



AGENDA
CHASKA PLANNING COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Wednesday, September 14, 2022
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
 - 5.A. Approve the Aug 10th Planning Commission Meeting Minutes
6. Consent Items
 - 6.A. Recommend Approval of the Final Plat for Hidden Maples/Landmark Builders/PC #2022-53
7. Action Items
 - 7.A. PUBLIC HEARING: Recommend Approval of the Zoning Ordinance Amendment (ZOA) to Zoning Section 15.8 Administration and Enforcement/City of Chaska/PC #2022-49
8. Other Business
9. Receive Other Meeting Minutes
 - 9.A. Receive the August 1st, 2022 City Council Meeting Minutes
 - 9.B. Recieve the May 16th EDA Draft Meeting Minutes
10. Adjourn

**CHASKA PLANNING COMMISSION
MINUTES
AUGUST 10, 2022**

1. Call to Order

Chairperson Brass called the meeting to order at 7 pm.

2. Roll Call

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

Members absent: Commissioners Lacey and Rylee.

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

3. Adopt the Agenda

Motion by Commissioner Urbanski, second by Commissioner Aasen, to adopt the agenda as presented.

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Approve Previous Meeting Minutes

5.A. Approve the July 13, 2022 Planning commission Meeting Minutes

Commissioner Aasen asked for a correction to the roll call to note that he was present at the meeting.

Motion by Commissioner Aasen, second by Commissioner Baswa, to approve the minutes of the July 13, 2022 Planning Commission meeting, as amended.

Motion carried.

6. Consent Agenda

7. Action Items

7.A. PUBLIC HEARING: Recommend Approval of the Zoning Ordinance Amendment (ZOA) to Section 15.16 Planned Development Districts/City of Chaska/PC #2022-51

City Planner Hanson presented the item to the Commission.

Commissioner Olson asked why this action was necessary right now. He stated that the Commission had discussed the fact that there needed to be a deeper dive into the ordinance itself

and questions coming in right now to make changes that are essentially removing the word 'shall' and replacing them with 'should'.

Community Development Director Kabat stated that the reason this is coming forward now is that the understanding during the preview process was that staff would be taking an immediate look at this portion, which is consistent with past practice. He explained that in the past when a variance has moved forward with support from the Planning Commission and City Council, it has been a signal that perhaps the ordinance should be looked at to see if it can be tightened up and clarified. He noted that Chaska has a long history of rarely bringing forth variances, because of past practice, which has allowed a lot of discretion and flexibility applied to how Planned Use Districts are developed and utilized with an eye toward the outcome rather than towards being exact to the language of the ordinance. He noted that there has been a recent change in the attorneys that have been involved as well as in his position, as the Community Development Director. He stated that this new group of people felt that while there is nothing inherently wrong with the past practice, it doesn't align with how the language is written in the Zoning Code. He stated that they have acted as though the Planned Use Districts were using 'should' in the past where it actually says 'shall'. He explained that what they are attempting to do with this change is better align the established practice over the past few decades with the language in the Code. He stated that to answer the question of why they felt it should be done now was that they previewed it while going through the variance process and staff felt that both the Commission and the Council were desirous of moving forward with these changes. He stated that there is the larger audit that they intend to move forward with and are working on, but their focus will be in taking a look at what the Comprehensive Plan and specific area plan, as well as the Zoning Code and the Subdivision Ordinance in order to take a look at how well they are aligned with those broader objectives. He stated that right now, there are some conflicting messages within the Zoning Code so the idea is to take a look at how to align the Zoning Code with practice, the goals outlined in the 'plans' and also take a look at the conflict points and try to figure out how to provide a bit more clarity.

Commissioner Olson asked if that simply meant the City was trying to change the language to match the actions versus changing the actions to match the language. He stated that the Zoning Code has not been changed for many years and it sounds like he is saying that staff has acted in a way that was differing from what the ordinance said.

Community Development Director Kabat noted that he would not say it was just staff, but also the Planning Commission and the City Council. He stated that those groups have been approving zoning in a way that really has an eye towards the outcome and applying a lot of flexibility. He stated that he is saying that this language amendment will align with the established past practices that have been in place for decades and reiterated that it was not just staff but included the Planning Commission and the City Council.

Commissioner Olson stated that, however, it was staff presenting to these bodies.

Community Development Director Kabat stated that was correct, but then the Planning Commission also made a recommendation to the City Council.

Commissioner Olson stated that those recommendations were based on the information staff presented to them. He asked what contradictory terms there are currently between the Comprehensive Plan and the current Zoning Code.

Community Development Director Kabat noted that is what the broader audit would be looking at in greater detail. He explained that the change they are recommending this evening is really about putting the flexibility into the Planned Use District that has already been applied through practice over the past few decades.

Commissioner Olson stated that he would say from his seat as a Commissioner, that they do not know what the practice is, but know what the Zoning Ordinance is, what everybody has access to, and how activities should be managed. He stated that up until these most recent apartment building projects, he does not think there have been many variances that have caused staff to say that there is an issue.

Community Development Director Kabat stated that what he is trying to explain is that there has been some shift in thinking on how to interpret the Zoning Code. He stated that in the past, if the current thinking was applied, there would have been many more variances that would have come forward. He stated that what staff is trying to do tonight is act on the direction that they believe they have heard from the Planning Commission and the City Council. He noted that he wanted to make it very clear that they were not intended to impose anything on the Commission.

Chairperson Brass stated that he appreciated that action was taken right away rather than waiting another 6 months to take a look at a problem that has come up at the last few meetings. He stated that what he is hearing staff say is that by both the Commission and the Council approving these things, it sort of sets the stage that perhaps the Ordinance doesn't align with what the practice has been.

Commissioner Gaare stated that another way to look at it is that there is no value added in the variance approval process.

Chairperson Brass stated that with a PDD, or what other cities call a PUD, there is a lot of discretion. He reiterated that he likes to take care of problems right away so he does not have a problem with the timing of this action. He gave the example of recent applications that had different retail parking proposals that were approved differently than what the Code says, because parking practices have supposedly changed. He stated that there is a huge loop hole in the usable open space issue that he pointed out in the last meeting. He noted that by changing these words, it gives the Commission discretion to determine if a use is reasonable or not.

Community Development Director Kabat noted that there is a provision including tonight that would change how the City would look at parking and provide more discretion and flexibility. He stated that they will continue to visit this issue through the audit process, but for now, this language change gives the City some ability for flexibility. He pointed out that the recommendations are not to remove any of the metrics that exist in the Planned District portion of the code such as FAR, setbacks, and open space. He explained that those things still continue to be there, but they end up being advisory. He stated that this language change does not

remove the ability to look at these long standing targets but is looking at how they are evaluated, which he would argue is not really different than how it has been done in the past.

Chairperson Brass stated that he feels the proposed change gives the Commission more discretion on whether to approve developments or not.

Community Development Director Kabat noted that staff's perception of the proposed change is that this will put more onus on the developer for them to justify why they are suggesting other than what is recommended.

Commissioner Olson asked staff to elaborate on that point because he would see it as the opposite scenario and doesn't want this to turn into a 'wink, wink – nudge, nudge' scenario that just goes through.

Community Development Director Kabat stated that the way he envisions applying this is that if a developer is looking to diverge from the metrics and targets included in the Code there needs to be a good reason or justification for it.

Chairperson Brass stated that the metrics are still in place, but it would change it so there could be discretion and, for example, they would not have to go through hours of discussion over a variance that was just 5 feet.

Commissioner Urbanski stated that to simplify what this proposes is that a PDD is a unique project that has the developer work with the City to try to put together the best project that will fit, which means there needs to be a bit of give on both sides. He asked if this explanation was over-simplifying the proposed change to the language.

Community Development Director Kabat stated that this is often how they have approached things and agreed that this is the intent of a Planned District.

Chairperson Brass noted that in his professional career outside of the Planning Commission he has always felt that Planned Unit Developments such as this, give the cities more control.

Commissioner Olson asked how this verbiage compared to neighboring cities such as Chanhassen and Eden Prairie.

Community Development Director Kabat noted that he had not done a review to compare it against neighboring communities.

Commissioner Olson asked if it was reviewed when they were looking at communication.

Community Development Director Kabat stated that they can look at this and compare it but explained that the reason he approached the conversation about communication differently was because the direction they had received was that they did not feel their practice was adequate and wanted to learn from other communities that appeared to be doing it better. He explained that what he had heard in this situation was that the City didn't necessarily think its practice today was insufficient. He stated that he feels that the overall feeling was that they liked what they

were doing, but the Code didn't seem to be aligning with that practice which is why, from this perspective, he didn't see a strong need to take a look at what others were doing.

Chairperson Brass confirmed with Community Development Director Kabat that this recommendation was done in conjunction with the City Attorney.

Commissioner Baswa asked who would have more flexibility with this proposed changes between the City staff, the developer, or the Commission.

Community Development Director Kabat stated that from City staff's perspective, their objective and approach would not significantly change. He explained that their approach is always on applying the Code, understanding the Comprehensive Plan, understanding the broader goals of the Council, translating that and then applying it to any development that comes in. He stated that what he thinks it does change is the discretion that the Planning Commission has in its recommendations to the Council and changes the evaluation that the Council can do on these developments. He reiterated that he really didn't think this changed the City's 'practices' because it really just makes the Code match the already established practice. He shared examples of projects in the City where he felt a lot of creativity was included in the process such as Clover Ridge and Chaska Commons.

Chairperson Brass opened the public hearing at 7:36 p.m.

Wade Sorenson, 1456 Sophia Drive, noted that he would like to start with the same question that was raised by Commissioner Olson on why this change was being talked about right now. He stated that he feels this is being addressed now because of the next item on the agenda rather than waiting for the larger more comprehensive look into this ordinance that is apparently supposed to happen later this year. He stated that he believed this was being brought up in a rushed fashion because of the project on the Kohls property. He stated that with reference to The Gallery Apartments, the issue that caused all the variances to be required has to do with how the site is defined because it was a 5.7 acre site that the City called a 24 acre site and, in his opinion, basically ended up playing tricks with the numbers. He stated that those 'tricks' led to issues with the open space, but he feels the real issue was actually the floor area ratio. He reiterated that he feels the issue that needs to be addressed is how the site is defined. He noted that he felt the City's challenges would continue until that issue is resolved. He stated that he would agree with the sentiment that the PDD code contains some ambiguities, but he feels these proposed changes do nothing to address that issue or even make them less ambiguous. He stated that he feels these changes will make it even more ambiguous. He stated that no where in the Code does it say that it is supposed to be a flexible regulatory process. He stated that there were not examples from neighboring cities or examples given of what they need more flexibility on. He gave the example driving down his street at 50 mph, even though the speed limit is lower than that. He stated that it is the equivalent of him saying that just because he always drives at 50 mph he should be able to change the speed limit to 50 mph. He stated that it feels like that is what is happening in this situation when staff is suggesting changing the language to say 'should' and noted that he did not believe there was a rational reason to make these changes. He asked what the benefit would be of this change and stated that the Commission was here representing the residents of the City and he feels the oversight for the City is greatly diminished by these changes. He stated that he did not believe the Commission

gained any power from these changes and any flexibility gained is for the developers. He reiterated that he believes these changes will diminish the oversight the Commission has and ultimately, the residents will lose protections. He explained that he strongly discouraged the Commission from supporting this proposed amendments.

There being no additional public comment, Chairperson Brass closed the public hearing at 7:41 p.m.

Chairperson Brass stated that he did not think these proposed changes would create more confusion and explained that he felt they would just add more discretion. He reiterated that he was intimately familiar with what other cities do and had done business with many cities that have this type of district. He stated that the intent is for flexibility and feels the idea that this diminishes his role and that the Planning Commission would have no authority following these changes he considers an insult. He stated that the Planning Commission still needs to vote to recommend approval or denial on every single application that comes before them. He stated that thinks it is the opposite of what Mr. Sorenson shared.

Commissioner Olson noted that Chairperson Brass had mentioned that in his professional life that he deals with this in other communities and asked if he was saying that other communities have similar requirements to the City.

Chairperson Brass stated that he is not a lawyer so he couldn't compare legal language, but noted that, he had experience with Plymouth, Burnsville, and Rogers with planned unit developments, which are a hassle because you can't just go in and conform to their I-2 district standards. He stated that instead you have to go in and convince the commission why they would want to support this and how it would fit the vision for their city. He stated that professionally when he looks at a piece of property and it says PUD, he groans, because he knows off the bat that everything will be open for discussion and there are no hard set rules. He stated that he thinks this actually makes things more difficult for developers.

Commissioner Olson stated that if the developer has good, rational reasons for exceeding the 'shalls' there would be a valid reason for a variance which he feels should be highlighted. He stated that he is looking at things from the finance side so he is looking at the black and white perspective.

Chairperson Brass noted that they could just not any PDDs in the City and everything is just hard because you cannot think of code to cover every scenario. He stated that instead of doing that, this gives the Commission and City staff discretion to consider these projects while representing the citizens.

Commissioner Olson stated that from the finance world, there is a standard and everybody is measured on that standard and if there is a variance, he would like it brought forward for a vote, but noted that he felt it should be measured the same way. He stated that the last two projects that had variances were approved by the majority of the Commission and asked how that process was not working and why this amendment was necessary. He stated that it appears as though staff feels there is something coming down the pike that makes this change necessary rather than leaving as it is and continuing to follow the process that worked the last two times. He

stated that he feels those last two projects were looking for variances because of the wetlands and not because the land was a PRD. He stated that his preference would be that if there is a valid reason for a variance and it bypasses the 'shall' then it should come back.

Chairperson Brass noted that he was under the impression that these changes were just for the PDD districts so there will be variance requests that come for other districts.

City Planner Hanson stated that was correct.

Commissioner Olson asked what was undeveloped right now that would not go into a PRD or PDD district. He stated that he feels this would be making a rash decision to change minor wording that will open up more concerns as the City continues to grow rather than addressing the core issues of what the differences are between the Comprehensive Plan and the Zoning Ordinance.

Chairperson Brass stated that he feels that is a different matter.

Commissioner Olson stated that staff had stated that it was restrictive, which he feels is the whole point of the Zoning Ordinance, so the City can say what developers can do and what they cannot do.

Chairperson Brass stated that he thinks it comes back to the intent that PDDs are, in nature, discretionary by City staff. He reiterated his earlier point that he is in support of taking care of issues earlier rather than waiting for more issues to arise.

Commissioner Olson stated that he feels the City already has a process to be able to handle that situation with the variance process.

Chairperson Brass stated that then it goes back to having two hour discussions on these issues.

Commissioner Gaare stated that it goes back to her point that there is no value added in this particular category of having variances.

Commissioner Baswa stated that the numbers are not changing and staff will still present the information surrounding the requirements and Code. He stated that the Commission will have the opportunity to look into each situation and have the discretion to say whether they feel it will be good for the community or not. He stated that he understands that they have the flexibility to give a variance, but since this is not changing any of the numbers, for example going from 35 feet down to 25 feet, he does not have many concerns.

Commissioner Urbanski stated he the thinks this proposed revision allows the Commission to have more common sense when looking at projects especially for unique properties or developments that don't fall into the typical design of concept. He stated that he feels it gives the Commission some leeway and allows them to have a discussion early on with the developer rather than when they pursue a variance. He stated that he thinks this will make the process easier but the City will still get good projects with more communication on the front side.

Chairperson Brass stated that he feels it will still be the Commission and City's 'say' on what gets to happen.

Commissioner Gaare agreed and stated that staff will still make recommendations to the Commission and the Commission will still make recommendations to the Council, so the process will not change.

Commissioner Olson noted that being directly affected by the last two projects, how the process worked, and how the City presented it to the Commission and the Council, left some distaste for him. He stated that part of it was the practice and not following the words that were in the Zoning Ordinance and even though those words were brought up to the Commission and the Council, staff had continued their practice. He stated that this is the part where it needs to be clear that they are changing the words to match the practice and not vice versa. He stated that he feels that is a disservice for the Commission and feels staff is choosing to go with the path of least resistance. He stated that now the Commission will get to deal with developers for these large projects that have no boundaries. He stated that he feels the decision made today will last for decades because the previous decision lasted for decades and now they are looking to make changes specifically for two recent projects that came through the City, as well as the next one on the agenda. He stated that none of these three projects fit the City's mold and asked if that was because of zoning requirements or if it was because the developers are aggressive and City staff is not following the words from the ordinances and are simply following their practice. He stated that in his opinion, this change is too soon and doesn't really solve any problem but opens the door for people to come in and do whatever they want.

Commissioner Gaare stated that each application will still be voted on.

Chairperson Brass stated that he did not believe that developers would be able to come in and do whatever they want because there are still metrics in place. He stated that he understands that Commissioner Olson sees this as more of a black and white issue, but things change and this code was written many years ago. He stated that there will be more comprehensive changes when the audit continues and expects there to be changes for things such as parking and retail because that industry has changed. He stated that if this change moves forward and there ends up being a problem with it, the City can go back and change it again, if necessary.

Commissioner Aasen noted that he sees the advantage for the City because it won't hold them strictly to something and then they end up with something that they don't really want. He stated that he feels this language change will give them the ability to deny something.

Commissioner Olson stated that staff's actions has not been matching their words. He asked how the information regarding this public hearing was communicated to the public.

City Planner Hanson explained that it was required to go to the newspaper.

Commissioner Olson stated that means it went to the Chaska Herald for last Thursdays delivery and asked if that was the only communication that happened.

Chairperson Brass noted that he thinks it was also public on certain social media pages.

Commissioner Olson stated that information was just posted today.

Motion by Commissioner Baswa, seconded by Commission Urbanski, to recommend approval of the Zoning Ordinance Amendment that would modify Section 15.16 of the Zoning Ordinance to read as the attached draft Ordinance.

Motion carried 5-1 (Commissioner Olson opposed).

7.B. PUBLIC HEARING: Recommend Approval of the Preliminary Site and Building Plan and Zoning Ordinance Amendment (ZOA) for Hazeltine Plaza Apartments/Trident Development/PC #2022-48

City Planner Hanson presented the item to the Commission and noted that this is scheduled to come before the Council on August 15, 2022.

Commissioner Olson asked if he was correct that in order for there to be an apartment on this site the PCD would need to be amended.

City Planner Hanson stated that the permitted uses need to include this.

Community Development Director Kabat clarified that in code, the PCD district allows for residential uses and this specific PCD-15 did not list multi-family housing as a permitted use.

Chairperson Brass asked why there would be a motion to make this PCD-15 if it doesn't have the use permitted.

Community Development Director Kabat explained that the specific district PCD-15 does not include residential or multi-family as a permitted use. He stated that PCD-15 is a bit more restrictive than what code would allow for a PCD.

Chairperson Brass noted that he understood now that this was to allow multi-family use and noted that many cities are doing this kind of pedestrian friendly area with apartments and retail together.

Commissioner Olson stated that this property has been sitting there a long time. He asked about sidewalks and noted that nothing was shown in the diagrams around the breezeway and asked if there would be a crosswalk.

City Planner Hanson stated that is not currently shown but is probably something that can be looked at more closely.

Commissioner Olson stated that knowing the parking lot is there he feels they should definitely consider a crosswalk somewhere on that side of the loop.

Chairperson Brass stated that he had seen something with rebranding for places like Kohl's and Sephora and asked if the developer had worked out something with them in order to get approval.

City Planner Hanson stated that may be the case but noted that they would be working with City staff on the signage, not the developer.

Commissioner Olson asked what efforts had been made by the staff to adhere to the .5 floor area ratio. He noted that it is coming in at .69 and assumed that there had not been any change from the concept phase.

Community Development Director Kabat stated that City staff has evaluated this and found that this is an area that is much more densely developed with a commercial presence that is there. He stated that from their perspective, what is being presented from a foot print, massing, and scale as it related to the site itself and the development as a whole, does not result in a project that is significantly out of line with what is experienced out there. He stated that another thing to think about is that if this were to develop as it is currently permitted with a commercial use it would be a very similar floor to area ratio with that type of proposal.

Commissioner Olson stated that the PCD does not have a floor to area ratio mechanism.

Community Development Director Kabat stated that this was correct but in the PCD zoning language it says that for a residential use they would defer to some key areas within the PRD section of the code and one of those areas is the floor area ratio. He noted that if the zoning amendment for the previous agenda item had not passed, they would be in a position when this comes for final approval where they would be talking about a variance.

Chairperson Brass stated that with the floor area ratio being higher, they were still able to comply and exceed the common open useable space.

Community Development Director Kabat stated that this was true and they were also providing a much greater parking ratio than has been allowed for other multi-family projects.

Commissioner Olson asked if there had been any discussion about reducing the parking lot size since they are exceeding what has become the 'norm' for other developments.

Community Development Director Kabat noted that while they are exceeding the 'norm', they are meeting the City's requirements. He stated that they have talked about it, but the developer right now is planning to keep it as planned. He stated that the City never wants to encourage a developer to implement more parking than they really need, but the developer is in a position to determine the market requirements for their project.

Chairperson Brass asked if the developer anticipated having parking for Kohl's to spill over.

Community Development Director Kabat stated that the developer can speak to this but the way the City has worked with them is to think about how you design the parking if someone is heading to Kohl's this does not seem like a desirable place for them to park. He stated that they have made that attempt through landscaping and the way the developer has situated the entry points as well as putting a significant amount of parking underground and on the first floor on the southside of the building.

Chairperson Brass opened the public hearing at 8:38 p.m.

Roger Fink, Trident Development, thanked City staff for assisting their design team to come up with what they believe is a very attractive land plan for this unique site. He introduced other members of the Trident Development team and explained that Trident has successfully accomplished two other housing developments in the City in recent years, with Chaska Heights senior living, and Lake Jonathan Flats. He stated that this project required them to collaborate and communicate more with neighboring businesses including Kohl's and the Hazeltine National Golf Course. He stated that they have met and discussed this project with Hazeltine's leadership team a few months ago to introduce the concept to them and have kept them updated with the revisions. He stated that they have been able to have an ongoing dialogue with them which has been very favorable. He stated that they have not experienced any opposition from any of the area retail users, which is encouraging. He stated that they wanted to try to find a housing plan that is complementary to their businesses and would make for a high quality housing option for the City. He stated that they feel their proposed design is very attractive and noted that they have introduced the Chaska brick into the exterior elements but would like to use utility brick. He gave examples of where this type of brick had been used on other projects in the area. He asked the Commission to carefully consider offering some flexibility for them to be able to use this type of brick. He explained that if that is not allowed he believes their solution would be to reduce the overall amount of brick on the building and replace it with LP siding.

Chairperson Brass asked if the proposal was to use the utility brick on the lower level of the south side near the garage area and then sort of fade away as it moves north.

Mr. Fink stated that the wainscoting for the lower level is where the split face block will be located. He stated that the more vertical elements that have the pale yellowing color is the utility brick they are talking about. He explained that it is just like the brick that can be seen on the walls in the Council chamber, but it is slightly larger.

Chairperson Brass stated that looks like Chaska brick to him.

City Planner Hanson stated that it is Chaska brick but explained that the brick that can be seen in the Council chambers is 'modular' and utility brick is much larger in scale than this brick.

Commissioner Urbanski asked about the size of a modular style brick.

Mr. Fink explained that modular is a bit larger than his cell phone and can be seen on the Kohl's department store, the monument sign right in front of their proposed building, and the 212 medical building. He stated that their intent is to create a building that has architecture that is complementary and consistent with the other architectural elements in the area. He reiterated that it is the same exact brick material, but is just formed in a slightly larger format.

Chairperson Brass asked about the different calculations for building materials.

City Planner Hanson stated that there would be a 12% difference, so if it were not allowed, basically 12% of the brick would be eliminated and changed to LP smart siding in order to get

them to 80% Class 1 materials. She then corrected herself and noted that the developer would still need to provide 3 separate Class 1 materials so their argument is if they provide more of the LP smart side they would get to the 80% metric. She stated that if they changed the utility brick to modular it would be fine. She stated that their argument is that the utility brick should basically be classified as Class 1 material to meet the requirements based on the scale of the building.

Community Development Director Kabat clarified that if the Commission agreed with the proposed brick, and were willing to consider it Class 1, they would be fine. He explained that the issue that this is up against is that as the Zoning Code is currently written, in the design materials requirements, the proposed brick is not considered a Class 1 material, which means it would effectively be a variance type situation.

Chairperson Brass stated that it is still brick and is the same exact brick, but just in a larger size.

Community Development Director Kabat noted that the City's materials requirements in the zoning code are very specific to parse out those things which came out of a process that was gone through with the Council and the Planning Commission a few years ago. He stated that there is a line that has to be drawn somewhere and that was where it was drawn at that time.

City Planner Hanson stated that the City went through the revision in 2014 which is when they made the classification with modular being Class 1 and utility brick being Class 2.

Mr. Fink reiterated that if they cannot use the utility brick, they would plan to reduce the amount of brick seen in the renderings and then use the LP siding product.

Chairperson Brass asked if he was understanding correctly that if the Commission says yes to this brick that it would come back as a variance.

City Planner Hanson stated that it would have to come back as a variance.

Commissioner Olson asked how this project, with regard to materials, compared to Jonathan Flats.

City Planner Hanson stated that Jonathan Flats did modular brick and LP smart siding.

Chairperson Brass noted that right next store is a world class golf resort where the Ryder Cup has been held. He asked if they had any objections to the planned materials when the developer had met with them.

Mr. Fink stated that they have had no objections from them to their proposed exterior materials. He stated that they shared the same renderings with them and stressed that they were looking for a timeless façade that wasn't trendy and would maintain the quality and affluence of the area with durable and maintenance free material.

Chairperson Brass asked if Hazeltine had any objections to this project or what issues that the two sides have had to work through.

Mr. Fink stated that they have met with the Hazeltine leadership team during the concept phase and gathered a number of concerns and questions about certain aspects of the concept. He stated that as they further developed their plan, they implemented quite a few of those concerns such as the security aspects of Hazeltine. He stated that, for example, they took the roof top terrace and oriented it to enjoy the view of The Loop golf course and not Hazeltine and explained that they also wanted to see an exterior design that was timeless and quality which he believes they have met. He stated that there were also conversations about screening and berming so the size and scale of the building wouldn't be quite so obvious from their first hole tee box. He stated that they are currently in conversation with Hazeltine about ways to create a visual berm with some evergreen plantings.

Commissioner Baswa asked how the different building materials would look, if the developer was not able to get a variance from the City.

