

CITY OF WACONIA PLANNING COMMISSION MEETING AGENDA
Thursday, February 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 Chair Genz. The following members were present: Chad Genz, Joe Polunc, Jacob Weckman, Daryl Peterson, alternate member Simon Malinski. Commissioner Paulsen was absent.

2) [Adopt Agenda](#)

No changes to the agenda.

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

3) [Minutes Approval](#)

3.1 January 9th, 2025, Planning Commission Meeting Minutes

[Cover Page](#)

[January 9 2025 Planning Commission Meeting Minutes.docx](#)

Motion by Commissioner Polunc seconded by Commissioner Weckman to approve the minutes from January 9, 2025, meeting. All in favor voted aye. MOTION CARRIED.

4) [New Business](#)

4.1 Sketch Plan - Elm Creek Ridge - Magellan Land Development

[Cover Page](#)

[Location Map.pdf](#)

[Applicant Narrative.pdf](#)

[Elm Creek Ridge Sketch Plan.pdf](#)

[City Engineer Comments_Elm Creek Ridge Sketch Plan.pdf](#)

[Land Use Map.pdf](#)

[Shoreland and Wetland Map.pdf](#)

[Sec._900.05.16.___PUD_Planned_Unit_Development_District..pdf](#)

Braaten introduced the sketch plan. He explained the sketch plan process, informing the Commissioners that it is an informal conversation with the Planning Commission to talk about ideas and to determine if what the applicant proposes is feasible. He showed a map and the proximity of the 23 acres.

Jason Palmby, Magellan Land Development, the applicant, explained what the concept proposal. The lots are generally 65 wide single-family parcels. Mr. Palmby went on to mention the topography and the gas line that runs through the subject property, both of which present some challenges when developing the parcel. He also mentioned the location in association with the creek to the West. The Comp Plan land use guidance for this area is low and medium density residential. The sketch plan proposes a density of 2.25 per acre due to the topography, which is on the low side of the low-density residential standard which identifies a density range between 2 and 4 units per acre. He has shared his concept plan with Carver County Watershed District and MDOT to get their feedback. He also talked about their concern for the tree preservation that is in the area. He has no builder lined up at this time but with the size of the lots, he feels that there is a great desire for the identified lot sizing. They are looking at the storm ponding and how that might change going forward.

Commissioner Genz asked if anyone had any questions/comments about the plan. Braaten informed the Commissioners that there are staff and engineer comments included in the packet materials, and he would be happy to answer any questions related to these comments. Mr. Palmby stated the comments that have come back so far have been issues they will have to work through. Discussion followed.

Mr. Palmby explained why he wanted the PUD. The request would be to reduce the setback between homes from 20 to 15 feet. More discussion followed on that and what he might request in regard to the hardcover and home heights in the development.

There was some discussion about parks. Braaten informed the Commission that this plan would go to the Park Board for review, and they would provide a recommendation related to park dedication.

Discussion followed related to the cul-de-sac, lot sizes, and road configurations. Further, the Commission discussed the PUD regulations, and possible tree preservation measures. Braaten explained the next steps with the sketch plan and what the timeline could be.

Commissioner Genz asked if anyone would want to come up and comment on the plan.

Gordy Winter, 10575 Elm Creek Road wanted to know where the annexation line would be, because of where his property line is located. Additionally, he was concerned with the increase in traffic.

Jacob Sams, 10475 Elm Creek Road talked about how the existing road is not set up to handle the traffic from the new proposed area. Also, additional improvements to the Hwy 284 are needed for the increased traffic.

5) Old Business

No Old Business.

6) Other

6.1 Staff Update

- The council approved the 2nd & Olive Street comp plan amendment. Construction and demolition are underway.
- U-Haul withdrew their ordinance amendment application and site plan application.
- Braaten mentioned that the Commissioner had all been signed up for a land use training through the League of Minnesota Cities and to be paying attention to their inbox for a link to the materials.
- An update on the annexation petition for the Falk property was provided.
- New assistant planner starting on the 24th of February.
- The land use summary should be ready for the March meeting.
- Goodwill building permit has been sent to Metro West.

Adjourn

Motion by Commissioner Weckman seconded by Commissioner Peterson to adjourn. All in favor voted aye. MOTION CARRIED.

Respectfully submitted

David Havlik