

**CHASKA PLANNING COMMISSION
MINUTES
JULY 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, Hewitt, Ashley, Miller, Keyport, Personius, and Vice Chair Broback.

Members absent: Commissioner Kasper and Chairperson Young.

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 Huang, 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 Hewitt, second by Commissioner Keyport to approve the minutes of the June 9, 2010 Planning Commission meeting.

Motion carried.

6. Consent Agenda

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

- a) Receive the minutes of the June 21, 2010 City Council meeting
- b) Receive the minutes of the June 14, 2010 Park Board meeting.

Motion carried.

7. Public Hearing: Approve Amendment to Ordinance No. 808 (PRD 53) Nickel Creek (Formerly Known as Stone Rose) & Preliminary Plat PC. No. 10-06/Scott Carlston and Dianne Johnson

City Planner Duchinsky presented the item to the Commission.

The Public Hearing was opened at 7:03 pm.

Clark Wicklund of Alliant Engineering, representing the developer, appeared before the Commission and stated that they were in agreement with the staff report and its conditions.

Commissioner Ashley inquired about the reduction in the number of lots.

Clark Wicklund stated that the reduction was due to the preliminary plat not including the Chaska Investment land.

Commissioner Keyport asked about the outlots and progress of working out solutions for those outlots with Chaska Investment.

Clark Wicklund pointed out the areas on a map.

Commissioner Keyport had concerns with the disjointedness that would occur if the outlots were not properly incorporated into the ultimate development.

Clark Wicklund explained that the two developers had differing timing for the development.

Planning Director Ringwald explained that the setback encompasses nearly all of the Chaska Investment outlot along Bavaria Road.

Commissioner Miller inquired about the changes in the design for Rosemary Circle.

Clark Wicklund said it was redesigned to have less impervious surface, preserve trees, and to meet the preferences of the Bavaria Hills neighborhood.

City Engineer Monk explained that the City is a strong advocate of connecting residential neighborhoods. However in this case the street connection would only serve a handful of households, rather than serving the entire neighborhood.

Vice Chair Broback asked if there were any other circulation issues.

The City Engineer stated there were not and the traffic flow plan in all three neighborhoods would be good.

Commissioner Miller asked for an explanation about impervious surface amount in the cul de sac, as it appears there is not enough room for boulevard trees.

Clark Wicklund explained that the width requirements and setbacks dictate the design of the cul de sac.

Commissioner Keyport asked what the cost of the houses were planned to be.

Scott Carlston, the applicant, stated it was their goal to meet the current market, which are homes that sell for less than \$350,000.

Commissioner Miller asked about the landscape plan and tree selection and whether native trees had been considered.

Clark Wicklund stated they are willing to consider other native overstory tree specimens.

Commissioner Huang inquired about trail connections in the neighborhood.

The City Engineer produced a map and pointed out how the trails connect in the area.

The Public Hearing was opened again at 7:35 pm.

Commissioner Keyport stated he was disappointed the adjacent landowner was not a party to the developer and he will now have remnant parcels.

Vice Chair Broback said he like that the houses are pushed back from Bavaria Road to preserve the gateway into Chaska. He also said he would like to see Commissioner Miller's comments be incorporated in the landscape plan.

Commissioner Ashley has concerns with the density of the southern area of the development and agreed with Vice Chair Broback about Commissioner Miller's comments regarding the landscaping plan.

The Public Hearing was closed at 7:43 pm.

Commissioner Miller asked that an amendment be made to the conditions such that the Landscape Plan would be modified to include: incorporation of more native species and those that are appropriate for design soil types and depths such as Hackberry, Red Oak, Red Cedar, Yellow Ash, Burr Oak and American Black Cherry and others, to be approved by the Planning Director.

Motion by Commissioner Miller, second by Commissioner Keyport to recommend approval to the City Council of the Zoning Ordinance Amendment to Ordinance No. 808 (PRD-53 Planning Residential Development District No. 53).

Motion carried.

