Chaska
Parks and Recreation Commission
Meeting Minutes
March 8, 2022

1. Call to Order

The March 8, 2022 meeting of the Chaska Parks and Recreation Commission was called to order by Vice Chair Jason Branch at 7:00 pm.

2. Roll Call

Attendance: Vice Chair Jason Branch, Donelle Heieie, Georgiann Keyport, Zach Saueressig, and Elizabeth Wyveen, Karli Cich, Terrance Schwerm, and Michael Heuer

Absent: Chair David Downs

Staff: Parks and Recreation Director Marshall Grange, Assistant to the Director Mary Monteith, and IS Assistant Michelle Blasko

3. Adopt Agenda

Motion by Wyveen, second by Heieie, to adopt the March 8, 2022 meeting Agenda.

Roll Call for Approval

4. Visitor Presentation

None in attendance

5. Approve Previous Meeting Minutes

5A. Motion by Saueressig, second by Wyveen, to approve the Chaska Park Board meeting minutes of February 8, 2022.

Roll Call for Approval

6. Receive Council and Planning Meeting Minutes

6A. Council Minutes January 3, 2022

6B. Council Minutes January 24, 2022

6C. Planning Minutes January 12, 2022

Wynveen discussed Firemen's II park property previously owned by the school district. Grange mentioned it went through the Planning Commission and City Council for discussion. Grange stated the City wants to partner with St. Johns and do a joint neighborhood park serving both the school and the neighborhood. Grange noted the idea is to have a centralized neighborhood park that serves the east side of Highway 41. Saueressig commented that he felt that it currently feels like a private school park. With the fence, it is not a place open to bringing your kids. The next step for the city is to have more formal discussion with St. John's.

Wyveen discussed the proximity of Fire and Ice Festival back-to-back with River City Days making it difficult to get sponsors and volunteers. Wyveen suggested community events be spaced out throughout the year. Grange stated the reason behind Fire and Ice Festival held in the summer is most curling clubs are closed or off during the summer creating major outstate curlers coming to this premiere curling event.

Wyveen suggested date changes for River City days be a priority in 2023. Grange mentioned other events do occur approximately once a month throughout the year. A lot happens during those 12 weeks of summer.

Keyport noted some discussion recently specific to the border of Chaska and Chanhassen, where the pickle factory was. That area could use some more parks. Grange, not sure what is going in there, however, most of that land falls in Chanhassen. May be a possible park there requiring coordination between the two cities.

7. Discussion Items

7A. Introduction of New Commissioners

Grange introduced the new Commissioners, Schwerm and Heuer. Vice Chair Branch thanked them for volunteering and is looking forward to working together.

Schwerm worked 40 years in local government as a city manager and recently moved to Chaska. Is excited to volunteer on this commission after retiring.

Heuer has lived in Chaska 7 years, works for Lifetime Fitness and coaches competitive soccer for CCC United. Hoyer stated he is looking forward to serving on the board.

Grange thanked them for volunteering and looks forward to working with them. Grange also provided an update on the youth representative position. He stated they interviewed 2 applicants on February 28th and one more last night. Ultimately, Roda Hassan was chosen, and we will welcome her at the meeting in April.

7B. Community Center Master Plan Update

Grange stated he provided the City Council on February 28th an update and presentation seeking approval of the recommendation of Perkins and Will as the lead architect. City Council passed the motion.

Heieie commented how refreshing it is to see community members so excited about this plan. Grange stated they received 37 applications, they then narrowed down to 16. They interviewed and then recommended 8; 4 non community members and 4 community members. Wyveen wondered if anything surprised Grange and the interview committee. Heieie stated it was nice to hear different perspectives. Saueressig noted how people had paid attention and knew the history of the CCC.

Grange discussed the project management team, stating 11 staff from across all departments met with Perkins and Will last week to discuss schedules and share staff opinions on program offerings. Grange also noted Perkins and Will plan to send out some sub consultants to do some more thorough analysis of the building and surrounding areas. April 14th will be the first citizen task force meeting.

Heuer wondered about a timeline. Grange stated the planning will take 8-10 months, that will include several focus groups and ultimately landing on a concept with estimated costs to be approved by City Council. The next step will be to discuss a financial strategy.

7C. Facility Naming Rights and Sponsorship Update

Grange stated history of this for the new members, has spent 6-8 months looking at revenue as it related to naming rights and sponsorship. City Council approved staff to enter into a contract with Superlative Group. They will work with the City to help see potential opportunities. We just are kicking this project off. Grange noted next Tuesday they will be on site to tour and take pictures and will put together an evaluation report. This report will tell the City the potential revenue of the various locations. City Council will decide on behalf of the Parks and Recreation Board if we move forward.

7D. Pedestrian and Bicycle Master Plan Update

Grange shared again with new members, he has been working for a year on this and have had various community engagements, working with the project steering committee and the city staff project management team. Grange noted the draft has been completed but needs 2-3 weeks for internal staff review including Communications Director Kevin Wright before it is out for public review. This could lend itself to some sort of public review. Wyveen mentioned reconsidering the public review process to include an open house or have a booth at Taste of Chaska.

7E. Department Happenings

Grange stated the concept plan for the Big Woods went through the Planning Commission and was approved by City Council at the February 28th meeting. Many items still need to be worked out before the developer comes back with a preliminary estimate but administration entered into a letter of agreement.

Grange shared he is working with Carver County public works to submit a grant application for a portion of a regional trail. In previous plans, the regional trail in MET Council plans was to follow Highway 41 going north. Chaska suggested to relocate the trail west and follow the existing ravine trail that follows the lakes and to build an underpass below the railroad. Maximum grant money allowed is 5.5 million but will mostly be consumed by the underpass. Heieie wondered about the plan for the new development in Oak Ridge conference center and how much easement the city has. Grange thinks the City does not own much beyond the outside limits of the trail. Grange stated the grant application is due April 15th but working with the County to receive community feedback through a survey. If the grant is awarded, the project would begin in 2026-2027.

Grange mentioned the Spring/ Summer Community Guide will be out March 21st. He also noted the Prairie Fire Children's theater will be open over spring break and Parks and Recreation will have a parent night out March 11 and April 8th from 5:00-8:30 p.m.

Parks and Recreation are offering an Iron Fit challenge March 1-31. Grange also noted the Arts Consortium will hold a green card touring exhibit with a reception on April 14th from 6:30-8:30 p.m.

Vice Chair Branch wondered if there are more spectating spots for curling events other than the restaurant. Grange stated the City is trying to expand the player's lounge in order to host larger events.

Saueressig wondered if any work has been done to create synergy between Community Ed and the school offerings for families. Grange stated it is on the list and thinks it would be a good way to maximize opportunities for families creating a more efficient way to offer programs that are similar.

8. Other Business

8A. Commissioner Round Table

Vice Chair Branch had nothing to report.

Heuer noted he is eagerly waiting to get on the soccer field. `

Cich took a drive around Sunset Park.

Heieie had nothing to report.

Keyport mentioned the Chaska Loop was listed in Golf Magazine. She also noted she has been doing the paddle club event for 5 years now and continues to be surprised by the large number of lakes in the area.

Saueressig expressed his appreciation for the staff at the Community Center.

Schwerm noted he received good feedback on the pickle ball event at the Community Center.

Wyveen thanked the public works department for plowing and ensuring sidewalks and paths were salted for residents to walk or run. She heard good things from many in her neighborhood. Wyveen stated she saw a community email to drive anticipation for The Loop's opening fall of 2022. Lots of videos out there, getting excited!

9. Adjourn Meeting

Motion to Adjourn the March 8, 2022, meeting by Wynveen, second by Heuer.

Roll Call to Adjourn at 8:10 p.m.

Next meeting: April 12, 2022

- MINUTES -
CHASKA CITY COUNCIL
FEBRUARY 7, 2022

1. Call to Order
The meeting was called to order by Mayor Windschitl at 7:00 pm.

2.Pledge of Allegiance

3. Roll Call
Roll call was taken. Present: Councilmembers Grau, Hatfield, Hubbard, Huang, and Mayor Windschitl

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Kevin Wright, Communications Manager; Marshall Grange, Parks and Recreation Director; Jake Saufley, Attorney

4. Adopt the Agenda
Motion by Councilmember Hatfield, second by Councilmember Grau to adopt the agenda as presented. Motion carried.

5. Visitor Presentation
None.

6. Minutes

6.A. Approve January 3, 2022 City Council Meeting Minutes
Motion by Councilmember Grau, second by Councilmember Hatfield to approve the minutes of the January 3, 2022 City Council meeting.
Motion carried.

6.B. Approve January 24, 2022 City Council Meeting and Special Meeting Minutes
Motion by Councilmember Hubbard, second by Councilmember Huang to approve the minutes of the January 24, 2022 City Council Meeting and Special Meeting Minutes.
Motion carried.

7. Consent Agenda
City Administrator Podhradsky noted item No. 7(d) was removed and will be on the regular meeting agenda as item No. 8(b).

Motion by Councilmember Hubbard, second by Councilmember Hatfield to approve the Consent Agenda Items A through E:

A. Adopt Resolution 2022-13, Resolution Supporting City Application to the Carver County CDA Community Growth Partnership Initiative Grant Program

Motion to Adopt Resolution 2022-13, Supporting City Application to the Carver County CDA Community Growth Partnership Initiative Grant Program.

B. Audit Engagement Letter

Motion to approve the Audit Engagement Letter with MMKR dated January 18, 2022 and authorize the Mayor and City Administrator to sign the Letter.

C. Council Committee Assignments

Motion to Appoint the following Council Members to the following Committees:
Council Member Hatfield: Downtown Business Alliance
Council Member Grau: Community Education Board
Council Member Hubbard: Carver County Elected Leaders Group
Council Members Hubbard and Grau: Chaska Community Center Master Planning Task Force

~~D. Commissioner Appointments~~

E. Appointment of Parks and Recreation Commission Chair and Vice-Chair

Motion to appoint David Downs as Parks and Recreation Commission Chairperson and to appoint Jason Branch as Parks and Recreation Commission Vice-Chairperson.
Motion carried.

<u>8. Action Items</u>

<u>8.A. Recommendation to Council to Enter into Service Agreement for Facility Naming Rights and Sponsorship</u>

City Administrator Podhradsky introduced this item.

Parks and Recreation Director Grange provided background and information on this item. He stated Mary Monteith, Parks and Recreation; Dave Downs, Chair of Chaska Parks and Recreation Committee; Kyle Canter, COO of the Superlative Group (who will also serve as the Project Manager); and Aaron Caputo, Superlative Group Attorney are all present for any questions the Council may have.

Councilmember Hubbard asked if the $24,000 covers the entire cost of the investigation.

Councilmember Huang asked if they are going to look only at structures and if the town course will be included as a facility that will be reviewed.

Mr. Canter stated yes, the $24,000 will cover the entire review of facilities.

City Administrator Podhradsky stated he doesn’t see a scenario in which the City doesn’t recoup their investment from this investigation.

Mayor Windschitl asked if the naming rights give exclusive rights to using the facility as well.

Mr. Canter stated when it comes to facility usage they would take into account the amount being charged for use of the facility and it may be appropriate to package in a night or two of usage for the facility.

Councilmember Hubbard stated she would be interested to see if this is something the community will want.

City Administrator Podhradsky stated at the next meeting they will see a recommendation come back to them to put this in the Community Center Master Plan and part of that process is to have a survey done and asked specifics on what they would like to see.

Mr. Downs stated the timing of this is right because the Curling Center is a good sales tool and enticement to a sponsor and same with the Community Center, and agrees that the naming rights should be attached to the plan.

Councilmember Hubbard asked what the companies are looking for.

Councilmember Grau stated he thinks this could be great to have some other facilities for the community to use.

Mr. Canter stated in Irvine they wanted access to parking lots to do community events like blood drives and awareness events. Another partner wanted to have some holiday events to support and improve community events. He stated there are a lot of beneficial elements other than cash that can come from these partnerships.

Councilmember Hatfield stated it makes sense that they need to take the first steps before things fall into line and some of these questions they have will be answered later. She noted she is excited about the possibilities.

Councilmember Huang stated he is excited about it too and looking at the big picture they can see all the options and explore what will benefit them the most.

Councilmember Hubbard stated she is torn between wanting to see the City remain "The Best Small Town in Minnesota" and pursuing putting their logo and name on facilities that may create a lot of growth that could make residents of Chaska feel the City is no longer a small town.

Motion by Councilmember Huang, seconded by Councilmember Grau to Recommend City Council to authorize staff to enter into a professional services agreement with The Superlative Group.
Motion carried.

8.B. Motion to Accept Commissioner Appointments

Motion by Councilmember Hubbard, second by Councilmember Huang to appoint Elizabeth Wynveen, Michael Heuer & Terrance Schwerm to the Parks and Rec Commission for the term February 1, 2022, to December 31, 2024.

Motion by Councilmember Hatfield, second by Councilmember Grau to appoint Tracy Kamen and Oana Zayic to the Human Rights Commission for the term February 1, 2022, to December 31, 2024, with Emily Filmore serving as 1st Alternate.

Motion by Councilmember Huang, second by Councilmember Hubbard to appoint Sienna White to the Human Rights Commission Student Position for the term February 1, 2022, to December 31, 2022.

Motion by Councilmember Hatfield, second by Councilmember Grau to appoint Carl Lacey Sr. to the Planning Commission for the term February 1, 2022, to December 31, 2022.

Motion by Councilmember Grau, second by Councilmember Huang to appoint Robert Brass to the Planning Commission for the term February 1, 2022, to December 31, 2023.

Motion by Councilmember Huang, second by Councilmember Hatfield to appoint Todd Urbanski, Travis Olson, and Cynthia Gaare to the Planning Commission for the term February 1, 2022, to December 31, 2024, with Sri Venkata Rama Krishna Baswa Raghavendra serving as 1st Alternate and Carroll Aasen Jr. serving as 2nd Alternate.

Motion by Councilmember Grau, second by Councilmember Hubbard to appoint Kristine Kohman to the Heritage Preservation for the term February 1, 2022, to December 31, 2022.

Motion by Councilmember Hubbard, second by Councilmember Huang to appoint Steven Mueller, Gregg Davies, Anne Bohnen, and Tom Racius to the Heritage Preservation for the term February 1, 2022, to December 31, 2024.

9. Bills
9.A. Accounts Payable Council Roster 2-7-2022

Council requested further information on page 2.

City Administrator Podhradsky provided further information regarding those bills.

Motion by Councilmember Grau, second by Councilmember Huang to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Grau, Hatfield, Hubbard, Huang, and Mayor Windschitl. Voting nay: None
Motion carried.