City Planner Hanson stated that if that is something that the Commission wants to see, in order to base their decision on this information, staff will work on getting that from the developer during the next step.

Chairperson Brass asked if his understanding was correct that this utility brick has been used at places like Kohl's and PetSmart.

City Planner Hanson stated that was correct and noted that Kohl's and some of the other buildings within Chaska Commons were constructed before the ordinance was in effect, but there are areas in the City where that type of brick has been implemented.

Commissioner Urbanski asked if staff was somewhat opposed to this because it doesn't meet our Code versus that they just didn't think it would like right.

City Planner Hanson stated that it was more from a consistency standpoint. She stated that the City went through a pretty rigorous process in 2014 and then also updated the code to include the multi-family building design materials several years after 2014. She stated that there is something that could be said about scale appropriateness and the City has heard that on other projects, but staff has landed on a consistency standpoint of classifying modular brick as Class 1 and utility brick as Class 2. She stated that the thought is that they have to go off of what was put in place.

Chairperson Brass asked if the developer had also done Chaska Heights and the Jonathan Flats.

Mr. Fink stated that was correct and noted that they had used modular brick at Jonathan Flats, but in a much smaller amount, which means they had a much greater quantity of glass and LP.

Chairperson Brass asked if modular brick was cohesive with what was used in that retail area.

City Planner Hanson stated that it was cohesive and that strip center has more modular brick.

Mr. Fink stated that when they brought the concept plan forward to the Commission and the City Council the requirement for them going forward was to make sure they complied with the

requirements of the PCD-15 design standards. He stated that he thinks they have worked really hard to find solutions where they comply with each of those requirements and believes this is really the only area of the PCD-15 design standards where they are asking for a bit of flexibility.

Chairperson Dahlke closed the public hearing at 9:02 p.m.

Chairperson Brass stated that he is pretty impressed by the overall project. He stated that it appears to be a nice, good looking project. He is glad they have included a tot lot and have planned for more useable open space than what is required. He stated that with regard to the brick, he thinks he agrees with the applicant. He noted that he understands that a variance will be needed, but feels it is situational and would be cohesive in the area and will look nice because it is still brick, just in a slightly larger format.

Commissioner Olson asked about #5 of the suggested conditions and noted that he was a bit confused by the wording.

City Planner Hanson explained that condition #5 was just further emphasizing the Code and that in order for it to be considered Class 1 it would need to be a modular face brick or a natural stone which means it would adhere to the zoning requirements. She stated that condition #4 is, in essence, the same.

Chairperson Brass asked if the Commission wanted to make a motion to recommend approval, but agree with the applicant on the proposed building materials if that meant removal of condition #5 or both #4 and #5.

City Planner Hanson stated that they would effectively remove Condition #5, because Conditions #4 would stay in place for the other pieces that are being proposed.

Community Development Director Kabat noted that the Commission could add a condition that the applicant successfully obtained a variance for the building materials.

Commissioner Olson asked if the City had ever granted a variance for building materials since this code was created in 2014.

City Planner Hanson stated that the City has not.

Commissioner Olson stated that he is on the opposite side of Chairperson Brass on this issue, because this portion of the Code has not even been in place for a decade and feels this is the kind of situation for which it was created. He stated that the developer knew this information and still decided to provide something that did not meet City Code. He stated that to him, it goes back to the issue of 'black and white' because there really isn't any gray in this situation because it is fairly fresh. He stated that the neighboring properties used different materials because they were grandfathered in. He noted that he did not think there would be a drastic difference between the size of the two bricks, but the City has been very clear about what falls into each category. He stated that his biggest problem with this proposal is the foot print because he feels it is too big. He stated that it is a beautiful design and likes that there will be useable space, but

reiterated that, in his opinion, it is still too big. He stated that he felt the developer should adhere to the .5 Floor Area Ratio.

Chairperson Brass noted that his understanding was that no variance would be needed for the proposed floor area ratio because they were going to PCD-15.

Community Development Director Kabat stated that assuming the Council would implement the recommendation from the earlier agenda item, there would not be a variance needed. He stated that if the Council decides they want to go counter to the Commission recommendation then a variance would need to be brought forward at Final.

Commissioner Olson stated that brings him back to a statement made by Councilmember Hubbard that they have to be careful with what they agree to on the concept side of things because things like the size and the footprint will not change through the three steps of the process. He stated that the change to the zoning ordinance has not yet been approved by Council and the current requirement is for .5 Floor Area Ratio. He stated that there are also no wetlands or unique features to the lot that have been sticking points in other projects, such as The Gallery and Clover Ridge Apartments recently. He stated that he feels that this one is clear cut and that there is no reason not to adhere to the .5 Floor Area Ratio other than the fact that the developer wants a larger building and City staff seems to see that as an opportunity to have more apartments which means more tax base. He that two sides are working together to make this project as big as possible versus following the existing zoning requirements that are in place.

Commissioner Urbanski stated that he has been able to learn a lot about brick tonight, but noted that he would really like to see what they look like in person. He stated that before he makes a final decision he would like to go and compare and contrast the materials. He stated that he loves the building and is happy that they have been able to get feedback and work with the surrounding entities.

Commissioner Baswa stated that, in his opinion, the Commission can leave that condition as it is and ask the developer to come up with how it will look with the siding before a decision is made regarding flexibility. He stated that they should probably go back to Hazeltine and see how they feel about the look and feel of it as well. He stated that for some reason a decision was made that one type of brick was Class 1 and the other was Class 2 and suggested that perhaps they could get more information and those details and more information on the brick. He noted that he is also happy to see that they included a tot lot.

Commissioner Gaare stated that at first she was a bit concerned about the size, however the more she thinks about it, she feels that this area needs to be developed. She noted that she does not have an opinion one way or the other on the brick. She stated that she feels this is a unique circumstance because of its location but noted that she felt this is a great use for that space.

Commissioner Aasen stated that he also thinks it looks like a great project. He stated that it may be a bit large but it is in a commercial area, so he thinks it fits well. He stated that he thinks the colors of the proposed building material look great.

Chairperson Brass stated that he agreed and even if the City said that they wanted to stick with the .5 Floor Area Ratio, the only change would be one story coming off because the actual footprint would stay the same, but would fall within the height requirements. He reiterated that he agreed with the applicant regarding the brick and feels like what they are proposing matches the area. He noted that a lot has changed in 10 years and noted, for example, that nobody could have guessed that Amazon would take over so much retail and that instead of junior box store it would make sense to put an apartment building next to Kohl's. He suggested that perhaps the developer could come back and show the difference between the two building possibilities with the other materials at address that at the final stage of the process. He asked if the Commission could keep the brick question undetermined at this time and still move it forward.

Community Development Director Kabat stated that while the Commission was talking, the developer sent a few photographs that showed the building materials and suggested that City Planner Hanson could share those with the Commission. He stated that it may provide enough information to help the Commission with their decision.

City Planner Hanson displayed the photos that were sent by the developer.

Mr. Fink explained that the photos depicted the exterior elevation of the Kohl's store which shows a variety of different brick colors, but the dark brownish red colored and lighter brick on the corners was the utility brick material. He stated that the yellowish brick is Chaska brick but is in the utility size.

Chairperson Brass stated that he saw the city attorney shake his head when he asked his question about tabling just the brick issue.

City Attorney Saufley explained that at the preliminary stage, the Commission should really set the conditions that they want to see carried forward and noted that they can always remove conditions later in the process.

Commissioner Urbanski confirmed that this means that the Commission could recommend approval, as it is written, but that the applicant could still come back and ask for a variance.

Chairperson Brass stated that he believed that was correct and suggested that they leave things the way they have been presented.

Motion by Commissioner Urbanski, seconded by Commission Gaare, to recommend approval of the Hazeltine Plaza Housing Development – Preliminary Site & Building Plan and Zoning Ordinance Amendment (ZOA) (PC#2022-48), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Narrative (pgs 1-4), submitted by Trident Development, LLC, dated July 5, 2022 and revised August 1, 2022
 - b. Trip Generation Study (pgs 1-5), prepared by SSTs, dated July 19, 2022
 - c. Cover (pg C1), prepared by Carlson McCain, dated August 1, 2022
 - d. Existing Conditions Survey (pg C2), prepared by Carlson McCain, dated July 1, 2022
 - e. Removals Plan (pg C3), prepared by Carlson McCain, dated August 1, 2022

- f. Site Plan (pg C4), prepared by Carlson McCain, dated August 1, 2022
 - g. Turning Analysis (Fire/Snow Storage) (pg C4.1), prepared by Carlson McCain, dated August 1, 2022
 - h. Turning Analysis (Loading Dock) (pg C4.2), prepared by Carlson McCain, dated August 1, 2022
 - i. Utility Plan (pg C5), prepared by Carlson McCain, dated August 1, 2022
 - j. Utility Plan (Storm Sewer) (pg C5.1), prepared by Carlson McCain, dated August 1, 2022
 - k. Grade Plan (pg C6), prepared by Carlson McCain, dated August 1, 2022
 - l. Stormwater Pollution Prevention Plan (pgs C7-C7.1), prepared by Carlson McCain, dated August 1, 2022
 - m. Details (pgs C8-C8.4), prepared by Carlson McCain, dated August 1, 2022
 - n. Landscape Plan (pgs L1-L5), prepared by Carlson McCain, dated August 1, 2022
 - o. Tree Preservation Plan (pg TP1), prepared by Carlson McCain, dated August 1, 2022
 - p. Photometric Plan, prepared by Berd Electric, dated August 4, 2022
 - q. Exterior Materials, prepared by KW Architects, dated July 20, 2022
 - r. Exterior Elevations (pgs 1-2), prepared by KW Architects, dated July 20, 2022
2. Compliance with the zoning PCD-15 (ord. nos. 802 and 946).
 3. Compliance with applicable zoning requirements, in particular Chapter 15.28 (Special Regulations).
 4. Compliance with section 15.28.120 Building Design/Materials for Multi-Family Residential, and to be addressed at final submittal.
 5. 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.
 6. Provision of adequate sound proofing of the drive-under/breezeway to ensure noise does not conflict with residents.
 7. Coordinate with the City Engineer to ensure that adequate sight-lines are preserved at all access points to Hundertmark Road.
 8. Adherence to the following building setbacks as found in PCD-15:
 - a. Hundertmark Road: 100 feet from centerline
 - b. From southernmost property line: 30 feet
 - c. From northernmost property line: 25 feet
 9. Adherence to the following parking setbacks as found in PCD-15:
 - a. Hundertmark Road: 10 feet from right-of-way
 - b. Hazeltine Boulevard: 10 feet from right-of-way
 - c. Interior Property Lines: 5 feet
 10. Coordination with the City Engineer for the provision of public utilities to the site.
 11. Provision of a storm water management plan meeting City and Carver County WMO standards.
 12. Provision of a construction traffic plan to be coordinated and approved by the City Engineer.
 13. Provision of review and approval of Kohl's per the existing Reciprocal Easement Agreement.

Motion carried 5-1 (Commissioner Olson opposed)

Motion by Commissioner Olson, seconded by Commissioner Urbanski, to recommend approval of the Zoning Ordinance Amendment (ZOA) to PCD-15 to allow for multi-family use.

Motion carried.

7.C. Recommend Approval of the Concept Plan for CloudHQ/CloudHQ/PC #2022-41

City Planner Hanson presented the item to the Commission and noted that this will come before the City Council on August 15, 2022.

Chairperson Brass noted that this was not a public hearing, but the Commission could allow people to make brief statements on the concept plan.

Commissioner Olson noted that per the 2040 Comprehensive Plan, there is a portion of this that is considered the green belt and asked how that was being addressed. He stated that City Planner Hanson talked about addressing the screening on the west edge and asked if that meant reducing the size of the building to be able to continue the berming around the west end. He stated that she spoke about potential development to the west side that is not even being considered right now. He asked about staff's stance on the west side of the building and what was being recommended.

City Planner Hanson explained that the recommendation there is not to implement the same berm that is on the north and east sides. She stated that the west side is essentially being emphasized to include a well landscaped edge so it isn't just left open.

Commissioner Olson confirmed that they just assume it will be trees as the only barrier and potential rural residential to the west.

Community Development Director Kabat explained that part of what was driving the difference is that as development has occurred, the berming has been required. He gave the example of the berming proposed on the north edge of this site does not exist at all because it is completely flat. He stated that if, when the time comes, and there is development in the green belt, the buffering and screening would be evaluated based on whatever the project is proposing, but it would be their responsibility. He stated that prior to a project coming in, they do not know what screening or berming may be necessary.

Commissioner Olson asked about the impact for hitting the green belt.

Community Development Director Kabat stated that there is no green belt on this property.

Commissioner Olson stated that there is according to the 2040 Comprehensive Plan.

Community Development Director Kabat stated that this property is not guided for green belt.

Commissioner Olson clarified that if you look at it, a portion of it is guided for green belt and referenced Exhibit 4.8 in the 2040 Comprehensive Plan. He stated that he understands that this is the concept phase, but would like this to be addressed later in the process because there is some differing information about the property. He asked about the 30 foot berm and how the drainage would be addressed on the residential side of things.

City Planner Hanson explained that what they are planning to do right now is to incorporate a swale on the north side of the berm to collect the drainage from the berm and neighboring properties which would get collected into the overall stormwater system of the project.

Commissioner Baswa stated that the berm is very close to the property line so it feels like that should be considered, and questioned whether it would just end up being something that whoever comes in later may need to deal with it.

Commissioner Olson stated that he thinks a key part of this is planning and thinking ahead.

Commissioner Baswa agreed because no one is there right now and the Commission is here to think about the future residents, whoever they may be.

Commissioner Olson stated that he agreed, but acknowledged that it is still very early in the process so he is hopeful that this will be able to be addressed. He stated that he understands that this is a 30 foot berm and the illustrations show full vegetation which is probably 10-15 years in the future. He stated that he would recommend that they take a look at the height of the berm versus what is actually being planted because some of the illustrations are a bit skewed because planting for the future means that you will spend the next 10-15 years looking straight into the back of the data center. He noted that the proposed building looks beautiful for a 1.4 million square foot facility, but it is a very large building that will be in their back yard and will essentially be a straight shot out their second story window. He stated that even if there is coverage there, he hopes that at the Preliminary stage they come back with a recommendation that will solve an immediate solution for coverage rather than something that will be 10-15 years down the road.

Commissioner Baswa asked who would take care of the trees and gave the example of putting in 20 evergreen greens and a problem develops with some of the trees not surviving. He asked that there be a plan in place for that situation.

Chairperson Brass asked if there was anyone in the audience who would like to address the Commission, but reiterated that this was not a public hearing.

Bret Burnett, Development Manager, CloudHQ, stated that they are excited to be in the City. He gave some brief background information on the company since they are new to Chaska. He noted that in addition to the design elements that they are proposing, they feel there are many other aspects of this project that will be of benefit to the community, such as an increase in property tax base, and an increase in jobs partnered with a limited demand for public services such as schools, police, fire and rescue. He stated that while the building will take 1-2 years total to complete, however, much of the work will be specialized and take place inside the building which will reduce noise during the construction phase. He gave an overview of what he saw as financial benefits to local businesses from bringing in the construction workers for this project. He noted that this facility will also create 75-100 permanent jobs and technical positions. He shared what he saw as other advantages to the project and noted that they think it is an ideal fit for this location. He introduced a few members of their development team who were present if the Commission had any specific questions.

Commissioner Urbanski asked about the community meetings that were held.

Mr. Burnett explained that they held a community meeting back in February and offered participation virtually as well. He stated that there was limited attendance, but there was some participation via Zoom and many of the questions were related to the timing of the project and when the berm would be built. He stated that the berm is one of the first things that they are planning to complete. He stated that they also had general questions about things like the power infrastructure, but in general, there did not seem to be any major objections from the community.

Commissioner Gaare asked about the size of the facility near a populated area and if he had a comparison with their company. She asked if there was a building of this size that was fully operational in a residential area that he could compare this project to.

Mr. Burnett stated that CloudHQ does not have a building of this size right next to residential properties, but they are getting ready to build one in Loudon County Virginia. He stated that there are a number of facilities that have been done in the Chicago area that are right next to large residential communities. He stated that they do extensive studies with noise and landscaping early in the planning stages, so they are able to design their equipment to meet all the noise codes of the different jurisdictions so they have not had any complaints at their facilities located near residential areas. He stated that the landscaping plans are worked out during the planning process and noted that they have been well received fitting into the residential areas. He stated that they have a lot examples, but none are quite as large as the one proposed in Chaska.

Commissioner Olson asked how they made the determination to have one large building versus a number of smaller buildings.

Mr. Burnett stated that the previous application, was with a different development group, and was for smaller buildings. He explained that it was similar to other facilities that developer had done in the area and was in their niche for their customers. He explained that CloudHQ is catering to the largest internet companies in the world, thus they need a lot more space which is why there is a need for a bigger building. He stated that given the particular site constraints, for example the previously agreed to 30 foot berm, the 300 foot setback, and the existing power line, there is not a lot of room to grow horizontally which forced them to go to two stories. He explained that give the amount of ancillary space that is not data haul space, they need to have a lot of cooling equipment and back-up power, so the facilities essentially have no ability to 'go down'. He stated that this is the program that they have been successful with and are driven by the large scale customers needing this much space.

Chairperson Brass asked details of how CloudHQ operates their business.

Mr. Burnett stated that CloudHQ are basically lessors of shell space and provide infrastructure in a building for cloud service providers, such as Amazon and Google, to bring in their equipment. He stated that they are essentially in the same business as Digital Realty, which is a company that many people have heard about. He stated that they primarily do single-tenant hyperscale leases which tend to be some of the larger cloud providers.

Commissioner Urbanski asked about the lifespan on this type of building.

Mr. Burnett stated that they plan for them to be 50 years, but in reality thinks they can go longer than that.

Chairperson Brass asked if the biggest noise producers would be the fans.

Mr. Burnett stated that the cooling units and the generators are fully enclosed so there is a lot of mitigation measures that can be put in on those units to limit the noise. He stated that the good thing about the data center is that they are only emergency use generators because there are other backup electrical systems in place that are used before they have to move to the generator. He explained that the air cooled chillers that were shown on the site plan emit noise, but they have a menu of various mitigation techniques that can be used. He stated that part of the preliminary packet will be getting a noise study completed, which will tell them the baseline based on the proposed equipment and compared those to what is in the City Code.

Commissioner Olson stated that it is obvious that they have done a good job on the design side but feels there is still some sort to be done with some of the finer points including more screening and addressing noise and visual aspects for the neighbors.

Motion by Commissioner Gaare, seconded by Commissioner Aasen, to approve the Concept Plan for CloudHQ (PC #2022-41), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Narrative (pgs 1-4), prepared by Kimley-Horn, dated July 8, 2022
 - b. Existing Property Aerial Image, prepared by CloudHQ, undated
 - c. Proposed Chaska Site Plan, prepared by CloudHQ, undated
 - d. Site Influences, prepared by Kimley-Horn, undated
 - e. Architectural Façade Details, prepared by CloudHQ, undated
 - f. Ref. Rendering 1 – Main Façade & Entry, prepared by CloudHQ, undated
 - g. Ref. Rendering 2 – Side Façade, prepared by CloudHQ, undated
 - h. Render #1 – View from East, prepared by CloudHQ, undated
 - i. Site Section #1, prepared by CloudHQ, undated
 - j. Render #2 – View from North, prepared by CloudHQ, undated
 - k. Site Section #2, prepared by CloudHQ, undated
 - l. Render #3 – View from Northwest, prepared by CloudHQ, undated
 - m. Site Section #3, prepared by CloudHQ, undated
 - n. Alta/NSPS Land Title Survey (pgs 1-2), prepared by EFNEFN, undated
2. Adherence to the City Engineer's memo dated August 10, 2022.
3. Provision of proposed fencing to match existing fencing in development, and to be addressed at preliminary submittal.
4. Provision of a Lighting Plan that meets Sections 15.28.250 of the Zoning Ordinance.
5. Provision of specification sheets for all onsite lighting, including but not limited to wall lighting and parking lot lighting, and to be submitted at preliminary.
6. Installation of berm and its landscaping to be completed prior to or at same time of the building's site construction.
7. Provision to further evaluate landscaping and berming for the west edge and southeast edges of the site, and to be addressed at preliminary.

8. Provision of detailed profile of the mechanical areas, including ground and roof, to ensure compliance with Section 15.28.120.H. (Screening of Mechanical Equipment).
9. Compliance with applicable zoning requirements, in particular Chapter 15.28 (Special Regulations).
10. Provision of a storm water management plan meeting City and Carver County WMO standards.
11. Provision of an acoustical analysis on the proposed exterior mechanical equipment.
12. Provision of a Conditional Use Permit (CUP) for the proposed substation and to be obtained prior to issuance of a building permit for the CloudHQ building.
13. Provision that City Council adopts Final AUAR prior to preliminary submittal.
14. Provision of a parking need analysis and proof of parking exhibit to be submitted at preliminary.

Motion carried.

Commissioner Olson reiterated that before Preliminary he would ask that the City clear up the green belt disconnect that appears to be present.

Community Development Director Kabat explained that he had not fully understood Commissioner Olson's question when he brought it up earlier in the meeting. He noted that he had pulled up a map and now understands what he was referring to and explained that staff would be prepared to talk about it in the future.

8. Other Business

8.A. Receive Other Meeting Minutes

Chairperson Brass

- Noted that he and Community Development Director Kabat had spoken about a possible, smaller scale, workshop on various issues.

Community Development Director Kabat explained that during his time as the Assistant City Administrator in Chaska he was the staff liaison to the Human Rights Commission. He stated that the Human Rights Commission, after they had some turnover, were interested in getting more training on topics like governance and their mission. He stated that it occurred to him that it may be a similar situation to the Planning Commission with a new Chair as well as a few new Commissioners and felt it may be of interest to this group. He stated that there is a third party individual that they have worked with in the past who does this kind of training. He stated that this individual would talk about governance, data practices, open meeting law, and other things that may be more pertinent to the Planning Commission like the Comprehensive Plan and the Zoning Code. He stated that he wanted to offer this resource to the Planning Commission if they felt it would be useful. He stated that he would envision it being a 90 minute presentation and with about 30 minutes set aside for discussion.

There was Consensus of the Commission to hold a workshop meeting, as proposed.

Chairperson Brass suggested that staff send out information via e-mail for scheduling this training.

Commissioner Olson

- Commented that he had the opportunity to go to Moorhead last weekend and listen to the State Honor Band that has two individuals from the City who made it as well as one choral member. He stated that he highly recommended that people take a chance to listen to them because they are definitely talented.

10. Adjourn

Motion by Commissioner Urbanski, second by Commissioner Aasen, to adjourn the meeting at 10:17 pm.

Motion carried.

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

09/14/2022

Subject: Hidden Maples – Final Plat

Applicant: Landmark Builders Inc.

Location: East of Maple Street, South of 6th Street

Case No.: 2022-53

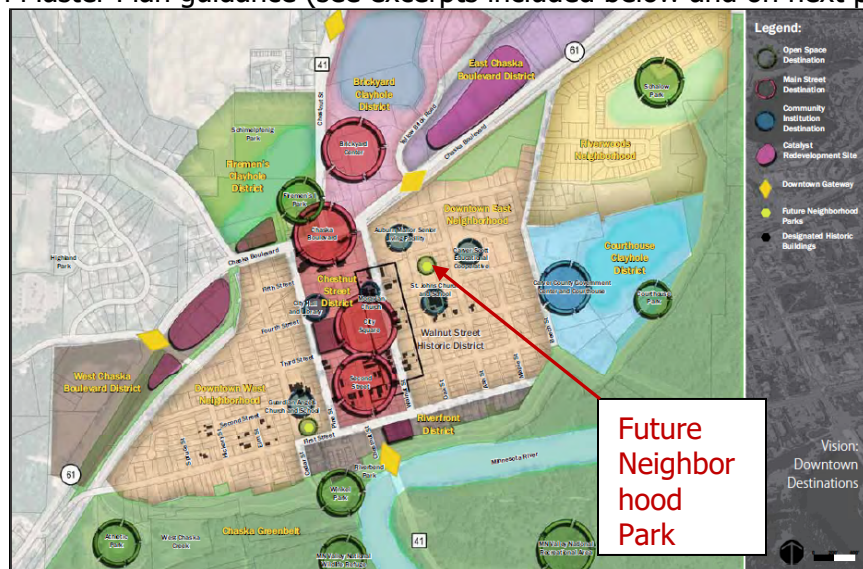
Synopsis: Applicant seeks to obtain approval of 4 single-family lots on approximately 1 acre of land in downtown Chaska

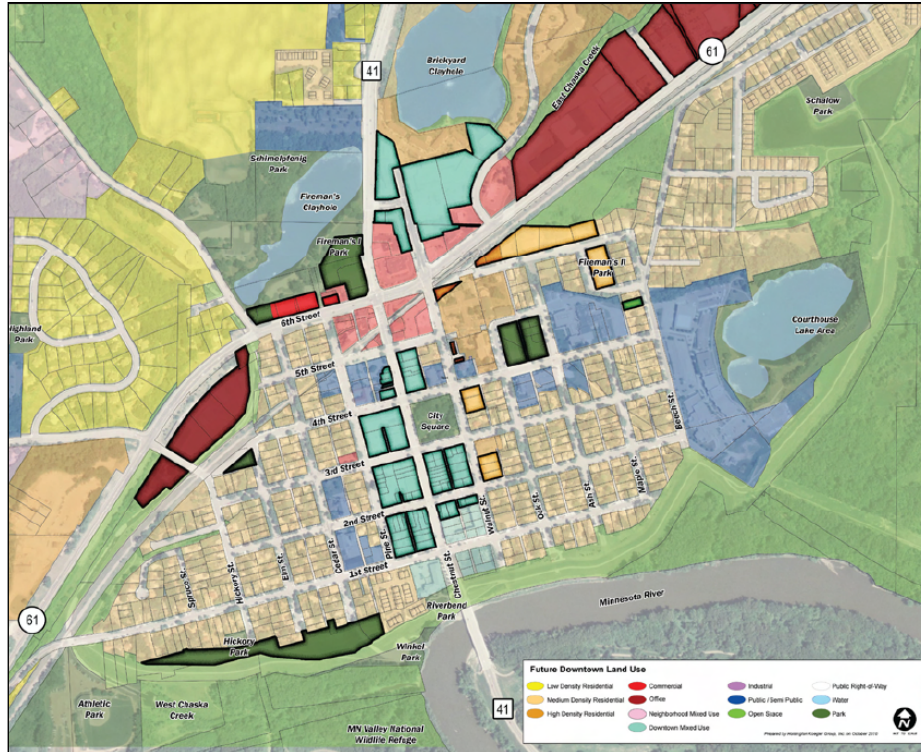
Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

BACKGROUND

The site being looked at this evening is the former site of Firemen's Park II in downtown Chaska. It was owned by the school district (ISD 112), and thus has never actually been a public park (although it previously looked and operated that way). The school district listed the site for sale a couple years ago, and it has since been purchased by a developer. Before the site was purchased by a developer the City was notified by the school and residents that the park was for sale. In fact, the City filed a "first right of refusal" on the property in order to be notified if an offer was made on the land. The Park and Recreation Commission reviewed the park at their March, April, and June 2019 meetings. It was determined at these meetings that the park was not desired to be pursued by the City. The park sign was also removed from the site shortly thereafter so as to not confuse residents or any interested parties. Discussions are ongoing with St. John's Lutheran Church to develop a neighborhood park near Oak Street and 4th Street East to serve east downtown, which is consistent with the City's Comprehensive Plan and Downtown Master Plan guidance (see excerpts included below and on next page).





