

**CITY OF CHASKA PLANNING COMMISSION
MINUTES
JANUARY 14, 2009**

1. Call to Order

Interim Chairperson Miller called the meeting to order at 7:02 p.m.

2. Roll Call

Roll call was taken. Members present: Commissioners DuToit, Kasper, Broback, Miller, Keyport, Hewitt, Ashley, Personius and Acting Chairperson Young.

Members absent: None.

Also present: Kevin Ringwald, Director of Planning and Development; Melissa Duchinsky, City Planner; and Bill Monk, City Engineer.

3. Adopt the Agenda

Motion by Commissioner Kasper, second by Commissioner Broback to adopt the agenda as presented.

Motion carried.

4. Visitor Presentation

No one appeared under visitor presentation.

5. Minutes

Motion by Commissioner Hewitt, second by Commissioner Ashley to approve the minutes of the December 10, 2008 Planning Commission meeting.

Motion carried.

6. Consent Agenda

Motion by Commissioner Kasper, second by Commissioner Broback to approve the Consent Agenda as follows:

- a) Receive the minutes of the December 15, 2008 and January 5, 2009 City Council meetings.
- b) Receive the minutes of the December 8, 2008 Park Board meeting.
- c) Receive the minutes of the December 15, 2008 and January 5, 2009 EDA meetings.

Motion carried.

7. Public Hearing: 212 Medical Center (FKA Chaska Ambulatory Center, Ridgeview Medical Center and Aurora Plaza)

a) Preliminary and Final Plat

b) Zoning Ordinance Amendment

c) Revised Concept Plan

d) Preliminary and Final Site/Building Plans

PC. No. 08-01/Mount Development Company

The City Planner presented the item to the Commission.

Commissioner Miller arrived at 7:10 pm.

Commissioner Hewitt asked about traffic impacts along Hundertmark Road.

Commissioner Ashley asked if TH41 right-in access would be eliminated.

The City Planner stated one access to the site is proposed by the applicant.

Commissioner Miller inquired whether the retaining wall could be eliminated.

Commissioner Ashley asked if the retaining wall is required by the City.

The City Planner said no it is not.

Commissioner Broback asked if it would be possible to phase the parking.

The City Planner said it would be possible and that it is highly encouraged by staff.

Commissioner Hewitt inquired asked if the retaining wall was added onsite due to the elevation increase of the building.

The City Planner indicated the applicant's Civil Engineer is present to address this question.

The City Engineer went through the traffic and stormwater details for the project.

Commissioner Hewitt asked the City Engineer to explain how the traffic is improved by the plan.

The City Engineer said that lengthening of the turn lanes greatly improves traffic flow.

Chairperson Miller stated that at the last Planning meeting they talked about moving the retaining wall further east side into the site.

The City Engineer said the applicant's engineer could talk about options.

Commissioner Ashley asked whether there is any signage on the street for any site distance issues on Hundertmark Road.

The City Engineer stated at this point the design has not gotten to that point, but if needed, signs could be installed.

Bob Solfelt, the applicant, addressed the Commission and stated that Phase I will include 780 parking stalls, including all of the east side and part of the north parking lot. The parking shown is adequate and will address the demand for on-site parking.

Mark Rausch, the engineer for the applicant, stated the retaining walls are designed to be tiered. He also said the elevation change on site is a challenge with its steep slopes, the

location of MnDOT's existing pond and the location of the existing roadways surrounding the site.

Commissioner Miller felt the four-foot retaining wall was not appealing to drivers or pedestrians and asked if they could study moving the wall back to the east toward the parking stalls.

Rausch stated that moving the wall to the east would not meet the slope requirements on the site so that was not a possibility.

Commissioner Kasper asked if they could include plantings along the retaining wall, as he felt it would go a long way to soften the wall.

Commissioner Keyport inquired whether the wall could be tapered.

Rausch stated that the south end of the wall tapers as it goes toward Highway 41.

Interim Chairperson Young stated that he felt the modular wall would be a mistake and perhaps it could be a stone wall with landscaping added for a better design.

The Public Hearing was opened at 7:50 pm.

Mike Huang of 2265 Manuela Circle appeared before the Commission and stated that he felt the plan presented tonight was improved from previous submittals. However he still felt there were issues to be worked out. He cited traffic, excessive lighting and noise as concerns.

