

**CHASKA PLANNING COMMISSION
MINUTES
MAY 9, 2018**

1. Call to Order

Chairperson Huang called the meeting to order at 7 pm.

2. Roll Call

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

Members absent: Commissioners Bowe, Kelley

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

3. Adopt the Agenda

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

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Minutes

Motion by Commissioner Keyport, second by Commissioner Cross to approve the minutes of the April 11, 2018 Planning Commission meeting.

Motion carried.

6. Consent Agenda

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

- a) Recommend to City Council approval of the final plat for Club West 7th Addition for 42 single-family lots, subject to the following conditions:
 1. Approvals shall be based on the following graphic exhibits:
 - a. Club West 7th Addition Final Plat, submitted by Alliant Engineering
 2. Adherence with the City Engineer's memo dated May 2, 2018.
 3. Payment of park dedication fees prior to recording the Final Plat.
 4. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
 5. Compliance with Section 9.27 Anti Monotony and Design Requirements in Detached Single-Family Residential Developments.
 6. Provision of a stormwater management plan meeting City and Carver County WMO standards.
 7. Provision of an executed development agreement prior to recording Final Plat.
 8. Preservation of wetlands and the 30-foot buffer.
 9. Provision for each lot survey abutting Savanna Way to include centerline setback from Savanna Way and to be submitted at each building permit.
 10. No building shall be located closer than 100 feet to the centerline of Savanna Way,

except for unenclosed decks, which may encroach up to 10 feet into the Savanna Way setback.

11. Provision of a Buffer Planting Plan for lots abutting Savanna Way, showing coniferous trees of ten (10) and twelve (12) feet in height, to be submitted and approved by the Planning Department prior to recording of final plat.
 12. Provision of sidewalks on both side of all local streets.
 13. Provision of a storm water management plan meeting City and Carver County WMO standards.
 14. Adherence to the City's Boulevard Tree Policy and local street section design.
 15. Provision of a 60 feet Right of Way width for all local streets.
 16. Provision of adequate maintenance accesses provided to stormwater ponds to be reviewed and approved by the Engineering Department.
 17. Provision of a temporary lift station to service the proposed site and future area development until the trunk sewer extensions occur along Creek Road and the future Savanna Way collector road as shown on the attached exhibit in the Engineers Memo
 18. Adherence to the following building setbacks:
 - a. Front (house): 23 feet
 - b. Front (porch): 15 feet
 - c. Rear: 30 feet
 - d. Side (house/garage): 10 feet/5 feet
 - e. Side (corner): 23 feet
 - f. Savanna Way: 100 feet from centerline
- b) Recommend to City Council approval of the final plat for Chaska Creek Center 2nd Addition, subject to the following conditions:
1. Approvals shall be based on the following graphic exhibits: a. Chaska Creek 2nd Addition Final Plat, submitted by Sambatek, Inc.
 2. Adherence with the City Engineer's memo dated May 2, 2018.
 3. Adherence with Carver County Public Works memo (pgs 1-2), prepared by Dan McCormick, dated May 1, 2018
 4. Adherence with Resolution No. 2018-28.
 5. Payment of park dedication fees prior to recording the Final Plat.
 6. Provision that adequate Drainage and Utility easements are granted by the developer and approved by Engineering Department at time of Site Plan approvals.
 7. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
 8. Provision of a stormwater management plan meeting City and Carver County WMO standards.
 9. Provision of an executed development agreement prior to recording Final Plat.
 10. Provision that grading cannot occur until all agency regulatory requirements are met, including but not limited to Carver County WMO and City of Chaska
- c) Approve the ALDI, Chipotle and Starbucks Final Site & Building Plan and Final Plat in Hazeltine Plaza (PC#2018-16), 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 April 2, 2018.
- b. Review Response for Preliminary Plat, Preliminary Site Plan + Zoning Ordinance Amendment (pgs 1-3), submitted by ISG, Inc., dated April 2, 2018
- c. Chaska Oaks Preservation Plan (pgs 1-10), submitted by Faith Appelquist of Tree Quality, LLC, dated September 29, 2017
- d. Parking Analysis (pgs 1-2), submitted by ISG, Inc., dated March 2, 2018.
- e. Starbucks – Hazeltine Plaza – Drive-Thru Specifications, submitted by Told Development Company, dated January 31, 2018.
- f. Reciprocal Easement Agreement (pgs 1-9), dated October 1, 2007
- g. Hazeltine Plaza 2nd Addition Final Plat, submitted by ISG, Inc.
- h. Site Data (C0-10), submitted by ISG, Inc., dated January 29, 2018 and revised April 2, 2018
- i. Existing Site and Removal Plan (C1-10), submitted by ISG, Inc., dated January 29, 2018 and revised April 2, 2018
- j. Tree Preservation Plan (C1-11), submitted by ISG, Inc., dated January 29, 2018 and revised April 2, 2018
- k. Site Plan (C2-10), submitted by ISG, Inc., dated January 29, 2018 and revised April 2, 2018
- l. Site Utility Plan (C2-11), submitted by ISG, Inc., dated January 29, 2018 and revised April 2, 2018
- m. Store Detail (pgs C2-12 and C2-13), submitted by ISG, Inc., dated January 29, 2018 and revised April 2, 2018
- n. Signage and Traffic Control Plan (C2-14), submitted by ISG, Inc., dated January 29, 2018 and revised April 2, 2018
- o. Site Grading Plan (C3-10), submitted by ISG, Inc., dated January 29, 2018 and revised April 2, 2018
- p. Building Perimeter Spot Elevation Plan (C3-11 and C3-12), submitted by ISG, Inc., dated January 29, 2018 and revised April 2, 2018
- q. Temporary Erosion & Sediment Control Plan (C4-10-C4-15), submitted by ISG, Inc., dated January 29, 2018 and revised April 2, 2018
- r. Site Details (C5-10-C5-14), submitted by ISG, Inc., dated January 29, 2018 and revised April 2, 2018
- s. Site Lighting Plan (C6-10), submitted by ISG, Inc., dated January 29, 2018
- t. Topsoil Management Plan (L1-10), submitted by ISG, Inc., dated January 29, 2018 and revised April 2, 2018
- u. Site Restoration Plan (L1-11), submitted by ISG, Inc., dated January 29, 2018 and revised April 2, 2018
- v. Planting Plan (L1-12), submitted by ISG, Inc., dated January 29, 2018 and revised April 2, 2018
- w. Planting Notes & Details (L1-13), submitted by ISG, Inc., dated January 29, 2018 and revised April 2, 2018
- x. Overall Plan Exhibit, submitted by ISG, Inc., dated April 2, 2018
- y. Aldi – Exterior Elevation, prepared by APD ENGINEERING & ARCHITECTURE, PLLC
- z. Aldi – Concept Floor Plan (CFP-2), prepared by APD ENGINEERING & ARCHITECTURE, PLLC, dated June 12, 2017
 - aa. Aldi - Cross Section Exhibit, prepared by APD ENGINEERING & ARCHITECTURE, PLLC, dated February 28, 2018

