

WACONIA PLANNING COMMISSION  
THURSDAY March 7, 2109

Pursuant to due call and notice thereof, a regular meeting of the Waconia Planning Commission was called to order by Chairperson Hebeisen at 6:30 p.m.

1. CALL MEETING TO ORDER.

MEMBERS PRESENT: Grohmann, Meisch, Hebeisen and Lesher.  
MEMBERS ABSENT: Vilmain, Ludford  
ALTERNATE: Ludford-absent  
STAFF PRESENT: Braaten, Nelson, Stein  
VISITORS: See attached sheet  
CITY COUNCIL LIAISON: Charles Erickson-absent

No changes to the agenda.

2. ADOPT AGENDA: MOTION BY MEISCH, SECOND BY GROHMANN, TO APPROVE THE AGENDA AS PRESENTED. ALL PRESENT VOTED AYE. MOTION CARRIED.
3. ADOPT MINUTES: MOTION BY GROHMANN, SECOND BY MIESCH TO APPROVE THE MINUTES FROM DECEMBER 6, 2018. ALL PRESENT VOTED AYE. MOTION CARRIED.

**NEW BUSINESS:**

**A. PUBLIC HEARING – DRAFT 2040 COMPREHENSIVE PLAN**

Braaten walked through the 2040 Comprehensive Plan update process and schedule as shown below.

- **November 1, 2018** – PUBLIC HEARING and Planning Commission recommendations to City Council.
- **November 19, 2018** – PUBLIC HEARING & Recommendation from staff to request a 90 day extension to the Comp Plan submittal deadline
- **December 3, 2018** – City Council approves the 90 day extension request and it is submitted to the Metropolitan Council.
- **December/January/February** – Meetings and discussions regarding a possible utility corridor through Lake Waconia Regional Park, timing of said improvements and costs.
- **March 7, 2019** – PUBLIC HEARING to discuss any possible modifications to the draft 2040 Comprehensive Plan.
- **March 18, 2019** – PUBLIC HEARING REQUESTING AUTHORIZATION TO SUBMIT THE DRAFT 2040 Comprehensive Plan to the Metropolitan Council.
- **March 31, 2019** – Final Submittal to Metropolitan Council.

Braaten clarified the alternate Land Use and Development scenario. The draft Land Use Plan is showing future growth areas over the next 20 years and what purpose each of these areas serve. Braaten pointed out key areas such as Lake Waconia Regional Park, golf course, the extension of county road 92 and Highway 5.

Braaten explained the possible utility corridor through the park and the possible revised development staging plan.

Braaten presented the revised staging plan assuming the utility corridor through Lake Waconia Regional Park. He indicated the intent of the evening was to hold a Public Hearing and for the Planning Commission to make a recommendation to the City Council. Braaten noted the public comments provided in the packet. Braaten stated that he anticipated that the Planning Commission would make the same recommendation that was made in November if there is no utility corridor going through the park. Additionally, there may be an alternate recommendation utilities are approved through the park in the near term.

Hebeisen recap is that there would be a two phase recommendation that will be sent back to the City Council for final discussion and approval.

#### MOTION TO OPEN THE PUBLIC HEARING BY HEBEISEN.

David Stradtman, Rachel Development.

Stated that they would be in favor of the trunk utility lines through the park. His concern is the development staging specific to the Anderson properties that are adjacent to Lake Waconia Regional Park. Stradtman stated they would like to see the 2020-2030 staging area identified for the Anderson's property whether or not the trunk lines go through. Timing for a development would be to bring in a concept plan and annexation into the city yet this year and to start work in the later part of 2019.

Dan Blake, Pentom Land Company

Mr. Blake indicated he was representing the Geiger and Golf View properties. In favor and support the utilities plan to go forward through the park.

Michelle Bachmann, 809 Yellowstone Trail.

Inquired as to where the multi-family units are planned. To clarify, Bachmann asked about apartments, medium to high density. Braaten pointed out the locations on the revised Land Use Plan where properties were guided for medium and high density residential.

Paul Thom- 1630 Woodlawn Circle.

Thom stated concerns with the utilities to the possible East Lake Development area and wanted to clarify the highlights of the information in his submitted letter.

Hebeisen asked about the City Engineer and Public Services Directors giving their input on this matter. Braaten stated that Thom's comments from the letter will also be added to the City Council packet for review.

