

# WACONIA PLANNING COMMISSION MEETING AGENDA



Thursday, July 10, 2025  
6:30 PM

## VISION STATEMENT

**A thriving, connected community with deep roots: a great place to live for a lifetime.**

## MISSION STATEMENT

**A city that leads, serves, and governs to enhance the quality of life for all community members.**

CHAIR: CHAD GENZ  
MEMBER: JOE POLUNC  
MEMBER: BRUCE PAULSEN  
MEMBER: DARYL PETERSON  
MEMBER: JACOB WECKMAN  
ALTERNATE: SIMON MALINSKI

---

**NOTE: TO ENSURE THAT YOU ARE PRESENT FOR ITEMS OF INTEREST,  
PLEASE BE PRESENT AT 6:30 P.M.**

Those with items on the agenda should reach out to their staff contact. Others who wish to participate in the meeting, please contact the Community Development Director at 952-442-3106 or [lbraaten@waconiamn.gov](mailto:lbraaten@waconiamn.gov) to make certain that you are called upon during the meeting.

1. **CALL MEETING TO ORDER AND ROLL CALL**
2. **ADOPT AGENDA**
3. **APPROVAL OF MINUTES**
  - 1) **April 3rd, 2025 Planning Commission Meeting Minutes**  
Motion to approve the April 3rd, 2025 Planning Commission Meeting Minutes
  - 2) June 5th, 2025 Planning Commission Meeting Minutes
4. **NEW BUSINESS**
  - 1) **PUBLIC HEARING - Site Plan and Design Review, Variance & Conditional Use Permit (CUP) - TMC Properties - 1370 Mill Lane**  
Open Public Hearing  
Close the Public Hearing  
Provide recommendation to the City Council regarding the Site Plan, Design Review, Variance and Conditional Use Permit applications submitted by TMC Properties,

LLC for the property located at 1370 Mill Lane.

**2) PUBLIC HEARING - Variance – 100 Scott Lane**

Open the Public Hearing

Motion to continue the application to the August 7th, 2025 Planning Commission meeting.

**5. OLD BUSINESS**

**6. OTHER**

**7. ADJOURN**



## REQUEST FOR PLANNING COMMISSION ACTION

<b>Meeting Date:</b> July 10, 2025	
<b>Item Name:</b> 3.1. April 3rd, 2025 Planning Commission Meeting Minutes	
<b>Originating Dept:</b> Community Development	
<b>Presented By:</b> Lane Braaten	
<b>Previous Council Action:</b> None	
<b>Item Type:</b>	Regular Session
<b>RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED:</b> Motion to approve the April 3rd, 2025 Planning Commission Meeting Minutes	
<b>EXPLANATION OF AGENDA ITEM:</b>	
<b>ATTACHMENTS:</b>	
1. April 3rd 2025 Planning Commission Meeting Minutes	
<b>FINANCIAL IMPLICATIONS:</b>	<b>ADVISORY BOARD RECOMMENDATIONS:</b>
Funding Sources & Uses:	Planning Commission:
Budget Information:	Park Board:
_____ Budgeted	Personnel Committee:
_____ Non-Budgeted	Other:
_____ Amendment Required	

**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



## REQUEST FOR PLANNING COMMISSION ACTION

<b>Meeting Date:</b> July 10, 2025	
<b>Item Name:</b> 3.2. June 5th, 2025 Planning Commission Meeting Minutes	
<b>Originating Dept:</b> Community Development	
<b>Presented By:</b> Lane Braaten	
<b>Previous Council Action:</b> None	
<b>Item Type:</b>	Regular Session
<b>RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED:</b> Approve the June 5, 2025 Planning Commission Minutes	
<b>EXPLANATION OF AGENDA ITEM:</b> Approve the June 5, 2025 Planning Commission Minutes	
<b>ATTACHMENTS:</b> 1. June 5, 2025 Planning Commission Minutes	
<b>FINANCIAL IMPLICATIONS:</b>	<b>ADVISORY BOARD RECOMMENDATIONS:</b>
Funding Sources & Uses:	Planning Commission:
Budget Information:	Park Board:
_____ Budgeted	Personnel Committee:
_____ Non-Budgeted	Other:
_____ Amendment Required	

**CITY OF WACONIA  
JUNE 5, 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 Polunc at 6:30 PM.

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

Planning Commission Member Genz was absent.

**2. ADOPT AGENDA**

Motion made by Planning Commission Member Weckman, seconded by Planning Commission Member Paulsen to adopt the agenda.

**MOTION CARRIED.**

**3. APPROVAL OF MINUTES**

Commission member Polunc announced the minutes from April 3rd are not complete.

**4. NEW BUSINESS**

**1) PUBLIC HEARING - Variance - 1517 Sparrow Road**

Sahal presented the request for the variance located at address 1517 Sparrow Road. Applicants Brian and Rochele Williams are asking to construct an 8 x 12-foot deck on the rear side of the home. The rear yard setback required is 30 feet from the property line; the proposed deck would put them at a setback of 22 feet. The applicant has indicated the variance is necessary due to the location of an existing second-level siding glass door that leads directly to the backyard.

The variance criteria were reviewed.

Paulsen reconfirmed the survey supplied by the applicant was not the survey found in the city file. Braaten stated there was a time when an attached deck was considered an accessory structure in which a 10-foot setback was required. A change was made determining that a deck connected to the home is a part of the primary structure.

Polunc opened the Public Hearing.

Applicants: Brian Williams, 1517 Sparrow Road.

Comments and Concerns:

Williams stated the survey presented is the site survey they were given at the time of closing on the property. Williams also mentioned the 16-foot header on the house showing where a deck was to be constructed. It was mentioned that all the homes in this area have decks.

No additional public comments.

Motion made by Planning Commission Member Paulsen, seconded by Planning Commission Member Weckman to close the public hearing.

**MOTION CARRIED.**

Motion made by Planning Commission Member Paulsen, seconded by Planning Commission Member Weckman to approve the Variance for 1517 Sparrow Road.

**MOTION CARRIED.**

**2) PUBLIC HEARING - Variance - 433 Oak Street South**

Applicant Allicia Ebert, 433 Oak Street South is requesting to install a 4-foot chain link fence versus a 3-foot maximum height requirement in the R-2 zoning district. The applicant states the variance is needed due to repeated safety concerns involving the behavior of neighboring dogs. The dogs had entered the yard and attacked both pets and a family member.

Sahal explained the regulations for a corner lot with regard to site triangle, showing the area needing to be free of obstructions. After reaching out to the city engineer, the findings were recommended against the variance.

Variance review criteria were considered.

One comment was received in disagreement with the variance not to allow this request. The written comments were provided to the Planning Commission for review and consideration.

Polunc voiced concerns, asking about site lines and wondering why there were no law enforcement reports regarding the dangerous dogs.

The homeowner commented on the frustration of not being able to enjoy the yard because of the neighboring dogs. Ebert explained the calls they made to the sheriff's department.

Polunc asked if a two-stage fence height would apply to this request.

Polunc to open the public hearing.

Braaten went through the recommendation conditions of the Planning Commission

were inclined to recommend approval of the application.

Motion by Planning Commission Member Polunc, second by Planning Commission Member Paulsen to close the public hearing.

**MOTION CARRIED**

Further discussion occurred which lead to the possibility of tabling/continuing the consideration of the application to have the property pins identified in the field and get better direction on the site triangle requirements from the city engineer.

Motion by Planning Commission Member Paulsen, seconded by Planning Commission Member Weckman to table the variance for 433 Oak Street South until the City Engineer approves the application.

**MOTION CARRIED**

**3) PUBLIC HEARING - Variance - ACPI Wood Products at 231/233 Industrial Blvd.**

The City has received a variance request for property address 231/233 Industrial Boulevard to reduce existing parking on the parcel by two parking spaces to allow for a new external dust collector on site.

Braaten displayed the address location describing the area and parking along with variance considerations.

No public comments have been received.

There has never been a parking problem on this property.

Weckman asked about the number of parking spots when ACPI moved in and if a variance was submitted. No variance was needed due to the fact it had been a different tenant previously.

Paulsen wondered where the dust collector would be located. Scott Tift pointed out the location of a retaining wall next to the loading docks where the dust collector would be placed. Tom Alveraz, superintendent of both facilities, and applicant Naman Sanghvi, processing engineer, explained the need for the variance and the ideal placement of the mechanical unit.

Polunc opened the public hearing.

Motion made by Planning Commission Member Weckman, seconded by Planning Commission Member Paulsen to close the public hearing.

**MOTION CARRIED**

Motion to recommend approval made by Planning Commission Member Weckman, seconded by Planning Commission Member Paulsen to approve the variance for ACPI Wood Products, 231/233 Industrial Blvd.

**MOTION CARRIED.**

**5. OLD BUSINESS**

None

**6. OTHER**

**1) Staff Update**

-New Home Construction 35 new homes.

-Holbrook received an early grading permit. They've started tree clearing and put up erosion control. The City is waiting for the CCWmO approval before they can proceed.

-GoodWill and Tractor Supply permits were issued. Olive and 2nd Street permits have also been issued.

-City Council approved the Norsq Comprehensive Plan Amendment for the 7 acres on 10th Street.

-Reminder - Planning Commission Meeting was moved to July 10th because of the 4th of July holiday.

Submittals for July 10th Planning Meeting: Resubmittal of the project for TMC at 1370 Mill Lane and an after-the-fact deck variance for 100 Scott Lane.

-Braaten talked about the City Hall Remodel.

**7. ADJOURN**

Motion made by Planning Commission Member Paulsen, seconded by Planning Commission Member Weckman to adjourn.

**MOTION CARRIED**

**RESPECTFULLY SUBMITTED**

Brenda Stein

---

Chad Genz, Chair

ATTEST: \_\_\_\_\_  
Brenda Stein, Administrative Specialist



**REQUEST FOR PLANNING COMMISSION ACTION**

<b>Meeting Date:</b>	July 10, 2025
<b>Item Name:</b>	4.1. PUBLIC HEARING - Site Plan and Design Review, Variance & Conditional Use Permit (CUP) - TMC Properties - 1370 Mill Lane
<b>Originating Dept:</b>	Community Development
<b>Presented By:</b>	Lane Braaten
<b>Previous Council Action:</b>	
<b>Item Type:</b>	Regular Session
<p><b>RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED:</b> Open Public Hearing          Close the Public Hearing          Provide recommendation to the City Council regarding the Site Plan, Design Review, Variance and Conditional Use Permit applications submitted by TMC Properties, LLC for the property located at 1370 Mill Lane.</p> <p><b>EXPLANATION OF AGENDA ITEM:</b></p> <p><b><u>BACKGROUND</u></b>  <b>Applicant:</b> Nick Hansen  <b>Owner:</b> TMC Properties, LLC  <b>Address(es):</b> 1370 Mill Lane  <b>PID#</b> 755160110  <b>Existing Zoning:</b> I-1, Industrial Park District  <b>Design District:</b> Industrial District</p> <p><b><u>REQUEST</u></b>          The applicant, Nick Hansen, TMC Properties, LLC, has resubmitted a Site Plan and Design Review application, along with Variance and Conditional Use Permit (CUP) applications, proposing a new 36,702 sq. ft. industrial building, which would include a mix of office, laboratory, manufacturing and warehousing.</p> <p><b><u>APPLICABLE ORDINANCE PROVISIONS:</u></b></p> <ol style="list-style-type: none"> <li>1. Section 900.05 – District Regulations, Subd. 2.J. – I-1, Industrial Park District</li> <li>2. Section 900.06 – Supplementary Regulations, Subd. 9 – Architectural Design Standards</li> <li>3. Section 900.06 – Supplementary Regulations, Subd. 8 – Environmental Protection Regulations</li> <li>4. Section 900.07 – Landscaping and Fencing</li> <li>5. Section 900.08 – Performance Standards</li> <li>6. Section 900.09 – Off-Street Parking, Loading, and Access Regulations</li> <li>7. Section 900.10 – Sign Regulations</li> <li>8. Section 900.12 - Administration, Enforcement and Procedures             <ol style="list-style-type: none"> <li>a. Subd. 4. Variances</li> <li>b. Subd. 5. Conditional Use Permits</li> <li>c. Subd. 10 - Site Plan Review</li> </ol> </li> </ol>	

**SITE PLAN REVIEW**

City Ordinance requires Site Plan Review “in order to further promote the safe and efficient use of land and to further enhance the value of property in the City.” City Ordinance requires Site Plan Review for any construction for which a building permit is required, except for construction of detached, single-family residential structures or structures accessory thereto.

**EXISTING USE**

The industrially zoned subject parcel is currently unimproved/undeveloped.

**ZONING**

The subject parcel is zoned I-1, Industrial Park District. The proposed uses, including office, manufacturing and warehousing, are permitted uses in this district.

**LOT REQUIREMENTS**

The I-1, Industrial Park District section of the City Ordinance states “The purpose of this district is to provide for higher quality employment areas within the City where light manufacturing and related compatible uses can be accommodated in a value enhancing park-like setting.” The Lot Requirements for the Industrial Park District are indicated in Table 1-1 below.

<b>Table 1-1.</b>	<b>I-1 – Lot Requirements</b>	<b>Existing Site Improvements</b>	<b>Proposed Site Improvements</b>
Lot Area	43,560 sq. ft. min. (1 Acre)	126,760 sq. ft. (2.91 Acres)	126,760 sq. ft. (2.91 Acres)
Lot Width	200 ft. min.	conforming	conforming
Maximum Hardcover Surface	85% max.	0%	55.7%*
Front Yard Setback	50 ft. min.	N/A	conforming
Interior Side Setback	20 ft. min.	N/A	conforming
Rear Yard Setback	50 ft. min.	N/A	50 ft.
Maximum Structure Height	50 ft.	N/A	conforming

\*The hardcover calculation for the site if the proof of parking were improved would be 63.2%.

The proposed improvements to the site meet the lot requirements stated in Section 900.05, Subd. 2.J – Industrial Park District.

**VEHICULAR ACCESS**

The applicant is proposing a 24 ft. wide vehicle access via the Mill Lane cul-de-sac and a nearly 50 ft. wide truck access off of Mill Lane. The City Engineer reviewed the accesses and indicated, based on the truck turning movement provided, that the truck access shall be reduced to a 40 ft. width.

**SCREENING OF EQUIPMENT**

Mechanical equipment, such as furnaces, air conditioners, elevators, transformers, and utility equipment, shall be screened, whether on the roof or mounted on the ground, with a screening material similar to or compatible with material used on the main structure.

The plan set indicates a transformer pad in front of the building and a chiller/hot oil boiler concrete pad on the rear side of the building. The boiler concrete pad is proposed to be screened by an 8 ft. chain-link fence with vinyl slats and the only screening near the front side transformer pad is some landscape plantings (see attached landscape plan). The standard requires screening material similar to or compatible with material used on the main structure. The Planning Commission and City Council should further discuss if the landscaping and/or chain link fence with vinyl slats is consistent with this requirement.

The plan set does not identify any rooftop mechanical, but any future outdoor/rooftop mechanical equipment shall be screened per City Ordinance requirements.

### **OFF-STREET PARKING**

The purpose of off-street parking regulation is to alleviate or prevent congestion of public streets, and to promote the safety and welfare of the public, by establishing minimum requirements for the off-street parking, loading and unloading of motor vehicles in accordance with the use to which the property is put.

City Ordinance requires the following parking requirements for a business office;

*One (1) space per 200 square feet of gross floor area, but at least three (3) parking spaces.*

- The applicant is proposing 3,603 square feet of office space  $(3,603/200) = 18.015$  parking spaces

City Ordinance requires the following parking requirements for a manufacturing use:

*One (1) space for each 400 square feet of floor area, plus one space for each company owned truck (if not stored inside the principal building).*

- The applicant is proposing 12,909 square feet of manufacturing area  $(12,909/400) = 32.2725$  parking spaces

City Ordinance requires the following parking requirements for a warehousing use:

*One (1) space for each 1,000 square feet of floor area, plus one (1) space for each employee on maximum shift.*

- The applicant is proposing 20,190 square feet of warehouse area and 0 employees on maximum shift  $(20,190/1,000) + 0 = 20.19$  parking spaces

The calculations above, when totaled, indicate 70.48 parking spaces required. City Code indicates that "If, in the application of these provisions, a fractional number is obtained one parking space shall be provided for that fraction." As such, 71 parking spaces are required for the proposed project. The applicant has included 70 total parking spaces and requested a conditional use permit for proof of parking for twenty-four (24) of the stalls to be constructed at a later date if necessary. Any recommendation of approval should require a condition to revise the site plan to include one (1) additional parking space consistent with City Code requirements.

The applicant statement indicated that the 10-15 staff members at this location would be primarily in operations, manufacturing, and laboratory personnel. As such, staff did not include any warehousing employees in the overall parking calculation as they have been provided for in the office and manufacturing calculations.

#### Proof of Parking- Conditional Use Permit

The applicant has identified, and requested a Conditional Use Permit, to allow proof of parking for twenty-four (24) parking spaces associated with the proposed project. City Code states “If it can be demonstrated by the owner that the parking required exceeds demand, all parking need not be constructed initially but parking required to satisfy the ordinance shall be shown on the official site plan.” Proof of parking requires the approval of a Conditional Use Permit per City Code requirements. Staff has included a condition of approval requiring the applicant enter into a recordable proof of parking agreement with the City obligating the property owner to construct the additional parking spaces at the City’s request if the City deems such parking spaces necessary at any point in the future. The applicant shall be responsible for all costs associated with the drafting and recording of the proof of parking agreement.

The proposed facility would require a total of 71 parking spaces to be in conformance with City Ordinance requirements. The initial plans indicate 70 parking spaces and requires an additional parking space to be added to the plans. Based on a review of the Site Plan there appears to be enough space to add an additional parking space, meet all setback requirements and remain below the maximum hardcover requirements. Additionally, staff anticipates that this may cause the request of 24 proof of parking spaces to become 25, which shall be accounted for in the proof of parking agreement.

#### **LOADING REGULATIONS**

City Ordinance requires all industrial buildings to have at least one off-street loading berth. Buildings which are 10,000 square feet or more, shall have a minimum of two (2) berths. The plan indicates two conforming loading berths and the location of a possible third.

City code restricts placement of loading docks/berths to locations other than the front/front yard of proposed structures. The applicant has requested a variance from this standard due to the existing location of the parcel and site conditions. See attached applicant statement regarding the proposed variance request. The variance criteria have been included in this report for review and consideration when determining if the variance to allow loading docks/berths on the front side of the building should be granted for this project.

#### **LANDSCAPING**

Section 900.07, Subd. 2.A of the City Ordinance requires one (1) tree for every one thousand (1,000) square feet of total building floor area.