Motion by Commissioner Miller, second by Commissioner Keyport to recommend approval to the City Council of the Preliminary Plat for Nickel Creek, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative, prepared by Alliant Engineering, Inc., dated June 8, 2010;
 - b. Adjacent Ghost Plat, prepared by Alliant Engineering, Inc., dated June 30, 2010;
 - c. Nickel Creek Cover Sheet, Sheet 1 of 18, prepared by Alliant Engineering, Inc., dated June 8, 2010;
 - d. Existing Conditions Survey, Sheet 2 of 18, prepared by Alliant Engineering, Inc., dated June 8, 2010;
 - e. Preliminary Plat, Sheet 3 of 18, prepared by Alliant Engineering, Inc., dated June 8, 2010;
 - f. Preliminary Plat, Sheet 4 of 18, prepared by Alliant Engineering, Inc., dated June 8, 2010;
 - g. Site Plan, Sheet 5 of 18, prepared by Alliant Engineering, Inc., dated June 8, 2010;
 - h. Site Plan, Sheet 6 of 18, prepared by Alliant Engineering, Inc., dated June 8, 2010;

- i. Overall Drainage, Grading And Erosion Control Plan, Sheet 7 of 18, prepared by Alliant Engineering, Inc., dated June 8, 2010;
 - j. Drainage, Grading And Erosion Control Plan, Sheet 8 of 18, prepared by Alliant Engineering, Inc., dated June 8, 2010;
 - k. Drainage, Grading And Erosion Control Plan, Sheet 9 of 18, prepared by Alliant Engineering, Inc., dated June 8, 2010;
 - l. Storm Sewer Plan, Sheet 10 of 18, prepared by Alliant Engineering, Inc., dated June 8, 2010;
 - m. Storm Sewer Plan, Sheet 11 of 18, prepared by Alliant Engineering, Inc., dated June 8, 2010;
 - n. Sanitary Sewer & Watermain Plan, Sheet 12 of 18, prepared by Alliant Engineering, Inc., dated June 8, 2010;
 - o. Sanitary Sewer & Watermain Plan, Sheet 13 of 18, prepared by Alliant Engineering, Inc., dated June 8, 2010;
 - p. Wetland Mitigation Plan, Sheet 14 of 18, prepared by Alliant Engineering, Inc., dated June 8, 2010;
 - q. Tree Plan, Sheet 15 of 18, prepared by Alliant Engineering, Inc., dated June 8, 2010;
 - r. Tree Plan, Sheet 16 of 18, prepared by Alliant Engineering, Inc., dated June 8, 2010;
 - s. Landscape Plan, Sheet 17 of 18, prepared by Alliant Engineering, Inc., dated June 8, 2010; and
 - t. Landscape Plan, Sheet 18 of 18, prepared by Alliant Engineering, Inc., dated June 8, 2010.
2. Park dedication fees shall be submitted with the final plat.
 3. Revision of the "Tree Plan" as identified in the body of this report.
 4. Conservation Easement language shall be submitted for staff review.
 5. Individuals, builders or groups of builders shall not construct single-family home styles having substantially similar appearance (including two or more the following factors; articulation of front wall, number of full stories above grade, principal roof type, materials, and garage type) from the street to other single-family homes within two lots on each side, directly across or diagonally across from the same unit. No building permit shall be issued for a single-family home inconsistent with this requirement.
 6. The following ratios are to be used with respect to the positioning of the garage on all single-family lots:
 - A. A minimum of 50 percent of the single family homes will have garages that are recessed at least six feet from the front wall of the house, including a substantial front porch;
 - B. No garages shall protrude in excess of six feet beyond the front wall of the house, including a substantial front porch, or side-loaded garages on lots that are wide enough to support such garage;
 - C. A substantial front porch shall be: unenclosed; have a minimum depth of eight feet; extend across a minimum of 50 percent of the front of the house, excluding garage; and be located adjacent to the garage; and
 - D. A side-loaded garage shall: be designed to provide for dormers, bays and other architectural elements to be utilized to break up the mass of the garage and the roof line; not to exceed 25 feet in depth; be perpendicular to the right-of-way; not

