

**CHASKA PLANNING COMMISSION
MINUTES
AUGUST 10, 2011**

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, Keyport, Broback, Ashley, Hughes, and Chairperson Young.

Members absent: Commissioners Hewitt, Miller, and Personius.

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

3. Adopt the Agenda

Motion by Commissioner Broback, second by Commissioner Huang 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 Ashley to approve the minutes of the June 8, 2011 Planning Commission meeting.

Motion carried.

6. Consent Agenda

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

- a) Receive the minutes of the June 6, 20, July 11, 18, and August 1, 2011 City Council meetings
- b) Receive the minutes of the June 13 and July 11, 2011 Park Board meetings
- c) Receive the minutes of the June 6, 2011 EDA meeting

Motion carried.

7. Public Hearing: Chevalle 10th Addition Rezoning from PRD- 54 (Planned Residential District No. 54) to PRD-58 (Planned Residential District No. 58) and Approval of Preliminary and Final Plats/ Vacant land between the Talero Curve and Pascolo Bend Neighborhoods PC No. 11-16/Chevalle Development Company

The City Planner presented the item to the Commission.

Commissioner Keyport commented on the approval of the housing styles.

The City Planner explained that typical City standards would apply for this project, including "anti-monotony" standards.

Commissioner Ashley asked if any of the large Burr Oak trees could be kept.

Planner Duchinsky stated that 95% of the trees are Elm, Boxelder, or Ash in the west shelter belt.

Commissioner Huang said that some trees would be removed but the western shelter belt would be kept generally intact.

The Public Hearing was opened at 7:22 pm.

No one appeared before the Commission.

The Public Hearing was closed at 7:23 pm.

Dave Igel, of Chevalle Development Company, was present.

Commissioner Huang inquired about the target demographic of the homes, including square footage and price point.

Dave Igel advised that the houses would be 1500 to 2200 square feet on the main level, priced in the mid 200s to low 300s and built by K. Hovnanian.

Commissioner Keyport asked if the neighborhood would be tied into the horse trail.

Dave Igel advised that the neighborhood would not be tied in but rather behind this one and the Pascolo neighborhood.

Motion by Commissioner Hughes, second by Commissioner Broback to recommend approval to City Council of the Preliminary & Final Plat for Chevalle 10th Addition, subject to the following conditions:

1. The Preliminary and Final Plat of Chevalle 10th Addition shall be substantially consistent with the aforementioned staff report and the following exhibits:
 - a. Chevalle 10th Addition narrative, dated June 6, 2011
 - b. General Layout, Grading, Landscape and Utilities, prepared by Stonebrooke Engineering, dated July 27, 2011
 - c. Preliminary Plat, prepared by Stonebrooke Engineering, dated July 28, 2011
 - d. Final Plat, prepared by Stonebrooke Engineering, undated
 - e. Title Sheet, prepared by Stonebrooke Engineering, Sheet 1 of 34, dated July 26, 2011
 - f. Grading and Erosion notes, prepared by Stonebrooke Engineering, Sheet 2 of 34, dated July 26, 2011
 - g. Construction Details, prepared by Stonebrooke Engineering, Sheets 3-10 of 34, dated July 26, 2011
 - h. Lot Layout, prepared by Stonebrooke Engineering, Sheets 11-12 of 34, dated July 26, 2011
 - i. Existing Conditions, prepared by Stonebrooke Engineering, Sheet 13 of 34, dated July 26, 2011
 - j. Grading Plan, prepared by Stonebrooke Engineering, Sheets 14-15 of 34, dated July 26, 2011
 - k. SWPPP, prepared by Stonebrooke Engineering, Sheets 16-17 of 34, dated July 26, 2011