- bb. Aldi – Photo Simulations (pgs 1-2)
 - cc. Chipotle & Starbucks – Exterior Elevations (A1), prepared by Architectural Consortium LLC, dated January 24, 2018
 - dd. Aldi, Chipotle & Starbucks – Material Board/Color Elevations (A2), prepared by Architectural Consortium LLC, dated January 24, 2018
 - ee. Trail Easement exhibit, submitted by ISG, Inc., dated April 2, 2018
 - ff. Sight Triangle Exhibit, submitted by ISG, Inc., dated March 30, 2018
2. Adherence with the Engineers Memo dated May 2, 2018.
 3. Compliance with section 9.11 Building Design/Materials and Site Design for all three buildings.
 4. Provision that full modular face brick will be used on all three buildings 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.
 5. 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.
 6. Provision for all outdoor patios to utilize a wrought iron and brick pillar design.
 7. Planting islands shall be landscaped with appropriate overstory trees and shrubs or flowers.
 8. Provision of lighting specs and photometrics to be consistent with the existing Hazeltine Plaza lighting.
 9. Provision that all mechanical equipment will be fully screened from view.
 10. Coordination with the City Engineer for the provision of public utilities to the site.
 11. Provision of a storm water management plan meeting City and Carver County WMO standards.
 12. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
 13. Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.
 14. Provision to submit Utility and Site Plan As-Built prior to issuing a building permit.
 15. Provision to execute an access easement over any public trails that encroach on this lot prior to recording of final plat.
 16. Provision that all three buildings will be fire sprinkled.
 17. Provision that Starbucks trash enclosure adheres to necessary sight line standards for ingress/egress at northerly access point in site.
 18. Provision that electric easements are adequately provided and to be reviewed and approved by the Electric Department prior to recording the final plat.
 19. Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards

Motion carried 4/1. (Cross)

7. Approve the Concept Plan for Sagewood In Clover Ridge/DR Horton/PC #2018-13

City Planner Hanson presented the item to the Commission.