10. Other Business
10.A. City Administrator's Report
 10.A.i. Bi-Weekly Report January 7, 2022
10.B. Other Meeting Minutes
 10.B.i. Planning Commission Meeting Minutes December 8, 2021

Councilmember Hatfield:
- Recognize and celebrate Black History Month

- Stated February 17th is Coffee with a Cop at Dunkin Doughnuts at 9am
- Stated February 17th there is a Food Distribution at the old Gedney Factory

Councilmember Grau:
- Wished his son, Noah a Happy 7th Birthday

Councilmember Hubbard:
- Wished Councilmember Grau's son, Noah a Happy Birthday
- Noted at the last Bicycle Committee meeting they were up in air about having an in person open house and the management team decided against it and instead are taking the documents of the Master Plan and putting them on the City website, opening it up for public comment, having some videos explaining the information in the Master Plan, and displays placed through the community
- She stated she is taking part in the Citizen Police Academy in Training, she has attended a couple sessions and looks forward to continuing to learn about the Chaska PD, noting its a great experience and enjoys seeing the engaged citizens
- Noted the Fireman's Fishing contest was a big success and thanked them for their hard work
- Congratulated Fire Chief Tim on his many years of service to the City and wished him many years of a wonderful retirement

Councilmember Huang:
- Congratulations to the Chaska Dance Team who placed 3rd at sections and that was the 25th time they have gone in history
- Stated the Downtown Business Alliance is having the Ice Gardens on the 18th – 21st
- Congratulated Fire Chief Tim on his retirement, he noted the Chief once said "it isn't hard to go into the building, but it is hard to send someone else into the building" he noted that speaks to his character and is an at testament to his leadership

City Administrator Podhradsky:
- Thanked Fire Chief Tim for helping his son during a potentially very dangerous situation in the past and stated he has a lot of respect for all they do
- Stated Elise Durbin is the new Assistant City Administrator from the Carver County CDA, and did a great job, she also worked for Minnetonka for 15 years and Hennepin County; he noted she starts February 28th and stated there were some really great candidates in the running
- Stated they met with Fire Department to discuss what's important in a leader as they evaluate the candidates and noted interviews will be in mid-March
- The last interview for the Electric Director Position is tomorrow and they expect to have it filled a few days later
- Noted they are exploring how to formalize the Chaska Cares Program and are looking at Communities of Belonging and using the resources available to help

Mayor Windschitl:
- Stated we have been fortunate to have strong candidates for all these positons that have been open

- Noted Bob is resigning from the SouthWest Commission, thanked him for his time as City Representative
- Stated Vasco Bernardi passed away on January 19th, noted he was a big part of getting northern Chaska where it is today, sending thoughts to his family
- Thanked Chief Tim for his impactful time as a leader and helping through hard times and the pandemic and will be missed
- Stated it was a great turn out at the fishing contest this past weekend, all 1500 tickets were sold
- Noted the ice sculptures and ice garden are coming soon
- Stated the next meeting is February 28th

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hatfield to adjourn the meeting at 8:47 pm.
Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
FEBRUARY 28, 2022

1. Call to Order
The meeting was called to order by Mayor Windschitl at 7:00 pm.

2.Pledge of Allegiance

3. Roll Call
Roll call was taken. Present: Councilmembers Grau, Hatfield, Hubbard, Huang, and Mayor Windschitl

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Kevin Wright, Communication Director; Elise Durbin, Assistant Administrator; Parks and Recreation Director Marshall Grange; Nate Kabat, Community Development Director; Liz Hanson, City Planner; Jake Saufley, City Attorney; and Matt Clark, City Engineer.

4. Adopt the Agenda
Councilmember Hatfield noted that agenda item 7.C. needs to be corrected to read "Wetland Replacement Plan for Oak Ridge Commons".

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adopt the agenda with the noted correction. Motion carried.

5. Visitor Presentation
City Administrator Podhradsky introduced Elise Durbin, the new Assistant Administrator.

Assistant Administrator Durbin addressed the Council and shared her background with them. She stated she previously worked for Carver County CDA as the Economic Development Director and she is excited to be working with the City of Chaska now.

Mayor Windschitl welcomed Assistant Administrator Durbin and stated he looks forward to working with her. The Council echoed his sentiments.

Mayor Windschitl stated he would like to recognize some Commission members who are no longer serving the City and thank them for their hard work. He noted the Commissions do a lot of work for the City and noted the following:

Aaron Saylor, Planning Commission
Jalen Destin, Parks and Recreation Commission
Seth Spreadbury, Human Rights Commission
Russell St. John, Heritage Preservation Commission

6. Minutes

6.A. Approve February 7, 2022 City Council Meeting Minutes
Motion by Councilmember Hatfield, second by Councilmember Grau to approve the minutes of the February 7, 2022 City Council meeting.
Motion carried.

7. Consent Agenda
_Motion by Councilmember Hubbard, second by Councilmember Hatfield to approve the Consent Agenda Items A through H:

A. Temporary Liquor License for Southwest Chamber of Commerce
Motion to approve Temporary On-Sale Intoxicating License TW.22-01 and Temporary On-Sale 3.2% Malt Liquor License T32.22-01 for the SW Metro Chamber of Commerce at Taste of Chaska.

B. Adopt Resolution 2022-14, Standard Allowance under the Revenue Loss Provision of ARPA
Motion to adopt Resolution 2022-14 to Elect the Standard Allowance Available Under the Revenue Loss Provision of the Coronavirus Local Fiscal Recovery Fund Established Under the American Rescue Plan Act.

C. Wetland Replacement Plan for Oat Ridge Commons
Motion to approve the wetland replacement plan for Oak Ridge Commons Development.

D. Appointment of Human Rights Commission Chair and Vice-Chair
Motion to appoint Sarah Carlson as Human Rights Commission Chairperson and to appoint Celi Haga as Human Rights Commission Vice-Chairperson.

E. Adopt Resolution 2022-18, Local Decision Making Authority in Planning, Zoning & Housing
Motion to adopt Resolution 2022-18, supporting Local Decision Making Authority in Planning, Zoning and Housing.

F. 2022 LELS Union Contracts (SRGT_Officer)
Motion to approve employment contracts for 2022 between the City of Chaska and LELS Local 210, LELS Local 447 and LELS Local 385, with these agreements becoming effective January 1, 2022.

G. Adopt Resolution 2022-19, 2022 Downtown Reconstruction Project Feasibility Study
Motion to approve Resolution No. 2022-19 Accepting the Feasibility Study and Scheduling a Public Improvement Hearing for the 2022 Downtown Street Reconstruction Project.

H. Reserve at Autumn Woods Wetland Replacement Plan
Motion to approve the wetland replacement plan for Reserve at Autumn Woods Development.

Motion carried.

8. Action Items
8.A. Chaska Community Center Master Plan Citizen Task Force

City Administrator Podhradsky introduced this item.

Parks and Recreation Director Grange provided background and information on this item. He stated Kelsey McNutt, Community Center Manager is also present this evening. He reviewed the process and steps taken to date and now they are looking for the Council to appoint the Citizen

Task Force to the Community Center Master Plan project. He stated the applicants they have for the 16 person Committee are a great representation of all areas of the community.

City Administrator Podhradsky stated they were very happy about the 37 applications that came in and it was made clear that the Community Center is a place most see as a central gathering location for them all and some stated they moved into Chaska because of the Community Center. He noted they will be following up with the people not chosen to be on the board to ensure they are aware that they will still have many other ways to provide input on the process.

Councilmember Hubbard noted the different viewpoints were so interesting and it solidified the need for a diverse board and it was very hard to rank all the applicants because they were all so great.

Councilmember Grau stated he was blown away by the number of applicants and noted it was nice to see so much passion for the Community.

Councilmember Huang stated he has to ask because it is something that will come up probably at some point and he wants to know if Councilmember Hubbard feels having her husband on the Board could be an issue.

Councilmember Hubbard stated she wasn't actually aware her husband had an interest in this board because they hadn't discussed it and because it was an internal Human Rights discussion and decision which she had no part in.

City Administrator Podhradsky stated they had all the Commissioners discuss this issue and they ultimately decided he was a good fit for the Board.

Mayor Windschitl stated all applicants appointed and not appointed will have a chance to be a part of the process and stated it shows how much people care about the Community.

Motion by Councilmember Hatfield, seconded by Councilmember Huang to appoint the Citizen Task Force to the Community Center Master Plan project.
Motion carried.

8.B. Recommend Consultant for the Community Center Master Plan Architectural Services

Parks and Recreation Director Grange provided background and information on this item. He noted John Slack with Perkins&Will is also present via Zoom tonight. He reviewed the process and steps taken to date and noted it was a unanimous decision to name Perkins&Will as the Architectural Services Consulting Company for the Community Center Master Plan.

Councilmember Huang asked if specific members of Perkins&Will such as John Slack will be named in the contract as members who will be working on the project for its entirety or is there potential for members to change at some point during the process.

Parks and Recreation Director Grange stated all of the four named individuals verbally agreed to be part of the team and they can get it in writing as well.

John Slack, Perkins&Will, addressed the Council and stated Mr. King, Mr. Costellic, and himself all bring many different types of experience to this project and noted they will be the ones representing them at all of the meetings throughout the process and are very excited to be a part of it.

Motion by Councilmember Huang, second by Councilmember Grau to Motion to authorize City Administrator, Matt Podhradsky, to execute a service agreement with Perkins&Will for architectural services.
Motion carried.

8.C. Adopt Resolution 2022-15, Approving the Concept Plan for a Building Addition at Southwest Christian High School/Southwest Christian High School/PC #2022-10

City Planner Hanson provided a presentation on this item and reviewed the Concept Plan.

Dan Beckering of Southwest Christian High School addressed the Council and thanked them for the support they have received going back to the beginning of the process several years.

Councilmember Hubbard asked when construction will start pending approval.

City Planner Hanson stated they plan to start right away.

Councilmember Huang stated it is nice to see the vision coming to life, it looks great and he hears great things about the students coming from their school.

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt Resolution No. 2022-15 approving the Concept Plan for the fieldhouse building addition at Southwest Christian High School (PC#2022-10).
Motion carried.

8.D. Adopt Resolution 2022-16, Approving the Concept Plan for Frenz & Worm Properties/Forestar Group - Midwest/PC #2022-09
City Administrator Podhradsky introduced this item.

Community Development Director Kabat provided a presentation on this item.

Councilmember Hatfield asked if there have been any conversations with Carver County regarding how the road connecting to Mt. Hope Road because she worries about the amount of traffic in that area as well as how the school will be impacted by traffic.

City Administrator Podhradsky stated they will do a full traffic analysis and make sure those points are safe for the community.

Councilmember Huang stated he knows Elementary schools are usually planned for buses and staff mainly, but in this case he would suggest keeping that in mind because they don't want parent parking at events to take over the neighborhood to the south.

Councilmember Hubbard noted Clover Ridge is her road and the main complaint is the traffic flow into the school pick up and drop off areas so she would like to remind them to be conscientious of that and safe school crossing.

Mayor Windschitl stated he thinks they need to think about the athletic complex and plan for overflow parking that can be used for big events. He noted he would like to see a provision for any homes sold in the development that states there is a lighted ball field next door so home buyers are very clear on that and it isn't an issue later.

Councilmember Huang echoed Mayor Windschitl and added he would like to see large signs placed in that are saying lit ball fields will be going in so no one is under the impression that area is going to stay an open green pastoral farmland forever.

Councilmember Grau stated he would like to see them plan accordingly for the grading so there isn't a huge impact on the areas surrounding it because that has been an issue in the past due to construction.

City Admin stated they can put a condition in there that says they will address the concerns regarding marketing materials that state there will be lit ballfields in that space by this housing development and that they would like to have signs put up near the open green space indicating those will be lit ballfields at some point in the future.

Motion by Councilmember Hubbard, second by Councilmember Grau to adopt Resolution No. 2022-16 approving the approving the Concept Plan for the Frenz & Worm Properties development proposal by Forestar Group – Midwest (PC#2022-09) with the condition that home buys will be notified of the plans to have a lit ball field near the development and that there will be some sort of signage on or near the fields indicating it will be a lit ball field in the near future. Motion carried.

8.E. Adopt Resolution 2022-17, Approving the Concept Plan for the Chaska Tech Center/Amcon Construction/PC #2022-11
City Administrator Podhradsky introduced this item.

City Planner Hanson provided a presentation and overview of this concept plan.

Bruce Hellier with Amcon Construction addressed the Council. He stated they are looking to start construction this spring and summer and stated it should be completed within a year potentially. He noted they will move tenants in as spaces become available.

It was the consensus of the Council that this will be a great addition to the City and is something they see being in high demand.

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt Resolution No. 2022-17 approving the Concept Plan for Phase III of the Chaska Building Center (Chaska Tech Center) (PC #2022-11).
Motion carried.

8.F. Purchase of Property at 216 4th Street West
City Administrator Podhradsky introduced this item.

Motion by Councilmember Hubbard, second by Councilmember Huang to approve the Purchase Agreement for the purchase of the property at 216 4th Street West, authorizing the Mayor and City Administrator to enter into the purchase agreement with the seller of this property.
Motion carried.

9. Bills
9.A. Accounts Payable Council Roster 2-28-2022

Council requested further information on page 1, 8, and 19.

City Administrator Podhradsky provided further information regarding those bills.

Motion by Councilmember Huang, second by Councilmember Grau to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Grau, Hatfield, Hubbard, Huang, and Mayor Windschitl. Voting nay: None
Motion carried.

10. Other Business
10.A. City Administrator's Report
10.A.i. Bi-Weekly Report February 28, 2022
Councilmember Grau asked how the redistricting is done.

City Administrator Podhradsky provided an overview of how the process is done. He stated it happens two years after the census is done and it's a process that makes sure they have equal representation at the different levels of government. He noted Chaska will be divided in half in a way once the redistricting is completed.

10.B. Hawk Pride Recap

Councilmember Huang:

- Stated the Ice Sculptures were nice and thanked the Downtown Business Alliance
- SouthWest Transit CEO Len Simich officially retired and thanked him for all his hard work
- Noted they are working with KL2 Consulting to help with the CEO position search, they have several applications so far, however none have been from Minnesota yet
- Noted on February 18th there was a bus fire due to an electrical issue, and that it is being investigated further by insurance, he stated the fire happened while it was stored in a garage and it was taken care of by the fire department without causing damage to any people

- He stated SouthWest Prime service is being expanded and noted they are looking at their data retention practices
- He noted he is concerned about the traffic at the stoplight heading south on 41at the light on Angler

Councilmember Hubbard:
- Stated the Communities of Belonging Group met and discussed the future of Chaska Cares and thanked City Staff
- Noted she used SouthWest Prime to and from the airport and it went really great
- Stated with break-ins that have happened recently she wanted to remind everyone to be vigilant
- Wished her son a Happy Birthday, noted they celebrated at the Community Center and it was great

Councilmember Hatfield:
- Noted she attended the Ice Gardens and it was beautiful outside
- Stated she is impressed by the Community Center staff and their attitudes in the morning they are always so kind
- Stated she has noticed a lot of speeding at certain times of the day and would like to make people aware

City Administrator Podhradsky:
- Noted he is appreciative of the Police Officers for checking in on him when his garage was open the other night with the break-ins occurring, he stated they go above and beyond

Mayor Windschitl:
- Congratulated SouthWest Transit CEO on his retirement and thanked him for his service to the City
- Congratulated Zach Bonnema on becoming the first Chief of Training for Chaska Fire Department
- Noted he would like to change some of the Commission questions at some point
- Stated he got calls from both new Representatives for the City after the boundary changes occurred and stated it is nice they reached out
- Stated the situation in Ukraine is sad and wishes all involved the best, specifically Irenea and Bob who help with the retreat
- Noted they are back to a normal meeting schedule for the Council meetings in March

<u>11. Adjourn</u>
Motion by Councilmember Hatfield, second by Councilmember Grau to adjourn the meeting at 10:09 pm.
Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
MARCH 7, 2022

1. Call to Order
The meeting was called to order by Mayor Windschitl at 7:00 pm.

2.Pledge of Allegiance

3. Roll Call
Roll call was taken. Present: Councilmembers Grau, Hatfield, Hubbard, Huang, and Mayor Windschitl

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Kevin Wright, Communication Director; Elise Durbin, Assistant Administrator; Parks and Recreation Director Marshall Grange; Nate Kabat, Community Development Director; Liz Hanson, City Planner; City Attorney; and City Engineer Matt Clark.

