

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

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.



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date: January 4, 2024

Item Name: December 7th, 2023 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 7th, 2023 Planning Commission Meeting Minutes

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

Attachments:

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

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted

_____ Non Budgeted

_____ Amendment Required

CITY OF WACONIA
December 7, 2023

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

Pursuant to due call and notice thereof the regular meeting of the regular meeting of the Planning Commission of the City of Waconia was called to order by Commissioner. Sarcletti.

Members Present:	Sarcletti, Zellman, Leshner, Polunc, Genz
Members Absent:	None
Alternate Absent:	Paulsen
City Liaison Present:	Yetzer
Staff Present:	Braaten, Nelson, Havlik

2) [Adopt Agenda](#)

Braaten had no changes to the agenda.

MOTION by Genz, seconded by Polunc to adopt the agenda. MOTION CARRIED.

3) [Minutes Approval](#)

3.1 [October 12th, 2023 Planning Commission Meeting Minutes](#)

MOTION by Leshner, second by Zellman to adopt the minutes. MOTION CARRIED.

[Cover Page](#)

[Planning Commission Minutes Oct 12,2023.pdf](#)

4) [New Business](#)

NO NEW BUSINESS

5) [Old Business](#)

5.1 [CONTINUED PUBLIC HEARING - Conditional Use Permit Amendment - 9460 County Road 10 East](#)

[Cover Page](#)

[Location Map 9460 County Road 10 East.pdf](#)

[CUP Amendment Application Lovett.pdf](#)

[Applicant Narrative.pdf](#)

[Public Hearing Notice.pdf](#)

[Certificate of Survey 9460 County Road 10 E.pdf](#)

[ALTA Survey.pdf](#)

[Res No 2021-050_CUP Approval.pdf](#)

Sarcletti stated that this is a continuation of the Public Hearing which is still open for 9460 County Road 10 East. Braaten stated the applicant is asking for an amendment to the existing Conditional Use Permit. Braaten recapped the existing CUP. The subject property is located in the southeast part of Waconia and is zoned R-3, Medium Density Residential. Braaten explained the history of the property and the CUP. Braaten explained that Miss Lovett wanted to extend the timeline for connecting to City services and the paving of the driveway and parking area. He went on to explain why the Public Hearing remained open.

Braaten asked if anyone had questions for him otherwise Miss Lovett is here to answer any questions. Commissioner Leshar asked Braaten for his definition of a Garden Center in our code. Braaten stated that the code has no specific definition which could leave some gray area for interpretation. Sarcletti said that he was going to ask the same question and that is there a need to ask for a different conditional use. Braaten stated that it would be up to the Council and Planning Commission to determine if the existing use was in conformance with the CUP.

Brianna Lovett 9460 County Road 10 East. Ms. Lovett explained the short history of her Garden Center and her existing planter business stating that it was very difficult to run those together. Her main issue is hooking up to City Services. She asked if the Commission would grant her an extension in hooking up to City sewer and water services. She also asked if she was able to keep her current well for plant watering and use the city water for the restroom and home. Sarcletti asked her about the paving aspect. She stated the timeline for her Utility hookup and parking lot paving. Miss Lovelett said that in her mind the parking lot is bigger than it needs to be. That the lot could be smaller and closer to the building. Nothing firm yet on that. She had the compliance report on the septic system that she handed to Braaten.

Commissioner Sarcletti opened questions for Miss Lovett. Leshar asked her what her thoughts were if she made the parking area smaller. She reiterated where the customers parked up close to the building and didn't utilize the whole lot. Sarcletti asked about her septic system and if it would remain compliant if there was an extension. She indicated that both the well and septic were inspected last year and passed. She stated they are inspected every three years. Leshar asked if there is a reason for asking for 10 years. She stated that it would take time to meet the financial needs necessary for both the hookups and the parking lot improvements. Miss Lovett stated her quote for paving the driveway

was around \$200,000. She stated that any amount of time she could get would be helpful. Leshar stated that runoff and erosion are a factor in getting it paved just to prevent that. She said she was open to changing the requested extension timeline.

