

**CHASKA PLANNING COMMISSION
MINUTES
March 14, 2018**

1. Call to Order

Vice Chairperson Keyport called the meeting to order at 7:00 pm.

2. Roll Call

Roll call was taken. Members present: Commissioners Bowe, Cross, Dahlke, Kelley, and Keyport.

Members absent: Pfeiffer and Huang.

Also present: Kevin Ringwald, Community Development Director, Liz Hanson, City Planner, and Luke Melchert, City Attorney.

3. Adopt the Agenda

Commissioner Cross referred item No. 8, and noted in May 2017, the Planning Commission questioned having two unlike projects put together as one motion. They discussed that a shared concept plan is fine, but once it is at the preliminary stage, each project should be separate. Item No. 8 has three separate projects that are under one motion and she is uncomfortable with that.

Chairperson Keyport inquired if the motions could be separated out at this stage.

City Planner Hanson responded the motions could be separated by project. However, staff sees this as one development project and feels one motion would be appropriate.

Chairperson Keyport stated they will make the decision when they get to agenda item No. 8.

Motion by Commissioner Dahlke, second by Commissioner Bowe, to adopt the agenda as presented.

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Approve the Minutes of the January 10, 2018 Planning Commission Meeting

Motion by Commissioner Bowe, second by Commissioner Kelley, to approve the minutes of the January 10, 2018 Planning Commission meeting.

Motion carried.

6. Consent Agenda

Motion by Commissioner Cross, second by Commissioner Dahlke, to approve the Consent Agenda as follows:

- a. Receive Minutes of the January 8, 2018 and February 5, 2018 City Council meetings.

Motion carried.

7. Public Hearing: Approve the Conditional Use Permit (CUP) for the Lake Hazeltine Transmission Line/Xcel Energy/PC #2018-06

City Planner Hanson presented the item to the Commission.

Commissioner Cross inquired about the height difference between the new and old poles, and the distance between the lines. She also inquired about a small piece of land near pole 10 that the line is going to go over.

Community Development Director Ringwald noted it is a former railroad stub that used to come into that site.

Commissioner Kelley inquired if it is more common to run the lines above ground than below ground.

City Planner Hanson explained it is connecting into an existing above ground system.

Community Development Director Ringwald stated it is City policy that the local system be underground with the big transmission system above ground. It helps with finding faults and it is more costly for the big system to be underground with the insulation requirements.

Brian Sullivan, Xcel Energy, commented there are 20,000 miles of transmission lines and only 5 miles of that is located underground. Having things above ground makes it easier to find a break and fix it. In response to Commissioner Cross, he stated the lower line will be about 45 feet high, which is similar to what is there now, and the distribution lines will be put onto the poles.

Chairperson Keyport inquired if there was another set of transmission lines planned for this substation.

Mr. Sullivan responded it was looked at by their engineers but is not required at this time.

Chairperson Keyport opened the Public Hearing at 7:17 pm.

Chairperson Keyport closed the Public Hearing at 7:18 pm.

The Commission agreed that the substation is built and now needs to be used. It appears to meet the requirements of the CUP and moving the transmission lines onto it will make it look tidier.

Motion by Commissioner Kelley, second by Commissioner Dahlke, to recommend to City Council approval of a Conditional Use Permit in order to construct a 115-kv transmission line in the northern industrial park, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Conditional Use Permit Application (pgs 1-46), prepared by Xcel Energy, dated January 17, 2018
2. Compliance with section 2.3 and 9.5 of the Zoning Ordinance.

3. Submittal and approval of a building permit prior to construction of the transmission lines.

Motion carried.

8. Public Hearing: Approve Preliminary Plat, Preliminary Site & Building Plan and Zoning Ordinance Amendment (ZOA) for ALDI, Chipotle, Starbucks in Hazeltine Plaza/ISG-Inc./PC #2018-03

City Planner Hanson presented the item to the Commission.

Commissioner Cross expressed concern with the entrance to McDonalds and an entrance to another parking lot just opposite of it. She said cars will come in and turn left in a series during certain times of the day. There will also be cars that are backed up and do not want to go either way. The traffic studies did not deal with traffic in the area. It is an in and out road and there is no left turn space.

City Planner Hanson stated the City's engineers can further look at that intersection.

Kathy Anderson, President of Architectural Consortium, stated she has a long history with retail in Chaska. This is a great setup compared to many shopping centers. The entrances are not offset and there is a good chunk of stacking allowed, which will help with traffic flow. It is good they were able to align the McDonald and Starbucks entrance. They do not want huge thoroughfares because they want people to slow down and pay attention. She also provided a material board that included many of the proposed materials to be used.

