

WACONIA PLANNING COMMISSION
THURSDAY, August 4, 2016

Pursuant to due call and notice thereof, a regular 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:	Hebeisen, Blanchfield, Osmundson, Meisch
MEMBERS ABSENT:	Vilmain
ALTERNATE:	Grohmann-Present
STAFF PRESENT:	Braaten, Nelson, Wurst
VISITORS:	See attached sign in sheet
CITY COUNCIL LIASON:	Jim Sanborn- Absent

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

3. APPROVE MINUTES: Motion by Meisch, seconded by Hebeisen, to adopt the Minutes from the July 7, 2016, meeting. All present voted aye. MOTION CARRIED.

4. NEW BUSINESS:

A. PUBLIC HEARING VARIANCE – REQUEST BY LELAND OTTO TO LOCATE A 170 SQ. FT. UTILITY SHED 9FT FROM THE SIDE LOT LINE WITHOUT IMPROVEMENT OF A DRIVEWAY SURFACE FOR THE PROPERTY AT 509 PINE STREET SOUTH.

Owner of property located at 509 Pine Street South was not present at the meeting.

The City received a Variance Application from Mr. Leland Otto, 509 Pine Street South, to locate a 170 sq. ft. utility shed/accessory building 9 ft. from the side lot line of his property. The variance request is necessary as Section 900.06, Subd. 1.C. Accessory Structures, Recreational Vehicles and Other Matters requires that any accessory structure exceeding 144 square feet provide an improved driveway access to a public street. Further, the applicant is requesting a reduced side yard setback of 9 ft. versus the 10 ft. minimum requirement stated in City Code.

Braaten demonstrated the location on the map showing the property address of the variance request and the proposed location of the shed/accessory structure.

The R-5, High Density Residential District dictates that utility sheds/accessory buildings are a Permitted Accessory Use: “Same as R-1 District.” As such, seeing as there are no specific standards in the R-5 zoning district applying to utility buildings, is it staff’s interpretation that the utility building setbacks indicated in the R-1 section of the City Code would apply to this application as the current use of the property is single-family residential. The setbacks are indicated below.

Utility Shed Setback Requirements:

Rear Yard Setback = 10 ft. minimum

Interior Side Yard Setback (North Side) = 10 ft.

Street Side Yard Setback (South Side) = 25 ft.
minimum

The applicant is proposing to locate the shed 9 ft. from the north/side lot line within the backyard of the property. It appears all other setbacks will be met for said structure.

Accessory Structure/Utility Building Requirements:

Lot Area: Lots less than 10,500 sq. ft. are allowed a total floor area for all accessory structures of 1,000 sq. ft.

Location Requirement: Accessory structures, detached from the principal structure shall not be located in any front or side yard, except that a detached garage may be located in a side yard if it meets required setbacks.

Utility Building: Utility buildings shall not exceed 144 square feet.

Height Requirement: *No accessory structure detached from the principal structure shall exceed 20 ft. in height.*

The proposed 170 sq. ft. utility shed/accessory building is in compliance with the height stated in the City Code. A variance is necessary because the applicant plans to exceed 144 sq. ft. without providing a driveway access to a public street.

The subject parcel is approximately 6,534 sq. ft. in total area, which allow for a maximum accessory structure floor area of 1,000 sq. ft., currently the applicant has a 96 sq. ft. utility shed in the rear yard. The addition of another 170 sq. ft. of accessory building would be in compliance with the accessory structure lot area requirements stated in City Code.

Braaten stated that if the Commission is comfortable with making the decision without the applicant being present they could make a motion or table the Variance and have Mr. Otto come back next month.

Meisch asked about the 9 foot set back versus a 10 foot setback because of there being enough room. Braaten commented that the applicant did not want to take down a tree that would allow for the 10 foot setback.

Hebeisen wondered about the right of way to which Braaten stated that he is within the 25 foot setback.

Osmundson had concerns regarding the proposed tarp for a door. The Commission members indicated that they needed more information regarding the door and the building materials. Blanchfield stated that the dimensions seemed unusual for a shed structure and is wondering why so large along with the fact of not putting in a driveway along with the variance.

Motion by Osmundson to open the Public Hearing.

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

Motion by Osmundson, second by Hebeisen to table Variance request by Leland Otto to locate a 170 sq. ft. utility shed 9 ft from the side lot line without improvement of a driveway surface for the property at 509 Pine Street North. All in favor voted aye. MOTION CARRIED.

Blanchfield –asked the commission to forward any questions or additional concerns regarding this variance to Braaten for additional research.

B. PUBLIC HEARING: PRELIMINARY AND FINAL PLAT – SUDHEIMER HOMESTEAD ADDITION PLAT REQUEST BY THE CITY OF WACONIA FOR THE PROPERTY LOCATED AT 10525 10TH STREET WEST.

