

CITY OF WACONIA
AUGUST 7, 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 Member Polunc at 6:30 PM.

The following Commissioners were present: Joe Polunc, Bruce Paulsen, Daryl Peterson, Jacob Weckman and Simon Malinski.

The following Commissioners were absent: Chad Genz

The following Commissioners were present but not voting:

2. ADOPT AGENDA

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

MOTION CARRIED .

3. APPROVAL OF MINUTES

1) July 10, 2025, Planning Commission Meeting Minutes

Motion to Approve July 7th Meeting Minutes made by Planning Commission Member Weckman, seconded by Planning Commission Member Peterson.

MOTION CARRIED .

4. NEW BUSINESS

1) PUBLIC HEARING - Variance – 100 Scott Lane

Sahal presented the Variance Application for address 100 Scott Lane and shared a recap of the project.

- The original deck and patio were constructed around 1990 without a permit.
- Current property owners purchased the home in 2022 and were not aware of its non-conforming status.
- The property's location is in the Shoreland Overlay District, which allows 25% hardcover, the existing hard cover is 33.7% and the proposed improvements would be 33.8%.
- The existing deck and porch are set back 21.2 feet from the rear lot line and the new deck would be setback 19.2 feet. Variance is needed due to the 30-foot rear yard setback requirement.

Sahal displayed the site survey showing the proposed deck and patio changes, dimensions and setbacks on the site survey.

The variance criteria were taken into consideration.

The public hearing is still open.

Comments and Concerns:

Steve Follett, Homeland Builders, Mayer, MN

Stated that the property has never been in compliance with the hardcover regulations or the setback requirements.

Tracy Hart, 100 Scott Lane, Waconia, MN 55387.

Paulsen is in favor of granting the variance if they are willing to mitigate the hardcover back down to 25%.

Hart mentioned they had no knowledge of all the non-conformance issues with this property when they purchased it. The patio is slanting toward the house, causing water damage and the deck is rotting. Hart stated they put in french drains and are proposing an under-deck system for water drainage into rain barrels.

Planning Commission Member Polunc agreed with Planning Commission Member Paulsen regarding the french drains possibly being sufficient.

Braaten replied by saying it would be difficult to go back after the fact and determine how it was constructed.

Don Nemitz, 100 Scott Lane, Waconia, MN 55387.

Nemitz described the french drain system as working correctly and indicated he may have installation plans at home.

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

MOTION CARRIED

The applicant should work with City staff to determine a final storm water plan based on existing and proposed improvements to the satisfaction of the City Engineer prior to City Council approval.

Motion to recommend approval of the variance made by Planning Commission Member Paulsen, seconded by Planning Commission Member Peterson with the conditions identified in the staff memo and the additional condition mentioned regarding the storm water plan and improvements.

MOTION CARRIED.

2) PUBLIC HEARING - Elm Creek Ridge Preliminary Plat, PUD Zoning Request & Comprehensive Plan Amendment

Braaten presented the application for the Elm Creek Ridge residential development which included a Preliminary Plat, PUD Zoning Request and Comp Plan Amendment. The development is just under 30 acres and located west of Hwy. 284. Lennar is building to the north of the subject property in the Waterford Development. To the east are properties guided as UR, Urban Reserve. To the south of the proposed development are existing large lot single-family homes. Just east of Hwy. 284 is the Woodland Creek residential development.

The annexation has been approved. The property is guided low and medium density residential. The applicant wants to stay below the 4 units per acre. They are proposing to develop the entire property as low density rather than include medium density residential. A proposed layout was displayed showing 56 new homes. A PUD is requested to allow a side yard setback at 7.5 feet vs the typical 10 feet and they are asking for a hard cover maximum of 50%. Three outlots are proposed. Braaten talked about a significant gas line easement that runs right through the middle of the development.

Braaten mentioned Highway 284 on the east side and confirmed the applicant continues to work with MNDOT on what improvements need to be made as a part of this project.

