

**CHASKA PLANNING COMMISSION
MINUTES
NOVEMBER 9, 2022**

1. Call to Order

Chairperson Brass called the meeting to order at 7 pm.

2. Roll Call

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

Members absent: Commissioners Gaare, Lacey, Urbanski, Rylee,

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

3. Adopt the Agenda

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

Motion carried.

4. Visitor Presentation

Susan Cross, 627 6th St E, explained that she had questions about water, but realized that the Commission may not be able to give her any answers tonight. She noted that she is hopeful that her questions will remind the Commissioners of certain points that they should be looking for when applications come before them. Her questions were: if the City currently had enough capacity for the planned expansions and building development that is occurring; does the City require all the new construction to have water saving appliances; because big corporations tend to oversize their parking lots, she asked that the City require that the run-off be captured; if watering every other day throughout the City had been effective; if the City has ever considered a moratorium on lawn watering; and if other styles of lawns were acceptable or encouraged, such as what has been done in Arizona with rocks and cacti.

5. Approve the Previous Meeting Minutes

- a. Approve the October 12, 2022 Planning Commission meeting Minutes

Motion by Commissioner Baswa, second by Commissioner Olson to approve the minutes of the October 12, 2022 Planning Commission meeting.

Motion carried.

6. Consent Agenda

There were no items.

7. Action Items

- a. PUBLIC HEARING: Recommend Approval of the Preliminary Site and Building Plan, Preliminary Plat and Zoning Ordinance Amendment (ZOA) for Structures, Inc./Jeremy Banken/ PC #2022-57

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

Chairperson Brass asked if the three structures had different property IDs or if they would all be on one property ID.

City Planner Hanson explained that there will be three separate lots so there would be three separate property IDs with a cross access agreement included in the title.

Chairperson Brass opened the public hearing for comment at 7:20 p.m.

Bob Lincoln, 1339 Prairie Street, asked about the forward facing part of the buildings and if they would be facing Audubon Road.

City Planner Hanson gave an overview of the buildings that would face Old Audubon Road and Ravoux Road.

There being no additional public comment, Chairperson Brass closed the public hearing at 7:22 p.m.

Commissioner Olson noted that he really liked the design and felt that the slight changes that were made to the building on the west end were positive. He asked about plans for a sidewalk to connect to Ravoux Road and if it was a requirement or was something that would just be nice to have.

City Planner Hanson explained that what was noted in the Concept Plan was to have a former of connectivity from the site out to the roadways. She stated that they understand that there are not sidewalks in the area right now, but there is potential that they could be added at some point in the future, so this would be planning for that possibility.

Chairperson Brass asked about the fencing.

City Planner Hanson stated that they are proposing privacy fencing along the south perimeter of the site and chain link delineating where the exterior storage can go.

There was discussion about plans for paving or possibly some other materials that had been discussed previously and noted that would need to be refined in the Final Plat.

Chairperson Brass stated that he has liked this project since it was first introduced because it fills a void for smaller start-up companies that need this type of space.

Motion by Commissioner Olson, second by Commissioner Baswa, to recommend approval of the Preliminary Site & Building Plan and Preliminary Plat for Structures, Inc., subject to the following conditions:

