

WACONIA PLANNING COMMISSION
THURSDAY July 11, 2019

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

1. CALL MEETING TO ORDER.

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

No modifications to the agenda.

2. ADOPT AGENDA: MOTION BY LUDFORD, SECOND BY LESHER TO APPROVE THE AGENDA AS PRESENTED. ALL PRESENT VOTED AYE. MOTION CARRIED.
3. ADOPT MINUTES: MOTION BY LUDFORD SECOND BY LESHER TO APPROVE THE MINUTES FROM JUNE 6, 2019. ALL PRESENT VOTED AYE. MOTION CARRIED.

NEW BUSINESS:

A. PUBLIC HEARING – VARIANCE – JEFF STOTKO, 46 POINT DRIVE, WACONIA, MN

Nelson presented the Variance request by Jeff Stotko to allow a 381 sq. ft. addition to the principal structure for the property located at 46 Point Drive. The request includes a 10.3 ft. front yard/right-of-way setback versus the minimum 25 ft. required, a 4 ft. eastern side yard setback versus the minimum 10ft. required and a 9.6 ft. western side yard setback versus the 10ft. required in the R-2, Single Family District. The applicant is also requesting a 20.7 ft. setback from the Ordinary High Water Line of Lake Waconia versus the required 50 ft. setback and 28.6% impervious surface on the parcel versus the 25% maximum allowed in the Shoreline Overlay District. The applicant has indicated that the variances are necessary due to the existing conditions of the lot and surrounding area. Nelson shared the location of the address displaying photos taken of the property and describing the requested variances throughout the property.

Nelson mentioned the removal of the lake side paver patio, retaining walls and the removal of the gravel parking area.

Nelson provided the Variance Criteria for the Commission members to take into consideration before making a recommendation. City staff received one written comment from the public.

Leshner asked about the hard coverage not matching up on the two surveys also not matching the staff report. Nelson explained that the surveyor incorporated areas, such as the rip rap, that are not typically counted in the impervious surface calculations, so staff revised the impervious surface numbers accordingly and provided the correct calculations in the staff report.

Jeff Stotko, 46 Point Drive.

Stotko stated their intent to eliminate some of the hard surface coverage on the lot. Leshner commented on the driveway, the addition of the garage and removal of the parking pad on the south side of the property to eliminate hard surface. Leshner asked to have the gutters placed on the east side in which Stotko agreed.

MOTION BY LESHNER, SECOND BY LUDFORD TO OPEN THE PUBLIC HEARING. ALL IN FAVOR VOTED AYE. MOTION CARRIED.

Leshner went through the variance requirements stating the variance seems to comply with the criteria.

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

MOTION BY LESHNER, SECOND BY LUDFORD TO RECOMMEND APPROVAL OF THE VARIANCE REQUEST BY JEFF STOTKO, 46 POINT DRIVE, WACONIA, MN WITH THE CONDITION OF APPROVAL STATED IN THE STAFF REPORT. ALL IN FAVOR VOTED AYE. MOTION CARRIED.

The Stotko Variance will be presented to the City Council on the July 22, 2019 City Council Meeting.

B. SITE PLAN – CARVER COUNTY-PHASE 1 – LAKE WACONIA REGIONAL PARK, 8170 PARADISE LANE, WACONIA, MN.

The applicant, Carver County, has submitted a Site Plan Review application requesting the Planning Commission and City Council review the first phase of the Lake Waconia Regional Park project, which is proposed to include utilities, site grading, roads, parking lots, storm water retention areas and a public DNR boat launch. Annexation for the property is complete and the subject property is now within the City limits of Waconia.

Lake Waconia Regional Park is a 100 acre park situated on the southern shore of Lake Waconia. The park is in its early development for the future 164 acre park which will include Coney Island. Braaten briefly spoke of the work being done on

Coney Island and that the Island remains in the township. Existing facilities include a picnic shelter, play equipment, restrooms, swimming beach, sledding hill, picnic tables, volleyball court and grills. In addition, the Lake Waconia Event Center is located within park boundaries which is still operating as a gathering venue.

Braaten, by presentation of a map, indicated the location of the newly annexed park. The property is currently zoned P, Public District and is within the Shoreland overlay district. Braaten displayed the master park plan indicating what the first phase of the park project will consist of and the areas the funding applies to. The first phase consists of the utilities which includes, sewer, water, storm water, site grading, roads, parking lots, storm water retention area, new DNR public boat launch and if there is remaining funds possibly bathroom facilities and additional trails.

