

WACONIA PLANNING COMMISSION
THURSDAY August 1, 2019

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

No changes to the agenda.

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

Hebeisen asked for a correction on the misspelling of his name in the July 11, 2019 Planning Commission minutes under MEMBERS ABSENT. The correction has been made.

3. ADOPT MINUTES: MOTION BY LESHER, SECOND BY GROHMANN TO APPROVE THE MINUTES FROM JULY 11, 2019. ALL PRESENT VOTED AYE. MOTION CARRIED.

NEW BUSINESS:

A. PUBLIC HEARING – SHORES OF LAKE WACONIA PRELIMINARY PLAT AND PUD ZONING REQUEST – 7980 LAKETOWN PARKWAY – RACHEL DEVELOPMENT.

The City has received Preliminary Plat from Rachel Development titled Shores of Lake Waconia. The applicant is requesting to plat the properties located at 7980 Laketown Parkway into 87 single-family residential parcels consisting of three different lot sizes and housing types. Braaten explained subdividing the 51.4 acres into 87 single family homes that consist of 55' wide lake villa lots, 60' wide villa lake lot and a 65' wide single family home lot.

Along with the Preliminary Plan is an application to zone the subject property PUD, Planned Unit Development, which would allow reduced lot sizes, reduced setbacks and increased impervious surface on individual parcels within the development while allowing additional overall greenspace throughout the development.

The parcels currently include a single-family home with a couple of out buildings. The properties are divided by Laketown Parkway/County Road 92. The property located on the west side of County Road 92 is directly adjacent to Lake Waconia and includes a significant amount of wetland area. Property located on the east side of County Road 92 is divided between agricultural uses to the north and remains heavily wooded on the south half.

Braaten added comments regarding the annexation being complete and voiced a reminder that the Sketch Plan had been brought to the Commissioners in May of this year.

Braaten presented the outlots by describing the intended use of each one:

Outlot A: Controlled access lot owner by the Association.

Outlot B: Wetland open space.

Outlot C: Park.

Outlot D: Storm water pond.

Outlot E: Woodland/Upland preservation and wetlands.

Braaten describes Shores of Lake Waconia Development requirements for the west side of the development and the east side in detail shown below:

West Site Development

Block 1 – Proposed Lot Sizing Criteria = 16 riparian lots

- Lot Size (Typ.) = 60 ft. wide x 198 ft. long = approx. 11,880 square feet
- Setbacks
 - Front Yard Setback = 18 ft.
 - Side Yard Setback = 5 ft. minimum/15 ft. minimum between houses
 - Setback from OHWL of Lake Waconia = 75 ft. minimum
- Impervious Surface = 40% maximum
- 8 total residential docks – shared docks between adjacent properties
- 1 shared neighborhood dock extending from Outlot A – 1 proposed docking right for a shared pontoon for Lots 1-10, Block 2 and Lots 1-11, Block 3, and only day dock rights for the neighborhood, no overnight storage of additional boats would be allowed.

Block 2 – Proposed Lot Sizing Criteria = 10 non-riparian lots

- Lot Size (Typ.) = 55 ft. wide x 140 ft. long = approx. 7,700 square feet
- Setbacks
 - Front Yard Setback = 20 ft.
 - Side Yard Setback = 5 ft. minimum/15 ft. minimum between houses
 - Rear Yard Setback = 30 ft. minimum
- Impervious Surface = 45% maximum

Block 3 – Proposed Lot Sizing Criteria = 11 non-riparian lots

- Lot Size (Typ.) = 55 ft. wide x 155 ft. long = approx. 8,525 square feet
- Setbacks
 - Front Yard Setback = 20 ft.
 - Side Yard Setback = 5 ft. minimum/15 ft. minimum between houses
 - Rear Yard Setback = 50 ft. minimum
 - Corner Lot Side Setback = 15 ft. minimum
- Impervious Surface = 43% maximum

East Site Development

Blocks 4-9 – Proposed Lot Sizing Criteria = 50 single-family lots

- Lot Width (Typ.) = 65 ft.
- Setbacks
 - Front Yard Setback = 25 ft.
 - Side Yard Setback = 5 ft. minimum/15 ft. minimum between houses
 - Rear Yard Setback = 30 ft. minimum
 - Corner Lot Side Setback = 15 ft. minimum
- Impervious Surface = 35% maximum

Braaten explained how the pedestrian walkways and trail system would be laid out as part of the proposed plan in addition to coordinating with the park to make connections from each neighborhood, County Road 92, old Highway 5 and to Lake Waconia Regional Park.

Braaten added the proposed single family residential parcels meets plantings and tree preservation requirements along with the screening and buffers. The requirement for this parcel is two trees per lot. The developer plans to plant 445 trees on the East side development ordinance allows 30% removal of trees. As a part of this development they are proposing to remove 45% of the trees.

Hebeisen asked about tree restitution as a part of the landscape plan. Braaten stated that 2,423 caliper inches required for replacement comes to \$302,875 in restitution in which a condition of approval explains the tree restitution escrow. Braaten mentioned a condition of approval being the tree restitution escrow.

Neighborhood signage is proposed on the west side of the property along County Road 92 entering the development. This will require approval of a sign permit.

Braaten explained grading, drainage and utilities had been reviewed by staff with a condition of approval regarding any issues that may arise to be resolved by Public Services Director and City Engineer.

Braaten discussed the elements of park dedication that were reviewed by the Park Board on May 16th, 2019 and the City Ordinance requirements.

