

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.

CHAIR:	CHAD GENZ
MEMBER:	JOE POLUNC
MEMBER:	BRUCE PAULSEN
MEMBER:	JACOB WECKMAN
MEMBER:	DARYL PETERSON
ALTERNATE MEMBER:	SIMON MALINSKI

NOTE: TO ENSURE THAT YOU ARE PRESENT FOR ITEMS OF INTEREST, PLEASE BE PRESENT AT 6:30 P.M.

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.

1. Call meeting to order and roll call

- ## 1) Oath of Office

2. Adopt Agenda

3. Minutes Approval

- 1) [December 5th, 2024 Planning Commission Meeting Minutes](#)
Motion to adopt the December 5th, 2024 Planning Commission Meeting Minutes

4. New Business

- 1) **PUBLIC HEARING - Amend Section 900.04, Definitions, Section 900.05.7, B-1 Highway Business District & Section 900.06.9, Architectural Design Standards - Truck, Trailer and Storage Rental Facility**
Open public hearing.
Motion to close the public hearing.
Recommend approval or denial of the proposed amendment to Sections 900.04, 900.05 and 900.06, which would define truck, trailer, and storage facility and allow it as a permitted use with special restrictions in the B-1, Highway Business District and make allowances for the use in the Highway Business Design Standard District.
- 2) **PUBLIC HEARING - Comprehensive Plan Amendment - High Density Mixed Use**
Open the public hearing.
Motion to close the public hearing.
Motion to recommend approval/denial of the proposed Comprehensive Plan Amendment.

5. Old Business

6. Other

- 1) Election of Officers
- 2) Staff Update

Adjourn



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date: January 9, 2025

Item Name: Oath of Office

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.)*

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

Attachments:

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted

_____ Non Budgeted

_____ Amendment Required



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date: January 9, 2025

Item Name: December 5th, 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	
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RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED *(Include motion in proper format.)*

Motion to adopt the December 5th, 2024 Planning Commission Meeting Minutes

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

Attachments:

1. [December 5th 2024 Planning Commission Meeting Minutes.pdf](#)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted

_____ Non Budgeted

_____ Amendment Required

WACONIA PLANNING COMMISSION MEETING AGENDA
Thursday, December 5th, 2024
6:30 PM

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

Pursuant to due call and notice thereof the regular meeting of Planning Commission of the City of Waconia was called to order by Commissioner Polunc. Chair Genz was absent from the meeting and alternate member Weckman was in attendance.

2) [Adopt Agenda](#)

Braaten noted that there were no changes to the agenda.

Motion by Commissioner Paulsen, seconded by Commissioner Peterson to adopt the agenda. All in favor voted aye. MOTION CARRIED

3) [Minutes Approval](#)

3.1 [November 7th, 2024 Planning Commission Meeting Minutes](#)

[Cover Page](#)

Motion by Commissioner Paulsen to approve the minutes from November 7th, 2024 seconded by Commissioner Weckman. All in favor voted aye. MOTION CARRIED.

4) [New Business](#)

4.1 [Site Plan & Design Review - Tractor Supply Co. - 880 Marketplace Drive](#)

[Cover Page](#)

[Location Map.pdf](#)

[Applicant Statement Doc.pdf](#)

[ALTA Survey.pdf](#)

[Civil & Landscape Set TSC.pdf](#)

[TSC - Site Plan.pdf](#)

[Exterior Elevations TSC.pdf](#)

[Photometric Plan TSC.pdf](#)

[Dimension Floor Plan TSC.pdf](#)

[Exhibit I_Detail Sheet.pdf](#)

[Sign Details.pdf](#)

[TSC Propane Tank.pdf](#)

Braaten introduced the Site Plan & Design Review application. He reminded the Commission that the City Council approved the rural retail ordinance amendment language upon a recommendation of approval from the Planning Commission. Subsequently, Tractor Supply has now submitted a site plan application consistent with the rural retail standard. The property is zoned B-1 which allows for this use as a permitted use with special restrictions. Braaten also explained the site location, and the location of the building footprint, along with the additional features on the property. The proposed building and improvements met all setback requirements, along with parking requirements. Further, Braaten indicated that the plan had been reviewed by the City Engineer and the Public Services Director, and they didn't have any concerns with moving the application forward.

