

**CHASKA PLANNING COMMISSION
MINUTES
FEBRUARY 8, 2023**

1. Call to Order

Chairperson Brass called the meeting to order at 7 pm.

2. Roll Call

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

Members absent: Commissioner Urbanski.

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

3. Adopt the Agenda

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

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Approve Previous Meeting Minutes

- a. Approve the January 11, 2023 Planning Commission Meeting Minutes

Motion by Commissioner Olson, second by Commissioner Baswa, to approve the minutes of the January 11, 2023 Planning Commission meeting.

Motion carried.

6. Consent Agenda

Motion by Commissioner Gaare, second by Commissioner Aasen, to approve the Consent Agenda as follows:

- a. Adopt Resolution Recommending Approval of Amended Legal Description for the Final Plat of the Hickory Addition.

Motion carried.

7. Action Items

- a. PUBLIC HEARING: Recommend Approval of the Zoning Ordinance Amendment to Section 15.24 Shoreland Management/City of Chaska/PC #2023-07

City Planner Hanson presented to the Commission and noted that this item would go before the City Council on February 27, 2023.

Commissioner Aasen asked why the other lakes along Chaska Creek were not shown.

City Planner Hanson stated that she was not sure why they were not included, but noted that she believes when they need to be a certain size or type to be included.

Community Development Director Kabat explained that his understanding was that the lakes mentioned by Commissioner Aasen were extremely shallow and are more part of the Chaska east creek channel and did not rise to the level that they would be part of the DNR's classification system.

Commissioner Olson stated that, to him, this appears to be a formality with the DNR and will not have any impact on development or activity in the City.

Chairperson Brass opened the public hearing at 7:13 p.m. There being no public comment, he closed the public hearing.

Motion by Commissioner Baswa, second by Commissioner Gaare, to recommend to the City Council approval of the Zoning Ordinance Amendment that would modify Section 15.24 (Shoreland Management) of the Zoning Ordinance to read as the attached draft Ordinance. Motion carried.

- b. PUBLIC HEARING: Recommend Approval of the Preliminary Site and Building Plan, Preliminary Plat and Zoning Ordinance Amendment for the Ess Lot and Ernst Home (Chaska Yards)/Carver County CDA/PC #2023-01

City Planner Hanson presented the item to the Commission and noted that it was slated to come before the City Council on February 27, 2023.

Chair Brass asked if the plans were for 4 separate PIDs.

City Planner Hanson stated that it is more than likely that there would be 4 separate PIDs.

Chair Brass asked about the common area in the middle and if there would be like an outlot with access agreements for people to be able to access their units.

City Planner Hanson explained that the way it is being discussed right now is that the communal areas would be in an outlot that is owned by the CDA or land trust that will provide this access. She noted that there may be some areas where they will still need access easements.

Commissioner Olson asked about unit #2 and the spacing that will be there. He stated that it is hard to visualize it with the deck and the fence. He asked where the fence would be compared to the property line and the deck.

City Planner Hanson explained that the property line on the north side really goes up to the edge of the buildings. She stated that there will be 5 feet between the side property line and where unit #2 is proposed, and 3 feet between the property line and the fence.

Chairperson Brass opened the public hearing at 7:57 p.m.

Todd Grover, MacDonald and Mack Architects, stated that since they cannot put something taller to block the view of Von Hanson's trash, they may try to work in some additional landscaping in order to allow for some additional screening. He referenced the northern lot line and explained that the problem is that there is a transformer that serves the businesses to the north that was placed there. He stated that if there is a different way to handle this they are open to ideas that would still allow access to the transformer.

Commissioner Olson asked about the private yard for unit #1 and how it would be accessed.

Mr. Grover stated that there would be a fence with a gate that will allow them to access the yard. He explained that they would not be able to access it directly from the unit and would have to go outside and go through the gate. He stated that there may be a way to redesign the space so there is a sliding glass door that would be able to directly access that space.

Commissioner Olson encouraged Mr. Grover to get creative because this would be the only unit that would not have direct access to their front yard from inside their unit. He asked about unit #4 and if they had a private yard.

Mr. Grover explained that they will have a small front yard and will have a little back corner. He noted that the benefit that they have is that they have a much larger house than the other units.

Commissioner Olson asked about snow storage plans.

Mr. Grover stated that the plans are for behind unit #3 and explained that some of the talk right now is to be able to haul some of the snow off site or there may be some possibilities for along the edge of the Paseo and the back side of the fence. He stated that he suspects that the everyday snow storage will be able to be managed on site and if there is a big snow event, it will need to be taken off site.

Commissioner Olson asked if the snow removal would be part of the outlot.

Mr. Grover stated that he believed that would be the case.

Chair Brass asked who would manage and take care of that task, for example, in 7 years.

Chuck Swanson, Carver County CDA, stated that the CDA would handle that and explained that they had looked at starting an association but felt that would not work with only 4 units.

Chair Brass asked about the plans for flat roofs and their ability to withstand snow storage.

Mr. Grover stated that they will be engineered to handle snow and noted that they are also planning solar panels.

Commissioner Olson asked whether unit #2 would end up with rear setbacks rather than side yard once they are divided up.