Chair Person Huang inquired if a two-thirds vote from the Jonathan Board of Directors and HOA are required for this development to become part of the Jonathan Association.

City Planner Hanson affirmed that the homeowners do have to vote on that.

Chairperson Huang clarified that the residents of this development would not be paying for the services that the Jonathan residents pay for in their neighborhood. He stated that this would establish the groundwork for some of the further discussion. He also inquired if he was missing any legal perspective regarding this.

Staff replied that this was a good summary.

Commissioner Cross inquired if this would be a large enough group to have their own association.

City Planner Hanson stated that they could have their own association.

Commissioner Pfeiffer inquired if the trails in the Jonathan neighborhood would be paid for by this development, as it would be difficult to keep users who are not paying off the trails.

Chairperson Huang inquired if the snow removal the Jonathan Association pays for is for both streets and trails.

Community Development Director Ringwald stated that the Clover Ridge Association pays for alley snow plowing but not street plowing, tree maintenance, the common area spaces, the mailbox stations, community tot lots, and the private Jonathan trails. He stated that there is a combination of public and Association amenities throughout the neighborhood.

Chairperson Huang clarified that a non-resident of the Jonathan neighborhood could come in there and use the trails.

Commissioner Dahlke clarified that the association needs a two-thirds vote to add this development to the neighborhood.

Commissioner Pfeiffer inquired if, although tedious, home placement within each lot could be done in a way to preserve more trees.

Community Development Director Ringwald reported that the concept plan does not include the grading element, which would help the three-dimensionality of the plan and allow better evaluation for tree preservation.

Chairperson Huang looked to clarify if the first option for tree preservation was pulling the preservation lines.

City Planner Hanson stated that it is more or less looking at the overall design layout of the site.

Chairperson Huang clarified that there is nothing stopping a resident from taking out all the trees on their lot unless there is a tree preservation easement.

City Planner Hanson confirmed this.

Chairperson Huang inquired how enforceable a tree preservation easement is.

City Planner Hanson stated that if a resident removed trees from the tree preservation easement, the City could sue the resident or have them replace what is removed.

Chairperson Huang stated that since many of these are old growth trees it would take a long time for them to grow back and stated that it is little recourse from that perspective. He stated that it is only enforcement by reporting, as well.

City Planner Hanson replied that it can only be enforced if the City is made aware of it.

Chairperson Huang looked to clarify that the second option for tree preservation was making the lots smaller, which allows the areas with the trees to become an Outlot. He inquired what would happen if a resident went into the Outlot and starting cutting down trees.

City Planner Hanson stated that they would be trespassing and confirmed that the City could then press criminal charges.

Commissioner Cross stated that a large number of the trees that are in good shape are located where the road is designated to go, and so they would be removed. She commented that they don't know yet what the grading will be and stated that some damaged trees should come down in this process. She also commented that she thinks they are too early in the process to decide where to push the lines and perhaps the developer should plan less lots in order to preserve good trees.

Commissioner Pfeiffer looked to clarify from Commissioner Cross where the trees she referred to are located.

Commissioner Cross stated it would be lots 8, 9, 21, 22 and 23.

Chairperson Huang inquired what this property was previously.

Staff responded that it was a grove.

Commissioner Dahlke inquired if the developer needs to provide land for a playground if the development does get added to the Jonathan Association, or would those 58 homes get added to the parks already there.

City Planner Hanson stated that if they provide their own playground, they are more than likely going to be owning it and maintaining it.

Commissioner Dahlke asked if the existing parks are adequate to take on more homeowners or should there be another park either way.

City Planner Hanson stated that staff are advising the developer to have their own park if they are not a part of the Jonathan Association, and if they are they would have access to the Johnathan parks.

Commissioner Dahlke inquired if there would be enough parks if that were the case.

Community Development Director Ringwald replied that the developer and the Jonathan Association would have discussions regarding this. He stated the Association could require the developer to provide land for a park or require enhancements to existing parks. He stated this would be assuming a consensus would be reached that they would be an entity within the Jonathan Association.