Sarcletti asked about the existing parking lot sizing. Braaten opined that the lot was excessive for the existing business. He stated that Miss Lovett could submit a new plan that wouldn't require a site plan review or CUP amendment.

Polunc questioned the septic and well wondering if the septic had been maintained before she bought the property. Braaten brought up the compliance report done in 2022, which is good for 3 years, along with the installation date of August 2010. There was further discussion on the well and the rain runoff. Polunc asked about fertilizer usage in relation to the marshy area and the drainage ditch. Miss Lovelett explained fertilizer usage on site.

Sarcletti asked for verification that Miss Lovett had checked with the watershed and Public Services about keeping the existing well. Braaten explained prior instances of properties being annexed and their wells were kept for irrigation purposes.

Sarcletti asked if there were any more public hearing comments, otherwise he look for a motion to close the public hearing. Leshar asked if hooking up to city utilities is more pressing of the two main requests. She acknowledged that it was. She stated that she had a quote from 2 years ago to hook up and it was \$37,000. Now, she estimated the cost to be in the \$45,000 range. Leshar asked for more background on costs. She figures it went up approximately 20%. Discussion followed regarding utility extension costs, SAC and City trunk fees and the cost associated with delaying the work. She stated 3-5 years would be helpful. Leshar asked if she was aware of the City's requirements that the Commissioners look at to determine the outcome. Leshar recapped the costs Miss Lovett would have for the hook up and the redoing the parking area. She stated that she hadn't investigated the costs of blacktopping until after she purchased the property. Braaten pulled up the 6 requirements and Leshar wanted to be sure she knew about them. Sarcletti asked if there were any more questions, if not he was looking for a motion to close the Public Hearing.

MOTION by Leshar to close the Public Hearing, second by Polunc to close the Public Hearing. MOTION CARRIED.

Sarcletti asked the Commissioners if they had any thoughts/comments. Leshar commented on his support of local businesses. He also talked about his concerns with the amount of impervious surface associated with the existing parking lot and getting her to right size. Commissioner Polunc stated his concerns about the long term of hooking up to City Services and it having an adverse effect.

Discussion followed regarding what an acceptable extension timeline might be for the property as the 10-year request was excessive.

Sarcletti asked Miss Lovett if she was aware of the city incurring \$4,000 of utility work associated with her property. The possible conditions would require payment within 90 days of the extensions approval. She stated she was not aware of that, and it didn't surprise her. She wanted clarification on when that money was to be paid, which Braaten clarified. Leshar brought up the SAC fees to her, which she was not aware of. She asked what that number would be.

Discussion followed regarding SAC fees, trunk fees, and timelines.

Leshar make a motion to approve the amended CUP for 9460 County Road 10 East with the recommended conditions as amended: condition #2 would be February 16, 2026 and strike condition #4. Second by Genz.

MOTION PASSED 4 -1 with Commissioner Polunc voting nay.

Braaten stated that her application will go in front of Council on the December 18, 2023, meeting. Thanking Miss Lovett for coming in.

6) Other

Staff Updates:

Braaten thanked Chair Sarcletti, Commissioner Leshar, and Commissioner Zellman for their service on the Planning Commission and the input they provided during their tenure.

Braaten gave an update on permits Issued, new homes 66, and 12 townhome permits which is lower than last year. Also mentioned the epermits to date which are 368. Regular permits 919. For the year we are around 1300 total permits.

Commercial projects that have started construction include: TCO, Waconia 1 Collison, New Creations Daycare.

150 Stacy Circle will be back at the January meeting with their revisions.

Nelson talked about the draft 2024 Planning Commission meeting calendar.

Commissioner Lescher made the motion to adjourn, seconded by Commissioner Zellman.

MOTION CARRIED

Adjourn

Respectfully Submitted

David Havlik

Planning Specialist



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date:		January 4, 2024					
Item Name:		CONTINUED - Variance (After-the-Fact) - 150 Stacy Circle					
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 (Include motion in proper format.)

