

**CITY OF WACONIA
SEPTEMBER 4, 2025**

1. CALL MEETING TO ORDER AND ROLL CALL

Commissioner Chair Genz called the Planning Commission meeting call to order at 6:00 PM.

2. ADOPT AGENDA

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

MOTION CARRIED.

3. APPROVAL OF MINUTES

Motion made by Commissioner Paulsen seconded by Commissioner Weckman.

MOTION CARRIED

1) August 7, 2025 Planning Commission Meeting Minutes

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

MOTION CARRIED.

4. NEW BUSINESS

1) PUBLIC HEARING - Comprehensive Plan Amendment - PID#755750440

Braaten introduced the Public Hearing for the Comp Plan Amendment submitted by Preston Fox for approx 11 acres. He gave some background on the application. The entire parcel is currently guided wetland/open space. Braaten brought up the GIS map showing the different land use categories. He went on to speak about how the review process has changed at the Metropolitan Council and that now the generalized land use areas are being required to more accurately reflect the proposed use. He explained that process. This isn't a sketch or development plan, the applicant is proposing to re-guide a portion of the property to low density residential. Braaten said that tonight the Commission should review the information, hold a Public Hearing, and make a recommendation for the City Council keeping the comp plan amendment criteria in mind. He went on to show where the utilities and future road layouts would be conceptually.

Paulsen asked about the permissible use at the end of the cul-de-sac. He also asked if

this is in the shoreland overlay district.and wanted to know how the woodlands stay protected. Braaten went on to explain Shoreland overlay regulations and the required buffers, etc.. Discussion followed.

Genz opened up the public hearing

Lindsey Lauby 851 Goldfinch Drive, commented about what the commission brought up about the preservation of wetlands. She went on to make comparisons between the comp plan to the criteria y p nr considered for comp plan amendments. She talked about the wide variety of wildlife in the pond and surrounding area, passing out pictures explaining the pond's status today. She talked about when the city does a plan review. She spoke about the flooding problems from runoff related to the pond in her neighborhood. That it is needed for drainage. She talked about future problems with development.

She went through all of the criteria that the Planning Commission should consider when considering a comp plan amendment. There was more discussion on the need for a pond and a place for run off.

She went on to talk about the comp plan chapter 3 regarding wetlands.and keeping older neighborhoods viable. She also talked about water protection and, again, future development and the possible precedent it would have. She asked if approved, the trees and wood that would be taken down, how they would be replanted/forested.

Braaten replied that none of the wetlands were proposed to be filled in. More discussion followed.

Paulsen asked about the criteria, saying that it's not like a variance where all points need to be met. Braaten explained that he was correct, a comp plan amendment does not need to meet all of the criteria. The items are just for consideration in helping you make your decision.

Jesse Lauby 851 Goldfinch Drive. He spoke about the pond and how it pertains to the ecosystem in the area. He also stated that it doesn't meet the criteria.

Preston Fox, 6 Alfred Blvd He reiterated that there are only 4 1/2 acres that are buildable. 6 1/2 would remain natura and the wetlands we remain as is. He reviewed what he wanted to do.

More discussion and questions followed.

Paulsen asked to be sure that there were only 4 1/2 acres, not the 11 total acres. Staff indicated that was correct.

Ms. Lauby came back up to clarify the DNR wetlands with pictures. She just wanted to verify that the wetlands wouldn't be touched.

Malta Beckett 865 Goldfinch Drive she reiterated the impact of development.

Elmer Baldwin 9955 Oak Ave, went through the history of the past. And if it is developed, he doesn't want the run-off to go onto his property. He reiterated how he doesn't want the additional water, stating that the city should put in more holding ponds to keep the runoff away from his property.

Ms. Lauby came up again to talk about the flooding in her yard and neighbor's yard.

Mr. Lauby wanted to clarify what the wetland is, with Braaten clarifying.
Discussion continued.

Paulsen made a motion to close the public hearing, seconded by Polunc
MOTION CARRIED

Genz asked the commissioners if they had other questions, and Paulsen asked what would happen if this was not approved. Would this stop the development, and have problems with the Met Council on this? Braaten stated it would be entirely up to the Planning Commission on their thoughts regarding the re-guidance of the property.
More discussion continued.

Polunc spoke about the different layers of government looking at this. A lot of checks and balances happening.
Genz talked about where he stood, and he felt that at that time it didn't make sense.

Motion Carried. 4-1 to deny the Comp Plan Amendment

5. OLD BUSINESS

6. OTHER

1) Ground Mounted Solar Structure Discussion

Braaten brought up ground-mounted solar system installations. He explained some examples. He was asking the commission for feedback on to regulate these structures.

Genz stated the typical lot size in Waconia would prevent most residents from having one. Suggesting that language in the accessory structure ordinance could be an option. Braaten brought up having this in the accessory structure category. Genz saying in that accessory category, can we have a solar panel included? Discussion followed. Some HOA's have rules to prevent having ground solar panels.
More discussion followed, with the majority stating that they are opposed to having ground solar panels regulated as accessory structures.

2) Staff Update

70 new home permits have been issued so far in 2025. Holbrook has 4 spec homes

going in, consistent with their development agreement.

The roundabout at County Road 10 and Waconia Parkway North won't open till after Nickel/Dickel day.

He also gave a quick update on the 100 Scott Lane variance, indicating it was approved by City Council and the property owner was going to install a rain garden to meet the conditions of approval since the installed draintile mentioned during the Planning Commission meeting did not meet stormwater requirements.

7. **ADJOURN**

Motion by Commissioner Paulsen to adjourn, seconded by Commissioner Weckman

MOTION CARRIED