

WACONIA PLANNING COMMISSION
THURSDAY, October 18, 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:	Blanchfield, Osmundson, Meisch, Vilmain
MEMBERS ABSENT:	Hebeisen
ALTERNATE:	Grohmann-Absent
STAFF PRESENT:	Braaten, Nelson, Wurst
VISITORS:	See attached sign in sheet
CITY COUNCIL LIASON:	Mayor Sanborn- Present

Braaten printed out missing pages of the staff report for the Culvers submittal for the Commission members to review.

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 Osmundson, to adopt the Minutes from the September 1, 2016, meeting. All present voted aye. MOTION CARRIED.

4. NEW BUSINESS:

A. PUBLIC HEARING: SUDHEIMER RETIAL ADDITION PRELIMINARY AND FINAL PLAT APPLICATION SUBMITTED BY KTJ 290, LLC, FOR THE PROPERTIES LOCATED AT 10590 AND 10594 10TH STREET WEST.

Braaten displayed the parcels on the map showing the location of 10590 & 10594 10th Street West. These parcels are located south and east of the intersection of Hwy 5 and County Road 10 and the properties are currently zoned B-1, Highway Business District.

The applicant is proposing three main accesses to the development, two full accesses off of 10th Street West and a right in only access off of Cherry Street. Staff finds the proposed accesses off of 10th Street to be in compliance with the City Standards. The final Cherry Street access will be subject to the final review and approval of the City Engineer and the Public Services Director.

The landscaping plans for the properties will be reviewed and approved as part of the Site Plan and Design Review Applications for each of the subject parcels at the time of development.

Braaten mentioned that the City has installed the sidewalk along the 10th Street West and trail along the remainder of the parcel as a part of the Highway 5 project last year. The applicant is also proposing internal sidewalks linking the existing sidewalk and trails to the three parcels.

Braaten explained the requirements for parks, schools, playgrounds and open space requiring at least 10% of the gross land in a subdivision be dedicated unless cash in lieu of land is approved by the City Council. After reviewing the plat the Park and Recreation Board recommended the City Council accept cash in lieu of land as the area is not desirable for any of the immediacies mentioned. This amount will be \$5,000 per acre, not including the land occupied by wetlands and the right of ways.

There were no questions for the applicant, Tom Ryan.

Motion by Blanchfield to open the public hearing. All in favor voted aye. MOTION CARRIED.

Motion by Vilmain, second by Meisch to close the public hearing. All in favor voted aye. MOTION CARRIED.

No comments were received.

Meisch asked about the Engineers report. Braaten stated that the comments in the Engineers report are part of the 10 conditions of approval.

MOTION BY OSMUNDSON, SECOND BY VILMAIN TO RECOMMEND APPROVAL OF THE SUDHEIMER RETAIL ADDITION PRELIMINARY AND FINAL PLAT APPLICATION FOR THE PROPERTIES LOCATED AT 10590 AND 10594 10TH STREET WEST TO INCLUDE THE 10 RECOMMENDED CONDITIONS OF APPROVAL. ALL IN FAVOR VOTED AYE. MOTION CARRIED.

B. SITE PLAN AND DESIGN REVIEW: REQUEST SUBMITTED BY KTJ 290, LLC, FOR A PROPOSED FREE STANDING RETAIL BUILDING, MULTITENANT BUILDING AND OTHER SITE IMPROVEMENTS – LOT 1, BLOCK 1, SUDHEIMER RETAIL ADDITION.

Tom Ryan, the applicant for KTJ 290, LLC has submitted an application for the Site Plan and Design Review for the parcel described a Lot 1, Block 1 Sudheimer Retail Addition. The applicant is proposing the construction of a freestanding 9,300 sq. ft. retail building, a 7,500 sq. ft. multitenant building and other site improvements on the subject property.

This parcel is located in the B-1 Highway Business Zoning District. The proposed retail uses are permitted in the B-1 Zoning District. The drive through business is a permitted use with special restriction and is noted in the staff report. There are proposed to be two buildings on this lot, one being a multi-tenant building along highway 5 and the building along County Road 10 being a Dollar Tree. Braaten pointed out on the map locations of trash enclosures, drive thru, shared access onto the parcel and the loading dock. Braaten gave an overview on the floor plan, exterior materials of the building, window glazing, and landscape plan. Parking requirements are have been met. The developer will come back and propose signage for the entire development. Braaten gave a detailed description of the process and steps to take for additional signage as part of a Planned Development District, which needs approval by the City Council. Braaten informed the Commission that the applicant intended to return with the proposed signage at a later meeting otherwise they would be limited to the sign standards stated in City Code.

The lighting plan appears to conform to the City ordinance standards. We will need to receive the fixture information, light pole height and the base specifications. Trash enclosures comply and meet our requirements. Grading and utilities were reviewed by the City Engineer and the Public Service Director. Their concerns and comments have been included in a memo, which is also included as a condition of approval. Building materials conform to our Design Standards.