The outstanding design standard item that needed to be reviewed was pedestrian trail access as it appeared to staff that the remainder of the standards had been met. Commissioner Paulsen asked about the trail connection with what was proposed by Tractor Supply wondering if there was a downside. In talking with the owner, the path/access wouldn't be consistent to what they sell and therefore would be unnecessary..

Meghan Rodgers, Larkin Hoffman, on behalf of the applicant, talked about the different trail possibilities. One from Marketplace. Or the other from the trail. If people wanted to access Tractor Supply from the trail, there would have to be stairs to accommodate them. She went on to talk about the concerns with that.

Motion by Commissioner Paulsen to recommend approval of the Tractor Supply Site Plan & Design Review including the 10 conditions stated by staff. Seconded by Commissioner Kamerud. All in favor voted aye. MOTION CARRIED.

The application will be on the City Council agenda on December 16th for approval.

5) Old Business

5.1 CONT. - PUBLIC HEARING - Addition of Chapter 515. Cannabis and Amending Chapter 900. Zoning Ordinance and Chapter 1100. Fee Schedule

Cover Page

Braaten explained the public hearing remained open from the last meeting and he had invited the City Attorney to the meeting to help the discussion.

Mike Melchert, City Attorney Mr. Melchert, responded to the questions asked by the Commissioners at the previous meeting. He talked about the proposed regulations and where cannabis would be allowed. Melchert talked about events, different type of events in relation to cannabis use. Discussion followed. He talked about how it would be regulated at the fairgrounds. Again, discussion followed. It is a little unclear how it would be handled between the fairgrounds and the city.

Charlie Levine, Hemp Acres (Owner) - 1400 Mill Lane Mr. Levine gave his company's background. He went on to say that the new company he proposed to start up with cannabis would be separate from what he is doing extracting at Hemp Acres. He went on to explain what each business would be doing without overlapping each other.

Braaten asked Mr. Levine if the cannabis portion of his business would be at the 1400 Mill Lane location or out at the farm, which is located in the township. Mr. Levine explained that it would stay out at the farm and talked through the regulations pertaining to that. More discussion continued regarding both facilities and the regulations for each.

Levine asked about delivery as referenced in Section 1515.10 subd. 3. Melchert said he would propose a change allowing delivery. Levine asked if the city is interested in a municipal location. Braaten said that the city would not be working on a municipal location based on the direction of the Council.

More discussion followed on the number of locations both through the County and City. Discussion about the creation of the ordinance. Melchert went on to explain that the city should act and get the ordinance created by the 1st of the year. He went on to go through the amendments with the ordinance and the proposed changes.

Charlie LeVine came up and asked about events at the fairground if cannabis would have an area fenced off like liquor events do. Melchert went on to explain that it is controlled through Minnesota Law. More discussion followed on how to handle that.

Motion by Commissioner Polunc to approve the amendment of Chapter 515. Cannabis and Amending Chapter 900. Zoning Ordinance and Chapter 1100. Fee Schedule plus the recommendations by City Attorney Mike Melchert. Seconded by Commissioner Peterson. All in favor voted aye. MOTION CARRIED.

6.1 Staff Update

Braaten recognized Commissioner Kamerud's last meeting and acknowledging his service on the Commission.

Braaten went through the 2nd Street project, the Holbrook plat, and other various projects that had been approved by the City Council. Additionally, he provided the single-family new construction numbers YTD and the total epermits issued.

The Planning Commission briefly discussed the draft 2025 meeting schedule provided by Ethan Nelson and confirmed that the 6:30 p.m. meeting start time was preferred.

Adjourn

Motion by Commissioner Peterson to adjourn. Seconded by Commissioner Paulsen. All In favor of voted aye. MOTION CARRIED.

