

**CHASKA PLANNING COMMISSION
MINUTES
MARCH 11, 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 DuToit, Broback, Ashley, Personius, and Chairperson Young.

Members absent: Commissioners Kasper, Hewitt, Miller, and Keyport.

Also present: Kevin Ringwald, Director of Planning and Development; Melissa Duchinsky, City Planner; and Jeff Miller, Consultant for the City from HKGI.

3. Adopt the Agenda

Motion by Commissioner DuToit, second by Commissioner Broback to adopt the agenda as presented.

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Minutes

Motion by Commissioner Broback, second by Commissioner DuToit to approve the minutes of the February 11, 2009 Planning Commission meeting, with corrections to comments from Commissioner Ashley on Pages 2 and 4.

Corrections from the Minutes of the Feb. 11th Meeting-Planning Commission

Page 2

Commissioner Ashley asked Elmer if residents of the facility would be sent to the new stand alone emergency room planned for Highway 41 and Hundertmark Road.

Please correct to:

Commissioner Ashley asked Brent Elmer if residents would be using the new *Ridgeview Medical Center* planned for Highway 41 and Hundertmark Road.

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Commissioner Ashley inquired as to whether the unsightly 'For Lease' sign could be removed in front of the Kohls Store. She also commended the Police Department on their recent response to her residence.

Please correct to:

Commissioner Ashley asked if the 'For Lease' sign *standing in front of covering the beautiful Hazeltine Plaza signage and retaining wall* could be moved to another more suitable place. She also commended the *Fire Dept.* on their recent response to her residence.

Thank you for making these changes.

Commissioner Ashley

Motion carried.

6. Consent Agenda

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

- a) Receive the minutes of the February 23 and March 2, 2009 City Council meetings.
- b) Receive the minutes of the February 9, 2009 Park Board meeting.
- c) Receive the notes from February 25, 2009 CC/PC Comp Plan Work Session

Motion carried.

7. Public Hearing: 2030 Comprehensive Plan Update/PC No. 09-02

The Planning Director presented the item to the Commission.

The Public Hearing was opened at 7:54 pm.

Linda Carlson of 3675 Co Rd 140, Chaska appeared before the Commission. She commented that her 46-acre parcel is really three parts, including woods and ravine, housing and outbuildings, and old cropland. Carlson had questions regarding the designation of her property as open space preservation. She stated she would like it to be more permissive rather than restrictive, such as conservation residential.

Peter Carlson, son of Linda Carlson, appeared before the Commission to state that they have a 17-acre parcel and 85% of it is designated open space, which limits development of the property.

The Planning Director explained that as development proposals are advanced, more detailed survey will be completed to determine regulatory versus non-regulatory protected areas. The City will work with developers to assure areas are correctly reflected in the development plans. Issues are studied again upon actual development. An option could be to designate the Heights of Chaska as mixed-use.

Commissioner Broback stated that he sees the value in discussing the issue because developers may not see a value in having the land designated as Open Space and they may be discouraged from pursuing it.

Tom Doering of 11345 Wetzell Lane, Chaska commented that he felt this was a 180 degree change in the plan with business park designation along Creek Road from Open Space and Rural Residential. He commented that there is no buffer between the rural residential to the west and the business park designated property.

Nicholas Mason of 1888 White Oak Drive, Chaska offered his congratulations to the City Staff for welcoming public comment on the Comp Plan. He stated he was impressed with portions of the plan but felt the Plan was not ready to be a final draft for approval. He said there is too much that needs to be updated yet. He came tonight intending to ask the Commission to postpone their approval, however he was informed that funding would be in jeopardy for City projects if the plan was not submitted in a timely manner. Mr. Mason submitted a letter to the Commission.

Judy Glock, a resident of Creek Road, stated she was opposed to the closing of Creek Road and submitted a letter to the Commission.

The Public Hearing was closed at 8:38 pm.

Commissioner Ashley stated this was not the first time she had heard comments about the closure of Creek Road.

Commissioner Young said the City likes the road itself, but is concerned about traffic and safety on it.

The Planning Director said the road is also a financial consideration and challenge. This is a good opportunity to look at the issue when the plan for the southwest area is discussed.

Commissioner Ashley inquired whether the Park and Recreation Board should look at the issue.

The Planning Director stated that they should look at the matter, as well as others, as it is of concern to everyone.

Commissioner Personius asked if the closing of Creek Road is a stipulation of the ED Campus development.

The Planning Director said a portion of the road is shown as closed on the west side, but not on the east. Focus should be on how to make this area a great amenity for the community.

Commissioner Broback asked what opportunity for buffering was there with ED Campus.

The Planning Director stated this was a condition of approval and the next submittal would contain the buffer area in a detailed plan.

Chairperson Young said the Heights of Chaska area needs its own land use, as the Calthorpe Plan called for Mixed-use and not Low Density Residential.

Commissioner Broback agreed with Chairperson Young.

Commissioner Personius felt the Mixed-use designation would open the door for more opportunities.

Chairperson Young directed Staff to address Nick Mason's comments wherever possible.

The Planning Director addressed the comments in Mr. Mason's letter, including right-of-way, dedication during the platting process, school siting, and the finality of the draft Comp Plan document.

Chairperson Young asked that the most complete draft be forwarded to the Council.

Commissioner Ashley said she would like to see the plan address the expansion of government facilities in the downtown area, including the license center and library.

The Planning Director asked whether the Commissioner would be amenable to a general comment in the draft plan about keeping or putting public facilities in the downtown area.

Commissioner DuToit commenta that regarding Commissioner Kasper's comment, the Hazeltine Golf Club parcel at Hundertmark Road and Pioneer Trail should stay mixed-use.

Chairperson Young thought that keeping Mixed use designations was a good idea.

The Planning Director asked about the supplemental hand out written by Tom Redman and Bob Roepke called Community for Lifetime. He asked whether the Commissioner had any thought regarding the hand out. He also suggested this would be a great document to have the Commitment to Community Task Force look into and review and revise. He noted that once complete, then the document could be added to the Comp Plan as a text amendment.

Chairperson Young agreed that adding it later as a minor text amendment was a good idea.

Motion by Commissioner Broback, second by Commissioner Ashley to approve the draft of the 2030 Comprehensive Plan with the following changes:

1. Requirements added for a buffer area on the west side of the ED Campus Business Park to protect the neighboring property
2. Change the designation of The Heights of Chaska to mixed-use from low density residential.
3. In the land use chapter, SW Chaska section Policy No. 2, to include consideration of design/use of Creek Road.
4. Master Plan for the downtown area to add or include keeping public facilities in the downtown area.

Motion carried.

8. Other Business

- ❖ Comment made on the distribution of Planning article.
- ❖ Anyone interested in serving on the Commitment to Community Task Force should contact Matt Podhradsky.
- ❖ Commissioner DuToit commented that looking at a downtown master plan area is very important.
- ❖ Commissioner Broback agree with Commissioner DuToit and said reassessment of priorities was very important. The downtown is a huge priority and is vital for a stand alone, unique community.

9. Adjourn

Motion by Commissioner DuToit, second by Commissioner Broback to adjourn the meeting at 9:32 pm.

Motion carried.

Motion by Commissioner _____, seconded by Commissioner _____,
to

BE SURE TO CHANGE DATE!