(excerpt from Downtown Master Plan; Future Land Use Patterns)

The City's 2040 Comprehensive Plan also does not include this area as a part of the public parks system. The Comprehensive Plan references the Downtown Master Plan that was adopted in 2012 as it relates to goals, visions, and overall land use for Downtown Chaska. In essence, the Downtown Master Plan informs the direction for park space as it was noted above. The Downtown Master Plan highlights the site at Oak Street and 4th Street East as the future park space on the east side of downtown.



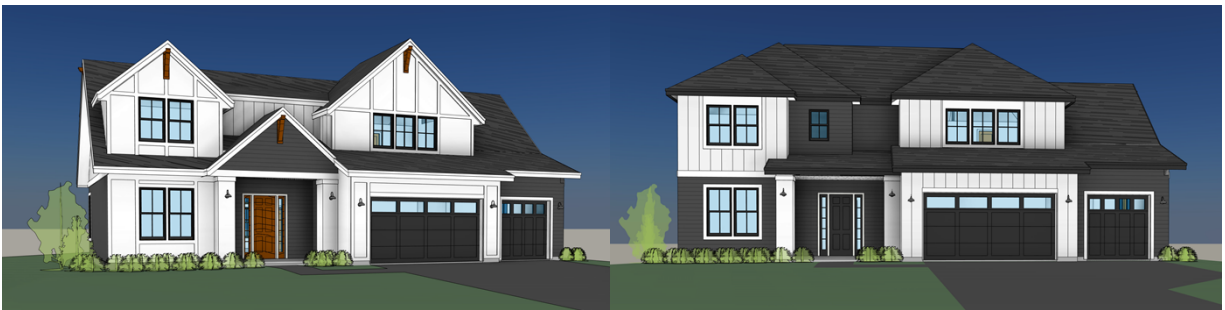
(excerpt from Ch. 7 Parks of 2040 Comprehensive Plan)

In January 2022, the project received Concept Plan approval for 5 single-family lots. In July 2022, the Preliminary Plat was approved for 4 single-family lots.

CHANGES SINCE PRELIMINARY APPROVAL

The following are changes done since Concept Plan approval:

- House Design; It was noted in the preliminary review that the developer should work on the house designs more so they better fit into the downtown context. The developer has re-worked one of the house designs for the 3-car home. There will be two 3-car homes and two 2-car homes. The design (right image below) now shows a hipped roof profile; incorporating this style of roof helps minimize the massing seen on the home. The preliminary design (left image below) showed gabled roof profiles which tend to have a taller appearance. The hipped roof design provides a slightly smaller profile which is more appropriate with the homes in the near vicinity. Staff would still advise the applicant to further look into other downtown elements, such as a full front porch design for one or a couple of the homes.



Project Goals

The identified goals in creating this new neighborhood include the following:

- Create new single – family homes.
- Save trees and environmental features of the site where possible.
- Design these new homes with a sense of community and connection.
- Create a development for a unique, high-quality housing product that stands out in its custom designs while at the same time fits into Chaska’s sense of community and small-town values.

Comprehensive Plan

The Comprehensive Plan guides this area to be Medium Density Residential. The proposal tonight is consistent with this guidance.

CURRENT PROPOSAL

The final plat of a 4-lot detached single-family proposal on approximately 1-acre of property is located east of Maple Street and south of 6th Street in downtown Chaska.

Adjacent properties

The site is bound on the north by 6th Street, an industrial building, and residential; to the west by Maple Street and residential; the south by Maple Street and Chaska Creek; and the east by residential.

Existing Conditions

The site is approximately 1 acre in size and is located on Block 16 of the City Lots of Chaska plat. The area is flat and currently contains a commercial playground and picnic table. Both of these items will be removed at the time development occurs. There are trees that exist on the back side (east) of the property. There are 14 trees on the front side of the property. The majority of these trees will be removed with the development and road construction happening along Maple Street and 5th Street East. Trees growing on the back side of the property mostly fall within City-owned right-of-way; the City will evaluate these trees to ensure they do not pose a hazard to the future development.

Land Use

The proposed one-acre plan consists of 4 new single family lots with a lot size of 70-80 feet wide and approximately 145 feet deep (~0.23 acres). The existing homes in downtown are generally this size as well.

The parcel of land that this development encompasses are currently zoned Medium Density Residential (R-2). This proposed development seeks to maintain the existing zoning and meet minimum lot size regulations. The proposed lot sizes are meeting the R-2 standards.

Layout

The neighborhood will be accessed from Maple Street with all the proposed lots facing west. No new roads are proposed. There is a half block alleyway platted in between these lots and the existing homes on Beech Street, however, there is no alleyway installed here. This is due to the significant topographical change here. In that regard, the proposed lots will have front-loaded driveways, like two of the existing homes on Maple Street and the homes on Beech Street.

Transportation/ROW/Construction Traffic

The final plan does not propose any new streets, and will utilize the existing street systems in downtown Chaska. The current plan appears to show road right-of-way widths that are consistent with the City's typical 80 foot wide ROWs found in downtown. As part of the proposed development, an 80' wide right-of-way (40' ½ right-of-way adjacent to the subject property) is planned to be dedicated to accommodate the existing utilities and street as well as future infrastructure improvements. The home proposed on the southern lot will be adjusted to the east to avoid utility and right of way conflicts and to accommodate required minimum building setbacks. The final plat addresses this layout by pulling back the lot lines appropriately.

Construction traffic needs to be evaluated for routes into this new development. The developer will have to work with the City Engineer to determine an appropriate route.

Utilities

Sewer and water utilities are available. It should be noted that there is an existing sanitary sewer pipe that runs along the southwest portion of the site. The lot on the south side of the development appears to be encumbered by such. This lot shows an easement in the final plans that encompasses this utility. The lot will still be able to provide a reasonable house pad that stays outside of this easement and meets setbacks.

There is an electric transmission line that runs along the west side of the property limits. The final plat shows the lot lines outside of where the transmission towers are located.

Stormwater

There are no areas slated for additional ponding. The plan proposes to use the existing drainage facilities in the roadways. Stormwater ponding will have to meet all Carver County WMO and City standards.

Setbacks

Minimum setbacks will meet R-2 standards, which are a front setback of 20 feet, rear setback of 25 feet, side setbacks of 5 feet, and corner setbacks are 20 feet.

In addition to the above, the development must meet the following setbacks:

SETBACKS	
Direction	Setback
Chaska Creek	50 feet from edge

Architecture & Anti Monotony

Landmark Builders will be the sole builder in this development. Pricing is anticipated to start in the mid \$500,000s.

City ordinance dictates that housing may not be similar within two houses to each side, directly across the street or diagonal from the house in question. This ordinance also requires that homes provide LP Smartside on the front elevations, at least 4-inch window trim on all windows, and provide varied color packages on homes within one home on each side and directly across the street. In addition, 360 architecture will be required on homes/elevations on corners and/or homes/elevations that abut major roadways. This ordinance has been very successful in other newer residential developments.

The applicant has provided a house plan for one of the homes. These will all be two-story homes with no basements (in other words, slab on grade homes). The applicant will not be providing basements due to being in the flood zone. Flood zones have lower floor elevation limitations so that buildings mitigate potential flood hazards. The outer lots will have two-car garages, while the inner lots will have three-car garages. The home design shows articulation with use of board & batten and lap siding, which is shown on all four sides.

The house design has generally responded to comments received in the preliminary submittal to better fit in with the downtown context. A hipped roof has now been incorporated to provide a smaller massing profile. Staff would also encourage the applicant to further explore other elements seen in downtown Chaska that can be incorporated on the other homes, such as front porches.

Trails & Sidewalks

There are no trails proposed as a part of this development application therefore trail fees will be required. The Comprehensive Plan does not call out trail connections in this area.

The developer will be required to provide sidewalks on both sides of the streets per City policy and in accordance with the downtown street improvement plans. The developer has shown this in their final submittal.

Landscaping & Tree Preservation

Trees will be required in the boulevard in order to meet the City's Boulevard Tree Policy. Based on the construction plans for Maple Street and 5th Street East, there is no boulevard proposed as the sidewalk will go right up to the curb. Because of this trees are shown in the front yards of each lot. Staff is amenable to this approach to meet the intent of the policy.

There are 14 trees that exist on the west edge of the site. These trees will be required to be removed with the street reconstruction and development plans. There is one 4 inch tree that will remain on the corner of Maple Street and 6th Street East. There are additional trees on the east side of the property that fall within the City's ROW; these will remain.

Parkland

Parkland is not proposed as a part of this development. It will be required of the developer to pay park dedication fees. The nearest neighborhood park is Schalow Park. As noted before the general area that this development sits in is slated as a future park search area. There will be a closer park in the future when a site has been determined by the City, which is currently being evaluated near St. John's school.

Flood Plain

This site sits within FEMA Flood Zone X, is defined as having a *0.2% annual chance flood hazard and areas of 1% annual chance flood with average depth less than one foot or with drainage areas less than one square mile*. This area is also at a reduced risk of flooding due to the Minnesota River levee. Flood Zone X is not regulated by Chaska Zoning Ordinance; however, Chaska stormwater standards require that the grading/building plans provide sufficient elevation above the regulatory flood protection elevation, which will be reviewed as part of the building permit process.

Development Costs (Infrastructure Improvements)

The City of Chaska has a number of area-wide development cost such as, but not limited to:

- Storm Sewer
- Trails
- Parks

Prior to final platting, the developer will need to work with City Staff to determine which of these are applicable and what those fees will be.

Neighborhood Meeting

The developer conducted a neighborhood meeting on December 17, 2021 to go over the concept plan. The concerns raised at this meeting were building height, construction traffic, style of homes, playground removal, and proposed power line locations (these will stay as is).

Deadline for Agency Action

The City of Chaska received the complete application for this request on August 2, 2022.

Pursuant to Minnesota State Statutes the City must act on this request by **Saturday, October 1, 2022 (60 days)**, unless the City provides the petitioner with written reasons for an

additional 60-day review period. The additional review period would extend to Wednesday, November 30, 2022. The City may with the petitioner's consent extend the review period beyond the Wednesday, November 30, 2022 date. Lastly, if the City denies the petitioners request "... it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend to City Council approval of the final plat for Hidden Maples, subject to the following conditions:

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Cover Sheet (pg C0.01), submitted by Civil Methods, Inc., dated July 29, 2022
 - b. Existing Conditions (pg C1.01), submitted by Civil Methods, Inc., dated July 29, 2022
 - c. Site Layout (pg C2.01), submitted by Civil Methods, Inc., dated July 29, 2022
 - d. Grading & Utility Plan (pg C5.01), submitted by Civil Methods, Inc., dated July 29, 2022
 - e. Erosion & Sediment Control Plan (pg C6.01), submitted by Civil Methods, Inc., dated July 29, 2022
 - f. SWPPP Narrative (pg C6.02), submitted by Civil Methods, Inc., dated July 29, 2022
 - g. Details (pg C7.0X), submitted by Civil Methods, Inc., dated July 29, 2022
 - h. Tree Inventory (pg C8.01), submitted by Civil Methods, Inc., dated July 29, 2022
 - i. Landscaping Plan (pg C8.02), submitted by Civil Methods, Inc., dated July 29, 2022
 - j. House Plan, submitted by AVA Studio, dated August 30, 2022
 - k. Final Plat, submitted by Schoborg Land Services, Inc.
- 2. Adherence to the City's Boulevard Tree Policy and local street section design.**
- 3. Adherence to the following building setbacks:**
 - a. Front (house): 20 feet
 - b. Rear: 25 feet
 - c. Side(house/garage): 5 feet
 - d. Side (corner): 20 feet
 - e. Chaska Creek: 50 feet from edge
- 4. Prior to final plat recording, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.**
- 5. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 15.28.290).**
- 6. Provision of a storm water management plan meeting City and Carver County WMO standards.**
- 7. Provision of a construction traffic plan to be reviewed and approved by the City Engineer.**
- 8. Adherence with Zoning Code Section 15.20 Flood Protection.**
- 9. Provision differentiated designs between all the homes to meet zoning section 15.28.290.**
- 10. Provision of developer responsibility to coordinate with the City to remove any hazardous trees or limbs on or near the site as determined by the Public Works Director, prior to issuance of a building permit.**
- 11. Provision that all grading/building plans provide sufficient elevation above the regulatory flood protection elevation, and to be addressed at building permit submittal.**
- 12. Provision to further explore other downtown design elements to incorporate on the homes, such as full front porches.**

HIDDEN MAPLES

PLAT FILE NO.

C.R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: Landmark Builders Inc, a Minnesota corporation, owner of the following described property situated in the County of Carver, State of Minnesota to wit:

Lots 6-10, Block 16, THE TOWNSITE (now City) OF CHASKA, Carver County, Minnesota.

Has caused the same to be surveyed and platted as HIDDEN MAPLES and does hereby dedicate to the public for public use forever the public ways and drainage and utility easements as created by this plat.

In witness whereof said Landmark Builders Inc, a Minnesota corporation, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

Signed: Landmark Builders Inc

Landmark Builders Inc.
Yevegeniy Vorobey, Chief Executive Officer

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by Yevegeniy Vorobey, Chief Executive Officer, Landmark Builders Inc, a Minnesota corporation.

Printed Notary Name

Signature

Notary Public, _____ County, Minnesota.

My Commission Expires _____

SURVEYOR'S CERTIFICATION

I, Kelly L. Brouwer, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____, by Kelly L. Brouwer, a Licensed Land Surveyor.

Printed Notary Name

Signature

Notary Public, _____ County, Minnesota.

My Commission Expires _____

CITY COUNCIL, CITY OF CHASKA, MINNESOTA

This plat of HIDDEN MAPLES was approved and accepted by the City Council of the City of Chaska, Minnesota, at a regular meeting thereof held this ____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Chaska, Minnesota.

By _____ Mayor

By _____ Clerk

COUNTY SURVEYOR, CARVER COUNTY, MINNESOTA

Pursuant to Chapter 395, Minnesota Laws of 1971, this plat has been approved this ____ day of _____, 20____.

Brian E. Praske, County Surveyor

By: _____

COUNTY AUDITOR, CARVER COUNTY, MINNESOTA

I hereby certify that the taxes payable in 20____ and prior years have been paid for land described on this plat, dated this ____ day of _____, 20____.

Crystal Campos, County Auditor

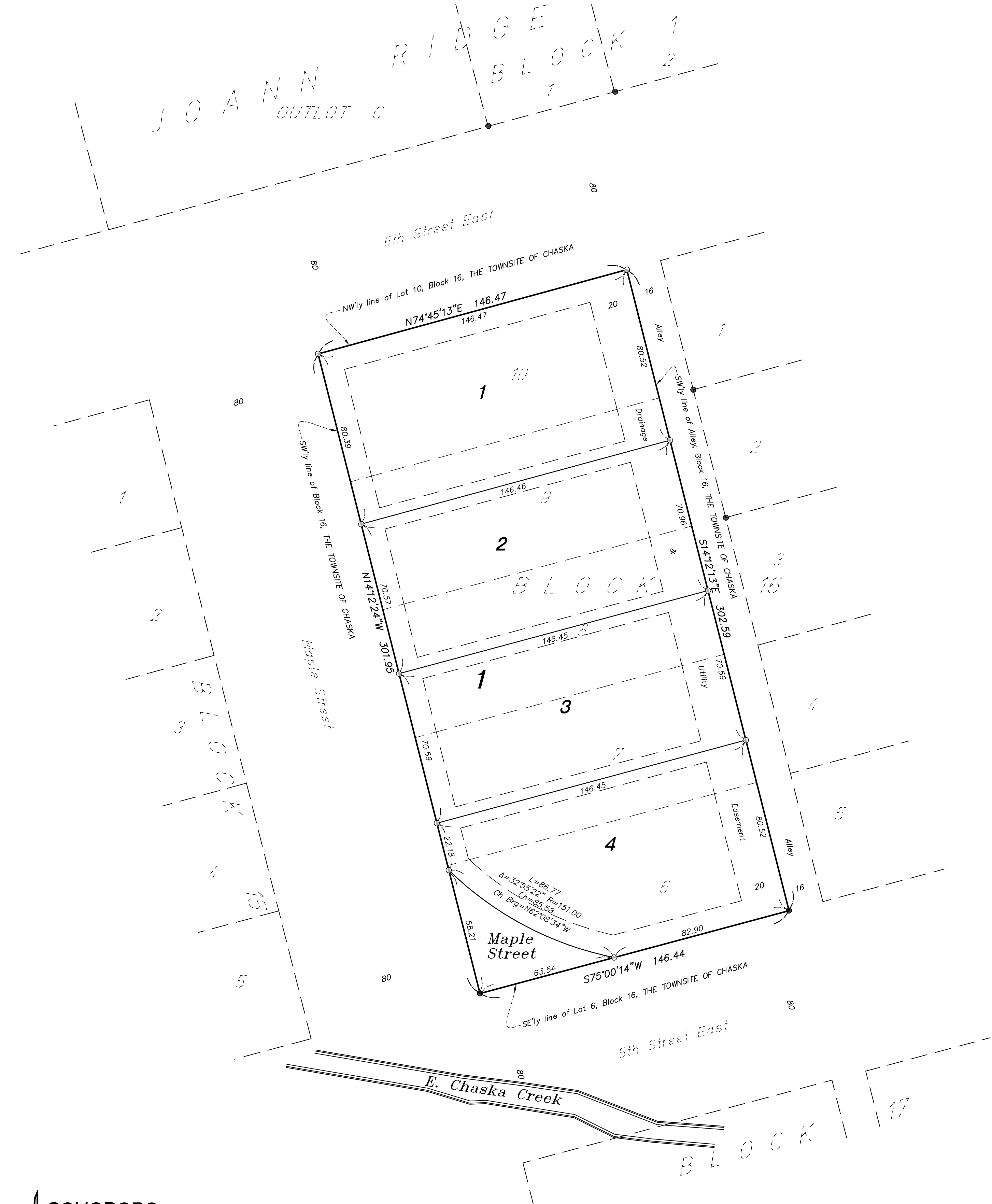
By: _____

COUNTY RECORDER, CARVER COUNTY, MINNESOTA

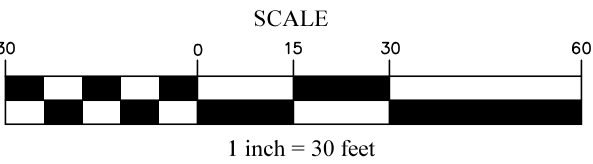
I hereby certify that this plat of HIDDEN MAPLES was filed this ____ day of _____, 20____, at ____ o'clock ____M. as Document No. _____.

Kaaren Lewis, County Recorder

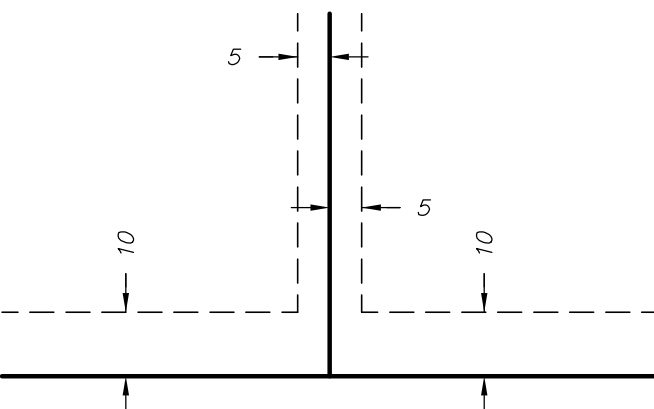
By: _____



- Legend
- Denotes monument found 1/2 inch open iron pipe, unless otherwise shown.
 - Denotes 1/2 inch by 14 inch iron monument set and marked by L.S. No. 48328.



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN AS THUS:

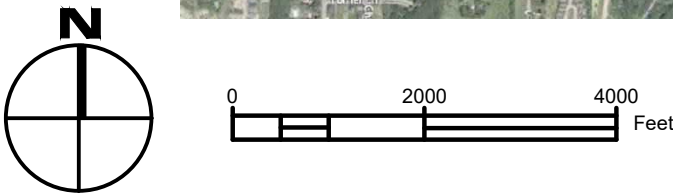


Drainage and Utility Easements being 10 feet in width and adjoining right-of-way lines, and being 5 feet in width and adjoining lot lines, unless otherwise indicated.

Basis of bearing statements: The northwesterly line of Lot 10, Block 16, THE TOWNSITE OF CHASKA, Carver County, Minnesota is assumed to bear North 74 degrees 45 minutes 13 seconds East.

SCHOBORG
LAND SERVICES
INC.

FINAL PLANS FOR
HIDDEN MAPLES
CHASKA, MN
JUNE 2022



VICINITY MAP

PROJECT TITLE

CONTACTS

INDEX

NOTES

OWNER:
Landmark Builders Inc.
Attn: Eugene Vorobey
Ph: 630.362.2696
eugene@landmarkbuilders.us

CITY / TOWNSHIP:
City Hall
1 City Hall Plaza
Chaska, MN 55318
Attn: Matt Clark, City Engineer
Ph: 952.448.9200
mclark@chaskamn.com

SURVEY:
Schoborg Land Services, Inc.
8997 Co. Rd 13 Se
Delano, MN 55328
Attn: Kelly Brouwer
Ph: 763.972.3221
kelly@schoborgland.com

CIVIL:
Civil Methods, Inc.
PO Box 28038
St. Paul, MN 55128
Attn: Dave Poggi, PE
Ph: 763.210.5713
dave.poggi@civilmethods.com

SHEET NO.	DESCRIPTION
C0.01	COVER SHEET
C1.01	EXISTING CONDITIONS & PRELIMINARY PLAT (SCHOBORG)
C2.01	SITE LAYOUT
C5.01	GRADING & UTILITY PLAN
C6.01	EROSION & SEDIMENT CONTROL PLAN
C6.02	SWPPP NARRATIVE
C7.0X	DETAILS
C8.01	TREE INVENTORY
C8.02	LANDSCAPING PLAN

THE EXISTING UTILITY INFORMATION SHOWN IN THIS PLAN HAS BEEN SURVEYED BY OTHERS; THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY 811 OR GOPHER STATE ONE CALL (1.800.252.1166).
THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

- PLAN REFERENCES:
- CITY OF CHASKA ENGINEERING GUIDELINES.
 - MINNESOTA DEPT. OF TRANSPORTATION – STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.
 - CITY ENGINEERS ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS, LATEST EDITION.
 - UNREINFORCED CONCRETE PER ACI 330R-08 AND ACI 330.1-03.