The proposed structure is 36,702sq. ft., which would require the applicant to plant 36.7/37 trees on site. The plan indicates the planting of 37 trees, which is consistent with City Code requirements.

#### **SIGNS**

The applicant has not submitted a sign plan for the proposed project. The plan indicates a monument sign and a visitor entry sign along Mill Lane, along with a wall sign mounted on the front side of the building. Please note that additional sign details were not provided and that any final sign plan shall be submitted to staff for review and approval consistent with Section 900.10 of the City Code. Future signage requires a permit through the city and shall be formally reviewed at that time. Site Plan approval does not constitute approval of the signs indicated on the plan set.

### **LIGHTING**

Section 900.08, Subd. 1.C provides standards for exterior lighting. The City Code indicates “The intent of this subsection is to minimize the adverse effect of light and glare on operators of motor vehicles, pedestrians, and on residential and other land uses in the vicinity of a light source, to promote traffic and personal safety, and to prevent the nuisance associated with the intrusion of spillover light and glare.”

The submitted TMC Industries Exterior Lighting plan dated 10.28.2022 conforms to City Ordinance requirements.

### **PEDESTRIAN ACCESS**

There are no sidewalks planned for Mill Lane and an internal sidewalk system is not planned for the site due to the layout and location. There is an access sidewalk along the front of the building between the parking area and the main entrance.

### **TRASH**

City Ordinance requires “All trash and trash handling equipment to be stored within the principal structure, within an attached structure accessible from within the principal structure, or totally screened from eye-level view from public streets and adjacent residential properties. If accessory structures are proposed, they shall be constructed of the same building material as the principal structure.”

Sheet No. P2 – Preliminary Exterior Elevations Site Plan – Option D indicates a “PC Dumpster Enclosure PC-1 @ Exterior”. The dumpster enclosure is located on the front side of the building near the loading berth/dock areas. Based on the description it appears that the enclosure will match the proposed building materials, which is consistent with City Code requirements. Additionally, the applicant shall be required to install a screening gate to fully enclose the dumpster location and totally screen the dumpsters from view consistent with City Code. The gate screening material shall be consistent with the design of the building and dumpster/trash enclosure.

### **GRADING, DRAINAGE & UTILITIES**

The Public Services Director and City Engineer have reviewed the initial utility, grading and storm water plans dated October 28th, 2022. The review comments have been attached to this document and are dated June 25th, 2025. Any recommendation of approval should require the applicant to revise the plan set consistent with the Site Plan Review #1 comments dated June 25th, 2025. The applicant shall work with the City Engineer to revise the utility information to the satisfaction of the City prior to any work commencing on site.

### **DESIGN REVIEW – INDUSTRIAL DISTRICT**

City Ordinance requires Design Review with the understanding that “the visual character and historic resources of the City are important attributes of its quality of life.” City Ordinance requires Design Review to be conducted as part of the Site Plan Review process.

Based on a review of the plan set provided by the applicant for the TMC Industries project staff finds that the design requirements stated in the Industrial Design District have been met.

### **VARIANCE REVIEW CRITERIA:**

Waconia City Code Section 900.12, Subd. 4 and Minnesota State Statue 462.357, Subd. 6 establishes criteria to be considered when contemplating the issuance of a Variance in terms of “practical difficulty” as follows: “Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the terms of the Variance are consistent with the Comprehensive Plan.” So a City evaluating a Variance application should make findings as to:

1. Is the Variance in harmony with the purposes and intent of the ordinance?
2. Is the Variance consistent with the Comprehensive Plan?
3. Does the proposal put the property to use in a reasonable manner?
4. Are there unique circumstances to the property not created by the landowner?
5. Will the Variance, if granted, alter the essential character of the locality?

State Statute specifically notes that economic considerations alone cannot create a practical difficulty. Whereas, practical difficulties exist only when the three statutory factors are met (1. Reasonableness, 2. Uniqueness, and 3. Essential character).

### **CONCLUSION/RECOMMENDATION**

The Planning Commission should hold the public hearing, take all public comment and review the Site Plan, Variance and Conditional Use Permit applications based up on the City Code criteria stated earlier in this report and make a recommendation to the City Council regarding the TMC Industries project at 1370 Mill Lane. Upon a formal recommendation by the Planning Commission this application will be forwarded to the City Council for review at their upcoming meeting on July 21st, 2025.

If the Planning Commission chooses to recommend approval of the TMC Industries project, staff would recommend the approval upon the following conditions:

1. The proposed improvements shall be completed as approved and as conditionally revised by the Planning Commission and the City Council.
2. All applicable permits are applied for by the applicant with all supporting documentation and issued prior to the start of construction.
3. The applicant shall revise the plan set consistent with the Site Plan Review #1 comments dated June 25th, 2025. All revisions shall be approved by the City Engineer prior to any work commencing on site.
4. The applicant shall provide the City with a letter of credit to guarantee the proper installation and growth of the approved landscape plan. The letter of credit shall be submitted by the developer prior to obtaining a building permit that is equal to the

amount of the required landscaping to be installed. The letter of credit shall be held by the City and must cover one full calendar year subsequent to the installation of said landscaping and must be conditioned upon complete and satisfactory implementation of the approved landscape plan.

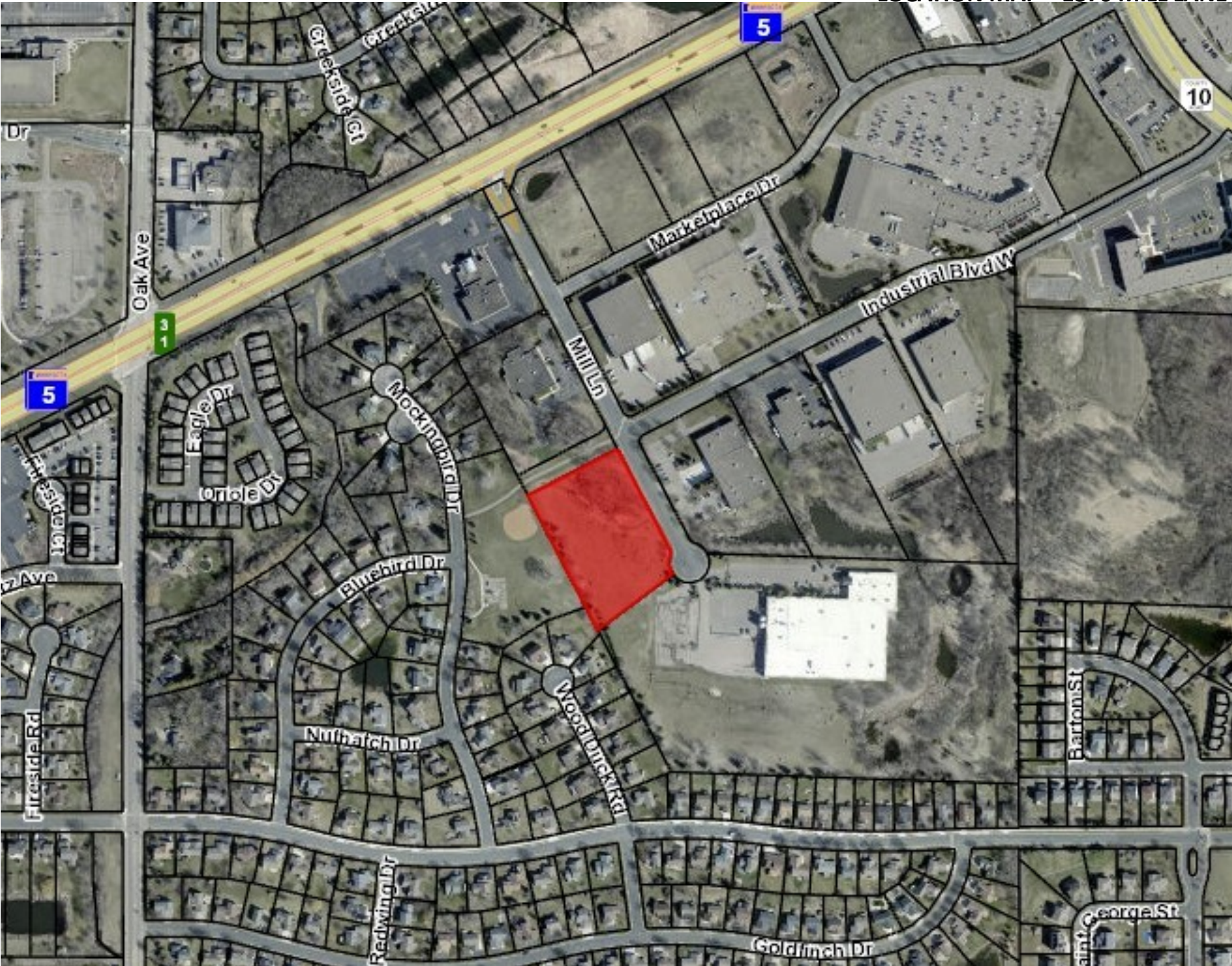
5. All indirect costs with the building permit, review, and final plans associated with engineering and administrative costs shall be paid by the applicant/owner.
6. The trash enclosure shall be constructed of the same, or similar material, to the principal structure and shall include a gate fully screening the trash/dumpster area. The gate materials shall be submitted for review and approval prior to work commencing on site.
7. All future signage shall require a sign permit from the City of Waconia. The specific details regarding each sign shall be reviewed for conformance to City Ordinance requirements. Site Plan approval does not constitute approval of the signs indicated on the plan set.
8. The truck access off of Mill Lane shall be reduced to a 40 ft. width.
9. The Site Plan shall be revised to include 71 parking spaces. The revised plan shall be reviewed and approved by City staff prior to work commencing on site.
10. Any future outdoor mechanical equipment shall be screened per City Ordinance requirements. This statement includes both ground mounted and roof mounted mechanical equipment.
11. The applicant shall enter into a recordable proof of parking agreement with the City obligating the property owner to construct the additional parking spaces at the City's request if the City deems such parking spaces necessary at any point in the future. The applicant shall be responsible for all costs associated with the drafting and recording of the proof of parking agreement.
12. The applicant shall contact the City Community Development Department for a final site inspection when all conditions of approval regarding this application have been completed.

**ATTACHMENTS:**

1. Location Map 1370 Mill Lane
2. Statement of Use Letter
3. TMC Industries Civil Plan Set
4. Landscape Plan
5. Floor Plan and Building Elevations
6. Color Building Elevations
7. Precast Material Samples
8. Lighting Plan
9. 20250625 TMC Industries Resubmittal Review #1

<b>FINANCIAL IMPLICATIONS:</b>	<b>ADVISORY BOARD RECOMMENDATIONS:</b>
Funding Sources & Uses:	Planning Commission:
Budget Information:	Park Board:
_____ Budgeted	Personnel Committee:

<p>Non-Budgeted Amendment Required</p>	<p>Other:</p>
--	---------------





May 28, 2025

**City of Waconia**  
**201 South Vine Street**  
**Waconia, MN 55387**

Re: Statement of Use Letter  
Waconia Site Plan and Design Review Application

### ***Introduction***

I would like to start by introducing myself. My name is Nick Hansen and I am the President of TMC Industries, Inc. at 1423 Mill Lane in Waconia, MN. TMC has been a proud member of the Waconia community since 1997. We currently have 32 full-time employees, almost all of whom are from this, and the surrounding communities. TMC is a family-owned business, started by our founder Gil Overson in 1979 and currently owned and operated by the 2<sup>nd</sup> generation of family.

TMC is a provider of high-performance greases and solvents sold to the semiconductor and aerospace markets as well as a provider of custom molecular distillation services primarily in the food ingredient and supplement markets. We distill many types of oils at our facility, most of which are natural ingredients used in the food manufacturing industry. Our facility is certified as SQF (Safe Quality Food), along with current certifications through the US FDA, MN Department of Agriculture, GMP, Kosher, and Halal.

Through hard work and dedication from our great staff, TMC has experienced tremendous growth over the past 5 years, outgrowing our current facility. We purchased the vacant lot at 1370 Mill Lane approximately four years ago and proceeded through design, proposal and full acceptance through the city to expand to include a new facility across the street from our existing operation in 2022. Through concessions from our customers, we decided to delay the project in 2022, but are back to discuss re-approving the same plan for re-approval.

### ***Statement of Use***

It is our intention to add an additional 10-15 staff members at this location, primarily in operations, manufacturing, and laboratory personnel. The main corporate office (leadership and administration) would remain in the existing facility across the street. The entire facility would be included in our SQF comprehensive plan and would meet all regulatory requirements for the processing of food ingredient oils as stated above. We plan to remain in the same shift operation as our current facility – 2 shifts Mon-Thursday evening (24-hour operations from 6am Monday through Midnight Thursday)

TMC Industries Inc.  
1423 Mill Lane  
Waconia, MN 55387  
[www.tmcindustries.com](http://www.tmcindustries.com)



### ***Variance Proposal Discussion***

As was the case before, we understand that the proposal for this building will require a variance, specifically regarding the direction of the loading docks (planned to face Mill Lane). We understand that the city code requires the loading docks to not face the main street of entrance. In this instance however, following this requirement would require the loading docks to face either the park and trail to the north and west of the property, or residential neighborhoods to the west and south of the property.

It is our request to seek a variance to this requirement to have the loading docks face Mill Lane. We feel that requesting this variance will better meet the harmony, consistency, unique circumstances, essential character, and reasonable use of an industrial facility by facing all daily operations, noise, and light towards the street and adjacent industrial neighborhood rather than the trail, park, or residential properties. As you will see in the propose site and landscape design plans, this theme is carried out throughout the design with natural barriers, trees, landscaping, etc. to provide as much shielding from the surrounding neighborhoods and park as possible.

Prior to the 2022 application, TMC along with our team from Shaw Construction held a neighborhood meeting on September 20, 2022 by inviting all neighbors within the surrounding radius. The purpose of the meeting was to engage our neighbors with the proposed development of the site and our intention to request this variance. Several of the closest residential homeowners attended the meeting and in general were inquisitive about the project, hours of operations, use, number of trucks and employees, etc. All guests in attendance were verbally in favor of the loading dock placement towards the street over doors facing the walking path or residential properties.

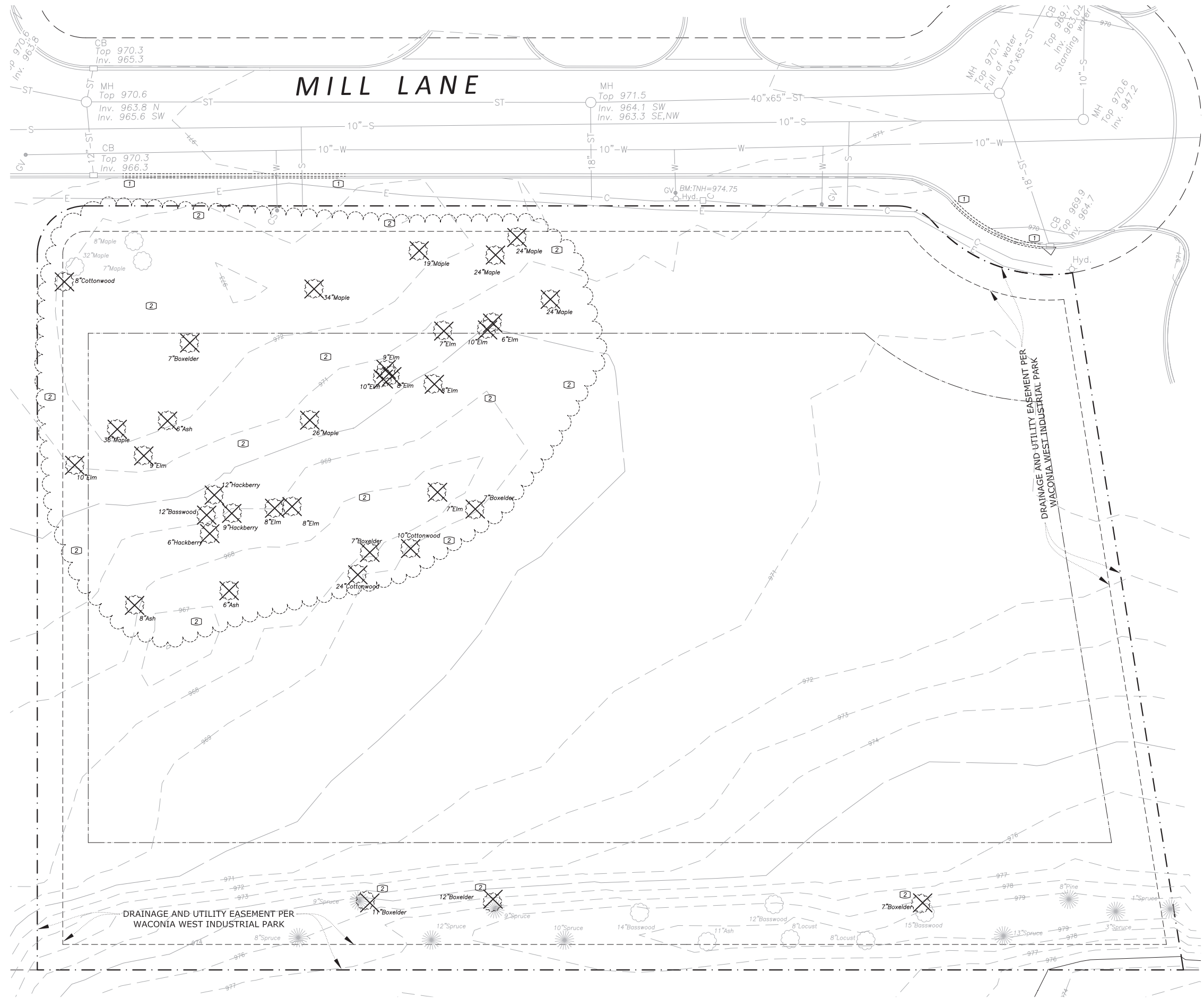
We take great pride in our commitment, not just as an active resident and member of the Waconia community, but also of our role as a good neighbor. We look forward to your feedback and this proposed project.

Regards,

A handwritten signature in blue ink, appearing to read "Nick Hansen".

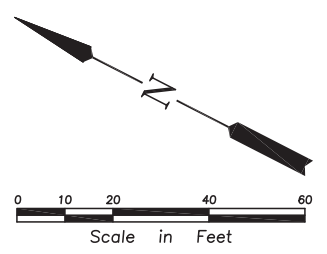
Nick Hansen  
President  
TMC Industries Inc.

