

**Chaska Park Board
Meeting Minutes
March 9, 2020**

1. Call to Order

The March 9th meeting of the Chaska Park Board was called to order by Chair Dave Roan at 7:00 pm in the Council Chambers at City Hall.

2. Roll Call

Present: Dave Roan, Jason Branch, Matt Udermann, Josh Ives, Elizabeth Barth, Vincent Kim, Dave Downs, Georgiann Keyport, Zac Saueressig.

Staff: Marshall Grange, Mary Monteith

3. Adopt Agenda

Motion by Udermann, second by Downs to adopt the March 9th, 2020 meeting agenda.

4. Visitor Presentation

None in attendance

5. Approve Previous Meeting Minutes

Motion by Udermann, second by Branch to approve the Chaska Park Board meeting minutes of January 13th, 2020. Motion carried.

6. Receive Council and Planning Meeting Minutes

6A. Council minutes January 6th

6B. Council minutes January 27th

6C. Council minutes February 3rd

6D. Planning Commission minutes January 8th

7. Old Business

7A. Preliminary Plan Review Del Webb At Chaska

Parks & Recreation Director, Marshall Grange, talked through the initial concept plan the developer submitted back in 2018 to inform new Park Board members. Grange discussed the recommendations the Park Board made regarding park and trail elements in the concept plan which were submitted to the Chaska Planning Commission and approved by Chaska City Council. Grange then reviewed the preliminary plan the developer submitted to the City and how the developer had accounted for the recommendations the Park Board made. The Park Board did

not need to take any formal action; thus, this agenda item was an update for the board prior to the preliminary plan going to the Planning Commission.

7B. Bicycle Friendly Community Project

Grange shared some history on this project for the new members. When we last met on Feb. 26th, the various sub committees reported on the work they were doing specific to their 5 E's. Progress was made on identifying routes and gaps within the trail system by the engineering committee. Educational materials will be put out on bike safety and enforcement. There are a couple events coming up in May, Bike to Work on May 19th as well as Bike to School (date not yet identified). May 31st is the Cycle Chaska community event currently being planned by Parks and Recreation. Work is also happening with looking into access to a bike fleet as well as a joint bike rodeo in partnership with Chaska Police.

A project page will be created on the city website to keep the public up to date with on-going progress, as well as allow them to respond with questions.

Grange also shared the opportunity recently presented by Carver County for funding a Bicycle Pedestrian Master Plan. This is a great opportunity for us and will help greatly with submission of the bike friendly application. A request for proposal will be finalized in the next week to get out to vendors. The hope would be that a plan is done by the end of summer. This plan would measure where we are at currently as well as areas of weakness. Both which will help strengthen the application we submit next spring for Bike Friendly Community.

Discussions pursued on what comes with the bike friendly designation:

- Recognition as a bike friendly community

- A sense of pride for the community

- Brings in outside business, good economically for downtown

- Realtors use it to market the community

- Can re-apply every 4 years and attempt to expand to the next level at that time

7C. Mountain Bike Trail Project

Parks and Recreation have been working with Carver Trails for development of biking trails along Pioneer and Audubon Roads. A 3-way LUP was recently approved by the city of Chaska and Carver County and is on the agenda for city of Chanhassen tonight. A lot of time and effort put forth by Grange to keep this project moving, finally coming to fruition.

Questions asked on volunteer opportunities with the trails group. Grange will talk with Tim Vossberg and get back to you. The school group has designed the trail area along with Vossberg. It is a beginner trail, 18 inches wide, and could be year-round. Carver County is assisting with signage for the site. Hoping to start on the trails as soon as weather allows.

8. Other Business

8A. Staff Reports-Grange talked about the Coronavirus; he attended a couple meeting this week. Administration is looking at planning and what potentially could become of this. Tim Wiebe, the Emergency Preparedness Chief, is defining priority services and putting a list together. A statement has been added to the city website and will be updated as things change. Grange will be drafting a note out to members of the CCC and Curling on our plan. Staff have ramped things up as far as cleaning and disinfecting touchpoints throughout the buildings. We are going day by day as things are changing so quick. Downs mentioned that people coming to the CCC if not feeling well, should stay home.

8B. Department Happenings-Grange covered the various events happening throughout the month.

8C. Park Board Round Table

- Udermann-My family had a great time at the CCC carnival! What a great season both the lady Hawks and boys Hawks basketball teams had, as well as Dance! Shout out to Brian Jung on city trails, they are looking awesome. Udermann recently ran into a nice elderly man who had just left the Lodge, he shared how much he loves visiting there. I also recently attended 3 events at the Event Center, a true gathering place for this community.
- Kim-Sports did great this winter, especially swim! Good to see the mountain bike project moving forward.
- Branch-none
- Ives-Mountain bike trails, they seem small, concerns about a walker on the path getting hurt. There will be signage up to help with that.
- Liz-Shared the Par 30 is close to the goal of \$750,000 for construction. Exciting news!
- Zac-Was recently at Friday night open swim with daughter, observed a situation between a lifeguard and adult, the lifeguard handled the situation with the adult phenomenally.
- Downs asked about the Nick Mason fund and how that is coming along. Staff are working on it with Anna, looking at other similar programs out there. Will be defining a process and specific criteria for eligibility. We are hoping to roll out within 6-months.
- Roan-I would like to applaud the staff at the CCC, I have observed many staff wiping areas down. Really appreciate that.

9. Adjourn Meeting

Motion to adjourn the March 9th Chaska Park Board meeting by Ives, second by Kim.

Next Meeting April 13th

- MINUTES -
CHASKA CITY COUNCIL
FEBRUARY 24, 2020

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7 pm.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Hatfield, Hubbard, Huang, Mayor Pro Tem Grau.
Absent: Mayor Windschitl.

Also Present: Kevin Ringwald, Community Development Director; Liz Hanson, City Planner; Luke Melchert, City Attorney; Noel Graczyk, Administrative Services Director; City Engineer Matt Clark; Nate Kabat, Assistant Administrator; and Matt Podhradsky, City Administrator.

4. Adopt the Agenda

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

Motion carried.

5. Visitor Presentation

Ken Haasken with Chestnut Realty expressed concern with lack of parking spaces due to the summer farmer's market and requested it not be held there this year.

Assistant Administrator Kabat provided a summary of the public input process for last year.

Councilmember Hubbard inquired why the farmer's market was moved to the parking lot in the first place.

City Administrator Podhradsky provided detail regarding that move.

6. Minutes

Motion by Councilmember Huang, second by Councilmember Hubbard to approve the minutes of the February 3, 2020 City Council meeting.

Motion carried.

7. Consent Agenda

Councilmember Hubbard asked for further detail regarding item 7.G.

City Administrator Podhradsky gave more information regarding that item.

Mayor Pro Tem Grau requested clarification regarding item 7.C.

Community Development Director Ringwald explained the item in further detail.

Motion by Councilmember Hubbard, second by Councilmember Huang to approve the Consent Agenda Items A through G:

- A. Approve Temporary Liquor Licenses for SW Metro Chamber of Commerce
Motion to approve both the Temporary On-Sale Intoxicating License TW.20-02 and Temporary On-Sale 3.2% Malt Liquor License T32.20-01 for the SW Metro Chamber of Commerce at Taste of Chaska.
- B. Letter of Support - US Highway 212 Freight Mobility and Safety Project
Motion to authorize the Mayor to sign a letter of support for federal financial assistance under US Department of Transportation {DOT} Discretionary Grant Programs.
- C. Adopt Resolution 2020-16, Approving the Issuance of the EAW for Public Comment for Pinnacle
Motion to adopt Resolution No. 2020-16, authorizing the EAW release for public comment on the proposed Pinnacle residential development by Pulte Homes.
- D. Adopt Resolution 2020-15, Ratifying Sale and Issuance of Bonds
Motion to adopt Resolution No. 2020-15 ratifying the sale of Taxable Full-Term Installment Purchase Revenue Bonds, Series 2020A by the Economic Development Authority of the City of Chaska Minnesota, and authorizing execution of related documents.
- E. Approve Joint Memorandum of Understanding for Mountain Bike Trails
Motion to Approve the City of Chaska to Execute the 3-Way Memorandum of Understanding Between the City of Chaska, City of Chanhassen and Carver Trails Group.
- F. Agreement for Carver County Conveyance of Real Property
Motion to approve the Agreement for Carver County Conveyance of Real Property Located Within City of Chaska for Public Use as Recreational Trail for Off-Road Bikes.
- G. Adopt Resolution 2020-17, Amending 2020 Budget
Motion to adopt resolution Number 2020-17 amending the 2020 Budget.
Motion carried.

8. Action Items

8.A. Adopt Resolution 2020-13, Approving the Concept Plan for Chaska Bluffs 2nd Addition/DDK Construction/PC #2020-04

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Councilmember Huang commented that it is nice to see a lower density build.

Dave Pokorney, representing DDK Construction, spoke in more detail about the proposed plan.

Motion by Councilmember Hatfield, second by Councilmember Huang to adopt Resolution No. 2020-13 approving the Concept Plan for Chaska Bluffs 2nd Addition (PC #2020-04). Motion carried.

8.B. Adopt Resolution 2020-14, Approving the Preliminary Site & Building Plan for QualiTech, Inc. at 150 Jonathan Blvd N/Omar Haque/PC #2020-04
City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Joe Wagner, project manager with ISG, provided further detail regarding the Council's questions about the building plan.

Motion by Councilmember Huang, second by Councilmember Hubbard to adopt Resolution No. 2020-14 approving the Preliminary Site & Building Plan for QualiTech, Inc. (PC #2020-03). Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 2-24-2020

The Council requested further information about bills on pages 1, 2, 3, 5, 9, 11, 17, 19, 20, 21, 25, 33, and 35.

City Administrator Podhradsky provided further information regarding those bills.

Councilmember Huang recused himself from the vote for the bill for Cargill.

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

10. Other Business

10.A. City Administrator's Report

10.B. Bi-Weekly Report 2-3-2020

10.C. 4th-Qtr. 2019 Investment Report dated February 24, 2020

10.D. Receive the draft minutes of the 23rd of January Human Rights Commission Meeting

Councilmember Hatfield:

- Reported the second Marnita's Table was a great event with a wonderful turnout.

Councilmember Hubbard:

- Noted she took an electrical tour of the public municipal building and learned a lot.

Councilmember Huang:

- Noted he will be absent from the meeting next week due to work commitments.

- Reported he attended the Suburban Transit Association's Legislative Breakfast and summarized what was covered there.
- Noted Wednesday, March 18 is Transportation Day at the capital at 8:30am.

Mayor Pro Tem Grau:

- Echoed that the Marnita's Table event was great. The Council shared their impressions of the event.
- Updated the Council on the February Eastern Carver County Community Recreation Advisory Board Meeting that was held last Monday.
- Noted the Community Center Carnival is on March 6th at 5:30-7:30pm.
- Wished all Chaska High Schools successful winter sports playoffs.

City Administrator Podhradsky:

- Noted the employee recognition breakfast is Thursday, 2/27 at 7:30 am at the Event Center.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Huang to adjourn the meeting at 8:50 pm.

Motion carried.

**- MINUTES -
CHASKA CITY COUNCIL
MARCH 2, 2020**

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7 pm.

2. Pledge of Allegiance

3. Roll Call

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

Absent: None.

Also Present: Kevin Ringwald, Community Development Director; Liz Hanson, City Planner; Luke Melchert, City Attorney; Noel Graczyk, Administrative Services Director; City Engineer Matt Clark; Nate Kabat, Assistant Administrator; and Matt Podhradsky, City Administrator.

4. Adopt the Agenda

City Administrator Podhradsky recommended addressing item 7.C. before item 7.A. Motion by Councilmember Huang, second by Councilmember Hubbard to adopt the agenda as amended. Motion carried.

5. Visitor Presentation

None.

6. Consent Agenda

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

- A. On-Sale Liquor at Community Event - Fire and Ice Festival and Bonspiel at Firemen's Park for Schram Haus Brewery
Motion to approve On-Sale Intoxicating License at a Community Event OSCF20.01 for Schram Haus Brewery, 3700 Chaska Blvd, Chaska MN for the Fire and Ice Festival and Bonspiel at Firemen's Park, effective July 17th and 18th, 2020.
- B. Public Improvements - SageWood Addition
Motion to accept public improvements in SageWood Addition as municipal facilities and adjust to letter of credit accordingly.
- C. Adopt Resolution 2020-12, MnDOT Limited Use Permit - Lyman Blvd.
Motion to adopt Resolution No. 2020-12, approving the Limited Use Permit with the State of Minnesota Department of Transportation for a Pedestrian Trail in the right-of-way of Trunk Highway 41 at the intersection of Lyman Boulevard/CSAH 18.
Motion carried.

7. Action Items

7.C. Adopt Resolution 2020-18, Approve Public Improvement Hearing for 2020 Street & Utility Reconstruction Project

City Planner Hanson introduced the item to the Council.

City Engineer Clark presented the item to the Council.

Councilmember Hubbard inquired if the assessment for the Carver County Building is consistent with the residential properties.

City Engineer Clark provided further information regarding the parameters to assess.

Tom Barnet, 620 E 6th Street, stated he is unsure how usage on Willow and 6th compares to usage on other streets such as 1st, or 2nd and stated making 6th a one-way with parking is a good idea.

City Administrator Podhradsky provided more detail regarding usage for residential areas.

Sarah Traver, 629 E 6th Street, asked about the plans for snow removal on the south side of 6th once it becomes one-way.

City Administrator Podhradsky and City Engineer Clark gave more information about the process to obtain a plan for addressing drainage on 6th Street and Bolt.

Councilmember Huang inquired how snow removal on other one-way streets in the City is handled.

City Administrator Podhradsky stated there are no other non-private streets that are one-ways.

Susan Cross, 627 6th Street, voiced concern about trash pick-up on a one-way street and how the one-way will affect the Welter property.

City Engineer Clark spoke about the storm-sewer plan maintenance that occurs and how it affects the layout of the cul-de-sac off the Welter property and stated they will work closely with him when finalizing the layout.

Jerry Welter, 640 E 6th Street, stated he understands the City is still working on the plan for drainage.

Catherine Tarbell Hull, 402 6th Street, asked why her neighborhood is not part of this project.

Mayor Windschitl explained that because of the money received for the bridge, the layout of the project for this year works best and he assumes Ms. Tarbell Hull's neighborhood will be part of next year's project.

Mayor Windschitl directed Staff to be in communication with Ms. Tarbell Hull.

City Administrator Podhradsky stated this neighborhood is on the overall plan and will get done.

Mark Windschitl explained how the plan has had to change over the years and the challenges of the size of the overall plan against a reasonable timeline.

City Engineer Clark reiterated Mayor Windschitl's point.

Don Delorme, 612 E 7th Street, asked if his street will gain property.

City Engineer Clark provided more detail about the plan for 7th Street.

Tammy Dann, 516 Beech Street, expressed concern about where they will park when the project is underway and affecting their driveway as buses and semis drive Beech Street frequently.

City Administrator Podhradsky stated the project will begin when school is over and finish before it starts again.

City Engineer Clark noted the design for the uphill portion of Beech Street is not yet complete.

City Administrator Podhradsky explained they can look at putting temporary signage up during construction to route semi traffic a different way.

Ms. Cross commented that signage closing that section is a must when the bridge is under construction.

Mayor Windschitl noted that the road cannot be closed completely because residents will still need access.

City Administrator Podhradsky explained Staff will look at this area to identify what issues exist prior to planning out the street reconstruction.

Mr. Delorme inquired if the power line on 7th Street will be moved.

City Engineer Clark gave more information regarding those lines.

Motion by Councilmember Hatfield, second by Councilmember Huang to adopt Resolution No. 2020-18, Ordering the 2020 Street & Utility Reconstruction Project; directing the City Engineer to prepare the project plans and specification documents, and further, scheduling a Public Assessment Hearing for March 30, 2020. Motion carried.

7.A. Approve Chaska Par 30/Learning Links of Chaska Project

City Administrator Podhradsky presented the item to the Council.

Mayor Windschitl asked for clarification about the money that is going to be taken from stormwater.

City Administrator Podhradsky gave more information regarding how that will work.

Mayor Windschitl inquired about the work to be done with the pond and if something was done with it previously.

City Administrator Podhradsky detailed the work that has been done to the pond and what further work will be done.

Mayor Windschitl asked if this will affect the cross-country team.

City Administrator Podhradsky stated they thought it was to be closed this summer so have already planned to not use it.

Mayor Windschitl inquired if maintenance to the course will differ.

Kellin explained what maintenance would look like.

Mayor Windschitl requested further detail regarding the parking lot.

City Administrator Podhradsky provided information about the plan for the parking lot.

Mayor Windschitl asked if fundraising will change if the City gives the go ahead to move forward.

Eric Snyder, Learning Links, stated the more certain the project becomes, the less risky it feels to potential donors.

Councilmember Hubbard asked if the design has changed since the informational meeting in June.

Mr. Snyder provided further detail regarding the one change that has been made since the initial design.

Councilmember Hubbard inquired what happens if the weather doesn't cooperate for construction in the fall.

City Administrator Podhradsky stated they will try to squeeze it in.

Councilmember Hubbard asked if there are options being offered for regular Par 30 customers.

Kellin with Par 30 provided more information regarding how this will look.

Mayor Windschitl asked if there is a design out for the public to see.

John Kellin, Chaska Head Golf Professional, representing the Par 30 stated that there will be.

Councilmember Huang looked for clarification regarding the distribution between the City and Learning Links.

City Administrator Podhradsky gave more information regarding this.

The Council and Staff discussed the benefits of having a course of this type in Chaska.

Motion by Councilmember Hubbard, second by Councilmember Grau to approve the project budget for the Chaska Par 30 Redevelopment project to increase to \$1,850,000, with the City's share of the project going from \$750,000 to \$1,000,000, and to authorize Staff to move forward on:

- Developing a Formal Partnership Agreement with Learning Links of Chaska
- Soliciting bids from contractors for the project
- Submitting all necessary permits to allow the project to move forward.

Susan Neuville, Vice-Chair of Learning Links Board, stated that Learning Links is fully supportive of this project.

Motion carried.

7.B. Adopt Resolution 2020-19, Joint Powers Agreement for County State Aide Highway 18 (CSAH18) Lyman Boulevard

City Administrator Podhradsky introduced the item to the Council.

City Engineer Clark presented the item to the Council.

Mayor Windschitl asked if the bids this time were better.

City Engineer Clark provided further detail regarding the bid this year compared to last year.

Mayor Windschitl looked to clarify that the moving of utilities is the utility's cost to bare.

City Engineer Clark stated that is correct and continued his presentation of the item.

Councilmember Grau inquired if this will solve some issues on Peavey Rd and Hwy 41.

City Administrator Podhradsky stated that a future development plan will solve that.

City Engineer Clark added that the roundabouts will keep traffic moving.

Motion by Councilmember Huang, second by Councilmember Hubbard to adopt Resolution No. 2020-19 approving the Joint Powers Agreement with Carver County for the construction on

County State Aide Highway/County Highway 18 and approve the Bid Award to Eureka Construction, Inc. in the low bid amount of \$7,525,889.15. Motion carried.

8. Bills

8.A. Accounts Payable Council Roster 3-2-2020

The Council requested further information about bills on pages 4, 5, 6, 7, and 11.

City Administrator Podhradsky provided further information regarding those bills.

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

9. Other Business

9.A. City Administrator's Report

9.B. Bi-Weekly Report 3-2-2020

9.C. Other Reports

9.C.i. Financial Reports Jan 2020

9.C.ii. STA PowerPoint Slides

Councilmember Hubbard:

- Updated the Council on the Steiner Kelting building in Victoria.
- Noted she attended the local government day at Chaska Middle School and did a Q and A with the civics class.
- Noted that Super Tuesday is tomorrow. Mayor Windschitl stated that all polling locations will be open.

Councilmember Huang:

- Noted the Council packet includes items requested by the Suburban Transit Association at the legislative breakfast held las month. The Council and Staff noted how changes with MetroLink has affected residents.
- Inquired about how long it takes to approve a liquor license application. City Administrator Podhradsky provided further information regarding that process.

Councilmember Grau:

- Noted the Chaska Community Carnival is March 6 at Chaska Community Center.
- Noted the School Exec Connect Host Community Meeting was tonight for the superintendent candidate profile and that a survey opportunity is available on the Easter Carver County Facebook page.

Mayor Windschitl:

- Noted the employee recognition event went great last week.

10. Adjourn

Motion by Councilmember Huang, second by Councilmember Hatfield to adjourn the meeting at 9:49 pm.

Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
MARCH 16, 2020

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7 pm.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Hatfield, Hubbard, Huang, Grau, and Mayor Windschitl. Absent: None.

Also Present: Kevin Ringwald, Community Development Director; Liz Hanson, City Planner; Luke Melchert, City Attorney; Noel Graczyk, Administrative Services Director; City Engineer Matt Clark; Nate Kabat, Assistant Administrator; and Matt Podhradsky, City Administrator.

4. Adopt the Agenda

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

Motion carried.

5. Visitor Presentation

5.A. Emergency Manager/Fire Chief Tim Wiebe - Planning/Implementation Regarding COVID 19
Mayor Windschitl spoke about what declaring a local emergency means and gave a brief update on how the City is responding and the importance of social distancing. He thanked Fire Chief Wiebe and other Staff who have worked to put an emergency plan together.

Emergency Manager/Fire Chief Wiebe presented the City's planning for COVID-19 efforts thus far.

Councilmember Hubbard looked to clarify there is one case confirmed in Carver County so far.

Fire Chief Wiebe stated that was so.

City Administrator Podhradsky spoke further about how the City will creatively provide continuity of services.

The Council thanked Staff for all the work they have put into planning.

5.B. Adopt Resolution 2020-24, Declaring a Local Emergency

City Administrator Podhradsky presented the item to the Council.

Motion by Councilmember Huang, second by Councilmember Grau to approve Resolution No. 2020-24 Declaring a Local Emergency to address the COVID 19 Pandemic. Motion carried.

6. Minutes

Motion by Councilmember Hubbard, second by Councilmember Hatfield to approve the minutes of the February 24, 2020 City Council meeting. Motion carried.

Motion by Councilmember Grau, second by Councilmember Hubbard to approve the minutes of the March 2, 2020 City Council meeting. Motion carried.

7. Consent Agenda

Motion by Councilmember Hubbard, second by Councilmember Hatfield to approve the Consent Agenda Item A:

- A. Adopt Resolution 2020-22, Approve Construction Plans for 2020 Street and Utility Reconstruction Project (File #524-91200)

Motion to adopt Resolution No. 2020-22, approving the construction documents for the 2020 Street & Utility Reconstruction Project, and authorizing the solicitation of public bids.

Motion carried.

8. Action Items

8.A. Adopt Resolution 2020-23, Public Hearing: Establishing a Redevelopment Tax Increment District (TIF 23 - City Square West Redevelopment) and Approving a Tax Increment Financing Plan

City Administrator Podhradsky introduced the item to the Council.

Assistant Administrator Kabat presented the item to the Council.

The Council and Staff discussed the importance of the timing of implementation of the TIF.

Councilmember Hubbard inquired if there is another TIF district in that area.

City Administrator Podhradsky provided further clarification regarding TIF district boundaries.

Mayor Windschitl opened the public hearing at 8:00pm.

Mayor Windschitl closed the public hearing at 8:01pm.

Motion by Councilmember Grau, second by Councilmember Huang to approve Resolution No. 2020-23 establishing a redevelopment tax increment financing district and approve a tax increment financing plan therefor (City Square West Redevelopment Project). Motion carried.

8.B. Adopt Resolution 2020-20, POSTPONED UNTIL 3/30/2020 - Approving the Concept Plan for Sagewood 3rd/DR Horton/PC #2020-06

8.C. Adopt Resolution 2020-21, Approving the Concept Plan for Oak Ridge/RCS-RCA Oak Ridge LLC/PC #2020-07

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Mayor Windschitl inquired if the two lakes are connected.

City Planner Hanson stated they do not connect and continued her presentation of the item.

Mayor Windschitl asked if there are any concerns from the fire department about the fuel station being so close to the lake.

City Planner Hanson stated it will be something Staff will have to understand fully in the preliminary plat and went on with her presentation.

Councilmember Huang asked for more information about parking.

City Planner Hanson gave further detail regarding parking and continued the presentation of the item.

Councilmember Hubbard inquired if there is a chance the entrance that does not have a traffic signal will get one.

City Planner Hanson stated she believes the preference is to leave the intersection as is, but it is possible MNDOT may limit movement on it.

Councilmember Grau inquired if any upgrades or remodel are planned for the existing building on lot 1.

City Planner Hanson explained she would let the developer address that question.

Councilmember Huang looked to clarify that it is not yet known if the multi-family will be market rate or co-op at this point.

City Planner Hanson confirmed that is yet unknown.

Councilmember Huang asked what the intended timeline for this project is.

City Planner Hanson explained that intended opening for retail is 2022 and senior housing construction would begin this year.

Mike Brandt with Kimley-Horn, representing the development group, provided further information regarding the second access at the project site, the use of the hotel, and input received from big-box representatives.

Councilmember Huang commented that it is nice to see affordable housing and senior living components to this project.

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt Resolution No. 2020-21 approving the Concept Plan for Oak Ridge (PC #2020-07). Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 3-16-2020

The Council requested further information about bills on pages 1, 3, 4, 5, 6, 7, 12, 16, 22, and 26.

City Administrator Podhradsky provided further information regarding those bills.

Councilmember Huang recused himself from the Cargill line-item on page 5.

Councilmember Grau inquired if cleaning supplies purchased for the Community Center that will not be used while it is closed will be redistributed to other City needs.

City Administrator Podhradsky provided more detail into what that would look like.

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

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 3-16-2020

10.B. Other Meeting Minutes

10.B.i. Receive the draft minutes of the February 12, 2020 Planning Commission Meeting

Councilmember Grau:

- Encouraged folks to be nice and look for ways to help each other.

Councilmember Huang:

- Stated that as a community, they will get through this and also encouraged residents to take this seriously.

Councilmember Hubbard:

- Advised residents to take breaks from social media and the news.

Mayor Windschitl:

- Stated he appreciates the efforts of Staff in this time.
- Noted the next Council meeting is scheduled for March 30, but to look for updates whether for whether that will occur.

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hubbard to adjourn the meeting at 9:06 pm.
Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
April 20, 2020

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7 pm.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Hatfield, Hubbard, Huang, Grau, And Mayor Windschitl. *(Councilmembers Hatfield, Hubbard, Huang, and Grau participated remotely per State Statute 13D.021).*

Absent: None.

Also Present: Luke Melchert, City Attorney; and Matt Podhradsky, City Administrator. *(Kevin Ringwald, Community Development Director; Liz Hanson, City Planner; Noel Graczyk, Administrative Services Director; City Engineer Matt Clark; Nate Kabat, Assistant Administrator participated remotely).*

4. Adopt the Agenda

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

Motion carried.

5. Visitor Presentation

5.A. Overview of COVID-19 Pandemic Response

Dr. Richard Scott, Carver County Health & Humans Services Deputy Division Director and COVID-19 Unified Command, Incident Co-Commander, provided an overview of the pandemic response.

Councilmember Grau inquired if the seasonal flu that was hard hitting early in the year is done.

Dr. Scott explained that due to social distancing, influenza cases have radically decreased.

Councilmember Huang inquired if the pace of the COVID-19 serology-based testing is known and how that would look for testing across a population.

Dr. Scott provided further detail regarding the benefits of this type of testing and the challenges that exist with it.

Mayor Windschitl asked for further clarity regarding mass testing and whether someone is immune to COVID-19 once having it.

Dr. Scott gave additional information about mass testing and potential immunity.

Councilmember Hubbard inquired if those who contracted COVID-19 a second time had it less severe than the first time.

Dr. Scott stated he has not read the research on that but would suspect it would be the case.

Councilmember Hubbard also asked what resources are available to businesses to put best practices in place if they are allowed to reopen.

Dr. Scott referred to prepared reopening documents and stated the goal is preserve the health and safety of stakeholders and implementing practices that do this are important. He stated the MN Department of Health will be working closely with the Governor to outline these strategies.

Councilmember Hubbard inquired when the proper PPE supply is anticipated.

Dr. Scott stated that is hard to know but flattening the curve allows time for those supplies to catch up with the need.

5.B. Overview of COVID-19 Pandemic Response

Tim Wiebe, EOC Director, provided an update on the City's COVID-19 pandemic response.

Mayor Windschitl and City Administrator Podhradsky shared their thoughts on how the City has responded to the pandemic.

