

CITY OF WACONIA
Thursday February 2, 2023

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 Leshner at 6:30 PM.

Members Present: Leshner, Zellman, Genz, and Polunc,
Members Absent: Sarcletti
Alternate: Paulsen-Absent
Staff Present: Braaten, Nelson, Stein, Havlik
City Liaison: Sorensen (Yetzer absent)

Braaten had no changes to the agenda.

2) [Adopt Agenda](#)

Motion by Polunc, seconded by Zellman to approve and adopt the agenda. All present voted aye. MOTION CARRIED.

3) [Minutes Approval](#)

There were no changes or comments to the minutes.

Motion by Genz, seconded by Polunc to approve and adopt the January 5th, 2023 meeting minutes. All present voted aye. MOTION CARRIED.

3.1 [January 5th, 2023 Planning Commission Meeting Minutes](#)

[Cover Page](#)

[January 5th 2023 Planning Commission Meeting Minutes.pdf](#)

4) [New Business](#)

Nelson opened the new business by introducing the site plan and design review for Scooter's Coffee at 660 Marketplace Drive. He explained the where the site location is and what they are proposing. The project is a 664 square foot building with site improvements. The project meets setback and hardcover requirements. In going through the site plan and pointing out the location, drive through and parking area connected with Taco Bell. No Mechanical equipment on the on the ground proposed with this application. They do have roof top equipment proposed. He went through the parking allocation which will be for employee parking. Also, the trail connection how that lays out in the plan. Going through the plan noting the trash enclosure that the material being used needs to meet the principal structure.

The plan was also reviewed by the City Engineer and Public Services Director. Landscape and lighting generally conform with plan. They have multiple signs on building, Nelson stated that a separate permit would be needed. There was further discussion about the landscaping and trash enclosure materials. The driveway access between Taco Bell and Scooter's talked about the easement. that has been recorded.

Leshner invited the Applicant to the podium.

Additional Comments

The applicant Angelia Miller 606 Carver Bluff Pkwy Carver, MN. The owner along with Nick Bentley representing the builder came to answer questions. Nick commented further about the trash enclosure material that would match the building and painted the Scooters red. Also, discussion about the landscape plan with the additional material. Nick also discussed the signage need on the Highway 5 side. Ethan stated that he would work through that process with them. Leshner brought up the stacking of cars between Taco Bell and Scooter's. Angelia explained the time a customer would be waiting approx. 34 seconds. The rush between the businesses would be different. Zellman wanted clarification on the pedestrian walkway. Leshner asked about the construction/opening timeline. Nick stated they are hoping for an April start with a mid June finish with a mid July open. Pulunc brought up the pedestrian walkway to walk across traffic without being to order. One thought would be signage letting customers know there is drive through only service. Other miscellaneous items regarding maintenance/costs were brought up and discussed. Braaten reiterated the trash enclosure is acceptable as proposed. Nelson will add it the staff comments as #7. Which will be a metal coping cap.

Motion by Leshner, seconded by Genz to approve to the City Council the Site plan and Design Review for Scooter's Coffee with the 6 staff conditions. All present voted aye. MOTION CARRIED.

4.1 SITE PLAN & DESIGN REVIEW - Scooters Coffee - submitted by Abby Heli

Cover Page

Cover Letter (2 Pages)

Site Plan and Design Review Application (3 Pages)

Proposed Site Plan (12 Pages)

Elevations (4 Pages)

Staff Review Comments (3 Pages)

5) Old Business

Nothing for old business.

6) Other

Braaten brought up that Council denied the Woodland Creek 5th addition due to side setbacks. In talking with the developer, they plan to modify the plan and resubmit. Discussion was about fire and general closeness from a design standpoint. Braaten brought up also fair market value with Park Dedication. The City Attorney is waiting for a ruling on it before moving forward. Braaten to bring it back in March or April. Developers should pay their fair share.

Lake Town Storage revised the design work and will go to Council the next meeting.

He also got the application for 811 Village Way at the intersection of Main Street East and Village Way by Target. The corner parcel. More update forthcoming.

Nelson brought up the question of the Planning Commission start time. Wondering if that still works or if we should change it. After discussion, the start time will stay the same at 6:30 PM.

Adjourn

Motion by Genz to adjourn, seconded by Leshner all present voted aye.
MOTION CARRIED.

Adjourned at 7:15 PM

Respectfully submitted by:
Dave Havlik
Office Assistant