Motion recommending either approval or denial of the after-the-fact variance to exceed the hardcover maximum in the Shoreland Overlay District for the property located at 150 Stacy Circle.

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

CONTINUED APPLICATION

The Planning Commission, at the regular meeting on August 3rd, 2023, held the required public hearing and took all public comments. Upon further discussion of the application the Commission felt it was pertinent to have the City Engineer/Public Services Director review the revised stormwater plan, which was submitted the day before the meeting on August 3rd. As such, the Planning Commission tabled the application, and the revised stormwater plan was submitted to the applicable staff for review and comment.

The Planning Commission, at the regular meeting on September 7th, 2023, again tabled the application as the applicant submitted another revised stormwater plan on September 6th, 2023, which did not give City staff enough time to review prior to the meeting on the 7th. The Planning Commission tabled the application for the 3rd time on October 12th to allow the applicant additional time to meet with the City Engineer and bring back a final stormwater design. Staff has attached the review comments to this report. Additionally, included is the general information provided in the previous packets.

BACKGROUND

Applicant: Gretchen and Will Campbell
Owner: Gretchen and Will Campbell
Address: 150 Stacy Circle
PID# 752990040
Zoning: R-2, Single-Family Residential District
Special District: Shoreland Overlay District

REQUEST:

The City has received a Variance application from Gretchen and Will Campbell (the “applicants”) requesting approval of an after-the-fact variance to exceed the 25% hardcover maximum allowed in Shoreland Overlay District.

APPLICABLE ORDINANCE PROVISIONS:

1. Section 900.06, Subd. 7. Shoreland Overlay District
2. Section 900.12 - Administration, Enforcement and Procedures, Subd. 4 - Variances

VARIANCE REVIEW CRITERIA:

Waconia City Code Section 900.12, Subd. 4 and Minnesota State Statue 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).

PLANNING AND VARIANCE CONSIDERATIONS:

1. The subject property is zoned R-2, Single-Family Residential and located within the Shoreland Overlay District which allows for a maximum impervious surface of 25%.
2. City staff initially received a complaint regarding the installation of additional driveway and parking area in close proximity to a property line. Based on the complaint, staff called the property owner twice requesting that no work be done until they had a conversation with city staff. The two calls that staff made were not returned until after the concrete was poured and in place. The project consisted of widening of the driveway and adding improved parking area next to the garage.
3. The most up-to-date stormwater plan was submitted to the City Engineer for review and comment. The comments have been attached for review and consideration.
4. Based upon a conversation with the Public Services Director the typical life of a rain garden is 12-15 years if maintained properly. If not maintained, a rain garden could cease functioning properly within 2 years.

PUBLIC NOTICE/COMMENT

The notice was published in the WACONIA PATRIOT on July 20th, 2023 and posted at Waconia City Hall. Individual notices were mailed to all property owners within 350 feet of the subject parcel. The public hearing comments received have been attached to this report for review and consideration.

CONCLUSION / RECOMMENDATION

The Planning Commission should review the pertinent information and make a recommendation to the City Council regarding the proposed after-the-fact variance for 150 Stacy Circle.

Attachments:

1. [Location Map_150 Stacy Circle.pdf](#)
2. [Certificate of Survey_Campbell.pdf](#)
3. [Revised Site Plan Stormwater Plan.pdf](#)
4. [Amended Letter of intent for variance with notation.pdf](#)
5. [City Engineer Comments Re REVISIONS.pdf](#)
6. [Public Hearing Comments.pdf](#)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted
_____ Non Budgeted
_____ Amendment Required

LOCATION MAP—150 STACY CIRCLE



11

Site Address:
150 Stacy Circle
Waconia, MN 55387

Boundary Description (Doc. No. T116851)
 Lot 4, Block 1, HARMS LAKE VIEW 4TH ADDITION,
 according to the plat thereof on file and of record
 in the Office of the Registrar of Titles, in and for
 Carver County, Minnesota.