Commissioner Dahlke inquired if any city rules or codes or guidelines were being broken.

Community Development Director Ringwald stated not in relationship to the provision of this kind of common amenity.

Deb Ridgeway with DR Horton, applicant, introduced herself and Mike Suel, also with DR Horton, to the Commissioners. She stated that they were looking for feedback from the Commission on how to proceed to preliminary plat. She also stated that they will look at the suggestions from staff regarding the tree preservation issues. Ms. Ridgeway explained when they come to preliminary plat they will assess more closely a location for a play structure and continue to assess the options with the Jonathan Association but would likely not pursue a two-thirds vote of all the Jonathan homeowners. She stated they would be happy to answer the Commission's questions.

Commissioner Keyport inquired if they have thoughts on how the drainage can be dealt with or improved.

Mr. Suel stated that they will focus on getting their waters to go to the south and perhaps provide another avenue for the water in that area to go. He stated that there is eight-to-ten feet of difference between the land, so their engineer needs to work with the city engineer to see if perhaps a catch basin could be installed back there to provide an outlet to help drainage. He stated that their goal is to help them and not to add to their issues.

Commissioner Keyport stated that this would be an area the Commissioners will want to look at in the next stage. He also inquired if at this stage there is any other idea beyond a play structure for the 2.8 acre of park requirement.

Ms. Ridgeway stated that they originally came in thinking the area had more public parks than private parks, so they were initially thinking to do the cash in lieu of park dedication, but that has changed since coming to understand a lot of the parks are private. She stated they definitely want to provide something for their homeowners.

Shannon Melville, 2750 Clover Preserve Drive, shared with the Commissioners her concern with the drainage issues of her lot which sits adjacent to the proposed development. She referred to a diagram of the proposed development and stated that it shows the trees that back up to her property will all be removed. She shared her concern that any further drainage coming into her yard would not be handled by the drainage system that they have installed. Ms. Melville also expressed concern for the construction vehicles that will need to enter the proposed development via her neighborhood that has many children and pedestrians and stated that a separate construction entrance would be ideal. She also stated that she believed there are

enough existing parks to accommodate the new development but believes they should be a part of the Association.

Travis Olson, 1439 Sophia Drive, shared his concern that the developer maintains their property and that the privacy is adequately addressed for the homes on Sophia Drive, which will be eight-to-ten feet lower than the homes in this development.

Naomi Thompson, 1463 Sophia Drive, shared her concern for the additional traffic that the future homeowners would add, including personal vehicles, delivery trucks, and garbage trucks. She also noted that the two parks in the neighborhood are on this road. She thanked staff for taking the time to walk through the woods in that area and the Commissioner's concern for tree preservation.

Corwin Holk, 1455 Sophia Drive, stated that the development location is in an area that was presented to the homeowners in his neighborhood as open space in perpetuity. He explained that his property abuts this open space and the proposed eight-to-ten-foot rise will be a privacy problem. He suggested that buffer trees be added into the plan to help mitigate that issue.

Angie Smalley, 1477 Sophia Drive, stated that she had purchased the land behind her home in a conservation easement and expressed her hopes that the conservation easement would be extended into the wooded areas of the proposed development.

Ms. Thompson readdressed the Commissioners and also stated that they had purchased the land behind their home in a conservation easement and have upheld it.

Angela Lalim, 1451 Sophia Drive, expressed concern for the drainage issue and displeasure regarding possible tree removal in the area behind her lot. She also expressed the importance of having a buffer of trees to help mitigate the privacy issue the elevation of the proposed development creates.

Ms. Melville readdressed the Commissioners and inquired if there were a code limiting the number of homes per street access.

Nate Bostrom, 2743 Faulkner Drive, has grandchildren who use a nearby park and expressed concern that the additional homes might crowd out the current parks in the area. He also requested the developer address mailbox station plans for the proposed development.

Chairperson Huang inquired of staff if there is a requirement for a fire turn around.

City Planner Hanson replied that the developer is not showing one but will be required to have one.

Chairperson Huang referred Ms. Melville's question about requirements of homes on a dead-end road to City Planner Hanson.

City Planner Hanson responded in terms of code, there is not a restriction to the number of homes on a dead-end and stated that the city engineer could look into that and address the

traffic concerns that have been brought up tonight. She also stated that staff will be going into that in more detail with the preliminary.