NOTE: WORK WITHIN THE PUBLIC ROW OR CONNECTIONS TO PUBLIC UTILITIES MUST BE COORDINATED WITH THE WACONIA PUBLIC SERVICES DEPARTMENT. CONTRACTOR MUST PROVIDE A MINIMUM 48-HOUR NOTICE PRIOR TO ANY WORK BEING PERFORMED. EXTENT OF REMOVALS MUST BE VERIFIED WITH THE CITY PRIOR TO DEMOLITION. BITUMINOUS PAVEMENT MUST BE SAW-CUT AND CONCRETE REMOVED TO THE NEAREST JOINT.



- DEMOLITION NOTES**
- ① - Remove curb & gutter
  - ② - Remove brush/tree(s)

- LEGEND**
- BOUNDARY/ROW/BLOCK LINE
  - - - - - EASEMENT
  - BUILDING/PARKING SETBACK LINE
  - w --- EXISTING WATERMAIN
  - s --- EXISTING SANITARY SEWER
  - ST --- EXISTING STORM SEWER
  - G --- EXISTING BURIED GAS LINE
  - E --- EXISTING BURIED ELECTRIC LINE
  - C --- EXISTING BURIED COMMUNICATION LINE
  - 980- EXISTING CONTOUR
  - x 995.50 EXISTING ELEVATION



Project:

**TMO INDUSTRIES**

1370 Mill Lane  
Waconia, MN 55387

**Linner Morschen Architects**

424 Chestnut Street North, Ste 204  
Chaska, MN 55318  
PHONE: (952) 884-6455  
EMAIL: lmorschen@linnermorschenarchitects.com

**REHDER & ASSOCIATES, INC.**  
Civil Engineers & Land Surveyors  
3440 Federal Drive, Suite 110  
Eagan, MN 55122  
Telephone: 651-452-5051  
www.rehder.com

PROJECT NO.: 221-2552.029  
DRAWING FILE: 2552029.DWG

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Date \_\_\_\_\_  
Name \_\_\_\_\_ Reg. No. \_\_\_\_\_

**CITY SUBMITTAL**  
NOT FOR CONSTRUCTION  
10-28-22

PROPOSED BY:

**SHAW CONSTRUCTION**

7685 Corporate Way  
Eden Prairie, MN 55344-2021  
952-937-8214  
952-934-9433 Fax  
www.shawconstruct.com

SHEET TITLE:  
SITE DEMOLITION PLAN

DATE: 10-28-22 REVISION NO. \_\_\_\_\_

DRAWN BY: NPA  
SHEET NO. \_\_\_\_\_

**C1**



1370 Mill Lane  
Waconia, MN 55387



PROJECT NO.: 221-2552.029  
DRAWING FILE: 2552029.DWG

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Name \_\_\_\_\_ Date \_\_\_\_\_  
Reg. No. \_\_\_\_\_

CITY SUBMITTAL  
NOT FOR CONSTRUCTION  
10-28-22

PROPOSED BY:



7685 Corporate Way  
Eden Prairie, MN 55344-2021  
952-937-8214  
952-934-9433 Fax  
www.shawconstruct.com

SHEET TITLE:

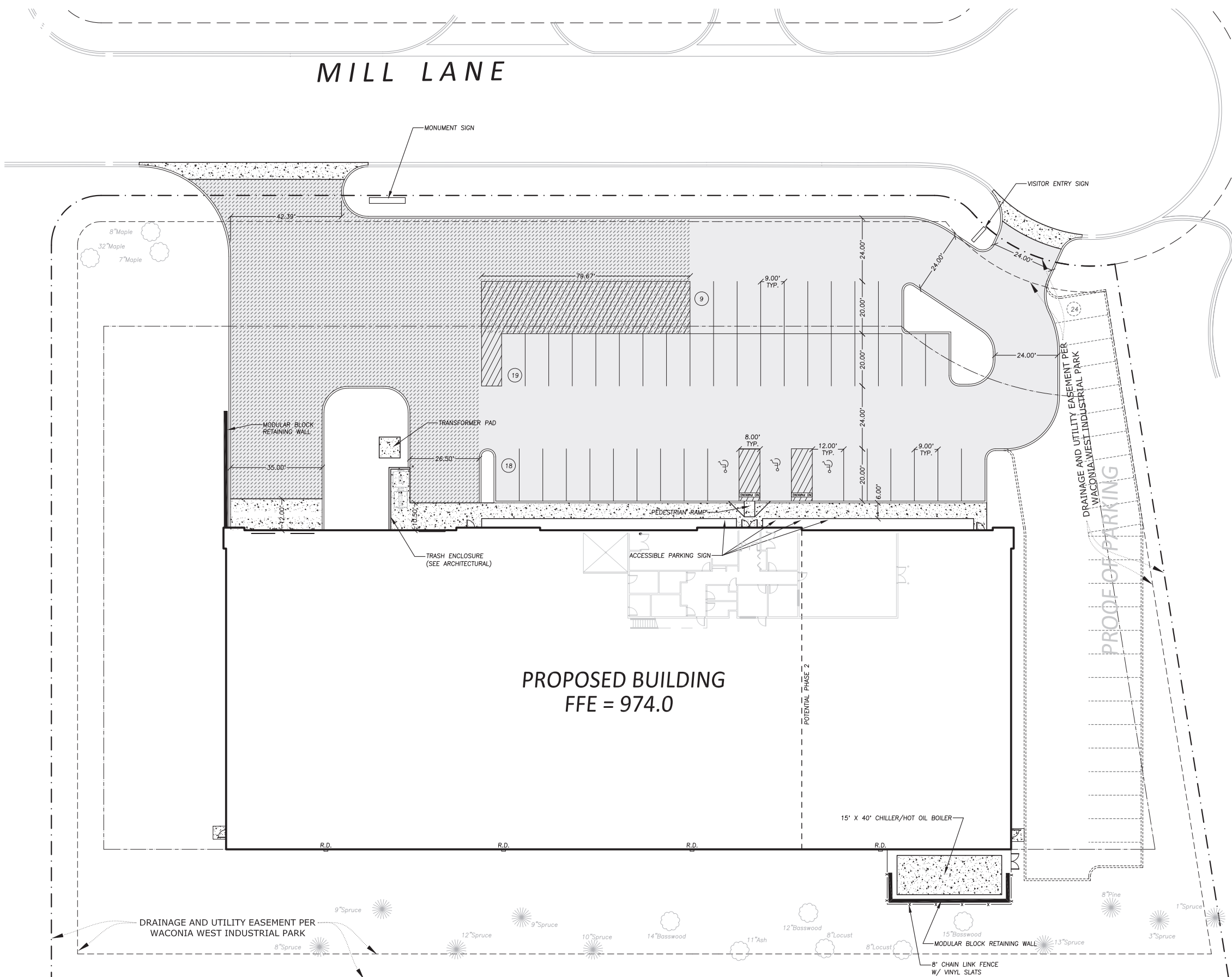
SITE DIMENSION PLAN

DATE: 10-28-22

REVISION NO.

DRAWN BY: NPA  
SHEET NO.

C2



PROPOSED BUILDING  
FFE = 974.0

LEGEND

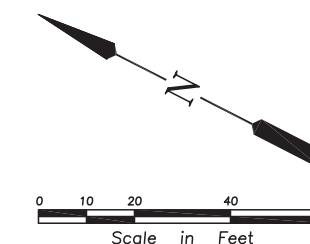
- BOUNDARY/ROW/BLOCK LINE
- - - EASEMENT
- BUILDING/PARKING SETBACK LINE
- [Pattern] PROPOSED CONCRETE
- [Pattern] PROPOSED STD. DUTY BITUMINOUS
- [Pattern] PROPOSED HEAVY DUTY BITUMINOUS

SITE NOTES

- ① - All dimensions between curbing and to radius points are to face of curb.
- ② - All dimensions abutting curbs are to back of curb.
- ③ - All curb and gutter on private property shall be type B-612 unless otherwise noted.
- ④ - Construct drives/entrances according to City of Waconia Std. Plates.
- ⑤ - All parking stall striping width is 9.00' unless otherwise noted.

SITE SUMMARY

SITE AREA = 2.91 ACRES  
DISTURBED AREA = 2.60 ACRES  
EXISTING IMPERVIOUS AREA = 0.00 ACRES  
POST CONSTRUCTION IMPERVIOUS AREA = 1.62 ACRES (55.7%)



NOTE: WORK WITHIN THE PUBLIC ROW OR CONNECTIONS TO PUBLIC UTILITIES MUST BE COORDINATED WITH THE WACONIA PUBLIC SERVICES DEPARTMENT. CONTRACTOR MUST PROVIDE A MINIMUM 48-HOUR NOTICE PRIOR TO ANY WORK BEING PERFORMED. EXTENT OF REMOVALS MUST BE VERIFIED WITH THE CITY PRIOR TO DEMOLITION. BITUMINOUS PAVEMENT MUST BE SAW-CUT AND CONCRETE REMOVED TO THE NEAREST JOINT.

Project:



1370 Mill Lane  
Waconia, MN 55387



PROJECT NO.: 221-2552.029  
DRAWING FILE: 2552029.DWG

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Name \_\_\_\_\_ Date \_\_\_\_\_  
Reg. No. \_\_\_\_\_

CITY SUBMITTAL  
NOT FOR CONSTRUCTION  
10-28-22

PROPOSED BY:



7685 Corporate Way  
Eden Prairie, MN 55344-2021  
952-937-8214  
952-934-9433 Fax  
www.shawconstruct.com

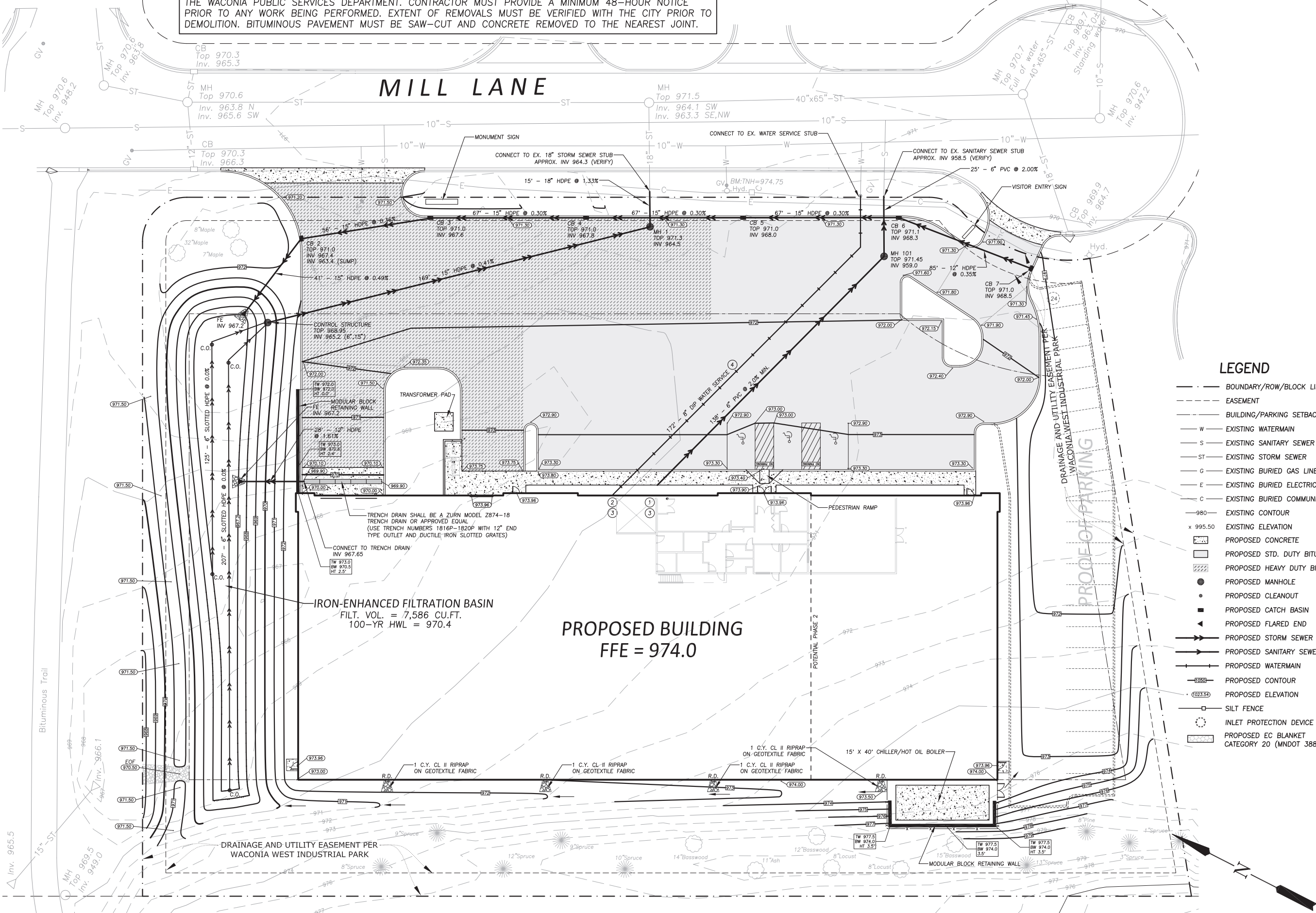
SHEET TITLE:

GRADING, DRAINAGE, EROSION CONTROL & UTILITY PLAN

DATE: 10-28-22 REVISION NO.

DRAWN BY: NPA  
SHEET NO.

C3

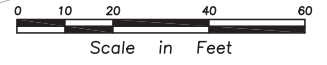


LEGEND

- BOUNDARY/ROW/BLOCK LINE
- - - EASEMENT
- - - BUILDING/PARKING SETBACK LINE
- W EXISTING WATERMAIN
- S EXISTING SANITARY SEWER
- ST EXISTING STORM SEWER
- G EXISTING BURIED GAS LINE
- E EXISTING BURIED ELECTRIC LINE
- C EXISTING BURIED COMMUNICATION LINE
- 980 EXISTING CONTOUR
- x 995.50 EXISTING ELEVATION
- [Pattern] PROPOSED CONCRETE
- [Pattern] PROPOSED STD. DUTY BITUMINOUS
- [Pattern] PROPOSED HEAVY DUTY BITUMINOUS
- PROPOSED MANHOLE
- PROPOSED CLEANOUT
- ▲ PROPOSED CATCH BASIN
- ◀ PROPOSED FLARED END
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CONTOUR
- (---) PROPOSED ELEVATION
- SILT FENCE
- INLET PROTECTION DEVICE
- [Pattern] PROPOSED EC BLANKET CATEGORY 20 (MNDOT 3885)

NOTE: PROVIDE INLET PROTECTION IN NEAREST DOWNSTREAM CATCH BASIN OR AS REQUIRED BY THE CITY.

NOTE: SEE SHEET C3.1 FOR GRADING & EROSION CONTROL NOTES



Project:



1370 Mill Lane  
Waconia, MN 55387



PROJECT NO.: 221-2552.029  
DRAWING FILE: 2552029.DWG

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

\_\_\_\_\_  
Name \_\_\_\_\_ Date \_\_\_\_\_  
Reg. No. \_\_\_\_\_

CITY SUBMITTAL  
NOT FOR CONSTRUCTION  
10-28-22

PROPOSED BY:



7685 Corporate Way  
Eden Prairie, MN 55344-2021  
952-937-8214  
952-934-9433 Fax  
www.shawconstruct.com

SHEET TITLE:

GRADING, DRAINAGE, EROSION  
CONTROL & UTILITY PLAN

DATE: 10-28-22 REVISION NO.

DRAWN BY: NPA  
SHEET NO.

C3.1

GRADING NOTES

- ① - All elevations shown are to final surfaces.
- ② - Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.

EROSION CONTROL NOTES

- ① - Perimeter erosion control measures must be installed by the Contractor and inspected by the City prior to any other work. Contractor must provide 24-hour notice prior to inspection.
- ② - Contractor is responsible for all notifications and inspections required by General Storm Water Permit.
- ③ - All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
- ④ - Sweep paved public streets as necessary where construction sediment has been deposited.
- ⑤ - Each area disturbed by construction shall be restored per the specifications within 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
- ⑥ - Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.
- ⑦ - The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water.
- ⑧ - All pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours of connection to a surface water.
- ⑨ - Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.

INSPECTION AND MAINTENANCE

- The site must be inspected once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours.
- All inspections and maintenance conducted must be recorded in writing and records retained with the SWPPP.
- Areas of the site that have undergone final stabilization, may have the inspection of these areas reduced to once per month.
- All silt fence must be repaired, replaced, or supplemented within 24 hours when they become nonfunctional or the sediment reaches 1/3 of the height of the fence.
- Temporary and permanent sedimentation basins must be drained and the sediment removed when the depth of the sediment reaches 1/2 the storage volume. Removal must be completed within 72 hours of discovery.
- Surface waters and conveyance systems must be inspected for evidence of sediment being deposited. Removal and stabilization must take place within seven (7) days of discovery unless precluded by legal, regulatory, or physical access constraints.
- Construction site vehicle exit locations must have sediment removed from off-site paved surfaces within 24 hours of discovery.

POLLUTION PREVENTION MANAGEMENT

- All solid waste must be disposed of off-site per the MPCA disposal requirements.
- All hazardous waste must be properly stored with restricted access to storage areas to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA Regulations.

UTILITY NOTES

- ① - All sewer services to extend to a point 5' from proposed building.
- ② - Bring water main into proposed building and cap at the floor.
- ③ - Verify all service locations and inverts with mechanical engineer before construction.
- ④ - All watermain to have a minimum of 7.5' of cover.

