

**CITY OF WACONIA PLANNING COMMISSION MEETING AGENDA**  
**Thursday, March 6, 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 Polunc at 6:30 p.m. The following members were present: Joe Polunc, Bruce Paulsen, Jacob Weckman, Daryl Peterson and Simon Malinski.

2) [Adopt Agenda](#)

Braaten introduced Abdihafid Sahal, Assistant City Planner.

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

3) [Minutes Approval](#)

3.1 [February 6th, 2025 Planning Commission Meeting Minutes](#)

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[February 6 2025 Planning Commission Meeting Minutes.docx](#)

**Motion by Commissioner Weckman, seconded by Commissioner Paulsen to adopt the minutes from the February 6<sup>th</sup> Planning Commission Meeting. All in favor voted aye. MOTION carried.**

4) [New Business](#)

4.1 [Comprehensive Plan Amendment - Holbrook Land Use Update](#)

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[Public Hearing\\_Comp Plan Amendment\\_Holbrook.pdf](#)

[Comparison Images.pdf](#)

Braaten presented the Comprehensive Plan Amendment related to the Holbrook Preliminary Plat that which was approved by City Council in December of 2024. There are no proposed changes to the Holbrook plat, the amendment relocates the land use areas to be consistent with the proposed development.

Paulsen asked about the downside to recommending approval. Braaten stated this is just a clarification on a land use element and he did not see a downside to the proposed Comp Plan Amendment.

## **Polunc opened the Public Hearing**

### **COMMENTS AND CONCERNS:**

Theresa Klaustermeier, 9780 102<sup>nd</sup> Street, Waconia, MN 55387.

Wondered when the development will start. Braaten responded that the project would most likely start this spring. The process includes annexation of the property within the next month and applying for a grading permit.

**Motion by Commissioner Paulsen, seconded by Commissioner Peterson to close the Public Hearing. All in favor voted aye. MOTION carried**

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

#### 5) Old Business

Braaten mentioned old business items that included Dynamic Signage, Minor Subdivision and Shoreland flexibility that staff will be working on.

#### 6) Other

##### 6.1 2024 Land Use Summary Presentation

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Braaten presented the 2024 Land Use Summary.

##### 6.2 Staff Update

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- There have been 17 new homes issued in 2025.
- The Tractor Supply building permit is back from Metro West Inspection Services.
- The Goodwill and Transport Security building permits are still under review by the Building Official.
- The April 3<sup>rd</sup> Planning Commission meeting will include Comp Plan Amendment for a portion of property to be re-guided from Industrial to Medium Density Residential. Another item for April 3<sup>rd</sup> is Dynamic Signage.
- Elm Creek Ridge is continuing with the sketch plan and Preliminary Plat. Weckman asked about the cash in lieu recommendation and how the funds are used and distributed. Braaten explained the Park Board process.

Polunc asked about a bus tour. Braaten agreed that it had been a while since our last tour and it would be helpful as we near work on the upcoming 2050 comprehensive plan.

Malinski suggested having someone from the Fire Department attend the bus tour as well.

**Adjourn**

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

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

Brenda Stein, Office Assistant