

**CHASKA PLANNING COMMISSION
MINUTES
OCTOBER 14, 2009**

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 Kasper, Broback, Ashley, Miller, Keyport, Personius, and Chairperson Young.

Members absent: Commissioners Huang and Hewitt

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

3. Adopt the Agenda

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

Motion carried.

4. Visitor Presentation

None

5. Consent Agenda

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

- a) Receive the minutes of the September 21 and October 5, 2009 City Council meetings
- b) Receive the minutes of the September 21 and October 5, 2009 EDA meetings

Motion carried.

6. Clover Field 6th Addition Preliminary and Final Plat/Right-of-Way Vacation/Easement Vacation
PC No. 09-11/Chaska Investment

The City Planner presented the Staff report.

Commissioner Kasper inquired about the trail along Outlot A.

The City Planner stated that the trail was already constructed.

Commissioner Ashley asked if landscaping would be provided at the rear of the lots.

The City Planner said landscaping is the responsibility of the property owner.

The Public Hearing was opened at 7:10.

Kevin Fuller of 1352 Romeo Court expressed the following concerns regarding:

- ♦ Safety of the bridge - would it be removed/replaced, or possibly have safety railings;

- ♦ Property line locations;
- ♦ Driveway locations - concerned with proximity to his lot;
- ♦ Housing design – would the new housing be similar to existing homes in the area

Public Hearing closed at 7:15 p.m.

The Planning Director stated the City Engineer would look into the bridge's safety, considering railings; explained the location of property lines; indicated that the Zoning Ordinance does not govern the location of driveways; and there are no exact requirements for style, square footage, etc.

Commissioner Broback asked if 360° architecture was required and the Planning Director said yes, he was correct.

Commissioner Keyport asked, based on the Planning Director's experience, where would houses be located on pie-shaped lots.

The Planning Director showed the plan set showing the potential building pad.

Commissioner Ashley asked if this proposal would come back to Planning Commission and the Planning Director said no.

Commissioner Miller inquired about minimum lot frontage.

The Planning Director said yes, it is always measured at the front setback on cul de sacs.

Commissioner Young asked consideration of adding condition #8 regarding City Engineer evaluating safety of the bridge.

Kevin Fuller, 1352 Romeo Court, wondered about other lot owners wanting extra Right of Way of Victoria Drive.

The Planning Director stated the City would entertain the possibility of owners on the west side acquiring R.O.W., after getting City Engineer's input.

Motion by Commissioner Broback, second by Commissioner Kasper, to recommend approval to City Council of the Right of Way Vacation of a 33 feet portion of Victoria Drive and, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Legal description of the portion of Victoria Drive to be vacated
 - b. Clover Field 6th Addition Preliminary/Final Plat
2. Retention of all utility easements.

Motion carried.

Motion by Commissioner Broback, second by Commissioner Kasper, to recommend approval to City Council of the vacation of existing drainage and utility easements located in Outlots B and C, Clover Field 5th Addition, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Legal description of the portion of Victoria Drive to be vacated
 - b. Clover Field 6th Addition Preliminary/Final Plat

Motion carried.

Motion by Commissioner Broback, second by Commissioner Miller, to recommend approval to City Council of the Preliminary and Final Plat for the Clover Field 6th Addition, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Clover Field 6th Addition Preliminary Plat, Sheet 1 of 2, prepared by Oliver Surveying & Engineering, dated 09.17.09
 - b. Clover Field 6th Addition Development Plan, Sheet 2 of 2, prepared by Oliver Surveying & Engineering, dated 09.17.09
 - c. Clover Field 6th Addition Final Plat
2. Approval of the 33 feet vacation of Victoria Drive.
3. Approval of the drainage and utility vacation in Outlots B and C, Clover Field 5th Addition.
4. Coordination with the City Engineer with regard to the details of the Right of Way vacation.
5. Removal of the words "County Road No. 11" from the plat.
6. 360-degree architecture shall be provided for both lots, as they are visible from public right's-of-way and from open spaces.
7. Adherence to Ordinance No. 708 (Planned Multi-Use District No. 15).
8. The City Engineer is requested to evaluate the safety of the nearby bridge over the Twin Cities and Western rail line.