Commissioner Bowe inquired what the trash enclosures will look like.

Ms. Anderson responded the materials will match the buildings and the enclosures will be gated.

City Planner Hanson stated they will use the same brick that will be used on the buildings in an attempt to blend them in.

Chairperson Keyport opened the Public Hearing at 7:38 pm.

Chairperson Keyport closed the Public Hearing at 7:39 pm.

Commissioner Cross stated they did a nice job presenting this item and it is not necessary to break it up into separate motions. She noted she will not vote for this item, and requested future items be broken up into separate motions for approval.

Chairperson Keyport agreed with Commissioner Cross. He noted there is some commonality with this application, but each site has different issues. In the future, a separate motion for each item would make it cleaner.

Commissioner Kelley expressed frustration with another area in town where the parking lot is always full. He inquired if there is enough parking on this site for each use.

Commissioner Dahlke stated parking appears to be more than ample.

City Planner Hanson responded after reviewing the parking summary provided and what the code requires, staff concluded there was enough parking for all three uses. The Kohls lot to the south can be used as well.

Trent Mayberry, with TOLD Development and developer for the project, commented Aldi, Starbucks, and Chipotle care about parking and would not do this deal if there was any concern about parking. Each use has different peak times throughout the day. Chipotle's entrance is split from Starbucks and forces people to disperse to get the front doors of each establishment.

Commissioner Kelley inquired if there was going to be a crosswalk for people who what to walk from Aldi to Kohls and if it will include signage to protect people and bring awareness on how busy the road is.

Community Development Director Ringwald stated there are items in the drive aisle that delineate pedestrian crosswalks over to Kohls.

City Planner Hanson provided a rendering that showed the different colored concrete used to delineate the crosswalks.

Chairperson Keyport commented he is glad to see the stacking concern was addressed. Commissioner Bowe agreed.

Motion by Commissioner Dahlke, second by Commissioner Bowe, to recommend to City Council approval of a Preliminary Plat, Preliminary Site and Building Plan and Zoning Ordinance Amendment in Hazeltine Plaza, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-2), submitted by ISG, Inc., dated February 1, 2018.
 - b. Chaska Oaks Preservation Plan (pgs 1-10), submitted by Faith Appelquist of Tree Quality, LLC, dated September 29, 2017
 - c. Parking Analysis (pgs 1-2), submitted by ISG, Inc., dated March 2, 2018.
 - d. Starbucks – Hazeltine Plaza – Drive-Thru Specifications, submitted by Told Development Company, dated January 31, 2018.
 - e. Reciprocal Easement Agreement (pgs 1-9), dated October 1, 2007
 - f. Hazeltine Plaza 2nd Addition Preliminary Plat, submitted by ISG, Inc.
 - g. Site Data (C0-10), submitted by ISG, Inc., dated January 29, 2018
 - h. Existing Site and Removal Plan (C1-10), submitted by ISG, Inc., dated January 29, 2018
 - i. Tree Preservation Plan (C1-11), submitted by ISG, Inc., dated January 29, 2018
 - j. Site Plan (C2-10), submitted by ISG, Inc., dated January 29, 2018
 - k. Site Utility Plan (C2-11), submitted by ISG, Inc., dated January 29, 2018
 - l. Store Detail (pgs C2-12 and C2-13), submitted by ISG, Inc., dated January 29, 2018
 - m. Signage and Traffic Control Plan (C2-14), submitted by ISG, Inc., dated January 29, 2018
 - n. Site Grading Plan (C3-10), submitted by ISG, Inc., dated January 29, 2018
 - o. Building Perimeter Spot Elevation Plan (C3-11 and C3-12), submitted by ISG, Inc., dated January 29, 2018
 - p. Temporary Erosion & Sediment Control Plan (C4-10-C4-15), submitted by ISG, Inc., dated January 29, 2018