Chairperson Huang invited the DR Horton representatives back to the podium to answer questions regarding construction traffic.

Mr. Suel explained that they try to limit their routes to impact the least amount of people but as this area is tucked back into the Clover Ridge – Jonathan neighborhoods it might be more difficult. He stated that since DR Horton is both the developer and builder, they have the ability to control the contractors and people who work for them, and a job supervisor will be onsite to help maintain proper route use. He explained that since there is only one public street into each of the north/south neighborhoods, they will need to use that road.

Chairperson Huang inquired if they had considered putting in a temporary access through Bavaria.

Ms. Ridgeway stated that they do not control that property.

Chairperson Huang asked if they had inquired with the owner about renting out a lane through there.

Mr. Suel stated that they will continue to look into finding a temporary access.

Commissioner Cross inquired if they could go across Outlot A from their smaller development to reach the larger development.

Mr. Suel responded that he wasn't sure of the grade or ponding in there but they will continue to look at that to see if there is a way to connect it for a temporary access. He stated that adding the third dimension to the plan will help to see all the pieces.

Chairperson Huang confirmed that the construction traffic plan will be important for this project.

Commissioner Dahlke stated that the time of day of the construction traffic will be important as well.

Mr. Suel stated that they will honor the Chaska construction hour limit.

Chairperson Huang inquired who would maintain the properties of the longer lots on the eastern side.

Ms. Ridgeway stated that it would be the responsibility of the lot owners and it also depends on what they decided to do regarding tree preservation.

Chairperson Huang inquired about sight lines and stated that with the elevation it would be like having a three-story building behind your house.

Ms. Ridgeway responded that they will work through the grades again and stated that they intend to add trees to the north property to create a buffer for the area.

Chairperson Huang commented that there will be interesting discussions between the options of an easement or annexation.

Chairperson Huang stated that there was a question about the open space on the 2000 Comprehensive Plan and asked Community Development Director Ringwald to comment on that.

Community Development Director Ringwald explained that there was a desire to preserve the trees in the open space on the south side and to densify the surrounding area to do so. He stated that this was an early 2000 perspective and does not seem to be an option that is available in 2018.

Chairperson Huang inquired if the open space was ever destined to be a park.

Community Development Director Ringwald responded that it was not; it was just to preserve it. He stated that Victoria Drive behind the neighborhood school was removed to allow flow into the community park to be used as the community park for the area. He reported that Jonathan Association worked to implement neighborhood parks throughout the area.

Chairperson Huang summarized his understanding that the land-use plan at the time was built on a model of making land-use from a development perspective based on a minimum density of homes that would have been met by developing townhomes.

Community Development Director Ringwald confirmed that was the thought at the time.

Chairperson Huang stated that the difference is that the higher-density townhouse product is no longer an economic match for this type of land-use at this point.

Community Development Director Ringwald stated that at that time the entire area was pretty open and had not been developed yet as single-family neighborhood. As the Sophia area and Clover Preserve have filled in, it has become a single-family neighborhood rather than a mixed residential neighborhood.

Chairperson Huang requested the DR Horton representatives to address tree replacement.

Ms. Ridgeway stated that as they go through the grading plan, they will get a better idea of what trees will be removed and can then focus on replanting based on that. She stated there are plans to plant along the northerly boundary and in other areas in the south and north between the existing neighbors.

Chairperson Huang requested Ms. Ridgeway address the questions about the parks and mailbox stations.

Ms. Ridgeway stated that as they go through the preliminary platting process they will look at the best place to put a park. She explained that post offices today require them to do CVU cluster boxes. They typically do a decorative box and assign approximately 16 units per box and will work with the post office to find the best locations for those. She stated these boxes would be maintained by the homeowners.

Chairperson Huang inquired if the developers are planning to form an HOA if they are not allowed in to the Jonathan Association.

Ms. Ridgeway responded that if they do a private park they would have to have an association. She stated that they typically have minimal responsibilities of the association and try to keep the dues down.

Chairperson Huang looked to clarify that there would be some sort of association that would organize a single service coordinating the trash, someone paying for the maintenance of the playground set and maintenance of the mailboxes.

Ms. Ridgeway stated yes and explained that the driving factor for this would be if there were a neighborhood park because that would be a technical common element to the neighborhood.

