

WACONIA PLANNING COMMISSION MEETING AGENDA
Thursday, December 5th, 2024
6:30 PM

1) [Call meeting to order and roll call](#)

Pursuant to due call and notice thereof the regular meeting of Planning Commission of the City of Waconia was called to order by Commissioner Polunc. Chair Genz was absent from the meeting and alternate member Weckman was in attendance.

2) [Adopt Agenda](#)

Braaten noted that there were no changes to the agenda.

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

3) [Minutes Approval](#)

3.1 [November 7th, 2024 Planning Commission Meeting Minutes](#)

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Motion by Commissioner Paulsen to approve the minutes from November 7th, 2024 seconded by Commissioner Weckman. All in favor voted aye. MOTION CARRIED.

4) [New Business](#)

4.1 [Site Plan & Design Review - Tractor Supply Co. - 880 Marketplace Drive](#)

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[Location Map.pdf](#)

[Applicant Statement Doc.pdf](#)

[ALTA Survey.pdf](#)

[Civil & Landscape Set TSC.pdf](#)

[TSC - Site Plan.pdf](#)

[Exterior Elevations TSC.pdf](#)

[Photometric Plan TSC.pdf](#)

[Dimension Floor Plan TSC.pdf](#)

[Exhibit I_Detail Sheet.pdf](#)

[Sign Details.pdf](#)

[TSC Propane Tank.pdf](#)

Braaten introduced the Site Plan & Design Review application. He reminded the Commission that the City Council approved the rural retail ordinance amendment language upon a recommendation of approval from the Planning Commission. Subsequently, Tractor Supply has now submitted a site plan application consistent with the rural retail standard. The property is zoned B-1 which allows for this use as a permitted use with special restrictions. Braaten also explained the site location, and the location of the building footprint, along with the additional features on the property. The proposed building and improvements met all setback requirements, along with parking requirements. Further, Braaten indicated that the plan had been reviewed by the City Engineer and the Public Services Director, and they didn't have any concerns with moving the application forward.

The outstanding design standard item that needed to be reviewed was pedestrian trail access as it appeared to staff that the remainder of the standards had been met. Commissioner Paulsen asked about the trail connection with what was proposed by Tractor Supply wondering if there was a downside. In talking with the owner, the path/access wouldn't be consistent to what they sell and therefore would be unnecessary..

Meghan Rodgers, Larkin Hoffman, on behalf of the applicant, talked about the different trail possibilities. One from Marketplace. Or the other from the trail. If people wanted to access Tractor Supply from the trail, there would have to be stairs to accommodate them. She went on to talk about the concerns with that.

Motion by Commissioner Paulsen to recommend approval of the Tractor Supply Site Plan & Design Review including the 10 conditions stated by staff. Seconded by Commissioner Kamerud. All in favor voted aye. MOTION CARRIED.

The application will be on the City Council agenda on December 16th for approval.

5) Old Business

5.1 CONT. - PUBLIC HEARING - Addition of Chapter 515. Cannabis and Amending Chapter 900. Zoning Ordinance and Chapter 1100. Fee Schedule

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Braaten explained the public hearing remained open from the last meeting and he had invited the City Attorney to the meeting to help the discussion.

Mike Melchert, City Attorney Mr. Melchert, responded to the questions asked by the Commissioners at the previous meeting. He talked about the proposed regulations and where cannabis would be allowed. Melchert talked about events, different type of events in relation to cannabis use. Discussion followed. He talked about how it would be regulated at the fairgrounds. Again, discussion followed. It is a little unclear how it would be handled between the fairgrounds and the city.

Charlie Levine, Hemp Acres (Owner) - 1400 Mill Lane Mr. Levine gave his company's background. He went on to say that the new company he proposed to start up with cannabis would be separate from what he is doing extracting at Hemp Acres. He went on to explain what each business would be doing without overlapping each other.

Braaten asked Mr. Levine if the cannabis portion of his business would be at the 1400 Mill Lane location or out at the farm, which is located in the township. Mr. Levine explained that it would stay out at the farm and talked through the regulations pertaining to that. More discussion continued regarding both facilities and the regulations for each.

Levine asked about delivery as referenced in Section 1515.10 subd. 3. Melchert said he would propose a change allowing delivery. Levine asked if the city is interested in a municipal location. Braaten said that the city would not be working on a municipal location based on the direction of the Council.

More discussion followed on the number of locations both through the County and City. Discussion about the creation of the ordinance. Melchert went on to explain that the city should act and get the ordinance created by the 1st of the year. He went on to go through the amendments with the ordinance and the proposed changes.

Charlie LeVine came up and asked about events at the fairground if cannabis would have an area fenced off like liquor events do. Melchert went on to explain that it is controlled through Minnesota Law. More discussion followed on how to handle that.

Motion by Commissioner Polunc to approve the amendment of Chapter 515. Cannabis and Amending Chapter 900. Zoning Ordinance and Chapter 1100. Fee Schedule plus the recommendations by City Attorney Mike Melchert. Seconded by Commissioner Peterson. All in favor voted aye. MOTION CARRIED.

6.1 Staff Update

Braaten recognized Commissioner Kamerud's last meeting and acknowledging his service on the Commission.

Braaten went through the 2nd Street project, the Holbrook plat, and other various projects that had been approved by the City Council. Additionally, he provided the single-family new construction numbers YTD and the total epermits issued.

The Planning Commission briefly discussed the draft 2025 meeting schedule provided by Ethan Nelson and confirmed that the 6:30 p.m. meeting start time was preferred.

Adjourn

Motion by Commissioner Peterson to adjourn. Seconded by Commissioner Paulsen. All In favor of voted aye. MOTION CARRIED.

Respectfully submitted,

Davud Havlik