Respectfully submitted,

Davud Havlik



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date:	January 9, 2025					
Item Name:	PUBLIC HEARING - Amend Section 900.04, Definitions, Section 900.05.7, B-1 Highway Business District & Section 900.06.9, Architectural Design Standards - Truck, Trailer and Storage Rental Facility					
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 Sections 900.04, 900.05 and 900.06, which would define truck, trailer, and storage facility and allow it as a permitted use with special restrictions in the B-1, Highway Business District and make allowances for the use in the Highway Business Design Standard District.						
EXPLANATION OF AGENDA ITEM <i>(Include a description of background, benefits, and recommendations.)</i>						
APPLICANT INFORMATION Applicant: Randal W. Studer, Jr., Amerco Real Estate Company						
REQUEST The applicant, Randal Studer, has submitted an Ordinance Amendment application proposing to amend Sections 900.04, Definitions, 900.05.7, B-1, Highway Business District and Section 900.06.9, Architectural Design Standards. Specifically, the applicant is proposing to define truck, trailer, and storage rental facility, which would allow facilities primarily engaged in the rental of commercial trucks and/or trailers to be allowed as a permitted use with special restrictions in the B-1, Highway Business District. The proposed language would allow the outdoor storage of the commercial trucks and/or trailers without the need for screening.						
APPLICABLE ORDINANCE PROVISIONS: 1. Section 900.04, Definitions 2. Section 900.05.7, B-1, Highway Business District 3. Section 900.06.9, Architectural Design Standards						
BACKGROUND The Ordinance Amendment is in response to conversations with the applicant related to the possible future location and construction of a U-Haul storage and rental facility at 801 Highway 284. Specifically, our current City Code language would not allow outdoor retail and display spaces without being screened from the public right-of-way and part of their business model is to display trucks and trailers.						
ORDINANCE AMENDMENT ANALYSIS: 1. The proposed type of use (i.e. U-Haul storage and rental facility) is consistent with the intent and purposes of the B-1, Highway Business District which states <i>"The purpose of this district is to provide for an appropriate range of businesses that will be utilized by area residents as well as vehicular traffic generated from the surrounding area."</i> 2. Staff informed the applicant that the U-Haul uses proposed are a compliant use in the B-1 district, but the outdoor, unscreened display of rental vehicles is not currently allowed in the applicable design standards district. Specifically, Section 900.06.9.E., Design Standards, Highway District states <i>"Any outdoor</i>						

storage, service or loading area that faces adjacent residential uses or a public street or walkway shall be screened by a decorative fence, wall or screen of plant material at least six (6) feet in height, or a planting screen shall be provided parallel to the property line, street or walkway." City Code does allow motor fuel stations some outdoor sales areas indicating "The storage for items for sale outside the principal building shall be displayed in specifically designated containers." Other than this ordinance provision nearly all other outdoor storage and display areas are required to be screened. It is this regulation that has caused the submittal of the proposed ordinance amendment.

3. The proposed text includes truck, trailer and storage rental facility as a permitted use, and a permitted use with special restrictions. Staff believes this is an oversight and it should be considered under uses permitted with special restrictions.
4. As stated above, a rental facility like U-Haul is a permitted use, but it would require fencing, walls or screening at least 6 feet in height for the trucks and trailers proposed to remain outside on display. Please note that this use would also be allowable in the I-2, General Industrial District without the need for an ordinance amendment.
5. The applicant is only proposing to revise the City Code language in association with the B-1, Highway Business District and the Highway District Design Standards. If the revision is appropriate, the Planning Commission may want to further discuss if this amendment should also apply to any other zoning districts as well.
6. The draft language has been submitted to the City Attorney for review and comment. Staff will provide the City Attorney comments if/when received, or at the meeting on January 9th, 2025.

PUBLIC NOTICE/COMMENT

The notice was published in the WACONIA PATRIOT on December 26th, 2024, posted on the City of Waconia website and posted at Waconia City Hall. To date no public hearing comments have been received.

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 January 21st, 2025.