LEGEND:

—————	PROPERTY LINE	=====	CURB & GUTTER	[Pattern]	STORMWATER POND
- - - - -	SETBACK	— >> —	STORM SEWER / CULVERT	[Pattern]	ROCK RIPRAP, RANDOM CRUSHED
- . - . -	EASEMENT	~~~~~	DRAINTILE	[Pattern]	EROSION CONTROL BLANKET
WET	WETLAND	— > —	SANITARY SEWER	[Pattern]	TURF REINFORCEMENT MAT
=====	CONTOUR	— —	WATERMAIN	[Pattern]	GEOGRID OR ARTICULATED CONCRETE
✱	SPOT ELEVATION	— o —	CLEANOUT	[Pattern]	STABILIZED CONST. ENTRANCE
——>	DRAINAGE DIRECTION	[Symbol]	SANITARY MANHOLE	— SF —	SILT FENCE
[Pattern]	BITUMINOUS SURFACE	[Symbol]	WETLAND BUFFER	- - - - -	SEDIMENT CONTROL LOG
[Pattern]	BITUMINOUS SURFACE, HEAVY	[Symbol]	BIORETENTION / INFILTRATION BASIN	[Symbol]	INLET PROTECTION
[Pattern]	CONCRETE SURFACE	[Symbol]	TREE LINE	== x ==	FENCE
				o o o o o	RETAINING WALL



CIVIL METHODS, INC.
P.O. Box 28038
St. Paul, MN 55128
o: 763.210.5713 | www.civilmethods.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DAVID M. POGGI
DATE: 07-29-2022
LIC. NO.: 44573

DESIGNED: DMP
DRAWN: DMP
CHECKED: KEB

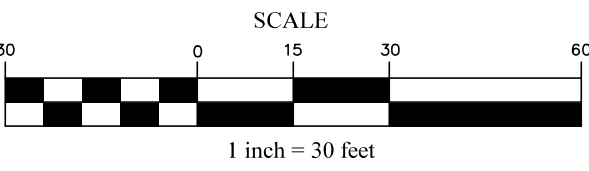
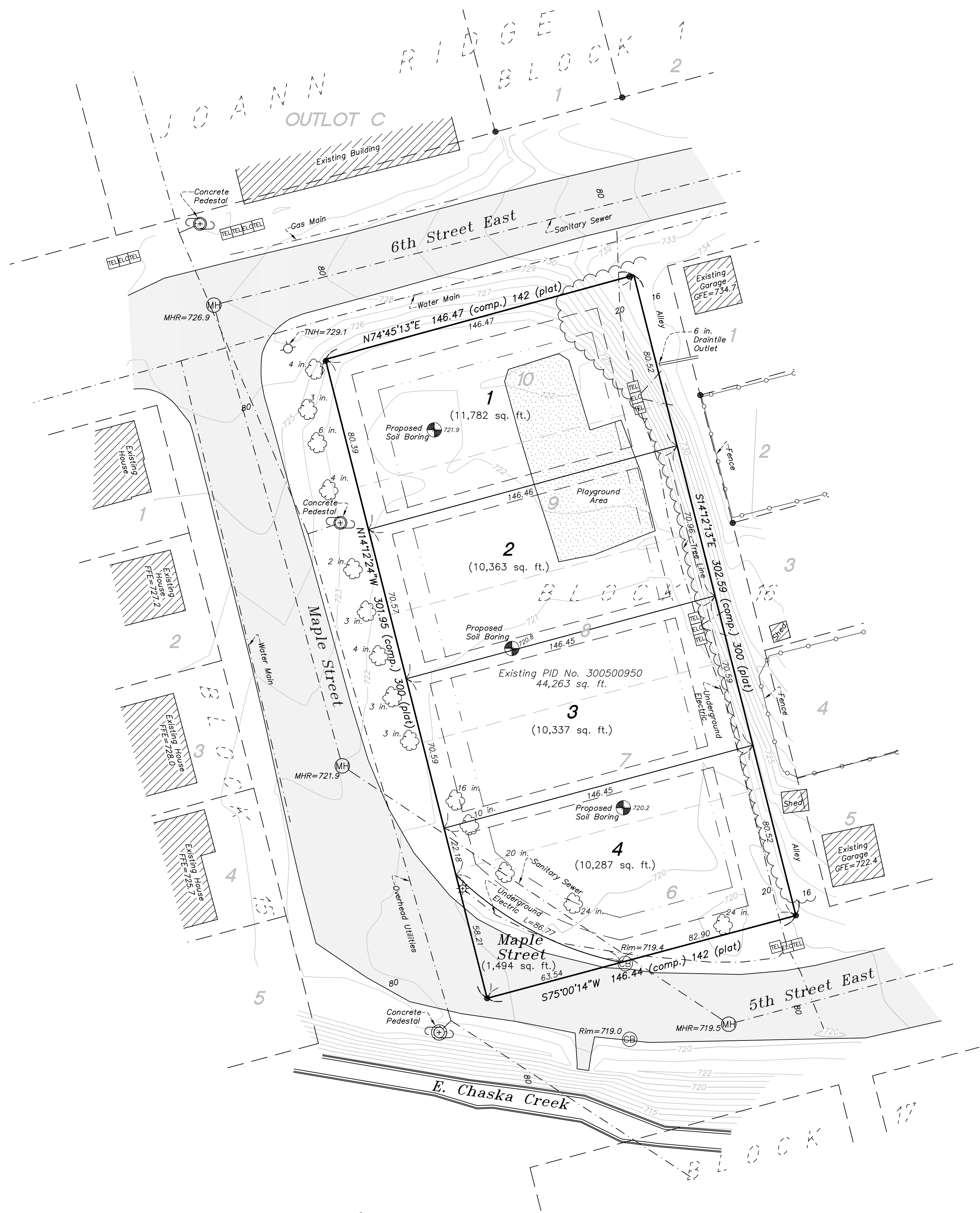
DATE / REVISION:
06-01-2022 Preliminary Plat Review Set. NOT FOR CONSTRUCTION
07-29-2022 Final Review Set. NOT FOR CONSTRUCTION

HIDDEN MAPLES
LANDMARK BUILDERS, INC.
CHASKA, MN

COVER SHEET

SHEET NO:
C0.01

EXISTING CONDITIONS & PRELIMINARY PLAT



- Legend**
- Found Iron Monument
 - Existing Contour
 - Soil Boring
 - Tree (deciduous)
 - Utility Pole
 - Manhole
 - Hydrant
 - Telephone Pedestal
 - Electrical Pedestal
 - Light Pole
 - Building Setback
 - Utility (see label)

PID No.: 300500950

Parcel Area: 44,263 sq. ft.

Zone: R2 - Medium Density Residence

Flood Zone: X

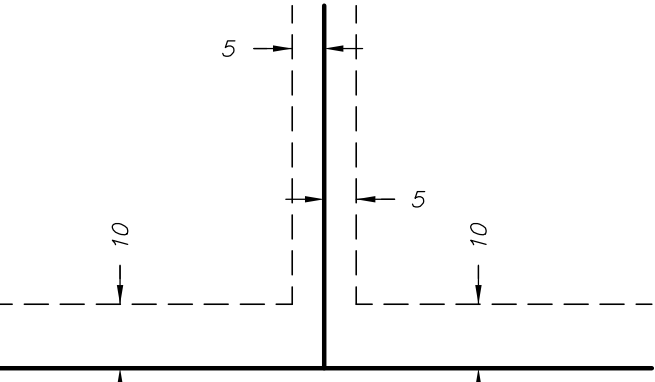
Benchmark:
MnDOT Geodetic Monument: 728 ADJ USGS
Elevation = 728.57 NAVD88 (per MnDOT)

Boundary Description (per Doc. No. A735934)
Lots 6-10, Block 16, THE TOWNSITE (now City) OF CHASKA, Carver County, Minnesota.

Notes:
Underground utility locations were marked on site by other as the result of a Gopher State One Call request, Ticket No. 220690586.
Utilities that were marked include the following:
City of Chaska Electric
City of Chaska Water/Sewer
Comcast TV/Fiber Optic
Century Link Telephone

Proposed Building Setbacks:
Front Yard Setback: 20 ft.
Side Yard Setback: 5 ft.
Side Street Setback: 20 ft.
Rear Yard Setback: 25 ft.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN AS THUS:



Drainage and Utility Easements being 10 feet in width and adjoining right-of-way lines, and being 5 feet in width and adjoining lot lines, unless otherwise indicated.

Basis of bearing statements: The north line of Lot 10, Block 16, THE TOWNSITE (now City) OF CHASKA, Carver County, Minnesota is assumed to bear North 74 degrees 45 minutes 13 seconds East.

Bearings based on Carver County coordinate system. Elevations based on NAVD88 datum.

C1.01

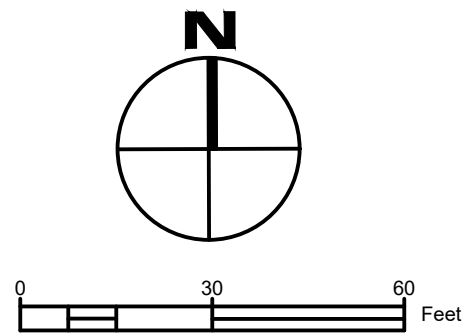
SCHOBORG
LAND SERVICES
INC.

763-972-3221
www.SchoborgLand.com

8997 Co. Rd. 13 SE
Delano, MN 55328

Prepared for:
Landmark Builders Inc.

Job Number:	9424
Survey Date:	3/16/22, 3/17/22
Drawing Name:	Landmark-PRELIM.dwg
Drawn by:	DMS
Revisions:	5-31-22 (rear D & U Easement)



BENCHMARK
MnDOT Monument: 728 ADJ USGS
El.=728.57 NAVD88 (per MnDOT)

LEGEND:

PROPERTY LINE
SETBACK
EASEMENT
TREE REMOVAL

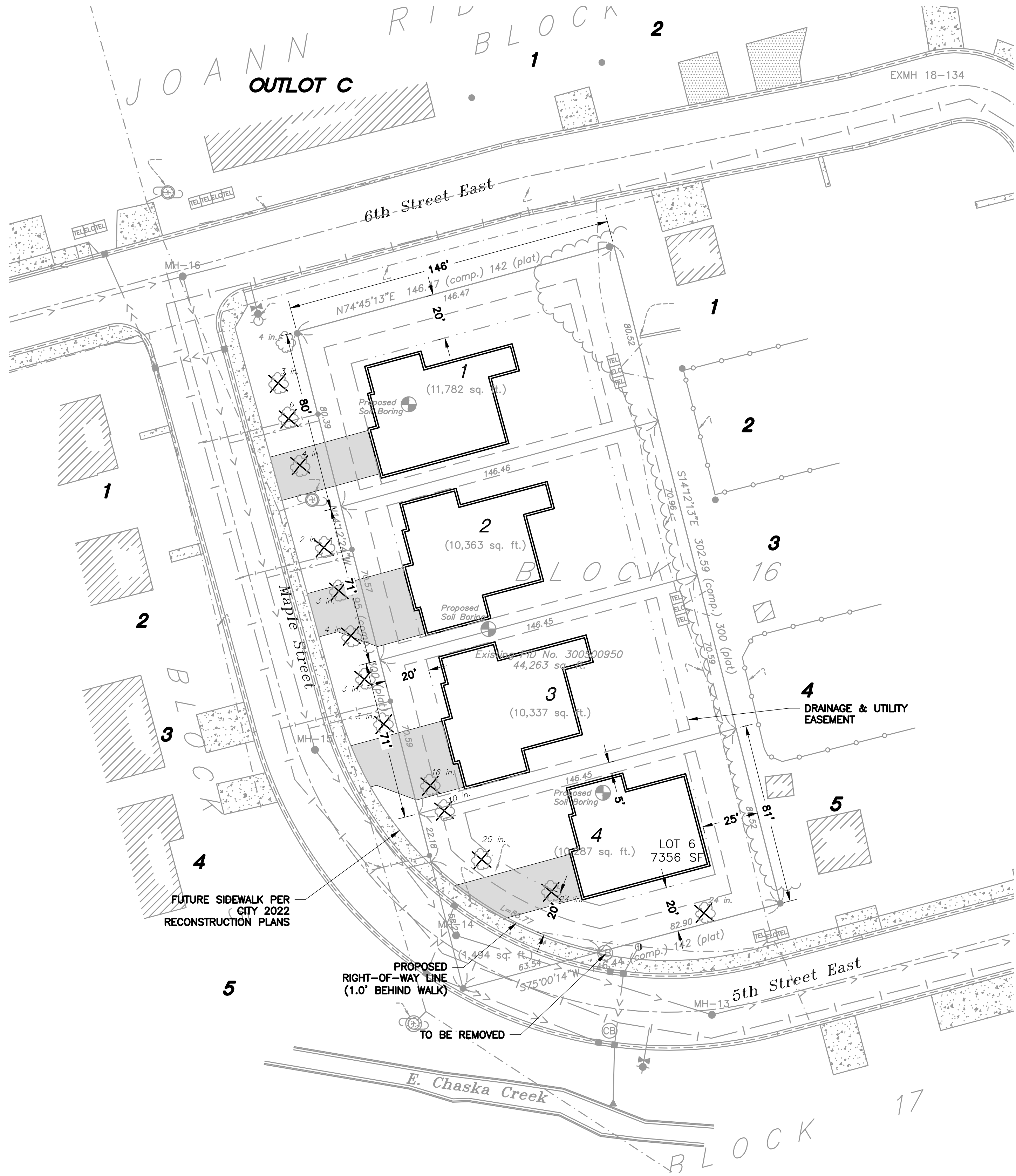
SITE DATA:

ZONE: R2
MINIMUM LOT SIZE: 7200 SQ FT
MINIMUM LOT WIDTH: 60 FT
SETBACK:
FRONT 20 FT
SIDE CORNER 20 FT
SIDE 5 FT
REAR 25 FT

PROPOSED HARD SURFACE: ±18,000 SQ FT

NOTES:

1. MAPLE STREET ALIGNMENT, WALK AND UTILITY LINEWORK SHOWN REPRESENTS FUTURE CONDITION PER CITY 2022 DOWNTOWN RECONSTRUCTION PLANS.
2. PROPOSED HOME FOOTPRINT SHOWN REFLECTS CURRENT ARCHITECTURAL PLAN.



CIVIL METHODS, INC.
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St. Paul, MN 55128
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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DAVID M. POGGI

DATE: 07-29-2022
LIC. NO.: 44573

DESIGNED: DMP
DRAWN: DMP
CHECKED: KEB

DATE / REVISION:
06-01-2022 Preliminary Plat Review Set. NOT FOR CONSTRUCTION
07-29-2022 Final Review Set. NOT FOR CONSTRUCTION

HIDDEN MAPLES
LANDMARK BUILDERS, INC.
CHASKA, MN

SITE LAYOUT

SHEET NO:
C2.01

Print Date: 7/29/2022 9:07 AM
File Loc: C:\CIVIL\Methods, Inc\CM - Documents\17 Projects\2023 Maple Street Residential\08 DRAWINGS AND SPECIFICATIONS\CD Sheets\FINAL\08_Grading.dwg

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DAVID M. POGGI

DATE: 07-29-2022

LIC. NO.: 44573

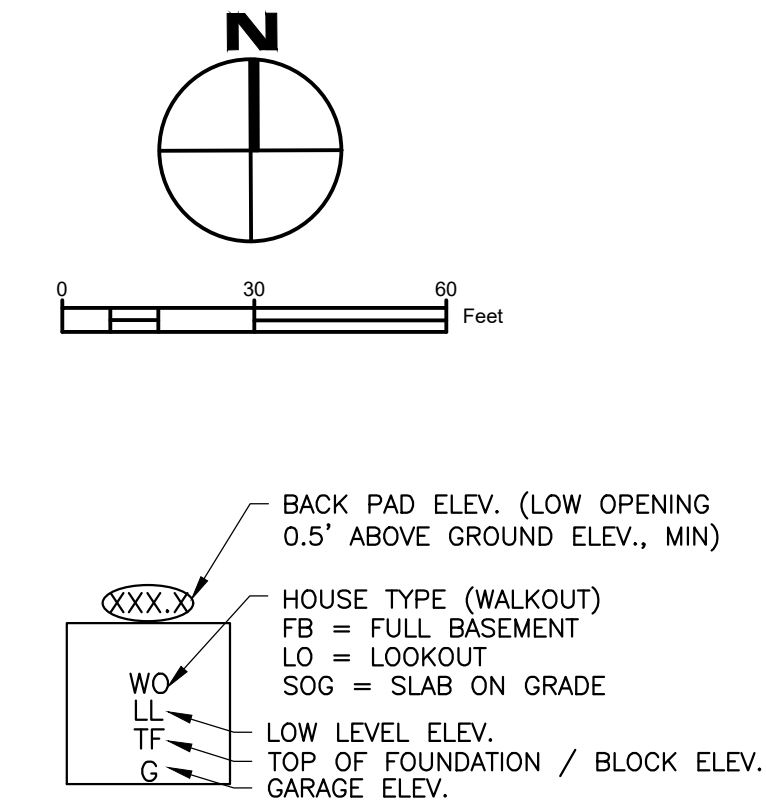
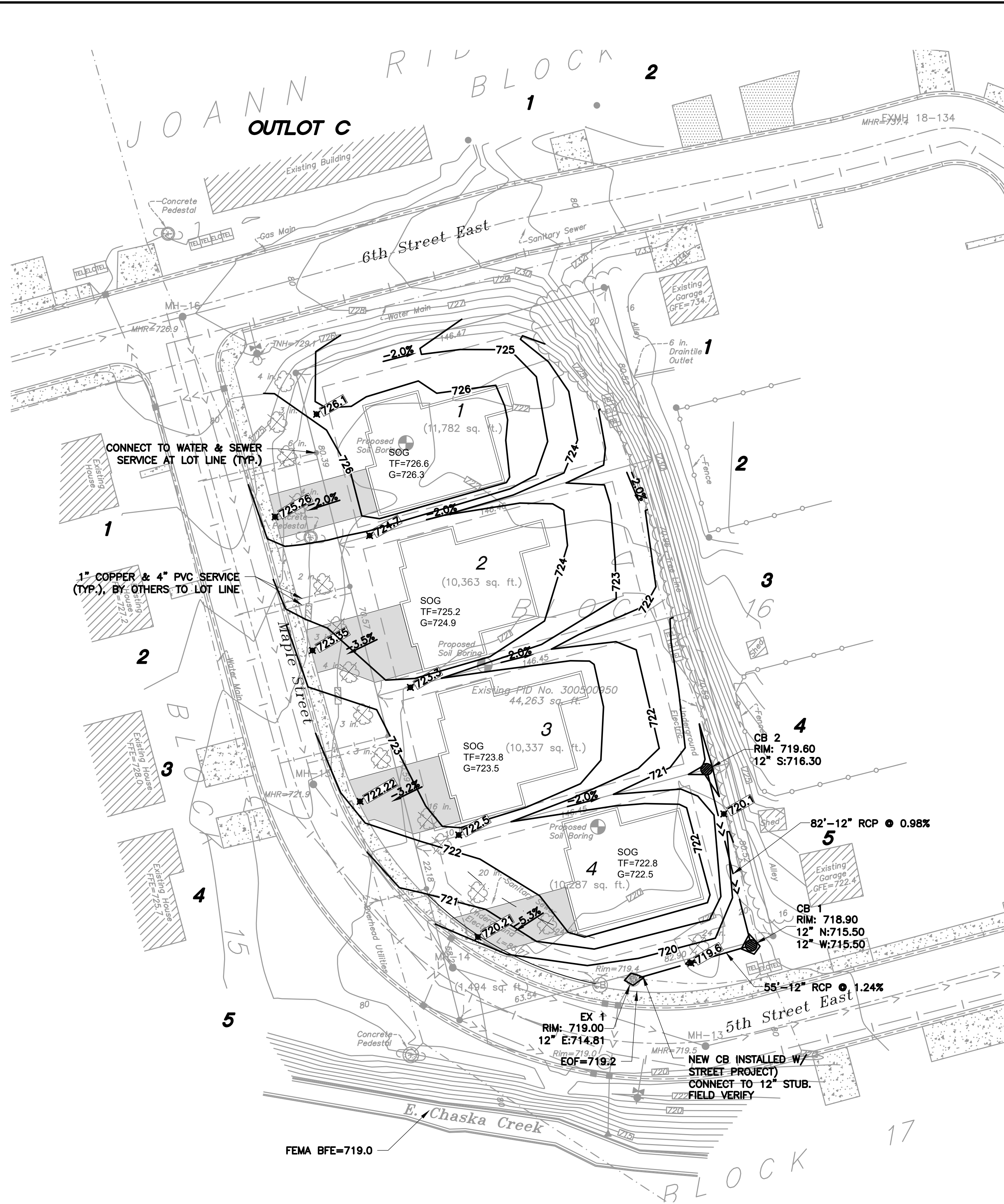
DESIGNED: DMP
DRAWN: DMP
CHECKED: KEB

DATE / REVISION:
06-01-2022 Preliminary Plat Review Set. NOT FOR CONSTRUCTION
07-29-2022 Final Review Set. NOT FOR CONSTRUCTION

HIDDEN MAPLES
LANDMARK BUILDERS, INC.
CHASKA, MN

GRADING & UTILITY PLAN

SHEET NO:
C5.01



TYPICAL LOT & HOUSE PAD

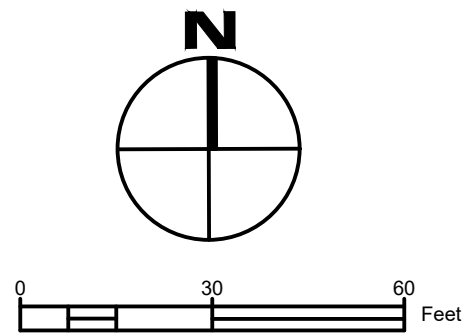
GENERAL NOTES:

- The subsurface utility location information in this plan is utility quality level D. This utility quality level was determined according to the guidelines of CI/ASCE 38-02, titled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data." Engineer does not guarantee the accuracy of utility locations or that all existing utilities are shown; Contractor is responsible for locating utilities prior to digging.
- Protect light poles and other existing utilities, signs, trees, etc. Relocation of any private utilities not directed on these plans shall be coordinated with the utility owner. If drain tile is encountered, Engineer shall be notified immediately; reconnection or rerouting will be required.
- Damaged items or property shall be repaired or replaced at Contractor's expense.
- Street layout and utility information per Stantec Design Plan, 2022 Downtown Reconstruction Project (4-24-2022). Field verify all locations and elevations for connections.

GRADING & UTILITY NOTES:

- Unless otherwise noted, all proposed grades and elevations shown are to finished grade surface.
- See architectural prints for detailed home information.
- FEMA BFE=719.00; therefore, lowest allowable grade adjacent to home=721.0.
- Maximum graded slope in green space to be 3:1.
- Yard swales to have 1.5% grade, min.
- Grading includes stripping topsoil and replacing subgrade at home pads with suitable material as recommended by geotechnical engineer.
- At locations where new work connects to existing work, field verify existing elevations and grades prior to beginning the new work. Match existing grades at construction limits.
- Topsail shall be stockpiled and respread to minimum thickness of 6"; excess material hauled off as directed.
- Maple Street centerline stationing and elevations are per City's 2022 Downtown Reconstruction Project plans (4-14-2022). Driveway grades reflect anticipated elevation at edge of sidewalk. Curb cuts and sidewalk to be installed with City project.
- Compaction densities per Geotechnical Report. Contractor to coordinate testing with Owner & Engineer.
- Field verify existing water service, sewer service, and storm sewer location, material, and condition. The services to lot line, and storm sewer yard drain, are to be installed with the City 2022 Downtown Reconstruction project.
- Sanitary sewer services shall consist of solid-wall PVC SDR 26 / Schd 40 with joints of elastomeric or solvent cement as recommended by the manufacturer for water-tight connection. 4" service to be laid no flatter than 2.0%.
- Water service to be 1" copper, Type K.
- A minimum of 7.5 feet of cover shall be provided over all water main and service pipe.
- Storm sewer per Mn/DOT 2503 and structures per Mn/DOT 2506
- RCP pipe shall be Class V (unless noted otherwise).
- RCP joints shall include o-ring rubber gaskets and be water-tight.
- An adequate coupling shall be used to connect to existing pipe with a water-tight connection.

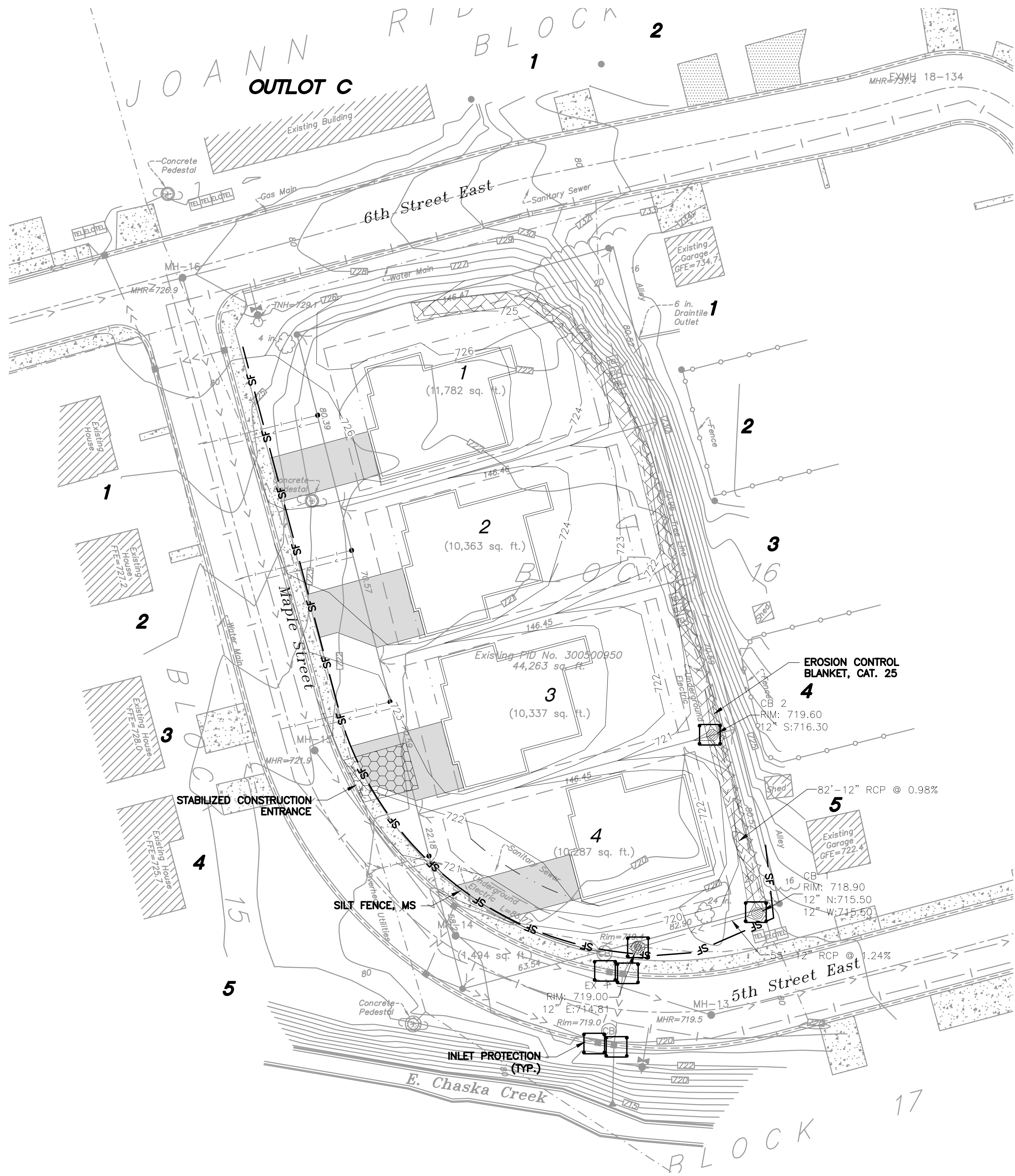
STORM STRUCTURE SCHEDULE		
ID:	SIZE:	CASTING:
CB 1	48" DES G	R-1642
CB 2	27" DES H	R-1642



BENCHMARK
MnDOT Monument: 728 ADJ USGS
El.=728.57 NAVD88 (per MnDOT)

SEDIMENT CONTROL & TURF RESTORATION NOTES:

1. Perimeter sediment controls shall be installed as indicated prior to site disturbance, and shall be installed to allow for high-flow bypass or overflow to prevent failure during significant rainfall. Devices shall not back water up on adjacent properties.
2. Inlet protection shall be installed at City catch basins adjacent to project site.
3. Install tree protection fence around drip line of trees to be saved, including those in R.O.W.
4. Contractor is responsible for keeping sediment from leaving the property, including vehicle tracking. Should sediment be tracked offsite onto adjacent street, Contractor shall sweep at the end of work day.
5. Install silt fence or sediment control log around any soil stockpiles that will be present for more than 7 days.
6. Devices shall be inspected weekly and after all rainfall events exceeding 1", and maintained as necessary to keep the intended functional condition.
7. Accumulated sediment shall be removed from sediment control devices when $\frac{1}{3}$ of device height has been reached.
8. After rough grading is completed, and topsoil spread, areas shall be seeded and blanketed or mulched (or sodded) as soon as practical or within 7 days. Areas not being actively worked must be covered with temporary seed within 7 days.
9. Seed in mowed areas shall be Mn/DOT Mix 25-151 (3876) residential turf or approved equal.
10. Turf shall be installed by a qualified professional and/or per the Mn/DOT Seeding Manual (latest edition), at rates indicated in the manual.
11. Perimeter sediment controls shall remain in place until vegetation is growing / established in all disturbed areas.
12. Erosion during construction shall be repaired by the Contractor within 24 hours of discovery



CIVIL METHODS, INC.
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DATE: 07-29-2022

DAVID M POGGI

LIC. NO.: 44573

DESIGNED: DMP
DRAWN: DMP
CHECKED: KEB

DATE / REVISION:
06-01-2022 Preliminary Plat Review Set. NOT FOR CONSTRUCTION
07-29-2022 Final Review Set. NOT FOR CONSTRUCTION

HIDDEN MAPLES
LANDMARK BUILDERS, INC.
CHASKA, MN

EROSION CONTROL PLAN

SHEET NO:
C6.01

ALL CONSTRUCTION ACTIVITIES MUST MEET THE REQUIREMENTS OF THE MPCA'S **GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES/SDS PROGRAM (MNR100001)**. All sheets of this planset, as well as the related Project SWMP, are hereby referenced as part of this SWPPP; any related pages shall be revised as appropriate for differing site conditions. Specific reference permit sections included in parentheses throughout.

