

**CHASKA PLANNING COMMISSION
MINUTES
MAY 12, 2010**

1. Call to Order

Chairperson Young called the meeting to order at 7:01 p.m.

2. Roll Call

Roll call was taken. Members present: Commissioners Huang, Kasper, Broback, Ashley, Keyport, Personius, and Chairperson Young.

Members absent: Commissioners Hewitt and Miller

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

3. Adopt the Agenda

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

Motion carried.

4. Visitor Presentation

No one appeared.

5. Minutes

Commissioner Ashley requested that her questions regarding PC#10-04, which were: how many senior housing developments are currently located within Chaska; and whether or not that project was going to have any affordable housing units available to seniors in it.

Commissioner Huang had a clarifications onto his comments as to whether the building fit the site and that was also related to the architectural elements were consistent with those on adjacent buildings that were part of the Highland Shores area; and access to the parking lot for residents with a pedestrian connection.

Motion by Commissioner Broback, second by Commissioner Huang to approve the minutes of the April 14, 2010 Planning Commission meeting as amended.

Motion carried.

6. Consent Agenda

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

- a) Receive the minutes of the April 19 and May 3, 2010 City Council meetings
- b) Receive the minutes of the April 12, 2010 Park Board meeting

Motion carried.

7. Public Hearing: Chaska Building Center Concept Plan/Preliminary Plat
PC No. 10-05/DDK Construction

The Director presented the Staff report.

Commissioner Keyport relative to other concept plans that have come before the City it seems as though this one is much more preliminary in its development.

Commissioner Broback stated that it was his belief that this plan needed to be reviewed in its entirety and the entire request should be postponed until the completion of the work of the Downtown Master Plan Task Force.

Commissioner Ashley questioned if Chaska needed another hardware store as one is opening next to Cooper's Grocery store in the Brickyards.

Commissioner Personius agreed that the fence on the existing site should be removed, as it is an eyesore.

Commissioner Kasper questioned the existing width of Fire Lane and whether it had sufficient width for vehicular and pedestrian traffic.

Dave Pokorney, Community Asset Development Group, representing the owner, stated that they were in support of the conditions listed in the staff memorandum; they desired to clean up the eastern portion of the site, but at this time did not users for that portion of the site; and they desired to create jobs for the downtown area on this property.

Commissioner Keyport questioned what the acreage was of the east and western portions of the site were.

Dave Pokorney stated that the eastern portion was 4.7 acres and the eastern portion was 6.8 acres.

Commissioner Personius questioned if the old fire station would be demolished.

Dave Pokorney stated that the building was sound, but needed some aesthetic improvements and therefore they were proposing to keep and re-use that building; but if it did not fit into the overall redevelopment of the eastern portion then it would be removed.

Commissioner Broback asked about the number of jobs that would be created by the eastern portion.

Dave Pokorney stated millwork portion currently has 15-20 jobs and ultimately could have 50-70 jobs; he was unsure how many would be in the retail portion or the light industrial facing Chaska Boulevard.

Commissioner Ashley commented the site previously contained a millwork shop, hardware store, etc., and requested that the developer convince her that there is a market currently for these types of uses on this site.

Dave Pokorney stated that the millwork business exists currently and would be relocating her from Chanhassen where it has 15-20 employees working daily.

Commissioner Broback restated his preference that the concept plan for this site emerge from the completed work of the Downtown Master Plan Task Force.

Dave Pokorney stated that 2 years ago the site had 220 employees working on it daily, currently there are none working there, and it was there goal to bring those jobs back to this site as quickly as possible.

Commissioner Broback questioned whether the parking spaces were allocated correctly based on the concept plan.

Commissioner Ashley stated that this was an important entrance into the downtown area and it deserved a creative site plan solution.

Commissioner Young questioned how this concept plan fit with its Comprehensive Plan designation and commercial policies.

Commissioner Keyport stated that it was important for the Downtown to add jobs.

Commissioner Kasper stated this site should create jobs and be attractive looking.

Commissioner Ashley departed at 8:20pm.