Keith Engel of 309 Campfire Curve addressed the Commission with his concerns regarding traffic issues.

Michelle Robin of Manuela Drive addressed the Commission on traffic issues also.

Residents of 2277 Manuela Circle and 2240 Manuela Circle appeared before the Commissioner with concerns about the building height and traffic.

The Public Hearing was closed at 8:10 pm.

The City Engineer explained the traffic improvements in more detail.

Commissioner Broback thought that the City Engineer's explanation regarding the improvements made sense and that the ultimate improvements will occur at the TH41 intersection.

The City Engineer said the intent is to improve traffic as much as possible.

Commissioner Kasper commended the City Engineer for continuing the left turn lane, which will help to alleviate left turn movements.

Commissioner Hewitt asked if traffic volumes are busier near Target on Highway 41 than they would be at the medical center.

The City Engineer said they would most likely be similar.

Commissioner Keyport asked if the Highway 41 intersection could be fixed now as part of this project.

The City Engineer said MnDOT is responsible for the highway and the improvements are scheduled 8-10 years from now. He also noted that funds are lacking at this time.

Commissioner DuToit asked what happens when the ambulance need to get into the site during peak traffic hours.

The City Engineer stated that in his experience emergency vehicles proceed through traffic when required.

Solfelt, the applicant, explained that every ambulance in the Twin Cities region maneuvers through traffic daily and the drivers would adapt to navigating to this destination.

Commissioner Broback asked if this development is similar to Fairview Southdale as far as traffic is concerned.

Solfelt said it would not be nearly as congested, as volumes are not the same.

Commissioner Miller asked if the trail can be moved to the east to abut the retaining wall.

The City Engineer said plantings can be done on top of the wall and they will blend in well and be protected from the salt in winter.

Commissioner Broback mentioned that the City has done a good job to ensure the site has dramatic impact with its improved building and site design.

Commissioner Keyport added that plantings on top of the retaining wall would be a great idea. He also asked if the lighting onsite can be graduated.

The Planning Director stated that the lights are shown 22 feet high and cannot go much lower than that in order to light the site. He said the light sizes are actually quite commendable for a parking lot of that size.

Ed Farr, the architect, presented a materials board. He explained that the lighting average is slightly less than 3.0 foot-candles and the light spill has been minimized. Asphalt will help limit the glare also. He explained the cross sections that were included in the packet. He felt the retaining walls were well designed. Also, they used striping and towers on the cornices for interest. Farr said he would like the condition regarding this (#27) removed.

The City Engineer said the retaining wall on the east side of the site cannot be moved further into the steep slope.

Commissioner Kasper said the applicant should use this area as proof of parking and add landscaping in this area.

Commissioner Miller said the evergreen trees should be composed of a variety, including pines.

The architect explained the lighting on the building and that no floodlights would be used on the building. Only the first floor would be lit 24/7, with the remainder of the floors being substantially dark at night.

Commissioner Kasper asked the other Commissioners if they had comments regarding adding proof of parking on the east side of the site, along with landscaping.

Mark Rausch explained there would be a 22 feet drive aisle and an 8 feet parking lot island if this occurs.

The Planning Director said it would be all right if they re-designed the plan to accommodate additional landscaping and if not, then they should add landscaping with proof of parking.

Commissioner Miller said he would like to see: a variety of trees, including pines; the trees currently shown in the proof of parking area on the west side of the site be moved to a permanent location; and a natural soft edge added near the retaining wall on the west side of the site.

Commissioner Kasper said the applicants should be creative in addressing these issues.

Commissioner Hewitt stated he still has concerns regarding traffic and that he had been hoping for a traffic comparison with Pioneer Trail and Highway 41.

Commissioner Broback commented that the site could have ended up with a more intense user and with the new improvements to the area the traffic may even be better.

Commissioner Ashley stated the traffic concerned her and that improvements to the intersection at Highway 41 could not be relied upon to relieve the congestion.

Motion by Commissioner Kasper, second by Commissioner Miller, to eliminate condition #27, and add conditions #30 and #31.