- l. Erosion Control Plan, prepared by Stonebrooke Engineering, Sheets 18-19 of 34, dated July 26, 2011
- m. Sanitary Sewer & Watermain Plan & Profile, prepared by Stonebrooke Engineering, Sheets 20-23 of 34, dated July 26, 2011
- n. Storm Sewer & Street Plan & Profile, prepared by Stonebrooke Engineering, Sheets 24-28 of 34, dated July 26, 2011
- o. Tree Removal and Inventory Plan, prepared by Stonebrooke Engineering, Sheets 29-32 of 34, dated July 26, 2011
- p. Landscape Plan, prepared by Stonebrooke Engineering, Sheets 33-34 of 34, dated July 26, 2011
- q. Title Sheet, prepared by Stonebrooke Engineering, Sheet 1 of 34, dated July 26, 2011
- r. Title Sheet, prepared by Stonebrooke Engineering, Sheet 1 of 34, dated July 26, 2011
- s. Title Sheet, prepared by Stonebrooke Engineering, Sheet 1 of 34, dated July 26, 2011
- t. Title Sheet, prepared by Stonebrooke Engineering, Sheet 1 of 34, dated July 26, 2011
- u. Title Sheet, prepared by Stonebrooke Engineering, Sheet 1 of 34, dated July 26, 2011
2. Individuals, builders or groups of builders shall not construct single-family home styles having substantially similar appearance 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.
3. 360-degree architecture shall be provided for all corner lots and all lots whose rear or sides are corner lots, visible from public right's-of-way or adjacent to open spaces, which is interpreted as follows:
 - a. Phase I: Lots 1-5 of Block 1; Lots 1 and 3 of Block 2; and Lot 1 of Block 3
 - b. Phase II: Lot 1 of Block 1; and Lots 1 and 2 of Block 2
 - c. Phase III: Lots 12 and 18 of Block 1
4. Provision of utility easements and extensions to 4955 86th Street and the vacant parcel directly east of 4955 86th Street, to be coordinated with the City Engineer.
5. The Final Grading/Drainage and Utility Plans that shall reflect direction provided by the City Engineer in the course of his review.
6. Provision of the necessary easements and right's-of-way as required by the City Engineer in the course of his review.
7. Adherence to the City Engineer memo, dated August 3, 2011.
8. Provision of a planting plan for the buffer strip (Outlot C) at the entrance to the Chevalle 10th neighborhood.
9. Outlot C and D should be combined into one outlot prior to the recording of the Final Plat.
10. Disposition of outlots shall be as follows: Outlot A shall be the responsibility of the Chevalle Homeowner's Association; and Outlots B, C and D shall be deeded to the City of Chaska for drainage purposes.
11. No tree disturbance or removal shall occur in Outlot A.
12. Maintenance of the cul-de-sac islands shall be the responsibility of the Chevalle Homeowner's Association.
13. Planting of additional trees in northern portion of Outlot A for screening purposes, as outlined in the body of this report, to be approved by the Planning Director.
14. Adherence to the City of Chaska Boulevard Tree Policy, including, but not limited to, the planting street trees at least 2.5 caliper inches in size.
15. Provision of boulevard sections, to be reviewed by the City Engineer.

Motion carried.

Motion by Commissioner Hughes, second by Commissioner Broback to recommend approval to City Council of the Rezoning of Chevalle 10th Addition from PRD- 54 (Planned Residential District No. 54) to PRD-58 (Planned Residential District No. 58).

Motion carried.

8. Public Hearing: Chaska Building Center Approval of Preliminary Plat & Preliminary Site/Building Plans/2970 Chaska Boulevard
PC. No. 11-18/DDK Construction

The City Planner presented the item to the Commission.

Commissioner Hughes asked about the flood plain standards.

Commissioner Ashley inquired about outside storage.

The City Planner stated that outside storage would not be allowed.

The City Engineer explained that the flood plain is adjacent to the site.

Commissioner Keyport asked where the trail cuts back from the buildings.

The City Engineer said the trail follows the creek.

Commissioner Broback asked if the DNR setback is affected.

The City Engineer stated that they will need to consult about the parking area and setback.

The Public Hearing was opened at 7:57 pm.

Susan Cross, a resident of Highland Drive, appeared before the Commission to inquire about the use and how much customer parking is needed. She expressed concerns about saw dust and how it would be handled.

The Public Hearing was closed at 8:00 pm.

John Klingelutz, the applicant appeared before the Commission to explain the redevelopment of the site and how trucks will need room to back up and turn around. He stated that dust collection will be up to State standards (from 200 to 80 horsepower) on the back side of the building.

Commissioner Keyport asked how tall the building would be.

Klingelutz advised it would be 22 feet from the ground up.

Commissioner Ashley asked if the window rise could be increased.

Klingelhutz said there are currently no windows and that the new area will be added.

Chairperson Young asked if they intended to build parking all around the building at once.

Klingelhutz stated there is existing parking to the north and parking will be built to the east.

The Planning Director stated that the applicant is sensitive to noise production and their surroundings.

Commissioner Keyport inquired about the timeline of the project.

Klingelhutz said they want to begin as soon as the approval process is completed.

Chairperson Young asked for clarification on the type of stone to be used on the exterior of the building.

Klingelhutz said that it is café.

The Planning Director stated it is an attractive material, variegated, textured, and will work nicely.

Commissioner Ashley asked if repairs will be made.

Klingelhutz said repairs will be made to the east side.

Commissioner Ashley also asked about the windows on the street side of the building and whether they could be bigger.

Chairperson Young felt the window size was okay.

Commissioner Hughes inquired about the right of way.

The City Engineer stated the County will be responsible for the water improvements.

Commissioner Keyport asked about the use of materials.

Commissioner Huang commented that job creation is important. He stated that a higher density of jobs would be nice and he would also like to see an open area, possibly with a water feature or Chaska monument sign. He inquired about a wall versus landscape screening.

Commissioner Broback did not see how a wall would help, and he would like to see the applicant open business, and a 360 arch on the rear elevation doesn't make sense. He was also opposed to any outdoor storage.

Commissioner Ashley asked if Klingelhutz was only doing cabinet work.

Klingelhutz said there would also be a showroom.