Braaten described the PUD in detail referring to the reduced lot size showing the requirement of 75 foot lot to a 60 foot wide with an allowed increase in the setback typically being 50 feet from the lake and proposing 75 feet.

Braaten displayed the lot diagram showing the grass area, buffer vegetation area, rock infiltration and water management storage area, walkway, beach and the shared dock layout on the lots on the lake. Braaten explained that a restoration plan will be needed for a property.

Braaten summarized the Public Hearing by reminding the Commission to review the 17 recommended conditions of approval.

Hebeisen opened the Public Hearing.

David Stradtman- Rachel Development and John Sonnek-Charles Cudd Company:

Charles Cudd Homes will be the builder on the West parcel and Loren Gross with M/I Builders to be the builder on the East parcel.

Stradtman explained the reasoning for the narrow deep lots and setback information that create more of a shore line buffer zone. Sonnek mentioned key points regarding the buffer vegetation area in which County has supplied information for the type of seed mixture for planting in this area. The rock infiltration /water management storage area was explained to store and clean the water.

Stradtman presented the illustration of the shared docks. The docks would be lined up perpendicular to the lake and not to the specific shape of the lots. It was explained that the docks would be taken care of by the homeowners association, installed, maintained and taken out. Hebeisen asked about the lot storage location. Stradtman stated the outlot to the north would be the place to store all docks which was also a recommendation of the DNR.

Hebeisen inquired about the few lots that are smaller in regards to adding decks and possibly not having enough room. Stradtman stated that all the homes will already have the decks/sunrooms with no option to make changes unless the changes go through the home owners association.

Hebeisen wondered about the home styles. Stradtman defined the west parcel block 3 along the road are slab on grade homes, block 2 will have a full walk out basement and the lake side is the detached villa. The property to the east will be a typical single family style home that will have association governments.

Leshner wondered about the tree restitution escrow amount and would that decrease with the riparian lots. The intention is to see the opportunity in certain areas to add the trees as needed. They would rather add trees instead of giving money.

Hebeisen asked about the timing of the project. Acquire the property in September, utility disconnect, grading, adding utilities, road, trunk sewer with the intent to get as much in yet this fall as time allows. Next spring the goal is to build a model home, install curb and gutter with the intent to get in what the weather allows.

Braaten added that an example of the style of homes are in the pack for review.

Mary Rademacher, 7810 Laketown Parkway, Waconia, MN 55387:

In favor of the project. Concerns with the number of homes especially on the lake.

Jim Wolf, 1544 Beachcomber Blvd, Waconia, MN 55387

Concerns with the natural beauty being taken away with the addition of all the new homes on the lake so close together. Wondered about the short docks and the shallow water on the east side of the lake. Asked about the one boat and one canopy per home owner thinking that this is not a reality in knowing lake owners having a number of boats. Wolf asked about the pier on the North end of the lake property for the development with one pontoon.

Wendy Anderson- 8630 Parley Lake Road, Waconia, MN 55387

Anderson is the owner of the property and mentioned that they have a 40 foot dock with no problems and does not see issues with a 60 foot dock.

Dave Stradtman and John Sonnek with Charles Cudd Homes to address the concerns:

Sonnek and the County measured to make sure the 60 foot dock was adequate to reach the 4 feet of water. Hebeisen and Grohmann reconfirmed that all docks would go straight out in the same direction and indicated that the HOA will be handing the installation of the dock and the removal. Statman stated that home owners are not allowed to extend, remove, and rearrange the existing docks because they are fully maintained by the HOA.

Hebeisen asked if the HOA has specifications on how many canopies would be placed at each dock. Further discussion took place regarding the dock, amount of space for canopy's and if additional canopy's are allowed per HOA.

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

Hebeisen defined the PUD District guidelines as meeting the intent and purpose of this property with density per acre also compliant to the property,

Leshner expressed his thoughts on this unique property with the lake frontage and the style of homes. The positive enhancements in the buffer and vegetation area will play a part in preserving natural look of lakefront.

Grohmann stated that the density fits with the PUD property.

Hebeisen shared that the added rock and the filtration was a thoughtful act and this is a well-planned out development.

MOTION BY GROHMANN, SECOND BY LESHER TO APPROVE THE PRELIMINARY PLAT AND PUD ZONING REQUEST FOR 7980 LAKETOWN PARKWAY WITH THE 19 RECOMMENDED CONDITIONS OF APPROVAL. ALL IN FAVOR VOTED AYE. MOTION CARRIED.

STAFF UPDATES:

- 46 Point Drive Variance request was approved.
- Site plan for Lake Waconia Regional Park first phase was approved.
- Braaten stated that the Developers agreement for Lake Waconia Regional Park will be presented on consent agenda to the Council August 5th, 2019.
- Woodland Creek – is still tabled because of the tree preservation and tree restitution and will be addressed at a work session.
- Southview Parking lot – Rezoning for 416 Willow Place south. This address was a former residential property, school purchased the property, and council approved the rezoning and have now started the improvement on the parking area.
- 15 New Home Construction permits issued.
- Vista Ridge Apartment - permit has been submitted.
- Koch Bus Garage is coming along in hopes to be in by Thanksgiving.
- Possible redevelopment of the old Koch Bus Garages off Birch Street.
- Braaten shared some revisions to the Comprehensive Plan
- South Point Financial has started construction.
- City Homes on 10th Street is getting close to completion.
- Nelson mentioned the monument sign proposal for City Homes on 10.
- Legacy Heights has started grading.
- Work is being done on Coney Island and also the Park.
- Nelson mentioned the Anderson property has been annexed.

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

Respectfully submitted,
Brenda Stein
Recording Secretary