CATCH BASIN/MANHOLE SCHEDULE

STRUCTURE NO.	BARREL SIZE	NEENAH CASTING NO.
MH 1	48"	R-1642B
CB 2	48"	R-3067V
CB 3	48"	R-3067V
CB 4	48"	R-3067V
CB 5	48"	R-3067V
CB 6	48"	R-3067V
CB 7	24" X 36"	R-3067V

Project:



1370 Mill Lane  
Waconia, MN 55387



PROJECT NO.: 221-2552.029  
DRAWING FILE: 2552029.DWG

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Name \_\_\_\_\_ Date \_\_\_\_\_  
Reg. No. \_\_\_\_\_

CITY SUBMITTAL  
NOT FOR CONSTRUCTION  
10-28-22

PROPOSED BY:



7685 Corporate Way  
Eden Prairie, MN 55344-2021  
952-937-8214  
952-934-9433 Fax  
www.shawconstruct.com

SHEET TITLE:

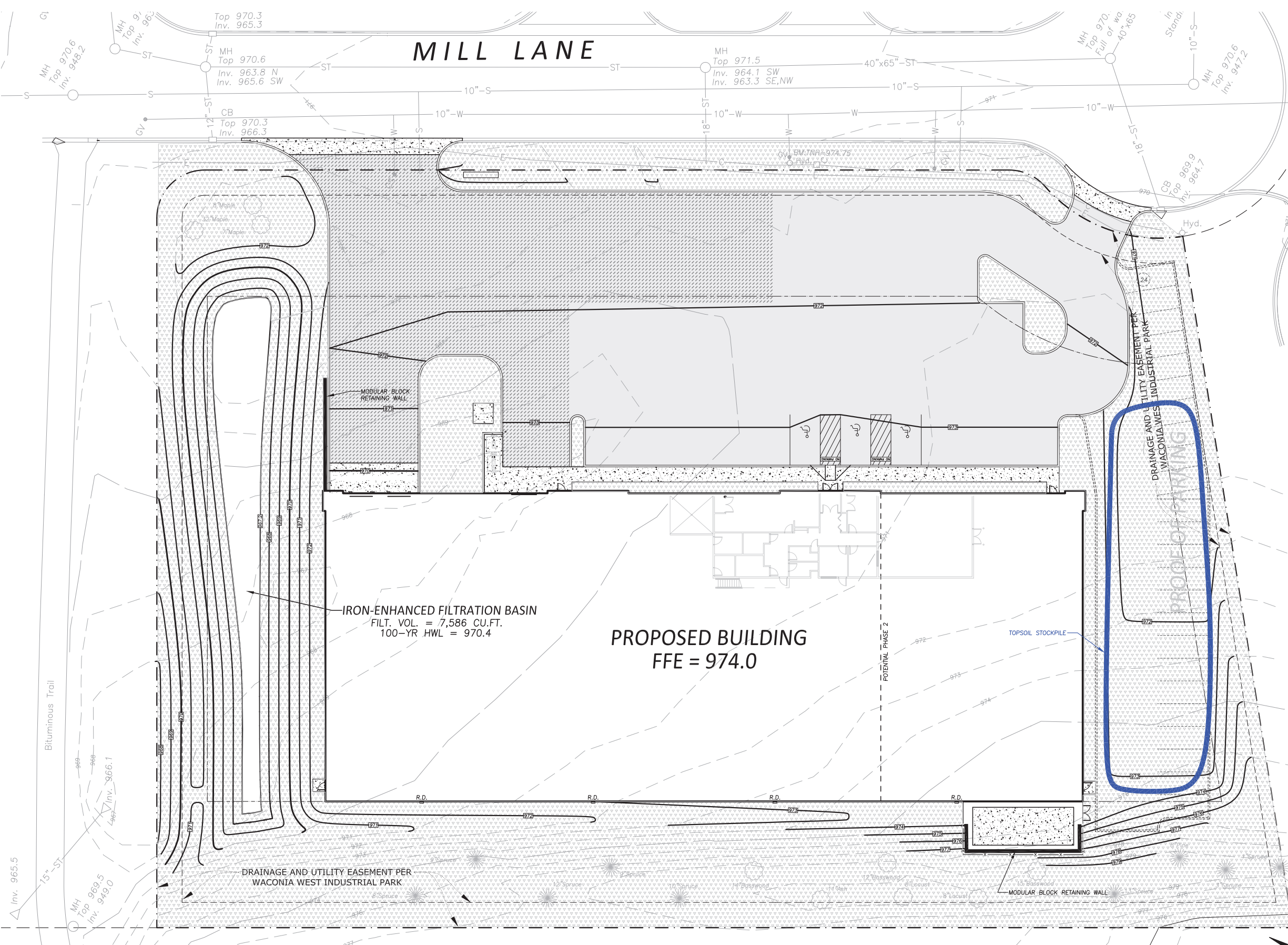
TOPSOIL MANAGEMENT PLAN

DATE: 10-28-22

REVISION NO.

DRAWN BY: NPA  
SHEET NO.

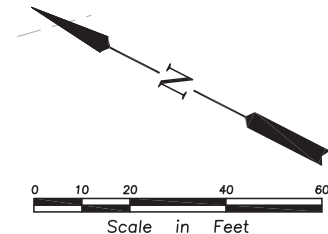
C4



TOPSOIL MANAGEMENT NOTES

- Place 6" of topsoil over all areas to be established with turf, seed or landscaping/plantings.
- Topsoil shall meet the CCWMO Topsoil Standard. Topsoil does not need to be tested prior to grading, but the stockpile shall be tested prior to respreading to ensure there is no mixing of subsoil.
- Subsoil must be de-compacted to a depth of 6" prior to placement of topsoil and the contractor must identify the decompaction method used.

AREA WHERE TOPSOIL WILL BE REAPPLIED = 54,965 SQ.FT.  
VOLUME OF TOPSOIL REQUIRED = 54,965 SQ.FT. X 0.5 FT = 27,483 CU.FT. (1,018 C.Y.)





1370 Mill Lane  
Waconia, MN 55387



424 Chestnut Street North, Ste 204  
Chaska, MN 55318  
PHONE: (952) 884-6455  
EMAIL: lmorschen@linnermorschenarchitects.com



3440 Federal Drive, Suite 110  
Eagan, MN 55122  
Telephone: 651-452-5051  
www.rehder.com

PROJECT NO.: 221-2552.029  
DRAWING FILE: 2552029.DWG

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Name \_\_\_\_\_ Date \_\_\_\_\_  
Reg. No. \_\_\_\_\_

CITY SUBMITTAL  
NOT FOR CONSTRUCTION  
10-28-22

PROPOSED BY:



7685 Corporate Way  
Eden Prairie, MN 55344-2021  
952-937-8214  
952-934-9433 Fax  
www.shawconstruct.com

SHEET TITLE:

TOPSOIL MANAGEMENT PLAN

DATE: 10-28-22 REVISION NO.

DRAWN BY: NPA  
SHEET NO.

C4.1

10/15/2016

**F. Topsoil Management Plan Guidance**

**Related Ordinance Section(s):** § 153.60

**Purpose**  
The goal of the Topsoil Management Plan is to preserve the structure of undisturbed soils on site and/or improve the quality and permeability of disturbed soils once mass grading is completed and infrastructure is installed.

**Carver County Topsoil Standard**

**Table 1. Carver County Topsoil Standard**

Requirement	Range	Test Method
Material Passing the # 10 [1.9 mm]	100%	ASTM D 422
Material passing No 4 [4.75 mm]	≥ 85%	-
Clay	5% - 30%	ASTM D 422
Silt	5% - 35%	ASTM D 422
Sand	38% - 75%	ASTM D 422
Organic matter	3% - 15%	ASTM D 2974
pH	6.1 - 7.5	ASTM G 51
Compaction	-1,400 kilopascals (kPa) / 200 pounds per square inch (psi) in the upper 12 inches of soil, or -bulk density of less than 1.4 grams per cubic centimeter (g/cm <sup>3</sup> ) in the upper 12 inches of soil	Field test

**Matching Existing Soils**  
For sites that have not been previously graded, a site specific topsoil standard can be developed using one of the methods described below. The site specific standard should include

**Method 1 Soil Survey Data**  
A site specific topsoil standard can be developed using information on physical soil properties from the Natural Resource Conservation Service's Web Soil Survey for Carver County. A site specific standard shall be developed using a weighted average of the physical soil properties for the top 12 inches of soil map units identified within the project area.

**Method 2 Onsite Testing**  
A site specific topsoil standard may be developed using onsite sampling results. One (1) sample shall be collected of the top 12 inches of soil from each soil map unit within the disturbed area of the project. Samples shall be collected and analyzed for percent clay, percent sand, percent silt, organic matter content, and pH. A site specific standard shall then be developed using a

Page 9 of 39

10/15/2016

Perform subsoil preparation before placing topsoil. Perform subsoil preparation in one direction on the contours perpendicular to the flow of water and slopes flatter than 1:2 (V:H). Scarify/loosen the subsoil to a depth of 6 inches. Subsoil areas shall be loosened to less than 200 psi [1400 kPa]. For saturated soil, delay subsoil preparation until soil dries to at least field capacity.

The following areas do not require subsoil preparation:

- Areas within the dripline of existing trees,
- Over utilities within 30 in of the surface,
- Where trenching or drainage lines are installed,
- Where compaction is required by design (abutments, footings, or inslopes), and
- Inaccessible slopes.

**Soil Bed Preparation Methods**  
Prepare the soil surface to provide a smooth, moist, and evenly textured foundation before sowing seed or placing sod. Complete the tilling after applying soil amendments to the soil. Use cultivating equipment such as disks, harrows, field diggers, or tillers capable of loosening the soil to a depth of at least 6 in on all areas except for slopes steeper than 1:2 (V:H). Till the soil surface to remove track imprints from wheeled or tracked equipment. Operate cultivating equipment on slopes at right angles to the direction of surface drainage. Soil clods, lumps, and tillage ridges 3 in [75 mm] high may remain in place for seeding operations. Soil clods, lumps and tillage ridges 1.5 inch (40 mm) high may remain in place for sodding operations. Multiple passes of the equipment may be needed to meet these requirements

**Submittal Requirements**  
The Topsoil Management Plan shall include the following information:

- (1) Topsoil Standard. This section will identify the topsoil standard being utilized for the project.
- (2) Topsoil Stripping and Stockpiling Methods. This section shall include the following:
  - (a) Estimated quantity of topsoil available on the site.
  - (b) Quantity of topsoil needed to restore green space areas.
  - (c) Estimated depth of topsoil available on the site.
  - (d) Description of equipment used to strip topsoil.
  - (e) Temporary methods of erosion control for topsoil stockpile (silt fence or similar).
  - (f) Permanent methods of erosion control for topsoil stockpile (establishment of vegetation) if stockpile will remain in place for longer than 6 months.
- (3) Topsoil Stockpile Sampling Methods. This section shall include a description of the number of samples to be collected and the process for collecting samples from the stockpile(s). One composite sample shall be collected, tested, and submitted per 2,500 cubic yards of stockpile. For sites with stockpiles less than 2,500 cubic yards, a minimum of one composite sample shall be collected, tested, and submitted.
- (4) Topsoil Re-application Procedures. This section shall include the following:
  - (a) Method for decompacting subsoil prior to reapplication of topsoil.
  - (b) Method for re-applying stockpiled topsoil prior.

Page 11 of 39

10/15/2016

weighted average of the samples collected on site. Sample results and the proposed site specific standard must be submitted prior to permit approval.

**Stockpile Testing Requirements**  
One composite sample shall be collected, tested, and submitted per 2,500 cubic yards of stockpile. For sites with stockpiles less than 2,500 cubic yards, a minimum of one composite sample shall be collected, tested, and submitted.

**Stockpile Sampling Procedures**

1. One sample shall be collected per 2,500 cubic meters of stockpile (a minimum of one sample shall be taken if stockpiles are less than 2,500 cubic meters).
2. The Contractor/Supplier shall form a face for the full height of the stockpile at four locations.
3. A loader bucket or similar equipment shall then be filled by channeling the full height of the stockpile face, from the bottom to the top, in one operation.
4. The bucket shall then be lowered and emptied by rotation to form a small pile at each sampling location.
5. The sampler shall place a shovel full of soil from each pile into a large container. The soil shall be thoroughly mixed and a sufficient amount of mixed topsoil shall be taken to fill a standard topsoil sampling container.
6. Samples shall be submitted for analysis to lab qualified to use the following test methods: ASTM D 422, ASTM D 2974, and ASTM G 51. Samples shall be analyzed for clay, silt, sand, organic matter, and pH.
7. Additional topsoil shall not be added to the stockpile after sampling.
8. Sample results shall be submitted to the County for review. Test results are valid for 6 months.

**Inplace (ungraded) Topsoil Sampling Procedures**

1. The sampling procedure for inplace (ungraded) topsoil shall consist of the preparation of one composite sample for each soil map unit within the project area.
2. Each composite sample shall represent full depth topsoil from not fewer than ten individual locations per soil map unit. If the full depth is unknown, a sample from the top 6 inches of soil shall be obtained at each location.
3. The sampler shall place a shovel full of soil from each area into a large container. The soil shall be thoroughly mixed and a sufficient amount of mixed topsoil shall be taken to fill a standard topsoil sampling container.
4. Samples shall be submitted for analysis to lab qualified to use the following test methods: ASTM D 422, ASTM D 2974, and ASTM G 51. Samples shall be analyzed for clay, silt, sand, organic matter, and pH.
5. Sample results shall be submitted to the County for review.

**Testing Requirements for Imported Topsoil**  
For imported topsoil material, test results or certification from the supplier will be acceptable methods for demonstrating compliance with the topsoil standard. If test results or certification from the supplier are unavailable, testing should be conducted per the requirements for stockpile testing (1 sample per 2,500 cubic yards of material).

**Subsoil Preparation Methods**

- (c) General description of method(s) for amending topsoil to meet specification provided in Table 2, if testing shows stockpiles do not meet specification.
- (5) Construction Schedule and Phasing. Construction sequencing shall include:
  - (a) Timing for stockpiling topsoil.
  - (b) Timing for preparing subsoil and replacing topsoil in common areas.
  - (c) Timing for preparing subsoil and replacing topsoil on individual lots.
- (6) Plan Sheet(s) showing:
  - (a) Quantity of topsoil needed.
  - (b) Total green space area including outlots, common areas, boulevards, residential front, rear, and side lots, etc. Green space area shall be shown on plan sheet and calculation of total area shall also be provided.
  - (c) Location and size of stockpile(s).
  - (d) Location(s) where topsoil is to be reapplied.
  - (e) Note that topsoil must be reapplied at a depth of 6 inches and must meet the specification in Table 2.
  - (f) Note that topsoil quality and depth must be verified by County or City staff prior to seeding or placement of sod.

Page 10 of 39

10/15/2016

(c) General description of method(s) for amending topsoil to meet specification provided in Table 2, if testing shows stockpiles do not meet specification.

(5) Construction Schedule and Phasing. Construction sequencing shall include:

- (a) Timing for stockpiling topsoil.
- (b) Timing for preparing subsoil and replacing topsoil in common areas.
- (c) Timing for preparing subsoil and replacing topsoil on individual lots.

(6) Plan Sheet(s) showing:

- (a) Quantity of topsoil needed.
- (b) Total green space area including outlots, common areas, boulevards, residential front, rear, and side lots, etc. Green space area shall be shown on plan sheet and calculation of total area shall also be provided.
- (c) Location and size of stockpile(s).
- (d) Location(s) where topsoil is to be reapplied.
- (e) Note that topsoil must be reapplied at a depth of 6 inches and must meet the specification in Table 2.
- (f) Note that topsoil quality and depth must be verified by County or City staff prior to seeding or placement of sod.

Page 12 of 39



1370 Mill Lane  
Waconia, MN 55387



424 Chestnut Street North, Ste 204  
Chaska, MN 55318  
PHONE: (952) 884-6455  
EMAIL: lmorschen@linnermorschenarchitects.com



PROJECT NO.: 221-2552.029  
DRAWING FILE: 2552029.DWG

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Name \_\_\_\_\_ Date \_\_\_\_\_  
Reg. No. \_\_\_\_\_

CITY SUBMITTAL  
NOT FOR CONSTRUCTION  
10-28-22

PROPOSED BY:



7685 Corporate Way  
Eden Prairie, MN 55344-2021  
952-937-8214  
952-934-9433 Fax  
www.shawconstruct.com

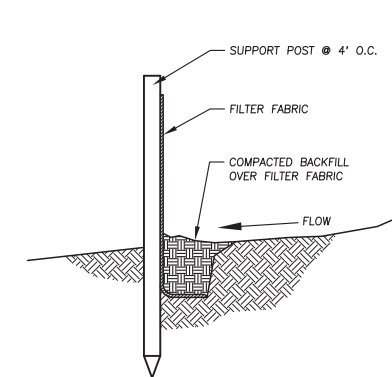
SHEET TITLE:

DETAILS

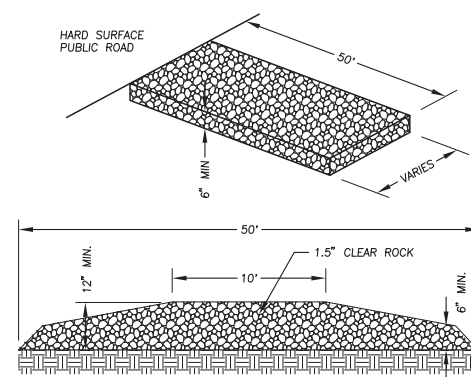
DATE: 10-28-22 REVISION NO.

DRAWN BY: NPA  
SHEET NO.

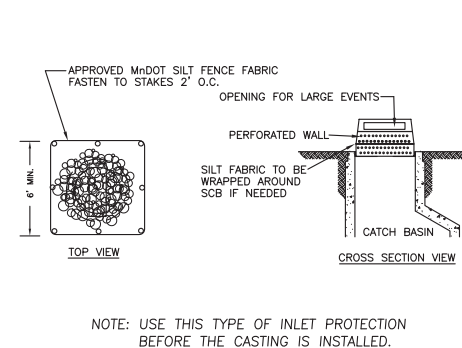
C5



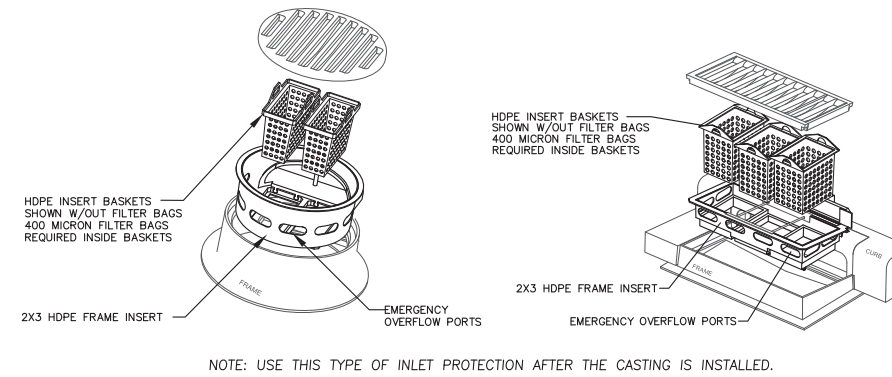
1 C5 SILT FENCE  
NO SCALE



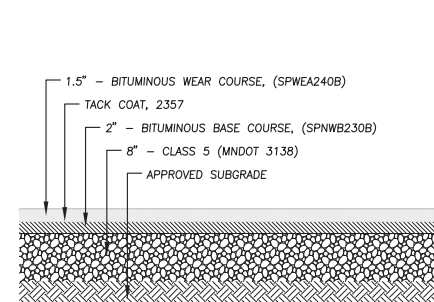
2 C5 ROCK CONSTRUCTION ENTRANCE  
NO SCALE



3 C5 INLET PROTECTION (INFRA SAFE OR EQUAL)  
NO SCALE

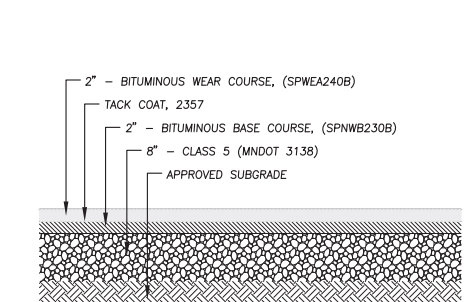


4 C5 INLET PROTECTION (INFRA SAFE OR EQUAL)  
NO SCALE



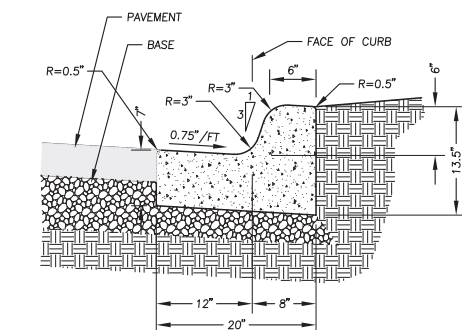
NOTE: Pavement section recommendation provided by Braun Intertec, Project No. B2104333.

