

**CHASKA PLANNING COMMISSION
MINUTES
AUGUST 12, 2009**

1. Call to Order

Chairperson Young called the meeting to order at 7:05 p.m.

2. Roll Call

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

Members absent: Commissioners Miller, Ashley, and Personius.

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 Kasper, second by Commissioner Broback to approve the minutes of the July 8, 2009 Planning Commission meeting, with correction to Item No. 7; second by Commissioner Huang; and Item No. 8; the Task Force had a brainstorm session.

Motion carried.

6. Consent Agenda

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

- a) Receive the minutes of the July 6, 20, and August 3, 2009 City Council meetings
- b) Receive the minutes of the July 13, 2009 Park Board meeting

Motion carried.

7. Public Hearing: Wind Turbine Conditional Use Permit **CONTINUED TO SEPTEMBER 9, 2009**

Motion by Commissioner Keyport, second by Commissioner Broback to open and continue the Public Hearing for the proposed wind turbine Conditional Use Permit at the September 9, 2009, Planning Commission meeting.

Motion carried.

8. Approve Hanlon Carriage House at 516 Pine Street
Site and Building Plan Review

PC. No. 09-06/Mike and Sarah Hanlon

The City Planner presented the item to the Commission.

Commissioner Hewitt expressed some issues in regard to the fence.

Commissioner Keyport has had issues with the fence.

The City Planner explained that Staff has been working with the applicant with the fence issue and hopes to resolve the concerns soon.

Sara Hanlon, applicant for the project, explained the massing of the carriage house in relation to the existing garage and residence.

Commissioner Hewitt asked whether this was the preferred fence plan included in the packet.

Hanlon said they have an open mind regarding the fence issue and do not want an expensive permanent fence.

Commissioner Keyport stated that his visceral reaction to a chain link fence is that they get messy and old looking quickly. He also questioned whether four feet was high enough for security.

Tom Hanson of Farm & Garden said the existing fence is five feet high.

Commissioner Keyport asked if there was room to walk on the other side of the fence.

The Planning Director stated there would be room to walk.

Chairperson Young asked that the conditions be explained that were approved at the Heritage Preservation Commission.

The City Planner said that all the Planning Commission conditions were included in the HPC approval.

Commissioner Kasper inquired about the background of the architect for the project.

Sara Hanlon, applicant, explained that she has had formal education with architecture for two years and designed everything on the plans.

Chairperson Young commented that the four-foot height and transparency of the fence was all right, but he felt there was a lot of fence and reiterated that he did not want to see chain link.

Commissioner Kasper agreed that he did not want a chain link fence and he questioned the battens and their vertical design.

Hanlon stated the vertical battens are within the historic context of the building and the gambrel roof provides upper floor space.

Commissioner Kasper stated he would like to see more horizontal lines.

Hanlon showed examples of gambrel roofs.

Chairperson Young stated he did not particularly like the design of the building and did not feel it would add to the block.

Commissioner Keyport stated he liked the roofline and battens and would like to see additions to the north elevation to break up the materials.

Commissioner Huang said if the tenant changed the plant material would not be there to hide the north elevation and that architecturally adding something would help break up a wall of material.

Hanlon asked what other architectural structure the Commission would like to see.

Chairperson Young said it is not the architecture of the building he disliked, but rather he would just like to see some additional architectural detail along Chaska Boulevard.

Commissioner Keyport asked if there was also a no-build alternative.

Hanlon said that option would put the Farm and Garden into an unfortunate situation.

Commissioner Kasper said he would like to see the fence proposal come back to the Planning Commission.

Commissioner Keyport felt Condition No. 8 should be clarified regarding the fence.

The Planning Director said review of the fence issue could come back to the Planning Commission and City Council and this would not slow down the approval process. He also stated Condition No. 8 would need to be amended.

Chairperson Young asked the applicant if this would be acceptable.

The applicant agreed.

Commissioner Broback stated there is a problem with the north elevation and that applicant need to break up the materials. He also stated he was happy to see it will be obscured.