Braaten demonstrated the location of the Preliminary and Final Plat location for the Sudheimer Homestead Addition. The City acquired the property located at 10525 10th Street West to help facilitate the roadway and utility improvements included in the Highway 5 and 10th Street projects, which were completed earlier this year. The City is requesting consideration of the Sudheimer Homestead Addition Plat, which will designate the road right-of-way for a portion of the new alignment for 10th Street West, develop one approximately 4 acre parcel for future industrial development, and create two outlots.

Braaten demonstrated the location on the overhead map along with the new connecting roads. This property was just annexed into the city limits in July. Braaten explained that the proposed final plat is consistent with the Sudheimer Homestead Addition Preliminary Plat. The Homestead addition final plat includes the development of one industrial lot and two outlots. The proposed final plat is consistent with the preliminary plat information and therefore staff recommends approval of the Sudheimer Homestead Additional Final Plat.

Motion by Blanchfield to open the Public Hearing.

A member from the audience was wondering what type of industry would be allowed. The I-2 industrial district lists about 25 different permitted uses such as manufacturing, printing, trade school, etc., the person from the audience was concerned about fumes.

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

Motion by Meisch, second by Osmundson to approve the Preliminary and Final Plat – Sudheimer Homestead Addition Plat request by the city of Waconia for the Property located at 10525 10th Street West. All in favor voted aye. MOTION CARRIED.

5. OTHER BUSINESS:

A. DISCUSSION – ARCHITECTURAL DESIGN STANDARDS – KOCH BUS COMPANY.

Gail Schuette, GDS Design and Build, Inc., on behalf of Koch Bus Company, has requested an informal discussion with the Planning Commission in order to determine the design of a future bus garage for Koch Bus Company. The subject property is currently located in Waconia Township and not currently included in the City's Comprehensive Plan, but they are considering submitting an application to amend the Comprehensive Plan and a Site Plan to construct a new building on the property.

If the City Council were to approve an amendment to the City's Comprehensive Plan and annex the property to allow for a commercial use, it would be staff's opinion that the property be guided C, Commercial in the Comp Plan and zoned B- 1, Highway Business District for future use as the property is located at the intersection of Hwy. 5 and future CSAH 110. The first segment of CSAH 110 extending from Hwy. 5 to Community Drive is proposed to be constructed in 2017, with the north segment being constructed in 2018.

Mr. Schuette was requesting some direction from the Planning Commission regarding our Architectural Design Standards in our Highway District for the proposed 350 ft. x 140 ft. Koch Bus Company garage. If the property were to be regulated C, Commercial, and if the property were then zoned B-1, Highway Business District, our design standards would dictate the style of building, including type of materials, that could be constructed on the site. The structure, as currently proposed, would not meet our Design Standards, but the Ordinance does allow variances and some flexibility, so Mr. Schuette requested a conversation prior to committing to a formal design of the building.

Discussion took place regarding building façades, breaking up the long expanses of the building façades, location of building, building materials, stone veneer, and tip up panel's vs steel and surrounding potential businesses.

Concerns:

- not complying with the building materials that are required in the B-1 district.
- is steel appropriate because of location and other business that will surround this property.
- how a bus garage would fit among other businesses in this area.
- how to break the façade with block face materials.

Braaten mentioned that the existing Koch buildings are in the B-1 Business District.

Mr. Schuette, spoke in regard to the different types of building materials that could be used for this building, then passed around pictures of what would work for the bus garage. Tip up panels are also prohibited by ordinance, but may be an option with a variance request.

The next steps in the process would be to come in for a Comprehensive Plan Amendment and to work through some access issues with Carver County. The Planning Commission and then to City Council would hear the Comp Plan Amendment application upon submittal. The goal is to have the bus garage open and functioning by 2017.

Osmundson summarized the conversation by saying that the location is great, the building should be conducive with the neighborhood and the tip-up wall panels along with the brick face to change the façade would be acceptable. Blanchfield also suggested taking into consideration when this comes back to Planning Commission to have plans prepared showing the height, windows, façade and color of the structure. Mr. Schuette also mentioned the energy code does not complying with what the City Ordinance allows.

Braaten introduced Ethan Nelson, City of Waconia's new Assistant Planner.

Braaten's updates:

- City Council approved the Machtemes and McLain Variances.
- Oppidan Zoning Amendment was approved.
- City of Waconia decided to opt out of the Temporary Health Care Dwellings legislation.
- The Avalon Group has not yet submitted for the development on the north side of Target.
- Elementary School will be ready to open by the beginning of the school year 2016.

There being no further business, motion by Hebeisen to adjourn at 7:45p.m. second by Osmundson. All present voted aye.
MOTION CARRIED.

Respectfully submitted,

Brenda Stein
Recording Secretary

Thursday, August 4, 2016

WACONIA PLANNING COMMISSION MEETING

PLEASE SIGN IN

NAME	ADDRESS
1. Joanna Johns	8880 Hwy 284
2. Dean Hilgers	1961 Silver St.
3. Paul Schmitt	228 WEST MAIN
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