

CITY OF WACONIA
APRIL 3, 2025

1. CALL MEETING TO ORDER AND ROLL CALL

Pursuant to due call and notice thereof, the meeting of the Planning Commission of the City of Waconia was called to order by Commissioner Chair Genz at 6:30 PM.

The following Commissioners were present: Planning Commission Member Genz, Planning Commission Member Polunc, Planning Commission Member Paulsen, Planning Commission Member Peterson, Planning Commission Member Weckman

The following Commissioners were absent:

The following Commissioners were present but not voting: Planning Commission Member Simon Malinski

2. ADOPT AGENDA

Motion to Adopt Agenda made by Planning Commission Member Paulsen, seconded by Planning Commission Member Peterson.

MOTION CARRIED.

3. APPROVAL OF MINUTES

No Changes

Motion to Approve made by Jacob Weckman, seconded by Bruce Paulsen.

MOTION CARRIED.

1) Approve the March 6, 2025, Planning Commission Minutes

4. NEW BUSINESS

1) Public Hearing - Comprehensive Plan Amendment - Norsq Companies, LLC

Braaten opened up the agenda item. Norsq Companies approached the City to reguide approximately 7 acres from Industrial to Medium Density Residential. Braaten showed the location. This property has not been annexed in the city.

Braaten went through the comp plan amendment criteria. Paulsen asked about the adjoining properties; discussion followed.

Paulsen asked about putting townhomes in the middle of industrial areas and discussion followed.

Broad discussion followed regarding utilities and previous industrial interests for the area, The city is also planning for a future industrial area near Holbrook. Paulsen

asked about what was better, residential or industrial.

Paulsen asked if the council had given any guidance for which way to go. Discussion continued. Genz asked if there were any other properties available for med density. Braaten brought up the city map showing the availability.

Genz opened the Public hearing

Josh McKinney with Measure Group a consultant for the applicant, started out talking about the site, grade, gas line.that has a 85' easement. Josh went on to explain what can be done around it. He went on to explain what they are looking to build.

Genz asked about Hartman Drive and the logistics. Explained his concern about the lack of industrial vs residential. Polunc asked if the property was a rental and Josh explained that it is a hybrid HOA and the type of resident that it would attract.

Josh explained what this area would look like. Discussion followed. Josh explained they would like to break ground late this summer or fall ideally. Josh explained the different types of buildings. Polunc also stated his concern about the lack of industrial. Genz asked for Josh's opinion on industrial vs residential. He said he didn't think of this being an impediment to this area. Asked if the property is re-guided, can it be re-guided back to industrial? There is a process to doing that. Braaten explained the options associated with doing that.

Wickman asked if there is a shortage of this type of property/housing. Josh had information on that. Discussion followed.

Steve Yetzer 332 4th Street, came up to explain what he felt would happen if this gets passed. He felt that this was the wrong place for high-end units. He explained different areas that we lost businesses because of not having adjacent and available industrial areas.

Genz closed the public hearing. Polunc gave figures on the possible rent.

Paulsen asked about the comp plan criteria. Braaten stated #5 might be one that doesn't fit.

Braaten offered that this could be tabled if more information is needed.

Motion to Close the Public Hearing made by Bruce Paulsen, seconded by Jacob Weckman

MOTION CARRIED.

MOTION TO DENY COMP PLAN AMENDMENT MADE BY JOE POLUNC, SECONDED BY JACOB WECKMAN. MOTION CARRIED. (3-2 WITH BRUCE PAULSEN AND CHAD GENZ OPPOSED)

2) PUBLIC HEARING - Amend Section 900.10: Subd. 2. Definitions regarding the regulation of transition times between messages on dynamic signs

Abdi explained the history of the proposed ordinance amendment. Stated reasons for having this Public hearing. He explained neighboring city requirements. He explained

a few options.

There were no additional comments. Paulsen asked if any of this language would allow new billboard signs. Monument signs would be allowed, but digital billboard signs would not. The last time the City considered amendments to this section of City Code was in 2010.

Weckman asked who monitors this. Braaten said the city monitors the change. Polunc asked if the change would in turn bring more digital signs? Abdi said no studies have been made. Polunc asked if a business could sell advertising.

Braaten stated that the City could not regulate content, but off-premise signage is not allowed.

Genz opened and closed the public hearing. Genz suggested a combination of the Chaska and Minnetrista ordinances. Discussion continued.

Simon Malinskii commented about having the signs display public emergencies or amber alerts. Discussion followed to determine if it is possible. Braaten stated more research is needed.

Genz motioned the display change 60 second date and time.

Motion to Change the display to 60 seconds adding in the Date/Time/temp every 3 seconds with no spec made by Planning Commission Member Genz, seconded by Planning Commission Member Polunc.

MOTION CARRIED.

5. OLD BUSINESS

No Old Business

6. OTHER

1) Staff Update

Braaten gave his building permit updates and updates on commercial projects.

The Holbrook plat was approved by the City Council. Elm Creek Ridge is working on submitting annexation materials.

Paulsen asked about building height & parking. Braaten stated maximum height is on the radar for next month. Also, a possible bus tour, check with the City Administrator. No land use applications for next month. Pickleball court discussion followed with background

7. ADJOURN

Motion to Close the Planning Commission Meeting made by Planning Commission Member Weckman, seconded by Planning Commission Member Paulsen.

MOTION CARRIED.

Respectively Submitted,

David Havlik