

WACONIA PLANNING COMMISSION  
THURSDAY March 4, 2021

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

CALL MEETING TO ORDER.

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

2. ADOPT AGENDA: MOTION BY LESHNER, SECOND BY SARCLETTI TO APPROVE THE AGENDA AS PRESENTED. ALL PRESENT VOTED AYE. MOTION CARRIED.
3. ADOPT MINUTES: MOTION BY SHERMAN, SECOND ZELLMAN TO APPROVE THE MINUTES FROM FEBRUARY 4, 2021. ALL PRESENT VOTED AYE. MOTION CARRIED.

**4. NEW BUSINESS:**

**A. PUBLIC HEARING – VARIANCE BY DOUBLE SEVEN DEVELOPMENT AND CONTINUATION OF SITE PLAN AND DESIGN REVIEW FOR THE PROPERTY LOCATED AT 10610 10<sup>TH</sup> STREET WEST.**

Braaten presented a summary of the meeting from February 4<sup>th</sup>, 2021 explaining the Site Plan and Design Review applications for Double Seven Development were continued to allow the applicant time to submit a variance application for the proposed exterior metal material. The metal exceeds the requirements mentioned in the Architectural Design Standards for the Highway District and requires consideration of a variance. Commission members are aware that the revisions have been included in the updated plan set in this report.

Property located at 10610 10<sup>th</sup> Street West with highway 5 to the north, Aldi to the west, Subway to the east and 10<sup>th</sup> Street to the south. Braaten described the revised plan showing the landscaping, parking, and screening revisions.

Braaten explained the revisions to the side and rear elevations, which are more consistent with the architectural standards. The variance is to exceed the 15% façade maximum allowed in the current Highway District Design Standards for a metal accent material.

Lighting plan, landscaping and the tree count is now conforming to the City Code requirements.

Braaten summarized the variance criteria to consider and displayed photos of an existing building that will be similar to the one constructed in Waconia.

GROHMANN OPENED THE PUBLIC HEARING.

Braaten explained the process for the public to speak during the virtual public hearing.

No public hearing comments were received.

MOTION BY LESHER SECOND BY SARCLETTI TO CLOSE THE PUBLIC HEARING. ALL PRESENT VOTED AYE. MOTION CARRIED.

Grohmann is satisfied with the looks and materials of the updated plan set as they are consistent with the intent of the City Code.

Zellman agrees with Grohmann that the building looks consistent.

Leshner agrees with the comments stated.

MOTION BY LESHER, SECOND BY SHERMAN TO RECOMMEND APPROVAL OF THE VARIANCE, SITE PLAN AND DESIGN REVIEW BY DOUBLE SEVEN DEVELOPMENT FOR THE PROPERTY LOCATED AT 10610 10<sup>TH</sup> STREET WEST WITH THE ADDITION OF THE 14 CONDITIONS OF APPROVAL. ALL IN FAVOR VOTED AYE. MOTION CARRIED.

## **5. OTHER:**

### **A. 2020 Land Use Summary**

Nelson presented and explained portions of the Land Use Summary report.

### **B. Staff Update.**

- No updates regarding the Farm Supply site.
- City Council approved the Conditional Use Permit for the Garden Center.
- The variance for a shed on Meadow Lane was denied.
- The deck variance on Fair Circle was denied.
- Braaten asked if the April meeting could be changed to the second Thursday of the month. All members agreed that April 8, 2021, would work for the upcoming meeting.
- City Council approved the annexation of the Siegle property located off Highway 284 and Sparrow Road.
- Leshner asked about the Burandt property and wondered about the existing farm remaining on the site. Discussion followed.
- Annexation petition for 9550 Airport Road was submitted.
- There has been no new information on Ground Round.

THERE BEING NO FURTHER BUSINESS, MOTION BY LESHER TO ADJOURN AT 7:05 PM, SECOND BY SARCLETTI. ALL PRESENT VOTED AYE. MOTION CARRIED.

Respectfully submitted,

Brenda Stein  
Recording Secretary