Paulsen inquired about any additional costs to the City as part of this development. Braaten stated that there may be some minimal infrastructure oversizing costs. Do the two outlots mitigate the negative outcome of the wetlands? Braaten answered by stating the applicant is working with the CCWMO.

Polunc asked about Highway 284. Braaten replied that Hwy. 284 is a state highway, so any improvements would be at the requirement of MnDOT.

Planning Commission Member Polunc opened the Public Hearing.

Comments and Concerns:

Jason Palmby, applicant, Edina, MN

Palmby stated that MNDOT has a requirement to put in a shoulder and an additional turn lane coming south on Elm Creek Road if this project goes through.

Planning Commission Member Peterson asked about the 284 access. Braaten reconfirmed the need to have 284 as secondary access to this development. Highway 284 is the entrance point.

Dave Grandy, Waconia Township Board.

Grandy expressed appreciation to the developer for moving it to a low density.

Leroy Hendricks, 10585 Elm Creek Road, Waconia, MN

Highway 284 access and entrance are a concern. Hendricks feels work should be done regarding going southbound on Highway 284 with no shoulder. Traffic is a major concern in this corridor.

Jacob Sams, 10475 Elm Creek Road, Waconia, MN
Concerns about traffic and access to Highway 284.

Palmby mentioned they are in the middle of an application with MNDOT.

Motion to close the Public Hearing made by Planning Commission member Weckman, seconded by Planning Commission member Paulsen.

MOTION CARRIED

Discussion took place regarding traffic, speed limits and a turn lane. Braaten brought up amending condition number 7 with regard to sidewalks. There will be a regional trail to the east side at some point and time. Instead of constructing the sidewalk now, it would make more sense to take cash in lieu.

As a 19th condition, staff are requested to have a conversation with MNDOT regarding the request to study the speed in the Highway 284 corridor to reduce the speed.

Motion to recommend approval of the Elm Creek Ridge Preliminary Plat, PUD Zoning Request & Comprehensive Plan Amendment made by Planning Commission Member Paulsen subject to the 19 Conditions of approval, also with condition number 7 to accept cash in lieu rather than constructing the sidewalk, seconded by Planning Commissioner Weckman.

MOTION CARRIED

3) Site Plan & Design Review - 830 Marketplace Drive

Application submitted by Java Companies for site plan and design review for the property at 830 Marketplace Drive. This application is for a 10,600 square foot automotive tire store located west of Auto Zone, and east of Valvoline, Goodwill and Farm Supply. This is a permitted use in the B-1 District, also located in the Highway Design Standards District. There is an existing trail on the north side a sidewalk on the south side and the applicant is proposing a pedestrian sidewalk connection along the west side.

Parking, trash enclosure and all landscaping requirements have been met.

All hard cover, setback and building requirements have also been met.

The materials have met all city requirements.

Lighting plan will need to be submitted and reviewed by staff prior to building permit issuance.

Note the possible conditions of approval included in the staff memo related to the application.

Comments and Concerns:

Mark Krogh, Java Company, Mendota, MN

Planning Commission Member Paulsen asked if Krogh had looked over the conditions of approval and agreed with them. They will be able to make any corrections needed. Planning Commission Member Malinski asked if vehicles would be left unattended in the parking lot for a period of time. Krogh stated they would not.

Motion to recommend approval of the Site Plan and Design Review application for 830 Marketplace Drive by Planning Commission Member Paulsen with the 15 conditions identified in the staff memo, second by Planning Commission Member Peterson.

MOTION CARRIED.

5. OLD BUSINESS

Old Business None

6. OTHER

1) Staff Update

Staff update:

- 56 new home permits issued so far this year.
- Road projects are generally on track for completion.
- On track to have the roundabout on 10 and Parkway North completed soon.
- Holbrook development is moving forward at a fast pace.

Questions: None

7. ADJOURN

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

MOTION CARRIED.