Commissioner Dahlke inquired if it was DR Horton's decision whether to go with the Jonathan Association or not and if the potential buyers will know before purchasing which it is.

Ms. Ridgeway stated they would that they will be having conversations with the Jonathan Association to clarify the restrictions and the process.

Commissioner Pfeiffer stated that this area is zoned rural but the comprehensive plan guides this area to be low density and questioned at what point an approval to rezone it occurs.

City Planner Hanson stated that this would be done during the preliminary process.

Commissioner Keyport suggested having the traffic study added to the list of conditions.

The Commissioners agreed.

Chairperson Huang inquired if there is a requirement for a construction traffic plan.

City Planner Hanson stated that there is not but it can be made a condition of approval.

The Commissioners agreed to add that to the list of conditions.

Chairperson Huang summarized the key themes from the discussion as tree preservation, fixing the drainage, and minimizing construction traffic impact. He also stated the process for this project to move forward for the audience. He suggested making the drainage issue a topic for the Commission's next review of the preliminary. Chairperson Huang listed the three options for tree preservation and clarified that it could end up being a mix of the options. He asked the Commissioners for their thoughts on those options.

Commissioner Dahlke stated that these options are present throughout Chaska and work well and that he would be fine waiting to see what the developer comes back with for preliminary.

Chairperson Huang inquired if there were any principles the Commissioners would want to provide around this.

Commissioner Pfeiffer mentioned that perhaps they need to see something that is lower density given the scattering of trees throughout and the area of proposed homes that would take out the large older trees.

Commissioner Dahlke stated that in his opinion DR Horton and city staff have work to do on all these issues and typically once a project gets to the preliminary phase it makes good sense and is more palatable.

Commissioner Keyport agreed and stated that this concept phase is doing what it is supposed to do; there are some issues on the table and there will be some very pointed questions at the next phase. He stated he was ok with proceeding to the next step.

Chairperson Huang pointed out four things for the record that the applicant needs to focus on: tree preservation, drainage, construction traffic, and sight lines.

Commissioner Dahlke commented that the park issue needs to be discussed.

Chairperson Huang added the park issue to the list as the fifth item the applicant needs to focus on.

Motion by Commissioner Cross, second by Commissioner Dahlke, to recommend to City Council approval of the Sagewood Concept Plan for a 58-lot subdivision on 28 acres of land in the Clover Ridge development, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-2), prepared by DR Horton, dated April 25, 2018
 - b. Existing Conditions, prepared by James R. Hill, Inc., dated April 25, 2018
 - c. Site Forces Exhibit, prepared by James R. Hill, Inc., dated April 25, 2018
 - d. Proposed Drainage, prepared by James R. Hill, Inc., dated April 25, 2018
 - e. Tree Preservation Plan, prepared by James R. Hill, Inc., dated April 25, 2018
 - f. Elevations with Concept Plan, prepared by James R. Hill, Inc., dated April 25, 2018
 - g. Conceptual Site Rendering, prepared by James R. Hill, Inc., dated May 1, 2018
2. Adherence with the City Engineer's Memo dated May 2, 2018.
3. Provision of a 60 feet Right of Way width for all local streets.
4. Adherence to the City's Boulevard Tree Policy and local street section design.
5. Provision that boulevard trees are placed between the sidewalk and street.
6. Provision that boulevard trees are placed throughout the entire boulevard, including corner lot areas, to meet the Tree Policy.
7. Provision of adequate screening and landscaping along north edge abutting the Sophia Drive lots to be addressed at Preliminary submittal.
8. Provision of adequate screening and landscaping along east edge abutting the Clover Preserve 2nd Addition and Traditions at Clover Ridge 2nd Addition lots to be addressed at Preliminary submittal.
9. Provision of sidewalks on both sides of all local streets.
10. Adherence to the following building setbacks:
 - a. Front (house): 26 feet
 - b. Rear: 20 feet

