

**CITY OF WACONIA
December 1, 2022**

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

Pursuant to due call and notice thereof, the regular meeting of the Planning Commission of the City of Waconia was called to order by Grohamnn at 6:30 PM.

Members Present: Grohamnn, Leshner, Sherman, Zellman
Member Absent: Sarcletti
Alternate: Ludford – Present
Staff Present: Braaten, Havlik
City Liaison: Sorensen - Present

2) [Adopt Agenda](#)

No revisions to the agenda

**Motion by Sherman, seconded by Leshner to approve and adopt the agenda.
All present voted aye. MOTION CARRIED.**

3) [Minutes Approval](#)

No additions or edits to the November 3rd, 2022 Planning Commission Meeting minutes.

**Motion by Leshner, seconded by Ludford to approve the minutes from the
November 3, 2022 Planning Commission Meeting. All present voted aye.
MOTION CARRIED**

[November 3rd 2022 Planning Commission Meeting Minutes.pdf](#)

4) [New Business](#)

4.1 [PUBLIC HEARING - SITE PLAN and DESIGN REVIEW, VARIANCE &
CONDITIONAL USE PERMIT \(CUP\) - TMC Properties, LLC](#)

Braaten opened the public hearing identifying the site location on the map explaining the proposed building, variance request (loading berths) along with CUP request for parking. The lot application meets all the setback and hardcover requirements. The proof of parking is met as well. There was discussion about the chiller/boiler location and screening in general. Braaten went through the landscape

and truck turning site plan. Noting that the turning width could be less per City Engineer.

In the design review process Braaten noted that it met all the requirements. The screening in different areas was brought up for the Commission to be aware of. He also went through the floor plan and materials to be used. Also noted the applicant had a neighborhood meeting prior to this meeting to get feedback. There were no public hearing comments as part of the application. Going through the recommendations Braaten brought up for consideration number 8 the drive isle being reworded to the satisfaction of the City Engineer. Also, there was discussion about various other items that needed clarification.

Grohmann opened the public hearing with the first person coming up is

Earl Gabower – Shaw Construction 8441 West Lake Dr. Chanhassen

He explained the phase line in the plan as being an internal if they built less than the full plan. At this point, it isn't being considered. The trash enclosure open part the only people who would be the people in the cul-de-sac or at TMC. They feel the screening presented is adequate. Other comments were addressed earlier.

Nick Hanson 1423 Mill Lane (owner) He explained the proposal more. He explained that the finance isn't there yet. They wanted to go through the Planning Commission first getting the design proposal approved. Also, discussed more of the logistics of the proposal. He answered questions and talked through more in-depth parts of the proposal with the Commissioners regarding the project.

Zellman motioned to close the Public Hearing, 2nd by Leshar. All present, voted aye and the Public Hearing was closed.

Discussion continued amongst the Commissioners on different aspects of the project. All remarking that they were pleased with the plan.

Braaten brought up the Commissioners concerns are numbers 6, 8, & 10.

The discussion continued and the Commissioners were all in favor of this project. With the addition of adjustments to the recommendations presented.

Ludford motioned to move forward striking 10 modifying 8 requiring the City Engineer to determine the truck access width then striking the gate out of #6.

Zellman 2nd the motion. All present voted aye. It will now go in front of the Council on the 19th of December. With the recommendations.

[Cover Page](#)

[1 Location Map_1370 Mill Lane.pdf](#)

[2 Applicant Statement of Use Letter.pdf](#)

[3 Public Hearing Notices.pdf](#)

[4 TMC Industries Project Plan Set.pdf](#)

[5 TMC Industries Floor Plan and Elevations.pdf](#)

[6 Site Plan Review #1 Engineer Comments dated Nov 21 2022.pdf](#)

4.2 10th Street Small Area Plan - Kim Lindquist, WSB

Cover Page

Braaten explained who Kim Lindquist is and her purpose with WSB.

Explaining that it is a product of the joint work session and is the final draft.

Looking for a recommendation that can be presented to Council on December 19th.

Kim at the podium explaining the project explaining a breakdown of the 69 acres of the plan.

Explaining what the intent is with the project. revaluating the land uses along with local needs.

She went through the maps that are in the handout. Identifying where the parcel is located and the topographical makeup of the area.

She went through the market analysis. Stating she has concerns about Commercial property with all that has been happening in the market. She stressed residential growth how it is happening at a comfortable pace in Waconia.

She went into explaining the different Concepts. Concept 1 she went through and explained the groupings. Industrial in the North section. On the South section having Medium Residential.

Concept 2 very similar on the North side with Industrial lots that are smaller in size also more roads may be needed. On the South side this is showing more low-density townhome development with varies designs.

Infrastructure, with either Concept there doesn't appear to be a capacity issue. But it could change depending upon the final tenant.

The road issues were addressed. Went through the findings. Presenting different scenarios depending upon again, the concept that is recommended.

Transportation was looked at. With a mixture of possible changes that would have to take place. From upgrading intersections to roundabouts. Based on forecasted volumes.

Public open house was held in August with approx 100 people attending. There were 16 responses. From the responses most wanted lower density. A few people were happy we were moving away from the big box commercial. A variety of comments.

They also met with the property owners as well.

To summarize what the needs are.

The utilities and roads would have to be upgraded, developed and evaluated.

That all the trends with Industrial/Commercial and Residential made sense with the current Market conditions.

It was asked what we are recommending. Is it one of the concepts of the plan.

Braaten summarized the report and explained the history of where it was. Explained that this is a the concept. He also explained the prework that was done.

It was asked what we are recommending. Is it one of the concepts or the plan. Something that might not come into play for the foreseeable future, depending on different variables that could come into play.

Kim explained about residents moving into the city wanting to know what is going on with the empty property possibly next to where they move.

Grohmann asked about the pipeline and how it would the middle of a building.

She explained about the placement the building

Commissioners expressed their approval giving the area options to work with.

Braaten explained there is no **timeline** on the project. All conceptual at this point.

Motion by Lesher to recommend approval of the 10th Street Small Area Plan. Seconded by Sherman All present voted aye. **MOTION carried.** This will be brought to the Council on the 19th for review and consideration.

5) **Old Business**

No old business.

6) **Other - Staff Update**

Braaten explained the demo of the legion. Also, the temp use permit 241 Olive St.

A big Thank You to the three Commissioners at their last meeting. Grohmann, Sherman, Ludford.

Braaten thanked them for their help and dedication on the Planning Commission.

Happy Holidays!

Next meeting on January 5th, talking about Park Dedication ordinance, revisions that the City Administrator and Braaten have been working on.

Woodland Creek 5.

Scooters Coffee.

Also, variance training with the City Attorney.

Casey's movement. Permits submitted. Also the tarps on the sign Braaten will contact them to secure a more permanent solution.

Adjourn

Motion by Lesher , seconded by Sherman to adjourn all present voted aye. **MOTION carried.**

Respectfully Submitted by;
David Havlik
Office Assistant

Numbering Selector