4. Adopt the Agenda
Motion by Councilmember Hubbard second by Councilmember Hatfield to adopt the agenda with the noted correction. Motion carried.

5. Visitor Presentation
None.

6. Consent Agenda
Motion by Councilmember Grau, second by Councilmember Huang to approve the Consent Agenda Items A through B:

A. Adopt Resolution 2022-20, Ending a Local Emergency Declaration

Motion to Adopt Resolution 2022-20, Ending a Local Emergency Declaration.

B. Adopt Resolution 2022-21, Accepting the Feasibility Study for Creek Road Trunk Sewer Extension Street & Utility Improvements-Phase 4

Motion to Adopt Resolution 2022-21, Accepting the Feasibility Study for Creek Road Trunk Sewer Extension Street & Utility Improvements-Phase.
Motion carried.

7. Action Items
7.A. Student Commissioner Appointment
City Administrator Podhradsky introduced this item. He noted they are recommending that the Council choose one of the three candidates.

Motion by Councilmember Hubbard, second by Councilmember Hatfield to appoint Roda Hassan as the Student Commissioner to the Parks and Recreation Commission for the term of March 7, 2022 to December 31, 2022.
Motion carried.

8. Bills
8.A. Accounts Payable Council Roster 3-7-2022

Council requested further information on page 5 and 10.

City Administrator Podhradsky provided further information regarding those bills.

Motion by Councilmember Huang, second by Councilmember Hubbard to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Grau, Hatfield, Hubbard, Huang, and Mayor Windschitl. Voting nay: None
Motion carried.

9. Other Business
9.A. City Administrator's Report
 9.A.i. Bi-Weekly Report March 7, 2022

9.B. Hawk Pride Recap

Councilmember Hatfield:
- Nothing at this time

Councilmember Hubbard:
- Stated there is a food distribution on March 17th 12pm-1:30pm at the old Gedney Site

Councilmember Grau:
- Stated relating to Christmas in May, he wants to make sure people who need help or know someone who could use help reach out and complete an application, he noted he knows it isn't always easy to ask for help but they are there for that reason

Councilmember Huang:
- Noted May 11th is the Taste of Chaska in Square Park
- Provided the Hawk Pride Recap

Assistant City Administrator Durbin:
- Nothing at this time

City Administrator Podhradsky:
- Stated Chaska High School has brought back a Curling Team and they are competing in the State Championships this year

- Noted his favorite teacher from school passed away recently and wanted to thank teachers who make a great impact on students' lives and for not forgetting about them after they walk out the door

Mayor Windschitl:
- Stated the impact the interchange on 212/44 will have on the City will be amazing even though it won't be done for several years
- Next meeting is on back to a normal meeting schedule for the Council meetings are March 21st and April 1st

11. Adjourn
Motion by Councilmember Huang, second by Councilmember Hubbard to adjourn the meeting at 7:19 pm.
Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
APRIL 4, 2022

1. Call to Order
The meeting was called to order by Mayor Windschitl at 7:01 pm.

2. Pledge of Allegiance

3. Roll Call
Roll call was taken. Present: Councilmembers Grau, Hubbard, Huang, and Mayor Windschitl

Absent: Councilmember Hatfield

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Kevin Wright, Communication Director; Elise Durbin, Assistant Administrator; Parks and Recreation Director Marshall Grange; Nate Kabat, Community Development Director; Liz Hanson, City Planner; City Attorney; City Engineer Matt Clark; and Water and Sewer Director Matt Haefner.

4. Adopt the Agenda
Motion by Councilmember Hubbard, second by Councilmember Grau to adopt the agenda as presented.
Motion carried.

5. Visitor Presentation
None.

6. Minutes
6.A. Approve March 7, 2022 City Council Meeting Minutes

6.B. Approve March 21, 2022 City Council Meeting Minutes
Motion by Councilmember Hubbard, second by Councilmember Huang to approve the minutes of the March 7, 2022 and March 21, 2022 City Council meetings.
Motion carried.

7. Consent Agenda
Motion by Councilmember Huang, second by Councilmember Grau to approve the Consent Agenda Items A through L:

A. Adopt Resolution 2022-34, Approving the Lot Split for 3985 Big Woods Boulevard/DR Horton/PC #2022-22

Motion to adopt Resolution 2022-34, approving the Lot Split on 3985 Big Woods Boulevard, subject to the stipulations included in said resolution and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Lot Split, prepared by Westwood, dated March 15, 2022

b. Driveway Easement, prepared by Westwood, dated March 15, 2022

B. Adopt Ordinance 1013, Amend & Reenact Ordinance 1012 Chapter 2, Article 8, Sections 10 and 20 of the Chaska MN Code of Ordinances – Ward Boundaries and Polling Locations

Motion to adopt Ordinance No. MC 2022-1013 to repeal error content and reenact Ordinance No. MC 2022-1012 chapter 2, article 8, sections 10 and 20 of the Chaska Minnesota Code of Ordinances.

C. Approve Transient Accommodation Renewals

Motion to approve the 2022-2023 transient accommodation licenses effective May 1, 2022 through April 30, 2023.

D. Adopt Resolution 2022-31, 2022 Overlay Program

Motion to approve Resolution No. 2022-31 awarding the bid for the 2022 Overlay Program to Northwest Asphalt in the low bid amount of $431,715.60.

E. Adopt Resolution 2022-32, Amending 2021 Fund Budgets

Motion to adopt Resolution 2022-32 Amending 2021 Fund Budgets.

F. Letter of Appreciation - Congressionally Directed Spending Southwest Chaska Sewer Extension

Motion to authorize the Mayor to sign a letter of appreciation for the Congressionally Directed Spending allocation for the Southwest Chaska Sewer Extension project.

G. Letters of Support - State Funding for Various County Projects

Motion to Authorize the Mayor to sign and forward the attached letters of support for various County projects within the City of Chaska.

H. Adopt Resolution 2022-35, Authorizing Bank Account Signers and Authorization of Electronic Funds Transfer

Motion to adopt Resolution 2022-35 Authorizing Bank Account Signers and Authorization of Electronic Funds Transfer.

I. Approve Establishing Budget for the Loop Clubhouse and Maintenance Building

Motion to establish the budget and authorize staff to go out for bid for construction of clubhouse and maintenance building.

J. Adopt Resolution 2022-36, Approving Construction Plans and Authorizing Bids for 2022 Downtown Street Reconstruction Project

Motion to adopt Resolution No. 2022-36, approving the construction documents for the 2022 Street & Utility Reconstruction Project, and authorizing the solicitation of public bids.

K. Adopt Resolution 2022-37, Award Bid for Creek Road Trunk Sewer Extension Street and Utility Improvements Phase 4

Motion to adopt Resolution 2022-37 , awarding the sanitary sewer and water main material bid for the Creek Road Trunk Sewer Extension Street and Utility Improvements Phase 4 to DSGWaterworks, in the low Base Bid plus Alternates 2 thru 5 and 7 thru 15 for a total of $431,932.62.

L. Adopt Resolution 2022-38, Easement Acquisition for Creek Road Trunk Sewer Extension Street & Utility Improvements

Motion to adopt Resolution No. 2022-38, authorizing City staff to send offer letters to the affected property owners for the Creek Road Trunk Sewer Extension Street and Utility Improvements Project.

Motion carried.

8. Action Items

8.A. Adopt Resolution 2022-33, Public Hearing on Approval and Consent to Conduit Debt Issuance – Southwest Christian High School

City Administrator Podhradsky introduced this item. He explained that they are looking to refinance and even though the City is not financing or issuing any debt on this item they are making sure it is something the City is ok with having happen. He noted this is something the City has done in the past and they have actually provided conduit debt for certain projects as well.

Bond Counsel to the City Mr. Nathan Canova with Dorsey & Whitney, LLP stated the purpose of this item is to give the City the first right of refusal and for IRS purposes they have to hold a public hearing regarding this item.

Mayor Windschitl opened the public hearing at 7:38 pm.

No one wished to speak on this item.

Mayor Windschitl closed the public hearing at 7:39 pm.

Motion by Councilmember Hubbard, second by Councilmember Huang to Motion to adopt Resolution 2022-33 Giving Host Approval and Consenting to the Issuance of Educational Facilities Revenue Notes Under Minnesota Statutes, Sections 469.152 Through 469.165 (Southwest Christian High School Project).
Motion carried.

8.B. Chaska Water Tower Logo Discussion

City Administrator Podhradsky introduced this item. He stated the particular tower they are looking at is about 20 years old and is due for painting and with a new one being built soon, if the City wanted to make changes to their logo now would be the time to do so.

Water and Sewer Director Haefner provided some background and provided ideas for the Council to review.

Mayor Windschitl stated he likes that the renderings provide an image of what the lettering looks like in blue and black because he didn't realize how much better you can see the name in black. He noted he doesn't like having the City name all capitalized and likes the colored logo.

Councilmember Huang stated if they could paint them an off white it may help delay the rust showing through. He stated he likes the logo in the colors presented and doesn't like the font being in all caps. He noted it might be nice to add a page to the website that explains what the meaning is behind the logo.

Councilmember Grau stated he agrees it would be nice to have a place that explains what the logo means on their website.

Councilmember Hubbard echoed the other Councilmembers and likes the logo being in color and doesn't like all letters being capitalized in the City name.

It was the consensus of the Council to have staff move forward with bidding to have the water towers be painted off-white with a colored logo and only capitalize the first letter of Chaska.

Water and Sewer Director Haefner stated they will get bidding started tomorrow now that they know what direction the Council wants to go.

9. Bills
9.A. Accounts Payable Council Roster 4-4-2022

Council requested further information on page 6, 11 and 17.

City Administrator Podhradsky provided further information regarding those bills.

Motion by Councilmember Huang, second by Councilmember Grau, to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Grau, Hubbard, Huang, and Mayor Windschitl. Voting nay: None.

10. Other Business
10.A. City Administrator's Report
10.A.i. Bi-Weekly Report April 4, 2022

10.B. Hawk Pride Recap

Councilmember Grau:
- Nothing to report at this time

Councilmember Huang:
- April 21st is the MSB Open house
- May 7th Jonathon Spring clean-up day
- May 14th Jonathon festival of Garage Sales
- May 11th Taste of Chaska
- July 29th River City Days
- Welcomed Pete Wyffels new City Electrical Director
- Stated Southwest Transit had the highest amount of rides ever on March 24th and noted they did a great job getting people where they were going on time
- Congratulated SouthWest Transits finance department for receiving an award for financial excellence from the Government Finance Association

Councilmember Hubbard:
- Stated the Bicycle Steering Committee will be putting up the Master Plan for public review soon, they are lining it up with the Taste of Chaska event increasing the chances of the community seeing it so they can offer input

City Administrator Podhradsky:

- Stated they are having the second round of interviews for the 3 Fire Chief candidates tomorrow and April 6th
- Congratulated his Son, Will and his team for winning the National Championship for curling in the u18 division

Mayor Windschitl:

- Requested that staff act to get the realty companies to stop putting signs in the City park and to get the Santa and Snowman figures removed as well
- Noted GA has had a few town hall meetings regarding the gymnasium and is wondering what involvement the City has with that at this point
- Congratulated the finance department for the award of excellence
- Welcomed Pete Wyffels the new Electrical Director and noted his first day is tomorrow
- Stated April 18th is the next Council meeting

11. Adjourn

Motion by Councilmember Hubbard second by Mayor Windschitl to adjourn the meeting at 8:32 pm.
Motion carried.

CHASKA PLANNING COMMISSION
MINUTES
FEBRUARY 9, 2022

1. Call to Order
Vice-Chairperson Brass called the meeting to order at 7 pm.

2. Roll Call
Roll call was taken. Members present: Commissioners Brass, Lacey, Olson, Rylee, Gaare, Baswa, and Aasen

Members absent: Chairperson Dahlke and Commissioner Urbanski

Also present: Nate Kabat, Community Development Director; and, Liz Hanson, City Planner.

3. Adopt the Agenda
Motion by Commissioner Lacey, second by Commissioner Olson, to adopt the agenda as presented.
Motion carried.

4. Visitor Presentation
No one appeared under Visitor Presentation.

5. Approve Previous Meeting Minutes

a. Approve the January 12, 2022 Planning Commission Meeting Minutes

Motion by Commissioner Rylee, second by Commissioner Gaare to approve the minutes of the January 12, 2022 Planning Commission meeting.
Motion carried.

6. Consent Agenda

7. Action Items

A. Recommend Approval of the Concept Plan for a Building Addition at Southwest Christian High School/Southwest Christian High School/PC 2022-10

City Planner Hanson presented the item to the Commission and noted that if this item moves forward, it will come before the City Council on February 28, 2022.

Commissioner Rylee noted that one of the public comments was regarding screening on the southeast corner and asked about its location.

City Planner Hanson stated that she will have the applicant address that question, since they heard the comment first hand. She referenced an aerial photo and noted that because there is a residence near this location, there was concern about screening that edge of the property.

Dan Beckering, 1546 Sunshine Circle, explained that he was the head of the school. He stated that they were able to meet with 5 of their neighbors who are all on the east side of the property. He explained that one of them expressed concern about some existing landscaping and asked that they do a better job at tending the weeds in the area. He stated that because of the slope, the homes, from their lawns will not have much visibility of the space, but one individual shared concerns about the visibility from the second story of her home, and the potential for headlights to be shining into the home. He explained that they offered to look into some natural landscaping options that could help with this concern. He noted that this individual was really only concerned about the headlights for the months when there are no leaves on the trees.

Vice -Chair Brass opened this item up for public input.

Andrew Heieie 303 Groves Drive, he stated that his is not opposed to this request and explained that the high school has been a great neighbor. He stated that if a 185 stall parking lot is put in next to single family residences, the concern will be the headlights. He stated that he is not concerned about lighting, security, or noise, but is somewhat concerned about headlights and that there be a way to properly screen the southern and eastern sides of the parking lot. He agreed that the summer months will not be a concern, but the winter months could be, when the leaves fall. He stated that would appreciate some sort of line of trees that will mitigate the beams from the headlights.

