

WACONIA PLANNING COMMISSION  
Thursday, January 7, 2021

Pursuant to due call and notice thereof, the Waconia Planning Commission was called to order by Chairperson Leshner at 6:30 p.m. The meeting was held via Zoom due to the COVID-19 pandemic.

1. LESHNER CALLED THE MEETING TO ORDER.

MEMBERS PRESENT: Sherman, Grohmann, Zellman, Leshner, Sarcletti  
MEMBERS ABSENT: All present  
ALTERNATE: Ludford-Present  
STAFF PRESENT: Braaten, Nelson, Stein  
VISITORS: See attached sheet  
CITY COUNCIL LIAISON: Pierson

Braaten explained that due to the use of the Zoom format for the meeting all votes would have to be taken via roll call.

There were no revisions or additions or additions to the agenda.

Braaten welcomed the new Planning Commission Members, Tina Zellman and Jim Sarcletti.

2. ADOPT AGENDA: MOTION BY GROHMANN, SECOND BY SHERMAN TO APPROVE THE AGENDA AS PRESENTED. ALL PRESENT VOTED AYE. MOTION CARRIED.

3. ADOPT MINUTES: MOTION BY SHERMAN, SECOND GROHMANN TO APPROVE THE MINUTES FROM DECEMBER 3, 2020. ALL PRESENT VOTED AYE. MOTION CARRIED.

4. NEW BUSINESS:

**A. PUBLIC HEARING – COMPREHENSIVE PLAN AMENDMENT BY MIKE KNOTT FOR THE PROPERTY LOCATED AT 9550 AIRPORT ROAD.**

The City received a Comprehensive Plan Amendment application from Mike Knott to rezone the property located at 9550 Airport Road as M, Medium Density Residential rather than the current guidance of C, Commercial. The undeveloped 9-acre parcel is located within Laketown Township.

Braaten showed the property location of 9550 Airport Road on the map explaining the surrounding neighboring properties. To the east is Laketown Elementary School, to the north is the Metropolitan Lift Station, west is undeveloped commercial property and to the south is Target.

Knott is requesting the City of Waconia amend the City's Land Use Plan and rezone the subject property M, Medium Density Residential versus its current guidance of C, Commercial.

Braaten explained the existing Comp Plan guidance as C-Commercial. The guidance allows for the development of businesses providing retail trade or service for individuals or business including office buildings. The zoning districts associated with Commercial guidance are B-1, Highway Business District or B-4, Health Care Business District.

The proposed Comp Plan guidance of M-Medium Density Residential would allow such land uses as single- and two-family dwellings. The density range for Medium Density is 4-10 units per acre.

Braaten asked that the Commission members review the based on the Comprehensive Plan criteria included in the packet when recommending changes to the Comprehensive Plan.

Sarcletti commented on the parcel to the south with the potential for it to be zoned Commercial.

Grohman recalled that there had been an informal discussion on this property when staff and Commission Members were working through the 2040 Comp Plan update.

#### LESHER OPENED THE PUBLIC HEARING.

Mike Knodt, property owner/applicant, 415 Lakeview Terrace Blvd, Waconia, MN

Comments and concerns:

Knodt stated that this is a nine-acre parcel, but less than 3 acres is buildable. Braaten displayed the area on the map indicating the approximate buildable portion of the property. The 3-acre developable portion seems to be completely isolated from the school. Knodt mentioned the driveway being awkwardly placed, but in a unique way and appealing for residential homes.

Leshar commented on the previous discussion and the concern with the noise from the lift station. Knodt stated that he is unaware of any noise coming from the lift station. Knodt mentioned the developments setbacks are a significant distance from the lift station.

Sherman asked about wetland credits. Knodt hired a Civil Engineer to determine the buildable area and how a product would fit within the surrounding wetland areas.

Knodt stated that they were able to get 12 buildable sites onto this 9-acre parcel by using only the 3 buildable acres.