- q. Site Details (C5-10-C5-14), submitted by ISG, Inc., dated January 29, 2018
 - r. Site Lighting Plan (C6-10), submitted by ISG, Inc., dated January 29, 2018
 - s. Site Restoration Plan (L1-10), submitted by ISG, Inc., dated January 29, 2018
 - t. Planting Plan (L1-11 and L1-12), submitted by ISG, Inc., dated January 29, 2018
 - u. Overall Plan Exhibit, submitted by ISG, Inc., dated February 1, 2018
 - v. Aldi – Exterior Elevation, prepared by APD ENGINEERING & ARCHITECTURE, PLLC
 - w. Aldi – Exterior Elevations (CEE-2), prepared by APD ENGINEERING & ARCHITECTURE, PLLC, dated January 22, 2018
 - x. Aldi – Concept Floor Plan (CFP-2), prepared by APD ENGINEERING & ARCHITECTURE, PLLC, dated June 13, 2017
 - y. Aldi - Cross Section Exhibit, prepared by APD ENGINEERING & ARCHITECTURE, PLLC, dated February 28, 2018
 - z. Aldi – Photo Simulations (pgs 1-2)
 - aa. Chipotle & Starbucks – Exterior Elevations (A1), prepared by Architectural Consortium LLC, dated January 24, 2018
 - bb. Aldi, Chipotle & Starbucks – Material Board/Color Elevations (A2), prepared by Architectural Consortium LLC, dated January 24, 2018
2. Adherence with the Engineers Memo dated March 7, 2018.
 3. Compliance with section 9.11 Building Design/Materials and Site Design for all three buildings.
 4. Provision of a material board to be submitted at building permit application for ALDI, Chipotle and Starbucks.
 5. Provision that full modular face brick will be used in order to be classified as a Class I material, and to be called out on all elevation/material plans for each building at Final submittal.
 6. Provision of ALDI loading dock to be screened by landscaping and an architectural wall that will be designed cohesively and blend in seamlessly with the principal building.
 7. Provision for all outdoor patios to utilize a wrought iron and brick pillar design.
 8. Provision of Chipotle’s south elevation to incorporate more windows or elements to **balance the façade more.**
 9. Compliance with section 9.6.5.4 Planting Islands, specifically in regards to the size of the planting islands, and to be addressed by final submittal.
 10. Planting islands shall be landscaped with appropriate overstory trees and shrubs or flowers.
 11. Provision of lighting specs and photometrics to be consistent with the existing Hazeltine Plaza lighting.
 12. Provision that all mechanical equipment will be fully screened from view.
 13. Coordination with the City Engineer for the provision of public utilities to the site.
 14. Provision of a storm water management plan meeting City and Carver County WMO standards.
 15. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
 16. Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.
 17. Provision to submit Utility and Site Plan As-Builts prior to issuing a building permit.
 18. Provision to incorporate third brick color on Aldi’s screen wall to help break up the massing and to be submitted at Final Site Plan submittal.
 19. Provision that the central pedestrian connection from Aldi’s to Chipotle and Starbucks is a clearly defined walking path by way of a different material.

20. Provision to incorporate 3-4 evergreen trees adjacent to Aldi's loading dock screen wall, and to be incorporated in the landscape plan at Final submittal.
21. Provision to incorporate plantings on the northwest portion of the site, and to be incorporated in the landscape plan at Final submittal.
22. Provision to incorporate mulch and shrubs on the east edge of the site's boulevard to match up with the existing Hazeltine Plaza landscaping to the south, and to be incorporated in the landscape plan at Final submittal.
23. Provision to execute an access easement over any public trails that encroach on this lot prior to recording of final plat.
24. Provision that all three buildings will be fire sprinkled.
25. Provision that Starbucks trash enclosure adheres to necessary sight line standards for ingress/egress at northerly access point in site.

Motion carried 4/1. (Cross)

9. Public Hearing: Approve the Preliminary Plat and Concept Plan Amendment for Chaska Creek 2nd Addition/Community Asset Development/PC # 2018-08

City Planner Liz Hanson presented the item to the Council.

Commissioner Bowe inquired if this has the same number of parking stalls as the other medical building that was approved last year.

City Planner Hanson confirmed it has around the same number but might vary by a couple of stalls.

Commissioner Kelley inquired if other options were considered for the layout to protect the playground from people walking by on the street.

City Planner Hanson stated she has not seen other layout options for the site.

Commissioner Cross inquired how high the wall was on the west side.

City Planner Hanson responded it varies but will be four feet or less.

Dave Pokorney, Community Asset Development Group, commented the existing grading plan is what is out there now. The outlot to the west has not yet been graded because the excess dirt from Hy-Vee is there. He reported there are two significant changes: the medical building near this site became a two-level building and freed up the footprint; and, they are now proposing Creek Way be a cul-de-sac as opposed to a road accessing Engler with a right in/right out. These changes have expanded the development area and can accommodate a second two-story office and day care center. They have a purchase agreement to sell the daycare, but he does not anticipate they will build until fall 2018 or spring 2019. They would like to complete the cul-de-sac work this summer. The medical office site will open in about a month and is basically full. They can also expect to see a fair amount of activity in the entire corporate center because they are getting a good level of interest. They do not plan to subdivide the parcels any further. Regarding the daycare, parking is not critical, but the way kids are dropped off and picked up is. They will include a row of parking stalls for parents to park in while they walk their children into the daycare center. Also, of importance is how the

playground area will function relative to the classrooms. They want nearly all the classrooms to have access to the playground. The owners also like that the daycare center will be visible from Engler and will not have the back of the building facing it.

