

**CITY OF WACONIA
DECEMBER 4, 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 Chair Genz at 6:30 PM.

The following Commissioners were present: Planning Commission Member Genz, Planning Commission Member Polunc, Planning Commission Member Paulsen, Planning Commission Member Peterson, Planning Commission Member Malinski.

The following Commissioners were absent: Planning Commission Member Weckman.

The following Commissioners were present but not voting: None.

2. ADOPT AGENDA

Braaten had no changes to the agenda.

Commissioner Paulsen made a motion to adopt the agenda, seconded by Commissioner Peterson.

MOTION CARRIED.

3. APPROVAL OF MINUTES

Commissioner Polunc made a motion to approve the minutes from the November 6, 2025, Seconded by Commissioner Paulsen.

MOTION CARRIED.

1) November 6th, 2025 Planning Commission Meeting Minutes

4. NEW BUSINESS

1) Steep Slope Permit - 25 Lake Street East

Assistant Planner Abdihafid Sahal introduced the Steep Slope Permit at 25 Lake Street East. Showing the location of the property, which is in the Shoreland Overlay District. The applicant is proposing to build a single family home within a steep slope. Other improvements will include retaining walls along with a catch basin to capture runoff. The applicant is proposing the maximum of 25% hardcover allowed. He also included the erosion control plan. He also explained the three different drainage systems, how they work independently of each other. Generally speaking, steep slope permit review, it is mainly an engineering review to make sure the project doesn't create an erosion issue in a sensitive area.

Commissioner Paulsen asked where the storm water would drain. Discussion followed.

Braaten explained the current system along with future runoff systems. Commissioner

Malinski asked about the wall and the type of material would be used.
Commissioner Polunc asked about the erosion control. Braaten talked about the applicant's options going forward.
Commissioner Paulsen drove by and noted that there wasn't anything that stood out that would prohibit the project from going forward.
Commissioner Polunc made a motion to approve the steep slope permit with the 9 recommendation conditions stated in the staff memo. Seconded by Commissioner Paulsen.

MOTION CARRIED

5. OLD BUSINESS

No Old business.

6. OTHER

1) Staff Update

Braaten talked about the new home total for the year at 115. All the land use applications were approved by Council. The draft of the 2026 Planning Schedule was handed out for review.

7. ADJOURN

Commissioner Paulsen made a motion to adjourn, seconded by Commissioner Peterson.

MOTION CARRIED

8. WORK SESSION