

WACONIA PLANNING COMMISSION

Thursday, February 3rd, 2022

Pursuant to due call and notice thereof, the Waconia Planning Commission was called to order by Chairperson Grohmann at 6:30 p.m.

1. GROHMANN CALLED THE MEETING TO ORDER.

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

There were no revisions or additions to the agenda.

Braaten added that there are two sets of meeting minutes that need approval.

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

ADOPT MINUTES: MOTION BY SHERMAN, SECOND BY SARCLETTI TO APPROVE THE MINUTES FROM DECEMBER 16, 2021. ALL PRESENT VOTED AYE. MOTION CARRIED.

ADOPT MINUTES: MOTION BY SCARCLETTI, SECOND BY ZELLMAN TO APPROVE THE MINUTES FROM JANUARY 6, 2022. ALL PRESENT VOTED AYE. MOTION CARRIED.

4. NEW BUSINESS:

A. PUBLIC HEARING – SITE PLAN, DESIGN REVIEW AND VARIANCE REQUESTS FOR THE PROPERTY LOCATED AT 711 PINE STREET SOUTH.

Nelson presented the Site Plan, Design Review and Variance request for the property located at 711 Pine Street South. The applicant is proposing to expand an existing freestanding 4,966 sq ft industrial warehouse. The request is for an expansion of 2,239 sq ft for warehouse use.

- Proposing a 6.38 ft. side yard setback versus the minimum 10 ft. side yard setback requirement.
- 14.7 ft. rear yard setback versus the required 30 ft. rear yard setback.
- Requesting off street parking spaces that are less than the minimum standards required.
- Requesting variances to expand the use of metal panels and use wood frame construction which are not permitted materials in the Architectural Materials Regulations.

Nelson displayed/described the lot showing the existing building and the proposed addition. No additional landscaping is proposed. No signage was submitted. No additional lighting submitted, but a plan is needed showing the existing lighting. No new or additional pedestrian accesses. No additional trash enclosures.

Grading, drainage and utilities have been reviewed by Public Services Director and the City Engineers. Staff will work with the property owner to improve the stormwater drainage issues on the north side of the property. This is stated in the conditions of approval.

Nelson addressed the building elevations mentioning that all height requirements are met.

Nelson went through the variance review criteria. He indicated staff would recommend the 8 conditions included in the packet if the Planning Commission were to recommend approval.

Grohman asked why this location has a Pine Street address, but the front is 8th Street. Nelson explained that City Code has a requirement for the front yard to be the narrowest frontage on a public street. Although it's addressed off Pine Street, zoning requirements are that 8th Street is considered the front.

Sherman wondered if the proof of parking stays with the property or just this owner and this business. Braaten clarified the proof of parking would stay with the address.

Sarcletti inquired about the setbacks. Grohmann commented that most buildings in this area are non-conforming relative to setback requirements.

Leshner asked about the narrow distance between the building and property line regarding drainage and utilities. Both Nelson and Braaten stated that the Public Services Director had reviewed the application and would have commented further if he thought this may be an issue.

GROHMANN OPENED THE PUBLIC HEARING.

Jennifer Kaeding-Kaeding Architecture, 235 West Main Street, Waconia, MN 55387.

Kaeding talked about the setbacks and the lines not being exactly parallel. Discussion regarding the front of the building vs side yard.

Grohmann asked for clarification on the amount of parking spaces needed. Kaeding stated that there will never be more than 4 people at this location at any given time. They will show proof of parking to the east of the structure.

Ethan mentioned the two architectural design standard variances in which one of the variances is for the wood framing and the other for the proposed metal siding.

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

Discussion by the commission members:

Grohmann: Agrees that the buildings should line up with one another. Mentioned the setbacks match up with the other surrounding buildings, which is consistent with the neighboring properties. He stated he was okay with the parking and to make sure that additional parking doesn't interfere with the drainage and utilities. Grohmann does not see an issue with wood framing.

Sherman: Asked about the proof of parking or no proof of parking and excepting the parking spaces as is. No issues with the setbacks or wood framing and metal materials. Sherman mentioned that the proof of parking is important because of possible changes in use of this property.

Leshner wondered if the proof of parking would need to come back to the Planning Commission at a later date to be reviewed. Staff indicated that it would need to come back for review and a public hearing.

