

# WACONIA PLANNING COMMISSION MEETING AGENDA



Thursday, August 7, 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

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**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@waconia.mn.gov](mailto:lbraaten@waconia.mn.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) July 10, 2025, Planning Commission Meeting Minutes
4. **NEW BUSINESS**
  - 1) **PUBLIC HEARING - Variance – 100 Scott Lane**

Motion to Close Public Hearing  
Motion recommending either approval or denial of a variance for the construction of a 14-foot by 18.7-foot partially covered deck within the 30-foot rear yard setback and the improvement of a screen porch below that allows the maximum impervious surface of 33.8% versus the maximum 25% allowed in the Shoreland Overlay District for the property located at 100 Scott Lane.
  - 2) **PUBLIC HEARING - Elm Creek Ridge Preliminary Plat, PUD Zoning Request**

## **& Comprehensive Plan Amendment**

Open the public hearing.

Motion to close the public hearing.

Recommend either approval or denial of the Preliminary Plat Application titled Elm Creek Ridge, which proposes subdivision of the subject properties into 56 single-family home parcels and 3 outlots.

### **3) Site Plan & Design Review - 830 Marketplace Drive**

Provide a recommendation to the City Council regarding the Site Plan & Design Review application for the proposed 10,600 square foot automotive tire store and repair shop proposed to be located at 830 Marketplace Drive.

## **5. OLD BUSINESS**

## **6. OTHER**

### **1) Staff Update**

## **7. ADJOURN**