#### MOTION BY GROHMANN, SECOND BY MEISCH TO CLOSE THE PUBLIC HEARING. ALL IN FAVOR VOTED AYE. MOTION CARRIED.

Hebeisen reconfirmed with Braaten that neighboring property owners would be notified of any changes.

MOTION BY HEBEISEN, SECOND BY GROHAMM RECOMMENDING THE CITY COUNCIL APPROVE THE DRAFT 2040 PLAN AS ORIGINALLY PRESENTED IN NOVEMBER OF 2018. ALTERNATELY, THE PLANNING COMMISSION WOULD RECOMMEND THE REVISED LAND USE AND STAGING PLANS TO INCLUDE THE AREAS SURROUNDING THE GOLF COURSE IF UTILITIES ARE INSTALLED THROUGH LAKE WACONIA REGIONAL PARK IN THE NEAR TERM. ALL IN FAVOR VOTED AYE. MOTION CARRIED.

**B. PUBLIC HEARING – CONDITIONAL USE PERMIT – Proof of Parking – MWF Properties, LLC – 861 Vista Blvd.**

Braaten presented MWF Properties, LLC, Conditional Use Permit application to allow for proof of parking on the subject property. Specifically, the applicant is requesting approval to construct twenty-three (23) of the required parking spaces at a later date if deemed necessary by the City of Waconia. The City Code requires all proof of parking requests to be processed as a Conditional Use Permit.

Braaten explained the site plan and identified the 23 additional parking spaces for which the applicant had requested proof of parking.

Braaten mentioned there were two public comments received regarding the Conditional Use Permit, one provided in the packet materials and the other provided prior to the meeting.

Hebeisen asked about a condition of approval regarding the CUP being review annually. Braaten stated that City Ordinance requires annual review of CUPs. Any concerns Braaten finds will be brought to the Commission.

MOTION BY HEBEISEN TO OPEN THE PUBLIC HEARING.

Brian Fisher - 851 Yellowstone Trail.

Stated they are in favor for this CUP and gave MWF credit for the communication.

Michelle Bachmann - 805 Yellowstone Trail

Spoke of the great opportunity for the neighborhood to blend in with the apartment residence in this open green space.

Matt Yetzer – MWF Properties, LLC

Spoke about the comparison of parking spaces for this project being similar to other apartment complex they own and manage. Hebeisen asked about the stalls per unit, Yetzer stated it's at 1.8 stalls per unit.

MOTION BY GROHMANN, SECOND BY LESHER TO CLOSE THE PUBLIC HEARING. ALL IN FAVOR VOTED AYE. MOTION CARRIED.

Hebeisen asked about monitoring the parking and the overflow. Braaten commented this would be based off of documentation from the neighborhood and what they are witnessing in parking issues and what staff witnessed when out on inspections.

Leshner was in favor of preserving as much green space as possible on the subject parcel if the applicant could still meet the parking needed.

MOTION BY LESHER, SECOND BY MEISCH TO APPROVE THE CONDITIONAL USE PERMIT FOR PROOF OF PARKING FOR MWF, PROPERTIES LLC FOR THE PROPERTY LOCATED AT 861 VISTA BLVD ALONG WITH THE 3 CONDITIONS OF APPROVAL LISTED BELOW.

1. The CUP shall be reviewed by the Planning Commission annually to ensure that its conditions are being complied with. Failure to comply with any condition set forth in a CUP shall constitute a violation of this Ordinance and shall automatically terminate the permit.
2. The applicant shall be required to enter into a recordable proof of parking agreement with the City obligating the property owner to construct additional parking spaces at the City's request if the City deems such parking spaces necessary at any point in the future.
3. The CUP shall become void one (1) year after being granted by the City Council if substantial construction has not been completed.

ALL IN FAVOR VOTED AYE. MOTION CARRIED.

**C. SKETCH PLAN – Woodland Creek – Hartman Communities, LLC – 9835 Highway 284.**

Braaten introduced a Sketch Plan Application by Hartman Communities for a possible future residential development. A Sketch plan allows possible developers to provide a concept plan for feedback on a potential project to determine any conflicts prior to submittal. Braaten pointed out the location at 9835 Highway 284 which is south of the Sierra Development.

Brent Hislop - Synergy Land Company.

Hislop has been working with the two family's that own the property located at 9835 Highway 284.

Terry Hartman – Hartman Communities – 1750 Tower Blvd, Victoria, MN 55386

Hartman explained the background of development completed by Hartman Communities in Waconia such as Sierra, Oakpointe, Pinehill and Pinehill Business Park. Hartman spoke of the shortage of lots in Waconia and the lack of opportunity for small custom home builders.