Mayor Windschitl spoke briefly about some light-hearted actions happening in Chaska during this time and along with City Administrator Podhradsky, provided an update on Chaska Cares.

6. Minutes

Motion by Councilmember Hubbard, second by Councilmember Grau to approve the minutes of the March 16, 2020 City Council meeting.

Motion carried.

7. Consent Agenda

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

- A. Approve Resolution 2020-25, Approving Parking Restrictions on Stoughton Ave and Beech Street
Motion to adopt Resolution No. 2020-25, Prohibiting Parking on Stoughton Avenue from Fifth to Sixth Street and the East side of Beech Street between Fourth Street and Fifth Street.
- B. Adopt Resolution 2020-26, Accepting Gifts and Donations
Motion to adopt Resolution No. 2020-26, acknowledging and accepting gifts to the City of Chaska received during the period January 1, 2020 through March 31, 2020.
- C. Adopt Resolution 2020-27, Approve Bond Sale Reimbursement
Motion to adopt Resolution No. 2020-27 relating to financing certain proposed projects and establishing compliance with reimbursement bond regulations under the Internal Revenue Code.

- D. Approve Transient Accommodations Renewals
Motion to approve all 2020-2021 transient accommodation licenses effective May 1, 2020 through April 30, 2021.
- E. Adopt Resolution 2020-28, Approving the Final Site & Building Plan for QualiTech, Inc. at 150 Jonathan Blvd N/Omar Haque/PC #2020-09
Motion to adopt Resolution No. 2020-28 approving the Final Site & Building Plan for QualiTech, Inc. (PC# 2020-09).
- F. Adopt the Chaska ADA Transition Plan for Public Right of Way
Motion to Adopt the Chaska ADA Transition Plan for Public Right of Way.

Motion carried.

A representative from QualiTech thanked the Council.

8. Action Items

8.A. Approve McKnight Wetland Bank Application

City Administrator Podhradsky introduced the item to the Council.

City Engineer Clark presented the item to the Council.

Mayor Windschitl inquired about how this project commenced.

City Administrator Podhradsky and City Engineer Clark explained the history of the project.

Mayor Windschitl asked if this project will be hired out.

City Engineer Clark stated what can be done in-house will be, and the rest will be hired out.

Councilmember Huang looked for more explanation regarding the need to replace wetland if this project does not to occur.

City Engineer Clark gave further detail into the steps from Wetland Conservation Act.

Motion by Councilmember Huang, second by Councilmember Grau to Approve the McKnight Wetland Bank Application. Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 4-20-2020

The Council requested further information about bills on pages 6, 8, 12, 24, 27, 36, 48, 68, 69, 78, 104, and also about Rotary Club dues and Webex fees.

City Administrator Podhradsky, Assistant Administrator Kabat, and City Engineer Clark provided further information regarding those bills.

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

10. Other Business

10.A. City Administrator's Report

10.B. Bi-Weekly – April 20, 2020

10.C. Other Meeting Minutes

10.C.i. Receive the Minutes of the March 11th Planning Commission Meeting.

10.C.ii. Receive the Draft Minutes of the 02-27-2020 Human Rights Commission Meeting.

10.C.iii. Receive the Draft Minutes of the April 11th Planning Commission Meeting.

Councilmember Grau:

- Reported he had a constituent asking about raising chickens in the City. City Administrator Podhradsky offered to present the former power point presentation that had been done regarding this topic. Mayor Windschitl commented that this is a difficult topic but there has not been much City-wide interest in the past.
- Commended the residents of Chaska in their response to COVID-19.

Councilmember Hatfield:

- Reported the Auxiliary Easter Bunny Parade went well and was a fun and thanked Chaska Cares for partnering with them.

Councilmember Hubbard:

- Welcomed the new police chief Ryan Seibert.
- Noted the Highway 10 corridor study is happening, and residents can go onto the Carver County website for information and for public input.
- Reminded residents to input their information for the 2020 Census. City Attorney Melchert also noted that entering census data is critical and the data entry process is quite easy.
- Reported she is sitting on a call tomorrow with Representative Nash, Senator Jensen, and Beacon Interfaith.

Councilmember Huang:

- Noted the input now from residents directly affects the funding for the Highway 10 corridor project. City Administrator Podhradsky reported that this will be an item at the next work session.
- Noted Representative Phillips is having a ZOOM conference call hosted by the SouthWest Metro Chamber of Commerce on Thursday at 2:30 pm.
- Updated the Council on SouthWest Transit status and funding possibilities through the CARES Act.
- Also commended the residents for making the most of this hard time.

Mayor Windschitl:

- Noted Christmas in May will occur this year, albeit in a different format.

- Reported the Chaska Clean-up Day is May 2, 2020 from 8am to 2pm.
- Noted there is a Carver County Foundation that has money that is able to be given out to different 501.C3s and stated Chaska is looking to start a fund locally.
- Welcomed Chief Seibert.
- Noted the next Council Meeting is May 4th via ZOOM, and that the meeting on May 18th, if occurring in person, will be at the Community Center.

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hatfield to adjourn the meeting at 10:03 pm.

Motion carried.

**- MINUTES -
CHASKA CITY COUNCIL
MAY 4, 2020**

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7:04 pm.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Hatfield, Hubbard, Huang, Grau, and Mayor Windschitl. *(Councilmembers Hatfield, Hubbard, Huang, and Grau participated remotely per State Statute 13D.021).*

Absent: None.

Also Present: Matt Podhradsky, City Administrator and Luke Melchert, City Attorney. *(Kevin Ringwald, Community Development Director; City Engineer Matt Clark; Nate Kabat, Assistant Administrator; and Noel Graczyk, Administrative Services Director participated remotely).*

4. Adopt the Agenda

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

Motion carried.

5. Visitor Presentation

None.

6. Minutes

Motion by Councilmember Hubbard, second by Councilmember Grau to approve the minutes of the April 20, 2020 City Council meeting.

Motion carried.

7. Consent Agenda

Motion by Councilmember Huang, second by Councilmember Hubbard to approve the Consent Agenda Items A through F:

- A. Adopt Resolution 2020-29, Cogeneration and Small Production Tariff
Motion to Adopt Resolution 2020-29 for Cogeneration and Small Production Tariff.
- B. Approve Letter of Support - MN River Bluffs Trail
Motion to authorize the Mayor to sign a letter of support for the County's application to the Metropolitan Council's 2020 Regional Solicitation funding program.
- C. Adopt Resolution 2020-31, Approving Issuance of EAW for Public Comment for Oak Ridge Development/City of Chaska
Motion to adopt Resolution No. 2020-31, authorizing the EAW release for public comment on the proposed Oak Ridge plan.

- D. Adopt Resolution 2020-30, Adopt Resolution to Establish Parameters for Sale and Issuance of Bonds (Chaska EDA, Series 2020B)
Motion to adopt Resolution No. 2020-30 approving the issuance of taxable full-term installment purchase revenue bonds, Series 2020B by the Economic Development Authority of the City of Chaska, Minnesota; and authorizing an installment sale agreement and related documents.
- E. Approval of 2019 Interfund Transfers
Motion to approve 2019 interfund transfers to be reported as Other Financing Sources and Uses in the 2019 Comprehensive Annual Financial Report.
- F. Adopt Resolution 2020-32, Approve the Municipal State Aid Street System Revision
Motion to Adopt a Resolution No. 2020-32 Approving and Amending the Municipal State Aid Streets of the City of Chaska.
Motion carried.

8. Action Items

8.A. Adopt Resolution 2020-33, Public Assessment Hearing - 2020 Downtown Street & Utility Reconstruction (File#524-91200)

City Administrator Podhradsky introduced the item to the Council.

City Engineer Clark presented the item to the Council.

Councilmember Hubbard inquired why the assessment is different for the corner lots on Stoughton and the 600 block.

City Engineer Clark provided more information about the assessment in that block.

City Administrator Podhradsky detailed the assessment appeals received.

City Engineer Clark and City Administrator Podhradsky explained Staff's recommendation regarding having a 16-year term period.

City Engineer Clark continued his presentation of the item.

City Administrator Podhradsky noted the bids came in below the engineer's estimate.

Councilmember Huang asked if the 30-day window to pay-in-full could be extended.

City Administrator Podhradsky provided more detail regarding that inquiry.

Councilmember Hubbard asked if a third payment option exists where residents can make payments for a time and then pay off the assessment.

City Administrator Podhradsky stated that option does exist and spoke into more depth regarding that option and rationale behind the 30-day pay-in-full window.
Mayor Windschitl opened the public hearing at 8:04pm.

Chris Dykstra, 747 E 7th Street, questioned the need for the one-way on 6th and Bolt and the need for the project in general.

Mayor Windschitl and City Administrator Podhradsky detailed main reasons for the project and stressed that the major issues are utilities.

Ms. Dykstra also asked for further explanation about adding a path that leads to the existing path.

City Administrator Podhradsky provided more detail regarding that concern.

Tom Barnett, 620 E 6th Street, questioned his assessment amount as his letter gave a different number than he heard in the presentation.

City Engineer Clark explained the reason for Mr. Barnett's assessment amount.

Mr. Barnett stated he was concerned about the economic hardship neighbors may be in.

The Council shared their concern for how the uncertain economic times will affect residents.

Mr. Barnett inquired if the one-way for 6th and Bolt is finalized.

City Engineer Clark stated it is.

The Council and Staff discussed the importance of continuing with street improvements despite the economic uncertainties.

Staff read communication from Michael Gilbertson asking why his assessment amount is what it is and questioning holding this public hearing now when limitations due to the pandemic may hinder public input.

City Administrator Podhradsky and City Engineer Clark addressed each of those questions in further detail.

Mayor Windschitl closed the public hearing at 8:41pm.

Councilmember Huang asked if the Council would be willing to extend the 30-day pay-in-full window.

City Attorney Melchert explained that the 30-day pay-in-full window is State Statute. He stated the Council could adopt the assessment but have the assessment roll effective at a later date to extend the 30-day window.

Mayor Windschitl inquired if delaying the effective date would postpone the project. City Administrator Podhradsky stated it would not and provided further explanation regarding the City's assessment process.

The Council discussed their thoughts regarding pushing back the effective date for the assessment roll and suggested pushing the assessment roll date back to July 1, 2020.

Administrative Services Director Graczyk stated pushing back the date will be fine.

Motion by Councilmember Huang, second by Councilmember Hubbard to Adopt Resolution No. 2020-33 approving the assessment roll for the 2020 Street Reconstruction Project, with the assessment roll becoming effective July 1, 2020 to start the 30-day window allowing interest-free, penalty-free pre-payment. Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 5-4-2020

The Council requested further information about bills on pages 1, 23, 25, and 26.

City Administrator Podhradsky provided further information regarding those bills.

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

10. Other Business

10.A. City Administrator's Report

10.B. Bi-Weekly- May 4, 2020

10.C. Met Council Bus Service Allocation Study

10.D. Financial Reports - March 2020

Councilmember Hubbard:

- Encouraged residents to fill out their 2020 Census data.
- Noted there is a Mother's Day take and make event at the Community Center as well as a Chaska Parks and Recreation is doing a Chaska Bike Month Bingo.
- Thanked the Fire Department and Police Department for the birthday parade.

Councilmember Grau:

- Asked if the delay in the water shut-off in the southwest area will delay projects or timelines. City Engineer Clark stated they have been able to work around that and it will not.
- Looked to confirm that once the Creek Road improvements are completed the system will be strengthened and these water shut offs will not be necessary. City Engineer Clark stated he is correct.

Councilmember Grau:

- Noted the Big Chill is Friday, January 11 at Firemen's Park from 12-3pm.

- Commented that the federal age for tobacco sales was increased to 21 and noted that increasing the age for tobacco sales in Chaska had been a topic of conversation in the past.
- Updated the Council on the Community Education Advisory Council meeting from April 21, 2020.

Councilmember Huang:

- Updated the Council on the Met Council's Regional Transit Planning Workshop that was held in April 2020.
- Noted he attended the Chaska Business Round Table and that it was a great conversation. Assistant Administrator Kabat provided a summary of the discussions and stated another meeting will be held soon.
- Wished moms a Happy Mother's Day.
- Reported SouthWest Transit is in the process of implementing additional safety protocols.
- Looked to confirm that, as discussed at the last Council meeting, overlay projects would be continuing but not playground projects. City Administrator Podhradsky stated he was correct and provided an updated timeline on the playground projects.

Councilmember Hatfield:

- Commented that the Chaska Cares initiative is a great concept.
- Noted that over 137,000 masks were brought to Fire Departments last week with 19,000 being from Chaska.

Assistant Administrator Kabat:

- Updated the Council on a project to bring more automated approaches to making improvements to ordinances.

City Administrator Podhradsky:

- Thanked the Senior Housing Communities within Chaska for conversations regarding COVID-19 planning.

Mayor Windschitl:

- Noted the Mountain Bike Club has been cutting trails at the MN Dot property at Audubon and Pioneer.
- Inquired if anyone knew why the Veterans Park was on channel 9. City Engineer Clark stated it was a military graduation.
- Noted a Chaska community fund is likely.
- Commented that the Fire and Police birthday parades are wonderful and thanked the departments for doing that.
- Noted today is International Fire Fighter's Day and thanked all the firefighters who serve their communities.
- Reported the next Council meeting is May 18 via ZOOM.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adjourn the meeting at 9:45 pm.
Motion carried.

**- MINUTES -
CHASKA CITY COUNCIL
MAY 18, 2020**

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7 pm.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Hatfield, Hubbard, Huang, Grau, and Mayor Windschitl. *(Councilmembers Hatfield, Hubbard, Huang, and Grau participated remotely per State Statute 13D.021).*

Absent: None.

Also Present: Matt Podhradsky, City Administrator. *(Kevin Ringwald, Community Development Director; Liz Hanson, City Planner; City Engineer Matt Clark; Nate Kabat, Assistant Administrator; participated remotely).*

4. Adopt the Agenda

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

Motion carried.

5. Visitor Presentation

None.

6. Minutes

Motion by Councilmember Hubbard, second by Councilmember Grau to approve the minutes of the May 4, 2020 City Council meeting.

Motion carried.

7. Consent Agenda

Councilmember Hatfield asked for further detail regarding the low bid in item 7.A.

City Administrator Podhradsky gave more information regarding that item.

Councilmember Huang inquired about a sound barrier plan for item 7.C.

City Planner Hanson provided further detail regarding sound mitigation for this item.

Mayor Windschitl requested City Administrator Podhradsky to speak about the plan for upcoming liquor license renewals for 2020/2021.

City Administrator Podhradsky detailed that plan.

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

- A. Adopt Resolution 2020-34, Approve 2020 Overhead to Underground Boring Project Bid Award
Motion to adopt Resolution 2020-34, awarding the bid for Directional Boring for the 2020 Overhead to Underground Electric System Conversion Project to MP Nexlevel LLC, in the low bid total amount of \$191,611.29.
- B. Adopt Resolution 2020-35, Approving Award Bid for the 2020 Downtown Street Reconstruction Project
Motion to adopt Resolution 2020-35, awarding the bid for the 2020 Downtown Street Reconstruction Project to Ryan Contracting Company, in the low bid total amount of \$3,260,349.52.
- C. Adopt Resolution 2020-36, Approving the Final Plat for Harvest West 2nd Addition/Tradition Development/PC #2020-10
Motion to adopt Resolution No. 2020-36 approving the Final Plat for Harvest West 2nd Addition (PC #2020-10).
- D. Approve 2020/2021 Liquor License Renewals
Motion to approve liquor license renewals as itemized on Schedule A attached, effective July 1, 2020 through June 30, 2021, with contingencies as noted.
Motion carried.

8. Action Items

8.A. Adopt Resolution 2020-20, Approving the Concept Plan for Sagewood 3rd Addition/DR Horton/PC #2020-06

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Mayor Windschitl inquired if the land outside of the red borders is developable.

City Planner Hanson addressed the zoning for that area.

Per request of City Administrator Podhradsky, Community Development Director Ringwald spoke in detail regarding the history of this parcel.

Mayor Windschitl about site tree removal and replanting requirements.

City Planner Hanson and City Administrator Podhradsky provided explanation regarding tree removal/replanting requirements within developments.

Community Development Director Ringwald continued presenting on the history of the parcel.

Mayor Windschitl asked for clarification of the boundary of the Kelzer land.

City Planner Hanson detailed the boundary.

Councilmember Hubbard requested clarification regarding zoning of the land north of the railroad tracks and west of the Kelzer land.

City Planner Hanson further explained the zoning in those areas.

Councilmember Huang estimated the number of homes that could potentially be placed in the rural area between Victoria Drive and the township border and commented that the site is landlocked by the railroad, the Kelzer property to the north, and the rural properties to the south.

Councilmember Hubbard inquired if the proposed site was ever zoned 40-to-one.

City Planner Hanson stated that prior to the comp plan amendment in 2002 it was the rural residential classification.

City Administrator Podhradsky added that it was rezoned prior to the first house going in the Sophia neighborhood.

Councilmember Grau asked if the developer assumes the cost of installing a bridge over the creek.

City Planner Hanson stated that is correct.

Councilmember Hubbard inquired if the DNR or Army Corps needs to handle the creek crossing.

Community Development Director Ringwald provided further information regarding permits needed with the Corps or not.

Mayor Windschitl commented that looping the road to Clover Preserve makes sense.

Councilmember Hubbard asked if this site and the farmstead to the left was originally part of the green belt.

City Planner Hanson stated they were and City Administrator Podhradsky spoke further regarding that agreement.

Councilmember Grau asked what risks to that agreement would exist if development did not proceed at this point.

City Administrator Podhradsky laid out the risk as he sees it.

Councilmember Huang inquired if they owner has the right to clear cut trees right now if they so desired.

City Administrator Podhradsky stated that they do have that right.

Steve Kelzer, parcel owner, stated six trees were cut down last fall as they were either dead or damaged.

Wade Sorenson, 1456 Sophia Drive, shared a presentation detailing concerns with the Sagewood 3rd Addition.

Councilmember Hubbard voiced concern regarding the suggestion to having an alternative exit onto Victoria Drive.

Council and Staff discussed the issues with getting a road to Engler Boulevard.

Travis Olson, Sophia Drive resident, questioned what flexibility is allowed with the southern portion of that parcel to do this development right and urged the City to plan properly.

City Administrator Podhradsky pointed out that the choice of this parcel to cover the assessment occurred because that is where sewer capacity can be extended to from that neighborhood.

Community Development Director Ringwald noted that the whole western half of Clover Ridge is on a lift station. He also noted that regarding the flexibility with the southern portion, looking at that area in detail needs to occur.

Matt Smalley, 1477 Sophia Drive, inquired why stakes with the words "road" exist on the parcel.

City Planner Hanson explained why those stakes are there.

Mr. Smalley questioned the timing of when the Kelzer Farm signs appeared and stated he and his neighbors built where they did because of the green belt. He also stated that he does not believe the City should allow use of Sophia Drive for this proposed development.

Deb Ridgeway with DR Horton stated they are interested to hear Council's thoughts and concerns at this point in the process.

Councilmember Hubbard asked at what point the traffic study occurs and if it is done manually.

Western Professional Services explained the traffic study process.

Councilmember Hubbard inquired if they will also do the streets Mr. Sorenson requested.

City Administrator Podhradsky stated the streets Mr. Sorenson suggested are also streets Staff would recommend be studied.

Councilmember Hubbard asked what impact the addition of these homes has on Clover Ridge Elementary.

City Administrator Podhradsky explained that this addition would not have much impact as the district is planning for development.

Mr. Olson inquired how the traffic study's use of cell phone data will be pulled into play in the scheme of the study.

City Administrator Podhradsky provided further clarity regarding the study process.

The Council shared their concerns with the concept plan.

Councilmember Huang explaining that because previous work done was at a minimum level, rather than to the spirit of the agreement for an earlier phase, and that they needed to represent that the homeowners needs were not being addressed he would be voting against the resolution.

Motion by Councilmember Grau, second by Councilmember Hatfield to adopt Resolution No. 2020-20 approving the Concept Plan for Sagewood 3rd (PC #2020-06). Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 5-18-2020

The Council requested further information about bills on pages 1, 2, 4, 5, 6, 9, 13, 15, 18, 20 and 22.

City Administrator Podhradsky provided further information regarding those bills.

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

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 2-3-2020

Councilmember Grau:

- Inquired if Crooked Pint would be opening and how the lease has been affected. City Administrator Podhradsky provided clarity regarding the lease.
- Commented that he appreciated the input of the Council and residents at tonight's meeting and encouraged Chaska to continue to stay safe.

Councilmember Huang:

- Noted the EOC Review meeting last Monday was informative.
- Noted there is a Chaska Business Roundtable on Thursday, May 21, 2020 from 2-3pm via ZOOM.
- Noted the School District selected a Superintendent.
- Updated the Council on how SouthWest Transit is doing.
- Noted he attended several drive-by birthdays over the week and encouraged residents to continue social connections smartly.
- Inquired what the franchise fee collection under the budget changes to address revenue reductions from the bi-weekly report refer to. City Administrator Podhradsky explained that section in more detail.
- Inquired if Community Center memberships are getting pushed out. City Administrator Podhradsky stated that was so.

Councilmember Hubbard:

- Noted the MN Arboretum traffic study is seeking feedback and that the virtual open house is ongoing until the end of May.
- Commented that the forum process for the Superintendent went great.
- Encouraged residents to do what they can to keep businesses that are opening up again safe by following social distancing and mask wearing. City Administrator Podhradsky stated that Chaska Cares is putting out information to support these practices.

Councilmember Hatfield:

- Noted the Chaska Business Roundtable was very informative and encouraged residents to register for and attend the next one on Thursday.
- Agreed that the Superintendent forum was excellent.
- Noted the mountain bike trails are going in along Pioneer Trail.
- Encouraged residents to honor Memorial Day to watch the recorded Memorial Day service at 10am on Monday.

Assistant Administrator Kabat:

- Reported the Chaska Business Roundtable has been posted for Thursday.

City Administrator Podhradsky:

- Mentioned the final details are being put together for the graduation event for Chaska seniors.

Mayor Windschitl:

- Encouraged residents to continue supporting local businesses.
- Reported that there was good information shared at the EOC meeting this morning.
- Noted there have been over 250 birthday patrols.
- Congratulated the new District Superintendent and thanked the former Superintendent for his time in Chaska.
- Reported the plans at this point for the graduation event on June 5th.
- Also encouraged residents to watch the recorded Memorial Day service.
- Recognized ITIS Director Palm for his work to ensure everyone has all they need to work/meet virtually during this time and Kevin Wright for his work running the ZOOM meetings.

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hubbard to adjourn the meeting at 10:55 pm.

Motion carried.

**- MINUTES -
CHASKA CITY COUNCIL
JUNE 1, 2020**

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7 pm.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Hatfield, Hubbard, Huang, Grau, and Mayor Windschitl. *(Councilmembers Hatfield, Hubbard, Huang, and Grau participated remotely per State Statute 13D.021).*

Absent: None.

Also Present: Matt Podhradsky, City Administrator. *(City Engineer Clark, Assistant Administrator Kabat, City Planner Hanson, Community Development Director Ringwald, and City Attorney Melcher participated remotely).*

4. Adopt the Agenda

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

Motion carried.

5. Visitor Presentation

5.A. Emergency Management Director Tim Wiebe - Update on COVID response

Emergency Management Director Wiebe provided an update on COVID process and response.

The Council thanked Chief Wiebe and staff for their work.

Councilmember Huang asked where Carver County is with ICU capacity.

Emergency Management Director Wiebe stated the capacity of ICUs is being utilized and provided further information regarding ICU capacity.

City Administrator Podhradsky noted Chaska's EOC has the ability to transition quickly whatever the need may be.

Mayor Windschitl spoke regarding the City's preparation response to a potential protest over the weekend.

6. Minutes

Motion by Councilmember Hatfield, second by Councilmember Grau to approve the minutes of the May 18, 2020 City Council meeting.

Motion carried.

7. Consent Agenda

None.

8. Action Items

8.A. Adopt Resolutions 2020-37, 2020-38, 2020-39 and 2020-40 Approving the Issuing a Negative Declaration on Need for EIS, Lot Split, Preliminary Plat, and the Cardinal Street Right of Way Vacation for Pinnacle/Pulte Homes/PC #2020-05

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Mayor Windschitl inquired if a playground is planned.

City Planner Hanson responded there is not .

Councilmember Hubbard asked if all residents of this development would have access to the rec center.

City Planner Hanson explained that they would and continued her presentation of the item.

Councilmember Hubbard inquired if further explanation was given by MNDOT for the right-in and no right-out.

City Planner Hanson stated it is due to safety and provided further detail.

Councilmember Hubbard asked if the semi-circle by the entrance will contain homes.

City Planner Hanson stated six 60-foot-wide homes will be there.

Councilmember Hubbard referred to the EAW and inquired if there is concern for erosion at the edge of the development near the bluffs.

City Planner Hanson stated it was not brought up as a concern and that the majority of run-off will be redirected to the ponding systems.

Councilmember Hubbard asked if the green space near the park will remain.

City Planner Hanson explained it will remain much the same.

Councilmember Hubbard inquired if the roads here will be public or private.

City Planner Hanson stated they will be public.

Councilmember Huang looked for explanation of the assumptions used in the traffic study.

Steve Manhart, formerly with Westwood Professional Services, detailed those assumptions and spoke further about the traffic study.

The Council and Staff further discussed the right-in access.

Councilmember Huang inquired how construction traffic will be directed.

City Planner Hanson stated there is not a direct route completed yet and that Staff will work with the developer to establish that.

Councilmember Huang asked about sewer and water direction.

City Engineer Clark detailed that route and spoke further regarding the road phasing.

Councilmember Grau questioned the phasing of the rec center.

Paul Heuer, Pulte Homes, explained the timing of the rec center development.

Councilmember Grau asked if the City is tied to any issue with the development sales not reaching the full amount.

City Administrator Podhradsky stated if changes occur, the developer would need to go through a re-zoning process.

Councilmember Grau inquired how this compares to other Del Webb developments in the area.

Mr. Heuer stated there is one other Del Webb community that began selling homes in July 2019 that has more homes but is similar in series of lot sizes.

Councilmember Grau requested further information about park dedication fees with this project.

City Planner Hanson detailed that information.

Councilmember Huang asked if any other phases changed.

Mr. Heuer stated the rec center phase is the only one that changed.

Councilmember Hubbard asked Mr. Heuer to lay out the HOA fees.

Mr. Heuer explained the HOA fee development process and what those fees cover.

Councilmember Hubbard inquired if HOA fees will be tiered.

Mr. Heuer stated all homeowners will pay the same amount.

Mayor Windschitl asked where the O'Brien lot is.

City Planner Hanson pointed that location out on her slide and stated it has been plotted as such since the 1980s.

Mayor Windschitl looked for further information regarding playground equipment for grandchildren, etc.

Mr. Heuer explained why that is not planned for this development.

Mayor Windschitl commented that not expanding the playground should be looked at a bit further.

City Administrator Podhradsky spoke further regarding the park dedication fees and shared playground equipment.

The Council discussed use of the park dedication fees further.

City Administrator Podhradsky looked to clarify that there is enough green space at the current playground for expansion should that be determined necessary.

Community Development Director Ringwald stated that there is a significant amount of green space there.

Councilmember Huang inquired how it is ensured that residents stay in the 55+ age range and what prevents that from changing if the market demands are not there.

Community Development Director Ringwald spoke into depth regarding these scenarios from the City's perspective.

Mr. Heuer spoke from the developer's perspective regarding these concerns.

Councilmember Huang asked if residents who buy would have any say to changes in use should the market demand not promote all three phases of development.

Mr. Heuer stated it is complicated and they generally stick with the initial plan.

Councilmember Hubbard inquired if there will be anything in the HOA covenant that prohibits sale to anyone not in the 55+ age range.

Mr. Heuer explained there are very complex national laws protecting the elderly from discrimination, as well as their own rules.

Councilmember Huang expressed concern with the baby boomers aging out and an inventory not able to be filled in the future.

Mr. Heuer stated that the demand for the first Del Webb community was astounding and that there is a strong demand.

City Administrator Podhradsky pointed out that the covenants of the neighborhood protect sale to anyone outside this demographic.

Mayor Windschitl asked if this development will be labeled a Del Webb community.

Mr. Heuer stated they believe it will be branded as a Del Webb community.

Mayor Windschitl invited residents to bring questions forth.

Kevin Vranicar, 1230 Moers Drive, referred the packet of information he and his neighbors brought forth and stated that many of the questions in there are not answered and not address. He asked about the lot split and the right-of-way vacation and if they have gone to the Planning Commission yet. He encouraged the Council and Staff to expand the playground now.