5 C5 STANDARD DUTY PAVEMENT SECTION  
NO SCALE



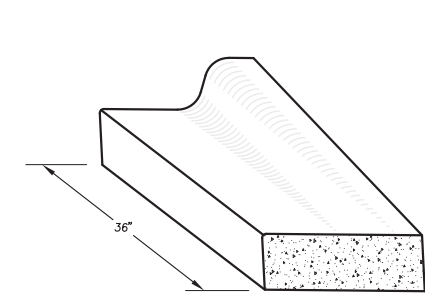
NOTE: Pavement section recommendation provided by Braun Intertec, Project No. B2104333.

6 C5 HEAVY DUTY PAVEMENT SECTION  
NO SCALE



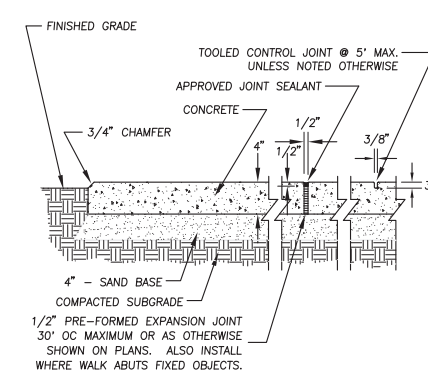
Note: Where contours indicate, ignore 0.75\"/>

7 C5 B612 CONCRETE CURB & GUTTER  
NO SCALE

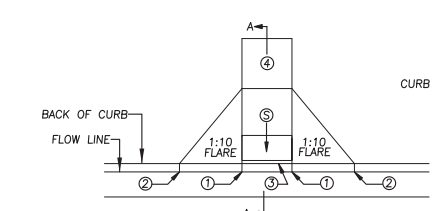


Note: Curb type B612 shown; similar for other curb types.

8 C5 CURB & GUTTER BEAVERTAIL  
NO SCALE

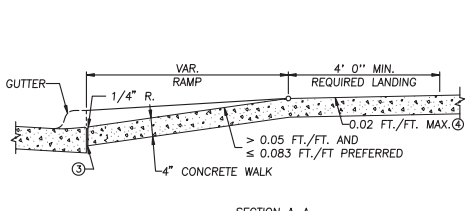


9 C5 CONCRETE SIDEWALK  
NO SCALE

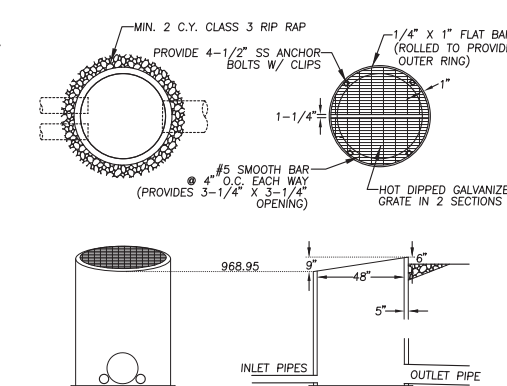


- 1 0\"/>

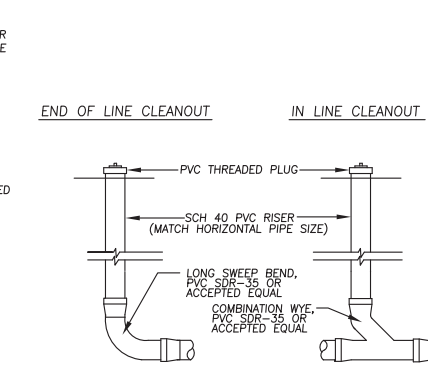
10 C5 PEDESTRIAN RAMP  
NO SCALE



11 C5 ACCESSIBLE PARKING SIGN AND POST  
NO SCALE



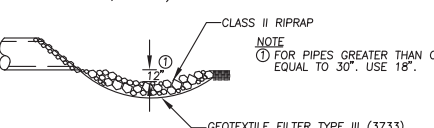
12 C5 CONTROL STRUCTURE  
NO SCALE



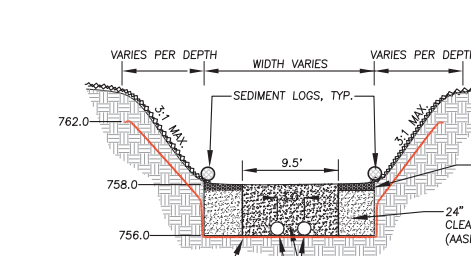
13 C5 STORM SEWER CLEANOUT  
NO SCALE

RIPRAP REQUIREMENTS			
GEOTEXTILE		RIPRAP	
PIPE DIA. (IN)	L (FT)	FILTER (SY)	(CY)
12	8	16.9	3.0
15	8	18.0	3.2
18	10	22.4	4.3
21	10	24.1	4.7
24	12	29.7	6.2
27	12	31.4	6.6
30	14	37.4	8.2
36	16	45.9	10.6
42	18	52.8	12.5
48	20	61.1	14.8

(ONE CUBIC YARD IS APPROXIMATELY 2,800 LBS.)



14 C5 RIPRAP DETAIL  
NO SCALE



NOTE: SEE PLAN VIEW FOR EXACT LOCATION OF DRAIN TILE  
NOTE: IRON ENHANCED SAND FILTER MIX SHALL BE FROM PLAISTED COMPANIES INCORPORATED OR APPROVED EQUAL

15 C5 IRON-ENHANCED FILTRATION BASIN CROSS SECTION  
NO SCALE

Project:



1370 Mill Lane  
Waconia, MN 55387



PROJECT NO.: 221-2552.029  
DRAWING FILE: 2552029.DWG

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Name \_\_\_\_\_ Date \_\_\_\_\_  
Reg. No. \_\_\_\_\_

CITY SUBMITTAL  
NOT FOR CONSTRUCTION  
10-28-22

PROPOSED BY:



7685 Corporate Way  
Eden Prairie, MN 55344-2021  
952-937-8214  
952-934-9433 Fax  
www.shawconstruct.com

SHEET TITLE:

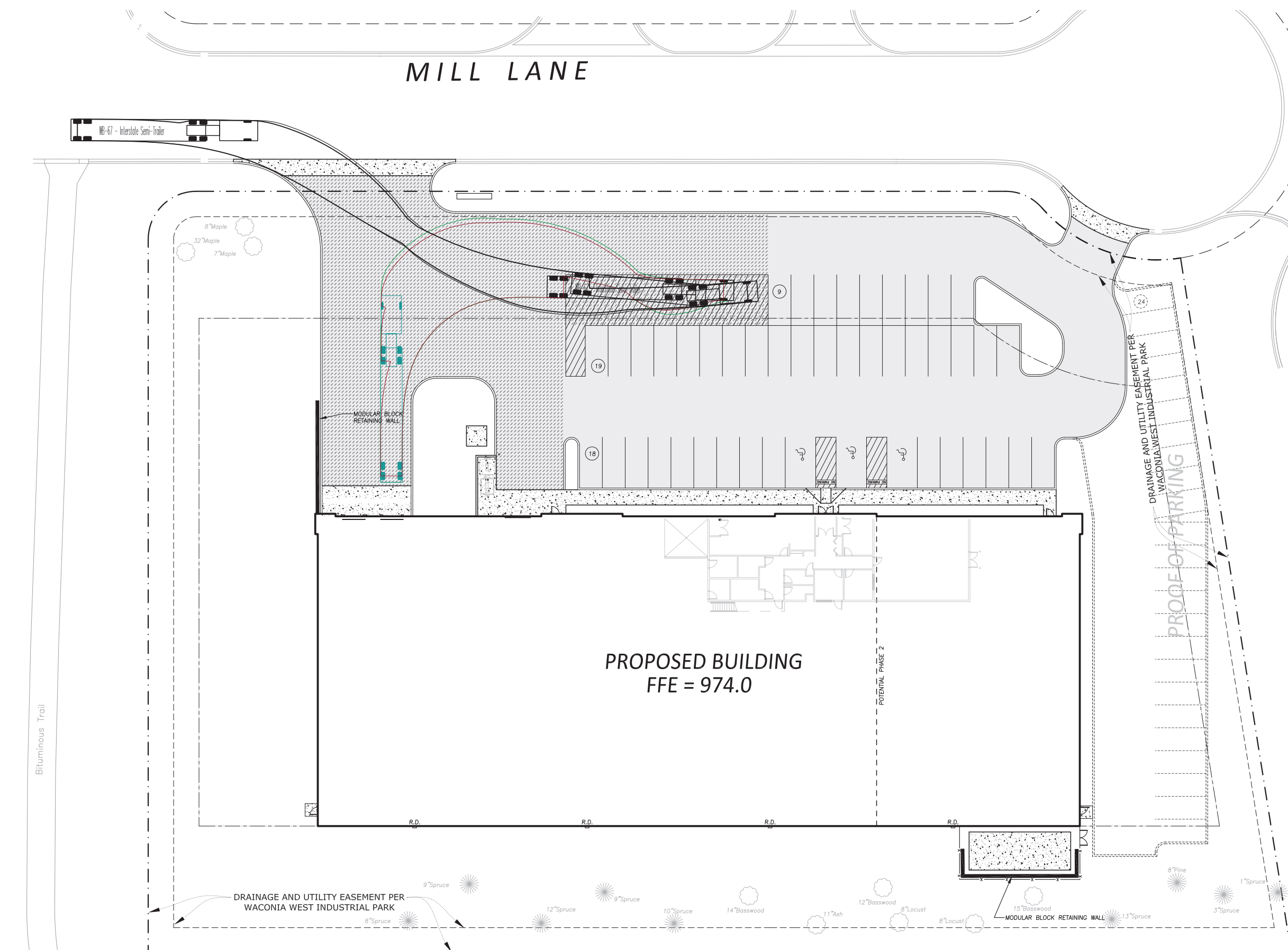
TRUCK TURNING EXHIBIT

DATE: 10-28-22

REVISION NO.

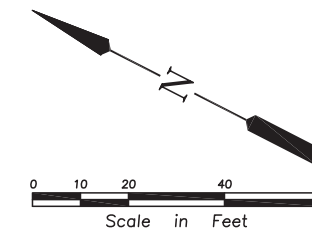
DRAWN BY: NPA  
SHEET NO.

C6



LEGEND

- BOUNDARY/ROW/BLOCK LINE
- - - EASEMENT
- BUILDING/PARKING SETBACK LINE
- [Pattern] PROPOSED CONCRETE
- [Pattern] PROPOSED STD. DUTY BITUMINOUS
- [Pattern] PROPOSED HEAVY DUTY BITUMINOUS



Bituminous Trail

PROPOSED BUILDING  
FFE = 974.0

DRAINAGE AND UTILITY EASEMENT PER  
WACONIA WEST INDUSTRIAL PARK

PROPOSED PARKING

POTENTIAL PHASE 2

DRAINAGE AND UTILITY EASEMENT PER  
WACONIA WEST INDUSTRIAL PARK

MODULAR BLOCK RETAINING WALL

MODULAR BLOCK  
RETAINING WALL

WB-67 - Interstate Semi-Trailer

8" Maple  
32" Maple  
7" Maple

R.D.

R.D.

R.D.

R.D.

8" Pine

1" Spruce

9" Spruce

12" Spruce

9" Spruce

10" Spruce

14" Basswood

11" Ash

12" Basswood

8" Locust

8" Locust

15" Basswood

MODULAR BLOCK RETAINING WALL

13" Spruce

3" Spruce

18

19

9

24

# planting schedule

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	AX	7	Acer x freemanii 'Sienna' / Sienna Glen Maple	3" BB	
	AX2	3	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry HT 15' w 12'	7' Clump	
	BR	8	Betula nigra / River Birch HT 40' W 30'	8' Clump	
	CO	5	Celtis occidentalis / Common Hackberry	3" BB	
	PA3	2	Picea abies / Norway Spruce	10' BB	
	PG	6	Picea glauca 'Densata' / Black Hills Spruce	10' BB	
	PN	1	Pinus nigra / Austrian Pine	8' BB	
	TG	2	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	3" BB	
	UF	3	Ulmus parvifolia 'Frontier' / Frontier Elm HT 50' W 40'	3" BB	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	CB	13	Cornus sericea 'Balladine' / Firedance Dogwood	#10 Cont.	
	DB	45	Diervilla sessilifolia 'Butterfly' / Southern Bush-honeysuckle	#5 Cont.	
	ST	31	Spiraea betulifolia 'Tor' / White Frost™ Birchleaf Spirea	#5 Cont.	
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	CK	36	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass HT 36" W 18"	#3 Cont.	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	SEED 2	7,555 sf	MN-DOT 32-261 Seed Mix Stormwater South and West / w/ Category 3 Erosion Blanket	seed	
	SEED 1	20,209 sf	MNDOT Mix 35-641 Mesic Prairie / w/ Category 3 Erosion Blanket	seed	
	PP	27,628 sf	Poa pratensis / Kentucky Bluegrass	sod	

## soils notes

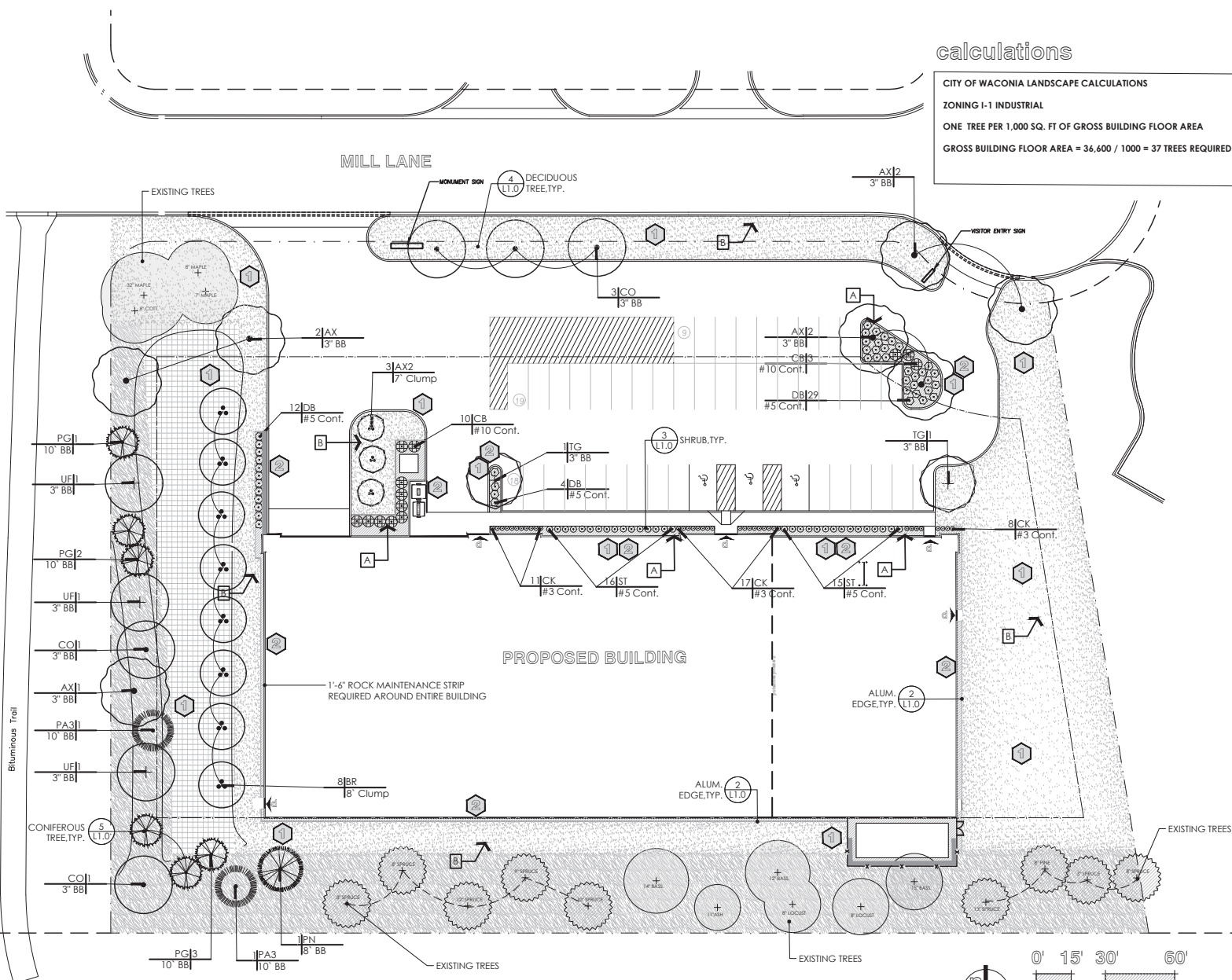
- A** ALL PLANTING BEDS SHALL RECEIVE 6" PULVERIZED LOAM TOPSOIL BORROW MN DOT SPEC. 3877-2B ENHANCE WITH AGED AND SCREEN COMPOST
- B** ALL SODDED(LAWN) AREA SHALL RECEIVE 6" MIN. COMMON TOPSOIL BORROW MN DOT SPEC. 3877-1A

## key notes

- 1** IRRIGATION: PROVIDE IRRIGATION FOR SOD AND PLANTING AREAS WITHIN THE PROJECT BOUNDARIES FOR 100% COVERAGE. REFER TO DESIGN BUILD IRRIGATION SPECIFICATION, PROVIDE SHOP DRAWING FOR IRRIGATION SYSTEM INCLUDING HEAD LAYOUT, SPACING, TYPE, BACKFLOW PREVENTER LOCATIONS, POINT OF CONNECTION, SLEEVES, CONTROLLER, VALVE BOX LOCATIONS, ZONE INDICATIONS AND PIPE SIZING. PROVIDE ON-SITE OPERATION TUTORIAL FOR OWNER AN INCLUDE ALL MANUALS AND INFORMATION ON THE SYSTEM
- 2** PROVIDE AND INSTALL 1 1/2" TRAP ROCK MULCH TO A 4" DEPTH ON NON-WOVEN LANDSCAPE FABRIC.