<u>Existing Hardcover (sq. ft.)</u>	
House	1,953
Concrete Driveway	1,482
Pavers	406
Gravel	388
Wooden Steps	22
Cantilever (east)	<u>8</u>
	4,259

Parcel Area = 12,224
Total Hardcover = 34.8%

Job Number:	9623
Survey Date:	6/19/23
Drawing Name:	Campbell.dwg
Drawn by:	SKH
Revisions:	

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.

Kelly L. Brouwer
Kelly L. Brouwer

Date: June 28, 2023 Registration No. 48328

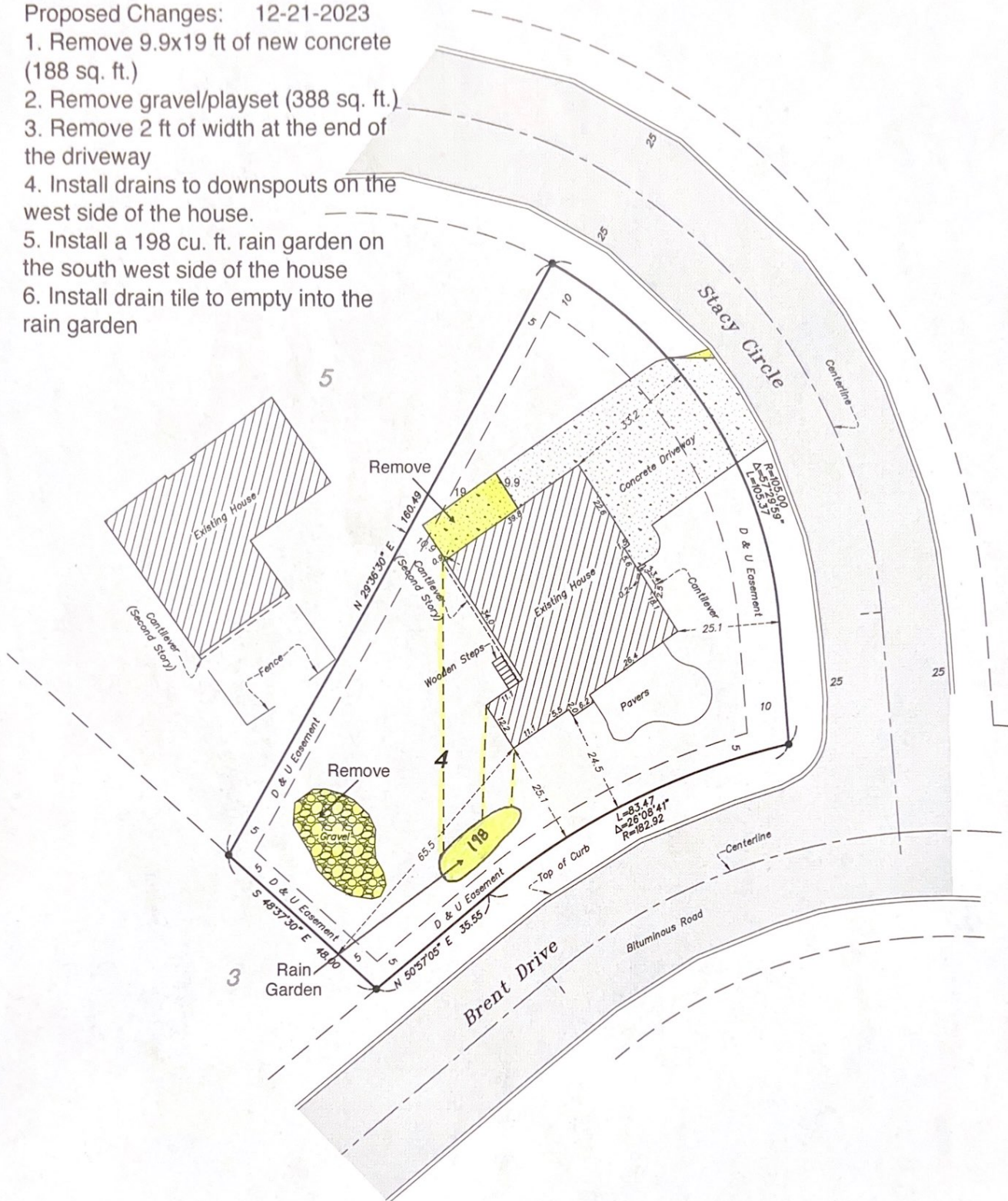
**SCHOBORG
LAND SERVICES
INC.**

763-972-3221
www.SchoborgLand.com

Bearings based on assumed datum.

Proposed Changes: 12-21-2023

1. Remove 9.9x19 ft of new concrete (188 sq. ft.)
2. Remove gravel/playset (388 sq. ft.)
3. Remove 2 ft of width at the end of the driveway
4. Install drains to downspouts on the west side of the house.
5. Install a 198 cu. ft. rain garden on the south west side of the house
6. Install drain tile to empty into the rain garden



Dear City of Waconia,

The purpose of this letter is to inform you of a request for variance at our property at 150 Stacy Circle. Last fall we had new concrete added next to our driveway to provide extra parking for our young adult drivers. We felt it important to keep our vehicles off the road as much as possible. We were unaware of the Shoreland Overlay District limiting hardcover to 25%. Our contractor was also unaware of the standard. Since this issue has been brought to our attention we are applying for a variance. We are prepared to make several changes to reduce our current hardcover and in addition we will add features to mitigate water as well as improve the aesthetic of the property. In doing so we believe we will be in harmony with the surrounding properties.

The proposed changes are listed below (they are also detailed on the enclosed survey map):

Changes made on September 5, 2023 are in blue text.