City Planner Hanson explained that right-of-way vacation only requires City Council approval.

Councilmember Grau asked Mr. Vranicar if the neighbors would welcome a different type of development in at this location, such as single-family units.

Mr. Vranicar explained that the issue the neighbors have is with the sheer number of homes proposed and traffic.

Amy Welden, Moers Drive resident, asked why their entrance is not being closed off.

Mr. Heuer explained the rules Del Webb has for visiting grandchildren.

Ms. Welden asked why the future Del Webb residents can use the neighborhood park and roads but the Del Webb spaces would be closed to the neighbors' use.

City Administrator Podhradsky explained that the roads and parks are public, but the Del Webb development would be private.

Ms. Welden inquired about the accuracy of the traffic study's report for traffic from 6am-8am.

Mr. Heuer stated that they are using the best information available based on decades of studies of actual use.

Councilmember Grau asked if there were neighborhood meetings between the developer and the surrounding neighborhoods.

City Planner Hanson explained that Staff encourages developers to meet with the surrounding neighborhoods prior to submitting the concept plan and that Pulte did that.

Councilmember Hubbard inquired if grandparents that needed to care for their grandchildren long-term would be allowed to do so here.

Mr. Heuer stated he is uncertain but there is some flexibility in the rules for having people under 18 years of age live with residents a certain number of months.

Mr. Vranicar asked if there is another Del Webb community in the country with an entrance like the one proposed here. He also asked staff if extending Cardinal to be a right-out onto Hwy 41.

Mr. Heuer explained he does not know the designs of all Del Webb communities throughout the country, but Pulte felt they needed better access than existed and detailed how they arrived at the current entry design.

Ms. Welden asked where these residents would be going and questioned if they would ever go downtown.

The Council discussed how senior citizens currently use the amenities downtown.

Councilmember Huang commented that these residents would likely have disposable income.

City Administrator Podhradsky noted an example of this are the townhomes built on the north end of Chaska on the east side of Hwy 41.

Mr. Vranicar questioned the lack of access to downtown from the proposed development and suggested utilizing the road near the cemetery to access Hwy 41.

Community Development Director Ringwald explained that due to the proximity of burials to that road, it is as wide as it could get.

City Administrator Podhradsky noted that all parties would likely prefer that to be a two-way access and reiterated City Engineer Clark's point that MNDOT struggled with a right-in at this location.

Mr. Vranicar and Ms. Welden expressed frustration that the park will not be expanded at this point and commented.

Councilmember Grau explained the Park Board's process with this park and project.

Councilmember Hubbard asked Mr. Vranicar and Ms. Welden what they are looking for in a park expansion.

Mr. Vranicar detailed his thoughts regarding expansion of the park.

The Council shared their thoughts on the proposed development.

Community Development Director Ringwald clarified that the park and green space is held by the City and is big enough to handle improvements should that be determined necessary. He also explained that connecting the walking path to Fireman's Park is too difficult due to ADA requirements.

Motion by Councilmember Hubbard, second by Councilmember Hatfield to adopt Resolution No. 2020-37, issuing a negative declaration relative to the need for an EIS for Pinnacle. Motion carried.

Motion by Councilmember Huang, second by Councilmember Hubbard to adopt Resolution No. 2020-38, approving the Lot Split. Motion carried.

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adopt Resolution No. 2020-39 to approve the Pinnacle Preliminary Plat for a 269-lot subdivision on 86 acres of land. Motion carried.

Motion by Councilmember Hubbard, second by Councilmember Huang to adopt Resolution No. 2020-40 to approve the Right of Way (ROW) Vacation for a portion of Cardinal Street. Motion carried.

8.B. Adopt Resolution 2020-41, Approving the Preliminary Site & Building Plan and Preliminary Plat for Structures, Inc./Andersen Development/PC #2020-11
City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Councilmember Huang inquired if the applicant has plans if they grow.

Jeremy Banken, applicant, explained that the space that was taken out was in the shop space and he believes they can make the current proposed space work.

Councilmember Hubbard inquired if the exterior lighting will be on a timer and left on.

Mr. Banken stated that the lights in the back shop yard are motion sensor triggered, and the others shine downward onto the building.

Mayor Windschitl asked what the soil area will be.

Mr. Banken stated it will be native MNDOT grass.

Motion by Councilmember Huang, second by Councilmember Grau to adopt Resolution No. 2020-41 approving the Preliminary Site and Building Plan and Preliminary Plat for Structures, Inc. (PC#2020-11). Motion carried.

8.C. Adopt Resolution 2020-42, Approving the Concept Plan for Pioneer Vista/Lennar/PC #2020-08

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Councilmember Huang asked about the price point of these units.

Josh Metzger with Lennar stated the price point is the low \$300,000 range. He also added additional information regarding the development and requested that condition number 17 from the list of conditions in the resolution be removed in order for the applicant and City Staff to explore further the option of private road and public utilities.

City Administrator Podhradsky detailed the City's policy that does not allow private roads and public utilities.

Councilmember Huang looked to confirm this will become part of the Jonathan Association.

Mr. Metzger stated they are not required to be part of Jonathan but are exploring the possibility.

Mayor Windschitl inquired if these townhomes are sprinkled.

Mr. Metzger explained that all their townhomes are sprinkled.

Mayor Windschitl asked if the applicant would consider adding guest parking along the straightaway where a majority of the homes would be.

Mr. Metzger stated three parking stalls are slated by the amenity area but can look to see if that can be expanded. He also stated the townhomes have two-stall garages and the driveways are long enough to accommodate another two cars.

City Engineer Clark stated that in the next step of the process, emergency vehicle access is looked at as well as restricted parking.

Mayor Windschitl asked if the ponding currently there is for stormwater and if anything needs to be done with it.

City Engineer Clark and City Administrator Podhradsky provided further detail regarding ponding and the wetland area.

Councilmember Huang inquired if the units closest to the railroad tracks will have any sound abatement.

Mr. Metzger stated that the standard windows they use should be adequate but that they can adjust that if the City requests it.

Councilmember Hubbard inquired if the amenity area will include a playground.

Mr. Metzger explained that the features of the amenity area have not been determined yet.

Greg Butler, resident, detailed items he would like the Council to direct the applicant look at more closely.

The Council and Staff discussed trails in the area of the proposed development.

The Council shared their thoughts regarding the item.

Mr. Metzger briefly spoke about the difficulties of berming along the railroad.

The Council and Staff discussed berming issues.

Motion by Councilmember Hubbard, second by Councilmember Huang to adopt Resolution No. 2020-42 approving the Concept Plan for Pioneer Vista (PC #2020-08).

The Council stated reasons why they did not move to remove item 17 from the list of conditions within the resolution.

Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 6-1-2020

The Council requested further information about bills on pages 2, 4, 10, 19, 20, 22, and 26.

City Administrator Podhradsky, Administrative Services Director Graczyk, and City Engineer Clark provided further information regarding those bills.

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

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report June 1, 2020

10.B. Other Reports

10.B.i. SW Transit Changes

10.C. Other Meeting Minutes

10.C.i. Receive the draft minutes of the May 13th Planning Commission Meeting

Councilmember Huang:

- Reported the Chaska Business Roundtable was a great event with good information. Assistant Administrator Kabat noted there will be another event at the end of the month.
- Noted the City Blood Drive is scheduled for June 2, 2020 at the Event Center.

- Congratulated the graduating high school seniors.
- Shared his thoughts regarding the George Floyd incident and following protests. He encouraged the community to focus on healing.
- Inquired if the Vitals Aware App subscription has lapsed. City Administrator Podhradsky stated he will check in to that.
- Congratulated astronauts Bob Behnken and Doug Hurley and the SpaceX team.
- Provided an update regarding SouthWest Transit.

Councilmember Grau:

- Congratulated the graduating seniors.
- Shared his thoughts regarding the George Floyd incident and following protests and encouraged residents to be helpers.

Councilmember Hubbard:

- Provided an update on the meeting for the Steiner Kelting Mental Wellness facility
- Commented regarding a complaint that Fireman's beach is closed. Councilmember Grau inquired if beach closure is enforced. City Administrator Podhradsky stated it is not actively enforced.
- Shared her thoughts regarding the George Floyd incident and following protests.

Councilmember Hatfield:

- Congratulated the 2020 graduates. City Administrator Podhradsky detailed the graduation parade.
- Commented that the virtual Memorial Day event was wonderfully done.
- Shared her thoughts regarding the George Floyd incident and following protests and encouraged residents to continue to educate themselves.

Mayor Windschitl:

- Congratulated the graduation seniors and encouraged them to make a difference.
- Congratulated businesses that were able to reopen, albeit partially, today.
- Commented that the virtual Memorial Day event was a great tribute to the veterans.
- Noted the next Council Meeting is June 15, 2020 via ZOOM.

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hatfield to adjourn the meeting at 11:50 pm. Motion carried.

**- MINUTES -
CHASKA CITY COUNCIL
JUNE 15, 2020**

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7 pm.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Hatfield, Hubbard, Huang, Grau, and Mayor Windschitl. *(Councilmembers Hatfield, Hubbard, Huang, and Grau participated remotely per State Statute 13D.021).*

Absent: None.

Also Present: Assistant Administrator Kabat and City Attorney Melchert. *(City Planner Hanson, City Engineer Clark, and Community Development Director Ringwald participated remotely).*

4. Adopt the Agenda

Mayor Windschitl noted the addition of item 8.C to the agenda.

Motion by Councilmember Huang, second by Councilmember Grau to add item 8.C to the agenda. Motion carried.

Motion by Councilmember Hubbard, second by Councilmember Hatfield to adopt the agenda as amended. Motion carried.

5. Visitor Presentation

5.A. State of the Library Presentation

Carver County Library System Director Heidi Hoks and Branch Manager Jodi Edstrom presented the State of the Library to the Council.

Mayor Windschitl inquired how the number of visitors in 2019 compared to other libraries and other years.

Ms. Edstrom stated she would look into those numbers.

Councilmember Hubbard asked if they have a timeline for when the library will reopen.

Ms. Edstrom explained they do not have a timeline at this point.

Assistant Administrator Kabat provided further detail regarding the complexities of a shared entrance and reopening.

5.B. Tour de Tonka Event Update

Jenny Bodurka announced the Tour de Tonka Event and provided the unique details for the day in light of COVID restrictions.

Mayor Windschitl asked what the determining factor will be in whether to have the event live or not.

Ms. Bodurka explained it will be based upon where the State is with reopening and stated they should be announcing it at the end of the month.

Mayor Windschitl referred to an email he received regarding an article from the local newspaper about Council comments from the June 1, 2020 City Council meeting. He explained that the article took the Council's comments out of context. He detailed the efforts Staff have made for equity and diversity training and other events to discuss race equity. He stated that on June 24th there will be a Chaska Community Conversation at the Chaska Event Center, and a virtual event is also planned

6. Minutes

Motion by Councilmember Grau, second by Councilmember Hatfield to approve the minutes of the June 1, 2020 City Council meeting.

Motion carried.

7. Consent Agenda

Councilmember Hubbard asked for information regarding parking in item 7.B.

Assistant Administrator Kabat detailed the parking options.

Motion by Councilmember Hubbard, second by Councilmember Huang to approve the Consent Agenda Items A through G:

- A. Adopt Resolution 2020-43, Gambling Premises Permit for Chaska Lions Club at Schram Haus Brewery
Motion to adopt Resolution 2020-43 approving the premises permit application for the Chaska Lions Club, to conduct lawful/charitable gambling at Schram Haus Brewery.
- B. Adopt Resolution 2020-49, Parking Restrictions Related to Carver Trails
Motion to adopt Resolution No. 2020-49 Approving the "No Stopping, Standing, or Parking" Resolution.
- C. Adopt Resolution 2020-44, Approving the Lot Split between Crown of Glory Church and Pinnacle/Pulte Homes
Motion to adopt Resolution No. 2020-44, approving the Lot Split.
- D. Approve Wetland Replacement Plan for Del Webb at Chaska Development
Motion to approve the wetland replacement plan for Del Webb at Chaska Development.
- E. Adopt Resolution 2020-47, Adopt Resolution Ratifying Sale and Issuance of Bonds, Series 2020B
Motion to adopt Resolution No. 2020-47 ratifying the sale of Taxable Full-Term

Installment Purchase Revenue Bonds, Series 2020B by the Economic Development Authority of the City of Chaska Minnesota, and authorizing execution of related documents.

- F. Adopt Resolution 2020-48, Amending 2020 Electric, Water, and Sewer Fund Budgets Motion to adopt resolution number 2020-48 Amending the 2020 Electric, Water, and Sewer Fund Budgets.

Motion carried.

8. Action Items

8.A. Adopt Resolution 2020-46, Approving the Concept Plan for the Carlson Property/Destiny Homes/PC #2020-13

Assistant Administrator Kabat introduced the item to the Council.

Mayor Windschitl inquired if Destiny Homes has built in the area before.

City Planner Hanson stated they are a local builder and is not certain if they have done any work in the City of Chaska. She then presented the item to the Council.

Mayor Windschitl looked to clarify that the white line in the aerial photo designates access to the southern part of the Carlson property.

City Planner Hanson confirmed it is what Staff presumes is the direct access to that property and that Carlson will retain those until development is feasible.

Councilmember Huang inquired if the east side of the lot would dead-end.

City Planner Hanson stated that is what Staff presumes would occur.

Councilmember Huang asked what the maximum use of low density would be there.

City Planner Hanson explained the maximum density possible in a low-density guidance is up to five units per acre.

Mayor Windschitl inquired if access to the property to the east would open up with this project.

City Planner Hanson stated if everything moves forward with the Carlson property, then it would give accessibility to that property. She then continued her presentation of the item.

Mayor Windschitl asked if the old Carlson driveway could be used as a construction entrance.

City Planner Hanson stated that it could and would be something the County would need to dictate and went on with her presentation of the item.

Councilmember Grau looked to confirm that the bonus room would be in the loft.

City Planner Hanson stated a representative from the developer could speak to that after the presentation of the item.

Councilmember Grau inquired if there are other examples of lot widths under the standard of 75 feet.

City Planner Hanson provided examples of comparable lots sizes in the City.

Mayor Windschitl looked to clarify that there would be an additional pond added for stormwater.

City Planner Hanson stated there will be limitations on how the existing wetland will be utilized.

Councilmember Hubbard asked if they are required to have a neighborhood meeting.

City Planner Hanson explained it is not mandatory but strongly encouraged prior to concept.

Councilmember Grau noted he is disappointed the neighborhood meeting has not happened yet.

Councilmember Huang asked if a checklist of items is given to a potential developer.

City Planner Hanson stated there is a checkoff list on the concept plan application.

Councilmember Grau asked if there was ever access to this site off of County Road 44.

City Planner Hanson explained the comp plan did not show an additional access onto County Road 44.

In response to questions from the Council, Steve Peck, developer, and Butch Sprenger, applicant, provided further detail regarding neighborhood meetings, the layout and use of the side courtyards, HOA fees, floor plan options, stairway to the bonus room, potential for floor plan modifications, timeline for construction, price points, and construction access.

Councilmember Hubbard inquired what the timeline for the proposed collector road to the south would be.

City Planner Hanson stated the development of the properties to the west would dictate that.

Community Development Director Ringwald spoke further regarding the timeline for the proposed collector road.

Mayor Windschitl looked to clarify the location of the proposed park to the west near the proposed elementary school site.

City Planner Hanson pointed it out on the aerial photo.

Mayor Windschitl requested the developer note that there will be lighted ball fields to the west of the proposed development.

Councilmember Grau commented that traffic data from the traffic study done in the preliminary plan will be helpful for the neighbors.

Mr. Sprenger stated that a detached senior housing traffic analysis has been done and that data can be shared.

Kevin Wright read communication from Wade Powell, 3860 Founders Path, detailing concern with construction traffic and proposed lot width within their R1 zoning.

City Planner Hanson provided further detail regarding PRD standards and stated that the proposed lot widths are consistent with this type of product.

Gary Ross, 3863 Founders Path, expressed concern with construction traffic, lack of space for safety during severe weather, frontage lot size, and traffic from the proposed development.

City Planner Hanson gave more information regarding frontage lot size.

Council and Staff discussed density further.

Jamie Novak, 3857 Dakota Court, questioned if this will be a 55+ neighborhood and expressed concern with traffic and only one entry.

Mr. Sprenger stated that this development is generally speaking marketed to the 55+ buyer.

The Council and Ms. Novak discussed concerns with traffic outlets and homeowners associations.

Brian Astry, 3834 Founders Path, expressed concern with construction traffic in light of school bus stops.

Mayor Windschitl explained that construction traffic within neighborhoods is carefully monitored.

Derrick Banas, 3871 Dakota Court, asked when the neighborhood meeting would occur and why this plan seems rushed. He also wanted to know more about the tree buffers that will separate the neighborhoods.

Steve Peck estimated the neighborhood would be in the next two or three weeks. He also explained the timeline is bound with real estate and that final engineering will determine the tree buffer.

Mayor Windschitl explained the applicant is following the normal process for development.

Ethan Grev, 3889 Carver Path, asked how many homes/residences can be serviced by one entry.

Mayor Windschitl stated that might not be quantifiable, but from his experience, a large neighborhood with one entry is quite manageable.

City Engineer Clark spoke into further depth regarding forecasting traffic volumes in this location.

The Council shared their thoughts on the concept plan.

Mayor Windschitl inquired if specs are built and then sold.

Steve Peck stated that most sales are pre-sales and a two-year window is reasonable for a 24-lot development.

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt Resolution No. 2020-46 approving the Concept Plan for the Carlson Property (PC #2020-13). Motion carried.

The Council took a five-minute recess.

8.B. Adopt Resolution 2020-45, West Creek Apartment Project-Request for Letter of Support and Use of Affordable Housing TIF Program

Assistant Administrator Kabat introduced the item to the Council.

Councilmember Grau inquired if any changes with the concept plan are expected since the school referendum did not pass.

Bob Reopke, applicant, explained that the plan has not changed.

Mayor Windschitl commented the concept plan came to Council a year ago and asked if that has to be revisited at all.

Assistant Administrator Kabat stated that if the project does not change significantly in use or design from the concept, it is typically continued along the process.

Councilmember Huang commented that there is a deep need for this in the community.

Councilmember Hubbard inquired about plans for the remaining funding needed.

Mr. Reopke provided further clarity regarding the funding plan.

Councilmember Hubbard asked if this project falls under affordable housing.

Mr. Reopke stated that it does and can also be considered supportive housing.

Mayor Windschitl inquired if veterans get any preference in this type of housing.

Mr. Reopke stated it could be considered.

Motion by Councilmember Huang, second by Councilmember Grau to authorize the City Administrator to send the attached letter of support to Community Asset Development Group to support the West Creek Apartment project through their grant application to the State of Minnesota, and to approve Resolution No. 2020-45, making available our Affordable Housing TIF program for the West Creek Apartment building project.

Councilmember Grau noted that many of the discussions regarding this project and the concept plan occurred when it came before the Council last year.

Motion carried.

8.C. Establish Meeting to Engage with the Community Regarding Police Policies

Mayor Windschitl recapped the purpose of setting up this meeting.

Councilmember Hatfield inquired if this will be as accessible as Marnita's table.

Assistant Administrator Kabat stated the plan is to have it as accessible as possible, including meeting promotion and having translators available. He spoke in further depth about the purpose for the meeting and explained that the ZOOM session would follow the same format as the in-person session.

Councilmember Hubbard asked if attendees will be able to ask their own questions during the breakout sessions.

Assistant Administrator Kabat provided further detail regarding the breakout sessions.

Motion by Councilmember Hubbard , second by Councilmember Huang to set a special meeting to occur on June 24, 2020 at the Chaska Event Center from 6:30 pm to 8:30pm. Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 6-15-2020

The Council requested further information about bills on pages 4, 6, 17, 23, and 27 .

Mayor Windschitl and Assistant Administrator Kabat provided further information regarding those bills.

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

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 6-15-2020

10.B. 1st-Qtr. 2020 Investment Report dated June 15, 2020

Councilmember Grau:

- Inquired if Chaska Cubs will be playing this summer. Mayor Windschitl spoke about the City's response that the team can practice but not play games.
- Updated the Council on the recent Eastern Carver County Community Recreation Board meeting.
- Noted he welcomed the transparency that the meeting regarding police policies on the 24th will bring.
- Noted recognizing human dignity and worth is important and noted there will be a virtual PRIDE parade on June 28th. He wished everyone a happy PRIDE month.

Councilmember Huang:

- Updated the Council on a meeting he attended this week for Community Conversation with Dan Kessler, and it was informative.
- Noted the Chaska Business Round Table is Thursday, June 18th at 2pm. Assistant Administrator Kabat provided further details about the meeting.
- Commented that the 4th of July fireworks celebration at McKnight Park.
- Updated the Council regarding SouthWest Transit statistics.
- Shared his thoughts regarding the issues brought to light by the George Floyd incident. He also asked the Mayor to consider if he would be willing to sign President Obama's Mayor's Pledge. The Council expressed support in signing the pledge. Mayor Windschitl stated he would look into what he needs to do for that.

Councilmember Hubbard:

- Noted the MN Dept of Education has put out a survey for parents to provide feedback regarding schooling in the fall.
- Noted she joined the Chaska Care team in food distribution at the high school this past week.
- Noted the Carver County Emergency Operations is launching a regional coalition of counties, CDAs, and chambers of commerce and partnering with greater MSP to support small businesses.
- Recognized that Juneteenth is on June 19, 2020.

Councilmember Hatfield:

- Encouraged residents to research and learn more about Juneteenth.

Mayor Windschitl:

- Commented that he is looking forward to the community conversation on June 24th.
- Noted there is a ZOOM meeting on Wednesday morning for community leaders to meet the new superintendent of schools.
- Noted the EOC tried to look at two-week windows to make decisions during this time and have thus determined the 4th of July fireworks will still be held.
- Commented that the graduation parade hosted on June 5th was such a neat experience and thanked those who set it up.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adjourn the meeting at 11:29 pm. Motion carried.

**- MINUTES -
CHASKA CITY COUNCIL
JUNE 29, 2020**

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7:06 pm.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Hatfield, Hubbard, Huang, Grau, and Mayor Windschitl. *(Councilmember Grau participated remotely per State Statute 13D.021).*

Absent: None.

Also Present: Luke Melchert, City Attorney; Nate Kabat, Assistant Administrator; Matt Podhradsky, City Administrator, Kevin Wright, Communication Director; and Mike Tutor, Cable Communications Coordinator.

4. Adopt the Agenda

Motion by Councilmember Huang, second by Councilmember Hubbard to adopt the agenda as presented. Motion carried.

5. Visitor Presentation

5.A. American Promise

Nancy Haaheim summarized the purpose of the group American Promise and invited Chaska to pass a resolution in support of a 28th Amendment limiting campaign spending.

Mayor Windschitl inquired what voting needs to occur for this to occur.

Ms. Haaheim provided further detail into the process for a constitutional amendment to pass. She inquired when this resolution could come before Council for a vote.

City Administrator Podhradsky explained the number of options available for this to come before the Council.

The Council shared their thoughts on the resolution American Promise is proposing.

Mayor Windschitl inquired how something like this gets governed.

Ms. Haaheim explained that in general across the nation this kind of disclosure is not required. Vicki Barnes, Midwest Head of American Promise, spoke in further detail regarding disclosure laws.

Mayor Windschitl asked how many letters of participation are needed for the State to move forward toward ratifying.

Ms. Barnes explained that passing a resolution communicates support to the House and Senate representatives.

Mayor Windschitl again asked how this would be governed.

City Administrator Podhradsky spoke about different proposals for how candidates would pay for campaign travel.

Ms. Barnes noted that American Promise is not advocating for any specific amendment.

City Administrator Podhradsky stated Staff will put together a draft resolution to put before the Council at a future meeting.

5.B. Announcement of Candidacy

Matt Udermann announced he is running for Carver County Commissioner District 3 and summarized his three campaign pillars.

5.C. Residents Organizing Against Racism

Amanda Flowers Peterson expressed frustration with avenues of communication for residents to bring concerns to the City and proposed the Council develop an initiative to effectively allow all citizens to have their voices heard.

The Council shared their thoughts and concerns regarding Ms. Flowers Peterson's grievances.

Jenna Cruz, resident, explained that she has not seen a sense of urgency from the City to address racism in the community. She asked for an oversight committee for police policy.

The Council and Staff discussed options and formats for them to address these concerns.

6. Minutes

Motion by Councilmember Hatfield, second by Councilmember Grau to approve the minutes of the June 15, 2020 City Council meeting. Motion carried.

7. Consent Agenda

Motion by Councilmember Huang, second by Councilmember Hubbard to approve the Consent Agenda Items A through C:

- A. License Agreement for Warner Stairs with Jonathan Neighborhood Association
Motion to approve the License Agreement for Warner Stairs with Jonathan Neighborhood Association and authorizing the Mayor and City Administrator to sign the agreement.
- B. Adopt Resolution 2020-50, Approving 2020 Performance Measures
Motion to approve adopt Resolution 2020-50 Approving 2020 Performance Measures.

- C. Approve Minnesota Municipal Utilities Association (MMUA) Delegate Update
Motion to approve the MMUA proposed delegate changes.

Mayor Windschitl asked for clarification on item C.

City Administrator Podhradsky explained it is an update from MMUA.

Motion carried.

8. Action Items

8.A. Motion to Approve the Chaska Event Center, located at 3210 Chaska Blvd, as the Official Location for Chaska City Council Meetings due to COVID-19 Until Further Notice

City Administrator Podhradsky presented the item to the Council.

Council and Staff discussed ways to improve the audio for attendees at the Event Center and changes to the Council chambers.

Councilmember Grau commented that resident participation seems to be working well via ZOOM and suggested that keeping that way of attending Council Meetings be an option to consider in the future.

Mayor Windschitl commented that prior to the pandemic, the Council did a good job getting information out to the public.

The Council and Staff discussed whether an online platform would be allowed by statute when not in an emergency declaration as is the current situation. City Administrator Podhradsky stated Staff will look into that further.

Councilmember Huang inquired if the motion needs to address the allowance of an online platform like ZOOM.

City Administrator Podhradsky stated that is not an issue since it is allowed in an emergency setting.

Assistant Administrator Kabat spoke to the benefit from an administrative standpoint that making the Event Center the official temporary location provides.

Motion by Councilmember Hubbard, second by Councilmember Huang to approve the Chaska Event Center as the official meeting location for City Council Meetings due to COVID-19 until further notice. Motion carried.

8.B. Approve City of Chaska Pandemic Reopening and Preparedness Plan

City Administrator Podhradsky presented the item to the Council.

Councilmember Grau inquired if this can be changed after approval tonight.

City Administrator Podhradsky explained it can always be brought before the Council and changed if needed.

Council and Staff discussed mask-wearing.

City Administrator Podhradsky explained that should the need arise to change to mask requirement in municipal buildings instead of encouragement, those changes could be made.

Assistant Administrator Kabat noted this is intended to be a guiding document.

Councilmember Hubbard asked if any commissions have met since March and asked if there is a tentative date and location for them to meet.

Assistant Administrator Kabat provided further detail regarding those plans.

Motion by Councilmember Hubbard, second by Councilmember Hatfield to approve the City of Chaska Pandemic Reopening and Preparedness Plan. Motion carried.

8.C Closed Session – City Administrator’s Review

Council and Staff discussed the process for the closed session.

Motion by Councilmember Huang, second by Councilmember Grau to enter into a closed session to discuss the performance review of City Administrator Matt Podhradsky. Motion carried.

8.D Return to Open Session

Motion by Councilmember Huang, second by Councilmember Hatfield to exit the closed session and resume the regular meeting of the City Council at 10:27pm. Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 6-29-2020

The Council requested further information about bills on pages 3, 9, 15, and 23, and also those items for COVID needs.

City Administrator Podhradsky provided further information regarding those bills.

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

10. Other Business

10.A. City Administrator's Report

10.B. Bi-Weekly Report 6-29-2020

10.C. Other Reports

10.C.i. Financial Reports as of 5/31/20

10.D. Other Meeting Minutes

10.D.i. Receive the Draft Minutes of the June 10th Planning Commission Meeting

Councilmember Huang:

- Commented that the community feedback from the discussion on the 24th was good and healthy but also stated there are some voices having trouble being heard. He encouraged the City to find a forum to provide opportunities for residents to be able to speak out. City Administrator Podhradsky encouraged residents to let the City know if they did not feel the layout of the forum from the 24th did not work for them as far as getting their thoughts out and shared.
- Updated the Council on the food distribution event on Saturday.
- Noted there is another community discussion via ZOOM on Tuesday, June 30 from 9-10:30 am.
- Encouraged residents to enjoy the 4th of July fireworks at 10pm at McKnight Park.

