

CITY OF WACONIA

July 12, 2021

Pursuant to due call and notice thereof, the regular meeting of the City Council of the City of Waconia was called to order by Mayor Bloudek via Zoom as well as in person at 6:05 p.m. The following members were present: Kent Bloudek, Randall Sorensen, Carl Pierson, Nicole Waldron, Pete Leo.

Staff Present: Shane Fineran, Jackie Schulze, Craig Eldred, Nicole Meyer, Ann Meyerhoff, Ethan Nelson.

Visitors: Due to the Covid-19 local emergency, the City has suspended the practice of having members of the public sign in for meeting.

Pledge of Allegiance was led by Mayor Bloudek.

ADOPT AGENDA: Motion by Sorensen, seconded by Waldron to adopt the agenda as presented. All present voted aye. **MOTION CARRIED.**

VISITOR'S PRESENTATION:

- Tim Liftin, Tour de Tonka
- Les Kranzler, Waconia Parkway South
- Julie Karnes, Safari Island Update
- Allison Streich, Carver County CDA – Update on Trails Edge South Apartments

PUBLIC HEARING: Vacation of Drainage and Utility Easement-Woodland Creek, Outlot G

Shane Fineran stated that City Council approved the Woodland Creek Preliminary Plat in November of 2019, which proposed the development of 59 single-family home sites. Hartman Communities LLC has since applied for and received approval of 3 phases of the project identified as Woodland Creek, Woodland Creek 2nd Addition and Woodland Creek 3rd Addition.

The phasing of the project has required the Developer to provide a drainage and utility easement through Outlot G, Woodland Creek in order to connect to City utilities to the first phase of Woodland Creek. The Developer has requested that the identified drainage and utility easement in Outlot G be vacated as the city will retain the necessary easement is a cleanup item prior to recording Woodland Creek 2nd Addition.

Section 320.08 of the City Code allows the City Council to vacate any alley, street or publicly owned utility easement on its own motion or on petition of a majority of the property owners abutting abutting the alley, street, or utility easement pursuant to Minnesota Statutes Section 412.851. Hartman Communities, LLC as the underlying property owner of Outlot G has petitioned to vacate the identified drainage and utility easement.

Mayor Bloudek opened the Public Hearing for comment.

Motion by Sorensen seconded by Leo to close the Public Hearing.

Motion by Waldron seconded by Leo to Adopt Resolution 2021-176, Approving the Vacation of the Drainage and Utility Easement identified in Outlot G, Woodland Creek. All present voted aye. **MOTION CARRIED.**

ADOPT CONSENT AGENDA

- 1) Payment of July 12, 2021 Expenditures.
- 2) Resolution 2021-177, Temporary On-Sale Liquor License, Carver County Agricultural Society.
- 3) Resolution 2021-170, Exempt Permit, Carver County Agricultural Society.
- 4) Resolution 2021-171, Execution of Right of Entry Document.

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- 5) Resolution 2021-172, Firefighter Leave of Absence.
- 6) Resolution 2021-173, Representation of the City of Waconia by Melchert Hubert Sjodin.
- 7) Resolution 2021-174, Waterford 6th Addition – Development Agreement.

Motion by Leo, seconded by Sorensen to Adopt the Consent Agenda as presented. All present voted aye.

MOTION CARRIED.

COUCIL BUSINESS:

Site Plan & Design Review Amendment – Taco Bell

Ethan Nelson informed Council that Marvin Development IV, LLC, received Site Plan approval from the City Council on August 21, 2017 for a freestanding Taco Bell at 640 Marketplace Drive. The applicant has stated that revisions to the site plan are necessary to allow for updated restaurant services.

The original approvals required 29 parking spaces for a dining area and an outdoor patio. The plan also included a drive through lane. The amended off-street parking plan proposes 23 parking stalls and 2 drive through lanes, which is in conformance with City standards. The plan also includes expansion of the building size.

Staff recommends approval upon the following conditions:

1. The proposed improvements shall be completed as approved and as conditionally revised by the Planning Commission and the City Council.
2. All applicable permits are applied for by the applicant with all supporting documentation and issued prior to the start of construction.
3. The applicant shall comply with the requirements noted within Taco Bell Review #2, dated July 6, 2021.
4. The applicant shall provide the City with a letter of credit to guarantee the proper installation and growth of the approved landscape plan. The letter of credit shall be submitted by the developer prior to obtaining a building permit that is equal to the amount of the required landscaping to be installed. The letter of credit shall be held by the City and must cover one full calendar year subsequent to the installation of said landscaping and must be conditioned upon complete and satisfactory implementation of the approved landscape plan.
5. All indirect costs with the building permit, review, and final plans associated with engineering and administrative costs shall be paid by the applicant/owner.
6. A sign permit shall be required for all outdoor wall signage and monument signage.
7. Connection charges, fees and system operations/maintenance details for the proposed irrigation reuse system should be reviewed and approved with the Public Services Department.
8. A grading inspection shall be completed prior to the installation of the irrigation system and the topsoil. City Public Services staff shall be notified upon landscape planting to note the quantity of plants, and initiation of the warranty period.
9. The property owner shall record the access and utility easement for Lot 1 and 2, Block 2 of Waconia Marketplace 2nd Addition.
10. The applicant shall contact the City Planning Department for a final site inspection when all conditions of approval regarding this application have been completed.

Motion by Pierson, seconded by Leo to Adopt Resolution 2021-175, Amending the Site Plan & Design Review approval for the Taco Bell Restaurant proposed at 640 Marketplace Drive. All present voted aye. **MOTION CARRIED.**

ITEMS REMOVED FROM CONSENT AGENDA: None

STAFF REPORTS: None

BOARD REPORTS:

Councilmember Sorensen – Nothing to Report

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Councilmember Leo – Nothing to Report.

Councilmember Pierson – Nothing to Report.

Councilmember Waldron – The Chamber had their luncheon and fireworks display. Board meeting this week.

Mayor Bloudek – Attended the Carver County Mayors meeting in person.

ANNOUNCEMENTS: None.

ADJOURN:

Motion by Sorensen, seconded by Waldron to adjourn the meeting at 6:37 p.m. All present voted aye. **MOTION**

CARRIED.

Kent Bloudek, Mayor

ATTEST:

Ann Meyerhoff, Office Assistant