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Narrative – Site Plan (pgs 1-3), submitted by Structures, undated
 - b. Cover Sheet (pg C1), submitted by Anderson, dated October 20, 2022
 - c. Preliminary Plat (pg C2), submitted by Anderson, dated October 20, 2022
 - d. Preliminary Plat Exhibit (pg C2.1), submitted by Anderson, dated October 24, 2022
 - e. Existing Conditions Survey (pg C3), submitted by Anderson, dated October 20, 2022
 - f. Demolition Plan (pg C4), submitted by Anderson, dated October 20, 2022
 - g. Grading & Drainage Plan (pg C5), submitted by Anderson, dated October 20, 2022
 - h. Utility Plan (pg C6), submitted by Anderson, dated October 20, 2022
 - i. Erosion & Sediment Control Plan (pg C7), submitted by Anderson, dated October 20, 2022
 - j. SWPPP (pgs C8-9), submitted by Anderson, dated October 20, 2022
 - k. Civil Site Details (pgs C10-12), submitted by Anderson, dated October 20, 2022
 - l. Tree Preservation Plan (pg L1), submitted by Anderson, dated October 20, 2022
 - m. Planting Plan (pg L2), submitted by Anderson, dated October 20, 2022
 - n. Planting Notes & Details (pg L3), submitted by Anderson, dated October 20, 2022
 - o. Photometric Plan, submitted by jth Lighting Alliance, dated November 3, 2022
 - p. Truck Turning Movement Exhibit (pgs E1-E3), submitted by Anderson, dated September 30, 2022
 - q. Snow Storage Exhibit (pg E4), submitted by Anderson, dated September 30, 2022
 - r. Structures Rendering (pg A1), submitted by HTG Architects, dated October 19, 2022
 - s. Main Level Floor Plan Building A (pg A2.1), submitted by HTG Architects, dated October 19, 2022
 - t. Main Level Floor Plan Building B (pg A2.2), submitted by HTG Architects, dated October 19, 2022
 - u. Main Level Floor Plan Building C (pg A2.3), submitted by HTG Architects, dated October 19, 2022
 - v. Exterior Elevations Building A (pg A3.1), submitted by HTG Architects, dated October 19, 2022
 - w. Exterior Elevations Building B (pg A3.2), submitted by HTG Architects, dated October 19, 2022
 - x. Exterior Elevations Building C (pg A3.3), submitted by HTG Architects, dated October 19, 2022
- 2. Adherence with the City Engineers Memo dated November 4, 2022.**
- 3. Provision that vehicle access on Ravoux Road is prohibited.**
- 4. Compliance with section 15.28.120 Building Design/Materials and Site Design for all three buildings.**
- 5. Provision that exterior storage will not exceed 8 feet in height or the height of the privacy fence, whichever is less.**
- 6. Provision that all mechanical equipment will be fully screened from view.**
- 7. Provision of a Drainage & Utility easement over the southern pond, and to be shown on the plat.**
- 8. Coordination with the City Engineer for the provision of public utilities to the site.**
- 9. Provision of a storm water management plan meeting City and Carver County WMO standards.**
- 10. Compliance with applicable zoning requirements, in particular zoning section 15.28 (Special Regulations).**

- 11. Any and all building signage shall be submitted separately, comply with zoning ordinance Section 15.32, and shall require approval by staff prior to installation.**
- 12. Provision to meet the understory tree requirements and to be addressed at final submittal.**
- 13. Provision that all open storage areas shall be fully screened by an opaque decorative fence subject to the provisions of CZO 15.28.210 paragraph D,1 and Exhibit A in this report, and be addressed at final submittal.**
- 14. Provision to further enhance the screening around the edges of the site and exterior storage areas as directed in Exhibit A in this report and to be addressed at final submittal.**
- 15. Provision to further evaluate a 8-foot privacy fence for the south fence and to be addressed at final submittal.**
- 16. Provision that open storage areas shall comply with building setback requirements and shall not be located forward of the principal buildings as constructed.**
- 17. Provision of a fire truck turning exhibit to be provided at final submittal.**
- 18. Provision of a final maintenance agreement for Arbor Drive signed by all applicable parties, to be submitted at final submittal.**
- 19. Provision of cross access easements across all lots and to be executed prior to final plat recording.**
- 20. Provision of a maintenance agreement for the shared accesses, stormwater features, and utilities, and to be provided at final submittal.**

Motion carried.

Motion by Commissioner Baswa, second by Commissioner Aasen, to recommend approval of the Zoning Ordinance Amendment (ZOA) to PID-9.