Attachments:

1. [Attachments for Truck Trailer and Storage Rental Facility OA.pdf](#)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted
_____ Non Budgeted
_____ Amendment Required



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

ZONING AMENDMENT

APPLICANT INFORMATION

1. Owner's Name: Amerco Real Estate Company
2. Address of Property: 801 MN-284, Waconia, MN 55387
3. Legal Description: Please see attached.
4. Applicant's Name: Randal W. Studer, Jr.
5. Mailing Address: 2727 North Central Avenue, Phoenix, AZ 85004
6. Daytime Phone(s): 480-887-9819
7. Email Address: randal_studer@uhaul.com

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

OFFICE USE ONLY

Date Received: 12/9/24

Fee: \$ 850⁰⁰
Receipt #: _____



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

ZONING AMENDMENT

1. Reference specific part of zoning ordinance to be amended: Sections 900.04; 900.05.7; 900.06.9.

2. Description of zoning amendment request: The proposed amendment seeks to add Truck, Trailer, and Storage Rental Facility as a permitted use in the B-1 Highway Business District and establish tailored performance standards for this use to align with the district's design goals.

3. Reason for zoning amendment request: This amendment is necessary to address the demand for truck and trailer rental businesses in the area, expand the range of compatible commercial uses in the B-1 District, and ensure operational and design standards are consistent with the district's objectives.

THE FOLLOWING INFORMATION MUST BE SUBMITTED IN ORDER TO PROCESS THE REQUEST

1. Payment of application fee of \$350.00 and an escrow payment of \$500.00. Additional consulting review fees may apply, such as civil engineering and legal counsel.
2. Any studies or reports that support amending the zoning ordinance.

Applicant's Signature: Randal Stadler

Date: 12-3-24

Printed Name: Randal Stadler

December 3, 2024

Lane Braaten
Community Development Director
City of Waconia
201 Vine Street
Waconia, MN 55387

Via Email
LBraaten@waconia.org

Re: Proposed Amendment to §§ 900.04, 900.05.7, and 900.06.9 of the Waconia Zoning Ordinance

Dear Mr. Braaten:

We represent Amerco Real Estate Company ("Amerco") with respect to the enclosed application for a zoning text amendment to the Waconia Zoning Ordinance §§ 900.04, 900.05.7, and 900.06.9 (the "Code"). Amerco is an affiliated entity of U-Haul, and is seeking to reestablish a U-Haul storage and rental facility at 801 Highway 284 ("Property") in the City of Waconia. While the Property was previously a U-Haul truck dealer, it was rezoned in the last three years to the B-1 Highway Business District (the "B-1 District"), which resulted in the application of architectural guidelines that are inconsistent with the needs of a U-Haul facility.

The proposed amendment, enclosed as Exhibit A, establishes Truck, Trailer, and Storage Rental Facility as a newly defined and permitted use in the B-1 District and provides greater flexibility to accommodate truck and trailer rental businesses, while ensuring compatibility with the overarching goals of the B-1 District. The B-1 District mainly exists along Highway 5 and is intended to accommodate a range of businesses that serve local residents and vehicular traffic from the surrounding area. The district's capacity to serve diverse commercial needs makes it an ideal location for uses like truck and trailer rentals.

The proposed amendment defines Truck, Trailer, and Storage Rental Facility, establishes the use as a permitted use in the B-1 District, and introduces tailored performance standards addressing on-site circulation, outdoor lighting, and operational features to ensure compatibility with the district's design goals.

Thank you for your time and consideration. Please feel free to contact me with any questions or for further details.

Sincerely,



Jacob W. Steen, for
Larkin Hoffman

Direct Dial: 952-896-3239

Lane Braaten
December 3, 2024
Page 2

Direct Fax: 952-842-1738

Email: jsteen@larkinhoffman.com

Enclosure

4925-5792-5121, v. 3

EXHIBIT A
PROPOSED TEXT AMENDMENT

Sec. 900.04. Definitions.

...

Truck, Trailer, and Storage Rental Facility means a facility primarily engaged in the rental of commercial trucks and/or trailers and on-site self-storage units that may also include services such as the rental of portable storage options (e.g., shipping containers or mobile storage pods). All operations must comply with applicable zoning and performance standards, including regulations governing parking, signage, and noise mitigation.

...

Sec. 900.05.7. B-1 Highway Business District.