- visually terminate at a roadway; and not be adjacent nor directly across the street from other side loaded garages.
7. The length of the garage wall facing the street shall not be greater than fifty percent (50%) of the length of the entire front facade of the house; except on lots that are 60 feet in width or less, which shall not exceed sixty percent (60%) if they comply with all three of the following conditions:
 - A. The second floor living space shall extend over the two-car portion of the garage; and
 - B. The garage doors shall be decorative and shall provide for strip windows along the upper edge of the garage door; and
 - C. Houses that provide for a three-car garage shall break the garage into two-car and one-car sections with the one-car section being recessed.
 8. 360-degree architecture shall be provided for all corner lots and all lots whose rear or sides are visible from public right's-of-way across to open spaces, as identified in the body of this report.
 9. Developer shall prepare a plan for approval by the City Council prior to the issuance of any building permits to comply with conditions 5, 6, 7 and 8 so as to create differentiation in the elevations of the single family housing units.
 10. No building shall be located closer than 125 feet to the centerline of Bavaria Road.
 11. Coordination with the adjacent property owner(s) regarding lot layout/orientation and neighborhood connectivity.
 12. Revision of the plat and site plan to include the same Right-of-Way widths as the existing streets in Symphony Hills consistent with City standards.
 13. Installation of a temporary cul-de-sac at the end of Rosemary Lane to be utilized until the connection to Francesca Drive is made.
 14. Berm screening shown along Bavaria Road shall be enhanced and improved, to be approved by the Planning Director.
 15. Service drives shall be provided to all storm sewer inlets/outlets.
 16. A wetland mitigation plan shall be approved prior to Final Plat submittal.
 17. Verification of the location of the significant Oak tree in Block 1, between lots 20, 21 and 22, shall be provided to staff.
 18. Adherence to the City's Boulevard Tree Policy.
 19. Dedicated left and right turn lanes shall be provided on Bavaria Road by the developer, as was required with both the Chevalle and Symphony Hills developments.
 20. Adherence to the Engineer's Memo dated July 9, 2010.
 21. Provision of sidewalks on both sides of all streets.
 22. An Outlot disposition document shall be provided to staff for all outlots.
 23. Restrictive covenant language, similar to the language used in the Symphony Hills development, shall be provided to staff, which shall provide a specific plan for maintenance of all common areas, including, but not limited to, the following:
 - a. The trees;
 - b. The boulevard areas;
 - c. The berm; and
 - d. The sidewalks.
 24. A trail on the north side of Bavaria Road, from Francesca Drive to Bavaria Hills Trail shall be developed in a partnership between the City of Chaska and the developer as the connection to the City's trail system and the sidewalk system in Bavaria Hill.

25. Revision to the Landscape Plan to include: incorporation of more native species and those that are appropriate for design soil types and depths such as Hackberry, Red Oak, Red Cedar, Yellow Ash, Burr Oak and American Black Cherry and others, to be approved by the Planning Director.

Motion carried (unanimously).

8. United Health Group/West Creek Corporate Center

Site/Building Plan Review

PC No. 10-07/United Health Group

The City Engineer provided an explanation of the planned road improvements in the area.

The City Planner presented the item to the Commission.

Commissioner Hewitt asked if the building would be visible from Engler Boulevard.

The City Planner stated that due to the grade differential between Engler Boulevard and the site, and the berm/landscaping on the south side of the site that the building would be well concealed from Engler Boulevard.

Commissioner Huang asked for a clarification on the height of the site lighting.

The City Planner stated that the free standing parking lot lights would be 24 feet in height, when 35 feet is allowed, and that the pedestrian scale lighting was 12 feet in height, and that the wall mounted lights were less than 20 feet in height.

Vice Chair Broback asked if UHG has closed any data centers.

Denny Spalla, representing UHG, stated that they have closed much smaller data centers around the country as they have purchased other companies, but none of this size. He stated that they anticipated that this building would meet their needs for 50 years.

Vice Chair Broback asked about the intentions behind making the building so understated.

Denny Spalla stated these are secure facilities and they do not wish to draw attention to themselves. The security would include a gate, security cameras and to some extent the extensive berming and landscaping serve a security function as well.

Dave Clark, architect for the building stated that the building undulates, and is designed with movement that adds relief and interest to the building.

Commissioner Miller said at Elk River, the entrance is flipped around and asked if anything can be done with the color to break up the size of the building.

John Dietrich, a civil engineer with RLK appeared before the Commission to explain how the building lays out in relation to the topography, landscaping, and building design.

Vice Chair Broback asked about the berm on the south property line.

Mr. Dietrich said yes, at least ten feet above Engler Boulevard.

Commissioner Keyport inquired about the sight lines from the north, noise from the generator and the cooling tower emissions and frequency of use.

The Planning Director said to the north would be additional industrial buildings.

Dave Clark said the visibility of the water vapor emissions has a distance to travel before it reaches the top of the parapet wall and then is quickly dissipated by the atmosphere and that the back-up electric generators are located inside the building. State regulations for noise emissions from the generators will be met.

Denny Spalla stated that the current design has been well thought out but he would look into seeing if they can incorporate enhancements to the colors of the wall panels.

Commissioner Miller said he would have liked to have seen a more welcoming and interesting design to the building where near the entrance to the site.

Norm Glock of 4825 Creek Road, Chaska appeared before the Commission to ask for clarification on water vapor versus steam, noise from the generator, and size of the site, whether green technologies were considered, and replacement of the wetland.

John Walter of Jones Lang Lasalle explained the reliability of the data center was their main concern and high efficiency units were used where possible and that the site was approximately 18 acres in size and that the wetlands were being mitigated 2:1.