## planting notes

- CONFIRM ALL QUANTITIES, SHAPES AND LOCATIONS OF BEDS, AND ADJUST AS REQUIRED TO CONFORM TO THE SITE CONDITIONS. CONFIRM ANY ADJUSTMENTS WITH THE LANDSCAPE ARCHITECT.
- LOCATE ALL UTILITIES. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH NEW CONSTRUCTION.
- ALL PLANTING BEDS SHALL RECEIVE 6" MIN. OF PLANTING SOIL. REFER TO SOIL NOTES FOR PLANTING SOIL MIX REQUIREMENTS.
- ALL SOD AREAS SHALL RECEIVE 4" OF TOP SOIL. REFER TO SOIL NOTES FOR TOP SOIL MIX REQUIREMENTS.
- ALL PLANTING AREAS SHALL RECEIVE HARDWOOD SHREDDED MULCH APPLIED TO 3" DEPTH WITH PELLET WEED PREVENTER UNDER ALL MULCH BEDS UNLESS INDICATED AS OTHER MULCH ON PLANS.
- THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL SOD/TURF WHICH HAS BEEN REMOVED FOR NEW PLANT BEDS. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
- THE PLAN TAKES PRECEDENCE OVER THE PLANT SCHEDULE IF DISCREPANCIES EXIST. ADVISE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL AVOID DAMAGING EXISTING TREES. DO NOT STORE OR DRIVE HEAVY MATERIALS OVER TREE ROOTS. DO NOT DAMAGE TREE BARK OR BRANCHES.
- THE CONTRACTOR SHALL KEEP PAVEMENTS, FIXTURES AND BUILDINGS CLEAN AND UNSTAINED. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE PROJECT SITE SHALL BE KEPT CLEAR OF CONSTRUCTION WASTES AND DEBRIS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN. MULCH, PLANTING SOIL AND OTHER MISCELLANEOUS PLANTING COMPONENTS SHALL BE CONSIDERED INCIDENTAL TO THE RELATED PLAN. VERIFY ALL QUANTITIES.
- CONTRACTOR IS RESPONSIBLE FOR WATERING AND ALL PLANT CARE UNTIL FINAL ACCEPTANCE BY THE OWNER.
- PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF PLANTINGS IS COMPLETE. INSPECTION HAS BEEN MADE AND PLANTING IS ACCEPTED EXCLUSIVE OF THE GUARANTEE PERIOD.
- MAINTENANCE SHALL INCLUDE WATERING, WEEDING, MULCHING, REMOVAL OF DEAD MATERIAL PRIOR TO GROWING SEASON, RE-SETTING PLANTS AND PROPER GRADE, AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
- WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK AND SOD EVERY OTHER DAY UNTIL ACCEPTANCE BY THE OWNER. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.



## calculations

**CITY OF WACONIA LANDSCAPE CALCULATIONS**  
**ZONING I-1 INDUSTRIAL**  
**ONE TREE PER 1,000 SQ. FT OF GROSS BUILDING FLOOR AREA**  
**GROSS BUILDING FLOOR AREA = 36,600 / 1000 = 37 TREES REQUIRED**



## client

**SHAW CONSTRUCTION**  
 7685 CORPORATE WAY  
 EDEN PRAIRIE, MN 55344

## project

**TMC INDUSTRIES**  
 1370 MILL LANE  
 WACONIA, MN 55387

PROJECT NUMBER: 220017

## certification

I HEREBY CERTIFY that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.  
**PRELIMINARY NOT FOR CONSTRUCTION**  
 DATE: 10-29-2022 PROJECT: 42162

## issue / revision

NO	DATE	CITY SUBMITTAL	ISSUE / REVISION
1	10-29-2022		

## sheet title

**LANDSCAPE PLAN**

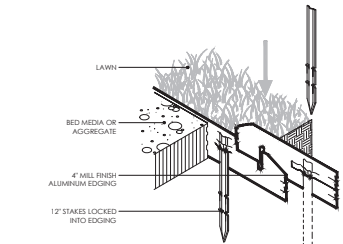
THIS SQUARE APPEARS 1/2" x 1/2" ON FULL SIZE SHEETS.

DRAWN BY:  
CHECKED BY:

**L1.0**

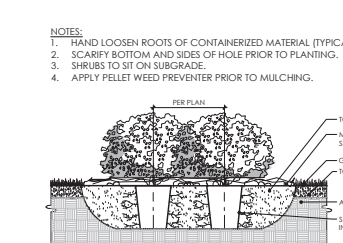
## 1 landscape plan

scale: 1" = 30'-0"



## 2 aluminum edge

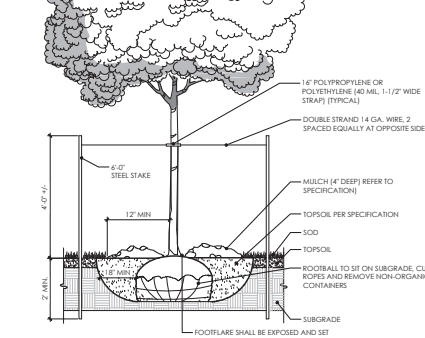
scale: nts



## 3 shrub

scale: nts

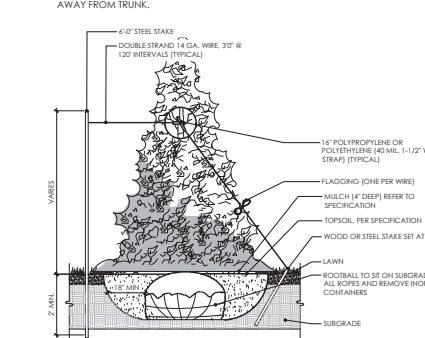
- NOTES:**
- IT IS THE CONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.
  - SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
  - DO NOT PLANT TOO DEEP: EXPOSE TOP OF ROOT FLARE AND PULL MULCH AWAY FROM TRUNK.



## 4 deciduous tree

scale: nts

- NOTES:**
- CONIFER TO HAVE SHREDDED HARDWOOD MULCH UNLESS NOTED OTHERWISE. NO MULCH TO BE IN CONTACT WITH TRUNK.
  - SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
  - TWO ALTERNATE METHODS OF TREE STAKING ARE ILLUSTRATED.
  - IT IS THE CONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.
  - DO NOT PLANT TOO DEEP: EXPOSE TOP OF ROOT FLARE AND PULL MULCH AWAY FROM TRUNK.



## 5 coniferous tree

scale: nts



1370 Mill Lane  
Waconia, MN 55387



CITY SUBMITTAL  
NOT FOR CONSTRUCTION  
10-28-22

PROPOSED BY:

**SHAW**  
CONSTRUCTION

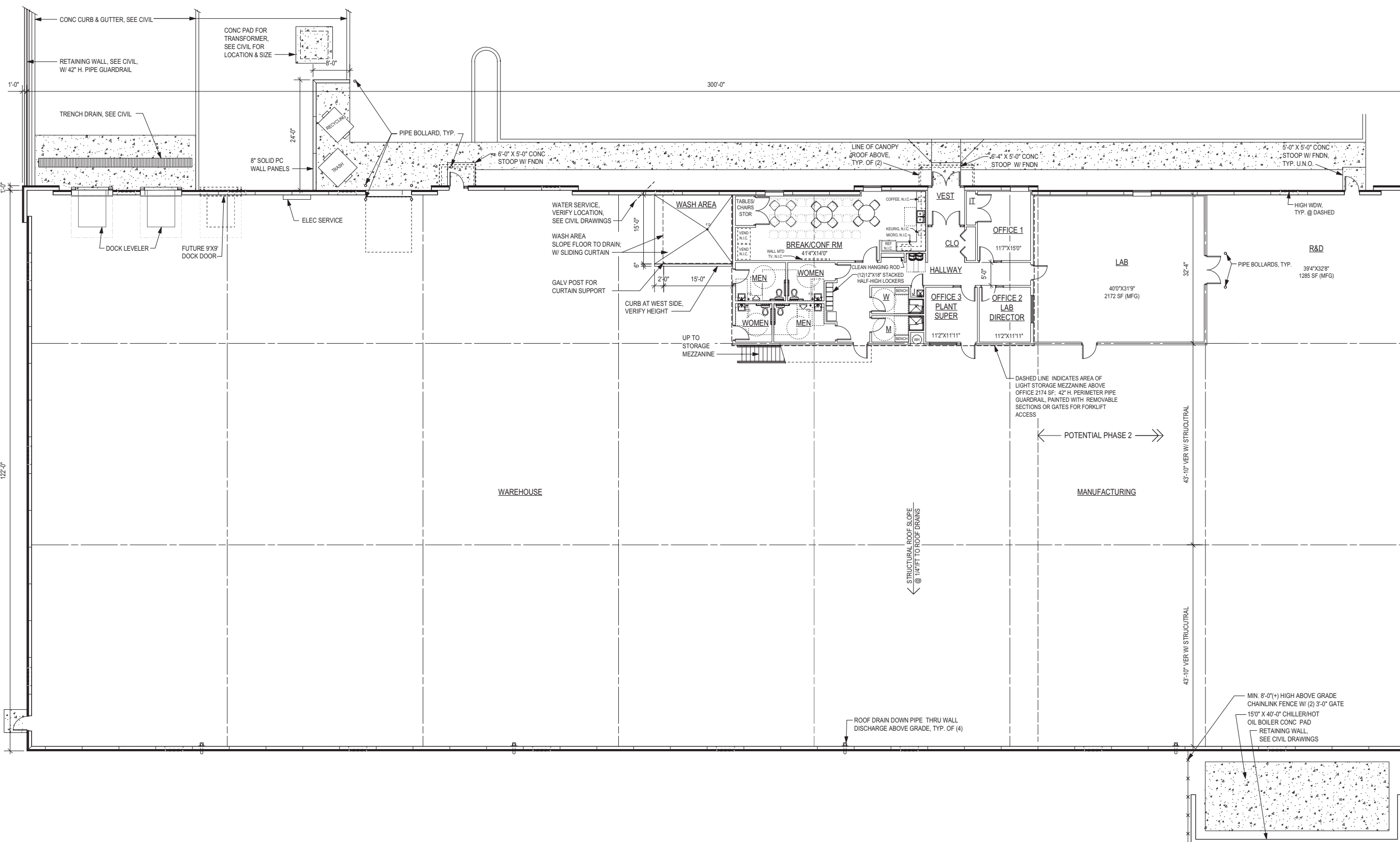
7685 Corporate Way  
Eden Prairie, MN 55344-2021  
952-937-8214  
952-934-9433 Fax  
www.shawconstruct.com

SHEET TITLE:  
PRELIMINARY FLOOR PLAN

DATE: 10-28-22 REVISION NO.

DRAWN BY: C.A.W. SHEET NO. 2236

P1-D4



1 PRELIMINARY FLOOR PLAN  
Scale: 3/32" = 1'-0"



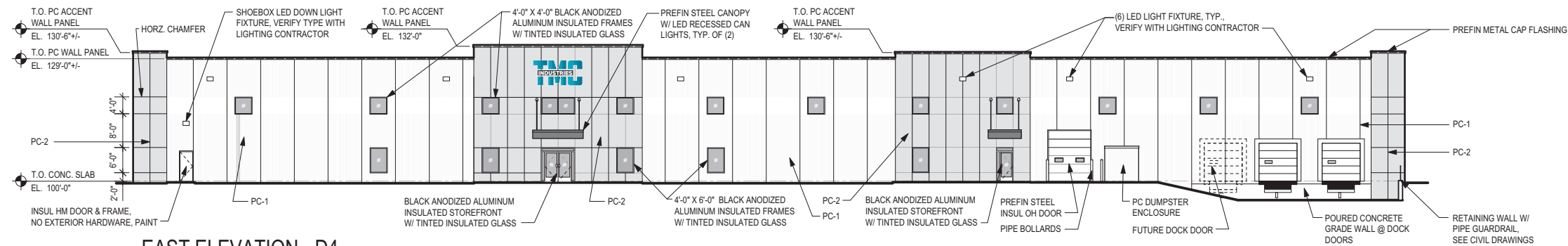
BUILDING AREA: 36,702 SF



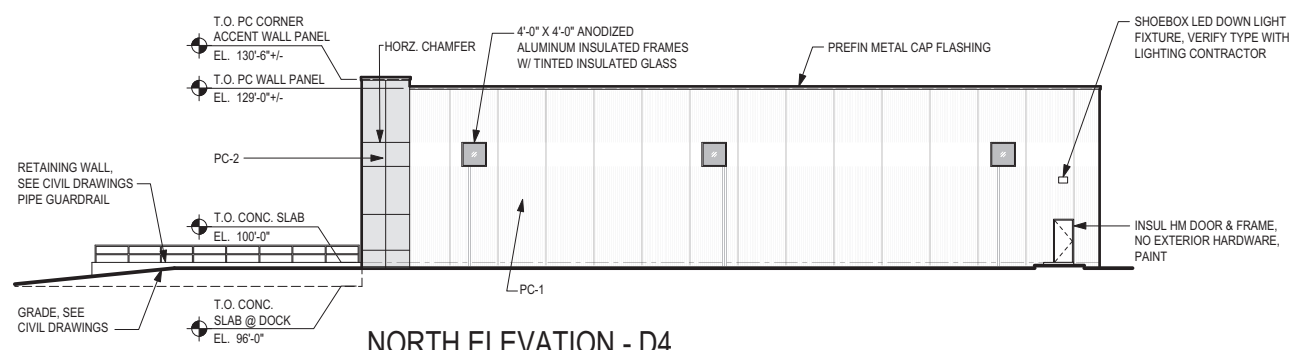
1370 Mill Lane  
Waconia, MN 55387



CITY SUBMITTAL  
NOT FOR CONSTRUCTION  
10-28-22

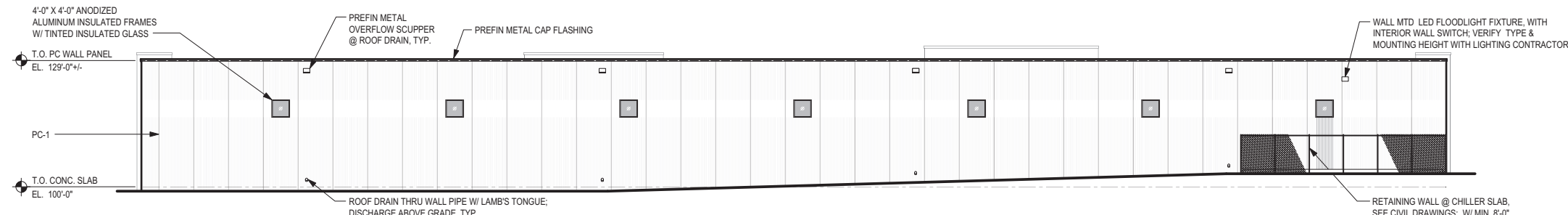


**EAST ELEVATION - D4**  
Scale: 1/16" = 1'-0"

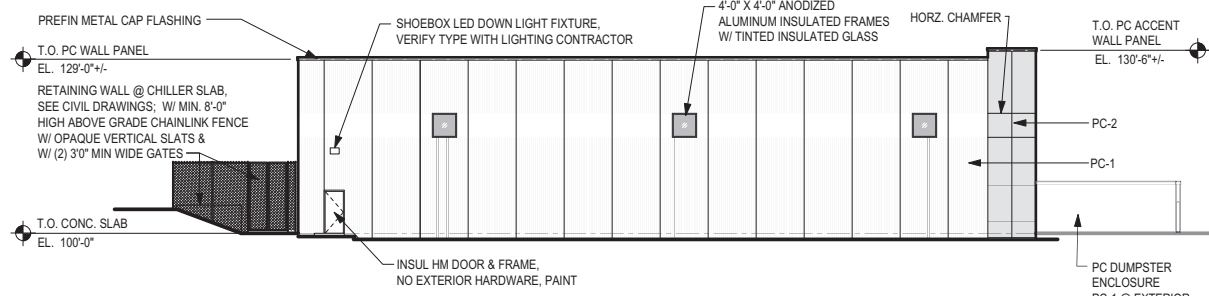


**NORTH ELEVATION - D4**  
Scale: 1/16" = 1'-0"

PRECAST CONCRETE WALL PANEL FINISH LEGEND	
PC-1	PRECAST CONCRETE WALL PANELS EXPOSED AGGREGATE, UNIFORM LOW RIB LIGHT GREY TONE WITH 4'-0" HIGH TROWELED SMOOTH BAND
PC-2	PRECAST CONCRETE WALL PANELS EXPOSED AGGREGATE DARK GREY TONE



**WEST ELEVATION - D4**  
Scale: 1/16" = 1'-0"



**SOUTH ELEVATION - D4**  
Scale: 1/16" = 1'-0"

PROPOSED BY:



7685 Corporate Way  
Eden Prairie, MN 55344-2021  
952-937-8214  
952-934-9433 Fax  
www.shawconstruct.com

SHEET TITLE:

PRELIMINARY  
EXTERIOR ELEVATIONS

DATE: 10-28-22 REVISION NO.