Commissioner Cross inquired about the hours of operation for the daycare and if they have preschool and postschool that requires a bus. She is not concerned with having the parents drop the kids off.

Mr. Pokorney responded they typically open around 5:30 or 6:00 am and are open until 5:30 or 6:00 pm. They will have bus drop offs which is what sidewalk drop off area is for.

Chairperson Keyport opened the Public Hearing at 8:13 pm.

Chairperson Keyport closed the Public Hearing at 8:14 pm.

Commissioner Dahlke commented this is concept phase and likes what has been presented. A daycare is a good idea in this type of business park.

Commissioner Kelley inquired if the daycare uses smaller busses and if they navigate the parking lot well.

Mr. Pokorney confirmed they were smaller busses.

Commissioner Keyport commented the playground area and building orientation feels awkward. He understands this will be worked on and he looks forward to seeing what will be proposed.

Mr. Pokorney commented bad soils are a challenge on the west side of the daycare, which makes it good for playgrounds, but they cannot put a building on it. The soils for both these sites are fully corrected and nothing further is needed. The soils on the westerly side were intentionally left as they are so it could be the playground area.

Commissioner Keyport expressed concern with the drop off and pick up area and looks forward to seeing improvements in the next phase of the development process.

Motion by Commissioner Cross, second by Commissioner Dahlke, to recommend to City Council approval of the Preliminary Plat and Concept Plan Amendment for the Medical Office Building and daycare, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-2), submitted by Community Asset Development Group, dated January 28, 2018.
 - b. Traffic report (pgs 1-10), submitted by Spack Consulting, dated February 28, 2018.
 - c. Preliminary Plat (C2.01), submitted by Sambatek, dated February 2, 2018
 - d. Site Phasing and Construction Access Plan (C3.01), submitted by Sambatek, dated March 6, 2018
 - e. Site Plan Overall (C3.02), submitted by Sambatek, dated March 6, 2018
 - f. Site Plan Phase 2, (C3.03), submitted by Sambatek, dated March 6, 2018
 - g. Grading Plan Overall (C4.01), submitted by Sambatek, dated March 6, 2018

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- h. Grading Plan Phase 2 (C4.02), submitted by Sambatek, dated March 6, 2018
 - i. Erosion Control Plan Phase 2 (C5.01), submitted by Sambatek, dated March 6, 2018
 - j. Utility Plan Overall (C6.01), submitted by Sambatek, dated March 6, 2018
 - k. Utility Plan Phase 2 (C6.02), submitted by Sambatek, dated March 6, 2018
 - l. Pond Details (C9.01), submitted by Sambatek, dated March 6, 2018
 - m. Pond Details (C9.02), submitted by Sambatek, dated March 6, 2018
 - n. Pond Details (C9.03), submitted by Sambatek, dated March 6, 2018
 - o. Pond Details (C9.04), submitted by Sambatek, dated March 6, 2018
2. Adherence with the City Engineer's memo dated March 7th, 2018.
 3. Provision of material boards for the Daycare and Medical Office Building proposals to be submitted at time of Preliminary Site Plan application.
 4. Creation of high quality outdoor gathering spaces as directed by staff in the 'Pedestrian Gathering Places' sections of this report.
 5. Provision of a clearly defined and appropriately landscaped pedestrian ways between the various districts and sites.
 6. Provision of all proposed signs to meet Section 10 of the Zoning Ordinance.
 7. Mechanical equipment for each building to be fully screened from view.
 8. Provision of buildings that will meet or exceed the City's exterior building material requirements and that those buildings should have an overall theme that is reflective of the place (and Chaska as a whole) as it relates to materials and massing, and to be addressed during the site plan submittals.
 9. Payment of park dedication fees at the time of the Final Plat.
 10. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
 11. Provision of a drop-off/pick-up function incorporated on the daycare center's site, to be addressed and provided at Preliminary Site Plan application.
 12. Provision of a traffic summary of daycare's drop-off/pick-up function, to be provided at Preliminary Site Plan application.
 13. Provision of a retaining wall detail/profile of daycare site to be submitted at time of preliminary site plan application.
 14. Provision of brick pillar and wrought iron fencing to be incorporated at the daycare center site for any fenced-in child play area, and a detail to be submitted during the Preliminary Site Plan application.
 15. Provision of sidewalks provided on both sides of Chaska Creek Way and around the cul-de-sac, and pedestrian connections provided between all sites.
 16. Provision that planting islands are provided and compliant with Section 9.6.5.4 of the zoning ordinance.
 17. Provision of a stormwater management plan meeting City and Carver County WMO standards.
 18. Provision of a detail on the play areas for the daycare center to be submitted at time of a preliminary site plan application.
 19. Provision of a development agreement at time of Final Plat.
 20. Provision of a clear and safe sidewalk/pedestrian connection through the parking lot to connect users to the buildings and sidewalk along Chaska Creek Way.
 21. Provision that grading cannot occur until all agency regulatory requirements are