Commissioner Olson asked about the construction traffic and how it may impact Bavaria or if that would be addressed at the Preliminary Plat phase.

City Planner Hanson noted that it is being triggered by the addition but may not be done at the same time. She stated that there is still some coordination between staff and the school to figure out the timing of that item. She stated that she thinks the anticipation is to get those improvements done after the school addition is done so there is not the need for corrections after the construction traffic has gone through there.

Vice-Chair Brass asked if Commissioner Olson was asking if there would be a traffic impact study done as part of the Preliminary Plat phase.

Commissioner Olson clarified that they had mentioned, in addition to the traffic impact study, the requirement for the upgrade because of the addition.

City Planner Hanson stated that the City can ask for more details on the construction traffic.

Vice-Chair Brass asked about the screening for the parking lot area. He asked if this had already been discussed with the applicant and if they had been given the direction to come back with those plans at the Preliminary Plat phase for some way to screen this area.

City Planner Hanson confirmed this and noted that they have even gone through the process of providing a landscape plan, so she thinks it is just a matter of 'beefing' that plan up to where it is acceptable.

Commissioner Lacey asked if there were any additional meetings planned with the neighborhood group.

Mr. Beckering explained that there are no additional meetings scheduled, but they welcome any feedback both to hear their concerns and to answer their questions. He stated that the neighbors who attended the meeting were extremely supportive of the school.

Commissioner Lacey explained that he would recommend that Mr. Beckering involve the neighborhood prior to coming back before the Commission for the Preliminary Plat.

Commissioner Baswa asked if he was planning to have one more meeting with the neighbors after they come up with the plan for additional screening so they can be reviewed and explained to the neighbors.

Mr. Beckering stated that they can work with the City to figure out the best way to communicate their plans. He stated he would have no problem reaching out to the neighbors again, even if it is via mail, to let them know what they are planning in order to alleviate the issue of headlights from the parking lot.

Vice-Chair Brass asked when Mr. Beckering hoped the project would be completed.

Mr. Beckering explained that the desire would be to occupy the space in July of 2023. He stated that if they can break ground this spring, it would mean about a 12-13 month build.

Vice-Chair Brass asked about the hours of operation and if it would be similar to their current hours.

Mr. Beckering stated that it will be similar, but noted that it will allow them not to hold as many early morning and late practices because currently they are unable to get all the teams to be able to practice in their preferred timeline between 3:00 p.m. to 6:00 p.m.

Commissioner Baswa asked if there would be an obstruction to the existing school for student activities.

Mr. Beckering stated that they will be doing school throughout the construction process but explained that their school will be out right before Memorial Day, so the goal would be the start construction the day after Memorial Day. He explained that the goal would be to bring in the large equipment and tip up panels before the students are back on campus in August. He stated that throughout the school year, they will make safety a primary concern. He noted that they had a large addition put onto the school a few years ago and they were able to hold school throughout that process as well and did not think there were any issues with students or neighbors as a result of this work.

Motion by Commissioner Rylee, seconded by Commissioner Aasen, to recommend approval of the Concept Plan for the fieldhouse building addition at Southwest Christian High School (PC#2022-10), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
   . Project Narrative (pgs 1-4), submitted by BGW Architects, dated January 26, 2022
   a. Exterior Overlays, submitted by BGW Architects, dated January 26, 2022
   b. Site Forces Diagram, submitted by BGW Architects, dated January 26, 2022
   c. Main Floor Plan, submitted by BGW, dated January 4, 2022
   d. Lower Floor Plan, submitted by BGW, dated January 4, 2022
   e. Exterior Elevations (pgs 1-2), submitted by BGW, dated January 4, 2022
   f. Existing Conditions Plan, submitted by Westwood, dated January 4, 2022
   g. Civil Site Plan, submitted by Westwood, dated January 4, 2022
   h. Overlay Plan, submitted by Westwood, January 4, 2022
   i. Grading Plan, submitted by Westwood, dated January 4, 2022
   j. Erosion Control Plan, submitted by Westwood, dated January 4, 2022
   k. Utility Plan, submitted by Westwood, dated January 4, 2022
   l. Stormwater Details, submitted by Westwood, dated January 4, 2022
   m. Landscape Plan, submitted by Westwood, dated January 4, 2022
   n. Landscape Details, submitted by Westwood, dated January 4, 2022
2. Adherence to City Engineer Memo dated February 9, 2022.
3. Coordination with the Engineering Department on the Bavaria Road improvements required.
4. Provision of proposed signage to meet Section 15.32 of the zoning ordinance.
5. Provision of mechanical equipment to be fully screened from view.
6. Provision of proposed light poles to not exceed 25 feet in height.
7. Provision of lighting to meet Section 15.28.250 of the zoning ordinance.
8. The school shall not allow the enrollment to exceed 600 students.
9. No parking associated with Southwest Christian High School or associated events may occur on White Oak Drive, Groves Drive or any other adjacent public Right-of-Way.
10. Provision of landscaping to meet required quantities per Section 15.28.070 of the zoning ordinance.
11. Provision of irrigation for the landscaped and sodded areas of the site.
12. Compliance with applicable zoning requirements, in particular Section 15.28 (Special Regulations).
13. Provision of a storm water management plan meeting City and Carver County WMO standards.
14. Provision of a Site and Building Plan review to be completed for the future athletic field on the north side of the site.

Motion carried.

A. Recommend Approval of the Concept Plan for Frenz and Worm Properties/Forestar Group – Midwest/PC #2022-09

Community Development Director Kabat presented the item to the Commission and noted that if it moves forward, it will be in front of the City Council on February 28, 2022.

Commissioner Lacey asked if there was a community park and a wooded section that will be preserved. He asked if they were separate or if the wooded area was part of the community park.

Community Development Director Kabat explained that they are two separate things, however they are connected. He noted that the City currently owns the land that will be the community park in that area, which is north and adjacent to the proposed development area. He explained that the wooded area that is being proposed for preservation would connect to the community park. He noted that this is an area where they are planning to have lit ballfields and the big woods area would be preserved as a more passive, natural area.

Commissioner Lacey confirmed that it would be managed by the City.

Vice-Chair Brass asked when the estimated opening date was for Community Park.

Community Development Director Kabat stated that it is on pace to open within the next 2-3 years. He noted that they have begun discussing moving forward with the formal planning process on the design of the park sometime in 2022. He stated that as they are seeing development around the site begin to coalesce, they want to see implementation on those plans.

Vice-Chair Brass explained that his concern is if this neighborhood goes in and there isn't a park there for a few years. He stated that they want to put a smaller park in the development because the community park is so far away. He explained that he was not sure he would want his kids traveling that far to get to the larger community park. He stated that he had also not seen sidewalks depicted in the information presented and noted that a more detailed concern is where those sidewalks will be heading into the park.

Community Development Director Kabat stated that the sidewalk information will be required as part of the Preliminary Plat phase.

Commissioner Lacey asked about access for maintaining the ponds and noted that from the drawings, it appears as though they were right in some backyards. He asked if this was the developers responsibility or if it was something to be worked out with the landowners.

Community Development Director Kabat explained that it would be the developers responsibility to work with City staff to make sure that the ponds are adequate in meeting the City's guidelines for stormwater management. He stated that the developer will also be responsible for building maintenance access points.

Vice-Chair Brass asked if the intent was to identify the location of the lift stations and the access points.

Commissioner Olson asked who got to make the call about how much of the big woods gets preserved.

Community Development Director Kabat explained that it is a negotiation between the City and the developer. He stated that the City has the ability to preserve a portion of it immediately through parkland dedication, but will not get the City all of that area. He stated that there have been some good conversations about attempting to preserve as much of it as possible. He noted that he believes in the concept plans there are 4 or 5 lots that encroach into that area.

Commissioner Olson stated that in his opinion, it does not make any sense to cut into the area for those 5 lots where everything else is delineated from the natural farmland. He stated that he thinks there are other options to enhance the views, without going into the woods.

City Planner Hanson stated that she believes one of the important next steps will be the field walk with staff so they can determine where the wooded steep slope edges are located so they can understand what falls outside of that so it can be factored into the negotiation process.

Commissioner Rylee stated that he knows in the past, the City has added conditions for creation of a tot lot and noted that he would support adding that condition in this instance. He stated that Commissioner Sailer had brought up a point, in the past, regarding Savannah Way, about the cross section to the north having a center boulevard. He stated that the Commission had talked about the desire to carry the center boulevard through Savannah Way down to Chaska Boulevard, so there was a common feel to it.

City Planner Hanson clarified that was on Percheron and explained that Savannah Way does not have a center median boulevard, so that discussion was more related to the D.R. Horton development.

Commissioner Olson asked about the likelihood of the County allowing both accesses on the County Road.

Community Development Director Kabat stated that staff is currently working through that review with the County. He noted that the corridor plan does anticipate development as well as the 2 access points in these approximate locations.

Commissioner Olson stated that it is a concern from the proposed location on the concept plan and being able to provide access to the Lano property, with the knowledge that the County will not allow a third access that close.

Community Development Director Kabat explained that this is why they view this as an opportunity to explore how the access to the east can provide the access to the Lano property.

Commissioner Olson stated that what rings in his head right now is that the developer is on the hook for extending the water and sewer because they are doing it outside of the plans of the City, which is a concern for him. He stated that it seems like the City is dragging their feet saying that they are waiting for development and asked if this would ultimately be on the developers dime or if there would be an agreement between the City and the developer to be able to make that extension before the City is ready.

Community Development Director Kabat stated that the City's ability to finance the extension of the sewer hinges on the development occurring. He stated that for this to develop before the property to the north developers, in a 'leap frog' type fashion, the funds for the City, do not exist. He stated that for this project to go ahead of the natural progression of development, it becomes the developers responsibility to take that on.

Commissioner Olson stated that the City is the one slowing the development in the area.

Community Development Director Kabat stated that was not correct because the City supports development occurring. He stated that the property owners also need to be part of the equation and noted that it takes multiple parties in order to pursue development.

Vice-Chair Brass asked what the applicant is planning to do with regard to impacted wetlands

Community Development Director Kabat explained that they will have to go through the process of mitigating or offsetting wetland impacts to the extent possible. He stated that they will be working with the city engineer and the Carver County WMO.

Vice-Chair Brass asked if it is offset whether it would be in the City or in the County.

Community Development Director Kabat stated that he did not know the answer to that question.

City Planner Hanson explained that it is not always a clearly defined thing but will be determined as part of the mitigation process.

Commissioner Baswa asked about the preserved wooded area and how much say the developer will have.

Community Development Director Kabat explained that the intent is to work with the developer to figure out a path forward to figure out how the City can obtain as much of the big woods area as possible. He stated that the City's goal is ownership of this area which would then set them up to take a look at what could be done in there. He stated that the broad objective is that there would be access for the public to go hiking through the area, but is unsure exactly what the trail network would look like.

Vice-Chair Brass opened the item up for public input.

Ruth Chatterton, 125 Highland Drive, Carver, explained that they were just notified of this project. She explained that their development is between County Roads 60 and 40. She stated that their concern is the traffic that will be coming down County Road 60 because it is a single lane coming down the hill. She asked if there had been any study into looking at that road and how it will be able to take on 190 additional homes from those 2 access points.

Community Development Director Kabat noted that part of the process is that the developer will need to work with Carver County, including looking at the access points.

Ms. Chatterton stated that they have already been in talks with MnDot about the braking coming down the hill already with Lano. She stated that this is proposing another 2 access points, so there would be a total of 3 access points.

Community Development Director Kabat explained that what they are trying to achieve through this proposal is to have a combined access, so there are only 2 access points and would go through the Worm property to serve the Lano property.

Ms. Chatterton asked if that meant that heavy trucks would be coming through residential areas out of one access point.

Community Development Director Kabat explained that there are still a lot of things that need to be figured out, but they are hoping to bring the developer together with the Lano's to talk about what they are trying to achieve. He stated that the thought is that perhaps there is a way to align the timing because the intent would not be to have trucks going through a gravel operation and accessing that via the neighborhood. He stated that long term, they are trying to limit the access points which is what the County wants to see and also serve the properties that want to develop.

Ms. Chatterton stated that brings her back to her original concerns about 190 homes accessing through two points to a single lane roadway. She stated that see assumes that they will have to look at widening the road to accommodate this situation.

Community Development Director Kabat noted that the County has a long term corridor plan for County Road 61 and development has been included in their plans. He stated that he does not believe that the County was thinking additional lanes would be needed.

Ms. Chatterton asked if moving forward in considering their development, with relation to pollution, noise, the habitat area, if those were concerns that they took to their City or to MnDot. She stated that they only found out about this proposal within the last few days and it would definitely impact their development and cause additional traffic and noise.

Community Development Director Kabat stated that Ms. Chatterton had come to the right place to express concerns about the development that is being proposed. He noted that Carver County does have jurisdiction over the County Road, so they will make the final decisions on what will occur in that aspect.

Ms. Chatterton stated that they had previously been told that there would be a berm because of the noise of jake braking coming down from Lano and that appears to be dead in the water. She reiterated her concerns with this proposal and the other proposal for Lano with relation to their development.

Commissioner Rylee stated that he would recommend Ms. Chatterton reach out to her Carver County Commissioner to express her concerns.

Vice-Chair Brass stated that eventually there will be a northern connection that goes up to Big Woods. He stated that in the short term it will probably be more impactful, but there will eventually be more access points and traffic can funnel differently in order to get to the highway more quickly. He reiterated the suggestion that it would be a good idea for her to contact her County Commissioner.

Commissioner Olson stated that it is temporary and may be in the short term, but is an unknown as to when the northern access to Big Woods will be completed which will have a big impact to everyone that is currently on Chaska Boulevard and the neighbors to the south. He stated that there is no guarantee when that extension to the north will happen. He asked what the County would do if there was no access to Big Woods Boulevard.

Community Development Director Kabat stated that he thinks it is safe to say that eventually there will be a northern access even though the timing is unknown. He stated that the City has had multiple conversations with the property owner that is north of this area and know that his long term intent is to develop that property. He stated that they also know that the school district is having conversations about the elementary school. He stated that timing is unknown, but they are all factors. He explained that it is not a matter of 'if', it is a matter of 'when'. He stated he just cannot tell anyone whether that will be 2 years or 10 years from now. He noted that the County is not just considering what the City of Chaska is planning to do with development, but is also taking into consideration what the City of Carver is looking to do along this corridor as well.

Commissioner Olson gave a hypothetical example that what was being discussed today was the property west of the school. He asked who would be taking care of sewer and water in that scenario.

Community Development Director Kabat explained that sewer and water extension is paid for by the development. He stated that the City is collecting fees and doing the work, but it is in conjunction with the developer because the people who are developing should pay for the infrastructure needed to support their development as opposed to the residents who are already living in the City.

Vice-Chair Brass confirmed that the City currently has the right-of-way for the road. He asked if staff can work with the developer regarding the tot lot or if they should include it as another condition.

Community Development Director Kabat stated that they can direct staff to work with the developer, but they can also make it a condition, if they felt more comfortable with that approach.

