

WACONIA PLANNING COMMISSION
THURSDAY, July 7, 2016

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

1. CALL MEETING TO ORDER.

MEMBERS PRESENT:	Vilmain, Hebeisen, Blanchfield, Osmundson, Meisch
MEMBERS ABSENT:	All present
ALTERNATE:	Grohmann
STAFF PRESENT:	Wurst, Braaten
VISITORS:	See Attachment
COUNCIL LEISON:	Sanborn

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

3. APPROVE MINUTES: Motion by Osmundson, seconded by Vilmain to adopt the Minutes of June 2, 2106 and June 14, 2106 meetings, all present voted aye. MOTION CARRIED.

4. NEW BUSINESS:

A. PUBLIC HEARING: VARIANCE REQUEST BY MICHAEL MCLAIN TO LOCATE A UTILITY SHED IN THE SIDE YARD OF THE PROPERTY AT 1236 AMBER POINT.

Braaten presented the variance request for McCain to locate a utility shed in the side yard of the property located at 1236 Amber Point in the R-1 District. Braaten demonstrated the location of the property and the requested placement of the utility shed. The applicant is proposing to locate a 10' x 12' utility shed on the east side of the existing home, in the side yard, outside of the 5 foot drainage and utility easement which extends along the east property line.

Motion by Blanchfield to open the public hearing.

No public comments.

Motion by Meisch, second by Hebeisen to close the public hearing. All present voted aye. MOTION CARRIED.

Discussion followed regarding the variance criteria and if all items were met.

Motion by Osmundson, second by Hebeisen to approve the Variance request by Michael McLain to locate a utility shed in the side yard of the property located at 1236 Amber Point to include the following recommendations:

1. The utility shed be constructed as proposed and as conditionally revised by the Planning Commission and 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 utility shed shall be located outside of the 5 ft. drainage and utility easement along the east property line.

4. The utility shed shall be located within the side yard on the east side of the home or in a conforming location in the rear yard.

All present voted aye. MOTION CARRIED.

City Council consideration will be July 11, 2016

B. PUBLIC HEARING: VARIANCE REQUEST BY CHUCK AND JUDY MACHTEMES TO CONSTRUCT A HOME ADITION AT REDUCED SETBACKS AND EXCEED THE HARDCOVER MAXIMUM FOR THE PROPERTY LOCATED AT 18 POINT DRIVE.

Braaten gave an overview presentation regarding the Variance Application form Chuck and Judy Machtemes, 18 Point Drive, to construct a 663 sq. ft. garage addition to the principal structure on the property located at 18 Point Drive. The variance is necessary as the applicant is proposing a 11.6 ft. front yard setback, a 9.5 ft. side yard setback and proposed hardcover surface of 28.4% versus the 25ft front yard setback, the 10ft. side yard setback and the 25% maximum hardcover allowed in the R-2, Single – Family Residential District and the Shoreland Overlay District.

Motion by Blanchfield to open the Public Hearing.

No additional comments.

Motion by Hebeisen, second by Vilmain to close the public hearing.

Braaten reminded the commission members to take into consideration the 5 variance review criteria when considering the variance request.

A brief discussion by the Commission members regarding the variance application and an explanation from Machtemes regarding the reasoning for the variance was stated.

Motion by Hebeisen, second by Meisch to approve the Variance request by Chuck and Judy Machtemes to construct a home addition at reduced setbacks and exceed the hardcover maximum for the property located at 18 Point Drive with the following recommendations:

1. The home be constructed as proposed and as conditionally revised by the Planning Commission and 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 install stormwater improvements to mitigate the proposed impervious surface on the parcel. A final storm water plan shall be revised and approved by City Staff prior to the issuance of a building permit.
4. The existing lake side patio (231 sq. ft.) and the gravel drive (823 sq. ft.) shall be removed and no additional hardcover surface shall be allowed on the subject parcel without the submittal and approval of a variance through the City.

All in favor voted aye. MOTION CARRIED.

City Council consideration will be July 11, 2016.

C. PUBLIC HEARING: ZONING MAP AMEMDMENT – SUBMITTED BY OPPIDAN, INC. FOR THE PROPERTIES LOCATED A T10590 AND 10594 10TH STREET WEST.

The City has received a Zoning Mapp Amendment application for Oppidan, Inc. for the properties located at 10509 and 10594 10th Street West. The applicant is requesting approval to rezone the subject properties from their current zoning of A, Agricultural District to B-1, Highway Business District. The parcels are currently undeveloped and located within the Waconia City limits. Specifically, the properties are located south and east of the intersection of Hwy 5 and County Road 10. Most recently the properties were used as a staging area for construction equipment and materials during the Hwy 5, Cherry Street and 10th Street road construction projects that are in the final stages of being completed.

Motion by Blanchfield to open the public hearing.

No comments.

Motion by Vilmain, second by Osmundson to close the Public Hearing. All in favor voted aye.
MOTION CARRIED.

Motion by Osmundson, second by Vilmain to approve the Zoning Map Amendment submitted by Oppidan, Inc. for the properties located at 10590 and 10594 10th Street West. All in favor voted aye.
MOTION CARRIED.

City Council consideration will be July 11, 2016.

DISCUSSION – TEMPORARY FAMILY HEALTH CARE DWELLING.

Braaten introduced a document from the League of Minnesota Cities regarding temporary family health care dwellings. The information states that “On My 12, 2016, Governor Dayton signed, into law, a bill creating a new process for landowners to place mobile residential dwellings on their property to serve as a temporary family health care dwelling.” As of September 1st, 2016 Cities will be required to issue permits for said temporary dwelling units unless said City opts out of the new law.

Braaten requested that the Planning Commission review the information and provide guidance regarding the option to opt out of the new State Law. Subsequent to the initial discussion between staff and the Planning Commission it is staff’s intention to bring this topic to the City Council at an upcoming work session for further discussion.

Discussion followed regarding Temporary Health Care Dwellings. The Planning Commission indicated that it would serve people well, but wanted to further understand how it would affect our current Ordinances.

UPDATES:

- Final plat for Windmill Creek 7th Addition was approved. 15 single family lots.
- Chris Weinberger Variance was approved
- Steep Slope permit for the Kirsch residence at 1302 Beachcomber Blvd was approved.
- Steep Slope permit for the Foss residence was approved.
- Mathias Variance was approved.
- Dan Kurth variance for 5 foot setbacks was approved.
- 732 Vista Blvd – Dental office has been submitted.
- Woodridge Homes-started submitted permits.
- Final platted Stonegate development

Blanchfield noted that is nice having the Highway 5 project complete.

There being no further business, Motion by Meisch, second by Osmundson to adjourn at 7:30 PM. All present voted aye. MOTION CARRIED.

Respectfully submitted,

Brenda Wurst
Recording Secretary