met, including but not limited to Carver County WMO and City of Chaska.
Motion carried.

10. Approve the Final Plat for Bavaria Vista/John and Mary Stapleton/PC #2018-05
City Planner Liz Hanson presented the item to the Commission.

Commissioner Kelley inquired if there were a lot of constraints on the lot if someone wanted to eventually put a house on it.

City Planner Hanson stated the applicant has provided some preliminary house plans and have shown they can still meet the setbacks while still providing a sufficient building pad.

Commissioner Cross inquired how the private gravel road is maintained and what will happen if concrete trucks drive on it.

City Planner Hanson responded it is a private road that is owned and maintained by the residents. There will have to be notification to the neighbors regarding truck traffic and maintenance of the road.

Commissioner Cross referred to Lot 3 and inquired if they are giving the owners hope that a building permit would be given with the proposed driveway as it is.

City Planner Hanson commented staff will look at it when they come in for a building permit. The driveway cannot encroach into the wooded steep slope delineation and the 30 foot no grade/no mow setback. When looking at the plan, there is space in between these parameters that would allow for a driveway. She assured the Commission this is only a final plat approval.

John Stapleton, applicant, commented the property they are currently on is not currently platted and the other properties highlighted as potential splits are platted properties. When the Mayor heard this, the discussion changed, and they agreed to come to a minimum size of a lot. They have stayed under the 18 percent grade issue for a driveway. There is a current driveway to the lake and they have adjusted the lot line to accommodate the hill. They have done a lot of arbor work over the years they have been there. They have maintained 10 oak trees on the property that are over 100 years old and would not do anything to put them at risk.

The Commission agreed the applicant has met the requirements. It is a basic plat that is consistent with the lots around the lake.

Tim McGlennon, neighbor north of the Stapletons, commented he lives on a two-acre lot. His request to subdivide was denied because the area is zoned for two and a half acre lots. After finding out that the City was working with the Stapletons on dividing their property, he requested the same consideration for his lot. He recently built a home on his lot and now that this is allowed on the Stapleton's lot, it puts a house much closer to his than if they were denied the subdivision. He supports the Stapleton's subdivision, but it does harm them because there are now smaller lots next to him. The Council was concerned with everyone on the lake subdividing if they allowed him to. He also does not see that everyone in Bavarian Shore will request sewer service because of how expensive it is. The City approved a detached garage he

was going to build, he has invested \$15,000 into the project so far, but now the permit was denied. He feels like he is giving up a lot and he is asking for some consideration.

Community Development Director Ringwald explained Mr. McGlennon's issue is separate and does not affect the final plat approval for the Stapleton property. The Council will consider Mr. McGlennon's request.

Commissioner Kelley suggested they recommend to the Council consideration of Mr. McGlennon's request.

Community Development Director Ringwald clarified the Council is already considering it.

Motion by Commissioner Dahlke, second by Commissioner Cross, to recommend to City Council approval of the Final Plat for Bavaria Vista/ John and Mary Stapleton subject to the following conditions:

1. Approvals shall be based on the following exhibits:
 - a) Preliminary Plat of Bavaria Vista, prepared by Acre Land Surveying, dated February 5, 2018
 - b) Final Plat (pgs 1-2), prepared by Acre Land Surveying, March 7, 2018
2. Final Plat approval and recording is obtained prior to construction.
3. Building permits are obtained prior to any construction.
4. Compliance with Section 9.9.3 Setback from Wooded Steep Slopes.
5. Compliance with Section 6 of the zoning ordinance.
6. Adherence to Section 9 of the zoning ordinance.
7. Adherence to Section 507.5.1 of the 2015 Minnesota Fire Code.
8. Driveways to be located out of any easements, wooded steep slopes and their applicable setbacks.
9. Provision to preserve the significant oak trees on Lot 3, Block 1 of Bavaria Vista.