Commissioner Huang stated that this site was a key gateway into the downtown area and the architecture of the site should be of a high standard, which has yet to be seen, based on the concept plan.

Commissioner Broback read the comments forwarded by Commissioner Miller via e-mail into the record.

Chair Young stated that the architectural elements had a long way to go to be acceptable; that the eastern portion of the site should be considered at a later date; and that the reviews for the preliminary site plan and final site plan should not be combined as this project still had a long way to go before it could be recommended for approval.

Motion by Commissioner Kasper, second by Commissioner Personius to recommend approval to the City Council of the Concept Plan for the western side of the site (Lots 1 & 2) and the Preliminary Plat for the Chaska Building Center, subject to the following conditions:

1. Graphic exhibits approved (related to Lots 1 & 2) herein shall be as follows:
 - a. Project Narrative, prepared by Community Asset Group, dated February 25, 2010;

- b. Title Sheet, Preliminary Plans for Chaska Retail Development, prepared by Broson, LLC, Page 1 of 8, dated April 5, 2010
 - c. Existing Conditions/Removal Plan, prepared by Broson, LLC, Page 2 of 8, dated April 5, 2010
 - d. Plat, prepared by Broson, LLC, Page 3 of 8, dated April 5, 2010
 - e. Site Plan, prepared by Broson, LLC, Page 4 of 8, dated April 5, 2010
 - f. Utility Plan, prepared by Broson, LLC, Page 5 of 8, dated April 5, 2010
 - g. Storm Sewer/Grading Plan, prepared by Broson, LLC, Page 7 of 8, dated April 5, 2010
 - h. Building Elevations, prepared by 292 Design Group, dated December 2, 2009;
 - i. Site Photographs, submitted by Community Asset Group, undated
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. All signage shall meet the requirements of the Zoning Ordinance, and shall be approved by staff prior to installation.
 5. Provision of a Landscape Plan, including, but not limited to, the elements as outlined in the body of this report.
 6. Elimination of the onsite fence, to be replaced by screening in the form of heavy landscaping, to be approved by the Planning Director.
 7. Provision of a Lighting/Photometrics Plan that meets Section 9 of the Zoning Ordinance.
 8. Provision of decorative light fixtures on the building facades, to be approved by the Planning Director.
 9. Provision of architectural elevations for all sides of each building that include high quality building materials and design, as well as 360 architecture.
 10. Retention of the existing 10,000 square foot metal building for a millworking business, with an improved high-quality exterior, to be approved by the Planning Director.
 11. Removal of the "flush curb" from the site plan and addition of a replacement design, to be approved by the Planning Director.
 12. Removal of the buildings and pavement, as indicated on the "Removal Plan" exhibit, on all lots (Lots 1 and 2, Outlots A & B) as a part of the first phase of the project.
 13. Revision of the Site Plan to include the parking/circulation elements as outlined in the body of this report.
 14. Provision of a trash enclosure detail, to include decorative doors and a design that complements the facility, to be approved by the Planning Director.
 15. Coordination with the City Engineer with regard to utilities, grading and drainage.
 16. Coordination with the Director of Electric.
 17. Provision of a material board.

Motion carried.

Motion by Commissioner Kasper, second by Commissioner Huang to table the discussion for the eastern half (Outlots A & B) of the site, pending the completion of the Downtown Master Plan, which will serve as a redevelopment guide for the area, not to exceed 180 days (October 22, 2010), as agreed to by the applicant.

Motion carried.

8. Other Business

Commissioner Huang gave a brief update on the work of the Downtown Master Plan Task Force.

Commissioner Keyport commented on the complete and detailed analysis that is being done as a part of the Downtown Master Plan.

Commissioner Broback complemented the chair on his presentation to the City Council on activities at the Planning Commission.

Chair Young reminded the commission that in June the Planning Commission will be holding a work session to discuss building materials, landscaping, and green initiatives.

9. Adjourn

Motion by Commissioner Kasper, second by Commissioner Personius to adjourn the meeting at 8:52 pm.

Motion carried.