

**CHASKA PLANNING COMMISSION
MINUTES
January 10, 2018**

DRAFT

1. Call to Order

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

2. Roll Call

Roll call was taken. Members present: Commissioners Bowe, Cross, Keyport, Pfeiffer, and Chairperson Huang.

Members absent: Commissioners Dahlke and Kelley.

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

3. Adopt the Agenda

Motion by Commissioner Keyport, second by Commissioner Cross, to adopt the agenda as presented.

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Approve the Minutes of the December 13, 2017 Planning Commission Meeting

Motion by Commissioner Bowe, second by Commissioner Pfeiffer, to approve the minutes of the December 13, 2017 Planning Commission meeting.

Motion carried.

6. Consent Agenda

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

- a. Receive Minutes of the December 4, 2017 and draft minutes of the December 18, 2017 City Council meetings.
- b. Receive Minutes of the December 4, 2017 and draft minutes of the December 18, 2017 EDA meetings.
- c. Receive the minutes of the December 11, 2017 Park Board meeting.

Motion carried.

7. Public Hearing: Approve Zoning Ordinance Amendment for Anti Monotony and Design Requirements in Single-Family Residential Developments/City of Chaska/PC #18-02

City Planner Hanson presented the item to the Commission.

Commissioner Cross referred to the Anti-Monotony and Design requirements under section 9.28.2(a)(c)(2), and inquired why they required a decorative strip of windows on the garage door. If they require all the same garage door, it creates anti-monotony.

City Planner Hanson responded it is merely an added articulation piece to the garage and provides a nice break in the garage doors.

Commissioner Keyport referred to section 9.28.3, and inquired about the side-loaded garage requirement included in the single-family detached townhome provisions. He stated he did not see how this type of garage makes it a townhome versus a regular detached single-family home.

City Planner Hanson responded they have only seen this type of project with a side-loaded garage that has been consistent throughout and it provides added articulation from the street level.

Commissioner Keyport stated a side garage is not an essential element that would make it a townhome development. There could be a tuck under or a single car garage that is not the main feature of the house if it is set back.

Commissioner Pfeiffer agreed with Commissioner Keyport and stated her mother's townhome community does not have garages in the front. The main part is the building and it does not look like you are driving down a street of garages. She would hate to limit developers that want to develop a certain product, but understands it could look ugly if it starts to look like a street lined with garages.

Chairperson Huang stated Pioneer Point off Hundertmark is an example of detached townhomes without side loaded garages.

Community Development Director Ringwald stated those townhomes can meet anti-monotony. A side-loaded garage becomes the dominant element and does not leave much room to do anything with the balance. While it is generally what they see, it would not make a difference if it was taken out of the ordinance.

Commissioner Cross stated she could see where the double garage would be over what they would normally require because the lot is so small, and she supports leaving side-loaded garages in the ordinance. She has also seen a row of one car garages sticking out.

Commissioner Pfeiffer noted by keeping it in the ordinance, it defines what a townhome is. They need to determine if regulations on townhomes belong in the anti-monotony portion of the ordinance or define it somewhere else as a guideline of what they like to see.

Commissioner Bowe commented she does not think side-loaded garages need to be included as a requirement, and supports removing it from the ordinance.

Commissioner Keyport pointed out that this part of the ordinance is defining when there is an exception, and the fact that it has a side-loaded garage does not affect whether it is a townhouse or not.

Chairperson Huang opened the Public Hearing at 7:28 pm.

John Daley, 429 Pleasant Lane, inquired if the zoning ordinance amendment was intended to improve the appearance of subdivisions and if there was an increased cost by requiring them.

City Planner Hanson responded these regulations are to help enforce variations between single-family developments. She stated the City Council expressed displeasure with having the same looking product side by side, and they adopted standards to provide variation between homes. They generally do not require an additional cost. The developer must provide several different things in order to be exempt from anti-monotony.

Chairperson Huang explained these standards are adopted into the City code to make it clear to developers the exceptions the City has for building in Chaska and they are similar to others throughout the Country. This exemption will allow builders to build things nearly identically.

Community Development Director Ringwald explained this ordinance amendment does not require a side-loaded garage. It is just an exemption and the basic requirements have been in place for 15 years.

Mr. Daley suggested they provide variety with colors and not structure.

Chairperson Huang noted this was also included as part of the anti-monotony regulation.

Chairperson Huang closed the Public Hearing at 7:34 pm.

