



AGENDA
CHASKA HERITAGE PRESERVATION COMMISSION
ONE CITY HALL PLAZA, CHASKA CITY HALL
Tuesday, March 05, 2019
7:00 PM

- 1 Call to Order
- 2 Roll Call
- 3 Adopt Agenda
- 4 Visitor Presentation
 - 4A Chaska Historical Society
- 5 Approve Previous Meeting Minutes
 - 5A Approve the December 4th 2018 Heritage Preservation Commission Meeting Minutes
- 6 Consent Agenda
- 7 Action Items
- 8 Other Business
- 9 Adjourn



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City of Chaska

Memorandum

To: Heritage Preservation Committee
From: Elizabeth Hanson, City Planner
Subject: Minutes from December 4, 2018, HPC meeting

1. Call to Order
The meeting was called to order at 7:02 pm.

HPC members present: Gregg Davies, Sandra Kelley, Margaret Morris, Russell St John and Scott Welvaert.

HPC members absent: Kristine Kohman, Dan Madsen

Staff present: Elizabeth Hanson – City Planner
2. Roll Call
Roll call was taken.
3. Adopt the Agenda
A motion by Commissioner Davies, second by Commissioner Welveart to adopt the agenda.

Motion carried.
4. Visitor Presentation
No one was present for visitor presentation.
5. Approve HPC minutes
A motion by Commissioner Kelley, second by Commissioner Morris, to approve the October 30, 2018, HPC minutes.

Motion carried.
6. Consent Agenda
There were no items under consent agenda.
- 7A. PUBLIC HEARING: Approve Site Alteration Permit (SAP) for Demolition of Historic Hammers Saloon at 1092 Cardinal Street/Pulte Homes/HPC No. 2018-01
City Planner Hanson gave the HPC a presentation of the project.

Acting Chair St. John asked what an “accompanying small lot” consists of.

Hanson responded saying it meant a lot that meets City standards such as setbacks.

Pulte Homes Developer Paul Heuer gave a presentation of the project.

Kierstin Case, 1695 Bavaria Road, thanked the Commission for the opportunity to be a part of the project and efforts to save the Hammers Saloon. Her hopes are to make the structure valuable again.

Acting Chair St. John asked what the potential use of the property would be.

Case responded in saying that her hopes are to make it a rental property to provide income and help pay off the funds it will take to restore the structure.

Acting Chair St. John opened the Public Hearing at 7:30pm.

Jim Hammers, 1011 Sunny Ridge Drive, Carver, MN, addressed the Commission and provided some history of the Hammers Saloon/Home.

Acting Chair St. John closed the Public Hearing at 7:31pm

Commissioner Morris added that if something doesn't happen with the home now then it will be too far gone for preservation later. The act of involving someone who is interested in preserving the home is of substantial benefit.

The Commission agreed that the project as laid out is the best option they have in trying to save the structure.

A motion by Commissioner Welveart, second by Commissioner Kelley, to approve the Site Alteration Permit (SAP) for demolition of the Historic Hammers Saloon at 1092 Cardinal Street based on the finding that the demolition is necessary for a major improvement that is of substantial benefit to the community, and the following conditions:

- Demolition of Hammers Saloon/Home will not occur prior to June 1, 2019.
- Pulte Homes will work in good faith with reputable entities desiring to take ownership of the home and to restore the home. Pulte Homes will strive to come to written agreement with such entity with terms acceptable to both parties. The end goal of such agreement is to transfer ownership of the home and a small accompanying lot to such entity.
- If such agreement is executed by both parties, then Pulte Homes will create a legal lot beneath the home which meets City standards and has sewer and water services extended to the lot.
- Such entity will take ownership of the home and lot if the party has obtained a Site Alteration Permit from the HPC for improving at least the exterior of the home by June 1, 2019 and if all other terms of the Pulte/entity agreement have been satisfied.
- If the Pinnacle development plan does not proceed forward altogether or Pulte Homes does not obtain a grading permit by June 1, 2019, then this demolition request/approval will become null and void. Any new demolition request will require a separate Site Alteration Permit (SAP) review by the HPC, including any separate request by the Hammers Family.

- 7B. Review the Concept Plan for Ess Lot & Ernst Home at 217 & 211 Walnut Street Redevelopment/Talle & Associates/PC No. 2018-36
City Planner Hanson presented the item.

Applicants Laura Russ, Talle & Associates, and Nate Golin, U+B Architecture, addressed the Commission.

Commissioner Davies inquired as to how the dwelling units above the parking garage are accessed.

Hanson responded that they are accessed from the exterior and interior of the parking garage via their own private stairway.

Laura Russ added that these units will have more private open space versus common open space as it is more appropriate for the limitations of the site and is less maintenance for the management company.

Nate Golin added that with the two elevation options provided they are trying to give options for flexibility and feedback from the client and Commission.

Commissioner Morris stated that Option B for the elevations reminds her of the rowhomes that are more north on Walnut Street.

Laura Russ added that their goal is to connect the streetscape of the project with the town center use and make it belong.

Acting Chair St. John stated that he wishes to see more views of the project and site in the next submittal, and he inquired to the timeline this project is set to.

Laura Russ responded in saying that they are hoping to move forward with historic designation and next details of the project by Summer 2019.

Commissioner Kelley asked what demographic the units are for?

Laura Russ responded saying that they are for renters who do not need much space; primarily for empty nesters and young couples.

Commissioner Davies stated that the project is a great potential use of the property, and that he favored Option A for elevations on the townhome building.

Commissioner Kelley inquired if the units will be handicap accessible.

Nate Golin responded saying that the unit on the 1st floor of the Ernst Home will be accessible, however the other units will not.

8. Other Business

Acting Chair St. John stated his thanks to staff Liz Hanson for the work she has done. He also thanked Commissioner Kelley for her service on the Commission.

9. Adjourn

Motion by Commissioner Morris, second by Commissioner Kelley to adjourn the meeting at 8:14 pm.

Motion carried.