- c. Side: 5 feet
- d. Side (corner): 26 feet
- 11. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
- 12. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).
- 13. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope if present on site.
- 14. Preservation of wetlands and a 30-foot buffer.
- 15. 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.
- 16. Provision of a storm water management plan meeting City and Carver County WMO standards.
- 17. Provision of a wetland delineation report to be completed and provided at time of preliminary submittal.
- 18. Provision to provide mature tree buffer with existing trees on the east edge of the site that abuts both Lot 1-2, Block 1 of Clover Preserve 2nd Addition.
- 19. Provision of a tree preservation easement over the protected trees to be recorded prior to recording of final plat.
- 20. Provision of a fire turnaround at the western end of Clover Preserve Lane to be reviewed and approved by the Fire Department.
- 21. Provision that adequate maintenance accesses are provided for the stormwater ponds, and to be shown on the plans at preliminary submittal.
- 22. Provision to include a park space for Sagewood if the developer chooses to opt out of the Jonathan Association, and to be shown on the plans at time of preliminary submittal.
- 23. Provision to further evaluate tree preservation efforts in the north portion of the site as directed in the Screening, Landscaping & Tree Preservation section of this report, and to be addressed at preliminary submittal.
- 24. Provision of a traffic study to be completed and submitted at preliminary plat.
- 25. Provision of a construction traffic access plan to be submitted at preliminary plat.

Motion carried.

Chairperson Huang informed the audience that this will appear on the City Council docket on Monday, May 21.

8. Approve the Concept Plan for Chaska Bluffs Apartments/Peter Stalland/PC#2018-12 City Planner Hanson presented the item to the Commission.

Commissioner Keyport inquired whether any trail connections that they make count toward their open space requirement for multi-unit.

City Planner Hanson replied that it would not and that it was a separate component they have to meet.

Commissioner Cross noted that on the site plan the driveway to the basement is on both sides but on the other plan it is only on one entrance and stated that this may make a difference on

the end where the brewery is located. She also stated that having a five-story building at that location bothers her and she has concerns about the right-of-way for County Road 61 and the trees that exist there. She also stated she is concerned about the former use of the site impacting the ground and would like that cleaned up before beginning on this project. Another concern mentioned by Commissioner Cross is that the building may be at a higher level once the underground garage is built. She stated that she believes the storm water pond will have to be larger than shown in the concept plan. Commissioner Cross commented that she likes the variety of apartment sizes offered.

Commissioner Dahlke inquired if there will be a traffic study.

City Planner Hanson responded that staff understands that there will be a shift in traffic generation and stated that staff is requiring a traffic study as part of the preliminary.

Commissioner Dahlke commented that there is currently not a great view of traffic going both ways.

Chairperson Huang inquired if the ADA has a minimum building height to require an elevator.

City Planner Hanson stated that there is a requirement.

Chairperson Huang commented that he could not see the elevators drawn in the plan.

City Planner Hanson pointed out where the elevators are shown on the plan.

Commissioner Pfeiffer inquired if the requirement for the applicant to secure the entire site needs to be listed as one of the conditions.

City Planner Hanson stated that it does and if it doesn't, it needs to be there.

Commissioner Pfeiffer stated that it is not listed as an actual provision but just listed under staging and land acquisition.

Chairperson Huang stated that it is something the Commissioners should discuss as a potential point.

Commissioner Cross stated that one of the documents provided is older because it still has HWY 212 and County Road 140 on it. She stated that she feels this project is a bit premature.

Peter Stalland, applicant and developer, stated he would be happy to answer questions.

Commissioner Keyport inquired who the intended market is for these units.

Mr. Stalland responded that it is Millennials and retirees.

Commissioner Keyport commented that the target market drives the site amenities in terms of green space, and Chairperson Huang stated a young couple could have a child there.

Commissioner Pfeiffer questioned the need for a tot-lot if this is the target market.

Commissioner Keyport stated that retirees could have grandkids coming to visit and they could use that space.

Commissioner Cross inquired why the applicant is building a five-story building instead of a four-story building.

Mr. Stalland replied that a five-story building is appropriate because of the footprint and the density is needed for the project to make economic sense. He stated that the underground parking garage is under grade and so the building is five stories above grade, and in order to have one underground parking stall per unit, it is necessary to build up.

Karla Businaro, 3515 Big Woods Blvd, stated concern for the size of this project as there is nothing else this size in this area of the city. She also stated concern for the traffic resulting in this development coupled with the other developments occurring in the area. She suggested putting an access further up on County Road 61.

Commissioner Dahlke stated that a traffic study is one of the points and inquired if there could be an access going directly out on County Road 61.

City Planner Hanson stated that the wooded steep slope present on the east side of the site would make it nearly impossible to get an access onto County Road 61 and also Carver County dictates how many accesses do come off of County Road 61 and it is not likely on their long-range plans to have an access in that area.