Motion by Commissioner Keyport, second by Commissioner Bowe, to recommend to City Council approval of a Zoning Ordinance Amendment for Anti-Monotony and Design Requirements in Single-Family Residential Developments, and amending Section 9.28.3 by removing item a, side-loaded garages.

Motion carried.

8. Approve the Concept Plan for ALDI, Chipotle and Starbucks in Hazeltine Plaza/ISG, Inc./PC #18-01

City Planner Hanson presented the item to the Commission.

Chairperson Huang requested how the development process works, as information for members of the audience.

City Planner Hanson explained the concept plan will require review and approval by the Planning Commission and City Council. It will then go to a preliminary site plan stage that will offer more detail on how the site will function, look, and work overall. This will also require Planning Commission and City Council approval. It will then enter the final site plan process, which wraps up the details and addresses comments or concern brought up by the Planning Commission and City Council, and provides a finalized design. If approved, it will be put on the Consent Agenda for a City Council meeting.

Chairperson Huang explained the process again, and stated their role is to make a recommendation to the City Council and their decisions are non-binding.

Commissioner Keyport requested an update regarding the potential of a tunnel under Highway 41 for pedestrian access. He noted a lot of the pedestrians would be coming from the south and west and it needs to be safe for them to get there.

Community Development Director Ringwald stated it was moved to the south edge of Target, south of Pioneer Trail, and will be built this summer. For pedestrians coming from the west, there will be a signalized crossing at Hazeltine Boulevard, and there is a trail along Highway 41 and Hundertmark for pedestrians coming from the south. They expect most people will drive to the site and are emphasizing pedestrian movement internally throughout it. The proposed tunnel will connect neighborhoods west of Highway 41 to Chaska High School, Chaska Middle School and services where there is the most need.

Commissioner Cross commented the site feels like it is all squished together. The trees show the effects of building the wall years ago. While having the Chipotle patio up on the wall will be nice for patrons, there will be stairs to climb and more damage will be done to the trees. The walking lines made for Kohls had a different vision for this space. She does not like where the trash is located because there is an island right in front of it.

Trent Mayberry, with TOLD Development and developer for the project, commented the patio for Chipotle could be moved back to the wall to avoid further damage to the trees, and this would provide nice coverage for those using it. The geometry of the site and trying to save four mature oak trees makes this site challenging, and there is no other way to design it to fit the users. ALDI, Chipotle, and Starbucks are great to work with and this will be a great addition to Chaska. They are open to hearing comments and suggestions, and will make changes where possible. They must satisfy City requirements, the requirements of three high-quality, national retailers and requirements by Kohls.

Commissioner Pfeiffer inquired about a possibility of a walking path near the Starbucks drive-through.

Mr. Mayberry noted he developed a similar concept at a Starbucks in Eden Prairie, and there have been no issues. The pedestrian connections with this site are feasible, but running a crosswalk through the middle of the parking lot may need to be looked at.

Commissioner Huang stated a senior housing development has been approved to the north across Hazeltine Boulevard and it will be important to incorporate a walking path through this site for these potential residents.

Mr. Mayberry stated if they can incorporate that design without drastically negatively impacting parking, the retailers will probably be supportive as well.

Commissioner Bowe inquired if the retailers would have leases or own the buildings.

Mr. Mayberry responded the retailers will have long-term leases with them. They hope to start construction this year with openings by the end of the year.

Commissioner Bowe expressed concern with the drive-through and that stacking will affect the entrance to the site.

Mr. Mayberry stated the concerns of the retailers regarding parking and stacking typically outweigh his concerns. They will not do a deal if it will cause parking and stacking problems. Starbucks has found that having five cars between the menu board and the drive-through window moves people through quicker, and they typically stack about seven cars. The building was previously facing a different direction, but Starbucks adjusted it to get it to a more comfortable level of stacking while maintaining their rigid footprint.

Commissioner Huang inquired what the average stack length was during a peak service time. He expressed concern that there is not a place to go once the stack is filled. He requested they project the stack length during peak times and provide that information to them.

Mr. Mayberry responded he will ask Starbucks, but their busiest time is 6:30 am to 9:30 am, and this does not match when the other user's peak times are.

Community Development Director Ringwald noted the applicant can provide projected peak time stack length during their preliminary submittal.

Commissioner Bowe stated she would like to see some Chaska design elements incorporated into all the buildings.

Mr. Mayberry noted they will do their best to include Chaska design elements. He developed the Walgreens in town, and they used the Chaska brick. The Chipotle usually provides a modern, industrial look, and they can work with them to incorporate more masonry if it is required.