Motion carried.

- b. PUBLIC HEARING: Recommend Approval of the Preliminary Site and Building Plan and Rezoning for the Northern Water Treatment Plant/City of Chaska/PC #2022-58

City Planner Hanson presented the item to the Commission and noted that this would come before the City Council on November 21, 2022.

Chairperson Brass opened the public hearing at 7:36 p.m. There being no comment, he closed the public hearing.

Motion by Commissioner Aasen, second by Commissioner Baswa, to recommend approval of the North Water Treatment Plant – Preliminary Site & Building Plan (PC# 2022-58), subject to the following conditions:

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Narrative (pgs 1-4), prepared by Stantec, dated October 24, 2022**

- b. **Site Plan Concept Overview (Figure 1), prepared by Stantec, dated October 24, 2022**
 - c. **Existing Conditions Site Plan (Figure 2), prepared by Stantec, dated October 24, 2022**
 - d. **Site Grading Plan Concept (Figure 3-3a), prepared by Stantec, dated October 24, 2022**
 - e. **Site Plan Concept (Figure 4-4a), prepared by Stantec, dated October 24, 2022**
 - f. **Tree Survey (Figure 5), prepared by Stantec, dated October 24, 2022**
 - g. **Landscape Plan (Figure 6), prepared by Stantec, dated October 24, 2022**
 - h. **Planting Schedule (Figure 7), prepared by Stantec, dated October 24, 2022**
 - i. **Concept Building Elevations (Figure 8), prepared by Stantec, dated October 24, 2022**
 - j. **Concept Building Elevations & Perspective (Figure 9), prepared by Stantec, dated October 24, 2022**
 - k. **Concept Building Perspectives (Figure 10), prepared by Stantec, dated October 24, 2022**
 - l. **Main Level Concept Plan (Figure 11), prepared by Stantec, dated September 29, 2022**
 - m. **Site Plan Photometrics Concept (Figure 12), prepared by Stantec, dated September 27, 2022**
 - n. **Lighting Cutsheets (Figures 13-14), prepared by Stantec, dated October 24, 2022**
 - o. **Chaska WTP View Renderings (pgs 1-8), prepared by Stantec**
- 2. **Compliance with the zoning P2 (Section 15.12.180) of the Chaska Zoning Ordinance).**
 - 3. **Compliance with section 15.28.120 Building Design/Materials for Commercial, Industrial, Public, & Institutional.**
 - 4. **Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).**
 - 5. **Provision of 360-degree architecture be used on all facades.**
 - 6. **Adherence to the following building setbacks:**
 - a. **Hundertmark Road: 100 feet from centerline**
 - b. **From North, South and East Property Lines property lines: 15 feet**
 - 7. **Coordination with the City Engineer for the provision of public utilities to the site.**
 - 8. **Provision of a grading plan should route drainage away from neighboring properties.**
 - 9. **Provision to combine the two lots of the proposed development site into a single lot.**
 - 10. **Provision to obtain necessary temporary easements from Hazeltine National Golf Club to conduct grading construction activities and utility installations.**

Motion carried.

Motion by Commissioner Olson, second by Commissioner Aasen, to recommend approval of the rezoning from Open (O) to P2 – Public Buildings.

Motion carried.

8. Other Business

Commissioner Aasen

- Asked whether the current economy was effecting any of the planned development projects.

Community Development Director Kabat explained that, so far, everything that is within the planning process has continued to move forward and staff has not heard that any developers have a desire to withdraw from the process. He noted that for some, it may be causing them to take their time through the development process and explained that he expects the planning case load for 2023 will be less than what it was in 2022.

Chairperson Brass

- Noted that his children are devastated that the Dairy Queen burned down and is hopeful that can be restored quickly.

10. Adjourn

Motion by Commissioner Olson, second by Commissioner Baswa, to adjourn the meeting at 7:45 pm.

Motion carried.