[A. *Scope of regulations.*]

2. *Permitted uses:* Retail businesses that are not large retail buildings nor large retail projects; eating and drinking establishments; banks; hotels and motels; automobile service and repair; farm equipment/implement sales and service; commercial recreation facilities; laundromats and dry cleaners; barber/beauty shops; mini-storage facilities; truck, trailer, and storage rental facility; churches, off-sale liquor sales; microdistilleries; small breweries; taprooms; lumber yards; animal clinics; commercial kennels; outdoor theaters; bicycle sales/service; copy and printing services; medical related clinics/uses; and offices.

...

4. *Uses permitted with special restrictions:* ...

h. Truck, Trailer, and Storage Rental Facility performance standards:

- 1) Outdoor storage of trucks, trailers, and portable storage units shall be permitted without screening if located in areas designated on the site plan and not within drainage or utility easement areas.
- 2) Outdoor display of rental vehicles, trailers, and storage units shall be permitted on paved surfaces in designated display areas shown on an approved site plan.
- 3) Loading docks or designated loading areas for portable storage units shall not require screening while actively in use. When not in use, they shall be stored at the rear of the building or within an area screened from public view using fencing or landscaping.
- 4) The facility shall provide adequate on-site circulation for trucks and trailers to prevent obstruction of public rights-of-way, with circulation paths clearly identified on the site plan.
- 5) All lighting for outdoor storage and display areas shall be designed to minimize light spillage onto adjacent properties and public rights-of-way, consistent with city lighting standards.

...

Sec. 900.06.9. Architectural design standards.

E. *Design standards, highway district.*

...

17. *Placement and screening of service, loading and storage areas.*

- a. Objective: To mitigate the impacts of views of service and loading areas from surrounding streets and properties.
- b. Standards: Any outdoor storage, service or loading area that faces adjacent residential uses or a public street or walkway, with the exception of those for Truck, Trailer, and Storage Rental Facilities, shall be screened by a decorative fence, wall or screen of plant material at least six (6) feet in height, or a planting screen shall be provided parallel to the property line, street or walkway.

Loading docks, truck parking, HVAC equipment, trash collection and other service functions shall be incorporated into the design of the building so that the visual and noise impacts of these functions are fully contained and not visible/audible from adjacent properties and public streets.

Areas for the outdoor storage and sale of merchandise, where permitted, shall be permanently defined and screened with walls or fences, with materials compatible with and of similar quality to primary building materials, with the exception of those for Truck, Trailer, and Storage Rental Facilities.

4919-9975-6033, v. 3



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date:	January 9, 2025
Item Name:	PUBLIC HEARING - Comprehensive Plan Amendment - High Density Mixed Use
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.)*

Open the public hearing.

Motion to close the public hearing.

Motion to recommend approval/denial of the proposed Comprehensive Plan Amendment.

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

The City Council, at their regular meeting on August 19th, 2024, reviewed and approved the Site Plan and Variance for the Olive & Second mixed use project. Subsequently, staff were notified by the Metropolitan Council that a Comprehensive Plan Amendment would be necessary to re-guide the property for the approved use. As such, staff has drafted the attached Comprehensive Plan Amendment that would add High Density Mixed Use as a land use category, define the forecasted density range, and update the accompanying language in Chapter 3 of the 2040 Comprehensive Plan (see attached).

The approved Olive & Second mixed use project is a permitted use in our zoning code, but our Comprehensive Plan does not identify all of the properties as mixed-use, so the amendment is required. Additionally, the approved building provides for a density range that exceeds the typical mixed use residential range (10 to 30 units/acre) and therefore a high density mixed use land use category has been added to the draft language to clarify and update the 2040 Comprehensive Plan.

The Metropolitan Council Sector Representative has indicated that the proposed land use change, and the language update, would be considered a minor amendment and therefore the city would not be required to submit the proposed changes to affected jurisdictions.

PUBLIC NOTICE/COMMENT

The notice was published in the WACONIA PATRIOT on December 26th, 2024, and posted at Waconia City Hall. Individual notices were mailed to all property owners within 350 feet of the subject parcel. There have been no public hearing comments received to date.

CONCLUSION/RECOMMENDATION

The Planning Commission should hold the required public hearing, take all public comment, review all of the pertinent information and make a recommendation to the City Council related to the High Density Mixed Use Comp Plan Amendment. Upon the recommendation of the Planning Commission this item would be scheduled for review and consideration by the City Council on January 21st, 2025.

