

**CHASKA PLANNING COMMISSION
MINUTES
FEBRUARY 11, 2009**

1. Call to Order

Chairperson Young called the meeting to order at 7:00 p.m.

2. Roll Call

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

Members absent: Commissioners Miller, Keyport, and Personius.

Also present: Kevin Ringwald, Director of Planning and Development; Melissa Duchinsky, City Planner; Mayor Gary Van Eyll, and Luke Melchert, City Attorney.

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 Broback, second by Commissioner Hewitt to approve the minutes of the January 14, 2009 Planning Commission meeting.

Motion carried.

6. Consent Agenda

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

- a. Receive Minutes of the January 26 and February 2, 2009 City Council meetings
- b. Receive Minutes of the January 12, 2009 Park Board meeting
- c. Receive Minutes of the February 2, 2009 EDA meeting

Motion carried.

7. Public Hearing: The Legends at Hazeltine

a. Preliminary Plat

b. Rezoning from PMD-1 to PMD-18 (Planned Commercial District No. 18)

c. Preliminary Site/Building Plans

P.C. No. 08-13/The Goodman Group

The City Planner presented the item to the Commission.

Commissioner DuToit inquired as to whether the concept plan had been approved.

The City Planner said it had already been approved.

Commissioner Broback asked whether the parking would be phased and Commissioners Broback and Hewitt both asked about the meaning of "18" in the zone district designation.

The City Planner explained that the number is simply sequential.

Brent Elmer, Director of Architecture for the Goodman Group, appeared before the Commission to answer questions.

Commissioner Kasper commented that 50 parking spaces will be lost at the existing building when the parking lot is constructed.

Elmer said The Goodman Group is working on an agreement with the City to add parking on the east side of the site. Brent Elmer said the parking would all be built in the first phase.

Chairperson Young asked if the Commission could be refreshed on the changes to the project since the last submittal.

Elmer said the building orientation had been tweaked and they had cut back on parking spaces at the new building somewhat. The water quality of the pond had been enhanced, along with the stormwater design. The materials remain the same, but much of the project is similar to the first submittal.

Commissioner Ashley asked Elmer if residents of the facility would be sent to the new stand alone emergency room planned for Highway 41 and Hundertmark Road.

Elmer said they would be sent there.

Commissioner Kasper asked if there would be a ground floor connection to the Hazeltine Gates building.

Elmer said there would be a connection.

Commissioner Kasper said the project looked excellent and asked when they planned to open it.

Elmer said they plan to have it open in 2010.

Commissioner Broback stated that with the golf course improvements included in the project, this would be a real opportunity to improve the quality of the turf on the fairways also.

Motion by Commissioner Broback, second by Commissioner Kasper to recommend approval to City Council of the Preliminary Plat and the Preliminary Site/Building Plans of The Legends at Hazeltine, a senior and assisted living facility, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - A. Project Narrative, The Legends at Hazeltine, undated
 - B. Preliminary Plat, The Legends at Hazeltine, submitted by RLK Incorporated, dated January 23, 2009;

- C. Colored Renderings, The Legends at Hazeltine, undated
 - D. Title Sheet, The Legends at Hazeltine, Sheet T1-1, submitted by Trossen, Wright & Plutowski, dated January 6, 2009;
 - E. Ground Floor Plan, The Legends at Hazeltine, Sheet A3-1, submitted by Trossen, Wright & Plutowski, dated January 6, 2009;
 - F. First Floor Plan, The Legends at Hazeltine, Sheet A3-2, submitted by Trossen, Wright & Plutowski, dated January 6, 2009;
 - G. Second Floor Plan, The Legends at Hazeltine, Sheet A3-3, submitted by Trossen, Wright & Plutowski, dated January 6, 2009
 - H. Third Floor Plan, The Legends at Hazeltine, Sheet A3-4, submitted by Trossen, Wright & Plutowski, dated January 6, 2009;
 - I. Fourth Floor Plan, The Legends at Hazeltine, Sheet A3-5, submitted by Trossen, Wright & Plutowski, dated January 6, 2009;
 - J. Fifth Floor Plan, The Legends at Hazeltine, Sheet A3-6, submitted by Trossen, Wright & Plutowski, dated January 6, 2009;
 - K. Roof Plan, The Legends at Hazeltine, Sheet A3-7, submitted by Trossen, Wright & Plutowski, dated January 6, 2009;
 - L. Exterior Elevations, The Legends at Hazeltine, Sheet A5-1, submitted by Trossen, Wright & Plutowski, dated January 6, 2009;
 - M. Exterior Elevations, The Legends at Hazeltine, Sheet A5-2, submitted by Trossen, Wright & Plutowski, dated January 6, 2009;
 - N. Exterior Elevations, The Legends at Hazeltine, Sheet A5-3, submitted by Trossen, Wright & Plutowski, dated January 6, 2009;
 - O. Exterior Elevations, The Legends at Hazeltine, Sheet A5-4, submitted by Trossen, Wright & Plutowski, dated January 6, 2009;
 - P. Preliminary Removals Plan, The Legends at Hazeltine, Sheet C1.0, submitted by Trossen, Wright & Plutowski, dated January 5, 2009;
 - Q. Preliminary Site Plan, The Legends at Hazeltine, Sheet C2.0, submitted by Trossen, Wright & Plutowski, dated January 5, 2009;
 - R. Preliminary Grading and Drainage Plan, The Legends at Hazeltine, Sheet C3.0, submitted by Troussen, Wright & Plutowski, dated January 5, 2009;
 - S. Preliminary Stormwater Pollution Prevention Plan, The Legends at Hazeltine, Sheet C4.0, submitted by Troussen, Wright & Plutowski, dated January 5, 2009;
 - T. Preliminary Storm Sewer Plan, The Legends at Hazeltine, Sheet C5.0, submitted by Troussen, Wright & Plutowski, dated January 5, 2009;
 - U. Preliminary Utility Plan, The Legends at Hazeltine, Sheet C6.0, submitted by Troussen, Wright & Plutowski, dated January 5, 2009;
 - V. Preliminary Civil Details, The Legends at Hazeltine, Sheet C7.0, submitted by Troussen, Wright & Plutowski, dated January 5, 2009;
 - W. Landscape Plan, The Legends at Hazeltine, Sheet L-1, submitted by Troussen, Wright & Plutowski, dated January 6, 2009
 - X. Topographic Survey, Sheet 1 of 2, dated submitted by RLK Incorporated, October 9, 2008
 - Y. Topographic Survey, Sheet 2 of 2, dated submitted by RLK Incorporated, undated
2. Adherence to the City Engineer memo dated February 4, 2008.
 3. Approval of the rezoning of Lots 1 and 2, Block 1, of the Legends at Hazeltine, from PMD-1 (Planned Multi-Use District No. 1) to PMD-18.
 4. Provision of a cross access easement for the access and parking areas for both Lots 1 and 2.
 5. Provision of screening for the generator on the west side of the site, to be approved by the Planning Director.

