

CHASKA PLANNING COMMISSION
MINUTES
April 11, 2018

1. Call to Order

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

2. Roll Call

Roll call was taken. Members present: Chairperson Huang; Commissioners Cross, Dahlke, Kelley, and Keyport.

Members absent: Commissioners Bowe and Pfeiffer.

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

3. Adopt the Agenda

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

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Approve the Minutes of the March 14, 2018 Planning Commission Meeting

Motion by Commissioner Dahlke, second by Commissioner Cross, to approve the minutes of the March 14, 2018 Planning Commission meeting.

Motion carried.

6. Consent Agenda

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

- a. Receive the Minutes of the February 26, and Draft Minutes of the March 19, 2018 City Council meetings
- b. Receive the Minutes of the January 8, and March 19, 2018 EDA meetings.
- c. Receive the Minutes of the March 12, 2018 Park Board meeting.

Motion carried.

7. Approve the Concept Plan for the former Hot Spot and Michael's Cycles redevelopment/Alliance Contracting, Inc./PC #2018-10

City Planner Hanson presented the item to the Commission.

Commissioner Cross noted the northern exit has been moved but will still work. She inquired about parking for the smaller single tenant building and if there was adequate room for deliveries behind the multi-tenant building. She also inquired about a median on Walnut Street and how it will affect access to the site.

City Planner Hanson responded the single tenant building shares parking with the other proposed buildings.

Community Development Director Ringwald explained the median on Walnut Street will remain as is.

Commissioner Kelley commented he is glad to see they are moving forward on a plan for this area and inquired if the Dunkin Donuts building could be shifted so the drive-through could wrap around toward Walgreens.

Commissioner Keyport inquired if the shared driveway between Walgreens and the proposed development will become a more formal street in the future and continue to Coopers. He likes the proposed north/south plans for pedestrian traffic but worries about the east/west pedestrian traffic, especially if part of Coopers lot becomes public parking. He encouraged the applicant to consider east/west pedestrian movement as the plans move forward. The pedestrian movements on the north side may not be clustered around the Dunkin Donuts, but may be more around access, bike racks, or other amenities.

Community Development Director Ringwald responded there are some plans relating to how they provide continuity to the piece east of Walnut Street, but it has not yet been finalized. Another HAWK system will be installed where Walnut Street crosses Highway 41, similar to what was installed on Pine Street. It connects to a major trail in the park and then to this Brickyard development. He explained people will be able to cross at County 61 and Highway 41 with a stoplight and at Walnut Street and Highway 41 and Pine Street and County 61 with the HAWK system.

Commissioner Keyport noted Dunkin Donuts is going to be popular on the trail system and they need to consider how people will safely get from Highway 41 and Walnut to the other side of the development.

Chairperson Huang expressed concern that people will not use the crosswalks provided to get across Highway 41. He suggested they use a hedge row or something else to discourage people from crossing there.

Community Development Director Ringwald stated it is too dangerous to allow people to cross right near Dunkin Donuts and this could only be accomplished safely with an underpass or overpass. He pointed out planters that will be used and noted the area closest to Highway 41 is for snow storage.

Commissioner Dahlke inquired if there was room to include a turn lane.

Community Development Director Ringwald responded the traffic volumes do not support including an acceleration lane coming out onto the roadway.

Chairperson Huang summarized the ways to access the Dunkin Donut drive-through.

Jeremy Brown, applicant with Alliance Contracting, commented they are excited about this project and have worked with staff to address concerns with traffic and pedestrian movements. Regarding parking, they intend to not include any more food in that area that will require high volumes of parking.

Commissioner Keyport noted the context of the entire site matters and with multiple buildings in a development, it is hard to review the project as a whole when the tenants are not yet identified.

Mr. Brown stated they intend to be a good neighbor and build all three buildings at once. The space behind the building meets the delivery needs for the site. Deliveries could be made in the front during early hours as well. The intended use for the multi-tenant building would not be a high goods or restaurant type use but will be more of an office or boutique style use. The back area was also discussed with the CDA as a planned area where residents could congregate at picnic tables.

He also addressed a previous question regarding the exit into the parking lot from the Dunkin Donuts drive-through. He explained they laid out every possible scenario to make the drive-through work and from everyone's viewpoint, including staff, this seemed to be the most logical way to do it. The existing soil issues and recommendations of the EPA dictate the orientation of the building.

Matt Borowy, lead designer with Bright Pixel Design, explained the biggest safety issue with drive-throughs is when vehicular traffic crosses pedestrian traffic. There is enough room on the site to slide the building to the east, but then three sides of the building would be surrounded by a drive lane and there would be more pedestrian to vehicular intersections happening. This plan also sets up the site for more green space and patio planning and lines up the building nicely with Walgreens and the proposed three tenant building.

