

WACONIA PLANNING COMMISSION
SPECIAL MEETING
TUESDAY, JUNE 14th, 2016

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

1. CALL MEETING TO ORDER.

MEMBERS PRESENT:	Blanchfield, Vilmain, Hebeisen, Osmundson, and Grohmann
ALTERNATE:	Grohmann
MEMBERS ABSENT:	Meisch
STAFF PRESENT:	Braaten, Wurst
VISITORS:	See Attachment

2. ADOPT AGENDA: Motion by Vilmain, seconded by Hebeisen, to adopt the Agenda as presented. All present voted aye. MOTION CARRIED.

3. NEW BUSINESS

A. PUBLIC HEARING VARIANCE AND STEEP SLOPE ALTERATINO PERMIT – REQUEST BY FRANK & JUDITH FOSS TO ALLOW CONSTRUCTION OF A NEW HOME AT A REDUCED FRONT YARD SETBACK FOR THE PROPERTY LOCATED AT 224 LAKE STREET WEST.

Braaten introduced the application indicating that the applicants were requesting a variance due to the fact that they wanted to retain the existing garage, which is located 0.9 ft. from the right-of-way of Lake Street, and attached said structure to a new home on the subject parcel. As such, attaching the new home to the existing structure, which is located within the 25 ft. front yard setback, would require an expansion with the front yard setback. Braaten indicated that the expansion within the setback would be approximately 28 sq. ft.

In addition to the Variance request the applicants were also seeking approval of a Steep Slope Alteration Permit as the slope of the subject property is 12%. City Ordinance requires the approval of the Planning Commission and City Council to allow improvement within steep slopes in the City Limits.

Braaten indicated that the Erosion Control Plan had been included in the packet material and had been reviewed by the Public Services Department and the City Engineer. Their comments were included in the proposed conditions of approval in the packet.

The Commission briefly discussed the proposed applications submitted by Mr. and Mrs. Foss.

Motion by Hebeisen, second by Osmundson to recommend approval of the Variance and Steep Slope Alteration Permit submitted by Mr. and Mrs. Foss with the conditions of approval stated in the packet material. All in favor voted aye. MOTION CARRIED.

B. STEEP SLOPE ALTERATION PERMIT – REQUEST BY DAVE AND PAULA KIRSCH TO CONSTRUCT A NEW HOME AND LANDSCAPE IMPROVEMENTS WITHIN A STEEP SLOPE FOR THE PROPERTY LOCATED AT 1302 BEACHCOMBER BLVD.

Braaten introduced the application indicating that the Erosion Control Plan had been reviewed by the Public Services Department and City Engineer and they were comfortable with the proposed plan with the conditions stated in the packet. Further, the property is located within the Shoreland Overlay District and the property owners are proposing to construct a new home with a walkout basement within the steep slope on the property. The slope exceeds 20%, but does not meet the bluff standards. The Planning Commission briefly discussed the application.

Motion by Grohmann, second by Osmundson to recommend approval of the Steep Slope Alteration Permit for Mr. and Mrs. Kirsch for the property located at 1302 Beachcomber Blvd. with the conditions stated in the packet materials. All in favor voted aye. MOTION CARRIED.

4. OLD BUSINESS

- A. VARIANCE – 208 MAIN STREET EAST – THIS AGENDA ITEM WAS TABLED BY THE PLANNING COMMISSION AT THEIR REGULAR MEETING ON JUNE 2ND, 2016 TO ALLOW FOR THE SUBMITTAL OF FURTHER INFORMATION.

Braaten reintroduced the application reminding the Commission that the application was originally tabled at the June 2nd Planning Commission meeting in order to gather further information and visit the site. A meeting was held onsite on Monday, June 13th in which the applicant and the neighboring property owners visited the subject parcel and neighboring parcels to discuss the proposed variance request and the impact a 2 level home may cause.

The Planning Commission briefly discussed the onsite visit, the impact of the proposed structure and the reasonableness of the request.

Motion by Osmundson, second by Hebeisen to recommend approval of the Variance submitted by Mr. Weinberger with the conditions of approval stated in the packet material. All in favor voted aye. MOTION CARRIED.

There being no further business, Motion by Vilmain, seconded by Osmundson to adjourn All present voted aye. **MOTION CARRIED.**

Respectfully submitted,

Lane Braaten
Community Development Director