Braaten explained the City Ordinances that requires one tree for every thousand square feet of total building floor area or one tree for every fifty feet of site perimeter, whichever is greater. For the purposes of landscape review for lots 1, 2, and 3, Block 1, Sudheimer Retail Addition, the required number of landscape plantings were determined based on the whole. Specifically, the site perimeter of the tree parcels requires a total of 41 trees to be planted- therefore, City ordinances states that additional plantings shall be required for properties fronting State Highway 5. The following will be required for every 40' of frontage along Highway 5. One three inch minimum deciduous tree or one eight foot minimum coniferous tree. The applicant is proposing 24 trees, which when considered as part of the whole is in compliance with City Ordinance requirements. It should be further clarified that the 17 additional trees required for the frontage of the entire development along Hwy. 5 are required to meet the 3 inch/8ft standard rather than the typical 2.5 inches deciduous and the 6 ft. coniferous tree standards. Note that the landscape plans shall be modified to clarify where the 17 larger trees shall be planted through the development. This is explained knowing this is a part of the recommended conditions of approval.

MOTION BY OSMUNDSON, SECOND BY MEISCH TO RECOMMEND APPROVAL OF THE SITE PLAN AND DESIGN REVIEW REQUEST SUBMITTED BY KT 290, LLC, FOR A PROPOSED FREE STANDING RETAIL BUILDING, MULTITENANT BUILDING AND OTHER SITE IMPROVEMENTS-LOT 1, BLOCK 1, SUDHEIMER RETAIL ADDITION AND TO INCLUDE THE 16 RECOMMENDED CONDITIONS OF APPROVAL. ALL IN FAVOR VOTED AYE. MOTION CARRIED.

C. SITE PLAN AND DESIGN REVIEW; REQUEST SUBMITTED BY KTJ 290, LLC, FOR A PROPOSED FREESTANDING CULVERS RESTAURANT – LOT 2, BLOCK 1, SUDHEIMER RETAIL ADDITION.

The applicant, Tom Ryan has submitted an application for Site Plan and Design review for Lot 2, Block 1, Sudheimer Retail Addition. The applicant is proposing the construction of a freestanding Culvers Restaurant. Braaten stated that there were four style options of building materials for Culvers and the developer/owner chose their preferred option which Braaten walked the Commission through.

Braaten's presentation included:

-Lot size is conforming to our requirements.

- Maximum hard coverage is compliant with our standards.
- Culvers is meeting all set back requirements.
- Proposing a shared entrance.
- The parking requirements are met.
- A shared parking agreement will be needed between the two property owners.
- Landscaping – same comments stated in the previous applications.
- Signage application statement is the same as the other applications.
- Lighting and trash enclosure comments are the same comments as previous applications.
- Grading, drainage and utilities are addressed in the memo and are part of the 17 conditions of approval.
- Braaten described the floor plan and exterior materials chosen for Culvers restaurant.

MOTION BY VILMAIN, SECOND BY MEISCH TO RECOMMEND APPROVAL OF THE SITE PLAN AND DESIGN REVIEW REQUEST SUBMITTED BY KTJ 290, LLC FOR A PROPOSED FREESTANDING CULVERS RESTAURANT-LOT 2, BLOCK 1 SUDHEIMER RETAIL ADDITION TO INCLUDE THE 17 RECOMMENDED CONDITIONS OF APPROVAL. ALL IN FAVOR VOTE AYE. MOTION CARRIED.

D. SITE PLAN AND DESIGN REVIEW: REQUEST SUBMITTED BY KTJ 290, LLC, FOR A PROPOSED FREE STANDING HOLIDAY GAS STATION-LOT 3, BLOCK 1, SUDHEIMER RETAIL ADDTION.

Tom Ryan submitted an application for Site Plan and Design Review for the parcel described as Lot 3, Block 1, Sudheimer Retail Addition. The applicant is proposing the construction of a free standing Holiday Gas Station and car wash located on the corner of Highway 5, Cherry Street and County Road 10. Hard coverage area, height and set back requirements are compliant with the City's requirements.

Braaten described in detail the layout and the floor plan of Lot 3, block 1, the Holiday Station location. Landscape plan, parking spaces, signage requirements, lighting plans, trash enclosure, grading, drainage, utility and exterior finishes are compliant with the design standards.

MOTION BY MEISCH, SECOND BY OSMUNDSON TO RECOMMEND APPROVAL OF THE SITE PLAN AND DESIGN REVIEW REQUEST SUBMITTED BY KTJ 290, LLC, FOR A PROPOSED FEE STANDING CULVER'S RESTAURANT - LOT 2, BLOCK 1, SUDHEIMER RETAIL ADDITION TO INCLUDE THE 16 RECOMMENDED CONDITIONS OF APPROVAL. ALL IN FAVOR VOTED AYE. MOTION CARRIED.

UPDATES: Ethan Nelson, Assistant Planner, is working on a residential variance for the Planning Commission meeting in November. The meeting may also include a discussion on utility buildings, sheds and accessory structures. Staff is considering the possibility of scheduling a work session to discuss this topic. Also, 100 new home permits have been issued so far this year.

THERE BEING NO FURTHER BUSINESS, MOTION BY OSMUNDSON TO ADJOURN AT 7:15P.M.SECOND BY MEISCH. ALL PRESENT VOTED AYE. MOTION CARRIED.

Respectfully submitted,

Brenda Wurst
Recording Secretary

Tuesday, October 18, 2016

WACONIA PLANNING COMMISSION MEETING

PLEASE SIGN IN

NAME	ADDRESS
1. Michelle Riedel	400 Water St. Excelsior
2. Tom Ryan	" "
3. Brenna Rice	202 James Ave Marquette
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