Motion carried.

The Commission recessed at 7:46 pm and reconvened at 7:49 pm.

11. Approve the Final Plat for Chaska Bluffs in the Southwest Chaska Area/Community Asset Development/PC #2018-07

City Planner Liz Hanson presented the item to the Commission.

Commissioner Kelley noted when this was first discussed, they struggled with the definition of townhouse. He inquired if staff had come up with any other definitions.

City Planner Hanson explained they did not come up with a different definition for a townhome, but they did go through the anti-monotony criteria. These units all look the same and are maintained by a homeowner's association (HOA), which is how a townhome development is operated. There are a lot of different housing products. They consider these to be detached townhomes because they do not have a common roof or a common wall.

Community Development Director Ringwald noted they are proposing to go back to the City Council with an ordinance that would improve the definition. They will be codifying the anti-monotony piece, as directed by the Council.

Commissioner Cross inquired about the HOA and requested clarification on condition No. 10.

City Planner Hanson confirmed there will be an HOA and it will be part of the Harvest Neighborhood. She referred to condition No. 10 and explained areas that are contaminated in the bluff area will require a remediation plan to address it. This will need to be done prior to building on the site.

Dave Pokorney, with Community Asset Development Group and representing the land owner, commented they are fine with all the conditions. Preserving the trees has been a focus for them. They are purchasing a lot from Traditions to preserve the oak tree and they hope to make it an enhancement for the development. They are relatively confident the arborist will agree that a building on the site will not disrupt the tree because of the way it is situated. The backyard will need to be graded to direct water away from the tree in order to save it. They hope the arborist says the tree will live because it will be an enhancement to the lot. If the arborist indicates it is not going to live, they will have deal with it before the villa goes in. They will then have to create a plan on how to re-landscape that area. Regarding condition No. 30, he would like to not have to replat the whole property and would prefer to just come back to the City for approval. They are committed to saving the tree if it can be saved. He also noted he sees these as villas and not detached townhouses.

Commissioner Kelley stated it seems as if they are trying to preserve what it is there.

Commissioner Cross commented the work to the west has put the oak tree in a hole for a year and she does not think it will survive.

The Commission agreed that the last option for condition No. 30 in the staff report was appropriate.

Motion by Commissioner Bowe, second by Commissioner Kelley, to recommend to City Council approval of the Chaska Bluffs Final Plat, for a 25-lot detached villa subdivision in the SW Chaska Area, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-2), prepared by Community Asset Development Group, dated November 27, 2017
 - b. Title Sheet, prepared by Sathre-Bergquist, Inc., dated August 29, 2017 and revised February 27, 2018
 - c. Final Street Plan (pgs 1-2), prepared by Sathre-Bergquist, Inc., dated August 29, 2017 and revised February 27, 2018
 - d. Final Sewer and Watermain Plan (pgs 1-2), prepared by Sathre-Bergquist, Inc., dated August 29, 2017 and revised February 27, 2018
 - e. Final Storm Sewer Plan (pgs 1-2), prepared by Sathre-Bergquist, Inc., dated August 29, 2017 and revised February 27, 2018