DRAWN BY: C.A.W. SHEET NO. 2236

P2-D4

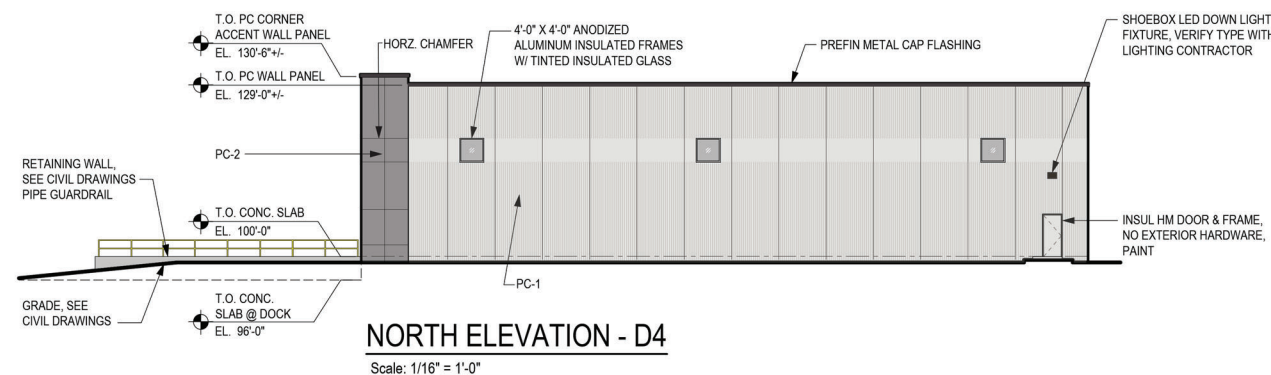
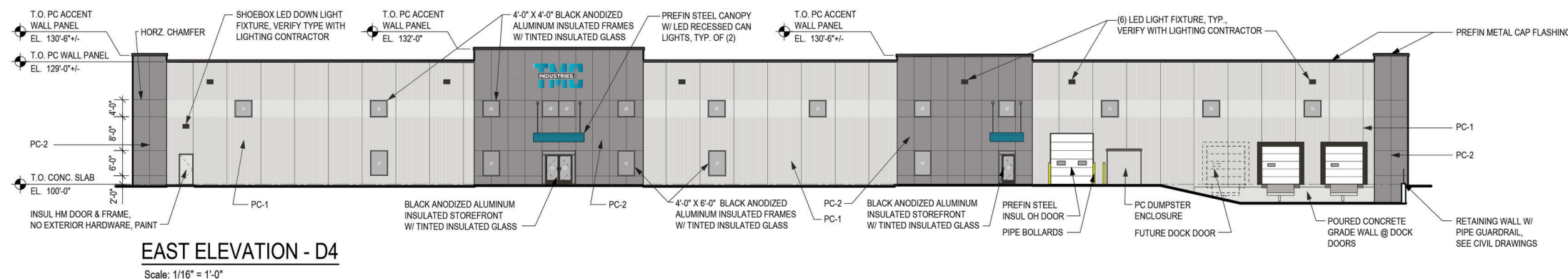


1370 Mill Lane  
Waconia, MN 55387

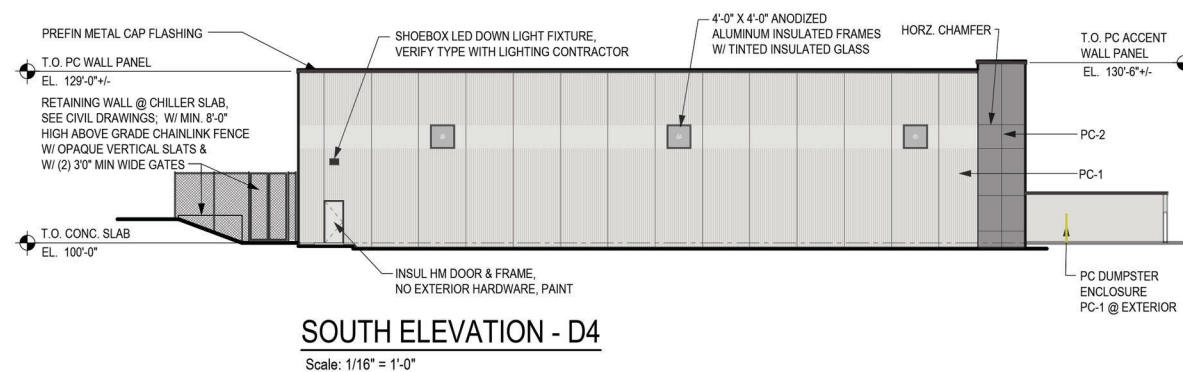
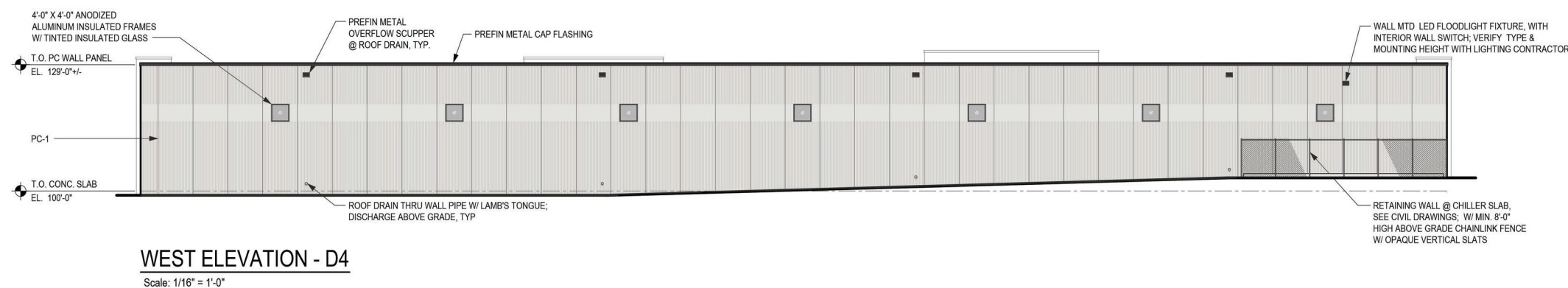


**Linner Morschen**  
Architects

424 Chestnut Street North, Ste 204  
Chaska, MN 55318  
PHONE: (952) 884-6455  
EMAIL: lmorschen@linnermorschenarchitects.com



PRECAST CONCRETE WALL PANEL FINISH LEGEND	
PC-1	PRECAST CONCRETE WALL PANELS EXPOSED AGGREGATE, UNIFORM LOW RIB LIGHT GREY TONE WITH 4'-0" HIGH TROWELED SMOOTH BAND
PC-2	PRECAST CONCRETE WALL PANELS EXPOSED AGGREGATE DARK GREY TONE



PROPOSED BY:



7685 Corporate Way  
Eden Prairie, MN 55344-2021  
952-937-8214  
952-934-9433 Fax  
www.shawconstruct.com

SHEET TITLE:

PRELIMINARY  
EXTERIOR ELEVATIONS  
SITE PLAN - OPTION D

DATE: 10-28-22 REVISION NO.

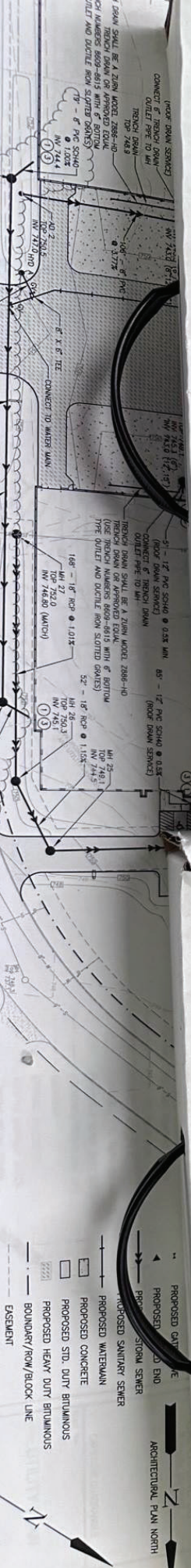
DRAWN BY: C.A.W. 2236  
SHEET NO.

P2

P1 - Main Body of Bldg  
(Lighter color)



P2 - Accent Bldg Color (Darker color)

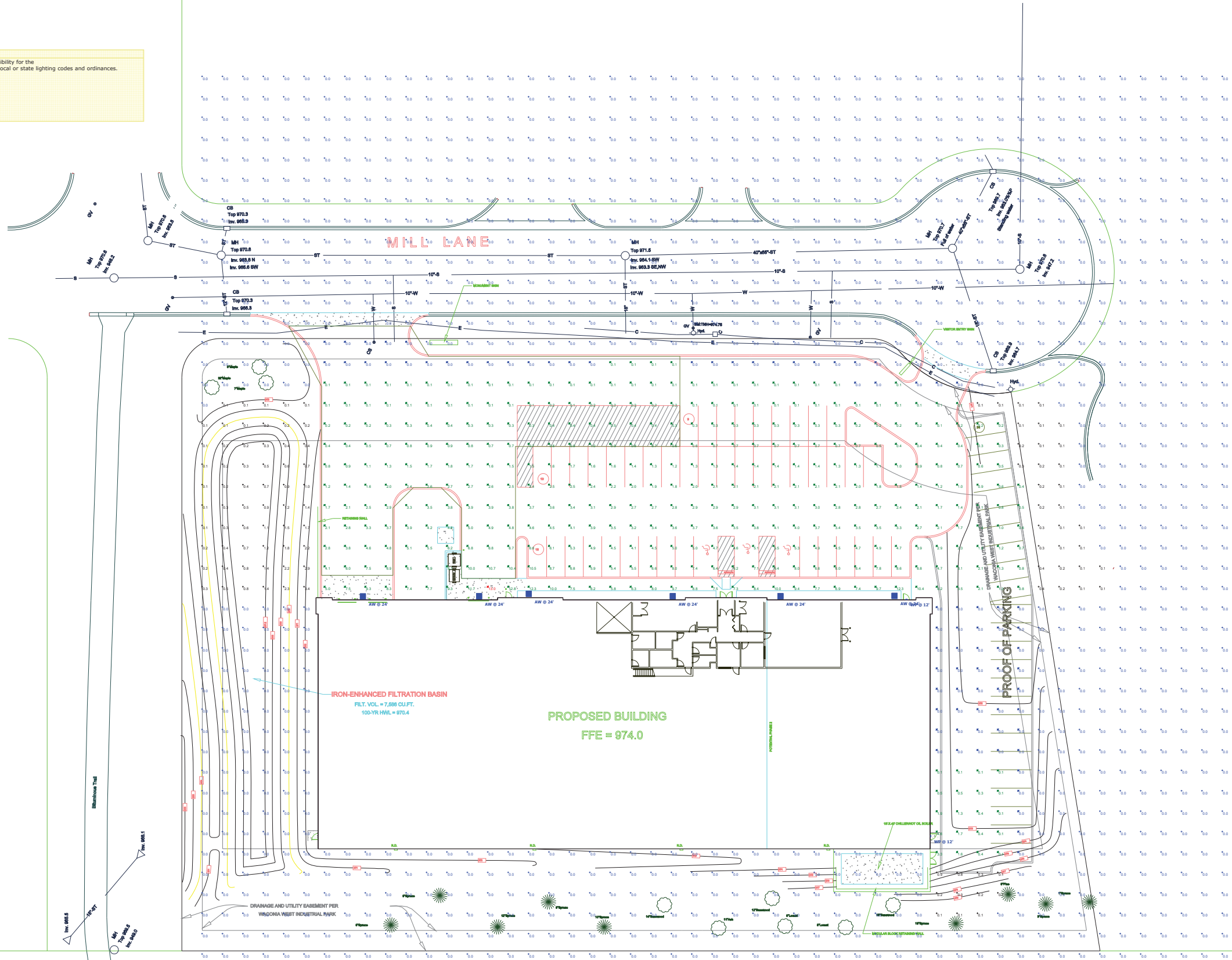


Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	L.F.	Input Power	Polar Plot
AW			6	Lithonia Lighting	R502 LED P4 40K R4 WBA	R502 Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R4 Distribution	1	25308	0.9	189.54	
WP			2	Lithonia Lighting	WPX1 LED P2 40K Mvot	WPX1 LED wallpack 3000lm 4000K color temperature 120-277 Volt	1	2913	0.9	24.42	

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Total Area Calculated @ Grade	+	0.6 Fc	13.0 Fc	0.0 Fc	N/A	N/A
Parking Area	X	2.2 Fc	13.0 Fc	0.0 Fc	N/A	N/A

**Note**  
 1. Davis and Associates, Inc does not assume responsibility for the interpretation of this calculation, or compliance to local or state lighting codes and ordinances.  
 2. All readings/calculations are shown @ grade.  
 3. Fixture heights are shown on plan.

Plan View  
 Scale: 1" = 30'



TMC Industries  
 Exterior Lighting  
 Waconia, MN

**SHAW**  
 CONSTRUCTION  
 7085 Corporate Way  
 Eden Prairie, MN 55449-2012  
 952.957.8214  
 952.954.9133 Fax  
 www.shawconcc.com

Designer  
 AM  
 Date  
 10/28/2022  
 Scale  
 As Noted  
 Drawing No.  
 Summary

## TMC Industries Submittal

### Site Plan Review #1

June 25, 2025

This review is based on the resubmitted plans dated 10/28/2022 and received on 6/3/2025.

This review assumes all proposed improvements will be privately owned and maintained. Should this assumption be incorrect, additional comments may be appropriate.

#### General Comments

1. Stormwater management for the original Waconia West Industrial Park development is provided by a two-cell wet retention pond system directly east of Mill Lane constructed in 1995. This system was designed to provide peak runoff rate control and nominal water quality treatment. The following should be considered regarding current stormwater management:
  - a. To meet the current MS4 requirements for permanent stormwater management, the applicant will also need to treat the water quality volume from onsite improvements as over 1 acre of new and/or reconstructed impervious surface is proposed. The water quality volume must be calculated as one (1) inch times the sum of the new and the fully reconstructed impervious surface.
  - b. Due to tight soils and proximity to the water table (as indicated in the Geotechnical Report), infiltration is not required. Therefore, the applicant has proposed filtration to treat the water quality volume, and it is sized adequately to meet the NPDES requirements.
  - c. The location of the Iron Enhanced Sand Filter (IESF) and bioretention basin should be indicated on the plan with hatching to show where specific sections are to be installed. A profile should be provided for the length of the basin through the outlet structure to verify design and ensure the system is constructed as proposed. The IESF detail provided does not match the Carver County Water Management Organization (CCWMO) requirements, and a detail for the bioretention filter area shall also be added. Details shall be coordinated with the CCWMO.
  - d. The 40 mil liner should be removed from the detail. Even though infiltration may be hindered by the tight soils, the liner is unnecessary.
  - e. Calculations for reduction in TSS and TP shall be submitted for City records. These reductions can be included in the overall Waste Load Reductions required by local TMDLs and should be recorded in the City's SWPPP as well.
2. Although no volume control or water quality credits can be used to meet CCWMO requirements, the 10<sup>th</sup> Street Stormwater Reuse system can be utilized to irrigate the site at a reduced cost. A reuse main connection is available near the northeast corner of the site. If desired, coordination would be needed with the Public Services Department for a reuse agreement, applicable fees/rates, etc.

3. The applicant will be required to obtain Carver County Watershed Management Organization (CCWMO) approval and permitting. A copy of any approvals or permits required should be submitted conditional to Final Plat approval.
4. The applicant will be required to obtain a General Construction Permit for Stormwater associated with Construction Activity (NPDES). A copy of the permit should be submitted conditional to Final Plat approval.
5. A Stormwater Pollution Prevention Plan (SWPPP) meeting NPDES requirements must be included for review and approval. For plan requirements, refer to the following link:  
<https://www.pca.state.mn.us/business-with-us/2020-ms4-general-permit>
6. If any plan revisions result in retaining walls 4' or greater in height, plans must be designed by a licensed Professional Engineer. Wall plans must be provided for review and approval prior to construction. A building permit from the City is also required.
7. Record drawings must be submitted upon completion of the project. Two hard copies and an electronic copy are required.
8. The applicant shall submit a Maintenance Agreement for the private stormwater management structures and facilities installed to meet governmental requirements. The agreement must define maintenance responsibilities following completion of project, specific types and frequencies of inspection and maintenance activities, designate who will conduct inspection and maintenance activities, and outline reporting requirements. The City of Waconia must be listed as party to the agreement.
9. Construction of the entrances will require removal of pavement on Mill Lane, as well as curb. The extent of expected pavement removal and restoration should be indicated on the necessary plans, and pavement restoration should be indicated as 6.5 inches of bituminous pavement (3 lifts) and 14 inches of aggregate base.
10. The northerly existing water service shall be removed to the main in the street and the main capped/repared. The northerly existing sanitary sewer service shall be removed to approximately the back of curb (to match the easterly construction limit of the water service removal and to keep one lane open on Mill Lane at all times). The resultant street patch shall include 6.5 inches of bituminous pavement (3 lifts) and 14 inches of aggregate base.
11. A new gate valve is recommended for the water service since it will serve as the "Curb Stop" for the site development. Results of any work in the street; a street patch shall include 6.5 inches of bituminous pavement (3 lifts) and 14 inches of aggregate base.
12. Existing hydrants are located at the northeast quadrant of the Mill Lane / Industrial Blvd intersection, near the center of the parcel along the west side of Mill Lane, and near the west end of the Mill Lane cul-de-sac. The need for an additional hydrant and the need for a fire connection shall be reviewed and approved by the Fire Chief.
13. Storm sewer connections to the proposed filtration basin are recommended to be constructed with RCP to minimize potential for floating of storm sewer pipe ends.

14. The proposed 18" HDPE from MH-1 to the existing storm sewer shall be RCP, or a manhole shall be installed at the connection location. The existing pipe is RCP.
15. A sump manhole is recommended to be provided downstream of the trench drain to provide pre-treatment prior to discharge to the filtration basin. This addition will simplify future maintenance/cleaning and will reduce ongoing maintenance costs.
16. The hatching for the IESF should be added to the Landscaping Plan. Seed mix MNDOT 32-261 should only be applied over the bioretention filter bottom (not the IESF).
17. Erosion control blanket should be indicated with a separate hatch and only applied to the areas with steep slopes and swales.
18. The proposed pavement is private. The Standard Duty Section includes 3.5 inches of pavement with 8 inches of aggregate base, and the Heavy Duty Section includes 4" pavement with 8" aggregate base. Due to the heavy clay soils in this area, the minimum recommended pavement section includes 4" of bituminous, 8" of aggregate base, geotextile fabric, and daintile stubbed out of the low point catchbasins.
19. A heavy duty concrete apron detail shall be included in the plans. The City's standard detail for this is available in the "Manual of Design and Construction Standards" found on the City's website.
20. The northerly proposed entrance is approximately 50 feet wide. The provided truck turning exhibit shows this is much larger than required for the site's design vehicle. This entrance width should be reduced to approximately 40 feet.
21. The concrete pedestrian ramp near the front entrance of the building is recommended to be ADA compliant and contain truncated domes.
22. The landscaping plan shall be reviewed to confirm the proposed planting locations do not conflict with the proposed storm sewer pipes at the connection to Mill Lane, the OCS location, and the 12" inlet near the northeast corner of the building.
23. The FDC shall be located on the front of the building facing Mill Lane.



**REQUEST FOR PLANNING COMMISSION ACTION**

<b>Meeting Date:</b>	July 10, 2025
<b>Item Name:</b>	4.2. PUBLIC HEARING - Variance – 100 Scott Lane
<b>Originating Dept:</b>	Community Development
<b>Presented By:</b>	Lane Braaten
<b>Previous Council Action:</b>	
<b>Item Type:</b>	Regular Session

**RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED:** Open the Public Hearing

Motion to continue the application to the August 7th, 2025 Planning Commission meeting.