Councilmember Hubbard:

- Noted Hawks Ridge mountain bike trails opened up and that this is a great thing for Chaska.
- Noted she attended the opening of Hawks Ridge mountain bike trail and stated the partnership between all the different agencies and cities was wonderful.
- Provided her thoughts regarding the community conversation held on June 24, 2020.
- Reported concerns from a constituent about speeding on Bavaria Road.
- Noted the Lake Grace pavilion looks like it is almost done.
- Wished everyone a Happy 4th of July.

Councilmember Hatfield:

- Shared her thoughts on the community conversation held on June 24, 2020.
- Reported a constituent contacted her regarding the backyard chicken ordinance with concerns about including beekeeping. Mayor Windschitl asked if there is an existing ordinance against beekeeping. City Administrator Podhradsky stated they are allowed in the greenbelt.

Mayor Windschitl:

- Provided thoughts on the community discussion held on June 24, 2020 and stated they will continue to provide opportunities for residents to speak and share thoughts.
- Stated it looked like a great turnout at the food distribution.
- Wished everyone a Happy 4th of July.
- Asked for updates on Creek Road sewer. City Administrator Podhradsky gave details regarding that project.
- Noted the next Council meeting is July 6, 2020.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adjourn the meeting at 11:01 pm. Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
JULY 6, 2020

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7 pm.

2. Pledge of Allegiance

3. Roll Call

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

Also Present: Luke Melchert, City Attorney; Noel Graczyk, Administrative Services Director;
Nate Kabat, Assistant Administrator; and Matt Podhradsky, City Administrator.

4. Adopt the Agenda

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

5. Visitor Presentation

Mayor Windschitl wished Myrtle Kemp a Happy 105th Birthday on July 12.

5.A. His House Foundation

Martha Brannon provided an update on His House Foundation.

Councilmember Hatfield asked if His House is still working to bridge the gap in homelessness.

Ms. Brannon stated that they are and spoke further regarding how the foundation does this.

Councilmember Hubbard inquired if they are taking donations currently.

Ms. Brannon explained that they certainly are.

Councilmember Hubbard asked how the stay-at-home order affected Families Moving Forward.

Ms. Brannon provided further detail regarding those impacts.

Councilmember Hubbard inquired when the eviction-stay order ends.

Ms. Brannon stated the newest date is July 13, 2020 and spoke about the number of requests for rental assistance for those people who did not qualify for unemployment or stimulus monies.

Councilmember Hatfield asked how the community can best support His House Foundation.

Ms. Brannon replied that donations and volunteering are best.

Mayor Windschitl inquired if there are set hours for people to contact the foundation.

Ms. Brannon explained any time is fine.

6. Minutes

Councilmember Hubbard noted that her comments under Other Business in the June 29, 2020 notes were mistakenly listed under Councilmember Grau's name.

City Administrator Podhradsky explained she should highlight that and email Staff so they can make that change.

Motion by Councilmember Hatfield, second by Councilmember Grau to approve the minutes of the June 29, 2020 City Council meeting contingent upon the correction listed above. Motion carried.

7. Consent Agenda

The Council referred to City Administrator Podhradsky's annual review last week and noted what an exceptional job he does.

City Administrator Podhradsky commented how amazing the community of Chaska is and that he is proud to serve in his role for the City.

Mayor Windschitl noted specifically how excellent City Administrator Podhradsky's work has been during the COVID-19 process. He then moved on to Consent and asked why there needs to be a lot split in item 7.C.

City Administrator Podhradsky explained it has to do with the amenities center as they want that separate. He noted it is correcting the description in an earlier lot split.

Assistant Administrator Kabat noted the split also helps facilitate closing of the property.

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

A. City Administrator Annual Review

Motion to approve administrator goals for 2020 and adjust the City Administrator's annual salary with a 3.0% performance increase retroactive to January 1, 2020.

B. Adopt Resolution 2020-52 and Resolution 2020-53 Issuance and Sale of Bonds: Series 2020C and 2020D

Motion to adopt Resolution No. 2020-52 authorizing issuance and sale of \$3,54,000 General Obligation Bonds, Series 2020C.

Motion to adopt Resolution No. 2020-53 authorizing issuance and sale of \$10,555,000 Taxable General Obligation Refunding Bonds, Series 2020D.

C. Adopt Resolution 2020-55, Approving the Lot Split for Pinnacle (Del Webb)

Motion to adopt Resolution No. 2020-, approving the Lot Split.

Motion carried.

8. Action Items

8.A. Adopt Resolution 2020-51, 2020 Overlay Program

City Administrator Podhradsky presented the item to the Council.

Mayor Windschitl inquired why the City is doing some of Pioneer Trail if it is a County Road.

City Administrator Podhradsky stated it is a very small section and likely a water main repair.

Mayor Windschitl noted that the lower cost of mobilization is what got GMH the bid.

Motion by Councilmember Grau, second by Councilmember Hatfield to adopt Resolution 2020-51 awarding the bid for the 2019 Overlay Program to GMH Asphalt in the low bid amount of \$309,669.38. Motion carried.

8.B. Annual 2019 Financial Reports

City Administrator Podhradsky introduced the item to the Council.

Administrative Services Director Graczyk summarized the audit process and the Fire Relief Report.

Jackie Huegel with MMKR presented the findings from the 2019 audit.

Mayor Windschitl noted this report was gone through extensively during the work session held earlier.

Administrative Services Director Graczyk explained the CAFR certificate of achievement the City received and recognized Staff for their hard work on the audit process.

City Administrator Podhradsky noted that receiving this award for 30 years now is incredible and congratulated Staff on their hard work.

Mayor Windschitl congratulated Staff on the work they did with the audit.

Motion by Councilmember Hatfield, second by Councilmember Grau to accept City of Chaska 2019 Comprehensive Annual Financial Reports and Chaska Fire Department Relief Association 2019 Annual Financial Reports. Motion carried.

City Administrator Podhradsky thanked Ms. Huegel for her work with MMKR as well.

8.C. Adopt Resolution 2020-54, Amending 2020 Fund Budgets

City Administrator Podhradsky noted that the City received its allocation from the COVID relief on Friday, July 3, 2020 and went on to explain the amendments to the 2020 fund budgets.

Councilmember Hubbard looked to clarify that the penalties for unpaid items are included in the budget.

City Administrator Podhradsky stated that they are included.

Mayor Windschitl inquired how the City will make up these kinds of numbers.

City Administrator Podhradsky explained that the significant impact comes from the Community Center and they will rely on City reserves to cover it.

Councilmember Hubbard inquired if the two major impacts will be the Community Center and the Curling Rink as the effects from the pandemic continue.

City Administrator Podhradsky explained why he felt the Community Center is the biggest concern for negative impact.

Councilmember Grau asked if the refund for membership fees will cease now that the Community Center will be opening back up.

City Administrator Podhradsky stated that the membership fees were not refunded but delayed and explained that incentive further.

Councilmember Hubbard inquired how many members pay monthly versus annually.

City Administrator Podhradsky provided the multiple payment options.

Administrative Services Director Graczyk explained that monthly fees do not go through utility billing any longer.

City Administrator Podhradsky stated it is hard to know the exact number and provided further detail regarding the decrease in revenue.

Councilmember Grau noted it is nice to see the recent increase in golfing.

Motion by Councilmember Hubbard, second by Councilmember Hatfield to adopt Resolution 2020-54 Amending 2020 Fund Budgets. Motion carried.

8.D. Chaska Par 30/Learning Links Chaska Project

City Administrator Podhradsky introduced the item to the Council.

Eric Snyder with Learning Links presented a funding update for the project.

City Administrator Podhradsky asked Mr. Snyder to touch on the conversations Learning Links had with major donors when COVID issues hit.

Mr. Snyder provided further detail regarding those discussions.

Councilmember Hubbard inquired how whole sponsorships are recognized.

Mr. Snyder explained those recognitions.

Councilmember Grau asked if there are more whole sponsorships available.

Mr. Snyder stated there were.

Mayor Windschitl looked to clarify that there are no drivers any longer once the course is redesigned.

City Administrator Podhradsky commented that it would be good to see the design as he believes there are a few holes that would need a driver.

Mr. Snyder commented further about the intentions of the redesign to meet a wider group of players.

Golf Pro, Tim Anderson, stated that there are likely two holes where drivers can be used and explained the purpose of the course architecture.

Eric Lembke with Stantec presented the course design.

City Administrator Podhradsky detailed the next steps of the process.

Mayor Windschitl inquired how rentals would work with no clubhouse.

City Administrator Podhradsky explained that process.

Mayor Windschitl asked what this looks like going into next year's budget shortfall.

City Administrator Podhradsky provided further insight into that.

Mayor Windschitl shared concerns with moving forward in light of the budget shortfall.

City Administrator Podhradsky spoke regarding the factors that hinder this site from being able to be sold for development and thus the monies that need to be spent to keep the asset viable. He then explained the timeline of the project.

Mayor Windschitl inquired if the cross-country teams are aware of the changes to the course.

City Administrator Podhradsky explained they had already determined it would not be used this year.

Councilmember Grau commented that the fact that sponsors are continuing their commitments in such an uncertain time shows how unique this project is.

Councilmember Hubbard share her excitement about the project and explained that with the partnership in funding, moving forward with this project is smart.

Councilmember Hatfield also commented that she is looking forward to this moving forward.

City Administrator Podhradsky noted that Tim Rainey deserves recognition for the all the work he has put into this project.

Motion by Councilmember Hatfield, second by Councilmember Grau to authorize Staff to move forward with releasing construction documents for the Par 30 Learning Links project to go out for public bid, with an anticipated awarding date for bids at the August 17, 2020 City Council meeting. Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 7-6-2020

City Administrator Podhradsky read submitted questions requesting further information about bills and provided further information regarding those bills.

Councilmember Hatfield referred to a bill regarding election voting and asked what was being done to ensure safety.

Assistant Administrator Kabat explained the steps Staff have taken to ensure safety in voting locations.

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

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 7-6-2020

Councilmember Grau:

- Noted there was good feedback regarding the 4th of July fireworks.
- Asked if any progress has been made in lining up the joint meeting with the Human Rights Commission. City Administrator Podhradsky stated they are looking to set it up Thursday, August 27, 2020.
- Reminded residents to continue to stay safe in Minnesota regarding COVID-19.

Councilmember Hubbard:

- Noted she is planning to attend the virtual meeting with the Beacon Interfaith Housing Collaborative on July 8, 2020.
- Noted the Arboretum virtual neighborhood meeting for the traffic study has been extended.
- Welcomed Superintendent Lisa Sayles-Adams to Chaska and her new position.

Councilmember Hatfield:

- Noted the Community Center is opening tomorrow, July 7, 2020.
- Also encouraged residents to take COVID-19 seriously and wear masks.
- Noted there is a need for election judges and encouraged younger residents to consider taking these roles so that higher risk residents do not need to.

Mayor Windschitl:

- Noted an EDA meeting follows this meeting tonight.
- Noted Highway 41 is open and commented that it is nicely done and flows well.
- Reported there is a primary election on August 11, 2020.
- Also commented that the fireworks were nicely done.
- Updated the Council on the EOC and noted they will be meeting two days per week.
- Noted Taste of Chaska has cancelled, and River City Days is rescheduled to September 25, 2020.
- Again noted the Community Center opens tomorrow and the Curling Center opens July 27, 2020.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adjourn the meeting at 9:42 pm.

Motion carried.



Planning Commission Minutes February 12, 2020

1. Call to Order

Chair Dahlke called the meeting to order at 7:00 pm.

2. Roll Call

Roll call was taken. Members present: Commissioners Bowe, Cross, Dahlke, Urbanski, Sailer, Brass, Olson, Rylee.

Members absent: Member Lacey

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

3. Adopt the Agenda

Motion by Commissioner Cross, second by Commissioner Olson to adopt the agenda as presented.
Motion carried.

4. Visitor Presentation - None

5. Minutes

Motion by Commissioner Brass, second by Commissioner Urbanski, to approve the minutes of the Jan 08, 2020 Planning Commission meeting.
Motion carried.

6. Consent Items - none

7.A. Approve the Concept Plan for Chaska Bluffs 2nd Addition/DDK Construction/PC #2020-04.

City Planner Liz Hanson presented the item to the Commission.

Commissioner Cross confirmed that the lot setbacks met the standards.

City Planner Hanson stated that they may choose to make them larger since they are larger lots, but typically it is a 15-foot separation.

Commissioner Urbanski stated that one of the photos that had been sent to the Commission showed a potential trail and asked if there was additional information on the trail.

City Planner Hanson stated that was one of the ideas early in the submittal process and now that they have been out to the site, have determined that it will be very difficult because of the grade, so they are not recommending a City trail be put in this location.

Ryan Filmore, 4141 Painted Sky Trail, stated that they are 10-year residents in Chaska. He stated that it appears as though the developer is planning to develop into the area behind their back yard that is undevelopable. He expressed concern about this development being able to build in the bluff line that they have been told they cannot touch. He stated that there are markers all over the area that say that you cannot build past this point.

City Planner Hanson explained the location of the bluff line and the setback requirements.

Mr. Filmore explained that he paid a premium price and was told when he purchased his lot that he would not have obstructed view.

Erin Pickar, 4201 Millstone Drive, stated that right now this area is completely wooded and this concept plan is now saying that this will be going away.

Mr. Filmore stated that this area now is beautiful woods and with these plans there will be other people's yards. He stated that he has concerns about the potential for grading and drainage problems in the area. He stated that this area is beautiful and undulating and expressed concern that the City doesn't have a lot of trees and this plan will take those away.

Councilmember Bowe stated that the questions Mr. Filmore was raising were all valid and explained how the process to develop works in the City. She stated that what is presented tonight is a concept plan just the first step in the process. She stated that many of the questions being asked will have to be incorporated in their plans at the next step, which is Preliminary Plat. She stated that at that point they will have to show more detail regarding the grading and the retention pond. She stated that it is important for people to voice their concerns so they are heard and reflected in the minutes. She stated that the developer will have to take all of the feedback and concerns into account for the next plans.

Mr. Filmore stated that he is not against development but wants the City to be careful about what it is taking away from the overall topography of the City. He stated that his wife heard that there was going to be a sidewalk or trail from this development cutting through the woods to downtown.

City Planner Hanson showed the plans and reiterated that there will not be a trail connecting to downtown.

Mr. Filmore asked about the timeline of this development.

City Planner Hanson stated that the developer would like to start grading this year. She noted that the next step could happen as soon as the April meeting and noted that notifications will be sent out. She stated that there will be more details at the next meeting regarding elevations and grading.

Mr. Filmore stated that he may have more of an issue with his own builder, Robert Thomas rather than the City. He expressed concern about the drainage in the entire area because of the development. He stated that he already has a dip in his yard that he was told was just how it was going to be and asked about how the changes made to this property will affect their properties.

City Planner Hanson stated that the City does not have any of those details right now and the City Engineer will need to take a close look at all this information.

Dave Pokorney, representing DDK, reviewed the history of this property and noted that as they studied the area, the biggest issue was sanitary sewer and whether it would be gravity or lift station. He explained that they did not want to see a lift station so they then started looking at ways they could do something different with gravity sanitary sewer with larger lot widths. He explained the original plans for the area from Traditions and stated that DDK has minimal grading plans for the area. He stated that although they are not seeking grading plan approval, they have completed the grading plans already. He stated that they are planning to preserve quite a few of the trees and the ones that are coming down are from what used to be former farmland and not the large oak trees. He stated that they expect the lots to be on the higher end of the pricing with much higher end homes as well.

Commissioner Brass confirmed that the master plan for the entire area was available for other area builders to see that there was development planned in this area. He stated that this concept plan helps to partially preserve the site lines for Mr. Filmore because with the original master plan there would have been homes in his site line. He asked what types of homes would be near Mr. Filmore.

Mr. Pokorney stated that all but 2 of the 17 homes will be walk-out lots. He stated that they plan to come back during the spring with the Preliminary Plat and would like to get the rough grading done during the summer and bring back the Final Plat late this year.

Erin Pickar, 4201 Millstone, stated that she is happy to hear the number of trees will be coming out have been reduced from the original plan. She referenced the aerial picture that showed the tree line and stated that many of the trees are at least 100 feet tall and have taken years to get that large. She expressed her concern with taking down the trees and the taking away the natural habitat for the wildlife in the area. She stated that she is also concerned about building homes in an area that also has such large marsh-like land and potential problems with the sewer systems and drainage in the area.

Commissioner Brass stated that these homes will be hooked up to a sanitary sewer systems and will not have septic tanks. He explained the difference between a gravity and lift station

system. He reminded the residents that this plan is only at the Concept Plan level so there is a lot more work and detail that will need to go into it before it moves forward within the City.

Commissioner Urbanski stated that he is also happy to see this plan shrink from the original master plan and supports preserving as many trees as possible.

Commissioner Cross noted that most of the trees that will be taken out will be what are called "weed trees" even though they are large, they are not lifelong trees.

Motion by Commissioner Bowe, second by Commissioner Cross, to recommend to City Council approval of a concept plan for Chaska Bluffs 2nd Addition/DDK Construction/PC#2020-04; subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Concept Plan Packet (pgs 1-12), prepared by DDK Construction
 - b. Certificate of Survey, prepared by Sathre-Bergquist, Inc., dated September 1, 2017
 - c. Concept Sketch, prepared by Sathre-Bergquist, Inc., dated January 23, 2020
 - d. Tree Plan (T1 and T2), prepared by Sathre-Bergquist, Inc., dated January 3, 2020
2. Adherence with the City Engineer's Memo dated February 5, 2020.
3. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope.
4. Provision to delineate all wooded steep slopes on all plans for preliminary submittal.
5. Provision of a 60 feet Right of Way width for all local streets.
6. Adherence to the City's Boulevard Tree Policy and local street section design.
7. Provision of sidewalks on both sides of all local streets.
8. Provision of an Environmental Site Assessment (ESA) indicating the remediation efforts to clean up any dump areas and contaminated areas of the site to be submitted at preliminary submittal.
9. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
10. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
11. Preservation of trees as noted in the Tree Plan T1 and T2.
12. LP Smartside to be used on front elevations.
13. 4-inch window trim to be used on all windows.
14. All construction traffic to be directed and adhere to the new collector road Savanna Way and be directed through the existing neighborhood by a designated route approved by the City Engineer.
15. Utility connections to each lot to adhere to City standards and be approved by the City Engineer.
16. Provision that no grading will occur in the 30-foot no grade/no mow setback from wooded steep slopes.
17. Provision of a storm water management plan meeting City, Carver County WMO and any other applicable agency standards.
18. Provision that pond maintenance accesses are located entirely within City owned land and not private lots, and to be revised on the plan for preliminary submittal.

19. Provision of a wetland delineation report to be completed and submitted at preliminary submittal.
20. Provision to revise the maintenance accesses to be in the least invasive location, particularly locating the northerly maintenance access between lots 3 and 4 as denoted on the Concept Sketch.
21. Provision that maintenance accesses do not encroach into 30 foot no grade/no mow setback and be revised on the plans for preliminary submittal.
22. Provision that all lots' property lines do not encroach into the 30 foot no grade/no mow setback and be revised on the plans for preliminary submittal.
23. Provision that the property lines of the lots are revised to be outside of the preserved wooded areas and be revised on the plans for preliminary submittal.
24. Provision of a conservation easement over all preserved trees not within City ownership and to be signed and executed prior to release of the final plat.
25. Provision to adhere to the City's Anti-Monotony regulations in Section 9.28 of the zoning ordinance.

Motion carried.

7.B. Approve the Preliminary Site Plan & Building Plan for QualiTech Inc./Omar Haque/PC #2020-03.

City Planner Liz Hanson presented the item to the Commission.

Commissioner Cross asked about the parking on the east side and whether there is water storage underneath.

City Planner Hanson confirmed that there is water storage underneath the parking area.

Commissioner Cross asked how that would be dealt with if it gets full.

City Planner Hanson stated that is a question for the applicant.

Whitney Streamer, site designer and Joe Wagner, project manager for QualiTech introduced themselves to the Commission.

Commissioner Brass asked about the functionality of the wall in the plans.

Mr. Wagner stated that their intent is to cut out the precast from the north wall and abut it to the roof line. He explained that this will allow them to bring forklifts and things of that nature through.

Commissioner Cross asked about the waste product and where it will be handled.

Mr. Wagner stated that the product comes in bulk, on pallets and liquid product will also be brought in and are housed in the pallet area in order to bring it into the process rooms and the mixing room. He explained that, in general, there is no by-product or waste. He stated that after the product is made, they do have to pressure wash the space which are essentially clean rooms. He stated that the water and dust remains will be handled in a gray water system before it is released into the City system.

Commissioner Cross stated that although she understands that this is an existing business however she cannot recall a door where the waste products would go out besides the loading docks and asked for an explanation.

Mr. Wagner stated that there is an existing trash compactor and explained the location of the dumpsters.

Commissioner Brass asked what the product is that they are creating.

Meaghan Hegland, QualiTech, explained that they manufacture food flavor and gave examples of flavors they have manufactured that they turn around and sell to companies such as General Mills. She stated that much of their waste by-products are natural and noted that they partner with pig farmers to dispose of those materials. She explained that QualiTech is a family run company that has been around for 46 years and noted that the family still resides in Chaska.

Ms. Streamer stated that the underground water retention system is basically an underground infiltration basin. She explained the system design and how the water will flow through the system and have controlled outflow. She stated that all of the stormwater will be treated underground. She stated that maintenance will be needed and will be done by a vacuum truck. She noted that they are also working with the City and the watershed district on their plans to add permeable pavers to the parking area.

Commissioner Bowe asked if there was any concern about trucks backing into areas where cars will be parking.

Ms. Streamer stated that they are not concerned because the driving lane was widened for that reason in order to accommodate trucks turning.

Ms. Hegland stated that staff utilizes the other existing parking area, so she doesn't expect those spots to be heavily utilized. She explained that their facility is a "clean" facility and the employees all have to utilize the main entrance which is controlled. She stated that those additional parking spots were simply required by code to be installed.

Commissioner Urbanski asked if this expansion would be adding more jobs to QualiTech.

Ms. Hegland stated that one of the driving forces for this expansion is that they are at capacity with their existing customer base. She stated that with new technology they have an opportunity to continue to grow and are looking at adding 2-5 new employees. She explained that if they do

not expand, there is no opportunity for growth. She stated that they currently rent warehouse space in Shakopee and this expansion will also allow them to consolidate that usage in this space.

Motion by Commissioner Brass, second by Commissioner Sailer, to recommend to City Council approval of a Preliminary Site & Building Plan for an approximately 26,000 square foot building addition at QualiTech Inc. PC #2020-03; subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Narrative – Preliminary Site Plan, submitted by Omar Haque, dated January 24, 2020
 - b. Site Data (C0-00), submitted by ISG, dated January 7, 2020
 - c. Site Details (C0-20 through C0-24), submitted by ISG, dated January 7, 2020
 - d. Stormwater Details (C0-25 through C0-26), submitted by ISG, dated January 7, 2020
 - e. Stormwater Pollution Prevention Plan (C1-10), submitted by ISG, dated January 7, 2020
 - f. SWPPP Notes (C1-20), submitted by ISG, dated January 7, 2020
 - g. SWPPP Details (C1-21 through C1-22), submitted by ISG, dated January 7, 2020
 - h. Existing Site & Removal Plan (C2-10), submitted by ISG, dated January 7, 2020
 - i. Site Plan (C3-10), submitted by ISG, dated January 7, 2020
 - j. Site Utility Plan (C3-11), submitted by ISG, dated January 7, 2020
 - k. Grading Plan (C4-10), submitted by ISG, dated January 7, 2020
 - l. Restoration & Planting Plan (C5-10), submitted by ISG, dated January 7, 2020
 - m. Planting Notes & Details (C5-20), submitted by ISG, dated January 7, 2020
 - n. Lighting Plan (C6-10), submitted by ISG, dated January 7, 2020
 - o. Proof of Parking Exhibit, submitted by ISG, dated January 5, 2020
 - p. Existing Site Exhibit, submitted by ISG, dated January 23, 2020
 - q. Truck Turning Exhibit, submitted by ISG, dated December 6, 2019
 - r. Floor Plans (A1-21 and A1-22), submitted by ISG, dated December 18, 2019
 - s. Exterior Elevations (A2-11), submitted by ISG, dated January 6, 2020
 - t. Architectural Precast Concrete Texture Guide (pgs 1-16)
 - u. Level 1 Wetland Delineation (pgs 1-19), submitted by ISG, dated December 18, 2019
 - v. Stormwater Management Report (pgs 1-152), submitted by ISG, dated January 7, 2020
2. Coordination with the City Engineer with regard to utilities, grading and drainage.
3. Provision that all landscaping will be installed within the property lines and be revised on the landscape plan for final submittal.
4. Installation of all site lighting at a 0-degree angle with the light source fully concealed at the property line.
5. Provision that wall mount lighting cannot exceed 18 feet in height on the building.
6. Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.
7. Provision that building will be fire sprinkled.
8. Provision to submit Utility and Site Plan As-Builts at the time a building permit is issued.
9. Provision of a storm water management plan meeting City and Carver County WMO standards.
10. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
11. Provision that all mechanical equipment will be fully screened from view.
12. Adherence with the Engineers Memo dated February 5, 2020.
13. Provision that a formal level 2 wetland delineation is completed and reviewed and approved by all appropriate City, County and State agencies prior to issuance of a building permit.

Motion carried.

8. Other Business

8.A. Receive Other Meeting Minutes

8. A.i Receive the January 13th, 2020 Park Board Meeting Minutes.

8. A. ii Receive the Minutes of the December 16th 2019, January 6th 2020, and January 27th 2020 City Council Meetings.

8. A. iii Receive the Minutes of the January 6th EDA Meeting.

Commissioner Cross

- Has received comments from residents that are concerned about all the new houses that are going in, but the school district bond was not passed
- Noted that most of the industrial area was built before there were rules and it seems clear that a lot of stuff is falling into the water. She suggested that the City ask the industrial lots if they would at least sweep their parking lots every spring to help keep this material out of the water. She understands the City cannot retrofit a stormwater system in this area, but feels the City can ask them to help make the situation better.

Commissioner Bowe

- Asked for up update on City Square West.

Community Development Director Kevin Ringwald stated that the City Council has authorized the City to enter into purchase agreements for the properties near the strip center, the bank, and the post office. She stated that they have also sent out RFQs to find a developer for the development plan for the site. He stated that the hope is to have a developer on board by April and move forward with plans for the site.

Commissioner Rylee

- Looking forward to working with the Commission

9. Adjourn

Motion by Commissioner Urbanski, second by Commissioner Brass to adjourn the meeting at 8:52 pm.

Motion carried.



Planning Commission Minutes
March 11, 2020

1. Call to Order

Chair Dahlke called the meeting to order at 7:00 pm.

2. Roll Call

Roll call was taken. Members present: Commissioners Bowe, Cross, Dahlke, Urbanski, Sailer, Lacey, Brass, Olson, Rylee.

Members absent:

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

3. Adopt the Agenda

Motion by Commissioner Olson, second by Commissioner Cross, to adopt the agenda as presented.

Motion carried.

4. Visitor Presentation

There was none.

5. Minutes

Motion by Commissioner Sailer, second by Commissioner Brass to approve the minutes of the Feb 12, 2020 Planning Commission meeting.

Motion carried.

6. Consent Items -none

7. Action Items:

7.A. PUBLIC HEARING: Recommend Approval of the Preliminary Plat for Pinnacle on the Hammers Site/Pulte Homes/PC#2020-05.

City Planner Liz Hanson presented the item to the Commission.

Commissioner Cross stated that in the original paperwork it mentions that they believe, since this is an "older" development, the impact on traffic will be spread out. She stated that she totally disagrees with that because she thinks there will be a lot of people in their 60s who are still

working that will have an impact on area traffic. She stated that she is glad the City is being very firm on the anti-monotony rules because the little houses that we can see are very similar in their layout. She stated that she worries about access to the bluff area because it is very fragile and wonders whether 30 feet of "no mow" will be enough. She stated that this plan is an improvement from the concept plan because they had a trail in that version. She asked about the mini-park land in the development.

City Planner Hanson stated that most of the mini-parks are situated at the entrance to the private trails.