- f. Final Grading Plan (pgs 1-2), prepared by Sathre-Bergquist, Inc., dated August 29, 2017 and revised February 27, 2018
 - g. Final Erosion Control Plan, prepared by Sathre-Bergquist, Inc., dated August 29, 2017 and revised February 27, 2018
 - h. City Detail Plates (pgs 1-3), prepared by Sathre-Bergquist, Inc., dated August 29, 2017 and revised January 30, 2018
 - i. Preliminary Landscape Plan (LP1), prepared by Sathre-Bergquist, Inc., dated September 6, 2017 and revised November 28, 2017
 - j. Tree Plan (T1 & T2), prepared by Sathre-Bergquist, Inc., dated September 12, 2017 and revised February 28, 2018
 - k. Certificate of Survey, prepared by Sathre-Bergquist, Inc., dated November 6, 2017
 - l. Final Plat (sheets 1-3), prepared by Sathre-Bergquist, Inc.
 - m. Elevations (pgs 1-3), prepared by DDK Construction, dated October 31, 2017
 - n. Floor Plans (pgs 1-3), prepared by DDK Construction, dated October 31, 2017
 - o. Corner Lot Elevations (pgs 1-3), prepared by DDK Construction, dated November 22, 2017
2. Adherence with the City Engineer's Memo dated March 7, 2018.
 3. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope.
 4. Provision to delineate all wooded steep slopes on site and plans.
 5. Provision of a 60 feet Right of Way width for all local streets.
 6. Adherence to the City's Boulevard Tree Policy and local street section design.
 7. Provision to locate boulevard trees in the boulevard between the sidewalk and street.
 8. Provision of a detailed management plan by a registered arborist to preserve the significant oak on Lot 1, Block 2.
 9. Provision of sidewalks on both sides of all local streets.
 10. Prior to final plat recording an Environmental Site Assessment (ESA) final draft indicating the remediation efforts to clean up any contaminated areas of the site will need to be reviewed and approved by staff.
 11. Adherence to the following building setbacks:
 - a. Front (house): 20 feet
 - b. Rear: 20 feet
 - c. Side: 5 feet
 - d. Side (corner): 20 feet
 12. Prior to final plat recording, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
 13. Preservation of wetlands and the 30-foot buffer.
 14. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
 15. Preservation of trees as noted in the Tree Plan T1 and T2.
 16. LP Smartside to be used on all elevations.
 17. 4-inch window trim to be used on all windows.
 18. Provision that all corner lot elevation designs provide stone wrap around the garage up to the depth of the garage.
 19. All construction traffic to be directed and adhere to the new collector road Savanna Way and be directed through the existing neighborhood by a designated route approved by the City Engineer.
 20. Utility connections to each lot to adhere to City standards and be approved by the City Engineer.

21. Provision that no grading will occur in the 30-foot no grade/no mow setback from wooded steep slopes.
22. Provision of a 20 foot wide easement across stormwater utilities, as determined by the Engineering Department.
23. Provision of a storm water management plan meeting City and Carver County WMO standards.
24. No grading or building permit shall be permitted on Lot 1, Block 2 until a tree preservation plan from a certified arborist is reviewed and approved by staff.
25. Provision that erosion control fencing will be located up to the perimeter of Lot 1, Block 2, and shall not encroach into it.
26. Provision that grading that requires hauling material into or out of the planned site is coordinated with adjoining development.
27. The Developer shall enter into a warranty and maintenance agreement with Traditions Development for improvements that have not been accepted by the City.
28. Provision that grading cannot start until permits are secured and financial securities are in place.
29. Provision that no grading will occur in the southern portion of Klingelhutz land off of Deere Trail, until proper approvals are obtained.
30. A condition shall be added in the resolution and development agreement to only allow building permit and grading on Lot 1, Block 2 after tree preservation plan by a certified arborist is reviewed/approved by staff.

12. Approve the Concept Plan for The Harvest West development in the Southwest Chaska Area/Traditions Development/PC # 2018-04

City Planner Liz Hanson presented the item to the Commission.

Commissioner Cross inquired if this area will include more national builders besides Pulte.

Commissioner Kelley inquired about what would be included in the park.

City Planner Hanson stated the park details are still being worked out. It could possibly include a basketball court, a tot lot, or a tennis court.

Community Development Director Ringwald explained it is a neighborhood park, not a community park.

Chairperson Keyport commented when this is all built out there will be a lot of density. He inquired about connectivity and how it fits within the regional trail system.

City Planner Hanson stated they can provide an exhibit during the preliminary plat stage that shows the connectivity of the site. The future plans for County Road 44 also looks at the extension of the regional trail.

Commissioner Dahlke noted he would also like to know the timing of when construction takes place and when the interchange goes in.

Patrick Wrase, Tradition Development, commented this is a great site to work with. It is filled with natural amenities that makes it a wonderful location and they hope to build this summer. They are planning to work with Pulte on this site, but nothing has been signed yet. However, their in-house builder, Robert Thomas Homes, is also deeply interested in this site.

Commissioner Cross inquired if any of the villa homes will be on grade with no basements to accommodate the older generation.

Mr. Rossi stated Pulte mentioned they would like to include the possibility of a slab on grade model. Robert Thomas Homes is also producing a similar product and these products are between 2,000 to 2,500 square feet in size.

Commissioner Bowe commented it is great to see more housing types.

Mr. Rossi agreed and stated they see the demand.

Commissioner Kelley suggested they consider adding a third stall on the garage.

Mr. Rossi stated some of the products have include a two-car entry with a double stacked garage.

The Commission agreed they like the variety of what is being offered. There is a lot of density, but they like the park in the middle.