Commissioner Kelley expressed concern with the corner of the Dunkin Donuts building blocking the view of pedestrians crossing where the drive-through exits.

Mr. Borowy stated the building could be shifted back four or five feet.

Chairperson Huang commented if the soil conditions were not an issue, they could shift the building back further to include a patio on the front of it. This would also eliminate sight issues.

Community Development Director stated they will work with the developer and consider some of these options during the next phase. He cautioned with pushing the back too far due to sight lines with Walgreens, but there is room for some shifting.

Commissioner Kelley inquired about the space behind the buildings.

Mr. Borowy explained it is currently shown as concrete. It is a service area for the multi-tenant building but could include some picnic tables, planters, bike racks, and a place for pedestrian flow.

Chairperson Huang noted more developed plans of this are will be seen in the next round of planning.

Commissioner Dahlke stated bike racks will be well used in that area.

Community Development Director Ringwald explained it is an area that provides great opportunity to provide gathering spaces, but it can be tricky at a concept level. Staff will work with the developer to come back with a plan that addresses the comments made by the Planning Commission.

Chairperson Huang commented this is one of the best concept plan examples he has seen since they developed certain site and context requirements of the planning process. He thanked the developer for taking the time to provide a thorough concept plan and recommended staff use this as an example for other proposals that come through the planning process.

Motion by Commissioner Cross, second by Commissioner Dahlke to recommend to City Council approval of a concept plan allowing the redevelopment of the former gas station site (650 Chestnut Street North), Michael's Cycles site (700 Chestnut Street North), and CDA parking lot site (710 Chestnut Street North), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative, submitted by Matt Borowy, dated March 24, 2018.
 - b. Concept Plan (pgs 1-7), submitted by RDS Architects, dated March 13, 2018.
2. Compliance with section 9.11 Building Design/Materials and Site Design.
3. Provision to design the buildings to tie in with historic downtown Chaska.
4. Provision of curb and gutter to be provided in parking lot design.
5. Provision of tree boulevard along Highway 41 to be at least 6 feet in width and to be located in between the sidewalk and Highway 41.
6. Provision of sidewalk to be at least 8 feet wide and to be located in between the tree boulevard and parking lot.
7. Provision of boulevard landscaping to be consistent with Walgreens site.
8. Provision of a material board showing the proposed material selections.
9. Provision of lighting specs to be historically accurate in scale and design and to be submitted with preliminary site plan submittal.
10. Provision of a decorative fence to be incorporated on the northerly lot and a detail to be included in the preliminary submittal.
11. Decorative fence to be painted to match Walgreens fence.
12. Provision that signs will meet Section 10 of the zoning ordinance, and to be historically compatible.
13. Provision of trash enclosure details to be included in the preliminary submittal.
14. Provision of pedestrian gathering places, such as patio(s) or seating area(s), provided on site.
15. Provision that the Chaska brick blend is reviewed and approved by Planning staff prior to application.
16. Building fire suppression system to be implemented if required by Fire Department.
17. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
18. Provision that applicant coordinates with MnDOT on Highway 41 needs for Access/Drainage/ROW prior to preliminary submittal.
19. Provision that an access permit is obtained from MnDOT.

20. Provision of a drive-thru analysis for Dunkin Donuts evaluating its typical needs to operate efficiently, to be provided during preliminary submittal.

Motion carried.

8. Other Business

Commissioner Kelley

- Commented people are a little confused with the new crosswalk. Community Development Director Ringwald explained vehicles can proceed with any flashing light but must stop on a solid red light. He is unsure when the HAWK system will be installed on Highway 41. Work on Highway 41 between Pioneer and Highway 212 will begin this year and the project in downtown Chaska is scheduled for 2021 as a separate project.

Commissioner Dahlke

- Commented on April 25, the Carver County Lions Clubs are sending 138 Veterans to Washington D.C. for the day. They will be arriving back in Waconia around 9:30 p.m. There will be a parade for them when they get back and he encouraged Chaska residents to attend. More details can be found on the Waconia Lion's Club website.

Commissioner Cross

- Expressed concern with the new development in Victoria just north of Chaska possibly dumping onto Chaska property. This is the first time Victoria is crossing Bavaria with sewer and water and she inquired if it could be included with the wedding event center site.

Chairperson Huang

- Announced there are two open seats on the Planning Commission. People can contact City Clerk Denise Wetzel if they are interested.
- Commented they are in the middle of pothole season and encouraged residents to be patient with crews as they get out to fill them.
- Congratulated Hazeltine Golf Course for landing the 2028 Ryder Cup.

9. Adjourn

Motion by Commissioner Dahlke, second by Commissioner Keyport to adjourn the meeting at 7:52 pm.

Motion carried.