Attachments:

1. [Chapter 3_Proposed Revisions.pdf](#)
2. [Table 3-10 Revised.pdf](#)
3. [Land Use Plan Map - Existing.pdf](#)
4. [Land Use Plan Map - Proposed.pdf](#)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted

_____ Non Budgeted

_____ Amendment Required

Table 3-4
Forecasted Density Ranges and Employment Ranges

	Housing Units/Acre
Low Density Residential	2 to 4
Medium Density Residential	4 to 10
High Density Residential	8 to 22
Mixed Use Residential	10 to 30
High Density Mixed Use	8 to 95

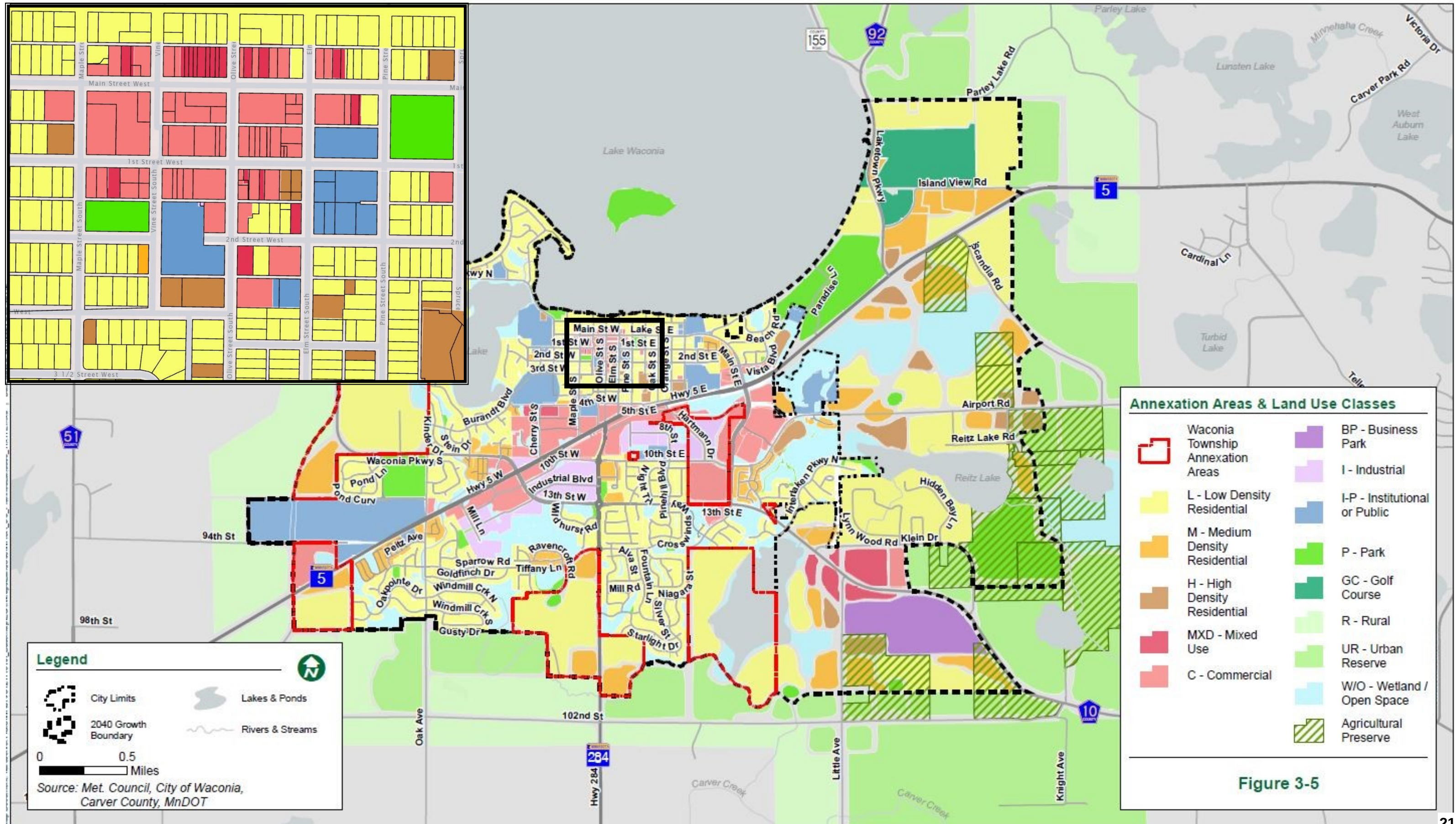
Table 3-3 identifies the land area needed to allow for the forecasted growth. The mixed use and high density mixed use areas identified anticipate some residential growth, approximately 1/3 (approx. 20 acres), of higher density residential. As this will be market driven and is not a requirement per our Land Use Plan, this possible residential area has not been included in the population numbers but was included to identify that there remains enough area to meet the Metropolitan Council forecasted housing numbers.

