

**CHASKA PLANNING COMMISSION
MINUTES
MAY 10, 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 Olson, Gaare, Aasen, Baswa, Purdy, Campbell, and Chairperson Brass.

Members absent: Commissioners Kerber and Urbanski.

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

No one appeared under Visitor Presentation.

5. Approve Previous Meeting Minutes

- a. Approve the April 12, 2023 Planning Commission Meeting Minutes

Motion by Commissioner Purdy, second by Commissioner Gaare, to approve the minutes of the April 12, 2023 Planning Commission meeting minutes.

Motion carried.

6. Consent Agenda

Motion by Commissioner Baswa, second by Commissioner Purdy, to approve the Consent Agenda as follows:

- a. Recommend Approval of the Final Plat for Rivertown Heights 2nd Addition/DR Horton/PC #2023-12.

Motion carried.

7. Public Hearing: Approve of the Preliminary Site & building Plan, Preliminary Plat and Zoning Ordinance Amendment (ZOA) for Structures, Inc./Jeremy Banken Here/PC #2023-13

City Planner Hanson presented the item to the Commission and noted that this item, if it moves on, would go before the City Council on May 15, 2023.

Commissioner Olson asked about the staff recommendation not to allow access off of Old Audubon Road and if was being made due to safety or convenience.

City Planner Hanson stated that it was because of an overall site layout efficiency and noted that because that is a local road, the City tries to limit the amount of access points when possible.

Commissioner Olson confirmed that Logan's Auto would have access to old Audubon Road in addition to the shared access drive. He noted that this is a unique plan and was surprised that staff was holding to the point of forcing them to have access off of the shared access since it was not for a safety issue. He stated that he wonders whether this is being driven by previous applications.

Chair Brass stated that using the shared access is something that could be 'recommended'.

City Planner Hanson explained that from staff's standpoint, Arbor Drive was set up to be the access into this development which is why they are recommending that the parking lot also continue off of the shared access as well, the way it was originally intended.

Chair Brass noted that he was personally on the fence with this issue because he understands where the applicant would want the access off of Old Audubon because it would make the site more usable, but also understands the City's position where they would want it to be off of Arbor.

Commissioner Olson asked if the underground stormwater was new with this application.

City Planner Hanson stated that it was not new and was shown with the previous three building plan.

Chairperson Brass opened the public hearing at 7:23 p.m.

Jeremy Banken, Structures, explained that the reason they have placed the parking where they are proposing is because it helped them put more screening in between them and the townhomes and between the building and Old Audubon. He stated that he believes they are the only undeveloped property on Old Audubon so he felt that adding one more access would not really set a precedent nor would it really change the traffic flow in the area. He noted that by leaving the parking lot where it is, they will also have less overall asphalt and hard cover.

Chair Brass asked why they would not just use the shared access.

Mr. Banken explained that this helps them control the vehicular traffic and the truck traffic. He gave a brief overview of their expectations for vehicular and truck traffic movement on the site.

Chair Brass asked what material they were planning to use.

Mr. Banken stated that they are planning to use crushed conbit.

Commissioner Olson stated that by doing the shift that staff has recommended, it also reduces the storage area in the back. He asked what drove the applicant to change from 3 buildings to 2 buildings.

Mr. Banken stated that they spoke with several brokers who told them that outdoor storage was worth more than having the third building. He noted that it came down to bad dirt and trying to economically make it right and explained that they are at the point where they are just trying not to lose any more money on this project.

Chair Brass asked how tall the doors on the building would be.

Mr. Banken stated that they are either 16 or 18 and have 20 feet of clearance on the inside.

Bruce Nord, stated that he lives adjacent to this property. He stated that their neighborhood has been through many iterations of this project and noted that everyone is okay with it because it seems well planned. He explained that their biggest concern is related to light from this project shining into the neighborhood. He stated that they are asking that the lighting be downcast or cast towards the buildings and not the neighborhood. He noted that they are assuming that the hours of operation will be handled like other buildings in the City.

City Planner Hanson noted that there is an ordinance that covers downcast fixtures as well as foot candle limitations. She stated that what the applicant's photometric plan shows meets the City code requirements in terms of adjacency to residential.

Chairperson Brass closed the public hearing at 7:30 p.m.

Chair Brass stated that he thinks this will be a good project for the community but noted that he was a bit wishy-washy with regard to the access issue. He reiterated that he see both sides of the argument.

Commissioner Baswa stated that by having access on Old Audubon Road, it will not increase traffic very much and does not see any safety related reasons for not allowing it, so he agreed with the applicant's opinion.

Commissioner Olson stated that he agreed that this was an issue that was on the fence and if there was some other concern, such as safety, that staff was using to support their reasoning that would trump any other convenience factor.

Commissioner Aasen stated that he also liked the plans presented by the applicant to use Old Audubon because it requires less asphalt which also means less requirements related to stormwater.