Commissioner Cross asked if there would be free movement into the Moers Park.

City Planner Hanson stated that there will still be access points into the Moers Park on the SE and SW side.

Commissioner Cross stated that even though there will not be children living in the neighborhood, there will be children visiting grandparents and having a more regular sized park would be nice. She stated that the City needs \$200,000 homes and is glad to see them come to the area. She asked about the circle at the entry because the houses and lots look different in that area. She stated that she understands that they will be developed later but asked why they would look so different.

City Planner Hanson stated that the applicant can address that question.

Commissioner Brass asked if the siding was a mixture of vinyl and shakes.

City Planner Hanson stated that it will be vinyl but can be manipulated to look like shakes or board and batten.

Commissioner Brass asked if there would be a requirement for a number of trees planted per lot.

City Planner Hanson stated that there will not because the boulevard tree component is within the requirement for developments.

Commissioner Brass asked about the difference in the garage measurements.

City Planner Hanson explained that they are allowed to go up to 12 feet maximum.

Commissioner Rylee asked about access to the Brodeman and O'Brien lots.

City Planner Hanson stated that there will be a driveway stub off of Cardinal Street.

Commissioner Rylee asked if that would be part of the plat via easement.

City Planner Hanson stated that it will be either an easement or platted.

Commissioner Rylee asked about the screening provisions for the adjacent homes.

City Planner Hanson stated that at the concept plan phase, there was a concern from residents about what the edge will look like between their lots and the proposed development. She explained that the developer has put in a mixture of evergreen and deciduous plantings to screen the property. She stated that they are also doing a decorative black, ornamental aluminum fence along the edges where the use changes or butts up against the other residential development.

Commissioner Cross stated that there are 5 stormwater ponds proposed, and she is a bit concerned, because even with those ponds, there are still Hayden loam soils which can be easily eroded. She stated that with all the hard surface areas in this development she isn't sure if 5 stormwater ponds will be enough. She stated that she doesn't really consider stormwater ponds as greenspace in this development.

Paul Heuer, Pulte Homes 7500 Flying Cloud Drive, Suite 670, Eden Prairie, stated that this project has been in process for 2.5 years because it is somewhat complicated. He gave an overview of what a Del Webb community is and noted that there is only one other in the State that was built in Maple Grove/Corcoran area last year. He stated that a Del Webb community has a very resort-like feel and reviewed some of the amenities that they will offer and the usual demographics of the people who live there. He noted that one of the benefits of an age restricted neighborhood is that they greatly reduce rush hour traffic up to 63%, and noted that he can bring his traffic engineer up to explain, if necessary. He stated that before they opened their Del Webb site near Maple Grove/Corcoran, they had an interest list of 2,500 people and sales have been very strong and he expects the same in Chaska. He stated that 29% of the 86 acres will be open space and reviewed the planned trail system that is a mixture of public and private. He gave a brief overview of things that they believe will benefit the City such as preserving a historic home and resolving the cemetery problem. He discussed some possible ways that he feels they should be getting park dedication credit because of their plans and noted that he believes this needs more discussion. He stated that they have 13 floor plans but the City staff has told them that 2 of those options will not be available in the City. He stated that he would like to have more discussion on the possibility of including all 13 floor plans for their residents. He stated that there have been obstacles, but they are very excited about this project.

Commissioner Sailer stated that it appears as though he was counting the recreation center as part of their open space.

Mr. Heuer clarified that the 29% includes all open space and when he made the calculations from the City's ordinance about park dedication credit, he excluded the bluffs and ponds.

Commissioner Sailer stated that most sidewalks in the City are on both sides and asked if pet use would be restricted in these neighborhoods.

Mr. Heuer explained that they do not place restrictions on pets.

Commissioner Sailer stated that he feels two sidewalks would be helpful for walking pets.

Commissioner Brass asked about the retaining wall at the entrance and who would be maintaining it.

Mr. Heuer stated that it would be maintained by the Home Owners Association.

Commissioner Brass stated that some of the lots will be flat and slab on grade. He asked if there was any place for people to go in the case of severe weather.

Mr. Heuer stated that they do not have a severe weather shelter but noted that people have the option of buying a safe room for the garage.

Commissioner Brass asked for specifics about the traffic study numbers.

Mr. Heuer gave an overview of the traffic study and noted that they compared their proposed 269 active adult homes to 165 single family homes which is where they came up with their 63% reduction numbers for peak rush hour traffic.

Chair Dahlke asked if they still use the same number of trips per day.

Mr. Heuer explained that all the engineering manuals state that the number of trips per day are roughly half.

Commissioner Olson stated that the only focus was during peak time and did not take into account the effect on traffic to the neighborhood to the north.

Mr. Heuer stated that all traffic design for major roadways is based on peak traffic flows.

Commissioner Olson stated that this funnels all the traffic north through the existing neighborhoods.

Mr. Heuer noted that this was true but that they were also creating a new entrance and agreed that they are adding new homes which will add more cars.

Commissioner Olson asked about the entrance off of 41 and whether there would be a turn lane.

Mr. Heuer stated that when the City originally built this stretch of road, they added an extra lane, so it will be very easy to restripe it into a turn lane. He clarified that they will be restriping a right turn lane going southbound into the new neighborhood.

Commissioner Olson asked how that would impact the sidewalk trail that is coming down the hill.

Mr. Heuer stated that it is very steep in this area, so they are going to shut down the trail for a portion of it and will carve out a new road through the church property and then weave the trail back into place. He noted that there are some details that still need to be worked out.

Commissioner Brass asked for clarification on what differentiated the public versus private with regard to the trail system.

Mr. Heuer stated that staff instructed them to add the public trails. He explained that because they had a lot of open space, they realized that trails are a high priority, so they added more trails in the HOA outlots.

Commissioner Brass asked if these trails were separate from the sidewalks or just an extension.

Mr. Heuer stated that the private ones are all going away from the streets into the fields and open space. He stated that along the arrival drive there will be a trail on one side of the street and a sidewalk on the other.

Commissioner Brass confirmed that Mr. Heuer is looking for a parkland dedication credit for the section along the arrival drive because he is claiming that is a public trail.

Mr. Heuer stated that was correct.

Commissioner Brass asked if Mr. Heuer was asking for the ponding to be included in the calculations.

Mr. Heuer explained that the 29% open space was gross and included everything, when he was looking at the park dedication areas, he deducted all the bluff areas and the ponds which left 16.8 acres of open space. He noted that he believes the specific calculations were included in the narrative he submitted to the City.

Commissioner Cross stated that one thing she did not see in Mr. Heuer's information was a street profile of the connection to 41 that shows the retaining wall and how it will look from that angle. She stated that she feels that needs to be included.

Mr. Heuer stated that they have prepared a preliminary grading plan for the whole site, so they know what the grade will be.

Commissioner Cross reiterated that she had expected to see a street profile of the connection to 41 because there were other street profiles presented.

Chair Dahlke agreed and stated that is something that will need to be seen before we are done.

Mr. Heuer stated that there are still the final plat and construction documents phases with the City.

Commissioner Urbanski asked about the 6 lots near the entrance. He asked if they would be the sales center and then eventually privately owned.

Mr. Heuer stated that those lots are shaped differently because there is a curve there. He noted that they are standard 60-foot-wide and just have more room in the rear yard because the lot is pie shaped.

Commissioner Cross asked if these lots would be priced differently.

Mr. Heuer stated that all of the 60-foot-wide lots will cost more.

Commissioner Brass asked if there would be someone on site at the recreation center to control access.

Mr. Heuer explained that residents will have access cards to get into the building but there will typically be an employee that works for the HOA whose primary job will be to facilitate the resident's lifestyle.

Commissioner Brass asked for clarification of which areas Mr. Heuer felt should be included for parkland dedication credit.

Mr. Heuer explained that there is a clause in the City ordinance that allows for some credit for some private open space, if the public and private open space are much greater than required.

Chair Dahlke asked what the HOA fee will be for residents.

Mr. Heuer stated that his estimate is between \$230-\$275/month.

Chair Dahlke stated that the City has made everyone else stick to the anti-monotony code, so if that means that two of the floor plans will not work, in his opinion, Pulte Homes will have work around it.

Commissioner Brass stated that he agrees and shared an example of his former house in Chaska that had anti-monotony rules in the development, which he feels are very important. He asked how Mr. Heuer felt his anti-monotony rule was different than the City rule.

Mr. Heuer stated there are actually 2 separate issues being discussed.

Chair Dahlke stated that he also considers 4-inch window trim versus 3-inch window trim also part of the anti-monotony rule and is part of our code.

Mr. Heuer stated that he doesn't care about the trim size and they will put in the 4-inch trim. He stated that the anti-monotony code is not the reason that 2 of the floor plans will not be

offered. He stated that those 2 will not be able to be built because their garages stick out too far. He stated that he believes their anti-monotony code is stronger than Chaska's because it is less subjective.

Commissioner Brass asked for an example of where Mr. Heuer believes the City's code is subjective.

Mr. Heuer stated that he cannot remember the exact wording, but remembers that the word "similar" was in the City Code, which he feels is subjective.

Chair Dahlke suggested that Mr. Heuer continue to have those discussions with the staff before the Final Plat. He stated that he agrees with Commissioner Sailer's statement regarding the importance of having sidewalks on both sides of the street mainly because it is a 55+ neighborhood.

Commissioner Urbanski asked if just one of the owners needed to be 55 or older.

Mr. Heuer stated that it is more complicated than that and noted there is a federal law that doesn't allow you to discriminate against old people. He stated that every year, the HOA has to take a poll because there has to be a certain percentage of people 55 and over. He stated that the short answer is that it is similar to what Commissioner Urbanski stated.

Commissioner Urbanski asked what would happen in a situation with a 56-year-old gentleman and his 52-year-old spouse.

Mr. Heuer stated that typically that would be allowed.

Commissioner Urbanski asked about rentals in the neighborhood.

Mr. Heuer stated that they do not dictate or restrict rentals in any of their neighborhoods and noted that it has not been a problem. He clarified that they are not building homes to rent, but if an owner chooses to rent the home, they have not limited that. He noted that he has seen that situation arise more in townhome communities and not age restricted communities.

Commissioner Brass gave the example of a couple that comes in and buys a home, but spends a few months out of the year in Florida and would like to Air Bnb their home for those months.

Mr. Heuer stated that at the public hearing for the other Del Webb community in Minnesota there was a couple that came out in support of the development because they had a home in a Del Webb community in Arizona and wanted one in Minnesota as well. He stated that this is how a certain percentage of their buyers deal with this and simply own 2 homes. He stated that he hadn't really thought about temporary rentals in this situation, but believes that they would allow it, but believes the renter would also have to qualify for the age restriction.

Commissioner Bowe noted that it was not mentioned in the HOA guidelines.

Commissioner Brass stated that he wasn't sure what the exact City ordinance allowed in this case, but also noted that it wasn't outlined in the HOA documents.

Chair Dahlke stated that he feels that is an important point and there should be some clarity by the end of this process. He asked if Del Webb would still have some sort of managerial role once the homes were sold.

Mr. Heuer stated that they hire a management company and an employee that will eventually work for the HOA. He stated that typically they manage and own the HOA until 75% of the homes are occupied at which point, they hand it off to the homeowners to manage it themselves.

Chair Dahlke opened the public hearing at 8:27 p.m.

Tyler Foutch, 1459 Sophia Drive, stated that he lives in a townhome community and their HOA fees are \$270/month and they do not have a pool or a recreation center, so he feels the HOA fee given by Mr. Heuer was not accurate and will be much higher. He stated that the demographic assessment for 55+ is only made on the buyer base and not the actual designation by the developer and will be on the people who actually bought into and not who they say it is going to be. He stated that in reference to the short-term rental or Air Bnb situation, their HOA has a short-term rental clause in the by-laws which he feels is standard and doesn't let people rent their property even for things like the Ryder Cup and Hazeltine.

Bill Westby, 194 Highland Drive, noted that he has lived here since 1980 and is concerned about Cardinal Street. He noted that this development is planned for 269 units with 2 and 3 car garages. He stated that even if only half of the residents work, that is still about 250 cars every morning and 250 cars every night and at least half of them will be coming down Cardinal Street. He asked if on-street parking would be limited on Cardinal Street and noted that currently there is parking on both sides of the street. He stated that he feels this will create a problem with the church as well as traffic on the street. He stated that coming off Highway 41, the snowplowing is done by the State and for the neighborhood will be done by the City. He thinks there will also be problems accessing the road with the equipment. He expressed concern about the construction equipment for this development and the toll it will take on Cardinal Street. He asked who would pay to fix up the street when it was busted up from all the heavy equipment and stated that he did not want to be assessed for this. He stated that the speed limit is 40 mph but noted that he has been traveling 45 mph on Highway 41 and been passed by a school bus. He stated that if they do not have a turn lane, he will be very concerned about people trying to make that turn safely. He expressed concern about potential icing in this area because of the steep slopes in the area.

Karyn O'Brien, 323 Cedar Street North, provided a letter regarding to the development and utility hookups to her vacant lot adjacent to the development at PID# 305480040.

There being no additional public comment, Chair Dahlke closed the public hearing at 8:37 p.m.

Commissioner Cross stated that she has lived in the area for 30+ years and when the concept plan came before the Commission, she went out to Cardinal Street and looked down the hill. She stated that in her opinion, she felt that DOT would not give permission for them to have an entrance in this location and feels that they will end up regretting that they have allowed this entrance. She stated that she considers it a hazard but does like a lot of the plans that have been presented. She stated that part of the information presented stated that this development will be great for the downtown area. She stated that she thinks it will be very hard for people to get downtown from this area and doesn't think the downtown area will greatly benefit from this development. She stated that she shares Mr. Westby's concern about the church parking along Cardinal Street.

Commissioner Brass asked if a representative of the church was present.

Reggie Klindworth, Senior Pastor at Crown of Glory Lutheran Church, stated that they are excited about the possibility of having new neighbors in this development.

Commissioner Brass asked about the concerns regarding parking on Cardinal Street. He stated that it looks like there is basically a land swap happening and the church will be getting land and asked if this land would be used for parking. He asked if the church was concerned about parking.

Pastor Klindworth stated that tonight was the first time he heard that concern. He stated that the new plan for their parking lot would include the inside of the turn around area where there currently is not parking, so they will gain more spots than they currently have. He stated that he would guess they have parking alongside the road about 8 times a year for special occasions such as Christmas, Easter, or funerals. He stated that their parking lot generally can handle the number of vehicles that they need for normal services. He explained that people have been parking along Cardinal Street recently because of the church construction projects because people prefer to park there and not have to walk in the mud.

Commissioner Bowe asked if the City determined that there would no longer be parking along Cardinal Street allowed if that would cause problems.

Pastor Klindworth stated that he is not an expert on the number of spaces that the church will gain when their construction is completed, but he doesn't think that would be a huge impact if street parking was taken away.

Commissioner Brass asked City Planner Hanson what would happen if the heavy machinery that travels over Cardinal Street damages it, what would happen and whether the developer would need to pay to fix the street.

City Engineer Clark stated that typically a pre-assessment is done on the road and the City works closely with the developer. He explained that if there is damage, that is handled as part of the development approval process.

Commissioner Brass confirmed that current residents would not be assessed for damage caused to the roadway from this development.

City Engineer Clark stated that he hates to generalize, but noted that the City has not run into that in the past.

Commissioner Rylee referenced Mr. Westby's point regarding snowplowing and asked if the City and the Public Works Department been consulted on what has been proposed.

City Planner Hanson stated that the City incorporates the department heads in an internal staff meeting for any application that comes in and which includes the Public Works Director. She stated that they will let staff know about any concerns they may have with the applications. She stated that this is definitely something the City will work with them on with regard to snow plowing.

Commissioner Rylee stated that getting access off of Highway 41 from MnDot is no small task and asked if Mr. Westby's points with regard to the speed differential coming down the hill were part of the discussion.

Commissioner Brass noted that he would also like to know if MnDot took into consideration the roadway going up the hill into the development as well because of the pitch, steep slope and potential problems with ice.

Community Development Director Ringwald stated that he has run this through multiple layers of their organization to ensure that whatever decision they made was appropriate and safe. He stated that the City has to rely on MnDot to do that and noted that there are multiple people that sign off on every decision they make.

Ryan Bloom, Westwood Engineering, stated that he is the civil engineer for the project and noted that they have been working with MnDot for a year on this project. He stated that they worked out an acceptable taper length and turn lane length. He explained that there is already an extra lane in place, but they have also looked at an additional lane for future provision. He stated that this ensures that there will be enough room for 2 lanes and a turn lane if needed in the future and have looked at this in great detail with MnDot.

Commissioner Brass stated that he likes the idea of a taper lane and a turn lane.

Chair Dahlke noted that Cardinal Street already has No Parking signs on it and asked if that would continue when the realignment is completed.

City Engineer Clark stated that will have to be looked at as part of the Final Plat process.

Commissioner Cross asked Mr. Bloom for a street profile of the entrance off of Highway 41.

Mr. Bloom stated that as part of the final plans there will be a profile for that entrance and the grand parkway.

Chair Dahlke clarified that the Commission would want to see that before it can be approved.

Commissioner Bowe stated that she has not seen another plan come forward where they are trying to go against so many pieces of the Code and guidelines. She stated she finds that frustrating because the City has put a lot of work into creating the guidelines, including anti-monotony and sidewalk placement. She asked that future developers take this into consideration when they are putting their plans together.

Commissioner Brass stated that, overall, he likes the plan and the idea of a 55+ community, but agrees that the sidewalks, dedications and anti-monotony are important. He reiterated that he thinks this type of development will be good for the community.

Commissioner Urbanski noted that he had toured the Del Webb facility in Maple Grove/Corcoran and the excitement up there is off the charts. He stated that he looks at this as an in-fill project and commended the developer that has been working on this for 2.5 years because it is not an easy parcel. He stated that it will be nice to have a development like this built in the City.

Chair Dahlke stated that a friend of his is on the City Council where the other Del Webb development has gone in and they are very impressed and happy with it.

Motion by Commissioner Brass, second by Commissioner Lacey, to recommend to City Council approval of a Preliminary Plat for a 269-lot detached villa townhome development for active seniors (55+) on 86 acres of land, on the Hammers property, at 1084 Cardinal Street, PC#2020-05; subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs. 1-24), prepared by Pulte Homes, dated February 26, 2020
 - b. Letter, prepared by Pulte Homes, dated February 4, 2020
 - c. Cover Sheet, prepared by Westwood, dated February 26, 2020
 - d. Existing Conditions, prepared by Westwood, dated February 26, 2020
 - e. Preliminary Plat – Overall, prepared by Westwood, dated February 26, 2020
 - f. Phasing Plan, prepared by Westwood, dated February 26, 2020
 - g. Typical Sections, prepared by Westwood, dated February 26, 2020
 - h. Preliminary Plat (sheets 6-8), prepared by Westwood, dated February 26, 2020
 - i. Turn Lane Plan, prepared by Westwood, dated February 26, 2020
 - j. Preliminary Grading, Drainage & Erosion Control (sheets 10-15), prepared by Westwood, dated February 26, 2020
 - k. Preliminary Wetland Impact Plan, prepared by Westwood, dated February 26, 2020
 - l. Preliminary Utility Plan (sheets 17-18), prepared by Westwood, dated February 26, 2020
 - m. Street Profiles (sheets 19-20), prepared by Westwood, dated February 26, 2020
 - n. Details, prepared by Westwood, dated February 26, 2020
 - o. Tree Preservation Plan (sheets 22-27), prepared by Westwood, dated February 26, 2020
 - p. Tree Inventory, prepared by Westwood, dated February 26, 2020
 - q. Landscape Plan (sheets 29-34), prepared by Westwood, dated February 26, 2020
 - r. Landscape Planting Detail, prepared by Westwood, dated February 26, 2020
 - s. Landscape Notes and Details, prepared by Westwood, dated February 26, 2020
 - t. Main Entry Monument Concept Plan, prepared by Westwood, dated February 26, 2020

- u. Recreation Center – Building, prepared by Westwood, dated February 26, 2020
 - v. Recreation Center – Layout, prepared by Westwood, dated February 26, 2020
 - w. Turning Movements Exhibit, prepared by Westwood, dated February 19, 2020
 - x. Concept Site Plan – Color, prepared by Westwood, dated March 3, 2020
2. Adherence with the City Engineer’s Memo dated March 5, 2020.
 3. Adherence with MnDOT letter dated February 27, 2020.
 4. Provision of a 60 feet Right of Way width for all local streets.
 5. Adherence to the City’s Boulevard Tree Policy and local street section design.
 6. Provision of sidewalks on both sides of all local streets.
 7. Adherence to the following building setbacks:
 - a. Front (house): 25 feet
 - b. Rear: 20 feet
 - c. Side: 5 feet
 - d. Side (corner): 15 feet
 8. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
 9. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope if present on site.
 10. Preservation of wetlands and a 30-foot buffer.
 11. Provision of a storm water management plan meeting City and Carver County WMO standards.
 12. Provision that adequate maintenance accesses are provided for the stormwater ponds.
 13. Completion of an EAW of the site prior to be submitted at time of preliminary submittal.
 14. Provision that all street names are provided on final plat submittal and approved by City staff prior to final plat recording.
 15. Provision of Drainage & Utility easements over entire outlots for monument signs and to be shown on the final plat prior to recording.
 16. Provision that the proposed entrance retaining wall meet Section 9.9.6 of the zoning ordinance and a detail provided at final submittal.
 17. Provision that the amenity center meets Section 9.11.4 of the zoning ordinance for Permitted Materials.
 18. Provision to obtain an access permit from MnDOT prior to construction of the right-in entrance at Highway 41.
 19. Provision to further evaluate the design and traffic movement of the driveway access into the Brodman (1066 Cardinal Street) and O’Brien lots, and to be addressed at final submittal.
 20. Provision that utility extensions to the Brodman and O’Brien lots will need to be coordinated between property owners, developer, and City staff as a part of the final plans.
 21. No urbanized drainage should be permitted to directly discharge to the bluff or ravine.
 22. Compliance with the City’s anti-monotony and design requirements zoning ordinance (Section 9.28).
 23. Provision that housing may not be similar within two houses to each side, directly across the street or diagonal from the house in question.
 24. Provision that the fronts of each home will incorporate three different materials/patterns, which would include cultured stone, and two different patterns of siding in lieu of using LP Smartside siding.
 25. Provision that garage walls shall not exceed 65 percent of the length of the front wall of the house.
 26. Provision that no garage shall protrude in excess of twelve feet beyond the front wall of the house.

27. Provision that 4-inch window trim is used on all windows.
28. Provision that 360-degree architecture shall be provided for all corner lots and all lots whose rear or sides are visible from public right's-of-way or across from open spaces, more specifically for these lots as seen in the preliminary plat:
 - a. Lot 9, Block 1
 - b. Lot 12, Block 2
 - c. Lots 2 & 17, Block 3
 - d. Lots 1, 14, 15 & 48, Block 4
 - e. Lots 1, 8, 9 & 15, Block 5
 - f. Lots 1 & 4, Block 6
 - g. Lot 7, Block 7
 - h. Lots 1 & 6, Block 8
 - i. Lot 1, Block 9
 - j. Lot 10, Block 10
 - k. Lots 1, 11, 12 & 22, Block 11
 - l. Lots 1, 20, 22, 26 & 47, Block 12
 - m. Lot 10, Block 13
29. Provision of mulch trails to be included in the bluff access outlots and to be installed by the developer.
30. Tree Preservation to be consistent with the Tree Preservation Plan.
31. Landscape Plan to be revised to eliminate the plantings proposed in the outlots providing access to Moers Park, and to be shown at final submittal.
32. Parkland credit will not be given for the bluff areas or stormwater ponds that are dedicated to the City.
33. Parkland credit will be given for Outlots B & P.
34. Parkland fees will be required for remainder of park dedication requirement.
35. Provision for developer to pay City for the City's northwest sliver of land being added to lots 4, 5, & 6 of Block 1 for a value determined by City Council.
36. Provision of a detailed sign plan to include evaluation of other Del Webb monument signs and how the sign is sensitive to the site's context, to be submitted at preliminary submittal.
37. Provision of the amenity center to be on a buildable lot, and to be revised on the plans submitted at final submittal.
38. HOA maintenance responsibilities consistent with the items noted in the 'HOA Maintenance' section of this report.
39. Trail credit will not be given for any proposed trails.
40. Trail fees will be required.
41. Provision of a slope analysis (report) of the bluff conditions adjacent to the site will be required as part of the grading plan approval.

Motion carried.

7.B. Recommend Approval of the Concept Plan for Sagewood 3rd/DR Horton/PC #2020-06.

Commissioner Olson stated that he lives on Sophia Drive, so he is going to recuse himself from on this item and stepped away from the desk.

City Planner Liz Hanson presented the item to the Commission.

Commissioner Cross stated that she would like to see this park have bur oaks and a small apparatus which would also help preserve trees and will help keep buckthorn away.

Commissioner Urbanski asked if this would eventually touch County Road 11.

City Planner Hanson stated that the way our Comprehensive Plan guides this area is that it basically stops at that edge and the zoning changes at the edge of the property.

Commissioner Rylee asked City Planner Hanson to comment on the Jonathan Association and why Sagewood #1 and #2 are not in the association.

City Planner Hanson explained that when Sagewood #1 and #2 came in the developer was given a choice on whether or not they wanted to opt in to be part of the Jonathan Association. She noted that if they chose not to opt in, then they were required to put in a park which is what the developer chose to do and created their own HOA.

Commissioner Rylee asked if that has always been the case as successive neighborhoods have been added to the Jonathan Association.

City Planner Hanson stated that it was not always the case and from her understanding this was the first time that they gave them the choice and from what we know now, she does not think they are given a choice any longer.

Commissioner Cross asked about the information that the Commission received from the Jonathan Association meant.

City Planner Hanson stated that they wanted to provide that as public information. She stated that the area being looked at today it is in Laketown Township which has been understood to be outside of the City of Chaska and the jurisdiction of the Jonathan Association. She stated that the City has been hearing differently from the Jonathan Association that they have to opt in which has to be a discussion between the Association and the developer. She reiterated that this area in particular is outside of the City and the Association.

Commissioner Sailer stated that one of the project goals was preservation of trees and buffer to existing homes. He asked if staff had worked with the developer to reduce some of the scope of some of the lots.

City Planner Hanson stated that this is the first stab at it, so that will be one of the things that they will need to work on for the Preliminary Plat review.

Commissioner Rylee stated that he expects one of the concerns that will be raised by residents is the density of the housing. He stated that the Comprehensive Plan defined this area as low density, which is 2 to 5 units per acre. He asked if there was a different classification for executive

homes. He stated that he believes the expectation of the residents in the area was that the homes coming in would be executive homes.

City Planner Hanson explained that, generally speaking, the Comprehensive Plan dictates the guided density for the area.

Commissioner Cross asked if the proposed density was similar to what is already on Sophia Drive.

City Planner Hanson stated that she is not sure what the density was for Sophia Drive without looking at the older documents.

Deb Ridgeway, D.R. Horton explained that the plan presented tonight is a high-level plan and there are still many details to be worked out such as working to save the trees. She noted that they worked closely with City Planner Hanson on the 1st Addition and even walked the site and identified trees to be saved which worked out well. She stated that with regard to density, it is 2.1 units per acre which is similar to the first Addition.

Commissioner Cross stated that the 1st Addition sold very quickly and noted that the tot lot is very rough.

Ms. Ridgeway stated that it did and agreed that the tot lot is rough right now. She noted that they ran into bad weather so the plan was to finish the playground last fall, but that did not happen. She stated that it will be completed this year when the sidewalks go in because they are putting in a concrete curb around the play structure.

Commissioner Brass stated that it looks like Phase 2 is about 2/3 of the way sold.

Ms. Ridgeway stated that they have sold 33 of the 55 homes in the neighborhood and noted that the Parade of Homes has been very good for them this year.

Commissioner Brass asked if they were considering a park area on the south side of the creek.

Ms. Ridgeway stated that was correct but noted that they are still determining grading and trees.

Commissioner Brass asked about the basic price range for the homes.

Ms. Ridgeway stated that they will be in the mid \$400,000 to mid \$500,000 range.

Commissioner Brass stated that his personal preference would be to have a park next to the creek on the northside which is accessible on both sides and be more centrally located. He stated that he thinks the cul-de-sac on the end seems a little forced and suggested losing a lot to create a larger lot that could be sold for more money.

Ms. Ridgeway explained that they put in the cul-de-sac because they thought the road was going to extend in the future so they will rework that for Preliminary.