SITE AND CONSTRUCTION DESCRIPTION:

This project includes site grading for a new residential subdivision in West Lakeland Township, Washington County, MN (Lat: 44.790012, Long: -93.595620).

The site work will include disturbance of approximately 1.06 acres for the construction of four single family homes. Approximately 5,000 CY of material will be moved on-site, and all areas will be stabilized and restored as indicated in the plans. Temporary erosion and sediment controls shall include rock construction entrance, silt fence and inlet protections on the property and adjacent downstream catch basins (Maple Street).

The existing site is a city park and no groundwater or soil contamination is anticipated (16.15).

The Contractor shall sign the MPCA NPDES Construction Stormwater Permit application as "Operator" and be solely responsible for meeting the erosion and sediment control requirements of the permit.

Disturbed Area: 1.06 acres
Pre-Construction Impervious Area: 0.00 acres
Post-Construction Impervious Area: 0.41 acres
Newly Created Impervious Area: 0.41 acres
Permanent Stormwater Treatment Required (If >1.0 acre): NO

PERMANENT STORMWATER MANAGEMENT:

Permanent stormwater management is not required by the MPCA, City of Chaska, or Lower Minnesota River Watershed District. Existing drainage patterns will be maintained, with runoff draining to Maple Street storm sewer.

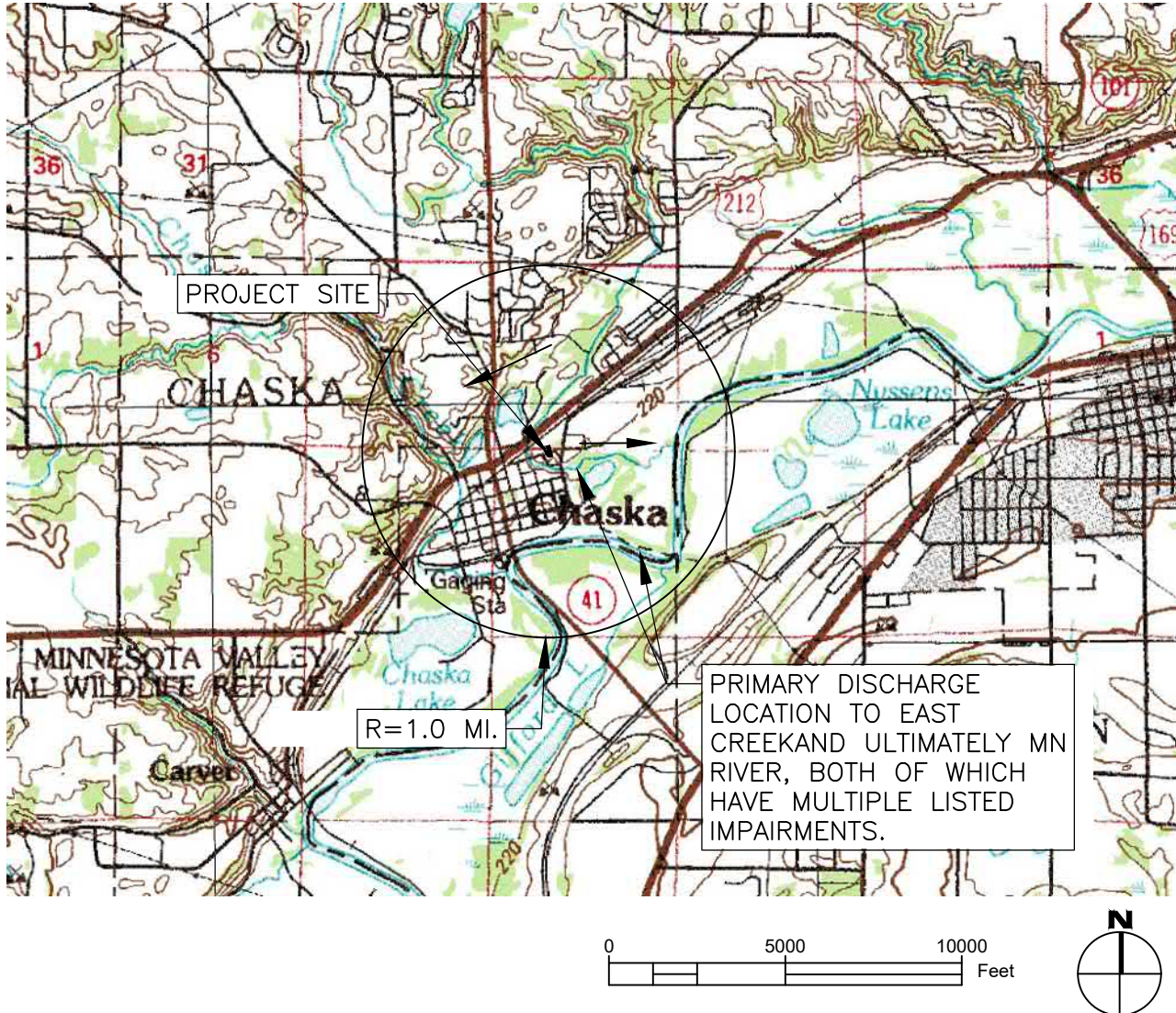
Seasonal high water table (SHWT) elevations have been approximated with soil borings indicating mottled soils. In addition, the site is adjacent to East Creek with a FEMA BFE=719.0.

The project site discharges to two Impaired Waters within 1 mile, as defined by the State's Impaired Waters List. These waters include East Creek and the Minnesota River. East Creek is impaired for fish bioassessments, fecal coliforms, and turbidity, while the MN River stretch is impaired for Mercury, Nutrients, PCBs and turbidity. Stabilization of exposed soils must be initiated immediately and completed within seven (7) days after construction activity in that portion of the site temporarily or permanently ceases.

SOILS MAP



DOWNSTREAM SURFACE WATERS AND WETLANDS



EROSION & SEDIMENT CONTROL

- The contractor shall use phased construction whenever practical to minimize disturbed area at any one time.
- All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 7 days after the construction activity in that portion of the site has temporarily or permanently ceased.
- The following shall be installed within 24 hours of connection to surface water or property edge:
 - Energy dissipation (riprap) at all outlet aprons
 - Stabilization of temporary or permanent drainage swales within 200' of property boundary or connection to surface water (e.g., storm sewer inlet, drainage swale, etc.)
- A vehicle tracking BMP must be installed at the site entrance where haul vehicles are entering and exiting the site, including: rock pad, slash mulch, wash rack, etc. Streets must be swept within 24 hours of discovery of offsite tracking.
- Temporary stockpiles must have silt fence or other applicable sediment control device around the base of the pile.
- The Contractor shall be responsible to control sediment-laden surface water from leaving site. All mobilized sediment that has left the construction zone shall be collected by the contractor and properly disposed of at no additional cost to the owner.
- Any fines levied due to inadequate erosion or sediment control practices, sediment discharging from the site, etc., shall be the responsibility of the Contractor.
- Inlets shall be protected from sediment at all times, with appropriate protection installed for each phase of development.
- Adjacent roads must be inspected and kept clear of sediment; roads to be swept within 24 hours of tracked sediment discovery.
- Additional temporary BMPs may be required to reduce the potential for sediment transport during construction. If deemed necessary by onsite personnel, Engineer or Owner shall be contacted immediately for approval or guidance, if available. Otherwise best judgment shall be used to provide rapid stabilization or sediment controls as necessary to minimize potential pollutant discharge.

CONSTRUCTION IMPLEMENTATION SCHEDULE & PHASING

- Install perimeter silt fence / sediment logs, and construction entrance as shown prior to site disturbance.
- Complete soil stripping and rough grading of site.
- Replace topsoil and establish vegetative cover.
- Complete site restoration and final stabilization measures (remove temporary controls after construction activity has ceased and vegetation is established).
- Submit Notice of Termination (NOT) to MPCA within 30 days.

DEWATERING & BASIN DRAINING

- Dewatering water, if necessary, must be discharged to a temporary or permanent sediment basin when feasible; if not feasible, appropriate BMPs must be used to prevent sediment-laden water from discharging downstream.
- Use appropriate energy dissipation measures on all discharges to prevent erosion at discharge outlet. Discharge must not cause nuisance or erosive conditions to downstream properties or receiving channels. Excessive inundation of downstream wetlands is not permitted (if applicable).
- If filters with backwash water are used, all backwash water must be hauled offsite for disposal, returned to the beginning of the treatment process, or incorporated into the site in a manner not causing erosion.

INSPECTIONS & MAINTENANCE

- The contractor must routinely inspect the construction site once every 7 days during construction, and within 24 hrs of receiving more than ½" of rain in 24 hrs. Rainfall amounts must be measured by a properly installed rain gage onsite, or from a weather station within 1 mile of the project, or from a weather reporting system with site specific radar rainfall summaries (11.11).
- All inspections and rainfalls > ½" must be recorded and retained onsite with the SWPPP. Inspections shall include: date/time, name of individual, date & amount of rainfall, findings, corrective actions, observed discharge/location/description, any proposed SWPPP amendments.
- Inspections may be suspended when work is stopped due to frozen conditions. The Contractor's inspector must resume inspections within 24 hours after runoff occurs at the site or prior to resuming construction, whichever comes first.
- Silt fence (or related perimeter control device) must be maintained when accumulated sediment reaches ½ the height of the device, or if device becomes ineffective (by the end of the next business day following discovery).
- Permanent and temporary sediment basins, if applicable, shall be drained and cleaned when sediment depth reaches ½ of original storage volume; complete within 72 hrs of discovery. Must be cleaned prior to project completion.
- Non-functional BMPs must be repaired or replaced by the end of the next business day following discovery.
- Inspect downstream ditch / drainage system for signs of erosion or sediment buildup during each inspection; stabilize within 7 days.
- Inspect vehicle exit locations and adjacent streets; remove sediment from surfaces within 1 day.

POLLUTION PREVENTION

- All solid waste generated at the site must be disposed of in accordance with all applicable federal and state regulations.
- All hazardous materials must be properly stored/contained to prevent spills or leaks; materials must be properly disposed of per applicable regulations, including Minn. Rule Ch. 7045. Restricted access storage areas must be provided to prevent vandalism.
- Vehicle or equipment washing must be confined to a defined area (minimum of 100' from pond or drainage ditch); runoff containing any hazardous materials must be collected and properly disposed of. Defined area must be delineated with heavy-duty silt fence (incidental); no engine degreasing is allowed on-site.
- Pesticides, herbicides, insecticides, fertilizers, treatment chemicals, and landscape materials must be under cover to prevent pollutant discharge, or protected by similar means to minimize potential contact with stormwater.
- Concrete and other washout waste must be effectively contained – solid and liquid washout waste must not contact ground and must be disposed of properly in compliance with MPCA rules. A sign must be installed at washout area requiring personnel to utilize the proper facilities for disposal of concrete and other wastes.
- The contractor is solely responsible for monitoring air pollution and ensuring that it does not exceed levels set by any agency or LGU. This includes dust created by work performed at the site; air pollution and dust control measures are incidental to the contract. The engineer may require additional dust control measures to be implemented, as necessary.
- Adequate temporary restroom facilities shall be present onsite in a stable and secure location during construction operations, and shall be maintained in an adequate functioning condition.

FINAL STABILIZATION

- The Contractor must ensure final site stabilization meets the Permit requirements, and submit the NOT within 30 days.
- Final stabilization includes uniform perennial vegetative cover of at least 70% of the expected final growth density over the entire previous surface area, or other equivalent cover to prevent soil erosion.
- All temporary synthetic and structural BMPs must be removed as part of final stabilization.

RECORD RETENTION

- The SWPPP, all revisions to it, and inspection & maintenance records are the responsibility of the Contractor and must remain at the site during construction hours. The materials may be kept in a field office, onsite vehicle, or "SWPPP Mailbox".
- Training documentation shall be provided by Contractor as outlined below and required.
- The SWPPP, project permits, inspection/maintenance logs, stormwater maintenance agreements, and stormwater management design calculations must be retained for 3 years after submittal of permit NOT. Contractor shall provide Owner or Engineer copies of inspection and maintenance logs prior to final payment.

TRAINING REQUIREMENTS

- The permittees must comply with the training requirements as outlined in Section 21 of the Permit. The Contractor shall have a trained individual performing BMP installations and inspections, as required.
- Training table (below) to be completed prior to construction, as appropriate.

RESPONSIBLE PARTIES & TRAINING SUMMARY

	COMPANY	CONTACT	PHONE	TRAINING DATE	COURSE / ENTITY	CONTENT
OWNER:				NA	NA	NA
SWPPP PREPARER:	CIVIL METHODS, INC.	KENT BRANDER, PE	763.210.5713	1/24/2022	UNIVERSITY OF MN	DESIGN OF CONSTR. SWPPPS
GENERAL CONTRACTOR / INSPECTOR:						
EROSION & SEDIMENT CONTROL INSTALLER:						
PERMANENT BMP OPERATOR / MAINTAINER:				NA	NA	NA

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HIDDEN MAPLES

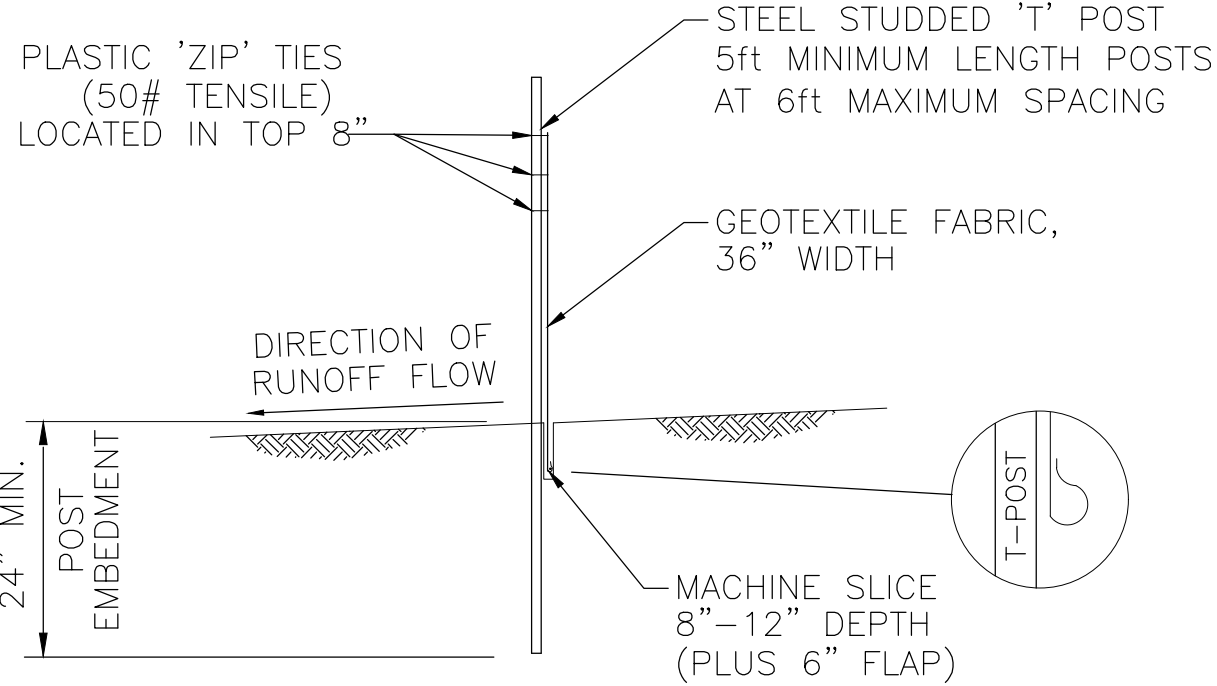
LANDMARK BUILDERS, INC.
CHASKA, MN

SWPPP

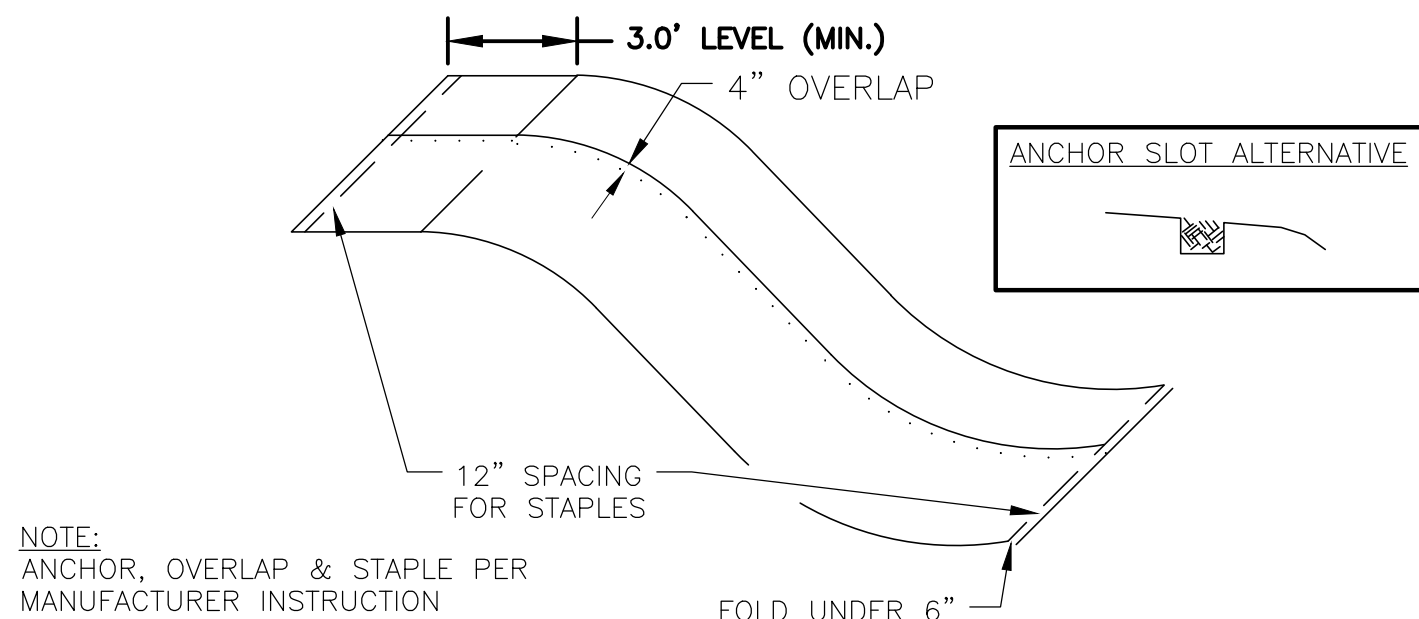
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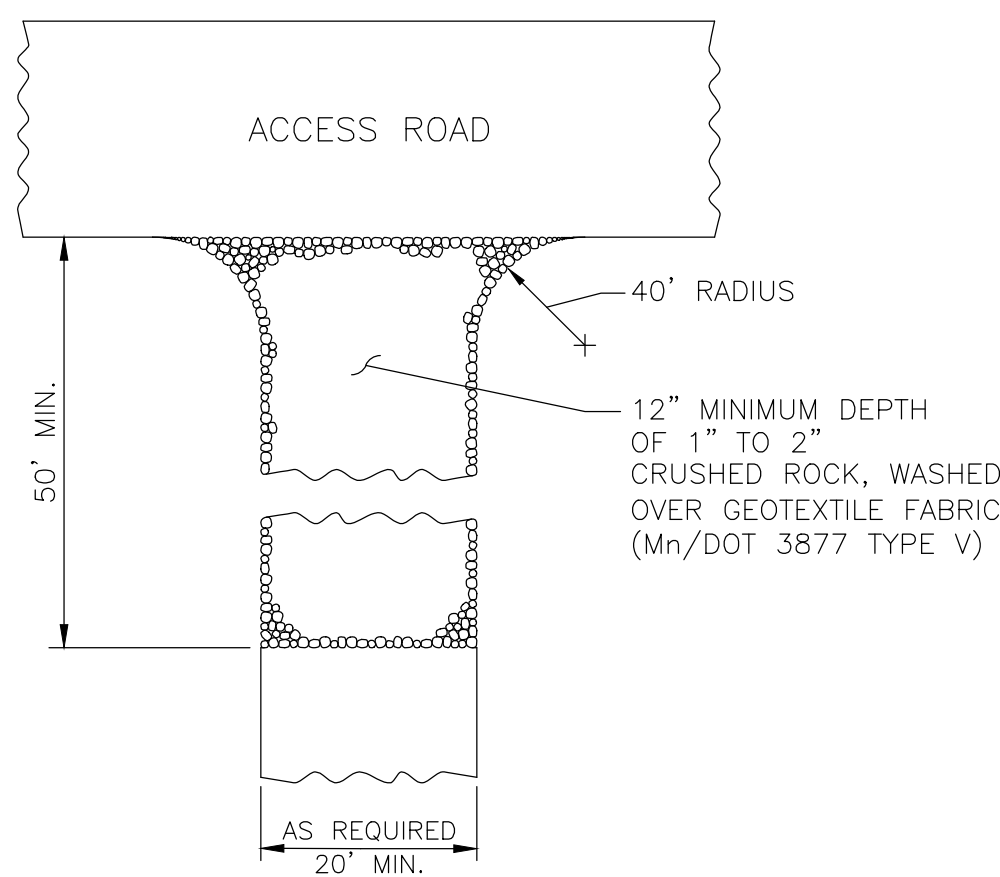
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File Loc: C:\CIVIL\Methods, Inc\CM - Documents\7. Projects\22023, Maple Street Residential\08. DRAWINGS AND SPECIFICATIONS\CD Sheets\FINAL\70_Details.dwg