1. Remove 9.92 ft x 16ft of new concrete at the northwest corner of the house. This is an area of 159 square ft. of hard surface. Remove another 30 square feet of new concrete to bring the hard surface down to 29.9%
2. In the backyard we have a playset set in pea rock (on the survey map it is labeled as gravel). We will remove the gravel and playset. This is 388 square ft of hardcover.
3. The driveway is currently 26 ft. across where it meets the street. We will remove 2 ft. in length at the end of the driveway to reduce the total length to 24 ft.
4. We will install drain tile to the outlet of three down spouts on the west side of the house. This will direct water to the rain garden.
5. The rain garden will be 11.5' x 11.5' x 1' on the southwest side of the house. We will install underground drain tile to drain into the new rain garden from the 3 downspouts.
6. All of the downspouts on the west/southwest side of the house will connect to the rain garden. Including the area around the porch.
7. ~~Connect to the city catch basin when the curb and gutter is upgraded on Brent Drive. We understand this is scheduled to be upgraded in the near future. This improvement is already finished on the other side of Stacy Circle. This will also connect to our sump pump when the upgrade is done.~~

Rain Garden Details:

The rain garden will be 11.5' x 11.5' x 1' deep. We will build the rain garden according to the CCWMO standards which will include the replacement of the in place soil with filter media and tile at the base of the garden. We are working with Stone Mountain Landscaping to build the rain garden to the proper size to mitigate the water. The roof square footage that will drain to the rain garden is 1,000 square ft. A rain garden of the above mentioned volume will be adequate to drain 1,000 square feet of water.

The recommended size is 11.5 x 11.5 x 1 foot deep. We are willing to increase the size of the rain garden. We are proposing a rain garden of 11.5 x 17.25 x 1 ft. Which is 1 ½ times the standard size to mitigate the run off.