Chair Dahlke reminded the residents that this is the concept phase of development and urged residents not to repeat a comment or concern if someone else already shared the same thing. He opened for public comment at 8:41 p.m.

Wade Sorenson, 1456 Sophia Drive, stated that he is representing himself and a few of the neighbors on Sophia Drive. He noted that he has hard copies of his presentation if the Commission would like them. He gave a brief presentation and noted that the information has been sourced to City documents. He stated that there have been expectations that the number of vehicles per day should not exceed 1,000 to maintain quality of life. He discussed the traffic impacts from Sagewood 1 and 2 and shared his concerns for Sagewood Phase 3 with regard to traffic. He stated that there are other future development plans in the area included in the Comprehensive Plan and noted that there is a fundamental design flaw in the roads in the area because there is not an exit to the west or the south. He discussed woodland preservation as noted in the Comprehensive Plan and stated that according to the developer, 60% of the trees will be removed. He showed an aerial picture of the area and noted the trees that will be cut down in order to put in the development. He gave an overview of the sewer line constraints in the area and noted that the plans that are contrary to the City policy. He explained that the residents are asking for long-term planning and thinking by the City. He stated that he feels that there are too many unanswered questions and does not recommend moving forward without a lot more analysis.

Matt Smalley, 1477 Sophia Drive, stated that they built one of the first few houses on Sophia Drive and put in close to \$500,000 on their house back in 2003. He explained that they did that based on the premise that the whole Laketown Annex would be rural residential which he believes is 4 houses for every 40 acres. He showed the plans from 2002 on the overhead screen. He stated that this is what everyone on Sophia Drive expected. He stated that 3 months after he gave his deposit check, Kelzer Farm amended things and changed the zoning. He stated that they were in their houses by the time the "No Dumping" and "This land is zoned for Low Density" signs went up which is something he will be pursuing because it is a big deal. He stated that he feels that someone effectively pulled the wool over our eyes. He stated that he wanted to thank City Planner Hanson and Community Development Director Ringwald for being so helpful and responsive this week as he has been contacting them with questions. He stated that he believes everyone on Sophia Drive will agree with the information put together by Mr. Sorenson and believes that this concept needs to stop. He stated that the City doesn't know what it wants to do with the green belt. He showed pictures of the 2030/2040 Comprehensive Plan and asked the Commission to think about the big picture, the green belt, and what this area means to the residents and the City.

Patricia Lange, 2430 Brinkhaus Street, stated that she feels the pain of the people on Sophia Drive because when they built their house, they had a similar experience when their developer told them that everything to the west of them would be single family homes and that is not what ended up happening. She stated that she feels the City has done this time and time again where they are changing what they are telling people and what is actually happening. She stated that she works at Clover Ridge Elementary and had a discussion with the principal regarding this area

and the impact with traffic on Hundertmark Road. She stated that there are 650 children that attend Clover Ridge Elementary and many walk to school. She explained that there are 4 school buses and over 100 cars that go into the school building between 7:35 a.m. and 7:50 a.m. every day that drop their children off because parents are worried about them walking because of the roundabout and the speed. She stated that if more homes are added this problem will only get worse unless an alternate route can be found away from Clover Ridge Elementary. She asked the Commission to think about the current residents, including the children, in addition to just thinking about adding new homes.

Jen Stotlz, 2901 Clover Preserve Drive, stated that she wants to make sure that the Commission considers traffic. She stated that she does not think this road is built for that kind of traffic. She explained that when there is parking along both sides of the road, it already becomes a one-way street and adding these cars will create a problem. She stated that she agrees with Ms. Lange's concerns about the school and increased traffic. She stated that there needs to be a way for the roads to open up either on Highway 11 or somehow other than Sophia or Clover.

Travis Olson, 1439 Sophia Drive, stated that it feels like the developer is being opportunistic with a concept plan that was created 20 years ago. He stated that the concept plan when they redid the agreement with Kelzer put it in that space. He stated that he would like to understand how this space was designated. He stated that he believes that the developer did not come forward with a traffic study for this project because they knew they were already exceeding it with Sagewood 1 and 2. He stated that the developer has to know that traffic and trees would be the primary concern. He stated that, to him, it is almost reckless that the developer is coming forward with a concept plan without answering those questions. He stated that the one thing that did not come up during phase 1 and phase 2 was the agreement from Kelzer that the trees would be preserved. He stated that this was not brought forward and was news to him when he saw it. He stated that this plan seems to continue on with phase 3 and just blows through the last grove of trees. He stated that he feels this is the chance to go back to the original agreement that Kelzer had and for the City to go back and look at what is the right thing to do with the green belt. He stated that the developer has already heard that the County does not want to see an access to County Road 11 and asked about the overall plan.

Anne Carraux, 1466 Sophia Circle, thanked her neighbors for bring facts and figures to the Commission, and noted that she would like to share about the unique neighborhood experience she has had on Sophia. She asked that what is shared tonight encourage the Commission to delay any decisions until some of the questions about traffic can be answered. She explained that she feels very blessed to be able to be living and raising her family in this neighborhood. She stated that it has been sort of idyllic with things like the kids playing night games in the street. She stated that it is like a movie with kids playing hockey in backyard rinks and parents standing in the street getting to know one another. She stated that she feels the children in the neighborhood will define their whole childhood by Sophia before this development and Sophia after this development. She asked the Commission to deeply consider this decision.

Tyler Foutch, 1459 Sophia Drive, stated that they moved in to their current house at the end of August and have been residents of the Clover Ridge community since 2005. He stated that they have a daughter who attends Clover Ridge Elementary. He stated that one of his main concerns is that the levy failed which he understands has nothing to do with the Planning Commission but

feels it is important for them to consider all the facts. He stated that since he has lived in Clover Ridge, the school has been at or exceeded its capacity and noted that he feels the Clover Ridge Marketplace will ensure that in perpetuity. He stated that he feels the thoroughway as presented by the developer was at best, ham fisted and at worst, poorly thought out and unmitigated. He stated that he has heard the Commission talk a lot about preservation of trees, but this plan takes down 60% of an oak grove that was created for the cattle. He noted that what people may not understand about the Kelzer farm is that they survived the depression by contouring their land. He explained the swale that is on the relief map is focusing the rainwater into that stream. He stated that he does not feel the developer has a good plan and noted that there are poor soil conditions to the south. He stated that his townhome community was most likely the most recent community to sue the Jonathan Association to get out. He explained that the reason that this developer was most likely offered the option to opt in or out was that in the timeframe of 2002-2003, the board of Jonathan Associates was trying to pursue dissolution, which it was unable to do. He stated that he is very concerned that this neighborhood will be outside its jurisdiction. He stated that when he bought at the end of the summer, he was told not to worry about the berm behind him because they were going to plant it with trees which has not been done. He stated that he fears the developer will wait until the very end of phase 3 before they begin to repopulate and repropagate trees. He stated that he hopes the Commission takes the resident concerns seriously because he does not feel that D.R. Horton has done a good job with phase 1 and phase 2.

Chair Dahlke closed the public hearing at 9:10 p.m.

Commissioner Rylee asked the City Engineer to address some of the points made about traffic by the residents.

City Engineer Clark stated that they have not looked at much because of where they are in the process. He stated that he thinks that the City needs to look at the impacts to the internal system and at this point, without a traffic analysis, it is too difficult to make a determination.

Commissioner Rylee asked what Sophia Drive is from a classification standpoint.

City Engineer Clark stated that it is a local neighborhood street.

Commissioner Rylee asked if 1,000 vehicles per day was a criteria for comfortable community living would be something that would be included in a traffic study.

City Engineer Clark confirmed that would be included.

Commissioner Brass stated that a traffic study will need to be done and reviewed the streets in the area.

City Engineer Clark noted that the Met Council is really who sets the overall regional guide for transportation evaluation for the numbers, but in terms of overall capacity of a local roadway,

they can handle much more in terms of traffic. He stated that to go back to what was discussed by the neighbors, there really needs to be an internal analysis done in the whole area.

Commissioner Rylee stated that the two themes he heard from residents were related to traffic capacity and quality of life.

Commissioner Brass asked Ms. Lange to return to the podium so he could ask a few questions about the school. He explained that he lived in Clover Ridge for around 10 years, then lived for a short time off of Hundertmark near the roundable. He stated that while he knows it gets backed up, he did not sense it was a huge issue when he lived there. He stated that his children attend Jonathan Elementary and asked if she knew how many children attended that school.

Ms. Lange stated that she thinks the difference was that when Commissioner Brass lived in the neighborhood it was a late start school, which meant they started after 9:00 a.m., after rush hour. She stated that Clover Ridge now starts at 7:50 a.m. which makes a difference because that is a traffic time for the entire neighborhood. She stated that there are also a lot of high school kids that drive and tend to rush by the elementary school so they aren't late for their first class. She reiterated that the change in hours has made a big impact.

Commissioner Brass asked if she knew how many students attended Jonathan Elementary.

Ms. Lange stated that she did not know, but thinks it would be similar to Clover Ridge.

Commissioner Brass stated that Jonathan Elementary doesn't appear to have as much traffic.

Ms. Lange stated that Jonathan Elementary has fewer walkers because there is only one walking path. She explained that Clover Ridge is a high walk zone school because of Pioneer Trail and the District designed walking zone. She stated that she suspects that there are more cars at Jonathan Elementary because of this. She stated that she feels Clover Ridge is different than other elementary schools in the area because of its placement in the center of a neighborhood and its large walk zone. She stated that the traffic on Hundertmark really impacts the walkers for Clover Ridge Elementary and will also be impacted if you add these homes on Sophia Drive.

Chair Dahlke asked why the biggest walking school starting at the height of rush hour.

Ms. Lange stated that she doesn't sit on that committee, but thinks that as the district has grown, they are having to move over 10,000 students per day so it becomes a busing and transportation issue.

Commissioner Brass stated that the land is guided low density residential and the land owner has the right to sell property. He explained that this is a tough one for him because it is guided correctly and part of the Comprehensive Plan.

Chair Dahlke stated that this is the concept phase and there is a list of provisions attached to it. He stated that he feels that provisions 24 and 25 are two of the biggest ones right now. He stated that in his mind, there is no reason not to adopt the concept plan.

Commissioner Brass agreed and noted that some of this will have to be vetted out.

Chair Dahlke reiterated that this is concept phase and encouraged residents to come to the City Council meeting on March 16, 2020 and give the same feedback because ultimately the Council will make the decision. He explained that the next step is the Preliminary Plan phase which will give a lot more details and questions such as the traffic study information. He stated that there will be 3 or 4 more changes before there is a final.

Commissioner Rylee stated that he feels the Commission owes it to the residents to get some answers to their questions even at the concept stage.

Commissioner Sailer agreed and noted that he feels the developer will not meet half of their project goals and asked if this be a message that this was just not a good enough concept and a bit too forced. He stated that he believes the City could probably get a better concept.

Chair Dahlke stated that he believes that is the next stage of the process.

Commissioner Rylee stated that Mr. Smalley had questions regarding the green belt and how that relates to what is shown on the map. He stated that he feels the sanitary sewer situation also deserves a response and some context.

Community Development Director Ringwald stated that the Comprehensive Plan pretty much lays out the direction for the green belt as to what is and isn't allowed. He stated that the area that is being looked at is not inside the green belt and is guided for low density residential. He stated that this changed in 2002 when it was re-guided into low density residential but reminded the Commission that the Comprehensive Plan is a living document that changes over time. He stated that there is no confusion surrounding this issue.

City Engineer Clark agreed that the Comprehensive Plan is a fluid document and noted that what they look at with regard to sanitary sewer is the overall capacity. He stated, generally speaking, they do have the capacity and noted that the infrastructure needed is routinely part of the developers cost. He stated that this area is served by a lift station and this project cannot be served with gravity sewer.

Commissioner Brass noted that this project is also bound by the railroad and asked the developer if any other access points had been considered.

Ms. Ridgeway, D.R. Horton, stated that they considered County Road 11, but because of the green belt, it could not extend that way. She noted that at the neighborhood meeting, some of the residents brought up the possibility of running along the railroad line which is encompassed

by wetland so that won't work either. She stated that they had also considered a possible railroad crossing if the Kelzers would sell additional property, but noted that would be quite difficult.

Commissioner Brass agreed and noted that he didn't think he would want a railroad crossing in this area with all the children.

Ms. Ridgeway stated that they are pretty limited by the creek location.

Commissioner Brass stated that even if there was a different access point, there will still be the traffic issues in the area. He reiterated that this is a tough one because the land owner has the legal right to sell their property and it is guided as low density residential.

Commissioner Sailer stated that perhaps this project needs to have less homes in order to keep more trees and help with traffic. He stated that this parcel will probably get developed someday regardless but noted that the concept before the Commission has a lot of lots and suggested that the City ask for them to be reduced. He stated that the trees on the south could be preserved and most of the homes could be on the north side.

Commissioner Rylee asked the representative from D.R. Horton to return to the podium to answer some questions that were raised by the residents. He asked her to address D.R. Horton's stewardship and asked about plans were for providing screening.

Ms. Ridgeway explained there will be a tree buffer and noted that they were not planted last year because there is a native seed mix that is going down and the site needed to be prepped before that could happen. She stated that will happen this spring and they will follow that up by planting the trees. She explained that there is a 3-year maintenance plan that occurs with that planting that is D.R. Horton's responsibility and noted that after that, the long-term maintenance will be the responsibility of the HOA. She stated that to address the comment made regarding the Jonathan Association, they did look at that with the first phase and did not think that they would be able to be added to Jonathan Associates because they were not listed as additional real estate for the association. She explained that to bring in additional homes required a vote by the membership and D. R. Horton was not willing to do that so they created their own HOA.

Commissioner Brass stated that this isn't even on Chaska land and been a messy situation for a long time. He stated that there is a lot of history and knows that there are people suing Jonathan Associates and noted that that he understands the frustration from the residents.

Commissioner Lacey asked how often D.R. Horton meets with the neighborhood associations.

Ms. Ridgeway stated that right now there are only 15 homes and while they have not yet had one, there will be an annual meeting.

Commissioner Lacey stated that he meant meeting with the neighbors along Sophia Drive.

Ms. Ridgeway stated that they met with them when the first phase was brought forward. She stated that the neighbors had some drainage concerns so they met on-site with them. She stated that she does e-mail back and forth with a few of them.

Commissioner Lacey stated that her answer regarding the berm and the screening was something that could have been communicated to the neighbors without the need to appear in front of the Commission. He recommends that if there is an opportunity for D. R. Horton to meet with the residents of Sophia that it be done outside of a Commission meeting so the actual meeting time can be used to discuss things like access.

Commissioner Rylee stated that Mr. Olson asked about the history of the assessment agreement with the Kelzers and how the property and density were chosen. He stated that he would like to know how the shape that lies outside of the rest of the Clover Ridge development and within Laketown Township was determined.

Community Development Ringwald explained that it was in relation to the sewer capacity. He stated that he was not involved in these discussions and negotiations. He gave a brief review of his understanding of the discussion surrounding the negotiations with the Kelzers.

Chair Dahlke stated that he is open to hearing a motion.

Commissioner Bowe stated that she thinks it is appropriate to make some modifications to the listed conditions. She stated that condition #24 is related to a traffic study and she would like to add extra clarification that it needs to be a new study as part of phase 3 and cannot be a study from prior phases. She stated that conditions #8 and #9 are related to preservation of trees and she feels like there needs to be a real effort made in this area. She stated that it isn't a change in the condition, but a way to caution the developer that there really needs to be an effort made to preserve some of these trees. She stated that she would like to add condition #26 to require an additional park.

Commissioner Brass stated that he supports the additional condition. He stated that regarding tree preservation, he does not want to put a specific number on this during the concept phase, but agrees that the developer should be cautioned to find a way to keep a good chunk of those trees.

Commissioner Urbanski suggested that it may be a good idea to table this until the next meeting even though this is the concept plan. He stated that no one is sure where the roads or the parks will be going which makes him uncomfortable moving this forward until at least some of those questions have been answered.

Commissioner Sailer stated that to him, it just feels like there needs to be a new concept.

Commissioner Cross stated that she agreed that this is not the best concept but it is difficult because the City has no idea at all about the grading and will make a world of difference. She

stated that she doesn't think the City can say that there is a better concept plan, but can say that it is a good idea for the developer to take a look at it.

Commissioner Brass stated that he thinks there is enough in this concept to move forward and look at the topography, grading and engineering. He stated that this will come back with a preliminary plat that has been worked out with the City staff.

Chair Dahlke stated that this is the normal procedure for what happens between concept and preliminary.

Commissioner Brass agreed and stated that many times the Commission has seen concept plans and when they start digging into these things it comes back looking very different at preliminary plat.

Motion by Commissioner Bowe, second by Commissioner Cross, to recommend to City Council approval of a Concept Plan for the Sagewood 3rd, a 83 lot development on 42 acres of land in the orderly annexation of Laketown Township area, by DR Horton PC #2020-06; subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-3), prepared by DR Horton, dated February 21, 2020
 - b. Regional Context Plan, prepared by Westwood, dated February 5, 2020
 - c. Site Forces Exhibit, prepared by Westwood, dated February 5, 2020
 - d. Concept Sketch Plan, prepared by Westwood, dated February 17, 2020
 - e. Tree Inventory Plan (pgs 1-2), prepared by Westwood
 - f. Rendered Home Plans (pgs 1-18), prepared by DR Horton
2. Adherence with the City Engineer's Memo dated March 5, 2020.
3. Adherence to the City's Boulevard Tree Policy and local street section design.
4. Provision that boulevard trees are placed between the sidewalk and street.
5. Provision that boulevard trees are placed throughout the entire boulevard, including corner lot areas, to meet the Tree Policy.
6. Provision of adequate berming and landscaping along north edge abutting the Twin Cities & Western railway to be addressed at Preliminary submittal.
7. Provision of adequate screening and landscaping along east edge abutting the Clover Preserve 2nd Addition lots to be addressed at Preliminary submittal.
8. Provision to further evaluate the tree preservation efforts in private lots and to be addressed at preliminary submittal.
9. Provision to further evaluate tree preservation efforts on the lot north of Sophia Drive and west of Clover Preserve 2nd Addition.
10. Provision to preserve 'Heritage Tree' on the southwest corner of the site.
11. Provision of sidewalks on both sides of all local streets.
12. Adherence to the following building setbacks:
 - a. Front (house): 26 feet
 - b. Rear: 20 feet
 - c. Side: 5 feet
 - d. Side (corner): 26 feet
13. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.

14. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).
15. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope if present on site.
16. Preservation of wetlands and a 30-foot buffer.
17. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
18. Provision of a storm water management plan meeting City and Carver County WMO standards.
19. Provision of a wetland delineation report to be completed and provided at time of preliminary submittal.
20. Provision that adequate maintenance accesses are provided for the stormwater ponds, and to be shown on the plans at preliminary submittal.
21. Provision that the 42 acres site will be annexed into the City of Chaska prior to preliminary submittal.
22. Provision of a park detail and location that does not impact tree preservation and to be included at preliminary submittal.
23. Provision to further evaluate westerly-most cul de sac in terms of its layout and to be addressed at preliminary submittal.
24. Provision of a new traffic study be completed for Sagewood 3rd and submitted at preliminary submittal.
25. Provision of a construction traffic plan to be submitted at preliminary submittal.
26. Provision of a new private park to be added to Sagewood 3rd and a detail and location be submitted at preliminary submittal.

Motion carried. 7-0 (alternate Rylee commented as opposed)

Chair Dahlke recessed the meeting at 10:50 p.m. and reconvened at 10:55 p.m.

7.C. Recommend Approval of the Concept Plan for Oak Ridge/RCS-RCA Oak Ridge LLC/PC #2020-07.

City Planner Liz Hanson presented the item to the Commission.

Commissioner Sailer stated that there are some parking deficiencies and suggested some possible ways to deal with this deficiency. He asked if there was a site restriction if the developer wanted to stack residents on top of parking.

City Planner Hanson stated that is not specifically restricted. She explained that what they typically do with multi-level buildings, especially ones that have high visibility to public right-of-way is to do a section analysis to show how the height relates to the overall context.

Commissioner Sailer asked about the two access points and if the existing access would stay in the same spot.

City Planner Hanson stated that it is currently shown in the same spot, but MnDot will be dictating this location.

Commissioner Brass asked if there is one developer for the whole parcel.

City Planner Hanson explained that it will be pieced off, and each lot will have a different company or developer. She noted that there is a master developer that will get the site ready.

Commissioner Olson asked about the traffic plan and if it would include the industrial and tree house areas nearby.

City Planner Hanson stated that it can be something that the City has them look at and noted that it usually involves the major intersections within the near vicinity.

Commissioner Olson stated that he is concerned about traffic coming from the north and asked that this whole area be taken into consideration.

City Engineer Clark stated that they have been working with the developer for quite some time making sure that the mechanics of what is behind their proposal will work. He stated that this project is a little bit further along in terms of traffic analysis than what would typically be seen at this point.

Commissioner Cross stated that they are planning to move 100,000 cubic yards of dirt which is a significant amount and noted that she has concerns about moving that amount of dirt on a windy day. She asked if the dirt would be leaving the site or just rearranged on-site.

City Planner Hanson stated that she will have the developer respond to that question.

Mike Brandt, Kimley-Horn and Associates, stated that the 100,000 cubic yards of material to be moved will essentially just be moved around on site.

Commissioner Cross stated that she has concerns about the big box retailer.

Mr. Brandt noted that it may be a big box retailer, but it could also be a bunch of small retailers.

Commissioner Cross stated that she would love that.

Mr. Brandt stated that they are in discussions with various entities.

Commissioner Cross stated that she heard through the grapevine that it may be Costco. She stated that the parking requirements for a big box are a little bit too high. She reiterated her concern for a big box in this location.

Commissioner Brass stated that he agreed that the parking could be too much. He stated that he likes the plan, but feels like it is missing some outlots that have quick service or some food options for the multi-family housing.

Mr. Brandt stated that may be able to happen. He stated that with retail there is a current trend of parking counts decreasing. He stated that they will work out the right deficit with staff. He stated that outlots are a possibility as well as some additional green space. He stated that there may also be some first floor retail space in the senior living building and again noted that this will all be worked out. He stated that a lot of the details will be retailer and site driven.

Commissioner Brass stated that first floor retail rarely works unless it is in an urban setting and would rather see 6,000 sq. ft. of retail space that included a Caribou Coffee and something else. He stated that is why he would like to see an outlot that could eventually be used for this purpose.

Mr. Brandt stated that with the EAW and the traffic study he wants to make sure that they are looking at all the possible alternatives on this site. He stated that he thinks this area is kind of a hidden gem and isn't sure people outside of the City know about it.

Commissioner Brass confirmed that Kimley-Horn was acting as the master developer.

The Commission discussed the various parking deficits within the concept plan.

Mr. Brandt stated that this will be a phased plan but reiterated that they do not know who the end users will be.

Commissioner Brass asked what order the development would happen.

Mr. Brandt explained that the senior building would be first, then retail, with multi-family as the last phase. He stated that the mass grading, roads, signaling and the stormwater ponds would be taken care of up front.

Commissioner Bowe asked if the stormwater plans only included ponds.

Mr. Brandt stated that there will also be some underground components to help manage stormwater. He noted that they are trying to make the stormwater ponds as much of an amenity as possible.

Commissioner Brass stated that he likes the idea and concept of having senior, multi-family and retail.

Commissioner Bowe asked if United Properties had other locations.

Dave Young, United Properties, stated that they have been developing senior living communities since 2005 and reviewed a few of their types of properties and locations. He gave a brief overview of the some of the site amenities and finishes in their developments. He gave an overview of the demographics of an aging population and the demand for this type of product.

Commissioner Cross noted that the renderings he was showing showed 4-story buildings and asked if that was usual.

Mr. Young stated that these are proposed to be 4-story buildings with underground parking.

Commissioner Brass asked if all three buildings would be constructed at once.

Mr. Young explained that they all have different financing structures and will be built at different times.

Commissioner Rylee stated that he thinks this project will be a great amenity for the City and increase its livability.

Motion by Commissioner Brass, second by Commissioner Urbanski, to recommend to City Council approval of a Concept Plan for a multi-family residential and commercial development on 7 acres, on the Oak Ridge Property, PC #2020-07; subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs. 1-22), prepared by RCS-RCA Oakridge LLC, dated February 26, 2020
 - b. Existing Conditions, prepared by Kimley Horn, dated February 27, 2020
 - c. Site Forces, prepared by Kimley Horn, dated February 27, 2020
 - d. Land Use, prepared by Kimley Horn, dated February 25, 2020
 - e. Overall Concept, prepared by Kimley Horn, dated February 25, 2020
 - f. Concept Skite Plan, prepared by Kimley Horn, dated January 31, 2020
2. Adherence with the City Engineer's Memo dated March 6, 2020.
3. Completion of an EAW and Negative Declaration of an EIS by City Council prior to preliminary submittal.
4. Creation of a high-quality outdoor gathering space in the Retail District and to be shown at preliminary submittal.
5. Provision of a clearly defined and appropriately landscaped pedestrian ways between the various lots.
6. Adherence to the City's Boulevard Tree Policy and local street section design.
7. Provision of a trail on the north edge of the site connecting to Highway 41 consistent with the City's Comprehensive Plan, and to be shown on the preliminary submittal.
8. Approval of the new access onto Highway 41 by MnDOT and the City.
9. Provision of buildings (including fuel station) that will meet or exceed the City's exterior building material requirements and that those buildings should have an overall theme that is reflective of the place (and Chaska as a whole) as it relates to materials and massing.
10. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
11. Provision of a storm water management plan meeting City and Carver County WMO standards.

12. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope if present on site.
13. Provision that a parking analysis be completed and approved by staff prior to change of use on the conference center site.
14. Provision that driveway accesses are aligned where possible.
15. Provision that the retail building's east façade is designed to provide for articulation in its massing and to be addressed at preliminary submittal.
16. Provision that the retail building's loading dock is screened from public right-of-way via architectural walls and/or heavy landscaping and berming and to be addressed at preliminary submittal.
17. Provision to provide a high level of landscaping and screening on the edge of Highway 41 and the Twin Cities & Western railway and to be addressed at preliminary submittal.
18. Provision that Planting Islands Section 9.6.5.4 will be met for all lots.
19. Provision that Retaining Walls Section 9.9.6 will be met.
20. Provision that the Northwest Multi-Family building and Senior Living buildings provide for articulation and appeal along all of its edges but more importantly as they abut McKnight Lake and public trails.
21. Provision that all multi-family uses meet Usable Open Space Section 9.11.4.1.1.
22. Provision that all lots meet parking code requirements or provide for parking analyses that provide information that each use's parking is sufficient for the site, to be submitted at preliminary submittal.
23. Provision that cart corral locations and details are shown on the retail's site and to be submitted at preliminary submittal.
24. Provision of a tree survey and tree preservation plan at preliminary submittal.
25. Provision that Section 9 Special Regulations of the zoning ordinance is complied with in full.

Motion carried.

8. Other Business

8.A. Receive Other Meeting Minutes

8. A.i Receive the Minutes of the Feb 3rd 2020 City Council Meeting.
8. A. ii Receive the Minutes of the Feb 3rd 2020 EDA Meeting.

Commissioner Dahlke

- Stated that he got a pop up notification during the meeting that the NBA has suspended the rest of their season

Commissioner Sailer

- Expressed his appreciation to staff for putting together all the details for this meeting.

9. Adjourn

Motion by Commissioner Sailer, second by Commissioner Lacey to adjourn the meeting at 11:58 pm.

Motion carried.



**CHASKA PLANNING COMMISSION
MINUTES
Wed April 08, 2020**

1. Call to Order

Chairperson Dahlke called the meeting to order at 7:00 pm and note that this meeting will be held via Zoom teleconference technology. He read aloud a statement that explained that because of the COVID-19 pandemic and the City's declaration of a local emergency, City meetings can temporarily take place remotely. He gave instructions as to how the public can make comments during certain portions of the meeting.

2. Roll Call

Roll call was taken. Members present: Commissioners Cross, Urbanski, Bowe, Sailer, Lacey, Brass, Olson and Chairperson Dahlke

Members absent: Commissioner Rylee

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

3. Adopt the Agenda

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

Motion carried.

4. Visitor Presentation

There was none.

5. Minutes

Commissioner Cross stated that she would like to make an addition to the minutes on page 14 to say "Motion carried." after the vote for Action Item 7A.

Motion by Commissioner Cross, second by Commissioner Lacey to approve the Minutes of the March 11th, 2020 Planning Commission meeting, as amended.