Vice-Chair Brass stated that he would be fine simply directing staff to work with the developer on creation of a tot lot.

Commissioner Lacey made a motion, seconded by Commissioner Olson, to recommend to City Council approval of the Frenz & Worm Properties Concept Plan for a 190-lot subdivision on 128 acres of land, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
   - . Project Narrative (pgs 1-4), prepared by Stephen W. Gardner, Forestar Group, dated February 2, 2022
   - a. Concept Sketch, prepared by Westwood, dated January 4, 2022
   - b. Existing Conditions, prepared by Westwood, dated January 4, 2022
   - c. Regional Context, prepared by Westwood, dated January 4, 2022
   - d. Site Forces, prepared by Westwood, dated January 4, 2022
   - e. Minnesota Wetland Conservation Act Notice of Decision (pgs 1-8), issued by the MN Board of Water and Soil Resources, dated January 26, 2022
2. Adherence with the City Engineer's Memo dated February 9, 2022.
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 of sidewalks on both sides of all local streets.
6. Provision of trail access points to the Big Woods preservation area.
7. Adherence to the following building setbacks:
   - . Front (house): 26 feet
   - a. Rear: 20 feet
   - b. Side: 5 feet
   - c. Side (corner): 26 feet
   - d. Wooded Steep Slopes: 50 feet building setback and 30 feet no grade/no mow setback
   - e. Wetlands: 30 feet
   - f. Savanna Way: 100 feet from centerline
   - g. County Road 61: 150 feet from centerline
   - h. Trunk Highway 212: 50 feet from the ROW line or 225 feet from the centerline, whichever is greater
8. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
9. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).
10. Provision that the wooded steep slopes and their applicable setbacks are delineated in the field and reviewed and approved by the Planning Department prior to preliminary submittal.
11. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope if present on site.
12. Provision of a wetland delineation report to be completed and provided at time of preliminary submittal.
13. Provision for preservation of wetlands and a 30-foot buffer.
14. Provision of a storm water management plan meeting City and Carver County WMO standards.
15. Provision that adequate maintenance accesses are provided for the stormwater ponds, and to be shown on the plans at preliminary submittal.
16. Provision that the City and Developer have entered into a Letter of Intent regarding transfer of property designated as open space and open space-preservation prior to preliminary submittal.
17. Provision for trail access points into the area designated as open space and open space-preservation.
18. Provision to further evaluate tree preservation efforts in the proposed development area of the site as directed in the Screening, Landscaping & Tree Preservation section of this report, and to be addressed at preliminary submittal.

19. Provision to meet the City's Boulevard Tree Policy.
20. Provision to complete a noise study as directed by MNDOT and to adequately address the outcomes of that study in the preliminary submittal.
21. Provision to provide adequate landscaping, berming, and buffering along Highway 212, County Road 61 and the Savanna Way collector extension, and to be addressed at preliminary submittal..
22. Provision that the leftover parcel on the south side of County Road 61 be served with utilities and platted as an outlot for future development.
23. Provision that all accesses onto County Road 61 are approved by Carver County prior to preliminary submittal.
24. Provision that access and sewer and water service to the neighboring Lano property is evaluated and defined prior to preliminary submittal.
25. Provision to provide examples of floor plans and elevations for the housing products that will be pursued.
26. Provision to further explore road access and utility connections to the Lano parcels at PIDs 300087200 and 300085300, and to be addressed at preliminary submittal.
27. Provision to show proposed City trails on the east side of Savanna Way, north side of Chaska Boulevard, and through the Big Woods areas, and to be shown on the preliminary plans.

Motion carried.

A. Recommend Approval of the Concept Plan for the Chaska Tech Center/Amcon/Construction/PC #2022-11

City Planner Hanson presented the item to the Commission and explained that if this moves forward it will come before the City Council on February 28, 2022.

Vice-Chair Brass asked if the center section would be striped or if it was just to prove parking.

City Planner Hanson noted that there are a few that will be striped, but the majority will be proof of parking.

Vice-Chair Brass asked about the access on the southwest side and whether staff would rather it be eliminated.

City Planner Hanson explained that they just do not see the need for it and thinks the need would basically come from the property in the center of the site.

Community Development Director Kabat stated that at the time the Formacoat went in, the City did enter into and establish a cross access easement for the truck lane. He stated that there was conversation at the time about doing a cross access easement across the front, but it was found to not be necessary. He stated that if this is something that the applicant things is important, it could be negotiated between the applicant and Formacoat.

Vice-Chair Brass noted staff's concern about signage if there are 26 separate units.

City Planner Hanson stated that was accurate because this going to be a multi-tenant building and noted that it is always good to look at this from the front end and look at where the proposed sign areas will go. She stated that the goal is for it not to be an afterthought and oriented all over the building.

Commissioner Rylee stated that he realizes how much work has gone into this proposed project. He stated that the way architecture was stressed and noted that he liked the way Formacoat turned out. He stated that he understands that this will be architecturally different but stated that he would like it if the color scheme could be similar.

Commissioner Olson asked about the interior and noted that it looked like it was just overhead doors and no single door access. He stated that he understands the proof of parking, but feels that it also needs to be a realistic use that someone will actually park there.

Vice-Chair Brass stated that he has worked on this same type of building in his career. He stated that he believes there are 'man doors' on the exterior side to get to the offices and thinks what is depicted on the interior side are loading doors.

City Planner Hanson explained that it is a contiguous space so there is front door space on the west, east, or south sides and then the overhead doors would be oriented in the center.

Commissioner Olson gave the example of having employees park in the back and stated that it appears as though there would be no way for them to access the space without going through the overhead door.

Vice-Chair Brass stated that there should also be a 'man door' per fire code.

Commissioner Olson noted that those were not shown on the drawings.

Bruce Hellier, architect Amcon Construction, reviewed the proposed floor plan drawings and noted that all of the units will have doors on both sides.

Vice-Chair Brass asked about the depth of the 'U' space between the two wings of the b He stated that he would like to know the measurement between overhead door to overhead door east to west. He explained that he is industrial broker and thinks that this development is great because there is not enough small based space available in the Twin Cities. He stated that what he has seen from his real world experience is that if parking stalls are placed in the middle and are not just for proof of parking, it will restrict the access for trucks if people actually start parking there.

Mr. Hellier explained that the size of truck will be limited but noted that both drive aisles are about 24 feet so a truck should be able to get in and out of there fairly easily. He stated that semi-trucks will not be going back there.

Vice-Chair Brass confirmed that they are envisioning more a single tenant situation with 1 or 2 employees. He shared examples from his experience with difficulty with truck access and keeping the drive aisle open for these 'U' shaped buildings.

Mr. Hellier noted that as they continue the design process, they will make sure that they get turning radius details so they can make sure what can get in and out of this space. He stated that they will also make sure that all the tenants understand this information as well. He stated that he had one clarification on the materials and noted that on the outside face of the 'U', they are proposing stone, such as limestone. He stated that there have been issue with availability, so they are calling it a masonry base, which could end up as limestone or brick.

Vice-Chair Brass asked about the demising walls between the tenant spaces.

Mr. Hellier stated that the strength of this project is the ability to have flexibility in the sizes of the tenants, so the demising walls can be taken out and everything on the interior walls will be flexible.

Vice-Chair Brass asked if there would be any columns.

Mr. Hellier stated that there would not be columns and would all be free spanning trusses. He explained that the walls would be wood demising walls with gyp or a corrugated metal panel on them.

Commissioner Olson stated that in looking at the design plans, it appears as though the 'man doors' are only in place for the very end units and the smaller suites only have the overhead doors. He asked if that would be acceptable from a fire code standard.

City Planner Hanson explained that this is something that can be further explored.

Mr. Hellier explained that if there is an occupant load of over 49 there needs to be two means of an egress out. He stated that the 1,500 square foot spaces are small enough so their occupant load is only about 10. He stated that he thinks they will be flexible enough to put doors in for tenants that would request them. He noted that they understand if this project is to continue that they will be required to fulfill all the code requirements.

Commissioner Rylee stated that he assumed these types of details are reviewed before the building permit would be issued.

Vice-Chair Brass confirmed that these would be rental properties and not sold as condo type units. He asked about fire riser and trash enclosures.

Mr. Hellier explained that in the back there is a trash enclosure, but noted that there was also a fire riser room because there needs to be access for the fire department.

Vice-Chair Brass noted that this is just the concept phase but expressed concern that the trash enclosure, as proposed, may not be enough for the 26 units.

Commissioner Rylee stated that he thinks this project is great to see in the City and will be the kind of thing that helps revitalize the downtown. He encouraged the developer to build a few more like this building.

Vice-Chair Brass stated that he agreed that this will be a great development if they can make the numbers work because there are no opportunities for people to come out of their house because it is so hard to break into commercial space for these smaller businesses.

Ed Flaherty, owner of Lariat Companies in Eden Prairie, explained that their thinking about putting the overhead doors on the end were for quasi-retail tenants because those openings could be made into storefronts rather than overhead doors, if needed. He stated that they have a similar project in Waconia with 3 buildings, 2 existing and 1 under construction, and explained that they are only experiencing the need for 1.2 parking spaces per bay, so they have planned for an over abundance of parking for this building, based on their experience. He stated that he also has two other buildings in Bloomington similar to this one and traffic to the sites is minimal and he feels these will be really light users. He stated that these should not be thought about in the same way an industrial use is thought of. He noted that they will be also have a sign package that will allow for uniform signage that will be written into the lease so they will be uniform. He explained that right now they are thinking that each tenant will have a 2 x 8 sign over their exterior door which has worked out well in Waconia.

Motion by Commissioner Olson, second by Commissioner Aasen, to recommend approval to the City Council of the Concept Plan for Phase III of the Chaska Building Center (Chaska Tech Center), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
   - . Project Narrative, submitted by Amcon Construction, dated January 25, 2022.
   - a. Existing Conditions Plan (pg A105), submitted by Amcon Construction, dated January 25, 2022
   - b. Site Forces Exhibit (pg A102), submitted by Amcon Construction, dated January 25, 2022
   - c. Site Plan (pg A100), submitted by Amcon Construction, dated January 25, 2022
   - d. Perspective (pg A302), submitted by Amcon Construction, dated January 25, 2022
   - e. Elevations (pg A301), submitted by Amcon Construction, dated January 25, 2022
   - f. Floor Plan (pg A101), submitted by Amcon Construction, dated January 25, 2022
2. Adherence with the Engineers Memo dated February 9, 2022.
3. Compliance with the County Memo dated February 2022.
4. Provision/modification of any drainage and utility easements as required by the City Engineer in the course of his review.
5. Provision of easements for the private drives (vehicular cross access easements) and utilities (utility easements) that service this lot, to be recorded with the plat.
6. Coordination with the City Engineer with regard to utilities, grading and drainage.
7. Installation of all site lighting at a 0 degree angle with the light source fully concealed.
8. Provision of a material board to be submitted at preliminary submittal.

9. Utilization of modular face brick or natural stone as a Class I material.
10. No exterior storage will be permitted.
11. Provision of the required 50 feet setback from the edge of the top of the creek bank to all buildings and impervious surfaces.
12. Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.
13. Provision to submit Utility and Site Plan As-Builts prior to issuing a building permit.
14. Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.
15. Provision that signage for all tenants to use similar signing methods and design.
16. Provision of a sign plan to be submitted at preliminary.
17. Provision of a storm water management plan meeting City and Carver County WMO standards.
18. Compliance with applicable zoning requirements, in particular Section 15.28 (Special Regulations).
19. Provision that all mechanical equipment will be fully screened from view.
20. Compliance with Section 15.28.120 Building Design/Materials and Site Design.
21. Provision to further explore more building design elements in line with the context of downtown Chaska, and to be addressed at preliminary submittal.
22. Coordination with Electric Department on service locations.
23. Elimination of un-used driveway accesses on Chaska Boulevard or Fire Lane prior to issuance of a Building Permit.
24. Final Plat to list City of Chaska as a part of the plat.
25. Provision to provide accesses into the site consistent with Carver County's guidance and requirements.
26. Provision of sidewalks to be added to the right-of-way for Fire Lane, and to be shown at preliminary submittal.
27. Provision of decorative front doors and overhead doors on the west, south, and east facades, and to be shown on the elevations and as specs at preliminary submittal.
28. Elimination of the southwesterly access point into the Formacoat site, and to be shown on the plans at preliminary submittal.
29. Provision that planting islands are provided in the parking lot areas that meet Section 15.28.070.E.4 and to be shown on the landscape plans at preliminary submittal.
30. Provision of a truck lane on the north side of the site to be at least 24 feet wide.
31. Provision of a truck turning exhibit to be submitted at preliminary.
32. Provision of irrigation for the landscaped and sodded areas of the site.

Motion carried.

<u>8. Other Business</u>

A. Receive Other Meeting Minutes
   . Receive the December 20, 2021 City Council Meeting Minutes

Commissioner Rylee

- Asked if staff could escalate the activity for the residents on County Road 61 who are having the noise issues with jake braking.

Community Development Director Kabat noted that the County is aware of their concerns.

Commissioner Lacey

- Extended a welcome to the new Planning Commissioners and asked if they would introduce themselves

Commissioners Baswa, Aasen, and Gaare introduced themselves and shared a bit about their background and experience.

10. Adjourn
Motion by Commissioner Gaare, second by Commissioner Rylee, to adjourn the meeting at 8:52 pm.
Motion carried.

CHASKA PLANNING COMMISSION
MINUTES
MARCH 9, 2022

1. Call to Order
Chairperson Dahlke called the meeting to order at 7 pm.

2. Roll Call
Roll call was taken. Members present: Commissioners Brass, Lacey, Olson, Gaare, Urbanski, Baswa, Aasen, and Chairperson Dahlke.

Members absent: Commissioner Rylee.

Also present: Nate Kabat, Community Development Director; and, Liz Hanson, City Planner.

3. Adopt the Agenda
Motion by Commissioner Olson, second by Commissioner Brass to adopt the agenda as presented.
Motion carried.

4. Visitor Presentation
No one appeared under Visitor Presentation.

5. Approve the Minutes of the February 9, 2022 Planning Commission Meeting
Motion by Commissioner Lacey, second by Commissioner Aasen to approve the minutes of the February 9, 2022 Planning Commission meeting.
Motion carried.

6. Consent Agenda
Motion by Commissioner Urbanski, second by Commissioner Brass, to approve the Consent Agenda as follows:

a. Recommend Approval of the Final Site and Building Plan for 212 Medical Center/Ridgeview Medical Center/PC #2022-13

Motion carried.

7. ACTION ITEMS

7.A. PUBLIC HEARING: Recommend Approval of the Preliminary Site & Building Plan, Preliminary Plat and Rezoning for Chaska Creek Industrial Phase 3/Oppidan/PC #2022-14
City Planner Hanson presented the item to the Commission and noted that following a recommendation from the Commission, this item will appear before the City Council on March 21, 2022.

Commissioner Urbanski asked for a quick explanation of where stormwater will be going on this site.

City Planner Hanson noted that there is a large stormwater pond situated on the northwesterly portion and then ponding on the south side. She pointed out the location of the current wetlands and noted that they would not be affected.