In describing the parcel, Braaten pointed out the locations of existing roads, additional access points to the park, parking areas and water retention areas. He reminded the Planning Commission that the Metropolitan Council also has a utility project going through the park this year, as well as the City utility project.

The applicant is proposing 171 surface parking spaces and 4 handicapped accessible spaces associated with this phase of the Lake Waconia Regional Park project. Additionally, in association with the DNR boat launch, 8 typical parking spaces and 2 handicapped accessible spaces are proposed along with 35 vehicle and boat trailer parking spaces. City Code does not specifically note a required amount of off-street parking spaces for uses such as a regional park and boat launch.

The application did not include any signage details. All future signage shall conform to City Code.

The lighting plan for the parking lot area appears to conform to City Code requirements. The applicant will inform the City if additional lighting will be provided as part of the improvement of the DNR boat launch area.

The City Engineer and the Public Services Director have reviewed the initial submittal by the applicant and provided comments. Staff has included a condition of approval requiring the applicant to work with the City Engineer and Public Services Director to revise the grading, drainage, utility and stormwater information to the satisfaction of the City prior to any work commencing on site.

Braaten clarified to the Commission members that this site plan approval consists of utilities, site grading, roads, parking lots, storm water retention areas and a public DNR boat launch. Listed are 12 staff recommended conditions of approval to consider. Upon additional conversations with the applicant staff is recommending revisions to number 6 to add the wording "as funding is available" and revisions to number 7 to read "Any tree removal beyond the 40% threshold will require reforestation or restitution in conformance with City Code requirements."

Marty Walsh – Carver County Parks.

Walsh shared with the Commission the plans for future pavilion, restrooms, concessions, and possible ferry service and picnic shelter. Walsh explained the funds that are needed for this project and where they came from.

Ludford asked to have the existing ballroom building shown on the map. Walsh stated the ballroom building will stay as is for the present time.

Leshner asked about the work being done on Coney Island. Walsh commented that the County is also working on phase one of the island project, which includes a significant amount of work with an Archeologist as the island is on the National Registry of Historical places. The existing material from old buildings that had been left to deteriorate are now historic along with Native American artifices.

Walsh explained the different funding sources for the projects. Meisch wondered about the time frame. Walsh stated hopes for work to commence in September with an ending of the first phase of construction in June 2020.

Leshner asked how the number of parking places were calculated for the boat launch. Walsh responded by explaining the DNR and Carver County have agreed to work together on this project and was determined not to allow more than 40 truck and trailer stalls. The County and DNR have a cooperative agreement which allows the County to represent and receive approval for the project.

The plan for the remaining section of what was Old Beach Road is to remove the asphalt from the road and leave the gravel surface for the time being. Walsh explained that as the time and funds are available the trails will be completed.

MOTION BY MEISCH, SECOND BY LUDFORD TO APPROVE THE SITE PLAN FOR PHASE ONE OF THE LAKE WACONIA REGIONAL PARK PROJECT LOCATED AT 8170 PARADISE LANE WITH CONDITIONS RECOMMENDED BY CITY STAFF AND THE PROPOSED AMENDMENTS TO CONIDITIONS 6 AND 7. ALL IN FAVOR VOTED AYE. MOTION CARRIED.

STAFF UPDATES

- 14 New Homes.
- Vista Ridge apartment building permit was received.
- Annexation was approved for the Anderson properties just northeast of Lake Waconia Regional Park. Shores of Lake Waconia Preliminary Plat next month - with the intent to work on utilities this fall, build a model over the winter months.
- Comprehensive Plan is being revised for the Metropolitan Council.
- Nagel Assisted Living rezoning request was denied by the City Council. Braaten stated they have been working with the applicant regarding possible revisions.
- Meiser variance was approved by the City Council.
- City Council passed the rezoning of 416 Willow Place South.
- Braaten mentioned the Chris Weinberger variance, address 208 Main Street East. The City Council approved an additional one year extension for this variance, which results in an expiration date in June of 2020.

- Braaten updated the Commissioners on the Legacy Heights Development.

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

Respectfully submitted,

Brenda Stein
Recording Secretary