Motion carried.

7. Chaska Gateway – Lot 5
Preliminary & Final site and Building Plan Review
PC. No. 09-12/Chaska Gateway LLC

Commissioner Young recused himself.

The City Planner presented the staff report.

Frank James, representing Gateway LLC, showed the material board and said he was there for any questions.

Commissioner Kasper asked about adding additional evergreen trees to the north property line.

The Planning Director said that north of the old nursery site there is a good stand of Amur maples; introducing evergreens could disturb them.

Commissioner Keyport inquired about plans for the property to the north.

The Planning Director stated that in 2007 a concept plan was approved for an industrial site.

Commissioner Miller asked if Staff had any concerns regarding industrial pre-cast on sides facing Gateway Drive

The Planning Director stated there was more concern about the sides of the buildings in Chaska Gateway that will be facing public streets.

Commissioner Ashley inquired about the hazardous material condition.

The Planning Director stated that was typical in industrial buildings for safety.

Motion by Commissioner Kasper, second by Commissioner Personius, to recommend approval to the City Council of the Preliminary and Final Site/Building Plans for Lot 5 of Chaska Gateway, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - A. Colored Elevation, undated, prepared by Amcon;
 - B. Landscape Plan, Sheet L1.0, dated 09.22.09, prepared by Ernst & Associates;
 - C. Site Plan, Sheet A0.0, dated 07.20.09, prepared by Amcon;
 - D. Preliminary Floor Plan, Sheet A1.0, dated 07.20.09, prepared by Amcon;
 - E. Building Elevations, Sheet A2.0, dated 07.20.09, prepared by Amcon;
 - F. Existing Conditions Plan, Sheet C-1.0, dated 09.14.09; prepared by MFRA
 - G. Grading Plan, Sheet C-2.0, dated 09.14.09; prepared by MFRA
 - H. Utility Plan, Sheet C-3.0, dated 09.14.09, prepared by MFRA
 - I. Civil Details, Sheet C-4.0, dated 09.14.09, prepared by MFRA;
 - J. Site Lighting Plan, Sheet SL1.0, dated 09.14.09, prepared by Amcon
2. Coordination with the City Engineer with regard to utilities and other engineering requirements.
3. Coordination with the Fire Marshall with regard to hazardous materials and other code requirements.
4. Coordination with the Director of Electric with regard to electric service.
5. Provision of parking lot lighting at the northwest and easternmost entrance to the site, subject to Section 9.24 of the Zoning Ordinance.
6. Provision of lighting specification sheets for both the proposed parking lot lighting and the proposed wall mounted lighting, subject to Section 9.24 of the Zoning Ordinance.
7. Provision of revised elevations that demonstrate the location and design of the proposed wall mounted lighting.
8. Outdoor display or storage of merchandise for sale is not permitted.
9. All signage shall require a complete sign application submittal as well as approval from staff prior to installation.
10. Adherence to Ordinance No. 770 (Planned Multi-Use District No. 16).

Motion carried.

8. Minutes

The Director of Planning presented on the purpose of the minutes and the procedures used by Staff to compile the minutes.

Commissioner Keyport felt the opinion of citizens is what is important to document on record.

Commissioner Broback felt that first and foremost what is most important is an appropriate process. He stated that focus should be on the technology necessary to have a clean video of record.

Motion by Commissioner Miller, second by Commissioner Broback, to approve the minutes of the September 9, 2009 Planning Commission meeting.
Motion carried.

9. Other Business

Commissioner Kasper:

- ♦ Signage for visitor parking for the courthouse
- ♦ Employees parking on street near the courthouse – encourage visitor parking on new south lot
- ♦ New Bridges – planks should be perpendicular to center-line for safety

Commissioner Young:

- ♦ Lights at Snyder Drug

Commissioner Miller:

- ♦ Upcoming Turkey Trot

10. Adjourn

Motion by Commissioner Kasper, second by Commissioner Personius to adjourn the meeting at 8:20 pm.
Motion carried.