

CARVER COUNTY PLANNING COMMISSION
Regular Meeting – September 16, 2025
Minutes

Members Present: Scott Hoes, Greg Grazzini, Frank Mendez, Matthew Kerber, Scott Wakefield, Tim Lynch (for John P Fahey)

Members Late: None

Members Absent: Andy Steinhagen, John P Fahey

Staff Present: Jason Mielke, Lauren Whetstone

Pursuant to due call and published notice thereof, the September 16, 2025, regular meeting of the Carver County Planning Commission was called to order by Chairman Scott Hoes at 7:00 p.m.

Chairman Hoes acknowledged six board members are present and Andy Steinhagen is absent.

Agenda – A motion was made by Lynch to approve the agenda. Mendez seconded the motion. Chairman Hoes called for a vote on the motion. All voted aye. Motion carried.

Minutes – A motion was made by Wakefield and seconded by Grazzini to approve the minutes from the August 19, 2025, regular meeting. Chairman Hoes called for a vote on the motion. All voted aye. Motion carried.

File #PZ20250036 – Xcel Energy/George Wojcicki – Chairman Hoes called the public hearing to order at 7:01 p.m. to consider a request by George Wojcicki, representing Xcel Energy. The purpose of the public hearing was to consider a request for an essential service-wireless communications monopole pursuant to Chapter 152 of the County Zoning Code. The property is located in Section 32 of Waconia Township.

The following was present: George Wojcicki

The following items were entered into the record:

Exhibit A – Legal Description

Exhibit B – Proof of Publication of the Hearing Notice

Exhibit C – Proof of Mailing of the Hearing Notice

Exhibit D – Site Plan

Exhibit E – Letter from the applicant dated August 21, 2025

Exhibit F – Staff Report addressed to the Planning Commission and Waconia Township dated September 5, 2025, and all attachments.

Whetstone stated the applicant is requesting a Conditional Use Permit for construction of a monopole on an approximate 11.45-acre parcel currently improved with an existing electrical substation and associated electrical infrastructure. The request is for a 140-foot tall private communications monopole within the existing substation area. This monopole will support a private long-term evolution (pLTE Network) to enhance communication between Xcel Energy equipment as a part of a broader Statewide infrastructure upgrade for grid security and reliability. This Conditional Use Permit is separate from the existing CUP

on the property for the substation because it represents a new use from the existing substation which falls under a different section of the Zoning Code. The purpose of the new monopole is to support advanced technology and improve secure communications. The monopole will include three antennas with a centerline height of 135 feet. The applicant's narrative states co-location on existing structures is unsafe and inefficient in height. This monopole will be placed in the northwest corner within the fenced substation area with a front setback of approximately 220 feet, which will be well beyond the required minimum setback of 50 feet. The request information was submitted to the MnDNR and no comments were received. The Waconia Town Board reviewed the request at their June 9, 2025, meeting and recommended approval, noting "Two board members approved issuance of the CUP for Xcel Monopole." Whetstone read the proposed conditions for consideration if the Planning Commission recommends approval of the request. If the Planning Commission recommends denial of the request, the deficiencies found in Section 152.251 should be referenced.

George Wojcicki, 414 Nicollett Mall, stated he had no additional information and would answer questions of the commissioners.

Scott Wakefield, speaking for Waconia Township Board, confirmed the Township's recommendation for approval of the request from the two board members at their June 9, 2025, meeting. He stated there were no concerns for Xcel to construct the monopole within an existing substation on their own property.

Lynch asked if there were FAA requirements for a 140-foot pole.

Mr. Wojcicki replied the project manager will be working with other members of the project team to ensure compliance with all FAA requirements and obtain any required permits concurrent with this permit. He stated they have successfully obtained permitting for about seven or eight of these communication poles to date. He did note that the condition requiring compliance with all FAA requirements and stipulations will be strictly adhered to.

There was no one present from the public to comment on the request.

A motion was made by Wakefield to close the public hearing. The motion was seconded by Lynch. Chairman Hoese called for a vote on the motion. All voted aye. Motion carried. The public hearing was closed at 7:06 p.m.

A motion was made by Lynch to **approve and adopt Resolution #25-15** incorporating the findings of fact with staff considerations for an essential service-Wireless Communications Monopole on the subject property. Wakefield seconded the motion for approval. All voted aye. Motion carried.

Adjournment

A motion was made by Wakefield and seconded by Lynch to adjourn the meeting. All voted aye. Motion carried. The meeting was adjourned at 7:09 p.m.