

**CHASKA PLANNING COMMISSION
MINUTES
APRIL 14, 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, Kasper, Hewitt, Ashley, Miller (arrived at 7:04 pm), Keyport, Personius, and Chairperson Young.

Members absent: Commissioner Broback.

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

3. Adopt the Agenda

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

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Minutes

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

Motion carried.

6. Consent Agenda

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

- a) Receive the minutes of the March 15 and 29, 2010 City Council meetings.
- b) Receive the minutes of the March 8, 2010 Park Board meeting.

Motion carried.

7. Highland Shores Revised Concept Plan & Preliminary Site/Building Plan Review
PC. No. 10-04.K. Hovnanian

The City Planner presented the item to the Commissioner.

Commissioner Miller arrived at 7:04 pm

Commissioner Keyport inquired about a trail connection at the site.

Commissioner Ashley commented on the number of senior facilities in Chaska.

Lonnie Kornovich, of Kornovich Development introduced himself to the Planning Commission.

Commissioner Kasper inquired whether the applicant was going to sell the to memory care facility and how much it would cost to live there. The developer said he would be selling the site but that he would build the building without a buyer. The costs would be approximately \$6000 per month for memory care and \$4000 monthly for assisted living

Commissioner Keyport said he liked the building's exterior and the amount of landscaping shown in the plans.

Commissioner Ashley commented that she like the fact that with a one-story building the unit would be more accessible.

Commissioner Hewitt questioned whether the facility would fit in with the other project already in place.

Commissioner Personius stated she felt the building would fit in because due to the grade changes between the sites and building articulation it would not read as a flat building.

Commissioner Huang questioned whether the building would fit the site.

Commissioner Miller felt that the building was a bit top heavy but that reducing the roof pitch would compliment the architecture.

Commissioner Kasper said he was happy it is not retail.

Commissioner Huang wanted clarification the trail connections.

Commissioner Miller asked to add a condition about softening up the retaining wall.

Commissioner Huang asked if another pedestrian crosswalk across the frontage road could be added to accommodate the seniors crossing at Highway 41.

The Planning Director said he would check with the City Engineer.

Commissioner Miller requested the Linden tress be replaced with Burr Oak trees.

Motion by Commissioner Kasper, second by Commissioner Miller to recommend approval to the City Council of the Revised Concept Plan and Preliminary Site and Building Plans for the Highland Shores Assisted Living & Memory Care facility, subject to the following conditions:

1. Graphic exhibits approved herein shall be as follows:
 - A. Project Narrative, written by Lonnie Kornovich of Kornovich Development Company, Inc., dated March 9, 2010
 - B. Preliminary Plans, Cover Sheet, prepared by Westwood Professional Services, Inc., dated March 9, 2010; Sheet 1 of 8;
 - C. Preliminary Plans, Preliminary Plat Plan, prepared by Westwood Professional Services, Inc., dated March 9, 2010; Sheet 2 of 8;

- D. Preliminary Plans, Preliminary Grading Plan, prepared by Westwood Professional Services, Inc., dated March 9, 2010; Sheet 3 of 8;
 - E. Preliminary Plans, Preliminary Utility Plan, prepared by Westwood Professional Services, Inc., dated March 9, 2010; Sheet 4 of 8;
 - F. Preliminary Plans, Preliminary Paving & Signage Plan, prepared by Westwood Professional Services, Inc., dated March 9, 2010; Sheet 5 of 8;
 - G. Preliminary Plans, Preliminary Landscape Plans, prepared by Westwood Professional Services, Inc., dated March 9, 2010; Sheet 6 of 8;
 - H. Preliminary Plans, Landscape Details, prepared by Westwood Professional Services, Inc., dated March 9, 2010; Sheet 7 of 8;
 - I. Preliminary Plans, Details, prepared by Westwood Professional Services, Inc., dated March 9, 2010; Sheet 8 of 8;
 - J. Highland Shores Assisted Living and Memory Care, prepared by Negen Architects, dated March 9, 2010; Sheet A1;
 - K. Highland Shores Assisted Living and Memory Care, prepared by Negen Architects, dated March 9, 2010; Sheet A2;
 - L. Highland Shores Assisted Living and Memory Care, prepared by Negen Architects, dated March 9, 2010; Sheet A3;
 - M. Highland Shores Assisted Living and Memory Care, prepared by Negen Architects, dated March 9, 2010; Sheet A4;
 - N. Highland Shores Assisted Living and Memory Care, prepared by Negen Architects, dated March 25, 2010; Sheet A5;
 - O. Highland Shores Assisted Living and Memory Care, prepared by Negen Architects, dated March 25, 2010; Sheet A6; and
 - P. Highland Shores Assisted Living and Memory Care, prepared by Negen Architects, dated March 25, 2010; Sheet A5 (in color).
2. Provision/modification of any drainage and utility easements as required by the City Engineer in the course of his review.
 3. Provision of easements for the private drives (vehicular cross access easements) and utilities (utility easements) that services these lots.
 4. Provision of the extension of the private road north.
 5. All signage shall meet the requirements of the Zoning Ordinance, and shall be approved by staff prior to installation.
 6. Provision a side view perspective of the proposed design of the main entry canopy.
 7. Revision of the landscape plan to include a variety of sizes of overstory trees.
 8. Provision of a detailed plan for both of the proposed gardens (assisted living and memory care).
 9. Relocation of the trash enclosure to the rear of the building.
 10. Provision of a trash enclosure detail, to include decorative doors and a design that complements the facility, to be approved by the Planning Director.
 11. Coordination with the City Engineer with regard to utilities, grading and drainage.
 12. Coordination with the Director of Electric with regard to the location of the transformer.
 13. Provision of a material board.
 14. Revision of the landscape plan to include replacement of the Linden trees with Burr Oak and the softening of the proposed retaining wall, to be approved by the Planning Director.

Motion carried. 7-0.

8. Other Business

Commissioner Huang reminded the Planning Commission that the Downtown Master Planning Task Force meets next week and that the group is progressing nicely.

Commissioner Kasper reminded Commissioners that Cuzzy's Brick House is now open in the old Pauly's site.

Commissioner Personius commented that the wind turbine was working today.

Commissioner Miller stated that the trails are in good shape so early in the spring.

9. Adjourn

Motion by Commissioner Ashley, second by Commissioner Personius to adjourn the meeting at 7:40 pm.

Motion carried.

Motion by Commissioner _____, seconded by Commissioner _____,
to

BE SURE TO CHANGE DATE!