Vicky Daley, 429 Pleasant Lane, expressed concern with the morning conflict between McDonalds and Starbucks. She lives in townhouses on the other side of Highway 41, and when she shops at Kohls during off-peak times, the intersection of McDonalds is frequently a gridlock mess. She strongly disagrees that the main emphasis for doing this is focused on neighborhood pedestrian traffic. The people who live across Highway 41 are not going to fight traffic to come there, and while the office building may, it will be high liability issue. The people in the townhouses are not going to walk here to shop, and the tunnel has now been relocated. There may only be three or four people walking from surrounding neighborhoods, and the whole intent of putting these businesses here is suspect. It is not a neighborhood pedestrian traffic area.

John Daley, 429 Pleasant Lane, stated there is an ALDI in Shakopee, Eden Prairie, and Waconia which are nine to ten miles away. There is a Cub, Kwik Trip, and Target located next door, and Hy-Vee is also coming to Chaska. He inquired why they would put a discount grocery store next to a nationally renowned country club in an area with traffic issues. He does not see how this benefits the people of Chaska. They have had national retailers fail, and some feel they failed because they did not offer a distinct product over competing retailers. There is a Chipotle in Chanhassen and he assumes there will not be an ALDI there as well.

Commissioner Keyport explained the City did not pick ALDI, but ALDI pick them. There is developable land, and it is up to the Planning Commission to determine if they can meet the

zoning requirements. ALDI decides if it makes sense for them to be nine miles away from another store and the City cannot have an opinion on their business model. The Planning Commission helps the citizens of Chaska by creating requirements for businesses that come in and makes sure they are met. They do not pick the projects that come in.

Commissioner Bowe stated as Commissioners, they also provide their comments and opinions. While Mr. Daley's opinion is that there is no market for ALDI, there may be ten other people that think it is a perfect fit.

Commissioner Pfeiffer explained it is ALDI that has studied the area and believes they have a market here. It is up to the Planning Commission to make sure they meet the requirements of the land use. It is not the role of the Planning Commission or the City Council to pursue retailers for the City.

Mr. Daley explained this has nothing to do with his personal preferences.

Chairperson Huang explained their focus is to determine if they meet the zoning and land use requirements. Before this all happened, the landowner sought out tenants to find someone to populate the space. After doing their research, the developer is now presenting this concept plan.

Mr. Daley inquired what part of the government would represent the City of Chaska to prevent a business from opening and failing and bring in a viable retailer that does not compete with other nearby retailers in the City.

Commissioner Keyport commented he would not want to live in a City that picks winners and losers. That is what free enterprise is all about.

Chairperson Huang noted the market for land is dictated by the landowners and the people willing to develop it. The retailers choose where to develop, but also choose to lose if it is unsuccessful.

Community Development Director Ringwald agreed and stated the City does not pick winners and losers. Based on residential development, they analyze how much commercial areas are needed and set them aside. Businesses will fail because business models come and go. This is not just a Chaska issue and there are many businesses that are no longer anywhere. The City provides opportunities for people to make money. Businesses assess their risks and sometimes do not choose wisely.

Mr. Daley inquired if the City decides if there are too many grocery stores.

Community Development Director Ringwald responded the City cannot make that decision. In a recent analysis, they determined that more people leave Chaska to shop elsewhere than stay here to shop. They need to make sure they have enough land to accommodate future shopping or they will continue to lose shoppers to other cities. There is no category in which the City is meeting the needs of Chaska residents where they do not have to go to another community to shop.

Chairperson Huang suggested Mr. and Mrs. Daley stay after the meeting so that Community Development Director Ringwald can further explain this to them. He explained they are a free market economy and they can determine different uses for the land, but they cannot say what goes in there.

Mrs. Daley stated she foresees total gridlock in this area. She suggested they look at the site and consider the high traffic areas.

Commissioner Keyport commented he would like to see more information regarding the stacking issue with Starbucks and how its peak hours coincide with McDonalds traffic.

Chairperson Huang agreed and suggested they look at what the daily worst case scenario would look like.

Commissioner Bowe suggested they re-evaluate the drive-through at Starbucks and the impact of stacking throughout the day.

Chairperson Huang requested the applicant also put additional thought into the design of ALDI's side wall that will be facing Kohls and encouraged the developer integrate Chaska elements into the overall design. He inquired about the width of the parking stalls and how it compared to other locations. He wants to make sure they are providing ample space for car parking there as well as for cars pulling in and out.

Community Development Director Ringwald responded the parking stalls are nine feet by 18 feet, with a 24-foot drive aisle, which are standardized.