City Planner Hanson stated that the way the zoning is arranged, it would not. She explained that that the north lot line would effectively be treated as the side lot line with a 5 foot setback.

Commissioner Olson stated that he loves the design and how this has progressed but has concerns that this is trying to put too much into a small space. He asked if there had been any neighborhood or community meetings for the last round of plans.

City Planner Hanson stated that there were not for the last round, but there had been at the front end with the concept plan.

There being no additional public comment, Chair Brass closed the public hearing at 8:11 p.m.

Chair Brass stated that he has some concerns about the fencing and would like to see a mixture of evergreens and deciduous trees. He stated that he also wanted to make sure that there were access agreements and suggested that they consider the possibility of various covenant restrictions for things like boat and trailer parking. He noted that, in general, he likes the whole development and thinks it is great that they are getting a historical building back in the City and that it will be lived in. He stated that the other units with affordable housing bring a nice community feel and thinks it will be a nice micro-development as long as all fire and safety issues have been addressed.

Motion by Olson, second by Aasen, to recommend to City Council approval of the Preliminary Site & Building Plan and Preliminary Plat for 4 housing units on the Ess Lot and Ernst Home (Chaska Yards), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Narrative (pgs 1-7), prepared by MacDonald & Mack, dated January 18, 2023
 - b. Aerial Exhibit, prepared by MacDonald & Mack, dated January 18, 2023
 - c. Existing Conditions, prepared by MacDonald & Mack, dated January 18, 2023
 - d. Site Plan, prepared by MacDonald & Mack, dated January 18, 2023
 - e. Landscape Plan, prepared by MacDonald & Mack, dated January 18, 2023
 - f. Overlay Plan, prepared by MacDonald & Mack, dated January 18, 2023
 - g. Photometric Plan, prepared by Pulse, dated December 20, 2022
 - h. Selective Site Demolition and Erosion Control Plan, prepared by MacDonald & Mack, dated December 2, 2022
 - i. Grading, Drainage and Erosion Control Plan, prepared by MacDonald & Mack, dated December 2, 2022
 - j. Utility Plan, prepared by MacDonald & Mack, dated December 2, 2022
 - k. Paving and Geometric Plan, prepared by MacDonald & Mack, dated December 2, 2022

- l. Turning Movement Analysis, prepared by MacDonald & Mack, dated December 2, 2022
 - m. Civil Details (pgs 1-3), prepared by MacDonald & Mack, dated December 2, 2022
 - n. Storm Water Plan, prepared by MacDonald & Mack, dated December 2, 2022
 - o. Chaska Yards – Unit Elevations, prepared by MacDonald & Mack
 - p. Ernst House – Building Elevations, prepared by MacDonald & Mack
 - q. Chaska Yards – Concept Renderings (pgs 1-23), prepared by MacDonald & Mack, dated January 18, 2023
- 2. Adherence with the City Engineers Memo dated February 8, 2023.
 - 3. Adherence with the SHPO letter dated April 11, 2022.
 - 4. Provision of 360-degree architecture be provided on the west and south facades of the detached garage by way of landscaping or architectural details.
 - 5. Provision that mechanical equipment will be fully screened from view.
 - 6. Provision of decorative garage doors to be used on the detached garage.
 - 7. Provision of an approved Site Alteration Permit by the HPC for the Ernst Home and Ess Lot (Chaska Yards) prior to final submittal.
 - 8. Compliance with applicable zoning requirements, in particular Chapter 15.28 (Special Regulations).
 - 9. Provision that building code is adhered to for all buildings.
 - 10. Provision to explore lighter color option for the new housing units, and to be addressed at final submittal.
 - 11. Provision that any existing boulevard trees damaged or removed from this project be replaced prior to issuance of a Certificate of Occupancy.
 - 12. Provision that fence height does not exceed 4 feet and to obtain a fence permit prior to installation.
 - 13. Provision of continued coordination between the applicant and City regarding the project edge and paseo edge matching up adequately.

Motion carried.

Motion by Baswa, second by Purdy, to recommend approval of the Zoning Ordinance Amendment to PRD-74.

Motion carried.

8. Other Business

- a. Recommend Appointment of Chair and Vice-Chair of the Planning Commission
City Planner Hanson presented the item to the Commission.

Community Development Director Kabat explained that on an annual basis, the City Council appoints Chair and Vice-Chair for the Planning Commission. He stated that by practice, they like to take action based on recommendations put forth by the Planning Commission itself. He noted for the last calendar year, Commissioner Brass served as Chair and former Commissioner Lacey served as Vice-Chair.

The Commission discussed various nominations.

Motion by Commissioner Aasen, second by Commissioner Purdy, to recommend to the City Council Appoint Rob Brass to serve as Chair and Todd Urbanski to serve as Vice-Chair.
Motion carried.

9. Receive Other Meeting Minutes

- a. Receive the December 19, 2022 and January 9, 2023 City Council Meeting Minutes
- b. Receive the December 9, 2022 EDA Meeting Minutes

Chair Brass suggested that because there are new faces on the Commission that they each introduce themselves.

The Commissioners introduced themselves and shared information about their background and experience.

10. Adjourn

Motion by Commissioner Aasen, second by Commissioner Olson, to adjourn the meeting at 8:30 pm.
Motion carried.