

CITY OF WACONIA
January 4, 2024

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 at 6:00 p.m.

Members Present:	Joe Polunc, Chad Genz, Bruce Paulsen, Kevin Kamerud, Jacob Weckman
Member Absent:	Daryl Peterson.
Alternate Absent:	Jacob Weckman
City Liaison Present:	Jeff Grengs
Staff Present:	Braaten, Nelson, Havlik, Stein

Oath of Office:

Welcome to our new Commissioners.

Oath of office: Jacob Weckman and Kevin Kamerud

2) [Adopt Agenda](#)

Braaten had no changes to the agenda.

Motion by Paulsen, seconded by Polunc to approve the agenda. MOTION CARRIED.

3) [Minutes Approval](#)

3.1 December 7th, 2023, Planning Commission Meeting Minutes

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

Motion by Polunc , seconded by Kamerud to approve the minutes as drafted. MOTION CARRIED.

4) [New Business](#)

No new business

5) [Old Business](#)

5.1 [CONTINUED - Variance \(After-the-Fact\) - 150 Stacy Circle](#)

This item is a continuation of the After-the-Fact Variance for the property located at 150 Stacy Circle.

Braaten presented an overview of the process that took place prior to this point to bring the new commissioners up to speed on the application.

The Campbell's submitted a revised stormwater plan after having a meeting with the City Engineer.

Braaten displayed the location of the property for the commissioners. The property is zoned R-2, Single-Family Residential and is located within the Shoreland Overlay District. The Shoreland Overlay District has very specific regulations and allows only 25% hard cover. 150 Stacy Circle exceeds this percentage which is the reason for the variance. The preexisting conditions were displayed in comparison with the added hard surface coverage. The total after the added hard coverage is approximately 35%. Braaten showed the third stormwater plan proposal to remove hard surface to lower the percentage. Braaten indicated that the revised plan still does not include a storm water connection to the catch basin on Brent Drive. The property would be at 29% after the proposed changes to the property.

Braaten described the Variance Criteria for the Commission members. He indicated that if the application meets all the criteria, then the variance should be approved. If the application does not meet one of the criteria, then the application should be denied.

Genz talked about water mitigation and the City Engineers comments in the packet.

Paulsen explained his view on the application based on the 5 variance criteria. He indicated that the application was not in harmony with the purposes and intent of the ordinance as they strive to protect the lake, which the Comp Plan does as well. The applicants made a good effort, but it does not meet the 1st two criteria. Additionally, he stated that there were no unique circumstances, not created by the landowner. In fact, this was directly created by the landowner.

Motion by Paulsen, seconded by Polunc to deny the After-the-Fact Variance -150 Stacy Circle. MOTION CARRIED.

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[Location Map_150 Stacy Circle.pdf](#)

[Certificate of Survey_Campbell.pdf](#)

[Revised Site Plan Stormwater Plan.pdf](#)

[Amended Letter of intent for variance with notation.pdf](#)

[City Engineer Comments Re REVISIONS.pdf](#)

[Public Hearing Comments.pdf](#)

- 6) Other
1) Election of Officers
2) Staff Update

Election of officers:

Weckman nominated Genz to Chair the Planning Commission Board. No other nominations, so Braaten called the vote.

Motion to nominate Genz to Chair the Planning Commission Board for 2024.
MOTION CARRIED.

Paulsen nominated Polunc to be Vice Chair the Planning Commission Board. No other nominations, so Braaten called the vote.

Motion to nominate Polunc to be Vice Chair of the Planning Commission Board for 2024. MOTION CARRIED.

STAFF UPDATE:

- Land use summary will be presented at the February Planning Commission meeting.
- 71 Single family home permits and 16 townhome permits were issued in 2023.
- 449 online epermits were issued in 2023 and a total of approximately 1000 permits overall.

Welcome to the new Commissioners. February meeting, we will swear in Daryl Petersen and review a variance, comp plan amendment.

Genz asked about the timing of the completion of Variances. State Statutes requires applicants to act on a variance within a year or they are void.

Adjourn

Motion by Paulsen, seconded by Kamerud to adjourn at 7:00pm. MOTION CARRIED.

ATTEST: _____

Brenda Stein, Office Assistant