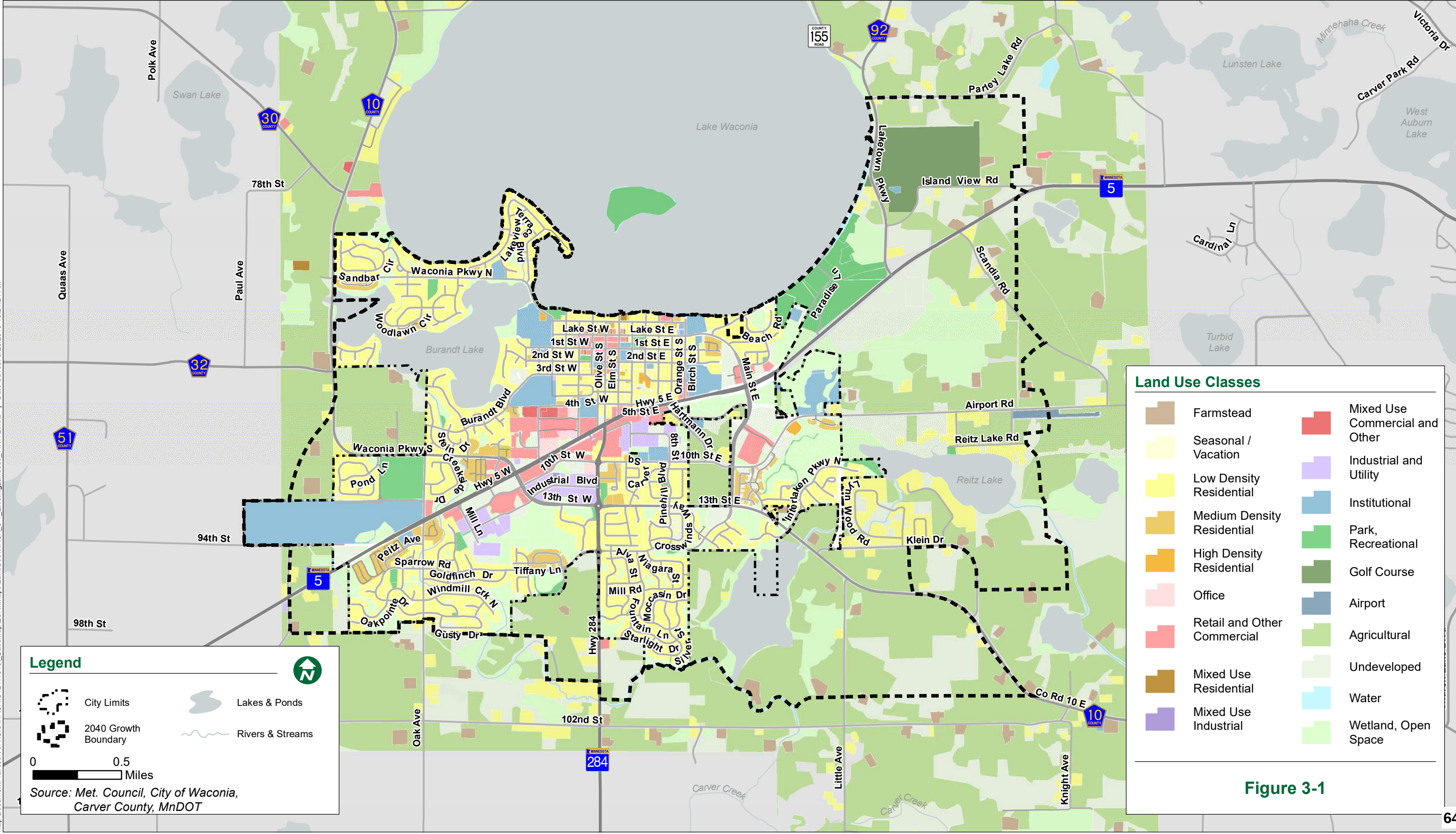


Figure 3-1

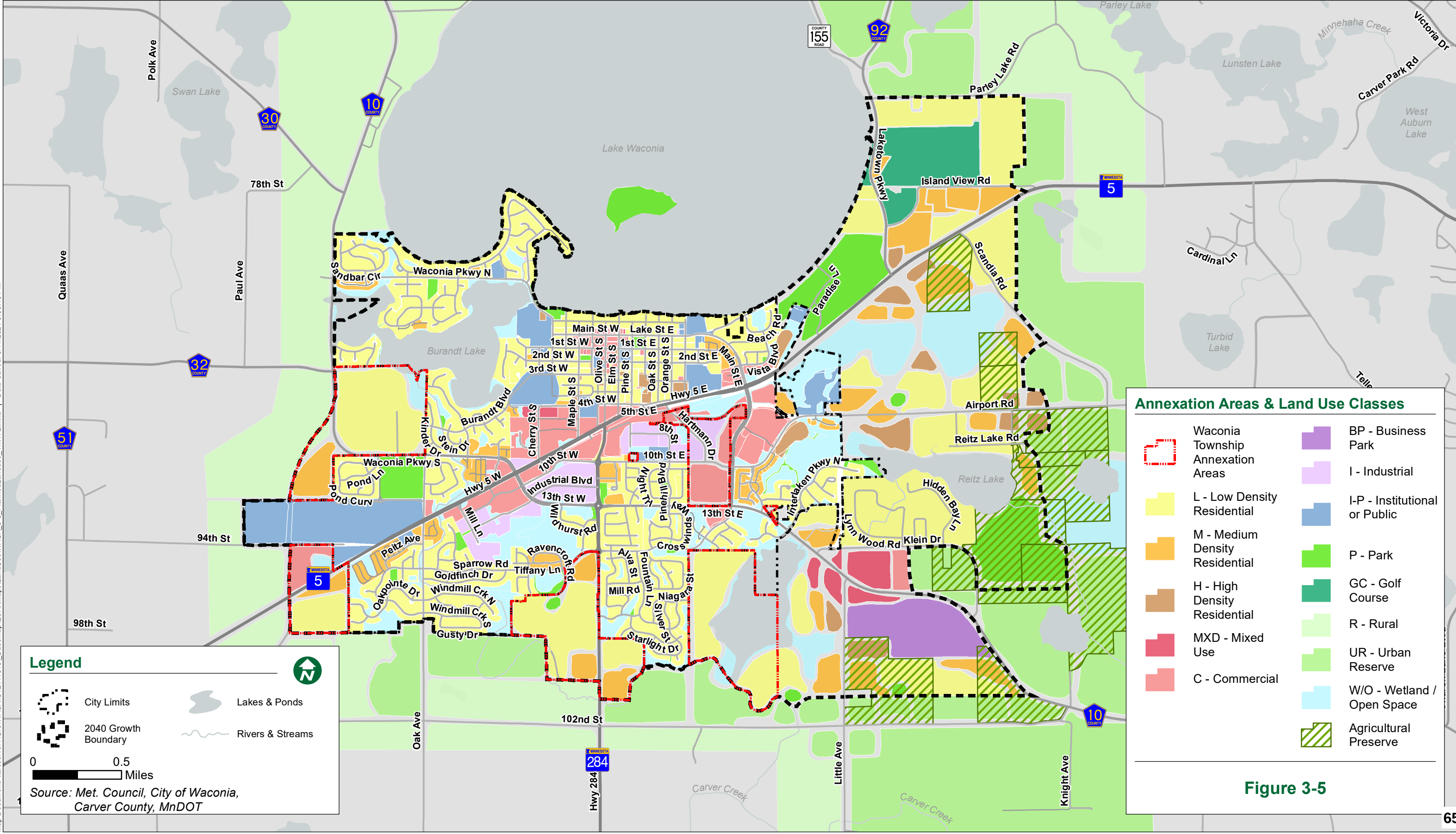


Figure 3-5

Lane Braaten

From: Travis Radel <travisandalicia@hotmail.com>
Sent: Monday, January 29, 2024 8:11 AM
To: Lane Braaten
Subject: Questions for the commission regarding PID #090102100

RE: PID #090102100

Dear Waconia Planning Commission Leaders,

We appreciate that the city of Waconia grows and changes and feel you and the Waconia Planning Commission have done a great job managing city planning and communicating your 2040 plans.

As a nearly life-long resident, my family and I are proud to live in Waconia and enjoy the home-town character it represents. As members of this community, we have questions about a comprehensive plan amendment to approximately 30 acres of land currently zoned rural on the west side of Waconia that we'd like the commission to consider and address as part of PID's #090102100 request, namely:

- Why change zoning now? Is there urgency of new low-density housing need in Waconia that is not already part of existing 2040 plans and the many housing developments in-flight across the city? Is the city not growing housing fast enough relative to our commercial and educational infrastructure?
- This property sits on a very busy stretch of county road 10 where safety and infrastructure is an existing concern. What benefits would re-zoning this land bring the city? Have assessments of traffic flow, safety, financial & infrastructure implications, lake and DNR impacts, sewage and utility flows, and land drainage impacts been completed? If not, why is this being entertained now?

We kindly suggest any request to re-zone this land in Waconia be considered in an appropriate 20-year city planning process. In advance of changes, the community deserves answers to the questions above. This land, like all other land across Waconia, should be assessed thoughtfully and be part of larger zoning and planning considerations. Ad-hoc decisions on zoning add significant risk to the process and impact the integrity of a very thoughtful 2040 residential zoning City Plan.

Regards,
Travis and Alicia Radel & family
1890 Sandbar Circle, Waconia

Adjacent or Affected Jurisdiction Name: **Waconia Public Schools ISD110**

Please check the appropriate box:

- ☒ We have reviewed the proposed Plan Amendment, do not have any comments, and are therefore waiving further review.
- ☐ We have reviewed the proposed Plan Amendment and offer the following comments (attach additional sheets if necessary)

Name of Reviewer Brian Gersich Date 1/29/24
Signature of Reviewer Brian Gersich