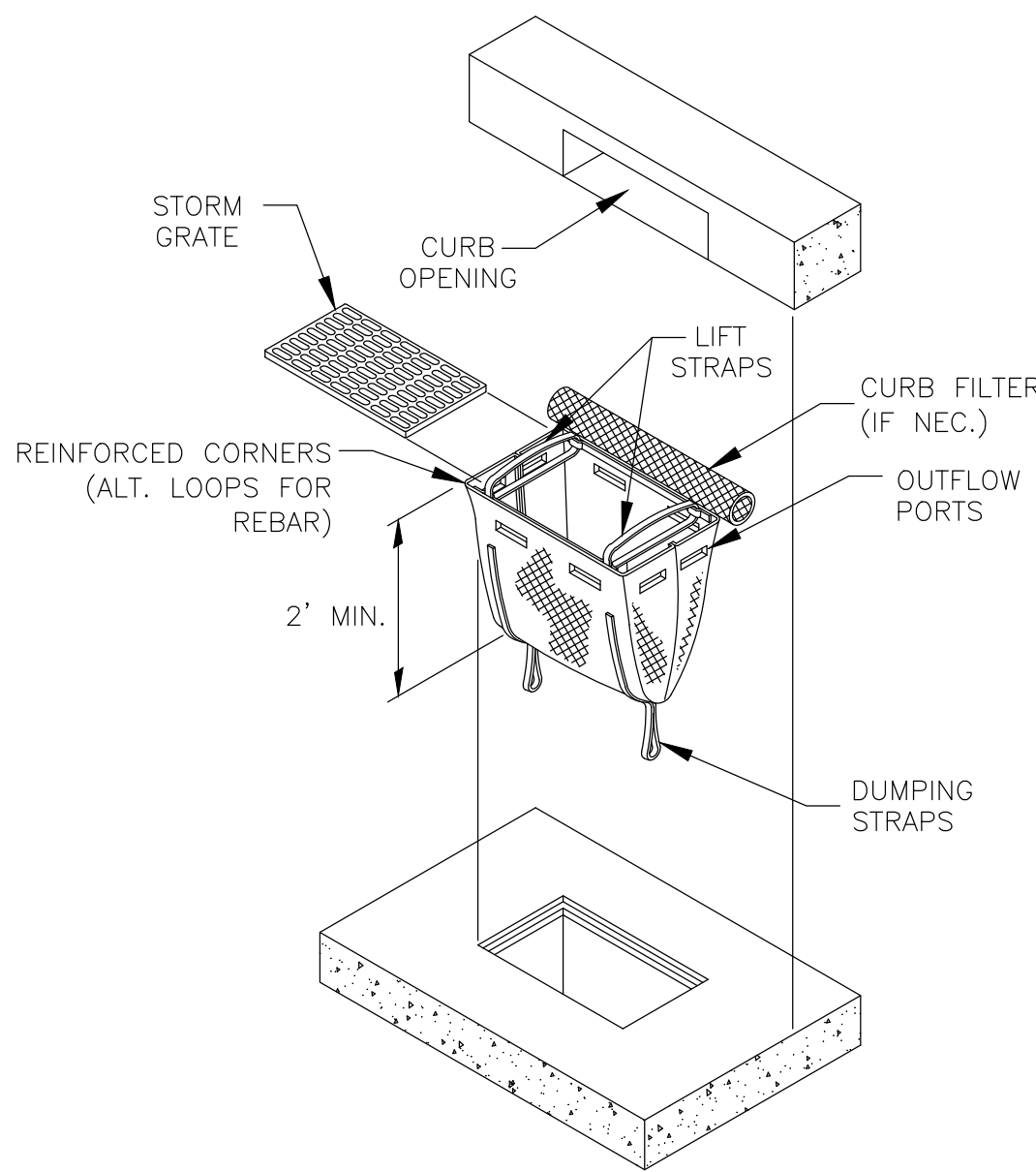
1 SILT FENCE-MACHINE SLICED



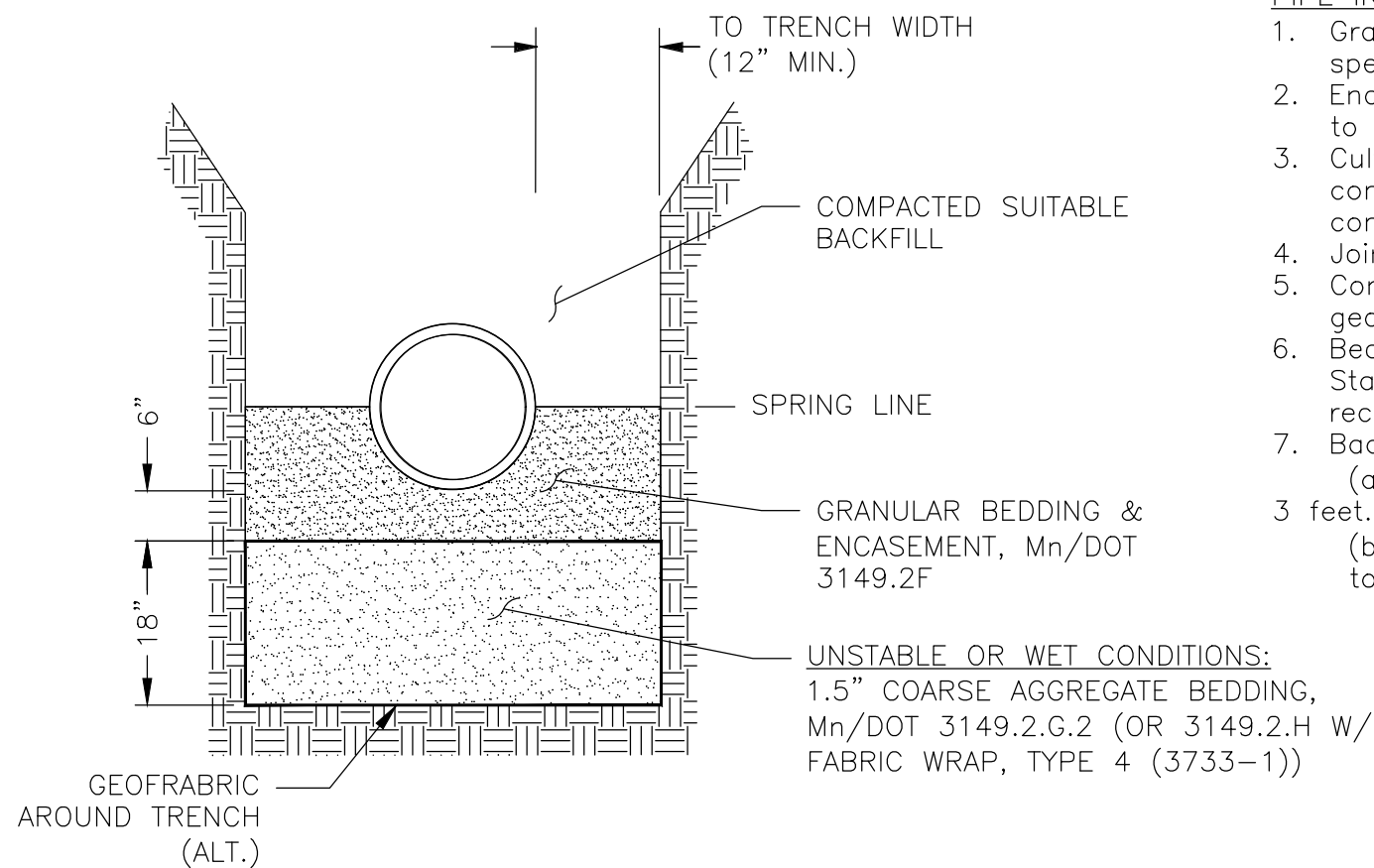
2 EROSION CONTROL BLANKET INSTALLATION



3 ROCK CONSTRUCTION ENTRANCE



4 INLET PROTECTION-SEDIMENT SACK



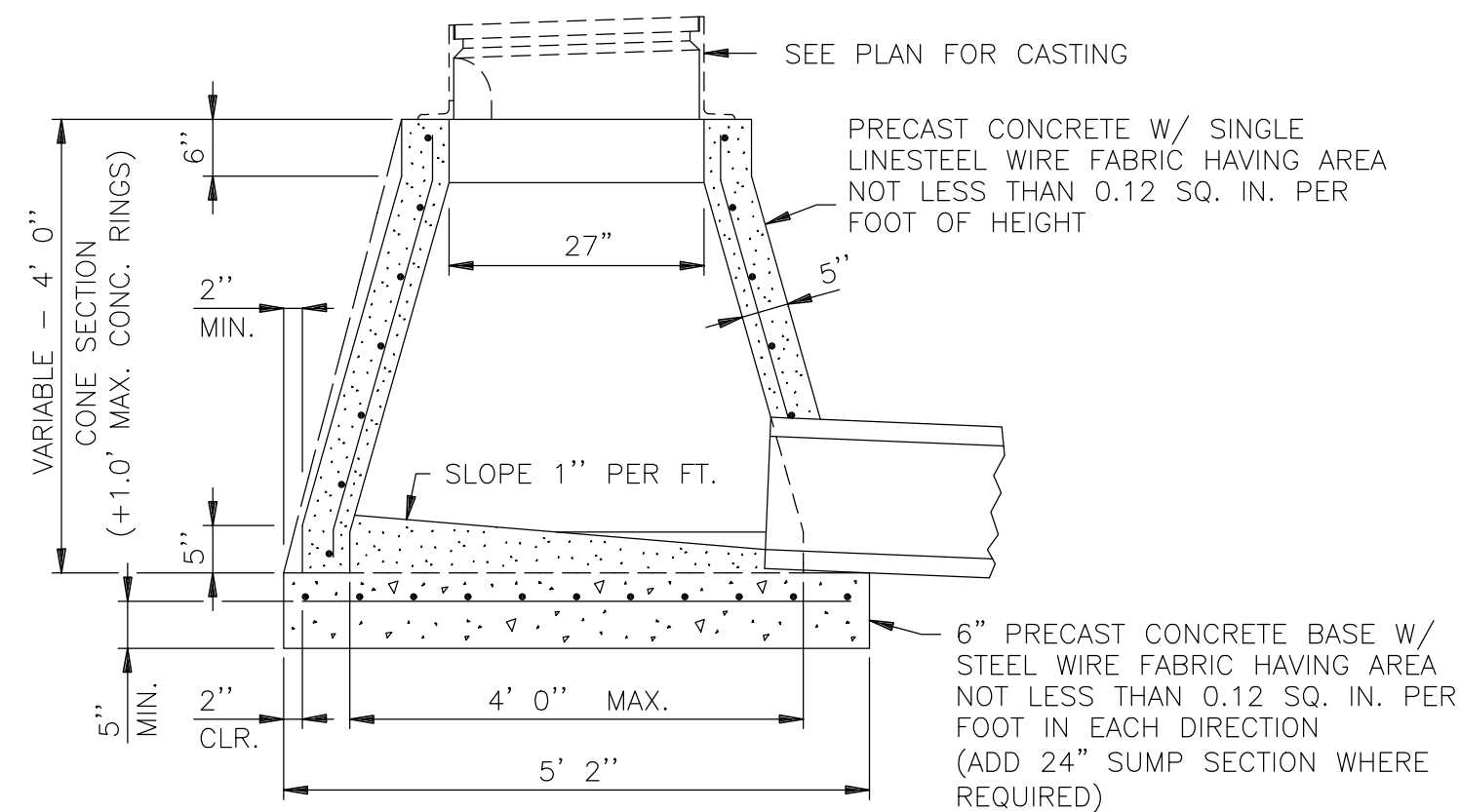
5 CONCRETE PIPE TRENCH

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4832	kN (lbs)	1.78 (400) x 1.40 (315)
Grab Tensile Elongation	ASTM D 4832	%	15 x 15
Puncture Strength	ASTM D 4833	kN (lbs)	0.67 (150)
Mullen Burst Strength	ASTM D 2766	KPa (psi)	8508 (800)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.67 (150) x 0.73 (165)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m ² (gal/min/ft ²)	2852 (70)
Permittivity	ASTM D 4491	Sec-1	0.90

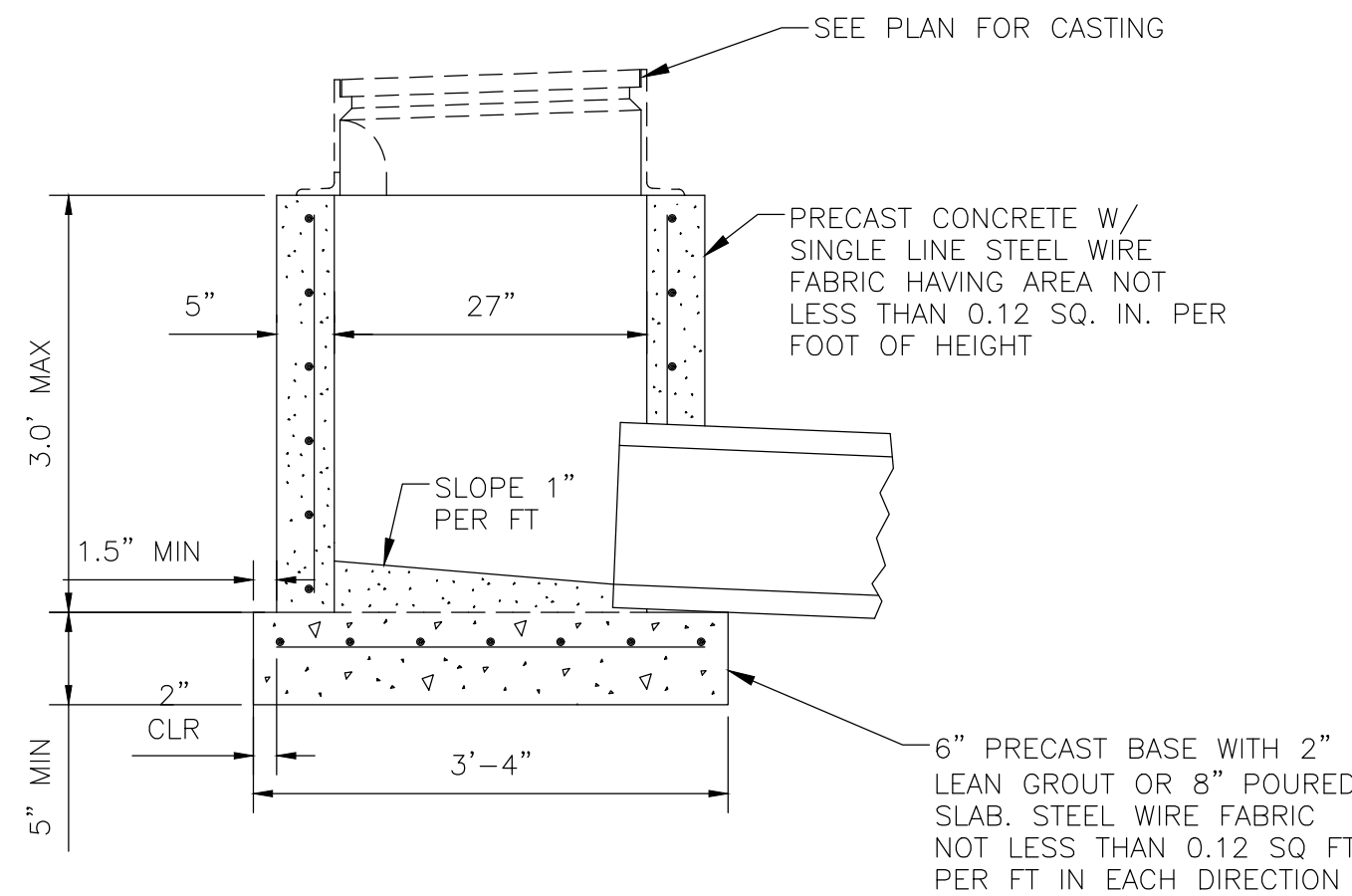
NOTE:
RECTANGULAR DANDY SACK SHOWN. SIZE USED
SHALL MATCH OPENING; EQUIVALENT BAG UNIT MAY
BE USED (INCLUDE OVERFLOW PORTS)

PIPE INSTALLATION NOTES:

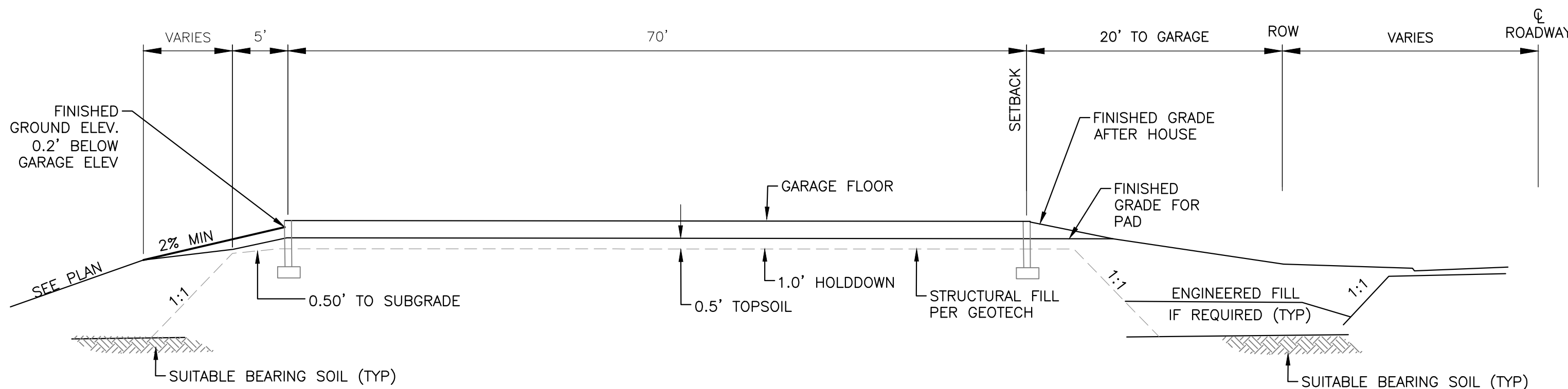
- Granular bedding & encasement shall conform to Mn/DOT specification 3149.2F.
- Encasement, foundation and backfill material is incidental to storm sewer pipe construction.
- Culvert inverts shall be kept clean during construction; the contractor is responsible to clean all pipe that has been contaminated during construction.
- Joints shall include rubber gaskets and be water-tight.
- Contractor may, at its own discretion, wrap joints with geotextile fabric in lieu of placing mastic in the joint.
- Bedding and encasement shall be compacted to 90% Standard Proctor using Specified Density Method, or as recommended by manufacturer, whichever is denser.
- Backfill shall be compacted to Specified Density Method:
 - 100% Standard Proctor from subgrade elevation down 3 feet.
 - 95% Standard Proctor from bottom of excavation up to 3 feet Below subgrade elevation.



6 STORM MAHNOLE OR CATCH BASIN TYPE G



7 STORM MAHNOLE OR CATCH BASIN TYPE H



8 SLAB ON GRADE (SOG)

DETAILS ARE NOT TO SCALE

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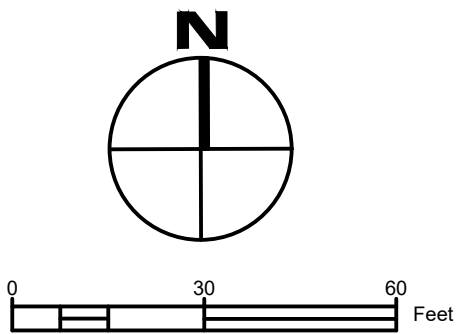
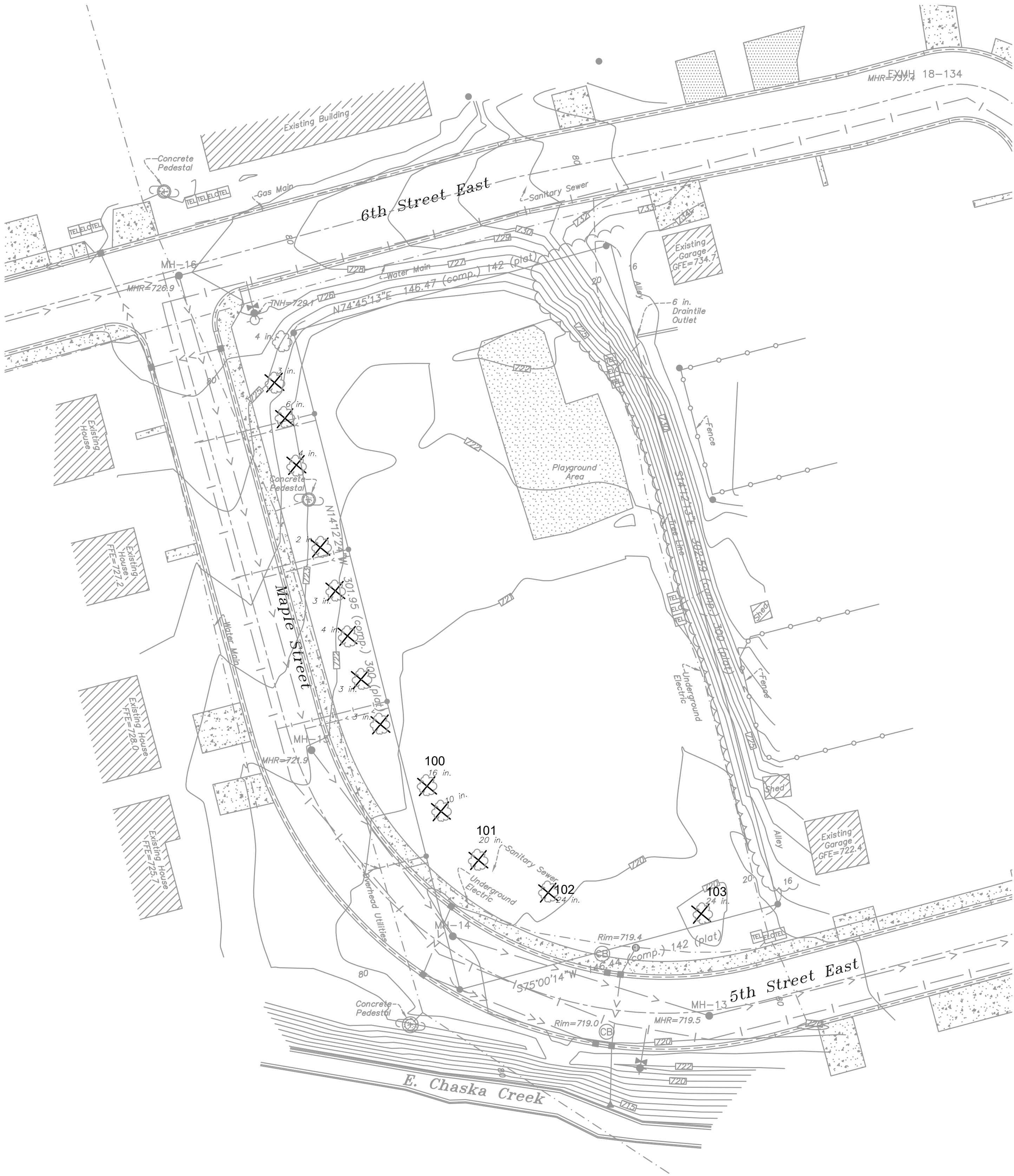
HIDDEN MAPLES
LANDMARK BUILDERS, INC.
CHASKA, MN

DETAILS

SHEET NO:

C7.01

Print Date: 7/29/2022 9:08 AM
File Loc: C:\CIVIL\Methods, Inc\CM - Documents\7. Projects\22023. Maple Street Residential\08. DRAWINGS AND SPECIFICATIONS\CD Sheets\FINAL\00_Tree Inventory.dwg



BENCHMARK
MnDOT Monument: 728 ADJ USGS
El.=728.57 NAVD88 (per MnDOT)

LEGEND:

- PROPERTY LINE ———
SETBACK - - - - -
EASEMENT - - - - -
TREE REMOVAL X

TREE INVENTORY			
I.D.	COMMON NAME	BOTANICAL NAME	SIZE, DBH
100	Amur Maple	Acer ginnala	16"
101	White Ash	Fraxinus americana	20"
102	White Ash	Fraxinus americana	24"
103	White Ash	Fraxinus americana	24"

*Identification by others

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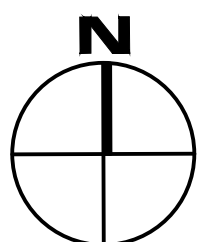
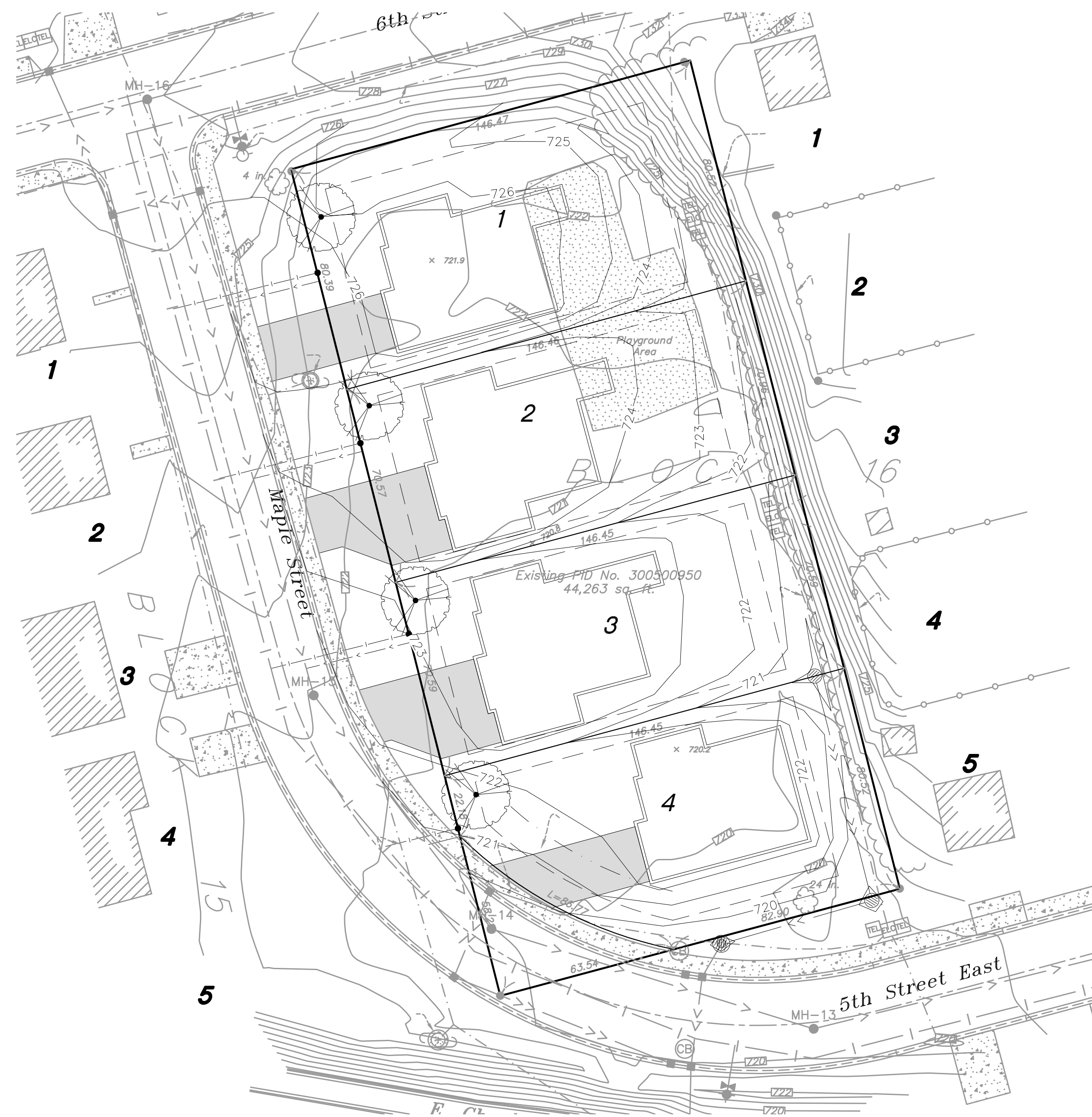
HIDDEN MAPLES
LANDMARK BUILDERS, INC.
CHASKA, MN

TREE INVENTORY

SHEET NO:
C8.01



**Know what's below.
Call before you dig.**



A horizontal number line is shown with tick marks at 0, 30, and 60. The segment from 0 to 30 is shaded gray. The word "Feet" is written at the right end of the line.

