

**CITY OF WACONIA  
OCTOBER 14, 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 Chair Polunc at 5:00 PM.

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

The following Commissioners were absent: Planning Commission Member Genz, Planning Commission Member Peterson, Planning Commission Member Malinski

The following Commissioners were present but not voting:

Meeting was called to order by Commissioner Polunc at 5:00 PM.

**2. ADOPT AGENDA**

Commissioner Paulsen to approve the agenda, seconded by Commissioner Weckman.

**MOTION CARRIED**

**3. NEW BUSINESS**

**1) Steep Slope Permit — 748 Old Beach Lane**

Braaten explained the Steep Slope Permit. He explained the location, the survey details, and some of the history with the property. Further, he explained that due to the erosion issue this process has been expedited and the City Engineer has reviewed the initial information and it was also sent to the DNR and the SWCD for comment. The intent is to bring the item for approval to the next council meeting on Oct 20.

Paulsen asked if this was/is nonconforming before this.

Paulsen asked about the construction and plant material. Discussion followed.

Polunc invited the applicant up.

**Libby Montreuil with Boulder Images** came up to explain the situation and the timeline. She went on to explain the options. She stated the wall is what needs immediate attention. She also went on to explain how they would take care of fixing it. Along with a new wall, they were considering replacing the wooden steps. They were aware of the hardcover issue on site and that this may require a variance application in the future. Plants will be planted next spring to get established. The slope is now 1 to 1 ratio. The existing boulders would not be used. They would need new ones.

Braaten explained that Soil and water and the City Engineer have done an initial review and, therefore, this plan is in front of you that would allow the existing non-conforming walls to be replaced. If the applicant decides that expansion of the

retaining walls and the inclusion of a stone stair is necessary, this plan may be back as a variance request at the November 6th meeting.

Paulsen asked Braaten about the variance request. Braaten said that at that point we would have to wait to see what the Variance consisted of. Paulsen stated his concern about the plant material surviving, and we should provide some follow-up to check that. He requested this be included as a possible condition of approval for the City Council to consider.

**Monica LaRose 748 Old Beach Road** came up and gave a little history /background of the wall and stated her sense of urgency to get this done. Commissioners had no other questions.

**Commissioner Paulsen made a motion to approve the Steep Slope application with the addition of condition #11. 2nd by Commissioner Weckman.**  
**MOTION CARRIED**

#### 4. ADJOURN

**Commissioner Paulsen made a motion to adjourn. Seconded by Commissioner Weckman.**  
**MOTION CARRIED**