Details about the property and surrounding area:

1. Our lot is on a corner and the edge of a circle. A big percent of our green space is taken up by the boulevard. Since we own a curved corner lot a larger percentage of the entire lot is owned by the city than a typical lot. 2,331 square feet of the entire lot is owned by the city, 2,081 square feet of that 2,331 is green space. The parcel area is 12,224 sq. ft. The total lot including that owned by the city is 14,555. 16% of the total lot is city owned. That green space is still present and should be a consideration.
2. Upon observation of surrounding homes, including aerial footage of the neighborhood, our variance appears to be in harmony with the homes around us. Many homes around us have 2 car garages, several have traditional patios, some have built in pools and many also have an extra parking area.
3. On the survey map the wooden steps to our sunroom are counted as 22 sq. ft. of hard cover. Per Lane Braaten the steps do not need to be counted as hard cover since there are slats that drain to the grass below.
4. With the changes expressed above, here are the new totals in square feet:

House	1,953	
Concrete Driveway	1,323	1,293
Pavers	406	
Cantilever (east)	<u>8</u>	
	3,690	3660
	 3,690	 3,660
Roof water mitigation	<u>-1,000</u>	
	2,690	2,660

Parcel area = 12,224

Total hardcover with water mitigation = ~~22%~~ 21.7%

Respectfully,
Gretchen and Will Campbell

Gretchen Campbell 612-597-0083
Will Campbell 952-442-5080

Lane Braaten

From: Jake Saulsbury <Jake.Saulsbury@bolton-menk.com>
Sent: Wednesday, December 20, 2023 4:59 PM
To: Lane Braaten
Subject: RE: update
Attachments: Amended Letter of intent for variance with notation 12_18_23.pdf

Here are my findings & thoughts:

1. There appears to be a minor math error (or typo), they mention removing another 30 sf of concrete but deducted 36 sf from their table. I believe the concrete total in their table should be 1,293 sf. This revision also makes the total 3,660 sf which is what they have shown.
2. They state a roof mitigation area of 1,000 sf. When measuring everything southwest of their roof peak, I get about 1,100 sf. When excluding a portion of their rear porch that drains SE, I get about 800 sf. This 1,000 sf appears to be correct assuming they collect all of the water that drains west/southwest from the back half of their house.
3. They state a parcel area of 12,224 sf. When comparing this to the County GIS data, this appears to be correct. 25% of this number is 3,056 sf. Their total impervious equals 3,660 sf. Therefore, with the revisions they are at 29.9% impervious which is 604 sf over the allowable amount.
4. They bring up a good point about the added green space in the right-of-way for this lot, it is far more than most lots have. However, for consistency this was not part of my analysis as this is technically city property and it hasn't been factored into any previous variance / hardcover reviews.
5. They need to mitigate >604 sf of impervious area to get this number under 25%. Their proposed raingarden is set up to treat the 1,000± sf of roof drainage which does achieve this. However, the provision and previous requirement of connecting the raingarden with an outlet tile to the city's storm sewer system is not being met.
6. In summary, the revised plan with the larger raingarden is a significant improvement over the previous submittal. All mitigation recommendations have been met or exceeded with the exception of connecting the raingarden to the downstream storm sewer on Brent Drive. I understand the reluctance to do this due to the length of pipe needed, the cost, and the impact to the neighbor's driveway. If the variance is approved, I recommend the following conditions are also met:
 - a. Roof drains / gutters / downspouts collect more than 800 sf of roof drainage that is directed into the raingarden.
 - b. The emergency overflow of the raingarden is to the Brent Drive curb and not toward the yards of the neighbors to the west/southwest.
 - c. A maintenance agreement (or something similar) is put into place to keep the raingarden functional and effective into the future.

Please let me know if you have any questions or if you care to discuss further.

Lane Braaten

From: Nathan Albee <nathanalbee@gmail.com>
Sent: Monday, July 31, 2023 12:17 PM
To: Lane Braaten
Subject: 150 Stacy Circle Variance Request

To the Planning Commission:

We are neighbors with Gretchen and Will Campbell, who are applying for an after-the-fact variance. They have explained to us that they are spending a lot of time with a site plan to get more pervious surface on their property. We hope that they can be granted some leniency because of the way their lot is situated. Since it sits on a curved corner, a much higher percentage of the grassy area along the perimeter belongs to the city rather than the Campbells, and that is an area that can absorb water. The Campbells are people of integrity who want to do right by the city and their neighbors, and we hope the commission allows the variance process to be governed by practicality rather than percentages.