Motion carried.

6. Consent Items

Motion by Commissioner Sailer, second by Commissioner Brass, to approve the Consent Agenda as follows:

6.A. Motion to recommend to City Council approval of a Final Site & Building Plan for QualiTech, Inc./Omar Haque/ PC#2020-09, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:

- a. Narrative – Final Site Plan, submitted by Omar Haque, dated March 3, 2020
 - b. Site Data (C0-00), submitted by ISG, dated March 3, 2020
 - c. Site Details (C0-20 through C0-24), submitted by ISG, dated March 3, 2020
 - d. Stormwater Details (C0-25), submitted by ISG, dated March 3, 2020
 - e. Stormwater Pollution Prevention Plan (C1-10), submitted by ISG, dated March 3, 2020
 - f. SWPPP Notes (C1-20 through C1-23), submitted by ISG, dated March 3, 2020
 - g. SWPPP Details (C1-24 through C1-25), submitted by ISG, dated March 3, 2020
 - h. Existing Site & Removal Plan (C2-10), submitted by ISG, dated March 3, 2020
 - i. Site Plan (C3-10), submitted by ISG, dated March 3, 2020
 - j. Site Utility Plan (C3-11), submitted by ISG, dated March 3, 2020
 - k. Grading Plan (C4-10), submitted by ISG, dated March 3, 2020
 - l. Topsoil Management Plan (C5-10), submitted by ISG, dated March 3, 2020
 - m. Restoration & Planting Plan (C5-11), submitted by ISG, undated
 - n. Planting Notes & Details (C5-20), submitted by ISG, undated
 - o. Lighting Plan (C6-10), submitted by ISG, dated March 3, 2020
 - p. Proof of Parking Exhibit, submitted by ISG, dated January 5, 2020
 - q. Existing Site Exhibit, submitted by ISG, dated January 23, 2020
 - r. Truck Turning Exhibit, submitted by ISG, dated December 6, 2019
 - s. Floor Plans (A1-21 and A1-22), submitted by ISG, dated December 18, 2019
 - t. Exterior Elevations (A2-11), submitted by ISG, dated January 6, 2020
 - u. Architectural Precast Concrete Texture Guide (pgs 1-16)
 - v. Level 1 Wetland Delineation (pgs 1-19), submitted by ISG, dated December 18, 2019
 - w. Stormwater Management Report (pgs 1-209), submitted by ISG, dated March 2, 2020
2. Coordination with the City Engineer with regard to utilities, grading and drainage.
 3. Installation of all site lighting at a 0 degree angle with the light source fully concealed at the property line.
 4. Provision that wall mount lighting cannot exceed 18 feet in height on the building.
 5. Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.
 6. Provision that building will be fire sprinkled.
 7. Provision to submit Utility and Site Plan As-Builts at the time a building permit is issued.
 8. Provision of a storm water management plan meeting City and Carver County WMO standards.
 9. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
 10. Provision that all mechanical equipment will be fully screened from view.
 11. Adherence with the Engineers Memo dated April 2, 2020.

12. Provision that a formal level 2 wetland delineation is completed and reviewed and approved by all appropriate City, County and State agencies prior to issuance of a building permit.

Motion carried.

7. Action Items: NONE

8. Other Business

8.A. Receive Other Meeting Minutes

8.Ai. Receive the Minutes of the Feb 24th, March 2nd, and Draft Minutes of the March 16th City Council Meetings.

8.B. Receive the Minutes of the Feb 24th and Draft Minutes of the March 16th EDA Meetings.

Commissioner Urbanski

- Encouraged residents to continue supporting the local small business community

Chairperson Dahlke

- Thanked Community Development Director Ringwald and Kevin Wright along with City staff for putting so much work into helping make the teleconference meetings go as smoothly as possible.
- He stated that the construction projects for the roundabout on 41 will begin soon.
- He reiterated the recommendation to support local restaurants and businesses as much as possible.

9. Adjourn

Motion by Commissioner Olson, second by Commissioner Sailer, to adjourn the meeting at 7:11 pm.

Motion carried.



CHASKA PLANNING COMMISSION MINUTES MAY 13, 2020

1. Call to Order

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

Chairperson Dahlke read aloud a statement explaining that due to the COVID-19 pandemic the Chaska Planning Commission met via electronic means. He explained how the public can still be involved in the meeting and discussions.

2. Roll Call

Roll call was taken. Members present: Commissioners Brass, Cross, Lacey, Olson, Rylee, Sailer, Bowe, and Urbanski and Chairperson Dahlke

Members absent: None

Also present: Kevin Ringwald, Community Development Director; Kevin Wright, Communications Manager; and, Liz Hanson, City Planner.

3. Adopt the Agenda

Motion by Commissioner Sailer, second by Commissioner Bowe, to adopt the agenda as presented.

Roll Call Vote: Ayes - all.

4. Visitor Presentation

None.

5. Minutes

Motion by Commissioner Lacey, second by Commissioner Brass, to approve the Minutes of the April 8, 2020, Planning Commission meeting.

Roll Call Vote: Ayes - all.

6. Consent Items

Motion by Commissioner Olson, second by Commissioner Brass, to approve the Consent Agenda as follows:

6.A. Motion to recommend to City Council approval of a Final Plat for Harvest West 2nd Addition/Tradition Development (PC #2020-10), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:

- a. Cover Sheet, submitted by Alliant Engineering, dated April 1, 2020
 - b. Details (pgs 2-3), submitted by Alliant Engineering, dated April 1, 2020
 - c. Site Plan (pg 4), submitted by Alliant Engineering, dated April 1, 2020
 - d. Updated Grading Plan (pg 5), submitted by Alliant Engineering, dated April 1, 2020
 - e. Erosion and Sediment Control Plan (pgs 6-8), submitted by Alliant Engineering, dated April 1, 2020
 - f. Erosion and Sediment Control Notes (pg 9), submitted by Alliant Engineering, dated April 1, 2020
 - g. Street and Storm Sewer Plan (pg 10), submitted by Alliant Engineering, dated May 22, 2019
 - h. Street and Storm Sewer Plan and Profiles (pgs 11-14), submitted by Alliant Engineering, dated April 1, 2020
 - i. Intersection Details (pg 15), submitted by Alliant Engineering, dated April 1, 2020
 - j. Sanitary Sewer and Watermain Plan (pg 16), submitted by Alliant Engineering, dated April 1, 2020
 - k. Sanitary Sewer and Watermain Plan and Profiles (pgs 17-20), submitted by Alliant Engineering, dated April 1, 2020
 - l. Landscape Plan (pgs 21-24), submitted by Alliant Engineering, dated April 1, 2020
 - m. Harvest West Second Addition Final Plat (pgs 1-5), submitted by Alliant Engineering, undated
2. Adherence with the City Engineer's Memo dated May 5, 2020.
 3. Provision of a 60 feet Right of Way width for all local streets.
 4. Adherence to the City's Boulevard Tree Policy and local street section design.
 5. Provision of sidewalks on both sides of all local streets.
 6. Adherence to the following building setbacks:
 - a. Cottage Lots (Detached Townhomes):
 - i. Front: 20 feet
 - ii. Rear: 30 feet
 - iii. Side: 5 feet
 - iv. Side (corner): 20 feet
 - b. Village Lots (Single-Family):
 - i. Front (house): 23 feet
 - ii. Front (porch): 15 feet
 - iii. Side: 5 feet
 - iv. Side (corner): 23 feet
 - c. Highway 212: 225 feet from the centerline (from centerline of adjacent travel lane) of TH 212 or 50 feet from right of way (whichever is greater)
 - d. Savanna Way: 100 feet from the centerline
 - e. County Road 44: 125 feet from the centerline
 - f. Wetlands: 30 feet
 - g. Public Park: 40 feet (only applicable to rear setbacks)
 7. Prior to final plat recording, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
 8. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope.
 9. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.

10. Provision that screening on Savanna Way and County Road 44 will be provided in the form of landscaping and berming, and consistent with the screening on the east side of Savanna Way.
11. Provision that adequate screening is provided along the edges of Highway 212 via berming, and landscaping.
12. Provision of a storm water management plan meeting City and Carver County WMO standards.
13. Provision to continue working with the Parks and Recreation Director on the program necessities of the public park.
14. Provision that parkland credit will not be given for the stormwater pond, wooded steep slopes, and wetland areas.
15. Adherence with Section 9.28 Anti-Monotony and Design Requirements in the Zoning Ordinance for both the cottage and village lots.
16. Provision to adhere to MnDOT's memo (pgs 1-7) dated June 6, 2018.
17. Provision to dedicate right of way (ROW) for County Road 44 consistent with CSAH 44 corridor design.

Roll Call Vote: Ayes - all.

7. Action Items:

7.A. Recommend approval of the Preliminary Site & Building Plan and Preliminary Plat for Structures, Inc./Anderson Development/ (PC#2020-11).

City Planner Liz Hanson presented the item to the Commission and noted that staff is recommending approval.

Commissioner Rylee asked about the air conditioning units for the building and asked if they would be screened.

City Planner Hanson stated that the applicant can answer specifics about the air conditioning units but noted that they will need to have some type of screening.

Commissioner Rylee noted that he was struck by the scale between the shop facility and the office facility and asked if the landscape plan reflects that scale, so it is proportional.

City Planner Hanson stated that the Commission could provide this information to the developer as a comment. She stated that the level of species that are proposed from the storage yard will provide a nice, mature delineation around the edge.

Commissioner Rylee stated that the architecture of the building in relation to the adjacent neighborhood seems rather stark. He stated that if the goal is to blend between an industrial and a residential area, in his opinion, this style does not accomplish that goal.

Commissioner Cross stated that she feels the plainness is a good thing in this situation because of the condition of the industrial buildings to the north. She stated that she feels this has a more tidy feel than the loading dock.

Chair Dahlke opened the public hearing for comment at 7:36 p.m.

Kelly Jo Robinson stated that she and her father live next door to this property and will be sharing the pond. She asked if there would be any sound dampening for the HVAC units.

City Planner Hanson asked the applicants, Jeremy Banken or Chad Johnson to answer this question.

Jeremy Banken, Anderson Development, stated that the HVAC units will be screened and noted that they will be 200-250 feet away from the townhomes.

Bruce Dorn asked if there will be exhaust fans running in the shop during the evening hours.

Mr. Banken stated that there will not be fans running during the evening hours.

Ms. Robinson asked about how this project will affect the pond and the watershed.

Mr. Banken noted that they have sent in over 100 pages to the City on how they will manage this pond and noted that the City has mandated that it be over-sized.

Mr. Dorn stated that the original plans called for not having a hard surface for the yard.

Mr. Banken stated that they still do not want to put in a hard surface for the yard, but noted that the pond has been over-sized to account for additional hard cover.

There being no additional comments, Chair Dahlke closed the public hearing at 7:40 p.m.

Commissioner Bowe stated that she likes that there is only one entrance and likes having the building pushed up to the other industrial buildings because it will create a better buffer for the residential area. She noted that she also appreciates all the landscaping that is being provided.

Commissioner Cross stated that she agrees with Commissioner Bowe and noted that this is a difficult site and she feels the pond will improve the site.

Chair Dahlke stated that he agrees and feels it is long overdue that something is done on this site. He stated that he assumes by the final approval stage there will be more details on the hard surface concerns that were raised.

Jeremy Banken, stated that the City is proposing 21 conditions and noted that they do have some concerns with a few of them. He stated that their first concern is condition #6 relating to what the City would like to see in the facade. He stated that they would like to leave the facade as currently presented.

Commissioner Brass stated that he likes the look of the building and feels it is a breath of fresh air. He stated that he is not opposed to removing #6, but he is not sure what was meant by the reference to "more articulation".

City Planner Hanson stated that #6 was intended to continue the materials used on the rest of the building to the west façade to break it up a bit.

Chair Dahlke stated that he agrees with Commissioner Brass and likes the look of the building.

Commissioner Sailer stated that he agrees and wonders if that condition was a holdover from when the building and parking was arranged differently and faced another street.

Commissioner Rylee noted that the west elevation will be the primary view from 4 residences.

Communications Manager Kevin Wright stated that the Commission has received a question about the view from the south, how the pond will be improved, and how it will affect the backyards of the residences in the area.

Mr. Johnson stated that they are planning a berm between this façade and Ravoux Road so the whole façade will not be visible from the road.

Community Development Director Ringwald noted that the Commission has received another question about the pond improvements and asked the developer to address their plans one more time.

Mr. Banken explained that the pond should have zero impact on their back yards.

Mr. Johnson stated that they would also like to discuss conditions #12 and #7. He stated that they feel condition #12 requiring irrigation of this field is excessive and explained their plans for low maintenance landscaping in this area.

Chair Dahlke clarified that Mr. Johnson was stating that they did not want to irrigate between the fence and Old Audubon Road.

Community Development Director Ringwald noted that requiring irrigation of yards is part of the City Code.

Mr. Johnson noted that they are not even using this area as a yard.

Commissioner Brass asked about the definition of "yard" within the City Code.

Community Development Director Ringwald explained that typically if it is a front yard or something similar. He noted that this situation is somewhat unusual and noted that low maintenance landscaping can be a bit ambiguous.

Commissioner Brass asked what they were planning for their low maintenance landscaping.

Mr. Johnson stated that he believes they are planning some sort of MNDot seed mixture and it would be mowed as needed. He stated that this lot is 5.5 acres and if they have to irrigate the entire lot, this deal will not be going anywhere. He stated that he believes their plans will be a large improvement for the area from what has been there in the past.

Commissioner Bowe asked about what the neighboring buildings have for yards and irrigation on their lots so the City can, at a minimum, be consistent.

City Planner Hanson stated that it is difficult to say what they currently have on site because most of it is pavement or gravel out there with open storage yards.

Commissioner Cross stated that the low maintenance grass is perfectly fine because of its location, but there will be plants right around the fence. She noted that trickle irrigation for the plantings to keep them looking nice and screening the lots would probably be better than irrigating the lot and having to mow the area more often.

Mr. Johnson stated that their vision of this section of the lot is no different than what the City maintains across Old Audubon because it is not irrigated between there and the creek. He stated that the City has low maintenance grass in this area and simply mows it every few weeks. He noted that they are planning irrigation around the building and for the landscaped areas.

Commissioner Brass stated that he will side with the applicant on this issue because of the nature of Old Audubon Road and this location. He that he thinks a low maintenance grass for this portion of the lot does not seem unreasonable.

Commissioner Bowe stated that she concurred and is fine with the entire lot not needing to be irrigated.

Communications Manager Wright read aloud questions submitted by Advantage Coating: They would like to know how the road is being widened and noted that there has been no contact with them since the last meeting regarding using Arbor Drive.

Commissioner Brass asked if Arbor Drive was a private road.

City Planner Hanson noted that there are cross access easements that will have to be amended to include structures.

Mr. Johnson noted that they have not had any communication with Advantage Coating since about this time last year because they were waiting to make sure this was a viable project that would be approved by the City before they moved forward and drafted agreements. He moved on to discuss condition #7 and noted that they would like to see if there a way to have this area as recycled concrete surface rather than asphalt.

Commissioner Brass asked if this issue was another City Code issue that has a requirement for outside storage areas to be paved.

Community Development Director Ringwald stated that this was correct.

Mr. Johnson stated that with the recycled concrete surface, the trees and shrubbery and fencing, dust should be a non-issue.

Commissioner Brass asked the applicant what they will be storing on the lot.

Mr. Johnson explained that they have work trucks and trailers as well as equipment such as excavators, front end loaders and skid steers. He stated that there will also be trucks coming in fully loaded with blocks and rocks. He explained that he believed that asphalt would not last long in this situation.

Commissioner Cross stated that with poor soils, no matter what is put on the top, something will move because of the peat in this area. She stated that having it to be able to readjust it and having it be a more gravel like material would probably be wiser. She noted that in her opinion, the City cannot expect to treat a building on lousy soils the same as one that is not.

Communications Manager Wright noted that there were a few more questions that have come in: Have there have been any tests done on Arbor Drive in order to ensure they can handle the trucks?

Mr. Johnson stated that they have not conducted any testing on Arbor Drive.

Commissioner Brass asked if the City would have on file the specification and tonnage that Arbor Drive was originally built to.

Community Development Director Ringwald stated that the City would probably not have this information.

Commissioner Brass stated that he is also not opposed to this suggestion by the applicant to use the recycled concrete material rather than asphalt in this area, but would like a professional or engineering opinion on this issue.

Community Development Director Ringwald suggested that if this change is made that there be something included in the conditions regarding dust control.

Commissioner Rylee stated that he thinks it is important to address the questions from Advantage Coating regarding the ability of Arbor Drive to handle the trucks. He stated that because this will be a shared roadway, he asked how they would share responsibility for the road.

Community Development Director Ringwald stated that he thinks there are things that can be added to the conditions relative to Arbor Drive is for them to bring back an agreement with final approval, so the City knows there is agreement. He stated that it does appear the applicant may cause more wear and tear to the roadway, so perhaps the agreement will need to reflect that.

Commissioner Brass reiterated that he would support omitting condition #6 and changing #7 to allow recycled concrete material if they also submit an engineer's report to confirm what the applicant has claimed about the use of materials in the storage area. He stated that he would also add a last condition regarding an agreement with the neighbor on the shared driveway of Arbor Drive.

Mr. Dorn stated that he agrees that paving the storage area would be difficult and it won't last. He stated that he would like assurance that there will be a schedule for dust control and would like to see sodium chloride put on the surface at least a few times per year.

Amy Ann asked if the wastewater from this site will be going into the pond and expressed concerns about the wildlife such as frogs and turtles being safe.

Commissioner Brass asked if Ms. Ann was referring to wastewater or runoff.

Ms. Ann stated that she meant runoff.

Commissioner Rylee stated that there will be a requirement for an NPDES permit which will have a stormwater pollution and erosion control measures. He explained that he would like to keep Condition #6 because he thinks it is good to keep the articulation on the west because of the view from Ravoux Road.

Commissioner Urbanski stated that he has worked with crushed concrete quite a bit and after the first year is gets packed in pretty well and the dust issues are minimal.

Commissioner Brass noted that the Commission had also discussed removing Condition #12.

Motion by Commissioner Brass, second by Commissioner Sailer, to recommend to City Council approval of the Preliminary Site & Building Plan and Preliminary Plat for Structures, Inc. (PC#2020-11) subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:

- a. Narrative – Preliminary Plat/Preliminary Site Plan Review, submitted by Structures
- b. Yard Equipment and Noise Summary, submitted by Structures
- c. Response to Request for Additional Information, submitted by Structures, dated April 24, 2020
- d. MnDOT Standard Non Native (Turf) Seed Mixture
- e. Storage Detail Images (A1), submitted by HTG Architects
- f. Poor Soils Exhibit (B1), submitted by Anderson, dated April 29, 2020
- g. Existing Conditions Survey (pg C1), submitted by HTG Architects, dated April 29, 2020
- h. Preliminary Plat (pg C2), submitted by HTG Architects, dated April 29, 2020
- i. Demolition Plan (pg C3), submitted by HTG Architects, dated April 29, 2020
- j. Grading & Drainage Plan (pg C4), submitted by HTG Architects, dated April 29, 2020
- k. Utility & Paving Plan (pg C5), submitted by HTG Architects, dated April 29, 2020
- l. Sediment & Erosion Control Plan (pg C6), submitted by HTG Architects, dated April 29, 2020
- m. SWPPP 1 (pg C7), submitted by HTG Architects, dated April 29, 2020
- n. SWPPP 2 (pg C8), submitted by HTG Architects, dated April 29, 2020
- o. Civil Details – 1-3 (pg C9-C11), submitted by HTG Architects, dated April 29, 2020
- p. Planting Plan & Details (pgs L1 & L2), submitted by HTG Architects, dated April 29, 2020
- q. Site Plan (pg EX7), submitted by HTG Architects, dated April 15, 2020
- r. Snow Storage Exhibit (pg EX-A), submitted by HTG Architects, dated April 29, 2020
- s. Site Sections (pg A0.0), submitted by HTG Architects, dated April 7, 2020
- t. Photometric Plan (pgs 1-2), submitted by Pulse, dated April 7, 2020
- u. Renderings (pgs 1-5), submitted by HTG Architects, dated April 7, 2020
- v. Material Elevations (pg EX6), submitted by HTG Architects, dated April 7, 2020
- w. Exterior Elevations (pg A3.1), submitted by HTG Architects, dated April 15, 2020
- x. Main Level Floor Plan (pg EX8), submitted by HTG Architects, dated April 7, 2020

2. Adherence with the Engineers Memo dated May 5, 2020.

3. Provision that vehicle access on Ravoux Road is prohibited.

4. Compliance with section 9.11 Building Design/Materials and Site Design for all three buildings.

5. **Provision that full modular face brick will be used on any brick applications in order to be classified as a Class I material.**
6. **Provision of an engineers memo proposing that crushed concrete is an acceptable ground cover in the storage yard and will have adequate dust control methods applied, to be submitted at final submittal.**
7. **Provision that exterior storage will not exceed 8 feet in height.**
8. **Provision that additional coniferous trees are added on the south side of the parking lot, and to be revised on the landscape plan for final submittal.**
9. **Provision that overstory tree on SW corner of Ravoux Road and Ravoux Circle be placed south of transmission easement between west property line and Ravoux Road, and to be revised on the landscape plan for final submittal.**
10. **Provision that the boulevard trees on the west property line are moved to be between the curb of Ravoux Road and the west property line, and to be revised on the landscape plan for final submittal.**
11. **Provision that the 18 feet high wall lighting on the west façade be lowered at least four feet.**
12. **Provision that all mechanical equipment will be fully screened from view.**
13. **Provision of a City-owned outlot or Drainage & Utility easement over the southern pond, to be shown on the final plat.**
14. **Provision of a Drainage & Utility easement over the City's northern distribution line, to be shown on the final plans and plat and approved by the Electric Director.**
15. **Coordination with the City Engineer for the provision of public utilities to the site.**
16. **Provision of a storm water management plan meeting City and Carver County WMO standards.**
17. **Provision of a wetland delineation report be submitted.**
18. **Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).**
19. **Any and all building signage shall be submitted separately, comply with zoning ordinance Section 10, and shall require approval by staff prior to installation.**
20. **Provision of a final maintenance agreement for Arbor Drive signed by all applicable parties, to be submitted at final submittal.**

Roll Call Vote: Brass, Bowe, Lacey, Cross, Olson, Sailer, Urbanski, and Dahlke – Aye. Rylee – Nay. Motion carried 8-1.

7.B. Recommend Approval of the Concept Plan for Pioneer Vista/Lennar/ PC#2020-08
City Planner Liz Hanson presented item to the Commission and noted that staff is recommending approval.

Commissioner Sailer asked about what is depicted in the upper right hand corner of the concept plan.

Community Development Director Ringwald noted that this is depicting the old Victory Drive.

Commissioner Rylee asked if Lennar would be able to take the fill out in order to facilitate their grading plan. He stated that he is skeptical about the cul de sac fitting without a retaining wall based on the existing fill.

Community Development Director Ringwald stated that level of detail will be dug into more thoroughly as part of the Preliminary Plat phase.

Commissioner Cross stated that the home structures look the same even though there are some size and color changes. She stated that she hopes they have something planned in order to vary the face of the townhomes.

Josh Metzger, Lennar, stated that they are excited to be exploring this opportunity in Chaska. He stated that he hopes to start working on engineering details within the next week or so.

Community Development Director Ringwald asked Mr. Metzger to give a little more detail on the units including price point and the demographics of the typical buyer.

Mr. Metzger stated that they are looking to target the homes in the low \$300,000s for their price point, but noted that they can vary. He noted that these units are unique because they have a main level, a second story, as well as a basement level. He stated that the target market for the homes is usually single people or younger families. He noted that because it is a townhome community, the look will be more standard, but there are a few options for people to choose from. He stated that they have other communities in the area and noted that he could send City Planner Hanson details on those communities so the Commission could see what those look like. He explained that the Commission is welcome to come and see the units, but because of the COVID-19 pandemic their visitors centers are only open by appointment.

Jeremy Landkammer Ely, 1368 Romeo Court, stated that he is present on behalf of the Board of Directors of the Jonathan Association and asked the Commission to refer to a letter dated March 13, 2019 where they formally requested that all developments in this area are included in the Jonathan Association.

City Planner Hanson stated that this letter had not yet been shared with the developer since the City just received a copy today but noted that she is happy to share it so they can begin communications with each other.

Mr. Landkammer Ely asked for more details on what can be expected from the homes in terms of the City's anti-monotony code.

Mr. Metzger stated that they have about 100 different color packages, but don't use them all in every project. He noted that usually there will be about 11 to choose from, but noted that there are more than just gray and white options. He offered to share additional pictures with City Planner Hanson for the Commission to see.

Mr. Landkammer Ely asked about landscaping and noted that his backyard will overlook this development area. He stated that he would like the Commission to require landscaping along the entire railroad area in consideration for the homeowners that have backyards facing Romeo Court.

City Planner Hanson thanked Mr. Landkammer Ely for his input and noted that the landscaping plan will have more detailed information at the Preliminary Plat phase.

Greg Butler, 1355 Romeo Court, asked if there was any communication to the surrounding communities before tonight's meeting. He noted that a neighbor of his that lives a few houses down received 2 communications and he did not receive anything.

City Planner Hanson stated that per State Statute, the City is required to notify properties within 350 feet of the subject property.

Mr. Butler asked if there have been any environmental impact studies completed yet for this project.

City Planner Hanson stated that it is too early in the process for that kind of study and noted that they are usually triggered by a larger development. She stated that she suspects that this project would not fall into the category of triggering the need for an environmental study.

Mr. Butler asked if any traffic studies have been completed.

City Planner Hanson stated that at concept level the Commission only looks at conceptual plans and those types of technical documents come later in the process but noted that she is unsure if that will be requested for the preliminary plat.

Mr. Butler stated that based on previous apartments built into this area, he has concerns about parking in the area for residents as well as guests. He stated that he echoes Commissioner Cross's comments that these homes come across as cookie cutter and would like to see more creativity in their design. He stated that City Planner Hanson mentioned that Clover Ridge was originally designed for multi-family uses. He asked if, at that time, whether Pioneer Trail extension was in the mix and if the Clover Ridge Road connecting Pioneer Trail existed. He expressed his concern about squishing this many townhomes into a small area and questioned if it may be better used as a green space or something other than townhomes.

Lance Radziej, 1360 Romeo Court, stated that he would also like to see a full landscaping plan. He noted that he is surprised by the plans because this does not seem to be much of a mixed density development. He stated that his preference would be to see more mixed density. He expressed concerns about parking. He noted that he has lived in this area for a few years and there are already a lot of ponds in this area and shared his concerns for bringing in mosquitos, black flies and ticks. He stated that the plans show that they will be adding a few more ponds, which is a concern for him.

Jenny Killian, 1358 Romeo Court, noted that currently there are large trees that block the railroad track and explained that she would like to see those stay. She stated that they may actually be on the railroad property, but wanted to make sure to share her opinion on them staying. She asked if anyone had spoken to Clover Ridge Elementary to ensure that if a large number of children move in with this development that the District will be able to support them. She asked if the only entrance will be on Clover Ridge Drive or if it will also be on Pioneer Trail.

Rick Waller, stated that he found a document on-line called the City of Chaska Land Use Plan and he feels this development is in violation of the principles that are expressed in this document. He read aloud a portion of the document.

Commissioner Olson asked what can be done regarding the anti-monotony besides the color changes because the backside is so visible.

City Planner Hanson noted that the one of the conditions requires 360 degree architecture specifically for buildings that have high exposure to public view. She gave a few examples of siding and wrapping features that can help with these concerns. She stated that this project wouldn't have a requirement to create differences between each unit but the City can carry the articulation requirement through the entire building.

Commissioner Olson stated that because this is most likely the first of many multi-family developments going up in the area, he asked how a traffic study would take that information into consideration.

City Planner Hanson stated that the City Engineer will have to weigh in on that in terms of how to best apply this information.

Commissioner Brass stated that he assumes a curb cut on Pioneer Trail will not be happening.

City Planner Hanson stated that it is up to the developer on whether to pursue that or not, but noted that Carver County would be the one deciding what would happen. She noted that from initial accounts, they would have to make a lot of improvements to the roadway in order to accommodate this development.

Commissioner Brass asked if the 2040 Comprehensive Plan has been adopted yet.

City Planner Hanson stated that it had not yet been officially adopted.

Commissioner Brass stated that the 2040 Comprehensive Plan is out for public review and noted that this land is zoned medium density residential and does fall within the current guidelines of what is proposed in the area.