Grohmann requested clarification regarding the concept plan the Planning Commission reviewed when working on the Comp Plan. Knodt was unfamiliar with the previous submittal but explained what they would be proposing. The description given seemed to be similar to the proposal seen a year ago.

Sarcletti commented on the surrounding commercial districts and asked Mr. Knodt if there was any concern about potential homes in close proximity to future commercial. Knodt stated that the wood acreage and wetlands put a lot of distance between school

and commercial properties. The walkability to the commercial establishments make this an appealing site to build.

Leshner asked for an explanation about his comment regarding the property not being suitable for commercial. Knodt stated that they feel that the access is limited and this helps to determine what should go into this area. Knodt does not believe this site is conducive to being commercial property.

Sarcelletti asked about the Comp Plan being approved and to change the plan so soon. Braaten answered by stating that there is always room for change, and this happens from time to time. If a new guidance is proposed that helps inform the goals of the community and is compatible to future growth then it should at least be considered.

MOTION BY GROHMANN SECOND BY SHERMAN TO CLOSE THE PUBLIC HEARING. ALL PRESENT VOTED AYE. MOTION CARRIED.

Grohmann recalled the previous proposal and is in favor of the amendment. A residential development seems like a great use of the property.

Leshner added that this is a unique parcel encumbered by a significant amount of wetland which may make it challenging for commercial. He remained concerned with the possible lift station noise but was in favor of the proposal.

Sarcelletti agreed with the proposal fitting on this parcel and likes the fact that the school is in support of the development.

Sherman agreed. He likes the buffer and feels this is good use of the land.

Staff notified Carver County, Waconia Public Schools, Laketown Township and Waconia Township regarding the proposed amendment. The comments received were attached to the packet for review and consideration.

MOTION BY GROHMANN, SECOND BY SARCELLETTI TO RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN AMENDMENT BY MIKE KNOTT FOR THE PROPERTY LOCATED AT 9550 AIRPORT ROAD. ALL IN FAVOR VOTE AYE. MOTION CARRIED.

This item will go to the City Council on January 19<sup>th</sup>, 2021 for consideration.

## **5. OTHER:**

### **A. ELECTION OF OFFICERS**

Braaten explained the process of the Election of Officers.

LESHER NOMINATED GROHMANN TO CHAIRPERSON THE PLANNING COMMISSION MEETINGS. ALL IN FAVOR VOTED AYE.

SHERMAN NOMINATED LESHER TO VICE CHAIR THE PLANNING COMMISSION MEETINGS. ALL IN FAVOR VOTED AYE.

**B. STAFF UPDATE.**

- 45 New Homes.
- Issued the permit for the 1Micro expansion.
- Braaten indicated the February meeting was going to be busy and would include:
  - 271 Fair Circle – per the direction of City Council as new information was presented to them and they wanted the Planning Commission to have the opportunity to review prior to their consideration.
  - Variance submittal for 309 Elm Street regarding hard surface coverage.
  - Willow Winds Garden Center, Conditional Use application.
  - Dairy Queen submitted a Site Plan application for the property located between Aldi and Subway on Hwy. 5.
- Target is working on a covered drive-up service such as an outdoor storage area.
- The Conditional Use permit from Lola's is complete and pictures from Kyle Berger are available to view. No complaints from neighboring properties.
- Still no news regarding UFC site.
- Variance 80 Point Drive and 227 Lakeview Terrace Blvd variances were both approved based on Planning Commission recommendation.
- Reminder that Variance training will take place on February 1, 2021 after the City Council meeting.

Sarcletti inquired about the Ground Round building. No new information has been received by the City.

Discussion took place regarding when the Planning Commission meetings will return to the City Council Chambers.

Nelson talked about the 2021 Planning Commission Schedule.

THERE BEING NO FURTHER BUSINESS, MOTION BY GROHMAN TO  
ADJOURN AT 7:30 PM, SECOND BY SARCLETTI. ALL PRESENT VOTED AYE.  
MOTION CARRIED.

Respectfully submitted,

Brenda Stein  
Recording Secretary