Motion by Commissioner Kelley, second by Commissioner Dahlke, to recommend to City Council approval of The Harvest West Concept Plan for a 125-lot subdivision on 57 Acres of land in the SW Chaska Growth Area, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-7), prepared by Tradition Development, dated February 6, 2018
 - b. Alta Survey, prepared by Alliant Engineering, dated February 2, 2018
 - c. Concept Site Plan, prepared by Alliant Engineering, dated February 19, 2018
 - d. Site Forces Map, prepared by Alliant Engineering, dated February 23, 2018
 - e. Tradition Development Housing Products, prepared by Alliant Engineering, dated February 6, 2018
 - f. Front Elevations (Single Family and Villas), prepared by Pulte Homes
2. Adherence with the City Engineer's Memo dated March 7, 2018.
3. Adherence with the Park & Recreation Director's Memo, dated March 6, 2018.
4. Provision of a 60 feet Right of Way width for all local streets.
5. Adherence to the City's Boulevard Tree Policy and local street section design.
6. Provision of adequate screening and landscaping along edges abutting County Road 44, Savanna Way and Highway 212 to be addressed at Preliminary submittal.
7. Provision of sidewalks on both sides of all local streets.
8. Adherence to the following building setbacks:
 - a. Front (house): 23 feet
 - b. Front (porch): 15 feet
 - c. Rear: 30 feet
 - d. Side (single family homes): 7.5 feet

- e. Side (villa homes): 6 feet
 - f. Side (corner): 23 feet
 - g. Highway 212: 225 feet from the centerline (from centerline of adjacent travel lane) of TH 212 or 50 feet from right of way (whichever is greater)
 - h. Savanna Way: 100 feet from the centerline
 - i. County Road 44: 125 feet from the centerline
 - j. Wetlands: 30 feet
 - k. Public Park: 40 feet
9. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
 10. Compliance with the City's existing anti-monotony housing policy.
 11. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope.
 12. Provision of a pedestrian connection at the east development entry for the full extent of Vista View Drive to connect into the public park.
 13. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
 14. Provision that screening on Savanna Way and County Road 44 will be provided in the form of landscaping and berming, and consistent with the screening on the east side of Savanna Way.
 15. Provision that adequate screening is provided along the edges of Highway 212.
 16. Provision of a safe pedestrian connection at Vista View Drive and Savanna Way for pedestrians to safely cross and gain access into the public park from neighboring areas, as determined by the Engineering and Public Works departments.
 17. Provision that an adequate buffer and landscaping is provided between the public trails and homes into the public park area.
 18. Provision that an adequate and significant opening is provided on the east edge of the public park that abuts Vista View Drive so that users can easily find the park.
 19. Provision of multiple photo simulations showing the viewsheds from Vista View Drive looking west into the Public Park to be submitted at preliminary submittal.
 20. Provision of a storm water management plan meeting City and Carver County WMO standards.
 21. Provision that the City watermain line and its easement on the west edge of the property is delineated and shown on the civil plans at time of preliminary submittal.
 22. Provision that the applicant will continue to work with the Electric Department on the needs of a substation.
 23. Provision of a tree survey and preservation plan during the preliminary submittal.
 24. Provision to show regional trail delineation on all plans at preliminary submittal.
 25. Provision to continue working with the Parks and Recreation Director on the program necessities of the public park.
 26. Provision that parkland credit will not be given for the stormwater pond, wooded steep slopes, and wetland areas.

Motion carried.

13. Other Business

Commissioner Bowe

- Commented the City Square West Task Force has met twice. They saw four very different concept plans for the block and all the information is on the City website.

Commissioner Cross

- Inquired if there is a policy regarding mud at construction sites. She stated there is mud rolling onto Highway 41 from the Dairy Queen site. Community Development Director Ringwald commented soil and water conservation usually monitors it, but they will look into it.
- Inquired if they will get ahead of the need for sewer and water with all the construction. Community Development Director Ringwald commented all the sewer and water are in place for the areas east of Highway 212 and south of there to the school. An 18-inch water main was built before Highway 212. When the industrial park is developed to the west of the interchange, they will need water storage for fire protection. A water tower will be built west of Highway 212 and north of County 44. The area west of Highway 212 does require sanitary sewer and it will be a major upgrade. The area south along County Road 61 will need water and sewer extensions.

Commissioner Dahlke

- Thanked City staff for their reports.

Chairperson Keyport

- Commented the City Square West Project has a lot of great ideas and creative thinking.
- It will be great to see the wayfinding project come back to life. Community Development Director Ringwald stated they will be scheduling a joint work session with the City Council, Planning Commission, Park Board, and Downtown Business Association to finalize this piece.

14. Adjourn

Motion by Commissioner Cross, second by Commissioner Dahlke to adjourn the meeting at 9:46 pm.

Motion carried.