**EXPLANATION OF AGENDA ITEM:**

**BACKGROUND**

**Applicants/Owners:** Don and Tracy Nemitz

**Address:** 100 Scott Lane

**PID#** 753010010

**Zoning:** R-2 Single-Family Residential District

**District:** Shoreland Overlay District

**REQUEST:**

The property owner is requesting a variance to reconstruct an existing deck, construct a roof over a portion of the deck, and add a screen porch beneath it at their residence. The existing deck is located approximately 21.2 feet from the rear lot line versus the 30 ft. minimum setback requirement in the R-2, Single-Family Residential District. The proposed new partially covered deck, over an enclosed screen porch, is proposed to be located 19.2 feet from the rear lot line.

**APPLICABLE ORDINANCE PROVISIONS:**

1. Section 900.05.3 – R-2 Single-Family Residential District, Subd. 7.e – Minimum yards
2. Section 900.12- Administration, Enforcement and Procedures, Subd. 4 - Variances

**VARIANCE REVIEW CRITERIA:**

Waconia City Code Section 900.12 Subd. 4 and Minnesota State Statue 462.357, Subd. 6 establishes criteria to be considered when contemplating the issuance of a Variance in terms of “practical difficulty” as follows: “Variance shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the intent of the variances are consistent with the Comprehensive Plan.” So a City evaluating a Variance application should make findings as to:

1. Is the Variance in harmony with the purpose and intent of the ordinance?
2. Is the Variance consistent with the Comprehensive Plan?
3. Does the proposal put the property to use in a reasonable manner?
4. Are there unique circumstances to the property not created by the landowner?
5. Will the Variance, if granted, alter the essential character of the locality?

State Statue specifically notes that economic considerations alone cannot create a practical

difficulty. Whereas, practical difficulties exist only when the three statutory factors are met (1. Reasonableness, 2. Uniqueness, and 3. Essential character)

**VARIANCE ANALYSIS:**

The subject property at 100 Scott Lane contains an existing non-conforming deck that encroaches into the required 30-foot rear yard setback. The original deck, believed to have been built around 1990 without a permit, does not comply with current zoning standards. The current homeowners purchased the property in 2022 and were not aware of the deck's non-compliant status at the time of sale.

The applicants propose to remove the existing deck and construct a new 14' x 18.7' deck with a screened porch below. The new structure would be set back 19.2 feet from the rear lot line, requiring a variance.

**PLANNING CONSIDERATIONS:**

1. Minnesota State Statute Sec. 394.27 Subd. 7. states: " The board of adjustment may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance."
2. The reconstruction of a partially covered 14 ft. by 18.7 ft. deck with a screened porch below. Allowing the new deck to have a setback of 19.2 ft.
3. The property is located within the Shoreland Overlay District which allows a maximum hardcover of 25%. The existing hardcover for the property, prior to any further improvements, is 33.7%. The proposed improvements would have a hardcover of 33.8%, which exceeds the 25% hardcover maximum and would require the submittal of a stormwater plan for review and approval.
4. Additionally, the surveyor provided the hardcover calculations on 6/26/25, which did not allow staff time to notice a public hearing related to hardcover. Therefore, the Planning Commission should review the information, open the public hearing, take all public comment and continue the application to the August 7th, 2025 Planning Commission meeting to allow the proper legal notice for the variance application.

**PUBLIC NOTICE/COMMENT:**

The notice was published in the WACONIA PATRIOT on June 26th, 2025, and posted at Waconia City Hall. Individual notices were mailed to all property owners within 350 feet of the subject parcel. As of the date and time of this report the city has received no public comment regarding the proposed variance.

**RECOMMENDATION:**

The Planning Commission should open the public hearing and continue the application to the August 7th City Council meeting to allow staff time to notice the proposed hardcover variance and to allow the applicant time to submit the required stormwater plan.

**ATTACHMENTS:**

1. Public Hearing Notice w Location Map

2. Applicant Variance Narrative 3. Certificate of Survey 4. Deck and Screen Porch Details	
<b>FINANCIAL IMPLICATIONS:</b>	<b>ADVISORY BOARD RECOMMENDATIONS:</b>
Funding Sources & Uses:	Planning Commission:
Budget Information:	Park Board:
_____ Budgeted	Personnel Committee:
_____ Non-Budgeted	Other: More sample text.
_____ Amendment Required	



Carver County GIS, City of Waconia

0 25 50 100 150 200 ft

Coordinate System:  
WGS 1984 Web Mercator Auxiliary Sphere

N

June 2025



**City of Waconia**  
201 Vine Street South, Waconia, MN 55387

**Landscape\_11x17**

Page 45 of 49

CITY OF WACONIA, MN  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Waconia, MN, will hold a public hearing on July 10<sup>th</sup>, 2025, at 6:30 p.m., at the Waconia City Hall, 201 South Vine Street, Waconia, MN, to consider a Variance application for the property located at 100 Scott Lane.

The property owner is requesting a variance to reconstruct an existing deck and add a screen porch beneath it at their residence. The existing deck is located approximately 21.2 feet from the rear lot line versus the 30 ft. minimum setback requirement in the R-2, Single-Family Residential District. The proposed new deck, over an enclosed screen porch, is proposed to be located 19.2 feet from the rear lot line.

Pertinent information pertaining to this request is available at City Hall. Interested persons may submit written or oral comments pertaining to this matter any time prior to the hearing, or at the hearing on July 10<sup>th</sup>, 2025. Written comments will be distributed to the Planning Commission for review and consideration. Please submit written comments by mail, email or in person as follows:

Mail/in person: Attention: Abdihafid Sahal, 201 South Vine Street, Waconia, MN 55387  
Email: [Asahal@Waconiamn.gov](mailto:Asahal@Waconiamn.gov)

By: WACONIA PLANNING COMMISSION  
ATTEST: Abdihafid Sahal, Assistant Planner

(Published in the June 26<sup>th</sup>, 2025, Waconia Patriot newspaper)

**City of Waconia – Zoning Department**  
**Variance Request – 100 Scott Lane, Waconia, MN 55387**

To Whom It May Concern,

We are respectfully requesting a variance to allow for the reconstruction of an existing deck located at 100 Scott Lane, Waconia, MN 55387. The original deck, believed to have been constructed around 1990, appears to have been built without a permit. The current homeowners, Don and Tracy Nemitz, purchased the property in 2022, and the status of the deck was not raised as an issue at that time.

The homeowners are proposing to remove the existing deck and patio and rebuild. The new structure will consist of a low-maintenance deck and an enclosed screen porch below.

We believe that both the existing deck and the proposed improvements are consistent with the character of the property, neighboring homes, and the surrounding neighborhood. The structure does not appear to visually encroach upon any setback requirements, and the proposed updates will enhance both the functionality and aesthetics of the backyard.

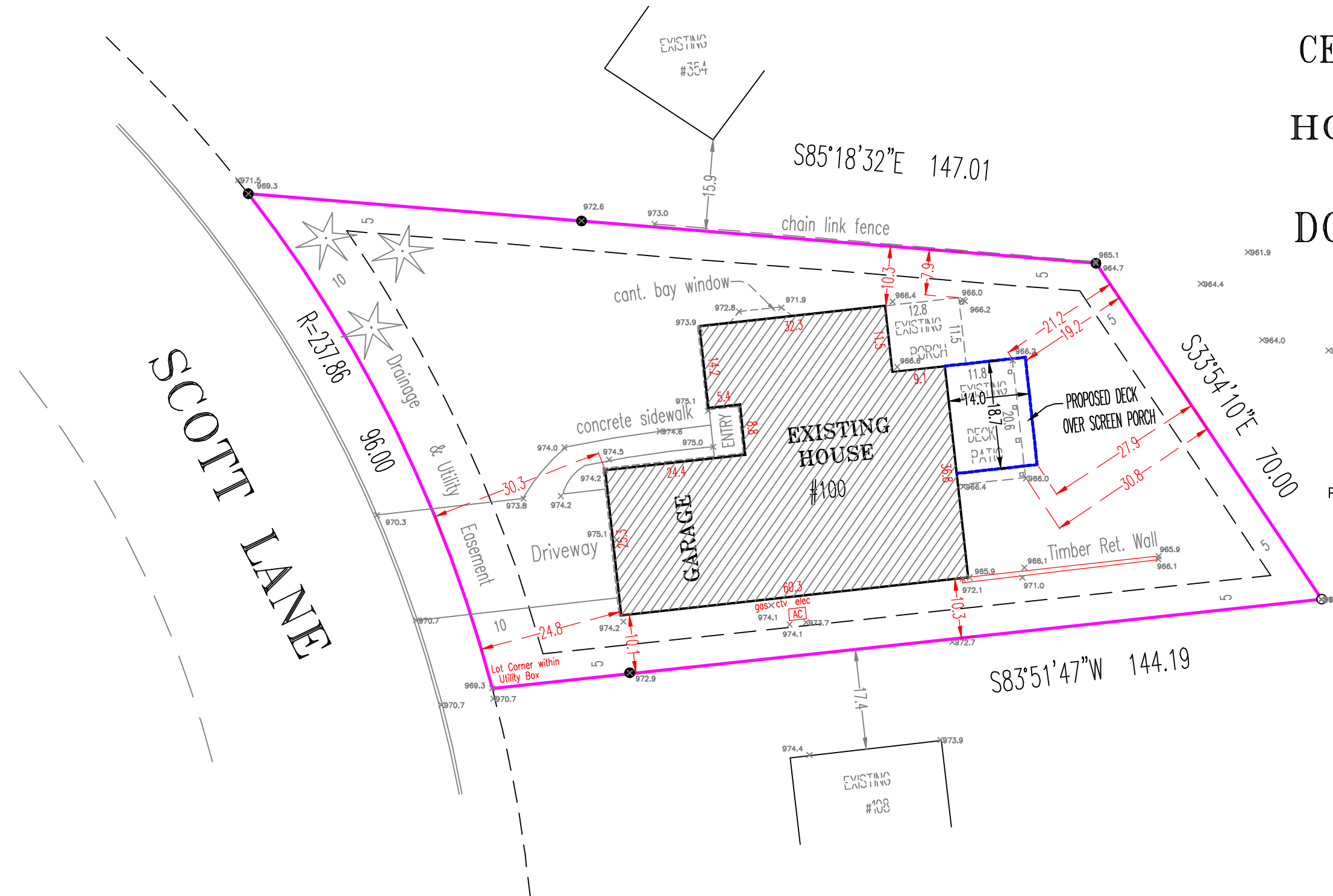
We appreciate your consideration of this request and are happy to provide any additional information as needed.

Sincerely,  
Steve Follett – Homeland Builders -Contractor BC379948

Don Nemitz Owner

Tracy Hart Owner

CERTIFICATE OF SURVEY  
FOR:  
**HOMELAND BUILDERS**  
OF THE:  
**DON & TRACY NEMITZ**  
**RESIDENCE**



EXISTING HARDCOVER:		PROPOSED HARDCOVER:	
HOUSE & ENTRY:	2,371 sq. ft.	HOUSE & ENTRY:	2,371 sq. ft.
REAR PORCH:	147 sq. ft.	REAR PORCH:	147 sq. ft.
PATIO:	242 sq. ft.	SCREEN PORCH UNDER DECK:	262 sq. ft.
DRIVEWAY:	530 sq. ft.	DRIVEWAY:	530 sq. ft.
SIDEWALK:	131 sq. ft.	SIDEWALK:	131 sq. ft.
<b>TOTAL =</b>	<b>3,421 sq. ft.</b>	<b>TOTAL =</b>	<b>3,441 sq. ft.</b>
<b>PARCEL AREA =</b>	<b>10,165.64 sq. ft.</b>	<b>PARCEL AREA =</b>	<b>10,165.64 sq. ft.</b>
<b>HARDCOVER =</b>	<b>33.7%</b>	<b>HARDCOVER =</b>	<b>33.8%</b>

**LEGAL DESCRIPTION:**  
Lot 1, Block 1,  
HARMS LAKEVIEW TERRACE 6TH ADDITION

**100 SCOTT LANE**  
**WACONIA, MN 55387**

**DEMARS-GABRIEL**  
**LAND SURVEYORS, INC.**  
2317 W. 93rd St.  
Bloomington, MN 55431  
763-559-0908  
612-751-6785  
dec@qwestoffice.net

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the Laws of the State of Minnesota.

*DEC* 6/02/2025

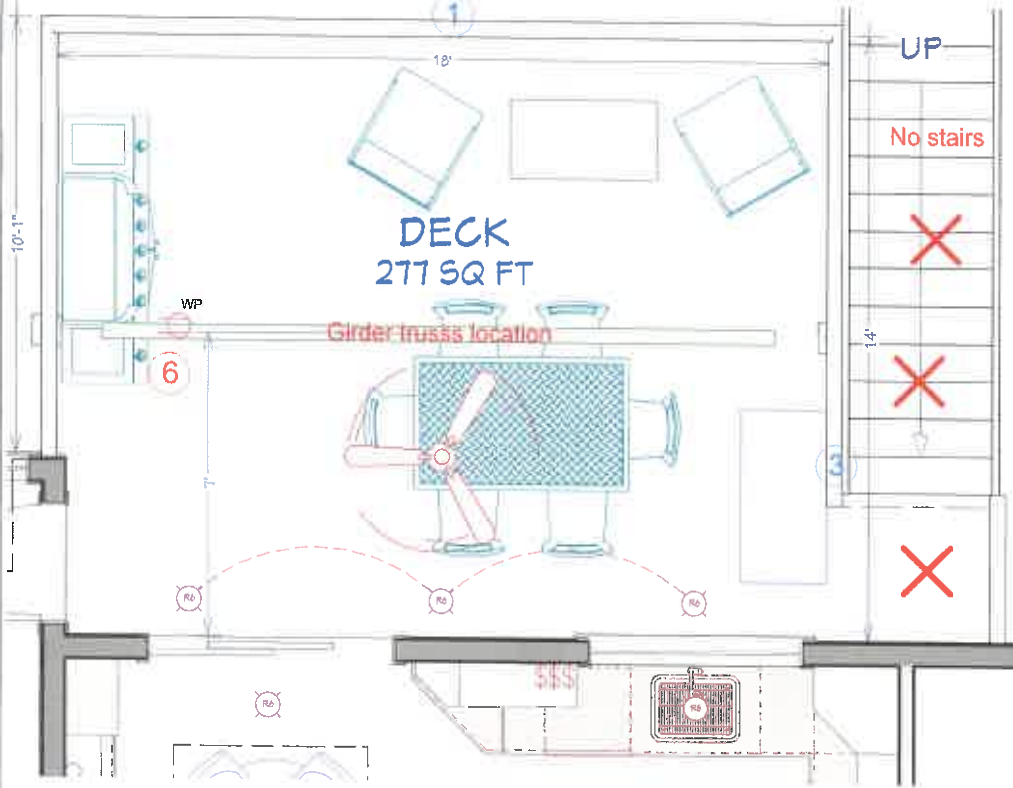
David E. Crook Minnesota License No. 22414

REVISED: 6/25/25  
REVISED: 6/26/25

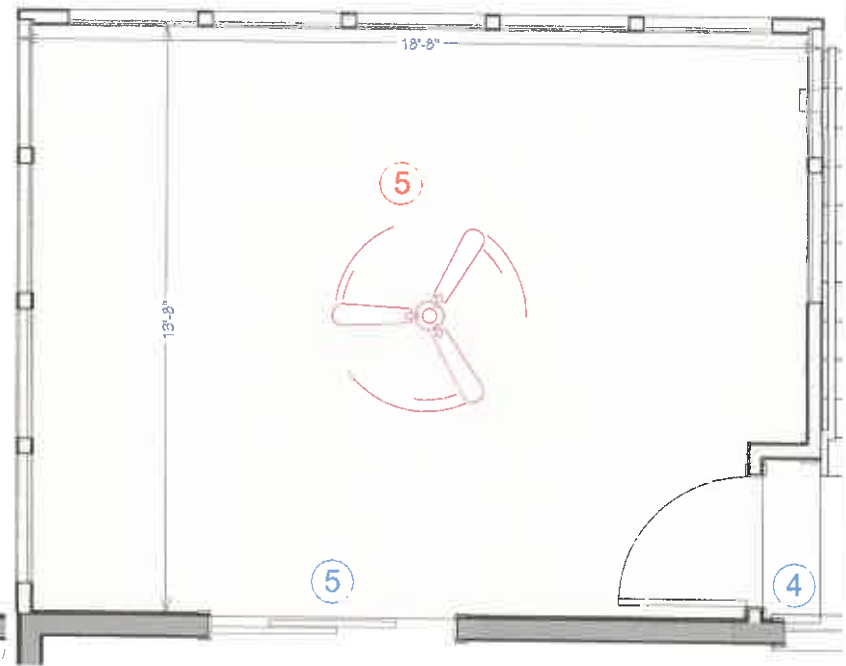
File No. 15264
Book-Page
Scale 1"=20'

- Denotes iron monument
- Denotes found monument
- x 000.0 Denotes existing elev.

# DECK



# SCREENED PORCH



2 Ply engineered girder truss , hand frame vaulted ceiling with 1-3/4"x9-1/4" IVL ridge beam and 2x8 rafters

- 1) NEW FOOTINGS AND CONCRETE PAD BELOW, TO ALLOW FOR A 14' DECK
- 2) FRAME GABLE EXTENSION TO ALLOW PARTIAL COVERAGE OF DECK. SADDLE ROOF BETWEEN GABLES.
- 3) FUTURE STAIRS LOCATION SO NECESSARY FOOTINGS CAN BE MARKED AND INCLUCED AS NECESSARY
- 4) JOG IN FRAMING OF SCREENED PORCH TO AVOID LOWER LEVEL WINDOW
- 5) REPLACE SLIDING GLASS DOOR
- 6) ASSUME SOFFIT OUTLETS OR OUTLETS ALONG BEAMS FOR HOLIDAY LIGHTING
- 7) 24" KNEE WALL TO ALLOW FOR ELECTRICAL (& CAT DOOR?)



THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION, ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BEFORE CONSTRUCTION BEGINS. THE DMS, AND SPECS, ARE NOT VERIFIED BEFORE CONSTRUCTION BEGINS. JLC WILL NOT BE HELD LIABLE.

DATE: 12-27-2017  
DESCRIPTION: JLC

SHEET TITLE: EXTERIOR AS BUILT & PROPOSED DEMO & CONSTRUCTION NOTES

PROJECT DESCRIPTION: NEMITZ, DON & TRACY 100 SCOTT LANE WACONIA, MN 55387



DRAWINGS PROVIDED BY: JLC

DATE: 12-27-24

SCALE: 3/4" = 1'

SHEET: A-1