Commissioner Brass noted the parking/access/circulation portion of the staff report for the uses and size portions of the table are blacked out.

City Planner Hanson explained that there was nothing blacked out in the table and was just a formatting issue. She stated that the portion of the table that the Commission should look at is on the right side of the table.

Commissioner Olson stated that when it comes to the planting in the southwest corner, he would like to know the likelihood of the success of those plants especially with the berm. He asked if what they were planning would 'take' or if there would have to be a continuous replacement of them because they would die off.

City Planner Hanson noted that this berm is probably much larger than many the City has seen, but under those conditions, trees still do survive.

Community Development Director Kabat noted that one similar example that exists in the City would be Cloverridge near the United Health data center building where there is a pretty significant berm that is heavily planted and those trees have done pretty well.

Commissioner Urbanski asked if there was a requirement to irrigate the berms in order to help the trees survive.

City Planner Hanson explained that they have to irrigate portions where they are sodding and noted that they will probably have their own maintenance schedule in terms of watering.

Chairperson Dahlke opened the public hearing at 7:20 p.m.

Jay Moore, Oppidan Investment Company, explained that Phase I is under construction, with Phase II expected to begin in May. He noted that they had tried to replicate those projects and bring some continuity to the development so it looks like a planned industrial park. He stated that they held a neighborhood meeting and took into consideration things shared during the concept plan and explained that they were not here to disrupt families and homes and are trying to come up with a win/win product. He stated that from Creek Road, the site currently goes up about 14 feet where the building is which will all be dug down and explained that the loading area will be down 15 feet. He noted that they are trying to keep the height of the building as low in that grade as possible. He feels with the berm and the planting, which will be watered, their goal is to screen and shield it as best as they can.

Chair Dahlke asked if it would be the tenant's or building owner's responsibility to maintain the berm and the plantings.

Mr. Moore noted that typically, there is a landscape warranty of one year from the time they are planted and noted that there is even escrow money kept with the City in case something needs to be replanted.

Commissioner Brass stated that he understands it is highly unlikely to land a 90% manufacturing user in this market. He stated that the proof of parking is in the loading area and asked how trucks getting in and out for loading would be handled if everything was converted to parking.

Mr. Moore stated that the site and the parking lot is large enough to handle that amount of cars and employees if the building was converted to that type of use.

Brady Busselman, Sambatek, stated that the most likely scenario would be something in between, so they are parked out for a full manufacturing, but there would be some warehousing.

Commissioner Brass stated that he just wanted to ensure that there was a plan in place to handle loading and unloading in the unlikely event that they did get a manufacturer in this space.

Mr. Moore indicated that this is a 13 acres parcel out of 38 acres and they had tried to keep it as small as possible because they didn't want to disrupt the woods or the wetland in order to keep it as natural as possible, just to have additional parking.

Commissioner Brass confirmed that they were shooting for a primary user of office/warehouse. He asked about plans for trailer stalls.

Mr. Moore stated that they were not planning on any trailer stalls.

Bob Fanning, 11315 Wetzel Lane, noted that while he was pleased with what has been presented, he was not completely satisfied. He stated that when the trees on the berm are mature and have no gaps it will block most of the building, which he thinks is great, but noted that he had concerns about what would happen before they are mature or if they are not overlapping. He stated that if you look at the sight line to the top of the berm, they will be looking from their front door right at the loading docks and the trucks. He stated that he would like them to raise the berm a few additional feet to help with the sight lines. He noted that Commissioner Olson brought up a good point about the possibility of the trees dying. He explained that his other main concern is the western edge because there is no berm and only about 12 trees shown on the plans and it slopes down so the view from the neighborhood of the western side of the building will be unobstructed which he feels makes the screening incomplete. He stated that even if they plant trees, because the ground slopes down so much, it will take a long time before the trees can even be seen. He stated that he is also concerned with the sketch of something that appears to be shown out in the field along Wetzel Lane.

City Planner Hanson stated that she thinks what he is referring to may be a layer from the stormwater pond but noted that there are no plans to do anything in that area.

Mr. Fanning explained that he just wanted to verify that this was not expanding beyond what has already been talked about.

Chairperson Dahlke closed the public hearing at 7:31 p.m.

Commissioner Brass asked about the proposed height of the berm.

City Planner Hanson stated that it approximately 20 feet from the grade of the loading area.

Commissioner Brass asked about the caliper of the trees propose.

City Planner Hanson stated that the ones on this side are proposed to start at 8 feet tall.

Chair Dahlke asked about the building height.

City Planner Hanson explained that the building will be about 37 feet on the back side.

Commissioner Olson stated that he has concerns about the berm and the depth in order to be able to create constant screening. He stated that even if evergreens are put on the berm, there is not enough space to stagger them enough to actually create a screen that will be meaningful for at least the first 5 years. He noted that as it wraps around to the western side, there is not room to do much of anything and does not feel like there is enough of a break between the building and Wetzel Lane.

Commissioner Brass stated that with the berm, he would assume in that location they cannot have one there because of the drainage pond and the road level.

Mr. Busselman explained that this was correct and noted that there will be trees and they are planning, based on a comment, to add more.

Commissioner Brass asked if these trees would also start at 8 feet.

Mr. Busselman believes the install height will be 6-8 feet.

Commissioner Brass noted that he realized it would be expensive to increase the height of the entire berm a few feet and asked if there may be a possibility to just raise it for the sight line mentioned by Mr. Fanning.

Mr. Moore stated that they can work with staff but noted that the Code is very extensive with a lot of trees. He explained that if there was a way to soften the Code with regard to the number of trees so there could be less trees, but make them larger, they would be open to a compromise.

City Planner Hanson stated that she feels that there are ways to bolster the plantings and still meet City Code.

Mr. Moore reminded the Commission that they have met all the setbacks and distances and explained that it was critical that they keep the building dimensions as planned.

Commissioner Brass stated that he thinks this is a great project.

Commissioner Olson stated that it is a continuation of what is over on the north side and the key part is that it is getting closer to residential with this project. He stated that he thinks there are opportunities to refine things to address that as they get further into the details. He asked about the southside of the roundabout and if it would just be driveway width.

City Planner Hanson explained that in the interim with this building being there, it will just be a driveway for their use. She stated that there were not going to construct the full width here until it is needed to the south, so it will be used as kind of a bituminous driveway access into the rear portion of their site.

Community Development Director Kabat noted that the right-of-way really serves to provide a crossing of the ravine as the industrial area to the south develops to a level where the traffic demand warrants it.

Motion by Commissioner Brass, second by Commissioner Urbanski, to recommend to the City Council approval of the Preliminary Site & Building Plan and Preliminary Plat for Chaska Creek Industrial Phase 3, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    - . Title Sheet (pg C1.01), prepared by Sambatek, dated January 4, 2022
    - a. Existing Conditions Plan (pg C2.01), prepared by Sambatek, dated February 22, 2022
    - b. Site Plan (pg C3.01), prepared by Sambatek, dated February 23, 2022
    - c. Site Plan – Proof of Parking (pg C3.02), prepared by Sambatek, dated February 23, 2022
    - d. Grading Plan (pg C4.01), prepared by Sambatek, dated February 23, 2022
    - e. Grading Plan Notes (pg C4.02), prepared by Sambatek, dated February 23, 2022
    - f. Grading Plan – Future Road Improvements (pg C4.03), prepared by Sambatek, dated February 23, 2022
    - g. Erosion Control Plan – Phase I (pg C5.01), prepared by Sambatek, dated February 23, 2022
    - h. Erosion Control Plan – Phase II (pg C5.02), prepared by Sambatek, dated February 23, 2022
    - i. Erosion Control Plan – Notes (pgs C5.03-5.04), prepared by Sambatek, dated February 23, 2022
    - j. Erosion Control Plan – SWPPP (pgs C5.05-5.06), prepared by Sambatek, dated February 23, 2022
    - k. Utility Plan (pg C6.01), prepared by Sambatek, dated February 23, 2022
    - l. Detail Plan (pgs C9.01-9.04), prepared by Sambatek, dated February 23, 2022
    - m. Landscape Plan (pg L1.01), prepared by Sambatek, dated February 23, 2022
    - n. Shrub Plan (pg L1.02), prepared by Sambatek, dated February 23, 2022

o. Landscape Details and Notes (pg L1.03), prepared by Sambatek, dated February 23, 2022
p. Screening Exhibit Plan (pg L1.04), prepared by Sambatek, dated February 22, 2022
q. Landscape Screening Exhibit (pg L1.03), prepared by Sambatek, dated December 30, 2021
r. Photometric Plan, prepared by Pulse, dated February 6, 2022
s. Truck Turning Exhibit (pg EX1.02), prepared by Sambatek, dated February 22, 2022
t. Preliminary Plat, prepared by Sambatek, dated January 31, 2022
u. Preliminary City Submittal – Conceptual Floor Plan, prepared by Mohagen Hansen, dated January 3, 2022
v. Preliminary City Submittal – Conceptual 3D Images, prepared by Mohagen Hansen, dated January 3, 2022
w. City Submittal – Exterior Elevations, prepared by Mohagen Hansen, dated January 3, 2022
x. City Submittal – Exterior Materials, prepared by Mohagen Hansen, dated January 3, 2022

2. Adherence with the City Engineer's Memo dated March 9, 2022.
3. For businesses sharing the same façade, the same or a similar method of signing must be used for all parties desiring to place a sign on the façade.
4. Provision of all proposed signs to meet Section 10 of the Zoning Ordinance.
5. Provision that wall signs cannot be internally illuminated on the west and south facades.
6. Mechanical equipment for each building to be fully screened from view and to meet Section 9.11.6 of the zoning ordinance.
7. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
8. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
9. Provision that all wall mount lighting be mounted no higher than 18 feet.
10. Provision that only 3 wall mounts maximum are shown on the west façade, and to be addressed on the lighting plan at final submittal.
11. Provision that all pole lights will be no higher than 25 feet.
12. Provision of a storm water management plan meeting City, Carver County WMO and any other applicable agency standards.
13. Utility connections to each lot to adhere to City standards and be approved by the City Engineer.
14. Provision of sidewalks on both sides of all local streets.
15. Provision of a City trail on the west side of Chaska Creek Boulevard.
16. Provision of a 60 feet Right of Way width for all local streets.
17. Provision of additional coniferous trees be added to the west edge of the site between the stormwater pond and berm, and to be addressed at final submittal.
18. Provision of additional trees around the edge of the retaining wall on the northeast portion of the site, and to be addressed at final submittal.
19. Provision of retaining wall details meeting Section 15.28.100F of the zoning code, and addressed at final submittal.

Motion carried.

Motion by Commissioner Brass, second by Commissioner Aasen, to recommend approval of the rezoning for Chaska Creek Industrial Phase 3 from Rural Residential (RR-2) and Open (O) to Planned Industrial District No. 10 (PID-10).

Motion carried.

7.B. PUBLIC HEARING: Recommend Approval of the Preliminary Plat and Rezoning for Ensconced Woods/Johnson-Reiland Builders and Remodelers/PC #2022-17

City Planner Hanson presented the item to the Commission and noted that following the Planning Commission recommendation this item will be on the City Council agenda on March 21, 2022.

Commissioner Urbanski stated that this project has significant outlots and asked who would be responsible for those after it is built out.

City Planner Hanson stated that the City would be responsible for all of the outlots.

Commissioner Baswa stated that the access road to this property comes from a different property and asked if the construction traffic would come through that access.

City Planner Hanson explained that the construction traffic is proposed off of the existing Carlson driveway so it will be a matter of working with Carver County on the timing of that and how long they would be able to utilize it.

Commissioner Baswa asked if there were any meetings conducted with the other community that is already there to make sure they do not have any concerns because this will be a significant increase in traffic.

City Planner Hanson stated that when they went through the concept plan they conducted a neighborhood meeting and knows that they have had communication with the neighbors and they have been involved in the process.

Commissioner Brass asked about the Robling house that is staying if there would be a wooded area in between.

City Planner Hanson stated that there are a scattering of trees, but not heavy wood cover. She stated that there are some yard trees, but with the utilities that need to come through, those will be removed.

Commissioner Olson stated that one thing that was missing was the tree counts of what is being saved and what will not be saved.

City Planner Hanson stated that there are roughly 2,200 trees that were inventoried on the site, with roughly 1,300 of that total saved and just under 900 to be removed.

Commissioner Olson stated that he would like to know how many of the 1,300 are part of the steep slope.

Chair Dahlke stated that most of the trees that will be eliminated are the post-agricultural scrub.

City Planner Hanson agreed and noted that the non-native area is the critical area of where the street system and utilities need to go. She stated that is the portion where there is little to no trees being saved and they wanted the priority areas to have preservation since they had more quality.

Commissioner Brass asked how far this is from a tot lot or other playground.

City Planner Hanson stated that she believes the nearest park will be the proposed community park otherwise it would require crossing the County road.

Commissioner Brass confirmed that there would be a park dedication fee with this project.

Chairperson Dahlke opened the public hearing at 8:00 p.m.

Paul Reiland, Reiland Builders, stated that this has been a challenging site which was why they chose it because it will have a lot of interest for the end user. He stated that they have spent a lot of time working with the City to ensure that the drainage will work which meant that some of the trees in certain locations were not able to be preserved so this could be addressed.

Gary Ross, 3863 Founders Path, asked for an explanation of whether the construction traffic would be coming down Founders Path or on the Carlson driveway.

Commissioner Brass stated that it would come off the driveway.

Mr. Ross stated that was his main concern but noted that on page 117 of the packet, within the land use paragraph, it states that the average lot size of Founders Ridge is .25 acres and noted that based on his calculations, it is actually .37 acres. He stated that he would also like to know why the setback was going from 30 to 25 and noted that it may be to save more trees, but explained that he wanted to make sure that they weren't just trying to squeeze too much in.

Chairperson Dahlke closed the public hearing at 8:04 p.m.

Commissioner Olson asked if Outlot B was also going to be a water retention pond.

City Planner Hanson confirmed that it would be used for ponding.

Commissioner Urbanski asked if they would all be wet ponds or if there would be dry areas for overflow.

City Planner Hanson stated that she believes they would be a mix.

Nick Polta, Pioneer Engineering, stated that there will be a mix of basins with some being straight infiltration basins, some wet ponds with filtration basins, and a few rain gardens in order to meet both the City and the County requirements.

Chair Dahlke stated that he likes the look of this neighborhood.

City Planner Hanson noted that there was someone on Zoom who had their hand raised.

Jared Palma, 3860 Founders Path, stated that he has concerns about the amount of traffic that will come from adding 30 additional houses as well as the proposed 90 further west. He stated that he is slightly confused about the lack of a separate entrance.

City Planner Hanson stated that Carver County has jurisdiction over the County Road, so they analyzed this from an access standpoint and, per their policies, there was never an access plan for this portion of the roadway. She explained that the County have reviewed and analyzed this and provided comments to say no additional access on this road.

Commissioner Brass stated that the other development referenced by Mr. Palma of 90 homes will have a separate access, so the increased traffic will only come from this development.