Motion by Commissioner Kasper, second by Commissioner Broback to recommend approval to City Council of the Revised Concept Plan for 212 Medical Center, as well as the Preliminary and Final Plans, the preliminary and final site/building plans and a Zoning Ordinance Amendment to PCD-13 (Ordinance #820), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative, prepared by Mount Development Company, Edward Farr Architects, and Alliant Engineering, Inc., dated January 6, 2009;

- b. Topographic Survey, Cortina Woods, prepared by HTPO, undated;
 - c. Overview Plan, prepared by Alliant Engineering, dated January 6, 2009;
 - d. Cover Sheet, Sheet 1 of 17, prepared by Alliant Engineering, dated January 6, 2009;
 - e. Preliminary Plat, Sheet 2 of 17, prepared by Alliant Engineering, dated January 6, 2009;
 - f. Site Plan, Sheet 3 of 17, prepared by Alliant Engineering, dated January 6, 2009;
 - g. Grading, Drainage & Erosion Control Plan, Sheet 4 of 17, prepared by Alliant Engineering, dated January 6, 2009;
 - h. Grading, Drainage & Erosion Control Plan, Sheet 5 of 17, prepared by Alliant Engineering, dated January 6, 2009;
 - i. Storm Sewer Plan, Sheet 6 of 17, prepared by Alliant Engineering, dated January 6, 2009;
 - j. Sanitary Sewer & Watermain Plan, Sheet 7 of 17, prepared by Alliant Engineering, dated January 6, 2009;
 - k. Paving and Color Sidewalk Plan, Sheet 8 of 17, prepared by Alliant Engineering, dated January 6, 2009;
 - l. Lighting Plan, Sheet 9 of 17, prepared by Alliant Engineering, dated January 6, 2009;
 - m. Detail Sheet, Sheet 10 of 17, prepared by Alliant Engineering, dated January 6, 2009;
 - n. Detail Sheet, Sheet 11 of 17, prepared by Alliant Engineering, dated January 6, 2009;
 - o. Landscape Plan, Sheet 12 of 17, prepared by Alliant Engineering, dated January 6, 2009;
 - p. Lower Level and First Floor Plan, Sheet A1, prepared by Edward Farr Architects, dated January 6, 2009;
 - q. Second, Third and Fourth Level Floor Plans, Sheet A2, prepared by Edward Farr Architects, dated January 6, 2009;
 - r. Exterior Elevations – Phase 1, Sheet A3, prepared by Edward Farr Architects, dated January 6, 2009;
 - s. Exterior Elevations – Phase 2, Sheet A4, prepared by Edward Farr Architects, dated January 6, 2009;
 - t. Signage Plan, Sheet A5, prepared by Edward Farr Architects, dated January 6, 2009
 - u. Conceptual Future Development Plan, Sheet 1 of 1, prepared by Alliant Engineering, dated January 6, 2009
 - v. Building Perspective – Viewed from Southwest Phase I, prepared by Edward Far Architects, dated January 6, 2009;
 - w. Building Perspective – Viewed from North Phase I, prepared by Edward Far Architects, dated January 6, 2009;
 - x. Sightline View from West (NB TH 41), prepared by Alliant Engineering, dated January 6, 2009;
 - y. Sightline View from East, prepared by Alliant Engineering, dated January 6, 2009;
 - z. TH 41 and EB TH 212 View Cross Section, prepared by Alliant Engineering, dated January 6, 2009;
 - aa. Sightline View from South, prepared by Alliant Engineering, dated January 6, 2009;
 - bb. Colored Site Plan, 212 Medical Center, prepared by Edward Far Architects, dated January 6, 2009
 - cc. 212 Medical Center Sign Criteria Plan
2. In the future, if the applicant pursues a building addition beyond the approved 6-floor, 248,000 square feet building, including a parking structure, site and building plan review and approval shall be required.
3. Provision of a revised landscape plan that accommodates: overstory trees in all parking islands; internal parking islands with a 10 feet minimum width; an increase in the amount of 10 to 14 feet evergreen trees planted on the east side of Lot 1; and another

layer of large overstory trees between the future large evergreens on the east side of Lot 1 and the existing trees near the ravine.