With sincere thanks for your consideration,
Nate and Jaime Albee
134 Stacy Cir, Waconia, MN 55387

Lane Braaten

From: Huinker, Taylor (DNR) <Taylor.Huinker@state.mn.us>
Sent: Wednesday, August 2, 2023 10:15 AM
To: Lane Braaten
Subject: RE: Public Hearing Notice - My Apologies

Hi Lane,

Thank you for sending this after-the-fact variance request to increase the impervious surface to 30.2% at 150 Stacy Circle, Waconia in order to park cars in an expanded driveway. This parcel is located within the shoreland overlay district, which means it is subject to the 25% maximum impervious surface standard.

The health of Lake Waconia is affected by our activities in the watershed. How we develop land and alter the landscape affects water quality and the health of fish and animal habitat associated with the lake. Specifically, as impervious surface coverage increases, the rate and amount of runoff and pollutants entering public waters increases. Therefore, the shoreland regulations limit the amount of impervious surface in order to protect the health of the lake.

Variances should be rare and for reasons of exceptional circumstance, and must demonstrate a practical difficulty exists. I do not believe this has been demonstrated. If this after-the-fact variance were to be granted, what is to prevent other property owners from seeking to do something similar?

Thank you for the opportunity to comment.

Taylor

Taylor Huinker
South Metro Area Hydrologist | Ecological and Water Resources

Minnesota Department of Natural Resources
1200 Warner Road
St. Paul, MN 55106
Phone: 651-259-5790
Email: taylor.huinker@state.mn.us
mndnr.gov



From: Lane Braaten <LBraaten@waconia.org>
Sent: Tuesday, August 1, 2023 3:22 PM
To: Huinker, Taylor (DNR) <Taylor.Huinker@state.mn.us>
Subject: Public Hearing Notice - My Apologies

This message may be from an external email source.

Do not select links or open attachments unless verified. Report all suspicious emails to Minnesota IT Services Security Operations Center.

Taylor,

I hope all is well. A light bulb just went off in my brain and I realized that I did not send the attached public hearing notice to you regarding an upcoming variance request. I have also attached the staff report for review. Let me know if you have any comments or questions. Again, I apologize for not sending this sooner.

Lane

Lane L Braaten

Community Development Director

City of Waconia

201 South Vine Street

Waconia, MN 55387

Office: 952-442-2184

Direct: 952-442-3106

www.waconia.org



Lane Braaten

From: Joshua Kukowski <jclover41@hotmail.com>
Sent: Wednesday, August 2, 2023 9:13 AM
To: Lane Braaten
Subject: 150 Stacy Circle

I'm writing a message of support for Will and Gretchen Campbell (150 Stacy Circle) and their request for an after the fact variance. They are great neighbors, care for the community, have supported us as a family, and take care of their yard. Embedded in their family character is an inherent protection and love of the environment. Please allow this variance to go through. Reach out to me if you have any questions.

Sincerely,

Joshua

Joshua Kukowski
126 Stacy Circle
Waconia MN 55387
612.669.3143

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

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 August 3rd, 2023, at 6:30 p.m., at the Waconia City Hall, 201 South Vine Street, Waconia, MN, to consider an after-the-fact variance from the City's hardcover/impervious surface maximum for the property located at 150 Stacy Circle (PID# 752990040).

The applicants, Gretchen and Will Campbell, are requesting approval of an after-the-fact variance to allow impervious surface improvements exceeding the 25% maximum allowed within the Shoreland Overlay 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 August 3rd, 2023. 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 July 20th, 2023)

Neely — They have a nice patio, play area
for children, off street parking, maintained
property. Please enforce other regulations
street parking — cars, fish houses, boats