Commissioner Huang asked if a stipulation could be added regarding a possible different tenant in the future and the landscaping required along the north elevation.

Chairperson Young said typically they see the preliminary and final site plans.

The Planning Director explained that the concept has approval as part of the Block 11 redevelopment and Staff was comfortable with the site plan.

Hanlon said she agreed with the landscaping requirements along the north elevation and felt it was a reasonable request. She did not want to add architectural features because she felt it would skew the design.

Commissioner Huang inquired about the condition regarding landscaping.

The Planning Director said the motion should be separate from the main motion and stated that softening the edge is a great idea.

Commissioner Keyport said he would like to add that the landscaping should fit in and be historically accurate, not just have landscaping to have landscaping.

Chairperson Young said he liked the idea of having the landscaping plan and fence details come back to the Commission.

Motion by Commissioner Keyport, second by Commissioner Broback to modify Condition No. 8 to read, "to be approved by the Planning Commission and the City Council" to the Planning Commission for review.

Motion carried.

Motion by Commissioner Huang, second by Commissioner Broback to add Condition No. 16, which would state, "Submittal of a landscape plan to be reviewed and approved by the Planning Commission and the City Council" to the Planning Commission for review.

Motion carried.

Motion by Commissioner Broback, second by Commissioner Hewitt to recommend approval of the construction of a carriage house at 516 Pine Street North to the City Council, subject to the following conditions, as amended:

1. The new construction carriage house located at 516 Pine Street North shall be substantially consistent with the aforementioned staff report and the following exhibits:
 - a. Floor Plans, 2009
 - b. Colored Elevation of the garage, 2009
 - c. Concept Plan for Garden Center Narrative, undated
 - d. Colored Elevation of the carriage house, 2009
 - e. Site Plan, 2009
 - f. Photos (5) submitted July 20, 2009
2. The east and west elevations shall match in architecture, design, material and color.
3. A sample of all exterior building colors and materials for the carriage house and the garage, shall be submitted to, and approved by, the Planning Director, prior to installation.
4. The windows installed on the carriage house shall be high-quality aluminum-clad wood windows, to be approved by the Planning Director prior to installation.
5. Submittal of a lighting specification sheet, to be approved by the Planning Director.
6. Submittal of a Certificate of Survey.

7. Provision of a wood fence detail for the trash enclosure, including color, material and size, to be approved by the Planning Director.
8. Provision of an alternate material and design for the fence enclosing the outdoor for-sale items at the carriage house, to be approved by the Planning Commission and City Council.
9. The battens on the carriage house shall be 8 inches on center.
10. The service doors and windows on the carriage house shall be finished out in trim at a minimum of 1 by 4 clapboard trim, and the brick moulding should be removed from the garage.
11. Adherence to the conditions of the Site Alteration Permit approval from the July 28, 2009, Heritage Preservation Commission.
12. Parking shall occur only in designated parking spaces on impervious surfaces, per Ordinance.
13. Provision of a detail for the dumpster surround, to be approved by the Planning Director.
14. Provision of a detail for the proposed temporary paths, including location and material, to be approved by the Planning Director.
15. The only permitted exterior storage shall be for-sale plant materials and said materials shall be stored within the fence.
16. Submittal of a landscape plan to be reviewed and approved by the Planning Commission and City Council.”

Motion carried.

9. Approve Riverwoods 4th Addition

Final Plat Review

PC No. 09-03/DDK Construction

The City Planner presented the item to the Commission.

Commissioner Huang asked if the City Engineer’s issues from the previous approval had been resolved.

The City Planner stated yes, for the most part.

Commissioner Keyport asked about the requirements of the garage to house measurement ratio.

The applicant, Dave Pokorney, stated he would be working with Staff to make sure he met this requirement.

Motion by Commissioner Kasper, second by Commissioner Hewitt to recommend approval of the Final Plat for Riverwoods 4th Addition to City Council, subject to the following nine conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Riverwoods 4th Addition Final Plat
 - b. Site, Utility and Grading Plan, revised July 22, 2009
2. Adherence to the Planned Residential No. 40 (PRD-40) zone district regulations (Ordinance No. 702), including, but not limited to:
 - a. Building facades shall be varied and articulated to provide visual interest.