4. Provision of significant landscaping of varying sizes and species in the area flanking the southern property line (by the MnDOT ponding area) to soften and transition the development, to be approved by the Planning Director.
5. Provision of a fence detail to be installed atop the retaining wall on the east side of the site, including the type/style of fence and the height, to be approved by the Planning Director.
6. All landscaping, including parking islands, shall be irrigated and maintained by the developer.
7. Addition of a layer of landscaping in the form of low plantings between the trail along Highway 41 and the drive aisle on the west side of the Ridgeview Medical Center building and provision of a landscape detail for this area.
8. Provision of additional overstory trees spaced every 50 feet along the main spine of the development to create the feel of a tree-lined boulevard.
9. Provision of benches near the entrance of the building, to be approved by the Planning Director.
10. Utilization of a rock retaining wall planting scheme at the intersection area of Highway 41 and Hundertmark Road, similar to the one that has been implemented on the northwest and northeast corners of that intersection.
11. The proof of parking on the west side of the site shall be constructed as the last parking area, if determined to be necessary by staff.
12. If the proof of parking on the west side of the site is found to be necessary, then a tiered retaining wall shall be constructed, final material, color and design to be approved by the Planning Director.
13. Provision of building lighting profile sheets that meets PCD-13 and Zoning Ordinance requirements.
14. Submission of a sign permit application for each sign proposed and approval shall be required prior to installation.
15. All signage shall comply with the City of Chaska Zoning Ordinance, the PCD-13 (Planned Commercial Development District No. 13) Ordinance and the 212 Medical Center Sign Criteria.
16. Adherence to the requirement of the City Engineer's memo dated January 9, 2009.
17. Coordination with, and approval from, MnDOT for the offsite ponding area.
18. Adherence to the comments and requirements of the Fire Marshall, the Director of Electric and the Water & Sewer Supervisor.
19. Provision of a survey detail for the corner of Hundertmark Road and TH 41 for review by the City Engineer, to coordinate landscaping and monument sign placement.
20. Provision of a copy of the appropriate approval of licensing of the heliport and necessary supplemental information or equivalent, and a letter of site approval from the Minnesota Department of Transportation, Office of Aeronautics.
21. Provision of a connection to the future trail on the east side of the site, adjacent to the ravine, which shall be extended to the edge of the property line of the lot, final location to be approved by staff.
22. Provision of a material board, showing all exterior materials, to be approved by the Planning Director.
23. Provision of roof mechanical screening detail, to be approved by the Planning Director.

24. Provision of the location and detail sheets of site furniture, as outlined in the PCD-13 Ordinance.
25. Outlot A shall be deeded to the City of Chaska.
26. Revision of the lighting plan to minimize the impact on the neighboring residential properties, to be approved by the Planning Director.
27. ~~Revise the north and south building elevations at the rooflines of the Medical Building to provide for more architectural elements, including cornices.~~
28. Adherence to the PCD-13 Ordinance #829.
29. Provision of a combination Utility and Landscape Plan on one sheet.
30. Addition of a variety of evergreen and pine trees on the east side of the site adjacent to the proposed retaining wall.
31. The TH 41 retaining wall shall be designed to include variations in height and a variety of plantings to help soften the impact of the wall.

Motion carried.

8. Public Hearing: 2030 Comprehensive Plan Update - CONTINUED TO THE FEBRUARY 11, 2009 PLANNING COMMISSION MEETING

9. Other Business

- ❖ Commissioner Personius commented that she was excited to be a new member of the Planning Commission.
- ❖ Commissioner Miller asked about the status of the Commitment to Community. The Planning Director said the City Council will be working on it in the near future.
- ❖ Commissioner Broback thanked the Police Chief and Mayor for hosting the CHS benefit.
- ❖ Commissioner DuToit inquired about the status of the downtown revitalization task force. The Planning Director said it is high on the Council's agenda and it will be included in the 2030 Comp Plan, as well as the Council will be discussing it at their upcoming retreat.
- ❖ Commissioner Keyport inquired about the status of the Comp Plan. The Planning Director said it would be before the Planning Commission in February.
- ❖ The Planning Director reminded each Commissioner to fill out their updated information forms and that a new Chairperson for the Commission would be appointed at the next City Council meeting.

10. Adjourn

Motion by Commissioner Kasper, second by Commissioner Hewitt to adjourn the meeting at 9:28 pm.

Motion carried.