Commissioner Huang commented that the developer had done a great job in addressing screening, lighting adjacent to the residential area and felt it was a good model for corporate neighbors.

Vice Chair Broback agreed with Commissioner Huang and said they had set a good precedent for future users.

Commissioner Ashley inquired about construction traffic.

The Planning Director said a temporary access and by-pass lane would be utilized from Engler Boulevard during construction.

Motion by Commissioner Miller, second by Commissioner Huang to recommend approval of the Preliminary and Final Site/Building Plans for United Health Group's Data Center located in West Creek Corporate Center, subject the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Statement of Intent, prepared by United Health Group, dated June 8, 2010
 - b. Title Sheet, Sheet C1, prepared by RLK, dated June 8, 2010;
 - c. Final Plat, Sheet C2, prepared by SEH, dated June 8, 2010;

- d. Existing Conditions, Sheet C3, prepared by RLK, dated June 8, 2010;
 - e. Site Plan, Sheet C4, prepared by RLK, dated June 8, 2010;
 - f. Grading and Paving Plan, Sheet C5, prepared by RLK, dated July 6, 2010;
 - g. Storm Sewer Plan, Sheet C6, prepared by RLK, dated June 8, 2010;
 - h. Utility Plan, Sheet C7, prepared by RLK, dated June 8, 2010;
 - i. Stormwater Pollution Prevention Plan, Sheet C8, prepared by RLK, dated June 8, 2010;
 - j. Stormwater Pollution Prevention Plan Details, Sheet C9, prepared by RLK, dated June 8, 2010;
 - k. Civil Details, Sheet C10, prepared by RLK, dated June 8, 2010;
 - l. Landscape Plan, Sheet L1, prepared by RLK, dated July 6, 2010;
 - m. Landscape Details, Sheet L2, prepared by RLK, dated June 8, 2010;
 - n. Lighting Plan, Sheet L3, prepared by RLK, dated July 6, 2010;
 - o. Composite Site/Landscape/Utility Plan, Sheet L4, prepared by RLK, dated May 28, 2010;
 - p. Area Plan, Sheet A00-01, prepared by Corgan, dated June 7, 2010;
 - q. Elevations, Sheet A05-1, prepared by Corgan, dated June 7, 2010;
 - r. Elevations, Sheet A05-2, prepared by Corgan, dated June 7, 2010;
 - s. Light Specifications, AL3 Series, submitted July 6, 2010;
 - t. Section Drawing (Chaska), prepared by RLK, dated July 6, 2010;
 - u. Section Drawing (Elk River), prepared by RLK, dated June 8, 2010;
 - v. Entry Perspective from West Creek Lane, prepared by RLK, dated June 8, 2010; and
 - w. Illustrative Site Plan, prepared by RLK, dated July 6, 2010.
2. Modification of the landscape plan to include a variety of 8-12 feet coniferous trees and a variety of 2.5-4.0 caliper inch deciduous trees on the berm.
 3. Installation of the complete Landscape Plan as a part of this project.
 4. Adherence to the City Engineer's memo dated July 9, 2010.
 5. Provision of adequate turning radii and clearance for both entrances/exits, to accommodate full size trucks.
 6. Coordination with the Director of Electric with regard to utilities, all electric facilities, and parking lot lighting.
 7. Provision of a "no landscape" buffer on each side of the watermain.

Motion carried (Unanimously).

9. Other Business

- Commissioner Miller commented on the washout/gravel in the creek. He also announced that Wally Quass, a big supporter of the Chaska Cubs Baseball team, had died and his funeral was today.
- Commissioner Hewitt asked if the Hundertmark project was on schedule. The Planning Director said it is making good progress and was ahead of schedule at this point.
- Commissioner Keyport asked for an update on the railroad tracks removal. The Planning Director said that MnDOT will be planning to remove the crossing across Chestnut Street and the railroad is preparing to remove the remaining railroad ties and rails later this year.
- Commissioner Ashley complimented the City on the Friday night band concerts and asked when Fourth Street is slated to be repaved. The Planning Director stated that a schedule for the different downtown streets would be completed after the completion of the Downtown Master Plan.
- Commissioner Huang stated the Downtown Master Planning process is going well.

- Vice Chair Broback commented on the condition of the wall at the Chaska Building Center and asked if it could be child proofed for safety. The City Attorney said the Council would have to determine the wall or building as a nuisance.

10. Adjourn

Motion by Commissioner Hewitt, second by Commissioner Personius to adjourn the meeting at 9:32 pm.

Motion carried.