

**CHASKA PLANNING COMMISSION
MINUTES
JUNE 9, 2010**

1. Call to Order

Chairperson Young called the meeting to order at 7:03 p.m.

2. Roll Call

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

Members absent: Commissioner Personius. Commissioner Ashley arrived at 7:11 pm.

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 Huang, second by Commissioner Kasper to approve the minutes of the May 12, 2010 Planning Commission meeting.

Motion carried.

6. Consent Agenda

Motion by Commissioner Miller, second by Commissioner Hewitt to approve the Consent Agenda as follows:

- a) Receive the minutes of the May 17, 2010 City Council meeting
- b) Receive the minutes of the May 10, 2010 Park Board meeting
- c) Receive the minutes of the May 17, 2010 EDA meeting

Motion carried.

7. Approve Highland Shores Assisted Living & Memory Care Facility
Final Site and Building Plans

PC. No. 10-04/Kornovich Development

The City Planner presented the item to the Commission.

Commissioner Ashley arrived at 7:11 pm.

Commissioner Kasper asked if the internal roadway was private and the City Planner stated, yes.

Commissioner Miller inquired about the space between the parking lot and Highway 41 and who would be responsible for maintenance of the landscape.

The applicant, Lonnie Kornovich, said they would be responsible. The applicant also stated they were pleased with the support of the City Staff with the project.

Commissioner Kasper asked about the tear drop design of the parking lot and whether a piece of art could be placed in the center of the island.

C. Kornovich said is it possible but not currently funded.

Commissioner Miller noted that the Burr Oaks were removed from the landscape plan but there was a mistake on the planning schedule.

Commissioner Ashley inquired whether there would be benches and if the project was sold yet.

Lonnie Kornovich said no.

Commissioner Kasper asked for the construction schedule.

The applicant said they would like to start May 1st and be completed in mid fall of 2011.

Commissioner Huang asked about the impact on the properties to the south.

The applicant stated there would be minimal impact to the properties to the south.

Commissioner Hewitt asked if there was a connection to the south.

Lonnie Kornovich said the internal roadway would connect to the existing roadway serving the apartment and condo buildings.

Commissioner Young said he would like to have seen more size to the building, but was happy with the project overall.

Commissioner Keyport stated the landscape plan is a good fit.

Motion by Commissioner Huang, second by Commissioner Keyport to recommend approval to the City Council of the Final 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. Construction Plans, Cover Sheet, prepared by Westwood Professional Services, Inc., dated May 4, 2010; Sheet 1 of 9;
 - C. Grading Drainage and Erosion Control Plan, prepared by Westwood Professional Services, Inc., dated May 12, 2010; Sheet 2 of 9;

- D. Utility Plan, prepared by Westwood Professional Services, Inc., dated May 12, 2010; Sheet 3 of 9;
 - E. Paving & Signage Plan, prepared by Westwood Professional Services, Inc., dated May 12, 2010; Sheet 4 of 9;
 - F. Landscape Plans, prepared by Westwood Professional Services, Inc., dated May 12, 2010; Sheet 5 of 9;
 - G. Landscape Details, prepared by Westwood Professional Services, Inc., dated May 12, 2010; Sheet 6 of 9;
 - H. Landscape Details, prepared by Westwood Professional Services, Inc., dated May 12, 2010; Sheet 7 of 9;
 - I. Details, prepared by Westwood Professional Services, Inc., dated May 12, 2010; Sheet 8 of 9;
 - J. Details, prepared by Westwood Professional Services, Inc., dated May 12, 2010; Sheet 9 of 9;
 - K. Highland Shores Assisted Living and Memory Care Site Plan, prepared by Negen Architects, dated May 3, 2010; Sheet A1;
 - L. Highland Shores Assisted Living and Memory Care Overall Site Plan, prepared by Negen Architects, dated May 3, 2010; Sheet A1.2;
 - M. Highland Shores Assisted Living and Memory Care, Assisted Living Floor Plan, prepared by Negen Architects, dated May 3, 2010; Sheet A2;
 - N. Highland Shores Assisted Living and Memory Care, Commons Floor Plan prepared by Negen Architects, dated May 3, 2010; Sheet A3;
 - O. Highland Shores Assisted Living and Memory Care, Floor Plan Memory Care, prepared by Negen Architects, dated May 3, 2010; Sheet A4;
 - P. Highland Shores Assisted Living and Memory Care, East Elevations, prepared by Negen Architects, dated May 3, 2010; Sheet A5;
 - Q. Highland Shores Assisted Living and Memory Care, West, South and North Elevations, prepared by Negen Architects, dated May 3, 2010; Sheet A6; and
 - R. Highland Shores Assisted Living and Memory Care, prepared by Negen Architects, dated March 25, 2010; Sheet A5 (in color).
 - S. Lighting Specification Sheet, Cimarron Series, Spaulding Lighting
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. Revision of the landscape plan to include a variety of sizes of overstory trees.
 7. Provision of details of the patio area, as well as revision of the width of the patio area to ensure its functionality.
 8. Coordination with the Planning Director and the City Engineer to soften the retaining wall with additional low plantings.
 9. Provision of a trash enclosure detail, to include decorative doors and a design that complements the facility, to be approved by the Planning Director.
 10. Coordination with the City Engineer with regard to utilities, grading and drainage.
 11. Coordination with the Director of Electric with regard to the location of the transformer.
 12. Provision of a material board.

Motion carried. Unanimous.

8. Other Business

Commissioner Ashley:

- Inquired whether the signs by the consignment shop along Highway 41 had been taken down by the State, and was told they likely had been.
- Inquired about the Klingelhutz property along Highway 61 being clean up. The Planning Director said a schedule has not been confirmed but Staff continues to work with them.

Commissioner Huang:

- Advised that the next Downtown Master Planning Task Force meeting is June 29th.
- Reminded the Commission that construction on Hundertmark Road will begin soon.

Commissioner Broback:

- Advised that the two high school worked together to put on a charity event at the golf course that raised \$1500 toward Christmas in May.

Commissioner Kasper:

- Stated that the trail to Shakopee is dusty and asked whether the City could help clean it up. The Planning Director said that is Scott County's jurisdiction.

Commissioner Hewitt:

- Inquired about an update on the wind turbine. The Planning Director stated it is now operational after having maintenance performed.

Commissioner Miller:

- Asked about the progress on the Farm and Garden Center and was told that the Mill House Gallery owner is still trying to find financing for their end of the project.
- Stated he was disappointed in the retaining wall at the new 212 Medical Center.

Chairperson Young:

- Inquired whether previous Commission minutes could be included in the Planning packet if proposals were returning to the Planning Commission.
- Commented that the web site should include the plans, as well as the Staff reports of the Planning Commission.

The Planning Director:

- Stated that the Council Chambers would have updated audio/video equipment by the next Planning meeting.

9. Adjourn

Motion by Commissioner Keyport, second by Commissioner Kasper to adjourn the meeting at 7:30 pm.

Motion carried.