

**CHASKA PLANNING COMMISSION
MINUTES
JUNE 14, 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, Urbanski, Baswa, Purdy, Kerber, Campbell, and Chairperson Brass.

Members absent: None.

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

3. Adopt the Agenda

Motion by Commissioner Aasen, second by Commissioner Urbanski 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 May 10, 2023 Planning Commission Meeting Minutes

Motion by Commissioner Gaare, second by Commissioner Baswa, to approve the minutes of the May 10, 2023 Planning Commission meeting, as presented.

Motion carried.

6. Consent Agenda

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

- a. Recommend Approval of the Final Site and Building Plan and Final Plat for Chaska Yards/Carver Counter CDA/PC #2023-15

Motion carried.

7. Action Items

- a. Recommend Approval of the Preliminary Site and Building Plan for Crown Extrusions at 4035 Norex Drive/Greystone Construction/PC #2023-14

City Planner Hanson presented the item to the Commission and noted that this item was slated to move on to the City Council on June 26, 2023.

Commissioner Olson about the parking and whether the parking requirements changed from the mid-to-late 1990s when this was built in comparison to the current calculations. He explained that he found it surprising that they were planning to double their parking but only add 3 employees.

City Planner Hanson explained that she did not necessarily think the parking regulations changed because the parking they have today matches up with the regulations from back then. She noted that when they were Pure Humidifier, she does not think their employee count was the same then as it is now either.

Commissioner Olson noted that he was asking because half of this will be warehouse space today and he wondered what requirements or limitations the City will put on their ability to use their facility after they have gone through the planning process. He asked about their ability, for example, to convert half of that space into manufacturing without seeking approval from the City.

City Planner Hanson explained that there is still an approval process that has to take place in that scenario where they would add more impervious surface to the property.

Commissioner Olson explained that he was talking about the 30,000 square foot extension that they are looking to do right now and a scenario where they would just convert that space to manufacturing.

City Planner Hanson explained that this would not be any different than an office building that wants to convert to a different use. She stated that there is a building permit process for something like that which means there is an administrative review even though it would not trigger a site plan process through the Commission.

Commissioner Urbanski asked what Norex manufactures.

Bill Schumer explained that they extrude aluminum at their main facility off of Columbia Court. He explained that this is the second facility where they will fabricate, drill, mill, and cut. He noted that most of this space will be taken up by large CNC machines. He explained that the reason that they can make this work for them despite limited space is because they are running two shifts.

Chair Brass stated that he wanted to share the opinion that, as an industrial broker, he hates to see the angled wall for the two docks on the east side. He asked how long their product is and noted the difficulty in having a long product come off a truck with a fork lift and then have to make that turn. He asked if this design was due to the utility easement.

Mr. Schumer explained that this a big change from what they were originally proposing and noted that the trucks will come in and unload the 20 foot length materials. He stated that they have paced it off and confirmed that this will work without damaging their product. He stated that the only reason for this configuration was the utility easement.

Chair Brass noted that if there is a way for them to avoid the angled wall it will be better for them on the resale value of the building.

Mr. Schumer explained that the only way to avoid it would be to eliminate it which means taking away valuable floor space which they really need.

Motion by Commissioner Urbanski, second by Commissioner Aasen, to recommend approval of the Final Site & Building Plan for a 30,000 square foot warehouse addition at 4035 Norex Drive (PC#2023-14), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Title Sheet (pg C0.0), submitted by Contour Civil Design, dated May 2, 2023
 - b. Certificate of Survey (pg V1.1), submitted by E.G. Rud & Sons, Inc., dated May 2, 2023
 - c. Existing Conditions & Removals Plan (pg C1.1), submitted by Contour Civil Design, dated May 2, 2023
 - d. Site Plan (pg C2.1), submitted by Contour Civil Design, dated May 2, 2023
 - e. Utility Plan (pg C3.1), submitted by Contour Civil Design, dated May 2, 2023
 - f. Grading and Drainage Plan (pg C4.1), submitted by Contour Civil Design, dated May 2, 2023
 - g. Erosion Control Plan Phase I (pg C5.1), submitted by Contour Civil Design, dated May 2, 2023
 - h. Erosion Control Plan Phase II (pg C5.2), submitted by Contour Civil Design, dated May 2, 2023
 - i. SWPPP Narrative (pg C5.3), submitted by Contour Civil Design, dated May 2, 2023
 - j. Details (pgs C6.1-6.4), submitted by Contour Civil Design, dated May 2, 2023 Page 71 of 118
 - k. Overall Landscape & Tree Planting (pg L1.1), submitted by Contour Civil Design, dated May 2, 2023
 - l. Shrub & Perennial Planting Plan (pg L1.2), submitted by Contour Civil Design, dated May 2, 2023
 - m. Tree Removal Plan (pg L1.3), submitted by Contour Civil Design, dated May 2, 2023
 - n. Overlay Plan, submitted by Contour Civil Design, dated May 2, 2023
 - o. Photometric Plan (pgs 1-2), submitted by Rouzer Group, dated May 2, 2023
 - p. Floor Plan (pg A2), submitted by Lampert Architects, dated May 1, 2023
 - q. Building Elevations (pg A3), submitted by Lampert Architects, dated May 1, 2023
2. Adherence with the Engineers Memo dated June 5, 2023.
3. Provision that all mechanical equipment will be fully screened from view.
4. Coordination with the City Engineer for the provision of public utilities to the site.
5. Provision of a storm water management plan meeting City and Carver County WMO standards.
6. Compliance with applicable zoning requirements, in particular Chapter 15.28 (Special Regulations).
7. Provision to submit Utility and Site Plan As-Built prior to issuing a building permit.
8. Provision that the building will be fire sprinkled.
9. Provision to coordinate with the Electric Department on the service needs for the site and building.
10. Provision that wall pack lighting cannot exceed 18 feet in height.
11. Provision that pole mount lighting in eastern parking lot cannot exceed 35 feet in height.
12. Installation of all site lighting at a 0 degree angle with the light source fully concealed.

13. Provision that proof of parking beyond 66 stalls, or any pavement expansions beyond what is shown, is not approved with this site plan, and shall be reviewed for stormwater compliance and approved by City Engineering prior to its installation.

Motion carried.

8. Other Business

9. Receive Other Meeting Minutes

- a. Receive the April 17, May 1, and May 15, 2023 City Council Meeting Minutes
- b. Receive the January 9 and May 1, 2023 EDA Meeting Minutes

Commissioner Urbanski

- Asked for an update on the Highway 41 project.

Community Development Director Kabat stated that it is moving ahead and is running close to schedule. He noticed earlier today that some blacktop had been laid at the intersection of Highway 41 and 61. He stated that the focus so far has been on the ends of the project and not the middle portion. He noted that MnDOT is also doing a resurfacing project starting just north of Pioneer Trail, so there will be two different closures with that and the project near Costco.

10. Adjourn

Motion by Commissioner Olson, second by Commissioner Baswa, to adjourn the meeting at 7:27 pm.

Motion carried.