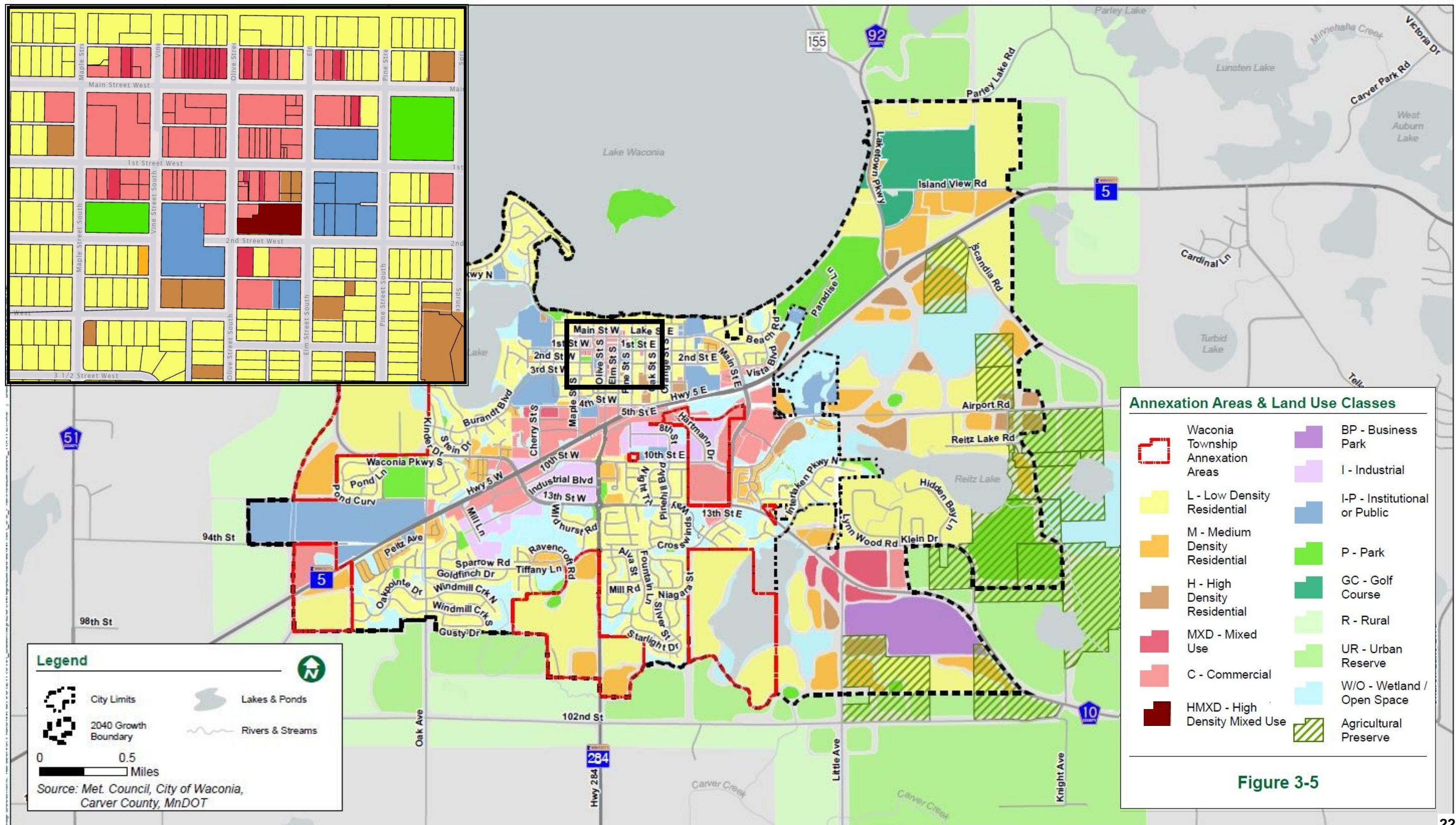
The density range for high density mixed use, inclusive of all bonuses, is 8 to 95 units per acre. The City expects that very few projects will be eligible for the bonus density at the higher end of the density range and most projects will be consistent with the typical mixed use density range of 10 to 30 units per acre, the maximum permitted without density bonuses.