Chairperson Huang inquired about the width of the drive aisle around Starbucks, and how it compares to the Caribou off Audubon.

Community Development Director Ringwald stated he believes the proposed drive aisle is 12-feet. The Caribou on Audubon was a retrofit, so he is unsure if it is 12 feet. It has tight radiuses and that is what makes it challenging. The proposed drive-through only requires a right turn.

Chairperson Huang noted in the southeast corner of ALDI, the walkway should better align with the crossing that comes from Kohls. He agreed with Commissioner Cross that the location of the trash was in an odd place and should be looked at.

Commissioner Cross referred to condition Nos. 8 and 9, and stated she would also like to see a cross section along the west edge of ALDI where they are considering a walkway. She also agreed that parking spots get too tight because of larger vehicles.

Commissioner Keyport pointed out this Concept Plan request meets the zoning requirements.

Motion by Commissioner Bowe, second by Commissioner Keyport, to recommend to City Council approval of a Concept Plan for ALDI, Chipotle and Starbucks in Hazeltine Plaza/ISG, Inc. PC #18-01, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-4), submitted by ISG, Inc., dated December 21, 2017.
 - b. Chaska Oaks Preservation Plan (pgs 1-10), submitted by Faith Appelquist of Tree Quality, LLC, dated September 29, 2017
 - c. Concept Plan, submitted by ISG, Inc., dated December 18, 2017.
 - d. Vehicle Movements exhibit, submitted by ISG, Inc., dated December 18, 2017.
2. Adherence with the Engineers Memo dated January 4, 2018.
3. Compliance with section 9.11 Building Design/Materials and Site Design for all three buildings.
4. Provision of material boards submitted at the preliminary site plan application showing the proposed material selections for ALDI, Chipotle and Starbucks.
5. Provision to show some general design consistency between the three buildings and Hazeltine Plaza so as to convey that they are a part of the same development.
6. Provision that full modular face brick will be used in order to be classified as a Class I material.
7. Provision that natural stone will be used in order to be classified as a Class I material.
8. 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.
9. Provision of a cross-section drawing showing the views of the loading dock from Highway 41 to be submitted at the preliminary site plan.
10. Provision for all outdoor patios to utilize a wrought iron and brick pillar design, and to be shown in the preliminary site plan submittal drawings.
11. Provision to re-evaluate the location of Chipotle's outdoor patio to the north end of the building near the existing oak trees.
12. Provision of an east-west pedestrian connection between Starbucks and the sidewalk along the private drive.
13. Provision of a pedestrian connection in the center of the site between ALDI and Chipotle's site.
14. Provision of a east-west pedestrian connection on the west side of the site to connect to the public trail on Highway 41.
15. Compliance with section 9.6.5.4 Planting Islands.
16. Provision of a tree preservation plan for the four oaks to be submitted at the preliminary site plan application.
17. Provision of a parking summary/analysis to be completed and the Hazeltine Plaza Reciprocal Easement Agreement submitted for preliminary site plan submittal.
18. Provision of lighting specs and photometrics to be submitted with preliminary site plan submittal and to be consistent with the existing Hazeltine Plaza lighting.
19. Provision of trash enclosure details and drawings to be submitted during preliminary site plan application.
20. Provision that all mechanical equipment will be fully screened from view.
21. Coordination with the City Engineer for the provision of public utilities to the site.
22. Provision of a storm water management plan meeting City and Carver County WMO standards.
23. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
24. Any and all building signage shall be submitted separately, and shall require approval by staff prior to installation.
25. Provision to submit As-Builts prior to issuing a building permit.

Motion carried.

9. Other Business

Commissioner Bowe

- Thanked staff for the pedestrian light going in by Crooked Pint. Community Development Director Ringwald stated it is a pedestrian activated stop light that is tied in with the signals, and another one will be installed going across Highway 41 near Walnut Court.
- Inquired about the gas station and the bike shop. Community Development Director Ringwald responded the EDA entered into a purchase agreement for the gas station, which allows the developer to move forward on that site. There will be another development north of the bank and some significant improvements will be made to Gary Coopers store. The City is also purchasing the west side of Mr. Cooper's parking lot to provide overflow parking for the event center.

Commissioner Keyport

- Commented the City Square West Redevelopment Task Force will meet in a few weeks and he is excited to see where that goes.

Commissioner Cross

- Commented Hy-Vee is mailing her coupons each week and priming her to go to the Chaska location when it is completed.

10. Adjourn

Motion by Commissioner Keyport, second by Commissioner Pfeiffer to adjourn the meeting at 8:57 pm.

Motion carried.