City Planner Hanson stated that she believes that Mr. Waller was referencing the green belt area.

Commissioner Rylee stated that regarding mosquito control, his understanding is that part of the tax base contributes to the mosquito control district which is part of their maintenance.

Community Development Director Ringwald confirmed that residents of the metro area pay taxes and that a portion of them is used for mosquito control.

Commissioner Rylee stated that the developer is allocating 27 guest parking spaces and asked if there was any ordinance that drives that number.

City Planner Hanson stated that this value is called out in the parking code which requires 1 parking space per 2 dwelling units. She noted that this calculation has worked quite well for other townhomes to have adequate guest parking.

Community Development Director Ringwald noted that the unit parking is almost doubled for this proposal.

Commissioner Rylee stated that the large trees along the railroad already provide significant screening and asked the developer if those trees will be disturbed.

Mr. Metzger agreed that they will try to save as many of those trees as they can, but noted that they do not yet have a grading plan. He stated there are roughly 50 trees throughout the wetland area that will not be removed. He noted that it is very important to them to provide landscape buffers.

Commissioner Rylee stated that the concern raised about the potential issues for Clover Ridge Elementary are a recognized concern.

Community Development Director Ringwald noted that the City meets quite regularly with the school district and briefs them on both long range and short range plans. He stated that they are shown the development plans so they can make plans and have seen this from a long range plan perspective. He noted that they have known this parcel of land has been guided towards medium density since about 2000.

Commissioner Rylee stated that he supports the Jonathan Association as well as the philosophy that an adjacent development should be included in the association.

Chair Dahlke stated that he agrees with Commissioner Rylee regarding the Jonathan Association and asked who decides if they work together.

Community Development Director Ringwald explained that the City can facilitate the discussion but it is a value discussion on whether both sides would like this development to become part of Jonathan Association. He reiterated that it is a really a business decision between the applicant and Jonathan Association.

Mr. Landkammer Ely reiterated that the Jonathan Association Board is absolutely interested in pursuing a relationship with this development or any future developers for this area.

Motion by Commissioner Rylee, second by Commissioner Olson, to recommend to City Council approval of the Motion to recommend approval to the City Council of the Concept Plan for a 54 unit townhome development on 17 acres of land, (PC#2020-08), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:

- a. **Project Narrative (pgs 1-5), prepared by Lennar, dated February 21, 2020**
- b. **Existing Conditions, prepared by Westwood, dated February 26, 2020**
- c. **Site Forces Exhibit, prepared by Westwood, dated February 26, 2020**
- d. **Concept Sketch Plan, prepared by Westwood, dated February 26, 2020**
- e. **Alta/NSPS Land Title Survey, prepared by Westwood, dated November 7, 2017**

- f. Topographical Survey, prepared by Westwood, dated November 7, 2017
 - g. Tree Inventory (pgs 1-2), prepared by Westwood, dated November 14, 2017
 - h. Home Plans (pgs 1-18), prepared by Lennar
2. **Adherence with the City Engineer's Memo dated May 7, 2020.**
 3. **Provision of at least 27 visitor parking spaces for 54 townhome units, to be shown on the preliminary plan.**
 4. **Provision that private driveways are at least 22 feet in length.**
 5. **Provision of a detail plan for the landscaping around the buildings and to be submitted at preliminary submittal.**
 6. **Provision of adequate berming and landscaping along south edge abutting the Twin Cities & Western railway to be addressed at Preliminary submittal.**
 7. **Provision of adequate screening and landscaping along north edge abutting Pioneer Trail, to be addressed at Preliminary submittal.**
 8. **Provision to further explore a trail system within the site around the wetland and connect to Clover Ridge Drive, and to be addressed at preliminary submittal.**
 9. **Adherence to the following building setbacks:**
 - a. **Front (house): 20 feet**
 - b. **Between Buildings: 20 feet**
 - c. **Clover Ridge Drive: 20 feet**
 - d. **Pioneer Trail: 125 feet from centerline**
 - e. **Railroad: 50 feet**
 10. **Provision of 360 degree architecture be used on all facades seen from public view.**
 11. **Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.**
 12. **Preservation of wetlands and a 30 foot buffer.**
 13. **Provision of a storm water management plan meeting City and Carver County WMO standards.**
 14. **Provision of a wetland delineation report to be completed and provided at time of preliminary submittal.**
 15. **Provision that adequate maintenance accesses are provided for the stormwater ponds, and to be shown on the plans at preliminary submittal.**
 16. **Provision of an amenity detail provided at 1,000 square feet per unit, to be included at preliminary submittal.**
 17. **Provision of a private street and private utility setup.**
 18. **Provision of a construction traffic plan to be coordinated and approved by the City Engineer.**

Roll Call Vote: Ayes – all. Motion Carried.

8. Other Business

8.A. Receive Other Meeting Minutes

8 A.i. Receive the Minutes of the April 20th 2020, City Council Meetings.

8 A i.i. Receive the Minutes of the April 20th, 2020 EDA Meeting.

8 A.i.i.i. Receive the Minutes of the March 9th Park Board Meeting.

Commissioner Sailer

- Noted the construction on County Road 44 has been moving along well

Chairperson Dahlke

- Expressed his appreciation to City Planner Hanson and Community Development Director Ringwald for helping the Commission get through these odd circumstances in conducting the meeting.

Commissioner Bowe

- Commended staff for how well the technology has worked and provided an opportunity for the public to participate in tonight's meeting

Commissioner Lacey

- Expressed his appreciation to Communications Manager Wright for his work to help this meeting run smoothly

9. Adjourn

Motion by Commissioner Cross, second by Commissioner Bowe to adjourn the meeting at 9:34 pm.

Roll Call Vote: Ayes – all. Motion carried.



CHASKA PLANNING COMMISSION MINUTES JUNE 10, 2020

1. Call to Order

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

Chairperson Dahlke read aloud a statement explaining that due to the COVID-19 pandemic the Chaska Planning Commission met via electronic means. He explained how the public can still be involved in the meeting and discussions.

2. Roll Call

Roll call was taken. Members present: Commissioners Brass, Cross, Lacey, Olson, Sailer, Bowe, and Urbanski and Chairperson Dahlke

Members absent: Commissioner Rylee

Also present: Kevin Ringwald, Community Development Director; Liz Hanson, City Planner; and Matt Clark, City Engineer

3. Adopt the Agenda

Motion by Commissioner Bowe, second by Commissioner Cross, to adopt the agenda as presented.

Motion carried.

4. Visitor Presentation

There were none.

5. Minutes

Motion by Commissioner Lacey, second by Commissioner Sailer, to approve the Minutes of the May 13, 2020, Planning Commission meeting.

Motion carried.

6. Consent Items

No Items

7. Action Items:

7. A. Recommend approval of the Del Webb at Chaska Final Plat for a 92-lot subdivision on 34 acres of land /Pulte Homes/ (PC#2020-12).

City Planner Liz Hanson presented the item to the Commission.

Commissioner Cross asked about the grading for the entrance off of 41.

City Engineer Clark stated that this entrance will be comparable to the access that goes into the Harvest West neighborhood.

Commissioner Cross asked about a garage that extended towards the street that was mentioned in the packet.

City Planner Hanson confirmed that they will be offering a product where there is an option to have the garage extend forward up to a maximum of 12 feet and noted that this is compliant with the City's anti-monotony code.

Commissioner Cross expressed concern that the front is only 25 feet and if there is a garage that extends to 12 feet, this could mean that an SUV parked in the driveway will be hanging out over the walkway.

Community Development Director Ringwald stated that this would not happen because the structure itself would still meet the setback.

Chair Dahlke opened the public hearing for comment at 7:20 p.m.

Kevin Vranicar, 1230 Moers Drive, stated that he is hoping the Commission received the letter that the local neighbors of this development have put together. He stated that he and the other neighbors near this development have been frustrated with this process and wish a few more things would have been changed between the Preliminary Plat approval at tonight's Final Plat. He noted that there are about 100 neighbors that are part of their Facebook campaign and explained that they are not completely opposed to the idea of this development, but question whether this is the perfect location for it. He expressed frustration that the neighbors feel their voices have not been heard nor have their questions been answered throughout this process. He explained that they feel the City is rushing to make a decision on this issue. He noted that the residents and the City Council had a good discussion about this issue at their meeting. He asked if the Planning Commission had received the letter that was submitted by the neighbors.

City Planner Hanson stated that staff did not include the letter he is referring to in the Commission packet, but it can be forwarded to the Commission.

Commissioner Bowe asked if Mr. Vranicar had specific questions about this development.

Mr. Vranicar stated that he did and referenced examples from the letter they had submitted. He stated that he feels it is unfortunate that the letter did not find its way to the Planning Commission because it brings up a lot of what they feel are valid points.

Commissioner Brass explained that what the Commission has seen presented for this development complies with existing ordinances. He asked if Mr. Vranicar had specific feedback on this development.

Mr. Vranicar stated that he has a lot of specific points he could make regarding this development. He noted that if he backs up to the 2030 Comprehensive Plan, Moers Park was supposed to be expanded by 3.5 acres with the development that was going to go in there. He explained that, at some point, the Parks Commission who never had a formal meeting about it, decided a park expansion wasn't needed. He stated that the City not following the 2030 Comprehensive Plan was a tough thing for the neighbors to swallow.

Commissioner Brass asked if Mr. Vranicar has had a chance to review the 2040 Comprehensive Plan.

Mr. Vranicar stated that he has reviewed the 2040 Comprehensive Plan document and it appears to be catered directly to this project. He noted that the tough thing for him to understand is the fact that the City is not setting aside a swath of land to at least potentially connect these neighborhoods with Veteran's Park and create a way to get to downtown safely. He stated that they are also concerned with access to Highway 41 and traffic from this development moving north through the existing neighborhoods. He stated that this development is basically putting in a big dead end. He noted that he doesn't understand how a recreation center, which is a commercial building, can be placed within a residential area. He stated that the letter they submitted to the City has every single concern they have clearly outlined.

Weina Shen, 1165 Moers Drive, stated that she would like the City to involve the close neighborhood if there is any additional development of the park area. She explained that her bedroom is right next to this area and would like to be involved if there is any additional development in the community park area.

There being no additional comment, Chair Dahlke closed the public hearing at 7:36 p.m.

Commissioner Cross asked if anyone representing the developer was present at the meeting. She stated that she understands the desire to have a beautiful entrance drive with plenty of trees and an irrigation system. She asked if they had any success with the London Plane tree in their Corcoran development. She stated that this type of tree is only recommended for sheltered areas and she doesn't feel the entrance to the development will be sheltered. She stated that her larger question is with regard to grading and asked if the developer would be doing rough grading, seeding, and what methods of dust control would be used.

Paul Hoyer, Pulte Homes, stated that they are planning to rough grade much of the site at one time and they will follow erosion control regulations regarding seeding.

Ryan Bluhm, Engineer with Pulte Homes, stated that they will be grading the entire project and will restore and seed in accordance with the MPS permits.

Commissioner Olson expressed concern regarding the alignment of Cardinal Street and asked if Cardinal Circle would be a one-way loop or a two-way loop for the six homes at the beginning of the development.

City Planner Hanson stated that it will be a one-way loop and showed the renderings of how those six houses could enter and exit the area. She noted that the access into the development has only been approved for a right in off of Highway 41.

Commissioner Cross noted that it may be difficult for a fire truck to maneuver out of the Cardinal Circle area.

Commissioner Olson asked about the concern raised by Mr. Vranicar regarding the zoning for the recreation center within the residential area.

City Planner Hanson explained that the requested rezoning does account for the recreation center zoning in Lot 1, Block 5 and would allow for it to be there.

Commissioner Brass stated that this building is more of an amenity building similar to a pool house for a community pool. He stated that he doesn't really see that as a commercial use.

Community Development Director Ringwald explained that it would be built to an assembly standard and not a commercial standard.

Commissioner Lacey asked if this building would also be restricted and only for use by the residents of the community.

City Planner Hanson stated that this was correct.

Motion by Commissioner Bowe, second by Commissioner Olson, to recommend to City Council approval of the Del Webb at Chaska Final Plat for a 92-lot subdivision on 34 acres of land /Pulte Homes (PC#2020-12) subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:

- a. [Narrative \(pgs 1-2\), prepared by Del Webb, dated February 22, 2020](#)
- b. Grading Drainage & Erosion Control – Overall, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
- c. Grading Drainage & Erosion Control (pgs 03-07), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
- d. Topsoil Management Plan, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
- e. Typical Street Sections, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
- f. Typical Lot Sections, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
- g. Street Profiles (pgs 11-12), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
- h. Details (pgs 13-15), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
- i. Tree Preservation Plan – Overall, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
- j. Tree Preservation Plan (pgs 17-21), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
- k. Tree Inventory, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
- l. Land Development Erosion Control Plan, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
- m. Home Construction Erosion Control Plan, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
- n. Home Construction Erosion Control Details, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
- o. Overall Landscape Plan, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
- p. Landscape Plan (pgs 2-6), prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
- q. Entry Monument Planting Detail, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
- r. Secondary Entrance Planting Detail, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020

- s. Entry Median 1 Planting Detail (pgs 9-10), prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
- t. Entry Median 2 Planting Detail, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
- u. Entry Median 3 Planting Detail, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
- v. Landscape Notes and Details, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
- w. Entry Monuments – Elevations, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
- x. Del Webb Parkway Illustrative Section, prepared by Westwood, dated May 21, 2020
- y. Overall Plan, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
- z. Casting Schedule, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - aa. Removal and Demolition Plan, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - bb. Sanitary Sewer and Watermain Construction Plan (pgs 05-11), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - cc. Storm Sewer and Street Construction Plan (pgs 12-17), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - dd. Storm Sewer Construction Plan (pgs 18-21), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - ee. Intersection Details (pgs 22-23), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - ff. Turn Lane Removal and Geometric Design, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - gg. Turn Lane Stripping and Signage, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - hh. Typical Street Sections, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - ii. Details (pgs 27-33), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
- 2. Adherence with the City Engineer's Memo dated June 5, 2020.
- 3. Adherence with MnDOT letter dated February 27, 2020.
- 4. Provision of a 60 feet Right of Way width for all local streets, and 80 feet Right of Way width for the arrival drive.
- 5. Adherence to the City's Boulevard Tree Policy and local street section design.
- 6. Provision of sidewalks on both sides of all local streets.
- 7. Adherence to the following building setbacks:
 - a. Front (house): 25 feet
 - b. Rear: 20 feet
 - c. Side: 5 feet
 - d. Side (corner): 15 feet
- 8. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
- 9. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope if present on site.
- 10. 30 foot buffer for the wetlands being preserved.
- 11. Provision of a storm water management plan meeting City and Carver County WMO standards.
- 12. Provision that adequate maintenance accesses are provided for the stormwater ponds.
- 13. Provision that all street names are provided on final plat submittal and approved by City staff prior to final plat recording.
- 14. Provision that the proposed entrance retaining wall meet Section 9.9.6 of the zoning ordinance and a detail provided at final submittal.
- 15. Provision that the amenity center meets Section 9.11.4 of the zoning ordinance for Permitted Materials.

16. Provision to obtain an access permit from MnDOT prior to construction of the right-in entrance at Highway 41.
17. Provision that utility extensions to the Brodman and O'Brien lots will need to be coordinated between property owners, developer, and City staff.
18. Urbanized drainage should be avoided to directly discharge to the bluff or ravine, and reviewed and approved by the City Engineer prior to issuance of a grading permit.
19. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).
20. Provision that housing may not be similar within two houses to each side, directly across the street or diagonal from the house in question.
21. Provision that the fronts of each home will incorporate three different materials/patterns, which would include cultured stone, and two different patterns of siding in lieu of using LP Smartside siding.
22. Provision that garage walls shall not exceed 65 percent of the length of the front wall of the house.
23. Provision that no garage shall protrude in excess of twelve feet beyond the front wall of the house.
24. Provision that 4 inch window trim is used on all windows.
25. Provision that 360-degree architecture shall be provided for all corner lots and all lots whose rear or sides are visible from public right's-of-way or across from open spaces, more specifically for these lots as seen in the preliminary plat approved June 1, 2020:
 - a. Lot 9, Block 1
 - b. Lot 12, Block 2
 - c. Lots 2 & 17, Block 3
 - d. Lots 1, 14, 15 & 48, Block 4
 - e. Lots 1, 8, 9 & 15, Block 5
 - f. Lots 1 & 4, Block 6
 - g. Lot 7, Block 7
 - h. Lots 1 & 6, Block 8
 - i. Lot 1, Block 9
 - j. Lot 10, Block 10
 - k. Lots 1, 11, 12 & 22, Block 11
 - l. Lots 1, 20, 22, 26 & 47, Block 12
 - m. Lot 10, Block 13
26. Provision of mulch trails to be included in the bluff access outlots and to be installed by the developer.
27. Tree Preservation to be consistent with the Tree Preservation Plan.
28. Parkland credit will not be given for the bluff areas or stormwater ponds that are dedicated to the City.
29. Parkland credit will be given for the small slivers of land dedicated to Moers Park.
30. Parkland fees will be required for remainder of park dedication requirement.
31. Provision for developer to pay City for the City's northwest sliver of land being added to lots 4, 5, & 6 of Block 1 for a value determined by City Council.
32. HOA maintenance responsibilities consistent with the items noted in the 'HOA Maintenance' section of this report.
33. Trail credit will not be given for any proposed trails.
34. Trail fees will be required.

35. Provision of a slope analysis (report) of the bluff conditions adjacent to the site will be required as part of the grading plan approval.

Roll Call Vote: Ayes – all. Motion carried.

Motion by Commissioner Brass, second by Commissioner Urbanski, to recommend to City Council approval of the rezoning of approximately 86 acres of the Hammers property for Del Webb at Chaska from Open (O) to Planned Residential Development District No. 75 (PRD-75).

Roll Call Vote: Ayes – all. Motion carried.

7.B. Recommend Approval of the Concept Plan for Carlson Property/Destiny Homes/ PC#2020-13

Commissioner Bowe noted that she lives in the adjacent neighborhood, so she plans to recuse herself from participating on this item as a Planning Commissioner but will participate as a resident.

Commissioner Sailer stated that he is in the same situation and will participate as a resident and not a Planning Commissioner.

City Planner Liz Hanson presented item to the Commission.

Commissioner Cross asked about Lot 13 because there is no house pad on it. She asked whether this was being saved for a future home and if so, she would like to know.

Butch Springer, Destiny Homes, confirmed that Linda is saving Lot 13 for a home for herself so they are incorporating that into the plans.

Gary Ross, 3863 Founders Path, asked why a secondary access was ruled out.

City Engineer Clark stated that given the County guidelines for access, they did look at an opportunity that could be explored in the future for a restricted access. He reiterated that a secondary access could be looked at in the future.

Mr. Ross stated that many of the parcels seem very small except for the owner's lot and asked why the homes will be so close together. He asked about the average size of a lot for this development.

City Planner Hanson stated that they are roughly .2 acres in size and noted that the developer is intentionally proposing smaller lot sizes. She noted that they will be single level living and will have an HOA maintain the yards which typically means smaller lots.

Mr. Ross stated that they have an HOA in their neighborhood and the average lot size is 1/3 of an acre. He noted that the proposed price tag of \$400,000 for 1,500 acres put it at \$267/sq. ft. and the market doesn't seem to be able to support \$150/sq. ft. He asked how the developer will be able to sell these homes to an empty nester at those prices in today's economic conditions.

Butch Springer, stated that there is an option for a bonus room on top of all the units. He noted that because of the trees, the development costs will be higher, which also pushes the price higher so the units will start in the low \$400,000 range.

Commissioner Brass explained that the price point is outside the realm of what the Planning Commission takes into consideration when looking at proposals.

Mr. Ross stated that he understands that but feels that the City should take a look at what the developer is trying to put in because the last thing the City needs is to have a development that has been built and is not selling.

Commissioner Brass stated that he does not believe the homes would be built before the units were sold.

Mr. Ross stated that he feels the City has a fiduciary responsibility to take a look and decide if a proposed development is realistic in the market or not.

Commissioner Brass noted that this potential development is only at the concept level right now and reiterated that the things the Planning Commission considers are things like zoning and not price points.

Aaron Sailer, 3869 Founders Path, stated that it appears as though the lot width does not meet zoning requirements. He asked whether it was the vision of the City to keep Founders Path going down the hill to the next neighborhood to be built or is there another area along County Road 44 that could have an access point.

City Engineer Clark stated that the Robling property has been looked at for potential access.

Community Development Director Ringwald noted that one other thing to keep in mind is the location of the creek and noted that the steep slope in the area also limits what can happen.

Mr. Sailer reiterated his question about whether the City envisions connecting through Founders Path or another access point.

Community Development Director Ringwald stated that he thinks the probability of extending this and connecting it to the south is very remote. He gave an overview of the likely future street connections in the area. He noted that following the topography and following Founders Path through this area does make some sense.

Mr. Sailer stated that with the exception of the lot widths, he thinks this is a pretty good concept plan. He stated that he doesn't think that is the best idea to keep Founders Path continuing without another road access.

Misty Bowe, 3849 Dakota Court, asked about construction traffic because there are a lot of small children who live in the neighborhood. She asked if there would be another access point for the construction traffic.

City Planner Hanson stated that she does not think there is an answer to that question yet, but is something that they will keep in mind when it gets to preliminary submittal.

Jamie Novak, 3927 Founders Path, expressed concern about whether or not the association will be continued into the new development since they will be using their streets and sidewalks. She stated that she doesn't understand how it can be said that the cemetery can have a safe access off of County Road 44 but this development cannot have one.

City Planner Hanson stated that she doesn't think they plan to incorporate themselves into the current association in the area but thinks it is a good question for the developer to address with the current development. She noted that these are public streets which means they are maintained by the City.

City Engineer Clark explained that the County not the City is really who decides what access can or cannot be.

Communications Manager Kevin Wright read aloud a statement from Wade Powell, 3860 Founders Path: We live at the T intersection coming into Founders Ridge and all traffic goes past our house. We strongly encourage all construction traffic to enter through the existing entrance to the current home on the site and not through Founders Ridge. There are many small children in the neighborhood and they are always on the sidewalks and streets. It would be terribly unsafe to have construction vehicles and, having extra traffic through the neighborhood is concerning.

Community Development Director Ringwald stated that the City can provide the applicant with direction to come back during the Preliminary plan and describe how they will deal with construction traffic.

Chair Dahlke noted that everyone that has commented on this development has raised a concern about construction traffic, so it seems to be a legitimate concern.

Communications Manager Wright stated that Mr. Powell also commented that he hopes the developer will be sensitive to all the small children in the neighborhood.

Commissioner Olson asked if there was any comparable development in the City where there was an existing neighborhood that was stubbed and the extension was something that was significantly different than the existing neighborhood.

City Planner Hanson stated that there is one example in the Harvest neighborhood.

Commissioner Olson asked how the City will address all the construction traffic and normal traffic that will extend through this area.

Commissioner Brass asked if the lots on the south side would somehow be accessed from the south and west at a later time.

City Planner Hanson stated that the topography of this site will make it very difficult to do any kind of north south connection. She noted that the anticipation is that the access would come

from the north via Carver Path to access this area and the extension of the connection road eventually, on the west side.

The Commission discussed possible future connector and collector roads in the area.

Derrick Banas, 3871 Dakotah Court, asked about the timeline for the start of this project and how long the developer expects before it is completed.

Mr. Springer stated that they would like to get started as soon as possible and are planning a two-year build-out.

Mr. Banas stated that during the discussion surrounding the previous agenda item, the gentleman referenced a long letter that the Commission had not seen. He stated that their development obviously has some huge concerns with this proposal and asked what the next steps would be for the residents that are concerned to ensure that their voices are heard.

City Planner Hanson stated that the City has a 3-step process for land use applications. She explained that it begins with a concept plan, then a preliminary plan, and a final plan approval. She stated that the comments that are received in the concept phase can be addressed by the developer at the next phase. She stated that if a rezoning is required it will have a public hearing attached to it which also gives residents a chance to voice their concerns.

Commissioner Olson asked if the developer had held a neighborhood meeting with the residents in the Founders Path area.

Mr. Banas stated that they received a letter in the mail in the last week or so but there had been no meeting.

Commissioner Olson stated that he is disappointed that the developer did not hold meetings with the existing neighborhood.

Mr. Springer stated that he can meet with City Planner Hanson to make sure he is following protocols.

Community Development Director Ringwald stated that the question is whether the developer is willing to meet with the neighbors.

Mr. Springer stated that they are absolutely willing to meet with the neighbors to discuss the project.

Commissioner Cross noted that the developer emphasized that there could be a bonus room that could help in the cost but she does not see any place where there can be a stairwell or where windows will be of any assistance to a bonus room. She stated that she does not like the idea of having a fake window in place to make it look like there is a room there. She expressed concern about the aesthetics and cleanliness of just having a fake window.

Commissioner Brass asked if there could be a provision added that the developer hold a meeting with the existing neighborhood before the Preliminary Plat phase.

Community Development Director Ringwald stated that he did not think it needed to be a provision but it could be noted that the Planning Commission encouraged the developer to hold this meeting.

Motion by Commissioner Brass, second by Commissioner Lacey, to recommend to City Council approval of the Carlson Concept Plan for a 24-lot subdivision on 15 acres of land (PC#2020-13), with the recommendation that the developer hold a meeting with the existing neighborhood and, and subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-4), prepared by Destiny Homes, dated May 5, 2020
 - b. Concept Plan, prepared by Pioneer Engineering, dated May 4, 2020
 - c. Existing Conditions & Site Forces Exhibit, prepared by Pioneer Engineering, dated May 4, 2020
 - d. Concept Tree Preservation, prepared by Pioneer Engineering, dated May 4, 2020
 - e. Home Plans (pgs 1-15), prepared by Destiny Homes
2. Adherence with the City Engineer's Memo dated June 2, 2020.
3. Provision to re-orient Lot 14 to be front facing on Founders Path or be eliminated, to be addressed at preliminary submittal.
4. Provision that all lot lines are outside 30 foot no grade/no mow setback and to be shown on the preliminary submittal.
5. Provision that all lot lines are outside of wetland areas and to be shown on the preliminary submittal.
6. Adherence to the City's Boulevard Tree Policy and local street section design.
7. Provision that boulevard trees are placed between the sidewalk and street.
8. Provision that boulevard trees are placed throughout the entire boulevard, including corner lot areas, to meet the Tree Policy.
9. Provision of adequate screening and landscaping along north edge abutting County Road 44 to be addressed at Preliminary submittal.
10. Provision to further evaluate the tree preservation efforts on Lot 14 and to be addressed at preliminary submittal.
11. Provision to further evaluate tree preservation efforts in the Big Woods Forest area and to be submitted with a Tree Preservation Plan at preliminary submittal.
12. Provision of sidewalks on both sides of all local streets.
13. Adherence to the following building setbacks:
 - a. Front (house): 30 feet
 - b. Rear: 30 feet
 - c. Side(house/garage): 10 feet/7 feet
 - d. Side (corner): 15 feet
14. [Adherence to the 125 foot centerline building setback from County Road 44.](#)
15. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
16. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).
17. [Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope if present on site.](#)
18. Preservation of wetlands and a 30 foot buffer.

19. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
20. [Provision of a storm water management plan meeting City and Carver County WMO standards.](#)
21. Provision that adequate maintenance accesses are provided for the stormwater ponds, and to be shown on the plans at preliminary submittal.
22. Provision of a wetland delineation report to be completed and provided at time of preliminary submittal.
23. Provision of a construction traffic plan to be submitted at preliminary submittal.
24. No direct vehicular access onto County Road 44.
25. Provision of an adequate turnaround at the easterly terminus of Founders Path, and to be shown on the preliminary plans.

Roll Call Vote: Commissioners Brass, Cross, Lacey, Olson, Urbanski, Dahlke - Aye. Commissioners Bowe and Sailer – Abstain. Motion Carried.

8. Other Business

8.A. Receive Other Meeting Minutes

8 A.i. Receive the Minutes of the May 4th and May 18th 2020, City Council Meetings.

8 A i.i. Receive the Minutes of the May 4th, 2020 EDA Meeting.

Commissioner Cross

- Expressed her opinion on what she feels is the mistaken belief that developers have that the older population does not want to stay in their homes.

Chairperson Dahlke

- Thanked City staff for their work to help the electronic meetings run smoothly.

9. Adjourn

Motion by Commissioner Urbanski, second by Commissioner Brass, to adjourn the meeting at 9:07 pm.
Motion carried.