Further, Mr. Hartman indicated that the process prior to the concept plan started with the property owners and Brent Hislop working with City staff on what they believed would be appropriate on the properties. Hartman Communities agreed with the layout of the plan and adopted it, moving it forward to concept plan. Hartman stated the property is unique in topography and having wooded areas, meadows, free flowing streams, thick tree coverage and pockets of wetlands. Hartman described this property as exactly what they are looking for in

property development. Hartman stated that he was not interested in changing the character of the property, but intended to preserve the natural features of the land.

Hartman touched on the narrative summary that was provided in the planning packet highlighting some points to consider. Hartman emphasized a conservation subdivision for this development. Hartman realized the importance of the tree preservation

The Sketch Plan indicates a mix of 65 foot wide, single-family parcels and 50 foot wide, villa lots, totaling 78 units. This conforms to the mix of low density and medium density which would be required in the draft 2040 Comp Plan.

The plan identifies a future connection to Campfire Court to the north. The existing roadway is a cul-de-sac, but the future connection was anticipated at the time Sierra 2<sup>nd</sup> Addition was platted. The plan also identifies a future roadway connection to the south in anticipation of the future residential planned in the Comp Plan.

Hartman stated that the Public Services Director walked the property primarily to look at the tree inventory. The goal is to preserve as much of the natural character of the land as possible, along with the wetlands, streams and trees.

Hebeisen asked about the preservation of the trees on the outside perimeter of the property and wondered about the significant amount of trees needed to be removed from the interior of the property. Hartman stated that they have done a quick calculation of the tree inventory, but are nowhere near completion on the caliper inches of trees being removed.

Hebeisen ask for clarification regarding builders and how they would be established for this development. Hartmann stated possibly by selecting 4-5 builders for this development.

Hartman is hoping the timing of this development would begin yet in 2019. The complicated factors are that the project and property land use does not fit the timing regarding of the 2030 and 2040 Comp Plan Comprehensive plan update. The delay with the extension of the 2040 Plan has put this development in a bind with the density requirements.

Leshar asked to have Hartman walk through the numbers for the 2030 and 2040 and how the numbers work out with the net areas with the Low, Medium and High Density in the Land use segments.

Hebeisen reconfirmed the intent of the number of density requirements.

After a lengthy discussion regarding land use and the 2030 Comp Plan designations versus the 2040 Comp Plan designations it was suggested as a solution to submit a preliminary and a final plat at the same time carving out the high density designated areas, which would need to be platted upon formal approval of the 2040 plan, and to submit only Low and Medium Density.

Hebeisen asked to clarify the meaning of the setbacks in regards to “living side” of a setback. Hartman gave an explanation of the difference between the garage side of a home and the living side of a home.

Braaten stated that the Sketch Plan should be reviewed by Park Board for recommendations on trail, sidewalk and park dedication requirements.

### **2018 LAND USE SUMMARY**

Nelson presented the 2018 Land Use Summary highlighting the number of permits issued, new home construction, lots available and 2018 growth areas. Nelson also touched on Commercial Industrial, Institutional and Public permit activity in 2018.

### **ELECTION OF OFFICERS**

MOTION BY LESHER, SECOND BY MEISCH TO NOMINATE HEBISEN TO CHAIR THE 2019 PLANNING COMMISSION BOARD. ALL IN FAVOR VOTED AYE. MOTION CARRIED.

MOTION BY GROHMANN, SECOND BY LESHER TO NOMINATE MEISCH TO VICE-CHAIR THE 2019 PLANNING COMMISSION BOARD. ALL IN FAVOR VOTED AYE. MOTION CARRIED.

### **STAFF UPDATES**

- Braaten stated that the TCO project is in progress.
- The shell building permit for Ridgeview Medical Center Emergency has been issued.
- Qdoba building permit was received.
- City Council approved a variance extension for Carver Select for the fieldhouse project.
- Legacy Heights application was received today for plat submittal, which includes 24 housing units submitted by Woodridge Homes.

Hebeisen asked about the Emagine Theater sign of Highway 5 and Olive. Braaten added that the condition of the sign is currently a functional sign.

THERE BEING NO FURTHER BUSINESS, MOTION BY GROHMANN TO ADJOURN AT 8:30 PM, SECOND BY MEISCH. ALL PRESENT VOTED AYE. MOTION CARRIED.

Respectfully submitted,

Brenda Stein  
Recording Secretary