The table below indicates the information used by the City to determine employment-bearing land use intensity. The forecasted employment of 10,200 jobs by 2040, less the established 2014 employment of 6,602 jobs, resulted in the City planning for an additional 3,598 jobs.

Table 3-10
Land Use Plan Categories and Proposed Zoning Map Districts

Category	Land Uses	Zoning Districts
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 District R-2, Single Family District
Medium-Density Residential	Single-family and two-family dwellings, townhouses and other forms of housing having an individual outdoor entrance for each housing unit. The density range should be from 4 to 10 units per acre.	R-2, Single Family District R-3, Medium Density District R-4, Mixed Residential District
High Density Residential	All forms of attached housing ranging from 8 to 22 units per acre.	R-5, High Density Residential District
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
Urban Reserve	Rural area within the Waconia Orderly Annexation Area. Includes farming and very low density housing (not exceeding one house per 40 acres). Land in the Urban Reserve is not planned to be annexed until after year 2040, if ever.	A, Agricultural District
Mixed Use	Commercial retail or service businesses, offices and high-density housing. Commercial and residential development may be combined vertically in the same building. Parking may be in structures to maximize land development intensity. Park spaces should be small and may occur in the form of plazas.	PUD, Planned Unit District R-5, High Density Residential District
High Density Mixed Use	<u>Commercial retail or service businesses, offices and high-density multi-family redevelopment. Commercial and residential development may be combined vertically in the same building. Parking may be in structures or below grade to maximize land development intensity. High density mixed use shall be allowed bonus density if the project is in compliance with the underlying zoning district standards, the design standards and the off-street parking requirements. The project area shall also include a higher level of amenity to allow for the additional density which may include additional park dedication, unique amenities for public use, environmental components such as green roofs, solar panels, etc.</u>	<u>B-2, General Business District</u> <u>B-3, Central Business District</u>
Commercial	Businesses providing retail trade or services for individuals or businesses. Also includes office buildings.	B-1, Highway Business B-4, Health Care Business
Business Park	This category includes office buildings, office-showroom, light industrial buildings and manufacturing-related warehousing in landscaped "campus" settings with hidden truck docks and no outdoor storage. This category is intended to be a more attractive alternative to conventional light industrial areas.	I-1, Industrial Park District
Industrial	This category includes manufacturing or warehousing that may involve heavy truck traffic and the handling of raw materials.	I-1, Industrial Park District I-2, General Industrial District
Institutional or Public	Public or private schools; municipal properties; County fair ground; religious organization properties.	P, Public District
Park – Existing	Existing public parks.	P, Public District Any Residential district
Park – Planned	Locations of future parks shown on Figure 3-5, Land Use, Plan Map, are only conceptual.	P, Public District Any Residential district
Wetland / Open Space	Includes wetlands and floodplains.	C, Conservation District Any other zoning district
Golf Course	Public or private golf course.	R-1, Single Family District







REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date: January 9, 2025

Item Name: Election of Officers

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.)*

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

Attachments:

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted

_____ Non Budgeted

_____ Amendment Required



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date: January 9, 2025

Item Name: Staff Update

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.)*

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

Attachments:

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted

_____ Non Budgeted

_____ Amendment Required