LEGEND:



EASEMENT _____

DECIDUOUS TREE (MAPLE, OAK) 

LANDSCAPING SUMMARY:

R2 - MEDIUM DENSITY RESIDENTIAL

1 TREE / LOT (40' MIN. SPACING)

REQUIRED: 4 TREES

PROVIDED: 4 TREES

PLANT SCHEDULE

TREES					
KEY	QTY	COMMON NAME	BOTANICAL NAME	ROOT	CAL/SIZE
NM	4	Northwood Red Maple	Acer rubrum 'northwood'	B&B	2.5"

NOTES:

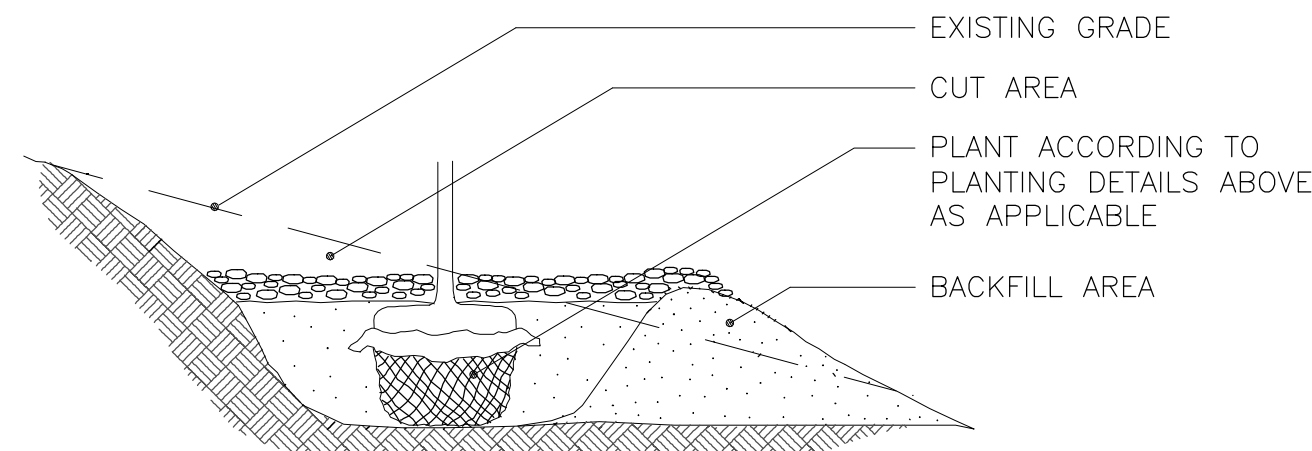
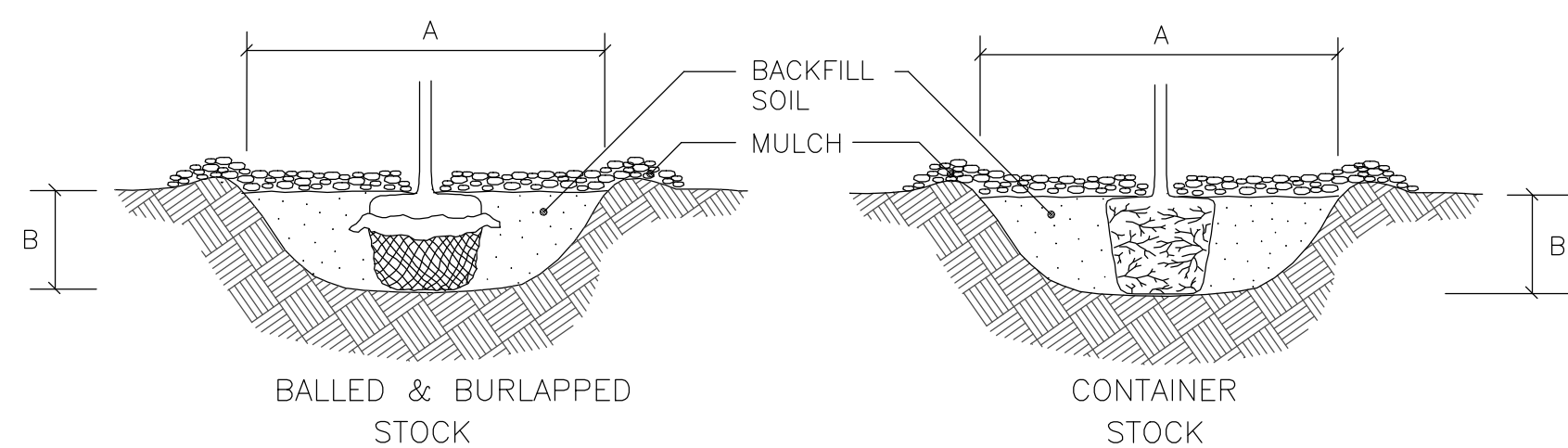
1. CONTAINER STOCK MAY BE SUBSTITUTED FOR B&B AS APPROPRIATE.
2. CONIFEROUS TREES SHALL BE 6' TALL AND DECIDUOUS TREES 2.5" DIAMETER UPON INSTALLATION.
3. TREES AND SHRUBS SHALL BE WARRANTED FOR A PERIOD OF 1 YEAR AFTER INSTALLATION. DEAD OR DISEASED PLANTS WITHIN THIS PERIOD SHALL BE REPLACED AT CONTRACTOR EXPENSE.
4. THE PLANTING DETAILS REPRESENT ADEQUATELY DRAINED SOIL CONDITIONS. THE CONTRACTOR SHOULD EXERCISE DISCRETION IN SETTING PLANTS 1"-3" HIGHER IN POORLY DRAINED SOILS.
5. ON 2:1 SLOPES OR GREATER, DO NOT CONSTRUCT THE UPHILL HALF OF THE WATERING BASIN.
6. ON WET, POORLY DRAINED SOILS, DO NOT CONSTRUCT WATERING BASIN.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE DRAINAGE IN HEAVY POORLY DRAINED OR IMPERVIOUS SOILS.
8. PLANTS SHOULD BE SET AT THE PROPER DEPTH WHEREBY THE BEGINNING TAPER OF THE ROOT FLARE IS AT THE SAME ELEVATION AS THE FINISHED SOIL GRADE. THIS SHOULD BE THE SAME DEPTH AS THE PLANTS WERE GROWN AT IN THE NURSERY. NOTE THAT THE ROOTS OF BALLED AND BURLAPPED PLANTS ARE UNACCEPTABLE WHEN THEY ARE COVERED BY MORE THAN 4" OF SOIL IN THE TOP OF THE BALL.
9. DELAY MULCH PLACEMENT IF NECESSARY TO ALLOW MORE TIME FOR EXCESS SOIL MOISTURE TO EVAPORATE FROM PLANTING AREAS BEFORE PLACING MULCH.

BALLED & BURLAPPED STOCK

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING AS REQUIRED.
3. SET PLANT ON UNDISTURBED NATIVE SOIL, OR THOROUGHLY COMPACTED BACKFILL SOIL AT THE SAME DEPTH (IF PROPER) AS IT WAS GROWN IN THE NURSERY.
4. EXPOSE ROOT FLARE AND SET AT GRADE. REMOVE ALL BURLAP AND ROPES FROM TOP $\frac{1}{2}$ OF ROOT BALL. CUT WIRE BASKET DOWN TO SECOND HORIZONTAL WIRE FROM THE BOTTOM, AND DISPOSE OF OFF-SITE. CONTRACTOR IS RESPONSIBLE TO MAINTAIN PLUMB POSITION THROUGHOUT THE MAINTENANCE PERIOD.
5. APPLY WATER TO SETTLE PLANTS AND FILL VOIDS THEN CONSTRUCT 3" DEPTH WATERING BASIN.
6. WATER THOROUGHLY WITHIN 2 HOURS.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
8. BIODEGRADABLE TWINE MAY BE LEFT ON AS SUPPORT BETWEEN THE ROOT BALL AND ROOT COLLAR UNTIL THE END OF THE PLANT ESTABLISHMENT PERIOD AT WHICH TIME IT MUST BE CUT AND TOTALLY REMOVED FROM THE ROOT COLLAR. THE TWINE MUST BE TIED OR RETIED TO MID-LEVEL LOOPS OR POINTS ON THE BASKET. USE OF NONBIODEGRADABLE TWINE IS PROHIBITED.

CONTAINER STOCK

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING AS DIRECTED BY ENGINEER.
3. REMOVE CONTAINER AND SCORE OR PRUNE OUTSIDE OF SOIL MASS TO REDIRECT CIRCLING FIBROUS ROOTS AS NECESSARY.
4. SET PLANT ON UNDISTURBED NATIVE SOIL, OR THOROUGHLY COMPACTED BACKFILL SOIL AT THE SAME DEPTH (IF PROPER) AS IT WAS GROWN IN THE NURSERY.
5. APPLY WATER TO SETTLE PLANTS AND FILL VOIDS THEN CONSTRUCT 3" DEPTH WATERING BASIN.
6. WATER THOROUGHLY WITHIN 2 HOURS.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.



NOTE:

1. EXTENDED EXCAVATION AND BACKFILL SOIL TO A POINT DOWNSLOPE EQUAL TO OR LOWER IN ELEVATION THAN THE BOTTOM OF THE HOLE DIRECTLY BENEATH THE PLANT TO INSURE ADEQUATE DRAINAGE IN HEAVY SOILS. GRANULAR SOIL MUST BE ADDED AS BACKFILL IN AREAS OF POOR DRAINAGE.

FOR STEEP SLOPES

1 ISOLATED PLANTINGS

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HIDDEN MAPLES

LANDMARK BUILDERS, INC.

CHASKA, MN

SHEET NO:

LANDSCAPING PLAN

C8.02



1 3D View 1
12" = 1'-0"

PLAN INFORMATION

FRAMING NOTES:

- ALL EXTERIOR WALLS TO BE 2X6 @ 16" O.C. WITH A DOUBLE TOP PLATE UNLESS OTHERWISE NOTED.
- WALL FRAMING SHALL BE S.P.F. STUD GRADE OR BETTER UNLESS NOTED OTHERWISE (U.N.O.)
- ALL HEADERS SHALL BE (2) - 2X10 U.N.O.
- EXTERIOR SHEATHING SHALL BE 7/16" MATERIAL CONSISTING OF ORIENTED STRAND BOARD (OSB).
- ALL FLOOR AND CEILING SYSTEMS TO CHECKED AND DESIGNED BY THE DESIGNATED MANUFACTURER. TRUSS PLANS TO BE ON SITE @ TIME OF FRAMING
- PRESSURE TREATED WOOD IS TO BE USED WHERE WOOD IS IN CONTACT WITH CONCRETE AND AT 2X8 MUD SILL. TREATED MEMBERS TO BE S.Y.P. #2 OR BETTER.
- FOR OPENINGS IN EXTERIOR WALLS (OR WALLS WITH LATERAL LOADING:
 - a) 0'-0" - 4'-0" = 1 JACK STUD
 - b) 4'-0" - 8'-0" = 2 JACK STUDS
 - c) 8'-0" - 12'-0" = 3 JACK STUDS
 - d) GREATER THEN 12' = CONSULT ENGINEER.
- POSTS CALLED OUT ARE NUMBER OF KING STUDS REQUIRED PER SIDE OF OPENING.

CONCRETE NOTES:

- ALL CONCRETE FOOTINGS AND FOUNDATION SYSTEMS ARE DESIGNED FOR A 2000 P.S.F. SOIL
- FOUNDATION WALLS SHALL BE FULL HEIGHT AT UNBALANCED FILL GREATER THEN 3'-4"
- 1/2" ANCHOR BOLTS EMBEDDED 7" MINIMUM @ 4' O.C. MAX. 12" MIN. FROM EACH END. MINIMUM OF 2 BOLTS IN EACH SILL PLATE
- PAD FOOTINGS REINFORCEMENT IS TO BE LOCATED 3" FROM BOTTOM OF FOOTING TYP. (WHEN REQUIRED)
- CONTRACTOR IS RESPONSIBLE FOR ALL STEEL REBAR SIZING PER STATE AND LOCAL BUILDING CODES
- MIN. 5000 PSI CONCRETE @ ALL FOOTINGS**

INSULATION:

- ALL EXTERIOR WALLS TO HAVE A MINIMUM RATING OF R-20
- ALL ATTIC SPACES ARE TO HAVE A MINIMUM RATING OF R-49
- ALL FLOOR SPACES OVER UNCONDITIONED SPACE OR CANTILEVERED ARE TO HAVE A MINIMUM RATING OF R-30
- SHEETROCK:**
 - ALL CEILINGS ARE TO HAVE 5/8" NON-SAG GYPSUM BOARD U.N.O.
 - ALL WALLS ARE TO HAVE 1/2" GYPSUM BOARD U.N.O.
 - GARAGE CEILING AND WALLS THAT ADJOIN HOUSE WALLS ARE TO BE 5/8" TYPE "X" GYPSUM BOARD U.N.O.
 - ALL EXTERIOR WALLS OF GARAGE AND HOUSE THAT ARE WITHIN 5' SETBACK TO HAVE 5/8" TYPE "X" EXTERIOR GRADE GYPSUM BOARD ON EXTERIOR SIDE OF WALL AND 5/8" TYPE "X" ON INTERNAL SIDE OF WALL.

DOORS AND WINDOWS:

- ALL WINDOWS AND DOORS TO NE DOUBLE GLASS PANELS WITH LOW-E RATINGS.
- ANY WINDOW WITHIN 24" OF A DOOR SWING MUST BE TEMPERED
- ANY WINDOW ABOVE A TUB MUST BE TEMPERED
- ANY WINDOW WITHIN A STAIRWAY MUST BE TEMPERED
- WINDOW GLAZING MUST BE AT LEAST 18" ABOVE FINISHED FLOOR WHEN WINDOW IS ABOVE 6' FROM GRADE
- ALL BEDROOMS TO HAVE AT LEAST ONE WINDOW THAT HAS A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH. SILL HEIGHT NOT TO BE GREATER THEN 44" ABOVE FINISHED FLOOR.
- WINDOWS WITH SILLS WITHIN 3' OF THE FLOOR THEY SERVE AND ARE 72" ABOVE GRADE MUST EITHER HAVE A FALL PREVENTION OR OPENING LIMITER DEVICE PER CODE.

MECHANICAL & ELECTRICAL:

- ALL ELECTRICAL AND MECHANICAL EQUIPMENT TO BE VERIFIED AND INSTALLED PER CODE BY APPROVED TRADES AND INSTALLERS.

CODE INFORMATION

CODE INFORMATION:

- SINGLE FAMILY CONSTRUCTION TYPE IRC-1
- 2020 MINNESOTA STATE RESIDENTIAL CODE
- 2020 NATIONAL ELECTRICAL CODE
- 2020 MINNESOTA STATE MECHANICAL&FUEL GAS CODE
- 2020 MINNESOTA STATE FIRE CODE
- 2020 MINNESOTA PLUMBING CODE

SOIL TYPE:

- DESIGNED WITH 2000 PSF SOILS. ALL FOUNDATION CONSTRUCTION MUST FACTOR IN THIS AT MINIMUM

WIND EXPOSURE:

- DESIGNED WITH "EXPOSURE B" CLASSIFICATIONS AND WIND GUSTS OF 115 MPH PER 2020 MN IRC CODE REGULATIONS.

GENERAL NOTES:

- ALL FOUNDATION WALL STRUCTURAL INFORMATION USED TO CONSTRUCT THE FOUNDATION SYSTEM IS TO BE ON SITE WHEN POURING OR BUILDING WALLS.
- ALL STRUCTURAL BEAMS, POSTS & TALL WALLS ARE TO BE BUILT PER H LEVEL SPECIFICATIONS.
- ALL MANUFACTURED FLOORS & ROOF TRUSSES ARE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- ALL MANUFACTURED FLOOR & ROOF TRUSS SPECIFICATIONS ARE TO BE ON SITE DURING INSTALLATION.

- WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090

- WINDOW AND EXTERIOR DOOR U-FACTOR TO BE 0.30 OR BETTER**
- GLASS SOLAR HEAT GAIN COEFFICIENT (SHGC) TO BE 0.28 OR BETTER**

Sheet List

Sheet Number	Sheet Name
A101	Cover Page
A102	Elevations
A103	Foundation Plan
A104	First Floor Plan
A105	Second Floor
A106	Section
A107	Detail Plan
A108	Braced Wall Notes

Area Schedule

Area	Level	Name
2081 SF	Main Level	Main Level
84 SF	Main Level	Front Porch
862 SF	Main Level	Garage
186 SF	Main Level	Patio
50 SF	Main Level	Mech Room
1223 SF	Upper Level	Upper Level



AVA STUDIO

4332 BROOKSIDE AVE, ST LOUIS PARK, MN 55436
PHONE 612 532 8159
EMAIL AVASTUDIO.AB1@GMAIL.COM

ALL PLANS ARE TO BE REVIEWED BY THE GENERAL CONTRACTOR AND THE MUNICIPAL BUILDING OFFICIAL PRIOR TO CONSTRUCTION. AVA STUDIO LLC. IS NOT RESPONSIBLE FOR ANY PROBLEM AS A RESULT OF AN ERROR OMISSION ON THESE PLANS.

Maple Street 2

Chaska

Cover Page

Project number Chaska
Date 8/30/2022
Drawn by Alexander Bocharnikov

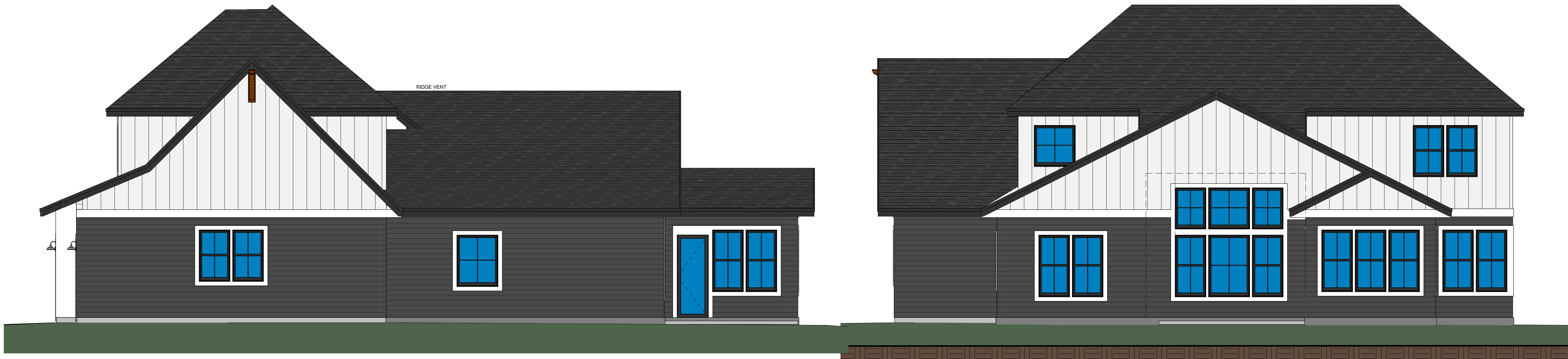
A101

Scale 12" = 1'-0"



② Left
3/16" = 1'-0"

① Front
3/16" = 1'-0"



④ Right
3/16" = 1'-0"

③ Rear
3/16" = 1'-0"



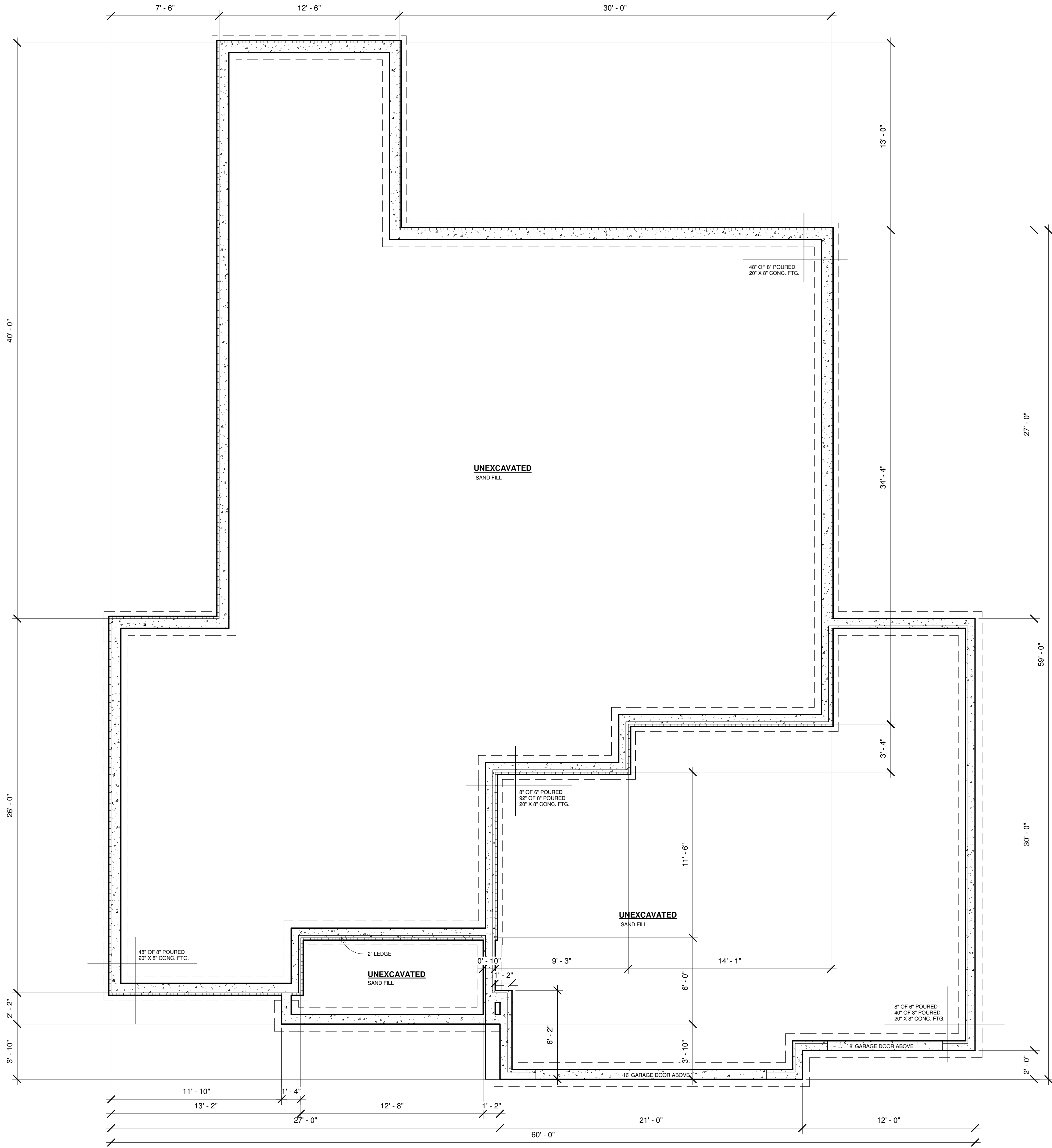
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Maple Street 2
Chaska
Elevations

Project number Chaska
Date 8/30/2022
Drawn by Alexander Bocharnikov

A102

Scale 3/16" = 1'-0"



① Foundation / Basement Level
1/4" = 1'-0"



AVA STUDIO
4332 BROOKSIDE AVE, ST LOUIS PARK, MN 55436
PHONE 612.532.8159
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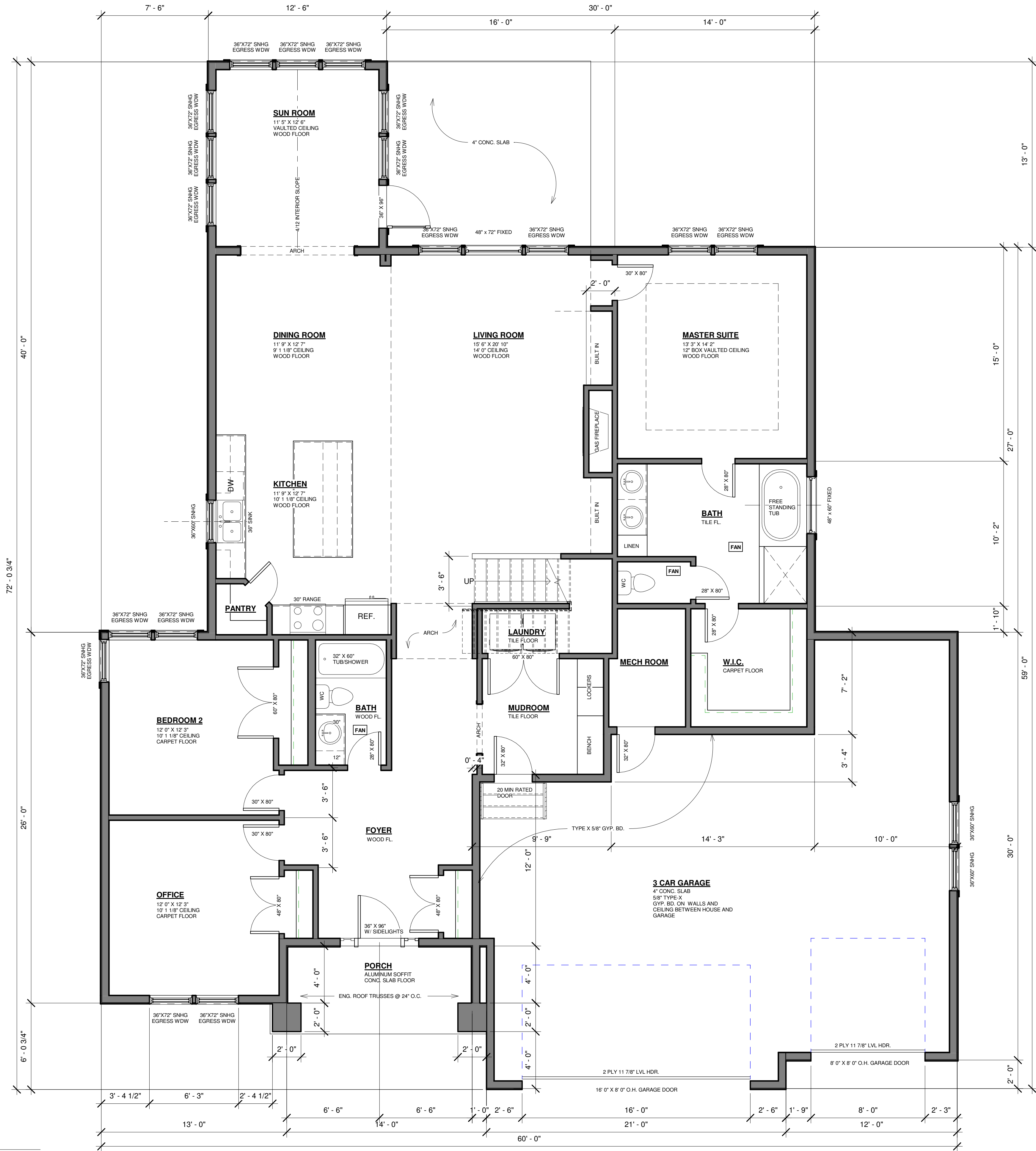
Maple Street 2

Chaska
Foundation Plan

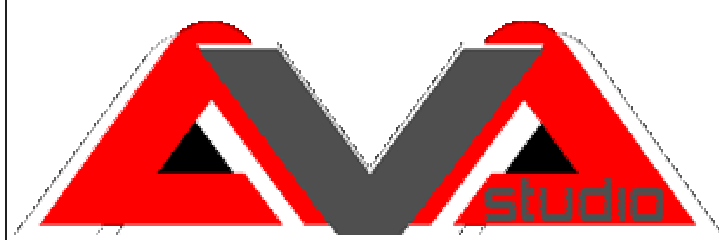
Project number Chaska
Date 8/30/2022
Drawn by Alexander Bocharnikov

