

**CHASKA PLANNING COMMISSION
MINUTES
MARCH 10, 2010**

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 Huang, Broback, Hewitt, Keyport, Personius, and Chairperson Young.

Members absent: Commissioners Miller, Ashley, and Kasper

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

3. Adopt the Agenda

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

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Minutes

Motion by Commissioner Huang, second by Commissioner Hewitt to approve the minutes of the February 10, 2010 Planning Commission meeting.

Motion carried.

6. Consent Agenda

Motion by Commissioner Personius, second by Commissioner Keyport to approve the Consent Agenda as follows:

- a) Receive the minutes of the February 22 and March 1, 2010 City Council Meetings.

Motion carried.

7. Public Hearing: West Creek Corporate Center Addition – Preliminary Plat & Final Plat PC. No. 10-02/Ben Merriman/Center Companies

The City Planner presented the item to the Commission.

Commissioner Hewitt stated that the plan appears consistent with the 2020 and 2030 Comprehensive Plans.

Chairperson Young inquired about signage in the business park.

The City Engineer Monk presented the engineering details of the project to the Commission.

Ben Merriman, applicant for the project, appeared before the Commission and explained the look and composition of the monument sign.

The Public Haring was opened at 7:17 pm.

Mike Gulbertson of 1959 Schoolmaster Drive, Chaska inquired about a traffic signal at the entrance and possible truck traffic.

The City Engineer explained about the reconstruction of Engler Boulevard from Highway 212 to the West Creek crossing during 2011 and installation of a temporary signal at Engler and Clover Ridge Drive this year during the construction phase, with permanent installation in 2012.

The Public Hearing was closed at 7:23 pm.

Commissioner Hewitt stated that the project appears consistent with past projects.

Commissioner Huang said he would like to see consistency with all the new signs for this area.

Chairperson Young requested a condition be added to approval regarding the incorporation of signage and lighting with a business park standard.

Motion by Commissioner Huang, second by Commissioner Keyport to approve the Preliminary Plat and Final Plat of the West Creek Corporate Center Addition, subject the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative, prepared by Ben Merriman of Center Companies, LLC, dated February 8, 2010;
 - b. West Creek Corporate Center Addition Final Plat, prepared by SEH, undated;
 - c. Title Sheet, West Creek Corporate Addition, prepared by SEH, dated March 2, 2010, Sheet 1 of 11
 - d. Entrance Detail/Typical Section, West Creek Corporate Addition, prepared by SEH, dated March 2, 2010, Sheet 2 of 11
 - e. Preliminary Plat, West Creek Corporate Addition, prepared by SEH, dated March 2, 2010, Sheet 3 of 11
 - f. Utility Plan, West Creek Corporate Addition, prepared by SEH, dated March 2, 2010, Sheet 4 of 11
 - g. Grading Plan & Subgrade Excavation, West Creek Corporate Addition, prepared by SEH, dated March 2, 2010, Sheet 5 of 11
 - h. Grading and Storm Sewer Plan, West Creek Corporate Addition, prepared by SEH, dated March 2, 2010, Sheet 6 of 11
 - i. Wetland Mitigation Plan, West Creek Corporate Addition, prepared by SEH, dated March 2, 2010, Sheet 7 of 11
 - j. Landscaping & Planting Overview, West Creek Corporate Addition, prepared by SEH, dated March 2, 2010, Sheet 8 of 11
 - k. Landscaping Plan I, West Creek Corporate Addition, prepared by SEH, dated March 2, 2010, Sheet 9 of 11
 - l. Landscaping Plan II, West Creek Corporate Addition, prepared by SEH, dated March 2, 2010, Sheet 10 of 11
 - m. Landscaping Plan III, West Creek Corporate Addition, prepared by SEH, dated March 2, 2010, Sheet 11 of 11

2. Disposition of the outlots shall be as follows:
 - a. Outlot A shall be retained and maintained by the developer/HOA for the purpose of a monument sign and associated landscaping.
 - b. Outlot B shall be deeded to the City of Chaska for the purpose of drainage and utilities.
 - c. Outlot C shall be retained by the developer for the purpose of future development compatible with the PID-7 (Planned Industrial District No. 7) zone district.
 - d. Outlot D shall be retained by the developer and will remain in the Rural (R) zone district.
 - e. Outlot E shall be retained by the developer and will remain in the Rural (R) zone district.
3. Approval of the access permit to County Road 10 (Engler Boulevard) by Carver County.
4. Provision of a 70 foot wide right-of-way, with a temporary turnaround at the north end of West Creek Lane with six foot sidewalks on both sides of the street.
5. Modification of the landscape plan as directed in the staff report.
6. Provision of sidewalks on both sides of the roadway, a monument sign with significant landscaping on the west side of the entrance to the site, decorative lighting along the boulevard, a landscaped and irrigated entrance median, and significant landscaping on both sides of the entrance.
7. Provision of street lighting and an attractive monument sign consistent with the intent of the district, to be approved by the Director of Planning.