Motion by Commissioner Purdy 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 April 27, 2023
 - c. Preliminary Plat (pg C2), submitted by Anderson, dated April 27, 2023
 - d. Easement Dedication Plan (pg C2.1), submitted by Anderson, dated April 27, 2023
 - e. Existing Conditions Survey (pg C3), submitted by Anderson, dated April 27, 2023
 - f. Demolition Plan (pg C4), submitted by Anderson, dated April 27, 2023

- g. Grading & Drainage Plan (pg C5), submitted by Anderson, dated April 27, 2023
- h. Utility Plan (pg C6), submitted by Anderson, dated April 27, 2023
- i. Erosion & Sediment Control Plan (pg C7), submitted by Anderson, dated April 27, 2023
- j. Phase 1 and Phase 2 Construction Plan (pgs C8-C9), submitted by Anderson, dated April 27, 2023
- k. SWPPP (pgs C10-C11), submitted by Anderson, dated April 27, 2023
- l. Civil Site Details (pgs C12-14), submitted by Anderson, dated April 27, 2023
- m. Existing Sanitary & Watermain Profiles (pg C15), submitted by Anderson, dated April 27, 2023
- n. Grading Enlargement Details (pg C16), submitted by Anderson, dated April 27, 2023
- o. Tree Preservation Plan (pg L1), submitted by Anderson, dated April 27, 2023
- p. Planting Plan (pg L2), submitted by Anderson, dated April 27, 2023
- q. Planting Notes & Details (pg L3), submitted by Anderson, dated April 27, 2023
- r. Photometric Plan, submitted by jth Lighting Alliance, dated April 20, 2023
- s. Truck Turning Movement Exhibit (pgs E1-E2), submitted by Anderson, dated March 15, 2023
- t. Fire Truck Turning Movement Exhibit (pgs E5-E6), submitted by Anderson, dated April 24, 2023
- u. Snow Storage Exhibit (pg E3), submitted by Anderson, dated March 15, 2023
- v. Structures Rendering (pg A1), submitted by HTG Architects, dated October 19, 2022
- w. Main Level Floor Plan Building A (pg A2.1), submitted by HTG Architects, dated April 4, 2023
- x. Main Level Floor Plan Building B (pg A2.2), submitted by HTG Architects, dated October 19, 2022
- y. Main Level Floor Plan Building C (pg A2.3), submitted by HTG Architects, dated April 4, 2023
- z. Exterior Elevations Building A (pg A3.1), submitted by HTG Architects, dated April 4, 2023
- aa. Exterior Elevations Building B (pg A3.2), submitted by HTG Architects, dated April 4, 2023
- bb. Exterior Elevations Building C (pg A3.3), submitted by HTG Architects, dated April 4, 2023
- 2. Adherence with the City Engineers Memo dated May 9, 2023.
- 3. Provision that vehicle access on Ravoux Road is prohibited.
- 4. Compliance with section 15.28.120 Building Design/Materials and Site Design for both 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 that all vehicle access come from Arbor Drive, and to be addressed on the plans at final submittal.

13.Provision to meet the understory tree requirements and to be addressed at final submittal.

14.Provision to incorporate decorative fencing with at least 90% opacity as directed in Exhibit A in this report and to be addressed at final submittal.

15.Provision that open storage areas shall comply with building setback requirements and shall not be located forward of the principal buildings as constructed.

16.Provision of a final maintenance agreement for Arbor Drive signed by all applicable parties, to be submitted at final submittal.

17.Provision of cross access easements across all lots and to be executed prior to final plat recording.

18.Provision of a maintenance agreement for the shared accesses, stormwater features, and utilities, and to be provided at final submittal.

Motion failed for lack of a second.

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:

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- x. Main Level Floor Plan Building B (pg A2.2), submitted by HTG Architects, dated October 19, 2022
- y. Main Level Floor Plan Building C (pg A2.3), submitted by HTG Architects, dated April 4, 2023
- z. Exterior Elevations Building A (pg A3.1), submitted by HTG Architects, dated April 4, 2023
- aa. Exterior Elevations Building B (pg A3.2), submitted by HTG Architects, dated April 4, 2023
- bb. Exterior Elevations Building C (pg A3.3), submitted by HTG Architects, dated April 4, 2023

- 2. Adherence with the City Engineers Memo dated May 9, 2023.
- 3. Provision that vehicle access on Ravoux Road is prohibited.
- 4. Compliance with section 15.28.120 Building Design/Materials and Site Design for both buildings.
- 5. Provision that exterior storage will not exceed 8 feet in height or the height of the privacy fence, whichever is less.
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- 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 that all vehicle access come from Arbor Drive, and to be addressed on the plans at final submittal.~~
- 13. Provision to meet the understory tree requirements and to be addressed at final submittal.
- 14. Provision to incorporate decorative fencing with at least 90% opacity as directed in Exhibit A in this report and to be addressed at final submittal.
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- 17. Provision of cross access easements across all lots and to be executed prior to final plat recording.
- 18. 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 Aasen, second by Commissioner Gaare, to recommend approval of the Zoning Ordinance Amendment (ZOA) to PID-9.

Motion carried.

9. Other Business

- a. Receive the April 3, 2023 City Council Meeting Minutes

10. Adjourn

Motion by Commissioner Aasen, second by Commissioner Purdy, to adjourn the meeting at 7:41 pm.

Motion carried.