6. Revision of the landscaping on the west side of the site, in coordination with the City of Chaska and the Minnesota Department of Transportation.
7. Provision of a utility easement along the eastern property line of Lots 1 and 2 of Block 1 that encompasses all existing utilities, as well as a 25 feet utility easement in the northerly most corner of the preliminary plat of the Legends at Hazeltine.
8. Coordination with the Water & Sewer Supervisor with regard to sewer flows.
9. Construction of a 10 feet wide public bituminous trail along the west side of the site along Highway 41.
10. All signage shall be submitted under separate permit and approved prior to installation.
11. Investigation of water quality enhancements with the City of Chaska Par 30 golf course.
12. No direct vehicular access shall be permitted to T.H. 41.
13. Entrance into an assessment agreement with the City of Chaska for the future work at the City of Chaska Par 30 golf course.
14. Revision of the radius on the entrance island to accommodate an immediate left turn for emergency vehicles.
15. Revision of east line of Lot 1 to include the minimal area necessary for parking lot expansion.

Motion carried.

Motion by Commissioner Broback, second by Commissioner Kasper to recommend approval to City Council of the rezoning of the Legends at Hazeltine from PMD-1 (Planned Multi-Use District No. 1) to PMD-18.

Motion carried.

8. Public Hearing: 2030 Comprehensive Plan Update

CONTINUED TO THE March 11, 2009 PLANNING COMMISSION MEETING

9. Other Business

- ❖ Mayor Van Eyll addressed the Commission regarding The Legends project and how this is also a real opportunity to increase the value of the Par 30 golf course also. He thanked the Commission for the hard work they do and reminded them that their help will be integral in the review process for the upcoming Comprehensive Plan update. Lastly, he inquired as to whether the Commissioners were receiving the weekly City Hall Bulletin with updates.
- ❖ Commissioner Kasper suggested that a bus tour of the City projects with the various Commissions might be a good idea.
- ❖ Commissioner Broback thanked the Mayor for his service and then questioned whether anything could be done to discourage retaining walls in Chaska. The Mayor advised that various pertinent topics would be discussed at the upcoming Council and Department Head Retreat.
- ❖ Commissioner Kasper commented that he felt the retaining wall along the Kohls building was an asset to protect the large old Oak trees but also stated that he felt certain trees should be trimmed.
- ❖ Commissioner Ashley inquired as to whether the unsightly For Lease sign could be removed in front of the Kohls store. She also commended the Police Department on their recent response to her residence.

- ❖ Chairperson Young stated the Commission would welcome new Assistant Administrator, Bart Fischer, to one of their meetings.
- ❖ Commissioner Broback asked if Pioneer Trail had been closed or access to The Chaska Commons was hindered during the last PGA at Hazeltine. The Planning Director stated no, but neighborhoods had been closed to through traffic. Concerns about traffic and the golfing event should be directed to the Police Chief.
- ❖ Commissioner Hewitt stated that he had noticed lights and signage out around town.
- ❖ Commissioner DuToit said he would like to see the Golf Course Advisory Committee continued.
- ❖ The Planning Director advised he had emailed a training opportunity to the Commissioners.

10. Adjourn

Motion by Commissioner Ashley, second by Commissioner Broback to adjourn the meeting at 7:45 pm.

Motion carried.

Motion by Commissioner _____, seconded by Commissioner _____,
to

BE SURE TO CHANGE DATE!