

# WACONIA PLANNING COMMISSION MEETING AGENDA



Thursday, November 6, 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) September 4th, 2025 Planning Commission Meeting Minutes
  - 2) **October 14th, 2025 Special Planning Commission Meeting Minutes**  
Motion to approve the October 14th, 2025 Planning Commission Meeting Minutes
- 4. NEW BUSINESS**
  - 1) **PUBLIC HEARING - Zoning Map Amendment - 9550 Airport Road**  
Open Public Hearing  
Motion to Close the Public Hearing  
Motion recommending either approval or denial of the proposed Zoning Map Amendment to rezone the subject parcel from R-3, Medium Density Residential District to P, Public District.

**2) PUBLIC HEARING — Variance - 748 Old Beach Lane**

Open the Public Hearing

Motion to Close the Public Hearing

Motion to recommend approval/denial of the Variance application submitted by Libby Montreuil with Boulder Images, Inc. for expansion of retaining walls within the bluff impact zone and additional hardcover in excess of the 25% maximum allowed for the property located at 748 Old Beach Lane.

**3) PUBLIC HEARING — After the Fact Variance — 301 Oak Street South**

Open the Public Hearing

Motion to Close Public Hearing

Motion recommending approval/denial of the three variances requested by the applicant to allow the existing garage to be located 9.8 feet from the rear lot line versus the 10 ft. minimum setback required; to be located 14.1 feet from 3rd Street where a 15-foot minimum setback is required; and to allow 41% hardcover on the property where a maximum of 35% is allowed within the R-2 Single-Family Residential Zoning District.

**5. OLD BUSINESS**

**6. OTHER**

**1) Staff Update**

**7. ADJOURN**