Commissioner Keyport commended Klingelhutz for adding jobs, and commented on the lack of fence, busy trail vegetative screening, and offered his support of the project.

Chairperson Young thanked Klingelhutz for bringing a business back to downtown Chaska and supported the stone and materials used on the building. He thanked the City Staff for addressing all aspect of the project.

Commissioner Huang is a dust collector would be shown on the final plan.

The Planning Director said it would.

Motion by Commissioner Keyport, second by Commissioner Huang to recommend approval to the City Council of the Preliminary Plat for the Chaska Building Center and the Preliminary Site/Building Plans for Lot 1 of the Chaska Building Center, subject to the following conditions:

1. The Preliminary Plat and Preliminary Site/Building Plans of the Chaska Building Center shall be substantially consistent with the aforementioned staff report and the following exhibits:
 - a. Project Narrative, prepared by Chestnut Group, undated;
 - b. Lighting Specification Sheets;
 - c. Landscape Plan, prepared by Lan-De-Con, dated June 9, 2011;
 - d. Site Wall Elevation Section, prepared by 292 Design Group, undated;
 - e. ATLA/ACSM Land Title Survey, prepared by Demars-Gabriel Land Surveyors, Inc., dated April 1, 1998;
 - f. Stormwater Sizing Calculations, Sheet C3.2, prepared by BCE Consultants, dated June 6, 2011;
 - g. Existing Conditions/Removal Plan, Sheet 2 of 8, prepared by Broson, LLC, dated June 26, 2010
 - h. Colored Rendering, prepared by 292 Design Group, dated June 7, 2011;
 - i. Preliminary Plat, prepared by BCE Consultants, dated June 6, 2011;
 - j. Title Sheet, Sheet A0.0, prepared by 292 Design Group, undated;
 - k. Site Plan, Sheet C2.0, prepared by BCE Consultants, dated June 6, 2011;
 - l. Grading Plan, Sheet C3.0, prepared by BCE Consultants, dated June 6, 2011;
 - m. Utility Plan, Sheet C4.0, prepared by BCE Consultants, dated June 6, 2011;
 - n. Floor Plan, Sheet A1.2, prepared by 292 Design Group, dated June 6, 2011;
 - o. Existing Elevations, Sheet A2.1, prepared by 292 Design Group, dated June 6, 2011; and
 - p. Proposed Elevations, Sheet A2.2, prepared by 292 Design Group, dated June 6, 2011.
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 Lighting/Photometrics Plan that meets Section 9 of the Zoning Ordinance.
6. Clarification of which parking lot lighting specification sheet is proposed.
7. Provision of architectural elevations for all sides of the building that include high quality building materials and design, as well as 360-architecture.
8. Provision of a photorealistic simulation for the west and north elevations.

9. Coordination with the City Engineer with regard to utilities, grading and drainage.
 10. Provision of a material board.
 11. Removal of all exterior storage, structures and other debris prior to the issuance of a Certificate of Occupancy for the one 23,600 building to remain.
 12. No exterior storage will be permitted on Lot 1, Outlot A or Outlot B of the Chaska Building Center site.
 13. Redesign of the Landscape Plan to take into consideration future connections to the redevelopment to the east and how this will affect proposed landscaping.
 14. Revision of the Landscape Plan to include: clear and easily read writing; the percent of site not covered by impervious surface; a separate cross-section drawing at legible scale illustrating the effectiveness of proposed screening nor the location; inclusion of parking lot islands, as required by Section 9.6.5.4 of the Zoning Ordinance and as outlined in the body of the staff report; inclusion of screening as required by Section 9.6.6 of the Zoning Ordinance; and details of irrigation systems.
 15. Elimination of the onsite fence, to be replaced by screening in the form of heavy landscaping, to be approved by the Planning Director.
 16. Revision to the exterior elevations to include the required Class I and Class II materials, as outlined in Section 9.11 of the Zoning Ordinance.
 17. Revision to the elevation sheets to include a table demonstrating compliance with the requirements of Section 9.11.4.
 18. Revision of the Site Plan to include adherence to Section 9.11.7 of the Zoning Ordinance (Trash & Recycling Screening).
 19. All noise produced by the use of the site shall be contained within the building.
 20. Reduction of the pavement on the north side of the building, to be approved by the Planning Director.
 21. Approval by Carver County for the access to County Road 61.
- Motion carried 6-0.

9. Other Business

Commissioner Broback:

- ❖ Asked about the removal of the trailer at the Gateway site at Audubon and Engler and CR 61.
- ❖ He commended City Staff for their work on the Chaska Building Center.

Commissioner Ashley:

- ❖ Commented on the dangerous parking area outside the Petco business in Chaska Commons.
- ❖ Commented on the beautiful hanging baskets downtown.

Commissioner Huang:

- ❖ Commented on a successful River City Days celebration.

10. Adjourn

Motion by Commissioner Broback, second by Commissioner Ashley to adjourn the meeting at 8:35 pm.

Motion carried.