Motion carried.

8. Public Hearing: Jonathan Maintenance Facility – Conditional Use Permit
PC. No. 10-03/Thomas Barbeau/Jonathan Association

The City Planner presented the item to the Commission.

Commissioner Keyport confirmed the only utilities will be electricity.

Commissioner Hewitt inquired about the existing and new driveway.

Chairperson Young clarified that the Planning Commission's role is to make a recommendation to the City Council.

Commissioner Broback asked whether the zoning requirements were being met for the project and the City Planner said, yes.

Tom Barbeau, architect contracted by the Jonathan Association for the project, stated that ten individuals had come to the March 8th meeting about the proposal and clarification was given regarding distances of the proposed facility from residences and trails.

Commissioner Personius inquired whether the area will be fenced on the west side of the building.

Mr. Barbeau said the dumpster area would be enclosed.

Commissioner Huang asked where the original Worm Barn had been located.

Mr. Barbeau said it had been on the east side of the site toward Bavaria Road.

Commissioner Hewitt asked why there had been a size change.

Mr. Barbeau explained that it was due to the amount of equipment that will be stored on the site.

Commissioner Broback inquired whether there was a plan for expansion.

The architect said they have already planned for future adequate storage.

Commissioner Huang asked if there was a plan for fire suppression.

Mr. Barbeau said fire suppression equipment is not required.

Commissioner Broback inquired about the lighting.

The architect said a new fixture will be required.

The Public Hearing was opened at 7:45 pm.

Mike Sibley of 110968 Von Herten Circle, Chaska appeared before the Commission as a representative of the Bavaria Court Association.

Commissioner Broback asked him if he had objections to the CUP requirements.

Mr. Sibley said the Association has concerns with the lack of communication with neighboring properties.

The Planning Director and Commissioner Broback each stated that the City cannot consider the individual private matters of each Association.

Commissioner Keyport asked Mr. Sibley which part of the plan he felt would have an adverse effect on the neighborhood.

Mr. Sibley stated there would be noise and there was a question of the necessity of a storage facility, he questioned the process of the matter, and had concerns about drainage issues.

The City Engineer addressed the drainage issue concerns.

The Public Hearing was closed at 8:36pm.

Commissioner Huang inquired whether the existing conditions were considered as part of the scope of the Conditional Use Permit.

The Planning Director said those were separate issues and Staff has previously and currently concluded that the aesthetics, noise, and drainage issues would be improved with the proposed revised CUP.

Commissioner Hewitt asked if the setbacks are appropriate and the Planning Director said they were.

Chairperson Young said he would like to see City Staff work with the neighbors regarding any existing drainage issues.

Motion by Commissioner Broback, second by Commissioner Keyport to approve a Conditional Use Permit for the construction of a new storage facility, located at 111000 Bavaria Road (the Karen House), based on the findings listed in the staff report, and subject to the following conditions:

1. The construction of the new garage shall be substantially consistent with the aforementioned staff report and the following exhibits:
 - a. Site Alteration Application;
 - b. Project Narrative, prepared by Barbeau Architects, Inc., dated February 1, 2010;
 - c. Survey, prepared by Advance Surveying & Engineering Co., revised December 28, 2009;
 - d. Grading & Drainage Plan, prepared by Advance Surveying & Engineering Co., revised January 29, 2010;
 - e. Site/Landscape Plan, prepared by Barbeau Architects, Inc., dated February 1, 2010; Sheet A1
 - f. Floor Plan/Exterior Elevations, prepared by Barbeau Architects, Inc., dated February 1, 2010; Sheet A2
 - g. Exterior Elevations, prepared by Barbeau Architects, Inc., dated February 1, 2010; Sheet A3
2. The applicant shall obtain approval of a building permit prior to construction of the garage.
3. The applicant shall submit paint samples for staff to review prior to the submittal of a building permit.
4. Replacement of wall pack lights with lights that meet Section 9 of the Zoning Ordinance and as approved by the Planning Director.
5. The materials of the fascia and soffit shall be wood, to be approved by the Planning Director.
6. All materials onsite must be kept in the storage facility and no exterior storage is permitted on the site.
7. Hours of operation shall begin no earlier than 7 am and end no later than 6 pm.

Motion carried.

9. Other Business

Commissioner Personius

- ✓ Requested that an announcement be made prior to each meeting to turn off all cell phones.

Planning Director Ringwald

- ✓ Advised that Planning Commission training is available to interested parties.

- ✓ He commented that a Work Session could be utilized to bring in an educator for in-house training.

Chairperson Young

- ✓ Requested a Work Session within the next few months to address and finalize issues from the pervious Planning Work Session.

10. Adjourn

Motion by Commissioner Personius, second by Commissioner Hewitt to adjourn the meeting at 8:56 pm.

Motion carried.

Motion by Commissioner _____, seconded by Commissioner _____,
to

BE SURE TO CHANGE DATE!