A103

Scale 1/4" = 1'-0"



② Main Level
1/4" = 1'-0"



AVA STUDIO
4332 BROOKSIDE AVE, ST LOUIS PARK, MN 55436
PHONE 612 532 8159
EMAIL AVASTUDIO.AB1@GMAIL.COM

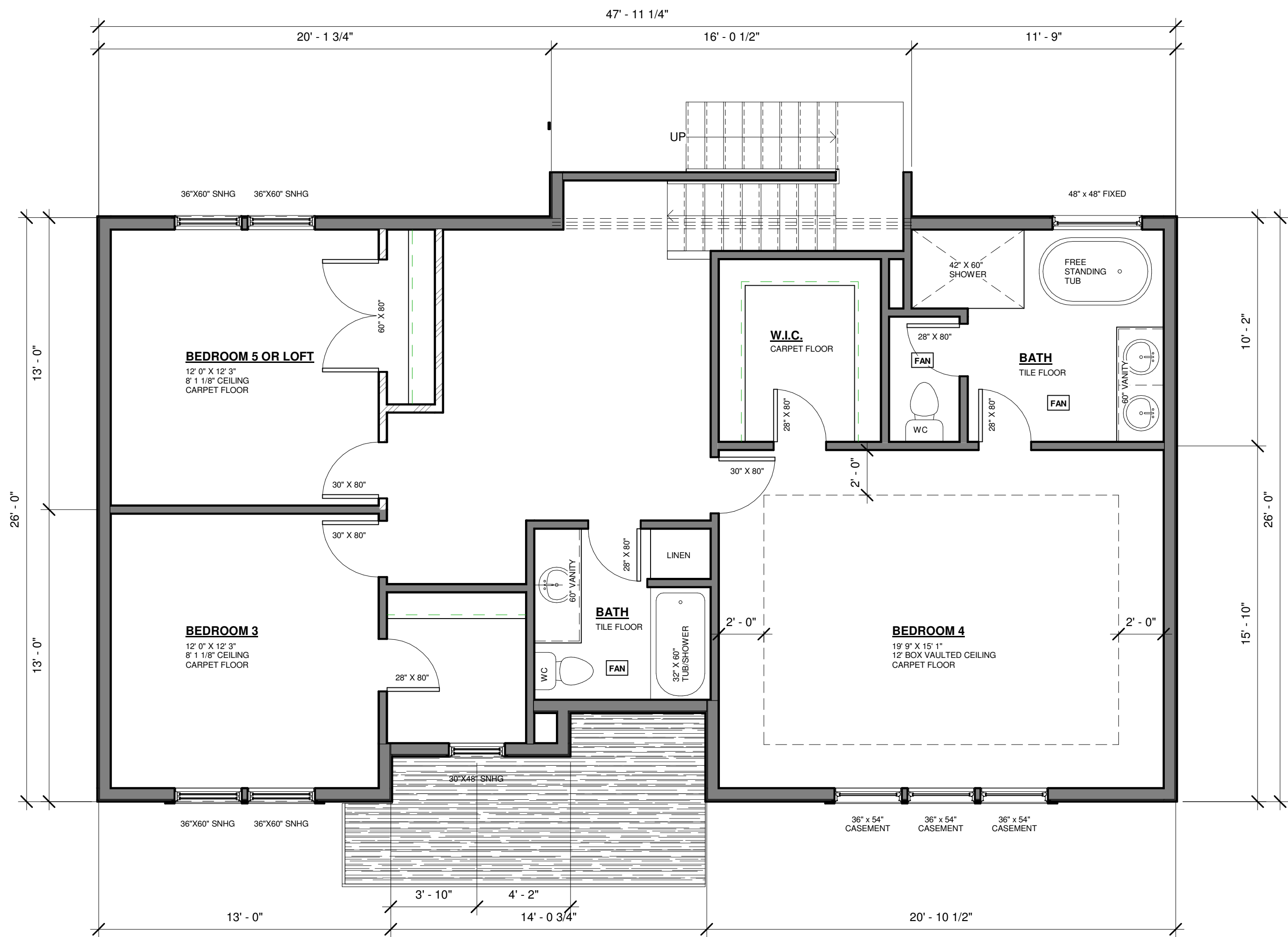
ALL PLANS ARE TO BE REVIEWED BY THE GENERAL CONTRACTOR AND THE MUNICIPAL BUILDING OFFICIAL PRIOR TO CONSTRUCTION. AVA STUDIO LLC. IS NOT RESPONSIBLE FOR ANY PROBLEM AS A RESULT OF AN ERROR OMISSION ON THESE PLANS.

Maple Street 2
Chaska
First Floor Plan

Project number Chaska
Date 8/30/2022
Drawn by Alexander Bocharnikov

A104

Scale 1/4" = 1'-0"



① Upper Level
1/4" = 1'-0"



AVA STUDIO
4332 BROOKSIDE AVE, ST LOUIS PARK, MN 55436
PHONE 612.532.8159
EMAIL AVASTUDIO.AB1@GMAIL.COM

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Maple Street 2
Chaska
Second Floor

Project number Chaska
Date 8/30/2022
Drawn by Alexander Bocharnikov

A105

Scale 1/4" = 1'-0"

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

09/14/2022

Subject: Public Hearing - Zoning Ordinance Amendment (ZOA) to Chapter 15.08 to include language that will require developers to hold neighborhood meetings and require posting of notice on properties subject to planning applications.

Planning Case Number: 2022-49

Prepared By: Nate Kabat

Staff Recommendation: Motion to recommendation adopt to the City Council of Ordinance No. 1021 approving the Zoning Ordinance Amendment (ZOA) to Chapter 15.08.

BACKGROUND

A joint work session of the Planning Commission and City Council was held on July 18, 2022 to discuss the public engagement process for development proposals. At the work session, staff presented background on current requirements, current practice, and research findings to make recommendations for improvement.

Staff recommendations for improved practices presented at the work session include:

- Phase 1
 - o Require signs on sites of development proposals
 - o Require developer neighborhood meetings before concept submission
 - o Increase mailing notification boundary to 500 ft.
- Phase 2
 - o Development proposal webpages on the City website
 - o GIS map to show proposal locations and link to project webpages
 - o Develop best practices guide manual for developer neighborhood meetings

UPDATE

The focus of tonight's proposed ordinance amendment is to implement the changes outlined in Phase 1 of the recommendations made at the July 18 work session. Implementing the proposed ordinance change will require developers to hold a neighborhood meeting ahead of submission for concept review, post signs on the site of development proposals, and increase mailing notifications to all properties within 500 ft. of the development site. Mailing notifications will include neighborhood meeting notices from developers, public hearing notices, and courtesy notices from City staff.

In addition to the proposed ordinance change, and as a general update to Planning Commission, staff are actively working on Phase 2 items. A prototype GIS map is currently under early stages of development. Ahead of launching the GIS map, it will be shared

Planning Commission and City Council for review and comment. This is on track to occur before the end of the year. Launch of the GIS map will coincide with establishing project webpages, as those webpages will be linked to the map.

Also, staff has recently reworked the public hearing and courtesy notice template so that they can be sent in a postcard format. City mailed communications have been shifting towards postcard formats because they have been found to be more successful in gaining the recipient's attention. A sample postcard for mailed development notices is attached to this report for your information.

RECOMMENDATION

PLANNING COMMISSION ACTION REQUESTED

Motion to recommendation adopt to the City Council of Ordinance No. 1021 approving the Zoning Ordinance Amendment (ZOA) to Chapter 15.08.

ORDINANCE NO. _____

PUBLIC NOTICE REQUIREMENTS FOR DEVELOPMENT PROJECTS

An ordinance amending the Chaska Zoning Ordinance (CZO) to provide notice of real estate development and zoning applications.

THE CITY COUNCIL OF THE CITY OF CHASKA DOES ORDAIN:

Section 1: CZO Section 15.08.050 is hereby amended to read:

15.08.050 Public Hearings and Notice

~~1. State Law requires public~~Public hearings for Zoning Administrationshall be required as follows:

1. Amendments. No Zoning Ordinance or amendment thereto shall be adopted until a public hearing has been held thereon by the Planning Commission or by the City Council. Notice of the public hearing shall be provided as stated in this section.
2. Conditional Use Permits. Public hearings are required for Conditional Use Permits and notice thereof shall be provided as stated in this section.
3. Variances. Public hearings are not required by the State for variances; however, the City of Chaska has determined that public hearings shall be held for variances which exceed the applicable zoning requirements by more than 30 percent. In such event, notice shall be provided as stated in this section.
4. Other Actions. For any other action that requires a public hearing the applicant shall provide notice thereof as stated in this section.

2. Notice.

A-1. Public Hearings. Whenever required by this Ordinance for a public hearing, a notice of the time, day, date, place, and purpose of the hearing shall be published in Chaska'sChaska's official newspaper at least ten (10) days prior to the day of the hearing. When the notice relates to an amendment involvesinvolving changes in district boundaries affecting an area of five (5) acres or less, any application listed above in subsection 15.08.050 (A), or a neighborhood meeting, then a similar notice shall be mailed at least ten (10) days before the day of the hearing to each owner of affected property and property situated wholly or partly within 350500 feet of the property to which the amendmentnotice relates. For the purpose of giving mailed notice, the person responsible for mailing the notice may use any appropriate records to determine the names and addresses of owners. A copy of the notice and a list of the owners and addresses to which the notice was sent shall be attested to by the responsible person and shall be made a part of the records of the proceedings. Failure to give mailed notice to individual property owners, or defects in the notice, shall not invalidate the proceedings, provided a bona fide attempt to comply with this Subdivisionsection has been made. (Minn. Stat. § 462.357,

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Subd. 3) The Zoning Administrator may require an expanded mailing list whenever warranted based upon the nature of the application, scope and intensity of impact upon the neighborhood, and geography or condition of the lands near the subject property.

Section 2: A new CZO Section 15.08.120 is hereby added as follows:

15.08.120 Neighborhood Meetings.

1. General. The purpose of the neighborhood meeting is to provide an opportunity for informal communication between applicants, occupants, and owners of nearby properties that may be affected by a proposed development application, educate the occupants and owners about the proposed development application, receive comments and address concerns about the proposed development application, incorporate feedback and input into development proposals wherever possible, and proactively resolve conflicts and outstanding issues, where possible.
2. Neighborhood Meeting Required. A neighborhood meeting shall be held prior to submitting an application for any of the following:
 1. Site plan review
 2. Conditional Use Permits. ~~Public hearings are~~
 3. Variances
 4. Concept Plan for a new Planned Development District
 5. Amendment to a Planned Development District
 6. Preliminary Plat
 7. Rezoning
 8. Text amendment to this Ordinance
 9. Amendments to the current Comprehensive Plan; and
 10. Any other request under this Ordinance that requires a public hearing.
3. Exceptions. The Zoning Administrator may waive the requirement to hold a neighborhood meeting if (i) there is no adjacent neighborhood to be impacted by the application or (ii) a neighborhood meeting has been previously held for the same development application. Further, neighborhood meetings under this section shall not be ~~required by the State for Conditional Use Permits~~ for the following:
 1. Changes to the Comprehensive Plan that are part of the decennial review process;
 2. Text amendments to this Ordinance when initiated by the City; and
 3. Any other instance in the manner which the City would be considered the applicant/developer.
4. Procedure. Neighborhood meetings should generally comply with the following procedures:
 1. Timing. A neighborhood meeting shall be held before, but not more than six (6) months prior to, submitting an application to the Zoning Administrator. Failure to do so may result in delay or denial of the related application.
 2. Day, Time, and Place. The neighborhood meeting should be held during the hours of 6:00 p.m. to 9:00 p.m., on a Monday through Friday, and at a place that is accessible to the general public and convenient to the residents of the neighborhood surrounding the proposed project. A neighborhood meeting may be held at different times or days (i) upon neighborhood request, (ii) if the

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applicant holds multiple neighborhood meetings and at least one such meeting is held at a time and day stated above, or (iii) if the applicant works with the Zoning Administrator to propose alternative times or days that best meet the needs of the neighborhood.

3. Notice. Notice shall be provided for amendments, except that in accordance with CZO 15.08.050. Additionally, the applicant shall provide notice to (i) any neighborhood organization that represents the citizens within the notice area, (ii) the Zoning Administrator, (iii) the Planning Commission, and (iv) the City Council.
4. Conduct of meetings. At the neighborhood meeting, the applicant shall explain the development proposal and applications that are expected to be submitted to the City, answer questions from attendees, and discuss ways in which to resolve the attendees' concerns.
5. Post Meeting Requirements. A summary of the neighborhood meeting(s) shall be included with any applications submitted to the Zoning Administrator. Failure to submit a complete summary shall result in the respective application being deemed incomplete. The summary shall include:
 1. the day, date, time, location, and purpose of the neighborhood meeting(s);
 2. a copy of the mailed notice to surrounding and a list of the people and addresses to whom the notice was sent;
 3. the number of attendees and whether anyone attended via telephone or interactive technology;
 4. a copy of all materials presented or provided during the meeting;
 5. the comments and questions presented by the attendees;
 6. the responses to the questions from the attendees; and
 7. An explanation of the ways in which the submitted application demonstrates a response to the feedback provided during the neighborhood meeting(s).
6. Nothing shall prevent the applicant from holding, or the Planning Commission or City Council from requiring, additional neighborhood meetings.
7. Failure to give posted, mailed, or published notice as required by this chapter, defects in any notice, or irregularities in the neighborhood meeting shall not invalidate the proceedings if a bona fide attempt to comply with the requirements of this section has been made.

Section 3: A new CZO Section 15.08.130 is hereby added as follows:

15.08.130 Signage.

1. General. Certain applications under this chapter shall require signage to be placed upon the site to provide the public with notice and the opportunity to seek information related to the application. Signage required by this section shall be in a form established by the Zoning Administrator.
2. When Required. Signage shall be required for any site that is the subject of an application for which a neighborhood meeting is required by CZO 15.08.120.
3. Display. Signage shall be displayed along each public street that abuts or transects the site in a manner that ensures visibility from all public streets abutting or transecting the site, at intervals of not more than 500 feet.
4. Duration. The signage shall be on display prior to review of the application by the Planning Commission until a final decision on the application or the application is withdrawn. The

~~applicant or property owners is not required. Nonetheless, owner shall ensure that signage remains continuously on display and is maintained during this period.~~

5. Installation and Removal. The signage shall be installed and removed by the Department of Public Works. Signage under this section shall be exempt from CZO 15.32.

6. Fee. A fee of \$350 shall be required to offset signage cost, installation, and removal. This fee shall be paid prior to the installation of the signage and any applications that require a sign under this section shall be deemed incomplete until the fee is paid.

7. The failure to post notice as required by this section shall not invalidate the proceedings if a bona fide attempt to comply with the requirements of this section has been made.

Section 4. Effective Date. This Ordinance shall be in full force and effect from and after its date of passage, adoption, and publication according to law.

B- Passed and adopted by the City Council of the City of Chaska ~~has determined that~~ mailed notices shall be given to property owners within 150 feet of the subject property, Minnesota, this _____ day of _____, 2022.

Mark Windschitl, Mayor

Attest: _____

Denise Beebe, Deputy Clerk

C- ~~Variances. Public hearings are not required by the State for variances; however, the City of Chaska has determined that public hearings shall be held for variances which exceed the applicable zoning requirements by more than 30 percent. In such event, notice shall be published in the official newspaper as provided for amendments, and a similar notice shall be mailed to each owner of property which abuts the property to which the variance relates.~~

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City of Chaska Courtesy Notice

Dated: September 14, 2022

Notice is hereby given about a proposed development in your area that will be considered at an upcoming City meeting.

- **Meeting:** Choose an item.
- **Will this be a Public Meeting?** Yes **Will this include a Public Hearing?** Choose an item.
- **Date and Time:** Choose an item.
- **Location:** Choose an item.
- **Item(s) to be considered:** Choose an item.
- **Proposed development details:**
- **Proposed development location:**
- **Plan submitted by:**
- **Parcel Identification (PID) number:**

EXAMPLE - TEMPLATE

NOTE: The PID number is used as the full legal description of the property.

A Public Hearing requires time be provided for public comments or questions. A Public Meeting is open to all, but time to speak is not required to be provided. To participate in the meeting, you can join at Choose an item. or virtually on Zoom at the date and time listed above. To learn more about participating on Zoom, visit Choose an item..

Questions about accessing Zoom? Email communications@chaskamn.gov or call (952) 448-9200.

Questions about the proposed project? Email planning@chaskamn.gov or call (952) 448-9200

By Order of the Community Development Director
Nate Kabat



City of Chaska Courtesy Notice
1 City Hall Plaza, Chaska MN 55318

EXAMPLE - TEMPLATE

EXAMPLE - TEMPLATE

Notice is hereby given about a proposed development in your area that will be considered at an upcoming city meeting.

Ways to view the plans before the meeting:

1. Call the Chaska Planning Department at 952-448-9200 with the PID number
2. Visit Chaska City Hall. Check in with the first-floor customer service representative and ask to speak to the Planning Department. Bring the PID number.
3. View the plan on the meeting agenda when the agenda is published. Meeting agendas are published a few days before the meeting and can be found at chaskamn.gov/825.

Proposed Development



952.448.9200

chaskamn.gov

**- MINUTES -
CHASKA CITY COUNCIL
AUGUST 1, 2022**

1. Call to Order

The meeting was called to order by Mayor Windschitl at 5:34 pm.

2. 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, Communication Director; Elise Durbin, Assistant Administrator; Jacob Saufley City Attorney.

3. CLOSED SESSION

Motion by Huang, second by Hubbard to enter into the closed session.

Motion carried.

4. OPEN SESSION

Motion by Hatfield, second by Grau to reconvene the Regular City Council Session.

Motion carried.

Motion by Hubbard, second by Hatfield to recess the Regular City Council Session.

Motion carried.

Motion by Huang, second by Hubbard to reconvene the Regular City Council Session.

Motion carried.

5. Pledge of Allegiance

6. Adopt the Agenda

Motion by Councilmember Hatfield, second by Councilmember Grau to adopt the agenda as presented.

Motion carried.

7. Proclamation

7.A. Chaska Area Fishing with Friends Veterans Celebration

Mayor Windschitl read a Proclamation in Recognition of Chaska Area Fishing with Friends Veterans Celebration.

8. Visitor Presentation

8.A. WeCab – Executive Director, Stephanie Alexander

Ms. Alexander and former Victoria Mayor Mary Hershberger Thun. Ms. Hershberger Thun recognized the City of Chaska as being the first city to donate to WeCab. Ms. Alexander provided background on this program and stated they are always needing volunteers for the program. She stated if anyone would like to volunteer they can call 1-844-743-3932 and choose #3, from there you will be prompted to complete an application.

8.B. Chaska PD – Presentation

Police Chief Seibert provided a presentation on the police statistics and data available.

9. Minutes

9.A. Approve the July 18, 2022, City Council Meeting Minutes

Motion by Councilmember Hatfield, second by Councilmember Huang to approve the minutes of July 18, 2022, City Council meeting.

Motion carried.

10. Consent Agenda

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

A. Southwest Christian High School Special Assessment Agreement

Motion authorizing the Mayor and City Administrator to execute the Special Assessment Agreement with Southwest Christian High School.

B. Approve Temporary On-Sale Liquor License - Guardian Angels Church

Motion to Motion to approve Temporary On-Sale Intoxicating License TW.22.05 for Guardian Angels Church, allowing them to serve intoxicating beverages at the AngelFest Celebration, effective September 24, 2022.

C. Amending 2022 Fund Budgets

Motion to adopt Resolution No. 2022-96 Amending 2022 Fund Budgets.

D. Temporary On-Sale Intoxicating License – Crown of Glory Lutheran Church

Motion to Motion to approve Motion to approve the Temporary On-Sale Intoxicating License TW 22-06 for Crown of Glory Lutheran Church, that allows them to serve intoxicating beverages at their fundraising event, on October 14, 2022.

E. Chaska Miracle League Application

Motion for approval to submit application to The Miracle League for membership.

Motion carried.

11. Action Items

11.A. Adopt Resolution 2022-95, Approving the Drainage & Utility Easement Vacation over Hazeltine Plaza Plat/City of Chaska/PC #2022-47

City Administrator Podhradsky introduced and provided background on this item.

Mayor Windschitl opened the public hearing at 8:10 p.m.

No one wished to address the Council.

Mayor Windschitl closed the public hearing at 8:11 p.m.

Motion by Councilmember Huang, second by Councilmember Hubbard to adopt Resolution No. 2022-95 approving the Drainage & Utility Easement Vacation over Hazeltine Plaza Plat/City of Chaska/PC #2022-47.

Motion carried.

11.B. Adopt Resolution 2022-97 Authorizing the Statewide Public Works Mutual Aid Pact
City Administrator Podhradsky introduced this item.

Police Chief Seibert provided a presentation and background on this item.

Mayor Windschitl stated he isn't sure this would be beneficial to the City if another unrest occurs and it happens in more places than in Chaska.

City Administrator Podhradsky stated the cities involved in this are suburbs so there is no concern that a major city like Minneapolis would use all the resources should the fence be used.

Councilmember Hubbard asked if the Board is comprised of members from several agencies.

Police Chief Seibert stated the Board will consist of; (2) Police, (1) Fire, (1) Public Works, and (1) Emergency Management members.

Councilmember Huang asked what other cities are involved with this program.

Police Chief Seibert listed the many cities that are considering being involved with this program.

City Administrator Podhradsky stated from a funding standpoint this will act as an insurance policy of sorts and in the future create a strong argument for why the State should invest in these programs as well.

Mayor Windschitl clarified that whoever buys in will have protection for their building only.

Police Chief Seibert stated the amount of police it would take to protect the City Hall should not be underestimated.

Councilmember Hatfield asked if the fence is insured.

Police Chief Seibert stated the Fence Board would provide insurance for the fence should it become damaged at some point.

Councilmember Grau stated it will be important to know whoever has the power to make the call on what buildings get protection, if and when the fence is needed because there will be backlash no matter what the outcome is of action taken.

Motion by Councilmember Huang, second by Councilmember Grau to adopt Resolution No. 2022-97 Authorizing the Statewide Public Works Mutual Aid Pact.

Motion carried.

11.C. Adopt Resolution 2022-98 Authorizing the Fence Consortium Joint Powers Agreement

City Administrator Podhradsky introduced this item and City Planner Hanson provided a presentation on this item.

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adopt Resolution 2022-98 Authorizing the Fence Consortium Joint Powers Agreement.

Motion carried.

12. Bills

12.A. Accounts Payable Council Roster 8-1-2022

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

13. Other Business

13.A. City Administrator's Report

Councilmember Hubbard:

- Stated the Community Center Task Force met this past week
- Reminded everyone that Night to Unite is tomorrow
- Stated the Chaska Community Centers Fall Guide is out for registration as of today
- Noted the Park Facilities Party is coming up for Ward 2 on August 10th from 5:30-7:30pm

Councilmember Huang:

- Stated River City Days had a great turnout
- Noted Picnic with the Police that was on July 21st was great
- Stated he is looking forward to Night to Unite tomorrow
- Stated the Park Facilities Party for Ward 4 is on August 17th from 6:30-8:00pm at McKnight Park
- Noted Touch-a-Truck is on August 18th from 5:00-7:30pm
- Stated Art in the Park is coming up on August 28th from 11am-5pm at Fireman's Park

Councilmember Grau:

- Stated the Park Facilities Party for his Ward is August 11th from 5:30-7:00pm at Veterans Park
- Stated he is impressed with the Community involvement on the Community Task Force Committee
- Stated he saw a lot of vendors at the Chaska City Days which was great

Councilmember Hatfield:

- Stated Wednesdays are the Farmer's Market
- Noted the Shoulder to Shoulder event is on August 13th

- Noted there is a Food Distribution on August 18th
- Stated Ward 3 has the Park Facilities Party on August 14th

City Administrator Podhradsky:

- He will be staffing the booth for the Facilities HOA Picnic from 5:30-7:00pm on Thursday and noted there are prizes for people who come to the booth

Mayor Windschitl:

- Stated he got a nice letter from Chaska Hawks for the Baseball fields thanking them for the support
- Stated Pete Brewers who was Assistant Fire Chief passed away recently sending thoughts to his family, the funeral is this Thursday
- Noted on August 15th Congressman Phillips is having a Vietnams Pinning Ceremony
- Stated filings are open on Tuesday to fill vacant seats for City Council
- The next meeting is August 15th and a Work Session is on August 29th

14. Adjourn to Closed Session

Motion by Councilmember Hubbard second by Councilmember Huang to enter into a closed section.

Motion carried.

Motion by Huang, second by Hubbard to reconvene to the Regular City Council Session.

Motion carried.

15. ADJOURN

Motion by Hatfield, second by Huang to adjourn the meeting at 10:35 p.m.

Motion carried.

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
MAY 16, 2022

DRAFT

1. Call to Order

President Windschitl called the meeting to order at 11:24 pm.

2. Roll Call

Roll call was taken. Present: Commissioners Grau, Hubbard, Huang, and President Windschitl.

Absent: Commissioner Hatfield

Also Present: Elise Durbin, Assistant Executive Director and Matt Podhradsky, Executive Director.

3. Agenda

Motion by Commissioner Hubbard, second by Commissioner Huang adopt the agenda as presented.

Motion carried.

4. Minutes

4.A. Approve EDA Meeting Minutes 4-4-2022

Motion by Commissioner Hubbard, second by Commissioner Grau to approve the April 4, 2022 EDA Meeting Minutes.

Motion carried.

5. Discussion Items

5.A. Authorize Letter of Intent for TIP Assistance for Proposed Chaska Creek Industrial Phase 3/Oppidan Project

Assistant Executive Director Durbin presented this item to the Commission and provided some background.

Executive Director Podhradsky stated

Jay with Oppidan provided some details on the phase timelines for the plan.

Motion by Commissioner Huang, second by Commissioner Hatfield authorizing the EDA Director to execute the Letter of Intent for TIF assistance to the proposed Chaska Creek Industrial Phase 3/Oppidan project.

Motion carried.

6. Other Business

None.

7. Adjourn

Motion by Commissioner Grau, second by Commissioner Hubbard to adjourn the meeting at 11:34 pm.

Motion carried.