

**WACONIA PLANNING COMMISSION MEETING AGENDA**  
**Thursday, January 9<sup>th</sup>, 2025**

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. The following members were present: Chad Genz, Joe Polunc, Bruce Paulsen, Jacob Weckman, Daryl Peterson. Alternate member Simon Malinski was in attendance

1.1 [Oath of Office](#)

January 9, 2025, Simon Malinski was sworn in to the office of Planning Commissioner for the alternate position.

2) [Adopt Agenda](#)

No changes to the agenda.

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

3) [Minutes Approval](#)

3.1 [December 5th, 2024, Planning Commission Meeting Minutes](#)

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

**Motion by Commissioner Paulsen, seconded by Commissioner Weckman to approve the minutes from December 5<sup>th</sup>, 2024, meeting. MOTION CARRIED.**

4) [New Business](#)

4.1 [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](#)

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

Braaten introduced the Amendment 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.

Uses Permitted with special restrictions: 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 and 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 right-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 right-of-way consistent with city lighting standards.

City Attorney office has reviewed with no additional comments or language.

**Questions and comments by Planning Commission members:**

-Genz recognized if the change is passed, the language would apply to all B-1 Highway District, present and future.

Genz open the Public Hearing.

**Comments and concerns**

Megan Rogers, Attorney with Larkin Hoffman, representing Amerco Real Estate Company and U-Haul.

-Proposed language states the flexibility to screen only apply if the combination is truck/trailer as well as the storage/rental component.

-Rogers explained in detail the proposed amendment definition

Paulsen expressed concerns about residential properties being affected by this development.

Genz asked about the screening and what it may look like.

Megan Rogers stated this was proposed as a permitted use. Another option for this is to bring the proposal forward as a Conditional Use permit, with the performance standards.

Paulsen indicated to see a rendering of what the site will possibly look like.

Genz asked about the screening/fence.

Megan Rogers addressed the fact of having visual engagement and an active street scape feeling for residence to see the office operations and a retail business.

Polunc asked about the inventory that will be on site.

Chris Bowman, president of U-Haul Company.

U-Haul will have rotation trucks specific to the residence of Waconia, trailers and storage areas.

Additional structures will be added to the site which will be the actual self-storage and portable storage.

Although these questions are good for a site plan review, Braaten reminded Commissioners this is a discussion whether the definitions fit the zoning district.

Rogers added the self-storage use is currently permitted by the B-1 District. They would be able to comply with a Conditional Use Permit. U-Haul is seeking to have both a welcoming facility and a retail base that combines the use that is already permitted.

**Motion by Polunc, seconded by Paulsen to close the public hearing. All in favor voted aye. MOTION CARRIED.**

Polunc and Paulsen agree that this change should not affect all but should be looked at case by case.

**Motion by Paulsen to deny the proposed ordinance amendment with a recommendation for the applicant to come back with an applicable Conditional Use permit request.**

Further conversation occurred regarding the application language.

After much discussion, **Paulsen withdrew his motion.**

**Motion by Commissioner Polunc, seconded by Commissioner Paulsen to table the Public Hearing to 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 to allow the applicant time to develop language related to allowing the use as a conditional use in the B-1 district.**  
**All in favor voted aye. MOTION CARRIED**

4.2 PUBLIC HEARING - Comprehensive Plan Amendment - High Density Mixed Use

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Chapter 3\_Proposed Revisions.pdf

[Table 3-10 Revised.pdf](#)

[Land Use Plan Map - Existing.pdf](#)

[Land Use Plan Map - Proposed.pdf](#)

The Public Hearing is a Comprehensive Plan Amendment the city is conducting in association with the second street project. The proposed amendment would define and allow high density mixed use for the Olive & Second project. Braaten displayed the location of the site the amendment is proposed to apply to.

The approved Olive and Second mixed use project is a permitted use in our zoning code. The Comprehensive Plan does not identify all the properties as mixed use, so this amendment is required by the Metropolitan Council. The approved building provides for a density range that exceeds the typical residential range, therefore a high density mixed use land use category is being proposed for the 2040 Comprehensive Plan.

Paulsen is categorizing this as a housekeeping element and is asking if there are any adverse consequences to this change.

Weckman mentioned the Lemke property as comparison. Braaten indicated this is a different situation.

**Motion by Commissioner Genz to open the public hearing.**

**Motion by Commissioner Weckman, second by Commissioner Paulsen to close the Public Hearing. All in favor voted aye. Motion Carried.**

**Motion by Commissioner Paulsen, second by Commissioner Weckman to recommend approval of the Comprehensive Plan Amendment. All in favor voted aye. MOTION CARRIED.**

5) [Old Business](#)

No Old Business

6) [Other](#)

6.1 [Election of Officers](#)

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**Motion by Commissioner Paulsen to nominate Commissioner Genz to Chair the Planning Commission Meetings for 2025, second by Commissioner Polunc, All in favor voted aye. MOTION CARRIED.**

**Motion by Commissioner Genz to nominate Commissioner Polunc to Vice Chair the Planning Commission Meetings for 2025, second by Paulsen. All in favor voted aye. MOTION CARRIED.**

## 6.2 Staff Update

Thank you and best wishes to Ethan Nelson in his new position at Norwood Young America.

123 New Home Permits in 2024.

Land Use training with the League of Minnesota Cities.

Holbrook plat was approved by the City Council members.

Commissioner Genz asked a question regarding a discussion on the utilities  
Commissioner Polunc wondered about the utility capacity and feasibility study regarding a water study.

Site Plan for U-Haul has been submitted.

Commissioner Paulsen asked about the research regarding building height and parking study. Both are on staffs to-do list.

## Adjourn

**Motion by Commission Paulsen, seconded by Commissioner Weckman to adjourn. All in favor voted aye. MOTION CARRIED.**

ATTEST: \_\_\_\_\_

Brenda Stein, Office Assistant