Commissioner Dahlke inquired if the access into the brewery could be made bigger and have a frontage road that goes over to the apartments.

Community Development Director Ringwald stated that it is a piece they will have to evaluate with the county.

Chairperson Huang stated the other challenge with the frontage road off the brewery access is that land is owned by a different land owner so any access road would require an easement.

Commissioner Keyport stated that this is a very large building, but with the required amenities and trails, the added impact and volume to downtown businesses will be huge and beneficial. He stated he is looking forward to getting a better sense of the scale at the next stage.

Chairperson Huang commented that it is an interesting conundrum because there has been talk to increase foot traffic downtown and this would help to do so.

The Commissioners agreed to add the requirement for the applicant to secure the entire site as one of the conditions

Motion by Commissioner Keyport, second by Commissioner Dahlke, motion to recommend

approval of the Chaska Bluffs Apartments Concept Plan (PC#2018-12), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-2), submitted by Peter Stalland, undated.
 - b. Concept Plan (pgs 1-14), submitted by Peter Stalland, dated April 1, 2018
2. Compliance with section 9.11 Building Design/Materials and Site Design.
3. Provision of material boards showing the proposed material selections to be submitted at time of preliminary.
4. Provision that full modular face brick will be used on the buildings in order to be classified as a Class I material, and to be called out on all elevation/material plans for each building at preliminary submittal.
5. Provision that all mechanical equipment will be fully screened from view.
6. Compliance with section 9.6.5.4 Planting Islands.
7. Provision of adequate screening and buffering from lot to the south by way of heavy coniferous plantings and berms, and to be shown on the landscape plan during preliminary submittal.
8. Provision of the wooded steep slope edges to be staked for staff to review and approve at time of preliminary submittal.
9. Preservation of the wooded steep slopes and compliance with their required setbacks.
10. Provision of a traffic study to be completed for the Big Woods Boulevard access point to be provided at time of preliminary submittal.
11. Provision of a pedestrian connection on the north side of the site to show connection with the regional trail along Big Woods Boulevard.
12. Provision of plans to meet the Usable Open Space requirement and show amount of usable open space in a table in preliminary submittal.
13. Provision of detail drawings showing usable open space areas and their amenities to be submitted at time of preliminary submittal.
14. Provision of lighting specs to be submitted with preliminary site plan submittal.
15. Provision that Lots 1-3, Block 1 and Outlot A of Creekview Industrial Park are secured by the developer prior to preliminary submittal.
16. Coordination with the City Engineer for the provision of public utilities to the site.
17. Compliance with the Engineers Memo dated May 2, 2018.
18. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
19. Provision of a wetland delineation report to be completed and provided at time of preliminary submittal.
20. Provision of a Phase I Environmental Site Assessment to be submitted at time of preliminary submittal.
21. Provision of a storm water management plan meeting City and Carver County WMO standards.
22. Provision to submit Utility and Site Plan As-Builts prior to issuing a building permit.
23. Provision that applicable building setbacks be adhered to, such as, but not limited to:
 - a. Chaska Boulevard: 125 feet from centerline
 - b. Big Woods Boulevard: 125 feet from centerline

- c. From Wooded Steep Slope Edge: 50 feet building setback, 30 feet no grade/no mow setback
 - d. Chaska Creek edge: 50 feet
 - e. Interior Property Lines: 10 feet
24. Provision that applicable parking setbacks be adhered to, such as, but not limited to:
- a. Chaska Boulevard: 10 feet from ROW
 - b. Big Woods Boulevard: 10 feet from ROW
 - c. From Wooded Steep Slope Edge: 30 feet
 - d. Chaska Creek edge: 50 feet
 - e. Interior Property Lines: 5 feet
25. Provision to secure the ownership for the entire site prior to preliminary submittal.

Motion carried 4/1. (Cross)

9. Other Business

- a. Minutes of the April 2nd, and April 16, 2018 City Council Meetings.
- b. Minutes of the April 2nd and draft minutes of the April 16, 2018 EDA Meetings.
- c. Minutes of the April 9, 2018 Park Board Meeting.

Commissioner Keyport

- Spent some time at Taste of Chaska prior to the meeting and thanked the Southwest Metro Chamber of Commerce for putting that on.

10. Adjourn

Motion by Commissioner Dahlke, second by Commissioner Cross to adjourn the meeting at 9:13 pm.

Motion carried.