- b. The primary entry and frequent window openings, at least twenty percent of the front façade, shall face the street.
 - c. Garage walls that face a street may be no closer to the street than the longest wall of the house that faces the street, except as follows:
 - i. Side loaded garages on corner lots; and
 - ii. Front porches.
 - d. The length of the garage wall facing the street may not be greater than sixty percent (60%) of the length of the entire facade of the house, except as follows:
 - i. Detached garages; and
 - ii. Side loaded garages on corner lots.
3. Provision of additional architectural detail, similar to the front elevation, for the north elevation of Lot 6 and the south elevation of Lot 1.
 4. Provision of housing design and architecture for each residence similar to the existing single-family residences in the Riverwoods neighborhood, including the variation of roof types; the variation of building height, colors and exterior materials; the variation of window openings and porch designs; and also the variation of building massing.
 5. Provision of a wetland delineation report.
 6. Provision of a soils report and if determined as required by the report, subsequent soils correction.
 7. Adherence to the City Engineer's memo dated May 8, 2009.
 8. Provision of individual sewer and water services for each lot that line up to the lot that is being serviced.
 9. Boulevard trees shall be planted according to the City of Chaska Boulevard Trees policy.

Motion carried.

10. Approve Athletic Park Renovations at 725 West First Street

Site and Building Plan Review

PC. No. 09-09/City of Chaska

The City Planner presented the item to the Commission.

Commissioner Hewitt asked about investing into Athletic Park when it is potentially going to be physically impacted by the future river crossing.

The Planning Director stated that the City feels strongly about investing into the community, especially such a historic site.

Commissioner Huang asked about accessibility to areas and the concession stand.

The City Planner explained that there would be two spaces but that it may make more sense to create more of a delineated space for the active older adults seats.

Commissioner Keyport inquired how many seats in the grandstand would be removed.

Motion by Commissioner Broback, second by Commissioner Keyport to recommend approval of the site and building plan review for the Athletic Park renovations to City Council, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Aerial View of Concession Concept – Before & After; prepared by Claybaugh Preservation Architecture, Inc.; dated July 20, 2009;
 - b. Aerial View Before, Aerial View of Concession Concept, Umpire Concept View, Umpire View Before, Aerial Outfield Concept View & View from Concession to Field; prepared by Claybaugh Preservation Architecture, Inc.; dated July 20, 2009;
 - c. Umpire View Concession Before & After; prepared by Claybaugh Preservation Architecture, Inc.; dated July 20, 2009;
 - d. View from Pitcher’s Mound & from Concession Window; prepared by Claybaugh Preservation Architecture, Inc.; dated July 20, 2009;
 - e. Concession Section; prepared by Claybaugh Preservation Architecture, Inc.; dated July 20, 2009;
 - f. Grandstand Plan; prepared by Claybaugh Preservation Architecture, Inc.; dated July 20, 2009;
 - g. State Grant-in-Aid Grant Application; prepared by City staff; dated July 24, 2009;

Motion carried.

11. Approve 2009-2013 Capital Improvement Program

The Planning Director presented the item to the Commission.

Chairperson asked whether the 2010 number would occur if assessments occurred.

The Planning Director said yes and that is consistent with our economic situation and condition of the market.

Commissioner Kasper asked about the status of the downtown reconstruction program.

The Planning Director said it will start to accelerate in 2012 and 2013.

Commissioner Huang asked if there is any plan for unforeseen and emerging expenses.

The Planning Director said that is built right into the budget.

Motion by Commissioner Kasper, second by Commissioner Huang to recommend approval of the 2009-2013 Capital Improvement Program.

Motion carried.

12. Other Business

There was no other business.

13. Adjourn

Motion by Commissioner Broback, second by Commissioner Hewitt to adjourn the meeting at 8:45 pm.

Motion carried.

Motion by Commissioner _____, seconded by Commissioner _____,
to

BE SURE TO CHANGE DATE!