

**CITY OF WACONIA
JULY 10, 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 Acting Chair Polunc at 6:30 PM.

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

The following Commissioners were absent: Planning Commission Member Genz

The following Commissioners were present but not voting:

2. ADOPT AGENDA

Braaten asked to amend the agenda under the new business heading and move item 2 to item number 1.

Motion to Approve Agenda Change made by Planning Commission Member Weckman, seconded by Planning Commission Member Paulsen.

MOTION CARRIED.

3. APPROVAL OF MINUTES

1) April 3rd, 2025 Planning Commission Meeting Minutes

Motion to Approve April 3rd Meeting Minutes made by Planning Commission Member Paulsen, seconded by Planning Commission Member Weckman.

MOTION CARRIED.

2) June 5th, 2025 Planning Commission Meeting Minutes

Motion to Approve June 5th Meeting Minutes made by Planning Commission Member Paulsen, seconded by Planning Commission Member Weckman.

MOTION CARRIED.

4. NEW BUSINESS

1) PUBLIC HEARING - Site Plan and Design Review, Variance & Conditional Use

Permit (CUP) - TMC Properties - 1370 Mill Lane

Braaten introduced the site plan and design review application, which also included a variance application and a conditional use permit application. He gave the background and location of the application. The variance request is for the proposed loading dock location on the front face of the building.

Paulsen asked about the loading dock location in the ordinance. Braaten answered that it was probably esthetics and noise mitigation reasons and followed up by talking about the parking requirements, which they are looking at. If approved, the applicant would have to enter into a proof of parking agreement with the City.

Braaten reviewed the hardcover, landscaping, and lighting proposed for the site.

Public hearing mailings were sent out and no comments were received.

Braaten asked the commission to review the criteria and the CUP standards prior to making any recommendations.

Nick Hanson president of TMC, went through the back history. He talked about the previous 2022 application and how they held a neighborhood meeting to address issues. More discussion followed with the past variance concerns. He informed the Commission that the project is dependent on his customer buying in and signing a multi-year contract. More discussion followed.

Braaten explained the timeline that Mr. Hansen was looking at. More discussion followed regarding the criteria for this approval. Which he felt wouldn't be a problem.

Polunc opened the public hearing.

There were no public hearing comments.

Polunc asked for a motion to close the public hearing

Paulsen made a motion to close the public hearing and it was 2nd by Weckman to close the public hearing.

Motion to approve the variance was made by Planning Commission Member Paulsen, along with discussion as to why he was in favor of it and including the recommended conditions in the staff report. Seconded by Planning Commission Member Weckman along with his comments as to why he is in favor of it.

MOTION CARRIED.

2) PUBLIC HEARING - Variance – 100 Scott Lane

Sahal, Assistant Planner, introduced the Variance. He stated it was submitted as a rear setback variance and that upon further review a hardcover variance would also be needed. The hardcover request has not been publicly noticed, so staff and the applicant are requesting the Planning Commission opened the public hearing and continue the item to the August 7th Planning Commission meeting.

Commissioner Polunc opened up the public hearing with a motion to continue the

public hearing at the August 7th meeting.

**MOTION MADE BY PLANNING COMMISSION MEMBER PAULSEN,
SECONDED BY PLANNING COMMISSION MEMBER WECKMAN. TO
CONTINUE THE AGENDA ITEM UNTIL THE AUGUST 7TH PLANNING
COMMISSION MEETING.**

MOTION CARRIED.

5. OLD BUSINESS

No old business

6. OTHER

Braaten updated the commission on the annexation of the Elm Creek Ridge property, which the Council approved. Also, a Site Plan application for 830 Marketplace Place Drive will be on next month's agenda. Additionally, the Holbrook development was approved and work has begun out at the property. The council approved the Norsq Comp Plan Amendment, but they decided to withdraw their request.

Also, Braaten went through the permits issued for re-roofs and new homes.

7. ADJOURN

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

MOTION CARRIED.

**RESPECTIVELY SUBMITTED,
DAVID HAVLIK**

Chad Genz, Chair

ATTEST: _____
Brenda Stein, Administrative Specialist