

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