Motion by Commissioner Olson, second by Commissioner Lacey, to recommend to the City Council approval of the of the Ensconced Woods Preliminary Plat for a 29-lot subdivision on 25 acres of land, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
   . Project Narrative (pgs 1-9), prepared by Paul Reiland, Johnson-Reiland Builders and Remodelers, dated January 20, 2022
   a. Cover, prepared by Pioneer Engineering, dated February 17, 2022
   b. Legend, prepared by Pioneer Engineering, dated February 17, 2022
   c. Existing Conditions, prepared by Pioneer Engineering, dated February 17, 2022
   d. Preliminary Plat, prepared by Pioneer Engineering, dated February 17, 2022
   e. Preliminary Removal Plan, prepared by Pioneer Engineering, dated February 17, 2022
   f. Preliminary Overall Site & Construction Access Plan, prepared by Pioneer Engineering, dated February 17, 2022
   g. Preliminary Site Plan (pgs 2.2 & 2.3), prepared by Pioneer Engineering, dated February 17, 2022
   h. Preliminary Overall Grading Plan, prepared by Pioneer Engineering, dated February 17, 2022
   i. Preliminary Grading Plan (pgs 3.2 & 3.3), prepared by Pioneer Engineering, dated February 17, 2022
   j. Preliminary Erosion Control Plan (pgs 4.1 & 4.2), prepared by Pioneer Engineering, dated February 17, 2022
   k. Stormwater Pollution Prevention Plan, prepared by Pioneer Engineering, dated February 17, 2022
   l. Preliminary Seeding Plan, prepared by Pioneer Engineering, dated February 17, 2022
   m. Preliminary Details (pgs 7.1-7.3), prepared by Pioneer Engineering, dated February 17, 2022
   n. Preliminary Overall Utility Plan, prepared by Pioneer Engineering, dated February 17, 2022
   o. Preliminary Sanitary Sewer & Watermain Plan (pgs 9.1 & 9.2), prepared by Pioneer Engineering, dated February 17, 2022

p. Preliminary Storm Sewer Plan (pgs 10.1-10.3), prepared by Pioneer Engineering, dated February 17, 2022
q. Landscape Plan, prepared by Pioneer Engineering, dated February 17, 2022
r. Tree Preservation (pgs T1-T6), prepared by Pioneer Engineering, dated February 17, 2022

2. Adherence with the City Engineer's Memo dated March 9, 2022.
3. Provision that all lot lines are outside of wetland areas and their required buffers.
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 of sidewalks on both sides of all local streets up to the bulb of cul de sacs.
7. Adherence to the following building setbacks:
   . Front (house): 25 feet
   a. Rear: 25 feet
   b. Side(house/garage): 7.5 feet
   c. Side (corner): 15 feet
8. Adherence to the 125 foot centerline building setback from County Road 44.
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 anti-monotony and design requirements zoning ordinance (Section 15.28.290).
11. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope.
12. 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.
13. Provision of a storm water management plan meeting City and Carver County WMO standards.
14. Provision of a construction traffic plan to utilize the existing Carlson driveway and in adherence with Carver County requirements.
15. No direct vehicular access onto County Road 44 will be permitted.
16. Provision that 360-degree architecture shall be provided for all corner lots and all lots whose rear or sides are visible from public right's-of-way or across from open spaces, more specifically for these lots as seen in the preliminary plat of Ensconced Woods dated February 17, 2022:
    . Lots 1 & 8, Block 1
    a. Lot 2, Block 2
    b. Lot 2, Block 5

Motion carried.

Motion by Commissioner Olson, second by Commissioner Brass, to recommend approval of the rezoning for Ensconced Woods from Low Density Residence (R1) and Open (O) to Planned Residential District No. 81 (PRD-81).

Motion carried.

<u>7.C. PUBLIC HEARING: Recommend Approval of the Preliminary Plat and Rezoning for Rivertown Heights/DR Horton/PC #2022-16</u>

City Planner Hanson presented the item to the Commission and noted that this project will be on the March 21, 2022 City Council meeting.

Commissioner Brass noted that he has displeased that there were no plans for including a playground. He understands that there were will be a big City park there in the future, but as of now, there is nothing there.

Chair Dahlke asked what the plans were with relation to the City park.

Community Development Director Kabat explained that, part of this project has caused the City the need to dive into at least having an understanding of the grading and the water treatment for the park. He noted that he would suspect, with this development occurring it begins to push the need to begin phasing in components of the park. He stated that he did not have a date to put to anything but there will be some fairly significant development in the area in the near future and would say it is probably closer to 5 years out rather than 10 years out.

Commissioner Olson asked about sidewalks, in particular, for Laurel Court in the southern section. He explained that he would like to know where the bulb technically starts because it doesn't look there are any sidewalks in the street at all.

City Planner Hanson stated that from a maintenance standpoint, they don't recommend putting sidewalks through a smaller extension of road like that because it is harder to maintain, especially during snow season.

Commissioner Olson stated that he is concerned that there are 9 houses in that section and there is no sidewalk at all, which seems a bit high to him.

City Planner Hanson stated that the City has other cul-de-sacs with roughly the same amount of houses that also do not have sidewalks. She reiterated that in this instance, there is no benefit and it becomes a maintenance issue.

Commissioner Olson asked about Carver Path and noted that there does not appear to be any kind of divide between the two areas. He asked if there would be any buffer divide between the existing house and the new homes.

City Planner Hanson stated that nothing is shown in the landscape plan, so this would be a question for the developer.

Commissioner Baswa asked about the connection road with Founders Path and Carver Path. He stated that with the previous agenda item there was discussion that the County would not allow any additional entry points other than Founders Path, but this one shows an entry point on Big Woods and one more future one but this still connects the two communities. He asked if the existing community had any concerns about this connection.

City Planner Hanson stated that she cannot speak for the residents, but what makes this development different than the previous one is that they do have two, and ultimately three, points of release from it and would imagine that most of these lots will be coming directly off County Road 44 versus going through the existing development.

Commissioner Brass confirmed with City Planner Hanson that there would be a connection to the future collector road in Phase I.

City Planner Hanson explained that the collector route will be triggered by the community park and the elementary school.

Commissioner Urbanski asked about the back to back ponds in Founders Ridge and if it would be possible to recommend a path from the cul-de-sac in Founders Ridge to where the new road is coming in adjacent to the City park.

City Planner Hanson stated that this area is very challenging from a topographical standpoint because it is basically a creek bed so it is unlikely that there would be a pedestrian crossing through there.

Commissioner Urbanski explained that he was just trying to find a way to get the kids over to the park and the school. He asked if rather than putting two ponds back to back if there was a way to join them and questioned whether that would make things more cost effective for the City with regard to future maintenance.

City Planner Hanson stated that she believes that option was explored and explained that she believes that there was a reason as to why they are not connected.

Commissioner Baswa asked if there were any entries into the proposed new City park from these communities.

Community Development Director Kabat explained that as the City begins a very preliminary look at how the park will lay out, for vehicle access, they are really trying to concentrate that off of the collector road. He stated that they are looking at creating some paths and things for pedestrian access from these areas.

Chairperson Dahlke opened the public hearing at 8:34 p.m.

Deb Ridgeway, DR Horton, stated that they are excited about this new project and are hoping to break ground in the spring with new home construction in the fall.

Commissioner Brass asked about the 4-way intersection where Phase I cuts off and Phase II starts and inquired if there would be a stop sign in this location.

Ms. Ridgeway stated that there probably will be a stop sign for one way.

Commissioner Brass explained that his concern is the length of that road as one long chute with relation to speeding. He stated that he would like to see some sort of speed mitigation in this area.

Ms. Ridgeway stated that as they bring forward their final plans, they will work with staff and the City engineer and see what they recommend for that section of the roadway.

Commissioner Olson asked if there had been any conversations with the house at Carver Path at Block 6, Lots 1 – 3 area regarding screening.

Ms. Ridgeway stated that they had not had any one on one conversations with them. She explained that they have one neighborhood contact who serves as the point person for the neighborhood and can reach out about this when they meet with them again. She stated that they can look at providing some additional trees or screening in this area.

Commissioner Olson stated that he would also like some clarification for the strip of land where the lot does not go all the way to the edge of the development.

Ms. Ridgeway stated that she believed that was for access to that side of the pond.

Commissioner Olson reiterated that he would like clarification for this strip of land because if nobody has ownership, then nobody will take care of it.

Ms. Ridgeway stated that they can work with staff on that when they do the Final Plat.

Commissioner Brass asked about screening between Carver Path and the houses that will face each other.

Ms. Ridgeway stated that they will be providing additional trees back there and noted that they had shared this plan with the neighborhood group prior to tonight's meeting.

Commissioner Olson asked about the drainage issue that was mentioned and whether their grading plans were for natural grading or something else.

Ms. Ridgeway stated that they do have a storm sewer line proposed in that area but they are continuing to work on the final grading plan. She stated that the believe all of the farm land is going that way, so by putting streets in and grading these specific lots, it will help prevent the current drainage issues behind those homes.

Gary Ross, 3863 Founders Path, asked if Shenandoah would be extended in order to connect with Founders Path to give a third option to get out of the neighborhood because the number of houses in this area of the neighborhood will double. He stated that if they did this, they would give the homeowners access to a roundabout.

City Planner Hanson stated that there will be access at this point and believed that Mr. Ross's question was with regard to the timing of this connection.

Mr. Ross asked if that connection could be done with this project in order to alleviate some of the traffic that will result from only having two access points.

Commissioner Brass stated that he believes Mr. Ross is actually referring to Savannah.

Community Development Director Kabat stated that this is something that the City can continue to evaluate, but explained the intent had been that in order to do this in a financially sound way, that there be more development out there in order to support the collector road. He noted that he understands Mr. Ross's idea but believes it will also help that Percheron will be extended as part of this project.

Mr. Ross asked about the two ponds and noted that the one pond that is in the Founders Ridge neighborhood has been used for irrigation of the boulevards in the neighborhood. He explained that the areas between the sidewalk and the street has irrigation piping and the pump is located in the pond.

Commissioner Brass asked if he was understanding correctly that Mr. Ross was saying that there was underground irrigation for his whole neighborhood.

Mr. Ross clarified that it was only done for Phase I but noted that he was not sure if the City was aware of the pump and its purpose. He asked if there could be a 4-way stop at Founders and Percheron and noted that they currently have problems with people speeding along Founders Path. He asked if there would be a walkway to get down to Schram's Haus Brewery, and a pedestrian path to get to the City park as a way to feed to the kids through the park in order to keep them off of the busier streets on their way to school.

Commissioner Brass stated that staff had stated earlier that a pathway would be difficult.

City Planner Hanson stated that staff can take another look, but from what they have seen in the field, it is a steep topographical relief.

Community Development Director Kabat noted that City Planner Hanson is kindly omitting the fact that he fell into that ravine.

Chairperson Dahlke closed the public hearing at 8:48 p.m.

Commissioner Olson stated that in the past there was a question about the possibility of mirroring the island that is on the north side of Percheron and asked about the status of that discussion.

City Planner Hanson stated that from a City standpoint this would be something that is up to the developer if that would be something they would want to include. She noted that it would be a maintenance piece that they would have to undertake but believes their intent right now is not to have an HOA which they would have to have in order to maintain this.

Commissioner Brass reiterated that he is displeased that there are no parks proposed, even though the big City park is coming sometime in the future. He stated that there are also a lot of houses that face other houses, but understands that will be up to the market and the buyers. He stated that he has concerns about houses crammed in facing other houses with no view, which he feels is unpleasant. He explained that he will not vote against this project because of these concerns, because this is a free market.

Commissioner Olson stated that he agreed that this was disappointing. He stated that he thinks it is worth asking about these things because nobody is there yet.

Commissioner Brass stated that he wanted to make sure that all of this information is disclosed and people know what their view will be.

Motion by Commissioner Lacey, second by Commissioner Aasen, to recommend to the City Council approval of the Rivertown Heights Preliminary Plat for a 90-lot subdivision on 40 acres of land, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
   . Preliminary Plat Narrative (pgs 1-3), prepared by DR Horton, dated February 15, 2022
   a. Cover, prepared by Westwood, dated February 16, 2022
   b. Existing Conditions, prepared by Westwood, dated February 16, 2022
   c. Preliminary Plat – Overall & Phasing Plan, prepared by Westwood, dated February 16, 2022
   d. Preliminary Plat (pgs 4-5), prepared by Westwood, dated February 16, 2022
   e. Preliminary Grading, Drainage & Erosion Control – Overall, prepared by Westwood, dated February 16, 2022
   f. Preliminary Grading, Drainage & Erosion Control (pgs 7-11), prepared by Westwood, dated February 16, 2022
   g. Preliminary Utility Plan – North, prepared by Westwood, dated February 16, 2022
   h. Preliminary Utility Plan – South, prepared by Westwood, dated February 16, 2022
   i. Street Profiles (pgs 14-15), prepared by Westwood, dated February 16, 2022
   j. Details (pgs 16-18), prepared by Westwood, dated February 16, 2022
   k. Preliminary Landscape Plan – Overall, prepared by Westwood, dated February 16, 2022
   l. Preliminary Landscape Plan (pgs 20-23), prepared by Westwood, dated February 16, 2022
   m. Preliminary Landscape Notes & Details, prepared by Westwood, dated February 16, 2022
   n. Tree Preservation Plan – Overall, prepared by Westwood, dated February 16, 2022
   o. Tree Preservation Plan (pgs 26-29), prepared by Westwood, dated February 16, 2022
   p. Tree Preservation Data, prepared by Westwood, dated February 16, 2022
   q. Slope Analysis – South, prepared by Westwood, dated March 3, 2022
2. Adherence with the City Engineer's Memo, dated March 9, 2022.
3. Adherence with the Carver County Public Works Memo, dated November 4, 2021.
4. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope.
5. Provision that all lot lines are outside 30 foot no grade/no mow setback from wooded steep slopes where possible and to be shown on the final submittal.
6. Adherence to the City's Boulevard Tree Policy and local street section design.
7. Provision that boulevard trees are placed between the sidewalk and street.
8. Provision of sidewalks on both sides of all local streets up to the bulb of cul de sacs.
9. Provision to include a sidewalk on the west side of Block 3 between Founders Path and Devonshire Lane, and to be shown on the final plans.
10. Adherence to the following building setbacks:
    . Front (house): 25 feet
    a. Rear: 20 feet
    b. Side(house/garage): 7.5 feet
    c. Side (corner): 15 feet
11. Adherence to the 125 foot centerline building setback from County Road 44.
12. Adherence to the 100 foot centerline building setback from the future collector road (Savanna Way).
13. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.

14. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).
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 that adequate maintenance accesses are provided for the stormwater ponds, to be located in separate outlots, and to be shown on the plans at preliminary submittal.
18. No direct vehicular access onto County Road 44 or the future collector road/Savanna Way.
19. Provision of temporary cul de sacs at the two stub streets abutting the Carlson property, and to be reviewed and approved by the City Engineer.
20. Provision of a buffer sign plan along the wooded steep slope no grade/no mow line, and to be addressed at final submittal.
21. Provision of a signage plan that addresses the future ballfields/lights from the community park and to be addressed at final submittal.
22. Provision that 360-degree architecture shall be provided for all corner lots and all lots whose rear or sides are visible from public right's-of-way or across from open spaces, more specifically for these lots as seen in the preliminary plat of Rivertown Heights:
    . Lots 1-11, Block 1
    a. Lots 1 & 8, Block 2
    b. Lots 1, 7, 9 & 16, Block 3
    c. Lots 1 & 8, Block 4
    d. Lots 1 & 13, Block 5
    e. Lot 3, Block 6
    f. Lot 1, Block 7
    g. Lots 1, 7, 15 & 16, Block 8
    h. Lot 1, Block 9

Motion carried.

Motion by Commissioner Urbanski, second by Commissioner Baswa, to recommend approval of the rezoning for Rivertown Heights from Open (O) to Planned Residential District No. 82 (PRD-82).

Motion carried.

<u>7.D. Recommend Approval of the Concept Plan for Hazeltine Plaza Apartments/Trident Development/PC #2022-18</u>

Community Development Director Kabat presented the item to the Commission and noted that this will be on the City Council agenda for March 21, 2022.

Commissioner Lacey assumes that places like Starbucks and Chipotle will appreciate the additional foot traffic. He stated that this is a big parking lot and asked about the design and if people would travel across that large space either by foot or car. He asked, for example, about a person at Chipotle and if they would have to enter at some sort of portal in order to access the building, because that is their destination.

Community Development Director Kabat stated that he thinks part of what would need to see through this process would be cross accesses. He stated that one thing that will be crucial is making it clear that the parking in place for residential is not there for the commercial uses. He stated that it will be a design issue to ensure there is separation but also cross access.

Commissioner Lacey asked if the exterior of this development was designed to match what is across 41 at Chaska Heights and those developments near the Dairy Queen.

Community Development Director Kabat stated that this would be something for the developer to weigh in on but does not think they have gotten to the point of design renderings for the exterior of this facility but have indicated an interest in incorporating Chaska brick. He stated that as this moves into Preliminary they will want to see how the design fits into the surrounding area.

Commissioner Gaare stated that the loss of the retail space, if this project moves forward, in an area that was designed for that purpose is concerning. She stated that it appears as though the idea of marketing the space for future use as retail or restaurant space is pessimistic.

Community Development Director Kabat suggested that this be addressed by the developer and the property owner but noted that the retail market has really changed with a larger move towards on-line retail.

Commissioner Gaare stated that the size of the apartment complex appears as though it will dwarf Kohl's which she thinks should be taken into consideration as far as aesthetics. She stated that with relation to parking, she would 'foot stomp' the importance what has already been discussed.

Commissioner Brass stated that his perspective, as a commercial broker, is that this is a very creative idea and he is in support of looking at multi-family in this location. He agreed that the junior box retail area has changed and he did not feel it would happen. He stated that it will be challenging and noted that the current access is a bit of a mess with people sort of shifting and cutting through the area. He stated that his concern would also be the parking and suggested that in the section that touches the Kohl's wall there could be an elevated island with bushes so there isn't foot traffic for people to park there and walk around the corner to the store. He asked about the proposed breezeway and if there was a reason for it beyond it being the developer's signature design element. He reiterated that overall he likes the concept, but just thinks it will be a bit challenging.

Chair Dahlke noted that this space has been a challenge for many years.

Commissioner Brass asked if there had been any feedback from Hazeltine.

Roger Fink, Trident Development, stated that some of the parking input that the Commission have introduced will be fun to solve. He stated that he had been thinking they could do some case studies around Southdale and Galleria area where they have seen apartment complexes popping up and see how they have addressed some of these same type of issues. He stated that the breezeway passes under the building and explained that its purpose was because they had understood from earlier correspondence with Kohl's that they are going to insist on maintaining that access drive. He explained that their thought was to develop around the existing driveway and leave it as it is and build over the top of it which would be a unique feature just for this site. He stated that they have gotten in touch with Kohl's real estate department in Menomonie, WI and have sent them some concepts so they are beginning their review process. He stated that he had spoken with Eric Rule, the General Manager at Hazeltine, a few weeks ago about the possibility of using the clubhouse for a potential neighborhood meeting. He explained that he had given Mr. Rule an overview of their concept and through the conversation, he got the impression that the golf course would not support the idea of this large apartment building right across the road from them. He stated that although Mr. Rule was invited to the neighborhood meeting, he did not attend. He noted that Trident had developed the Chaska Heights Senior Living facility as well as the Lake Jonathan Flats apartments in the City. He stated that this site appeals to them in terms of employment base, recreation, goods and services, as well as access to 41 and 212.

Commissioner Brass asked if Trident would be long-term owners.

Mr. Fink explained that their business model had always been to build and operate income producing properties for their own portfolio. He stated that they have built 25-30 properties over the last 16 years with somewhere around 5,000 units and for the most part, they still own all of those properties. He noted that they have sold some apartments, for example Lake Jonathan was traded last year. He explained that they have been finding that the capital markets are quite aggressive and have brought offers that are hard to turn down.

Commissioner Brass asked if these would be market rate apartments.

Mr. Fink stated that they were market rate apartments that will be a mix of studios, 1 bedroom, 1 bedroom/dens, and 2 bedrooms. He stated that they will examine the market demand for 3 bedroom units as things move forward which is bit trickier market. He explained that they see this project as appealing to a more affluent renter population, similar to Lake Jonathan population.

Commissioner Brass asked if they were thinking more middle of the market, or more high end.

Mr. Fink stated that he did not think they were going to try to be a high-end, luxury apartment product.

Commissioner Brass reiterated that he thinks this is a good, creative way to use the property and hopes that they can make this work.

Commissioner Urbanski stated that he thinks everyone agrees that parking will be an issue for this project and asked about the plan for 88 indoor spots for 116-124 units. He asked how they would determine who would get a parking spot and who would not.

Mr. Fink stated that for a four-story building with underground parking, you can almost never get 1:1 and noted that they have done some other creative things in the past, like providing at grade parking inside the building, but that eliminates units, so it ends up being a trade-off.

Commissioner Urbanski noted that in a few of the photos provided it appeared that there was some commercial/retail on the main level and asked if that was being planned in this instance.

Mr. Fink stated that one building appeared to have commercial on the first floor, but, similar to their Richfield property, it has the look of a retail store front, but it is actually common area and recreation area. He clarified that they are not proposing any retail or commercial space within their building.

Commissioner Urbanski noted that it may be the perfect spot for the '19th Hole'.

Commissioner Baswa asked about the 88 underground parking stalls and if they would be spread across the entire building.

Mr. Fink stated that they would be situated under the entire footprint of the building. He explained that the Kohl's driveway would essentially drive over the top of the deck of their underground parking structure.

Commissioner Olson asked when this switched in the Comprehensive Plan to Mixed Residential.

Community Development Director Kabat stated that the Mixed Residential guides for both residential and commercial/office and other complementary uses that would fit. He explained that the City is currently operating off of the 2040 Comprehensive Plan but noted that the 2030 Comprehensive Plan provided the same guidance for this site.

Commissioner Olson stated that he is not too keen about this concept. He understands that it has been vacant and they are trying to do some sort of junior box which has not happened, but he did not think this was the right location for a four-story apartment building overlooking Hazeltine as well as other office spaces. He stated that he understands this is a challenging lot, but would say that he is not looking forward to this project moving forward.

Chair Dahlke stated that he thinks this project is perfect for this location.

Commissioner Olson noted that the City will need to change the zoning for this because it doesn't fit the intent of the land, so this is where the City has this type of discussion.

Commissioner Gaare stated that she feels it is key as to see what will happen around it as they go forward.

Commissioner Olson stated that he thinks they need to consider the intent and what impact it will have and reiterated that he was not 'feeling it' for this proposal.

Chair Dahlke encouraged Mr. Fink to continue attempting to communicate with Hazeltine.

Motion by Commissioner Urbanski, second by Commissioner Brass, to recommend to the City Council approval of the Hazeltine Plaza Housing Development - Concept Plan (PC#2022-18), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
   . Concept Application Narrative Letter Signed (pgs 1-4), submitted by Trident Development, LLC, dated 01/31/2022
   a. Project Summary (pgs 1-6), submitted by Trident Development, LLC, drafted by Kaas Wilson Architects, dated 02/01/2022
2. Approval of an amendment to the zoning (PCD-15), to include multi-family as a permitted use on Block 1, Lot 3 of Hazeltine Plaza.
3. Compliance with the zoning PCD-15 (ord. nos. 802 and 946).
4. Compliance with section 9.11 Building Design/Materials for Multi-Family Residential.
5. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
6. Provision of 360 degree architecture be used on all facades.
7. Provision of material boards showing the proposed material selections for Hazeltine Plaza Housing Development.
8. Provision that if masonry is used that they are natural stone and/or full face modular brick in order to be considered Class I materials.
9. Provision of adequate sound proofing of the drive-under/breezeway to ensure noise does not conflict with residents.
10. Coordinate with the City Engineer to ensure that adequate site-lines are preserved at all access points to Hundertmark Road.
11. Provision of a landscape plan meeting all applicable requirements of Chapter 9.6 of the Zoning Code.
12. Provision of adequate screening and landscaping along all edges to be addressed at Preliminary submittal.
13. Adherence to the following building setbacks:
    . Hundertmark Road: 100 feet from centerline
    a. From southernmost property line: 30 feet
    b. From northernmost property line: 25 feet
14. Adherence to the following parking setbacks:
    . Hundertmark Road: 10 feet from right-of-way
    a. Hazeltine Boulevard: 10 feet from right-of-way
    b. Interior Property Lines: 5 feet
15. Provision of planting islands to be at least 10 feet in width.
16. Provision of lighting specs to be submitted with preliminary site plan submittal.
17. Coordination with the City Engineer for the provision of public utilities to the site.
18. Provision of a storm water management plan meeting City and Carver County WMO standards.
19. Provision of a traffic circulation plan that encourages residents to use the Hundertmark access points as the primary access, limits conflict points with main internal circulation drive aisles for commercial patrons and delivery vehicles, and provides safe pedestrian crossings from residential parking to all apartment building entrances.

20. Provision of parking plan that limits and discourages cross-access parking to ensure residential access.
21. Provision of a construction traffic plan to be coordinated and approved by the City Engineer at preliminary submittal.
22. Provision of review and approval of Kohl's per the existing Reciprocal Easement Agreement.
23. Provision of plan to relocate the existing pylon sign located at the north access to Hundertmark Road in a way that is acceptable to all existing businesses of Hazeltine Plaza and meets City sign ordinance.
24. Provision of a traffic impact study as directed in the body of this report, and to be submitted at preliminary submittal.

Motion carried 7-1 (Commissioner Olson opposed).

8. Other Business

8.A. Receive Other Meeting Minutes

8.A.i. Receive the December 20, 2021 and January 3, 2022 EDA Minutes
8.A.ii. Receive the January 3, January 24, and February 7, 2022 City Council Meeting Minutes
8.A.iii. Receive the January 11, 2022 Park Board Meeting Minutes

Commissioner Aasen

- Shared a bit of information on his background and experience

Chairperson Dahlke

- Welcomed Commissioners Aasen, Baswa, and Gaare to the Commission

10. Adjourn
Motion by Commissioner Urbanski, second by Commissioner Gaare, to adjourn the meeting at 9:45 pm.
Motion carried.

REQUEST FOR ACTION
CHASKA PARKS & RECREATION COMMISSION
05/10/2022

Subject: **Recommendation Regarding Guardian Angels Gym**

Prepared By: Marshall Grange, Parks and Recreation Director

Background:
The Guardian Angels Parish elected to close their school in 2021 because of declining enrollment and put the parish owned property south of 2nd street on the market. Community Asset Development Group (CADG) in partnership with Carver County Community Development (CCDA) is proposing to acquire and redevelop the property. The CCDA would own and renovate the building west of the alley and CADG would develop a new apartment east of the alley. A concept plan for this redevelopment has been submitted to the City for review and staff are seeking the Parks and Recreation Commission's recommendation to City Council regarding the gymnasium component of the site.

The current site consists of the following:

- Two story brick convent constructed in 1916 and currently used for church offices
- Three story brick school constructed in 1913
- Single story brick gymnasium and kitchen constructed in 1956
- Playground, open space, and interior courtyard
- A church owned single family home on 2nd street that is currently rented

Also located on the block are two privately owned parcels, a duplex at 201 2ND Street and a single-family home at 115 Pine St. The developer has had discussions with both owners and both are supportive of the redevelopment.

Project Goals

- Redevelop the Block 42 into uses that preserves its historic character and enhances the Chaska downtown
- Preserve Guardian Angels Church as a long-term community gathering place
- Preserve the existing historic buildings with uses that will be viable for the long term while at the same time maintaining the architectural integrity of the buildings
- Add high quality, multifamily apartments that add to the economic vitality of the downtown and neighborhood and take advantage of views of the river
- Maintain the community gathering aspects of the existing facilities especially the gymnasium

Redevelopment Strategy
The proposed redevelopment will consist of four separate elements

I. Redevelop the school building into 22 rental apartment units preserving the building's exterior architecture

II. Utilize the gym as a community gather place owned by a governmental entity or community nonprofit focused on providing activities for youth
III. Preserve the convent for offices on the first floor and storage above
IV. Redevelop the southeast portion of the site into a 44-unit market rate apartment with underground parking

The Gymnasium
Constructed in 1956, the gymnasium has been both an integral part of the parish and used as a community gathering place. One of our goals for the redevelopment to create agreements whereby the gym can continue to be a gathering place for both the parish and community. The gym space includes not only the athletic floor space, but also a commercial kitchen, stage, and restroom facilities. The building is planned to remain intact, although an upgraded HVAC system may be desirable and added locker/changing rooms may be necessary. The building is structurally sound and has been well maintained by the Church. Recently the Church and City partnered to create handicapped access to the building. All of the gym parking would be accommodated on the street. To add additional parking, it is proposed that the adjacent portion of First St be modified to add 15 angle parking spaces. The vision for the building is to enter into a long term lease with a public entity or local nonprofit to manage the facility as a venue for youth sport organizations and to be a facility for other community gatherings including parish related activities.

CADG approached the City to see if there would be interest in the gymnasium. City staff viewed this as a unique opportunity and met on several occasions to discuss the potential benefits. Staff also brought in RJM Construction to do a thorough walk through of the gymnasium to assess the conditions of the building envelope, HVAC, electrical, plumbing, fire protection, and commercial kitchen.

Staff recommendation:
Based on the findings from RJM Construction and other factors that will be shared at the May 10, 2022, Parks and Recreation Commission meeting, staff recommends the City does not enter into an agreement with CADG to lease or purchase the gymnasium.

PARKS AND RECREATION COMMISSION RECOMMENDATION TO CITY COUNCIL:
Recommend to City Council that the City should not enter into an agreement with CADG to lease or purchase the Guardian Angels gymnasium.