

WACONIA PLANNING COMMISSION  
THURSDAY OCTOBER 3, 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.

CALL MEETING TO ORDER.

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

No changes to the agenda.

ADOPT MINUTES: MOTION BY LUDFORD, SECOND BY GROHMANN TO APPROVE THE MINUTES FROM SEPTEMBER 5, 2019. ALL PRESENT VOTED AYE. MOTION CARRIED.

**NEW BUSINESS:**

**A. PUBLIC HEARING – SITE PLAN AND DESIGN REVIEW AND VARIANCE – WACONIA 1 COLLISION AND & AUTO – 524 ELM STREET SOUTH.**

Braaten explained that due to exceeding impervious surface and additional variance notification requirements, this item will need to be tabled for consideration at the November 7, 2019 Planning Commission Meeting

MOTION BY GROHMANN, SECOND BY MEISCH TO TABLE THE SITE PLAN AND DESIGN REVIEW AND VARIANCE FOR WACONIA 1 COLLISION & AUTO – 524 ELM STREET SOUTH. ALL PRESENT VOTED AYE. MOTION CARRIED.

**B. PUBLIC HEARING – VARIANCE APPLICATION FOR JOHN ROSENAU FOR THE PROPERTY LOCATED AT 1538 BASSWOOD COURT**

Nelson explained that the City had received a Variance application from John Rosenau (the “applicant”) to allow improvements at 1538 Basswood Court (the “Subject Property”) that exceed the impervious surface maximum within the R-1, Single Family Residential District. Specifically, the applicant is requesting approval to allow a 224 sq. ft. porch addition. The addition would increase the impervious surface coverage on the parcel to 37.15% versus the 35% impervious surface maximum allowed in the district.

Nelson explained the existing conditions of the property and described the property through site visit photographs.

Nelson explained the Variance criteria to the Planning Commission Members.

Hebeisen inquired about the sidewalk and patio areas in relation to the survey. Nelson explained the sidewalk was included in the calculations despite not being listed on the survey, but the patio area was not because patios do not require permits from the City.

#### HEBEISEN OPENED THE PUBLIC HEARING

Meisch asked if any alternatives were discussed to get below the impervious surface maximum.

#### John Rosenau, Wild Prairie Homes – 1498 Mallard Drive

No mitigation was considered because of the size of the porch.

Meisch wondered about mitigation tools that could be used to offset the expansion. Nelson indicated that rain gardens, pervious pavers, or gutters can be used to re-route storm water runoff.

#### Catherine Warner – 1538 Basswood Court

Ms. Warner indicated that when the house was built, the cement slab was preferred until a porch could be built. She was not aware of impervious surface requirements.

Heibesen asked if not including the sidewalk in the calculation would keep the property below the maximum hardcover requirement. Nelson said the sidewalk would not cause the property to exceed hardcover, only the existing patio area had exceeded the hardcover maximum.

Ludford asked if stormwater was suggested to be routed under the porch. Nelson explained that there are many stormwater mitigation practices that could be implemented, but it was not specifically suggested to be routed under the proposed porch.

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

Meisch stated that a mitigation plan would have the capability to offset the impervious surface excesses.

Ludford said that he would be comfortable with mitigation to 36.47% hardcover.

Hebeisen stated that the mitigation does not remove the percent exceeding the hardcover.

Meisch explained the mitigation tool, such as pervious pavers or rain barrels could allow the exceeding hardcover.

Grohmann agreed that a rain barrel and gutter system would be appropriate. He also asked Nelson if that would work. Nelson explained that it would be allowed to be added as condition. Braaten explained the City Engineer would need to review the condition.

#### MOTION BY GROHMANN, SECOND BY MEISCH TO APPROVE THE VARIANCE APPLICATION FOR JOHN ROSENAU FOR THE PROPERTY LOCATED AT 1538

BASSWOOD COURT TO INCLUDE 1 CONDITION OF APPROVAL AS STATED BELOW

1. The applicant shall submit a stormwater mitigation plan satisfactory to the requirements of the City Engineer.

ALL IN FAVOR VOTED AYE. MOTION CARRIED.

**C. STEEP SLOPE ALTERATION PERMIT APPLICATION FOR DARYL HANZAL FOR THE PROPERTY LOCATED AT 754 OLD BEACH LANE**

Nelson explained that the City has received a Slope Alteration Permit application from Daryl Hanzal (the “applicant”) to allow improvements within a steep slope on the property located at 754 Old Beach Lane. Specifically, the applicant is requesting approval to construct retaining walls and portions of the principal structure within the slope. The Steep Slope Permit is necessary as the applicant is proposing improvements within a slope that exceeds the 12% maximum stated in the Shoreland Overlay District.

Nelson explained the existing conditions of the undeveloped property in relation to the steep slope on the east side of the property. The applicant is proposing retaining walls and potentially the eastern portions of the principal structure within the steep slope.

Nelson stated the improvements within the steep slope were reviewed by staff and the City Engineer and that staff are recommending approval of the application with the six conditions of approval attached.

Hebeisen asked if the retaining walls put in were a requirement to building the house on the property.

Jim Moras – Highmark Builders

Stated the two retaining walls nearest to the house were necessary for the construction of the house. The retaining wall on the ravine was necessary to facilitate water runoff.

MOTION BY LUDFORD, SECOND BY GROHMANN TO APPROVE THE STEEP SLOPE ALTERATION PERMIT APPLICATION FOR DARYL HANZAL AT 754 OLD BEACH LANE TO INCLUDE THE 6 CONDITIONS OF APPROVAL AS STATED BELOW.

1. All applicable permits are applied for by the applicant with all supporting documentation and issued prior to the start of construction.
2. The applicant shall submit a certified wall plan with the building permit application for retaining walls at 4 ft. or greater in height.
3. A heavy duty silt fence downstream of the disturbance area shall be required (or a double silt fence). Further, it shall be extended approximately 10 ft. up gradient at each end.
4. Disturbed turf areas shall be restored with sod or seed and erosion control blanket within 5 days of inactivity.
5. All operations shall be conducted within the property lines. Grading that extends over the property lines shall require easements from adjacent property owners.
6. Finished grades shall not adversely affect adjacent properties.

ALL IN FAVOR VOTED AYE. MOTION CARRIED.

STAFF UPDATES

- Vista Ridge Apartment Permit was issued and work has begun.
- 1 Micro Site Plan and Variance was approved by City Council and building plans have been submitted to the City.
- Wooded Parcel Ordinance was approved by the City Council.
- Woodland Creek Preliminary Plat application to be reviewed by the City Council.
- City Homes on 10 has received their Certificates of Occupancy.
- Waconia 1 Auto at 524 Elm Street South Site Plan to be submitted next meeting.
- Sketch Plan for proposed development in south-west corner of community next meeting.
- Comprehensive Plan still under review by the Metropolitan Council

THERE BEING NO FURTHER BUSINESS, MOTION BY MEISCH TO ADJOURN AT 7:06 PM, SECOND BY GROHMANN. ALL PRESENT VOTED AYE. MOTION CARRIED.

Respectfully submitted,

Ethan Nelson  
Assistant Planner