MOTION BY GROHMANN, SECOND BY SARCLETTI TO RECOMMEND APPROVAL OF THE SITE PLAN DESIGN REVIEW AND VARIANCE REQUESTS FOR THE PROPERTY LOCATED AT 711 PINE STREET SOUTH WITH ADDING A NINTH CONDITION BEING A CONDITIONAL USE PERMIT FOR PROOF OF PARKING PRIOR TO PERMIT ISSUANCE. ALL IN-FAVOR VOTE AYE. MOTION CARRIED.

B. PUBLIC HEARING – ORDINANCE AMENDMENT REGARDING THE PRINCIPAL STRUCTURE DEFINITION IN SECTION 900.04 OF THE CITY CODE.

Braaten explained the review done by staff that pertains to attached decks and principal structure setbacks. Based on previous conversation with the Planning Commission staff noticed a public hearing to consider an ordinance amendment revising the principal structure definition to clearly indicate attached decks.

GROHMANN OPENED THE PUBLIC HEARING.

No comments.

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

MOTION BY SHERMAN, SECOND BY SARCLETTI TO RECOMMEND APPROVAL OF THE ORDINANCE AMENDMENT REGARDING THE PRINCIPAL STRUCTURE DEFINITION IN SECTION 900.04 OF THE CITY CODE. ALL PRESENT VOTED AYE. MOTION CARRIED.

C. PUBLIC HEARING – ORDINANCE AMENDMENT REGARDING THE ARCHITECTURAL DESIGN STANDARD SECTION OF THE CITY CODE.

The Planning Commission previously requested staff review the City's Architectural Design Standards. The Planning Commission requested staff provide possible options to consider that would allow improvements consistent with the intent of the City Code, while allowing the materials and uses without the need for a variance.

The proposed revisions to Section 900.06, Subd. 9 include the following:

Design Standards, Downtown District:

- 5. Ground Level Expression – includes an exception for multiple family dwellings that do not include retail or service area on the ground floor.
- 8. Ground-Floor Windows - includes an exception for multiple family dwellings that do not include retail or service area on the ground floor.

Design Standards, Highway District:

- 10. Building Materials – includes architectural metal panels as a permitted material in the Highway District.

Design Standards, Industrial District:

- 4. Permitted Materials – allow additions to existing buildings with non-conforming building materials without the need for a variance if the material used is substantially the same as the existing structure and the proposed addition does not exceed 50% of the existing footprint of the structure.

GROHMANN OPENED THE PUBLIC HEARING.

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

MOTION BY LESHER, SECOND BY SARCLETTI TO RECOMMEND APPROVAL OF THE ORDINANCE AMENDMENT REGARDING THE ARCHITECTURAL DESIGN STANDARD SECTION OF THE CITY CODE. ALL PRESENT VOTED AYE. MOTION CARRIED.

5. OLD BUSINESS

A. After-the-Fact Steep Slope Permit Discussion for the property located at 233 Lakeview Terrace Boulevard.

COMMENTS AND CONCERNS:

Originally reviewed in September of 2021 the applicant requested and after-the-fact steep slope permit. Braaten's recommendation in September was to table the application and have the DNR, Soil and Water and City Staff meet on site and then work with the applicant on a final plan to be reviewed by the Planning Commission at a later date. To date, the site visit was conducted, the initial plan was sent to the DNR and Soil and Water and follow up letters from those bodies had been sent to the property owner and landscaper.

Tim Lovett, 50 Pointe Drive, Waconia, MN 55387.

- Disagree with some comments and changes that were recommended by the DNR and Soil & Water.
- Discussion regarding plantings along the lake and the need to care for the natural habitat.

Grohmann suggested documentation from the DNR, revised landscaping plan so the Commission members have something to look at to consider. Braaten further explained this process. Continued discussion with Commissions regarding more of a landscaping plan.

Mike Swoboda, homeowner of 223 Lakeview Terrace Blvd., stated the property was not taken care of and they made changes to better the the looks of the landscaping just like everyone else around the lake.

6. OTHER

A. STAFF UPDATE.

- 24 New Home Construction permits have been completed to date.
- Site Plan for 96th 8th Street was approved.
- Site Plan 839 Vista Blvd. for Durabi Dermatology
- Submittal for the renovation of the VFW building to become Body Grays Restaurant.

Discussion followed regarding other projects happening throughout the community.

Zellman noticed the Dairy Queen metal trash enclosure door.

Sarcletti asked about a potential Marina. Braaten stated he's heard rumors as well.

THERE BEING NO FURTHER BUSINESS, MOTION BY LESHER TO
ADJOURN AT 7:35 PM, SECOND BY SHERMAN. ALL PRESENT VOTED AYE.
MOTION CARRIED.

Respectfully submitted,

Brenda Stein
Recording Secretary