

**CHASKA PLANNING COMMISSION
MINUTES
JUNE 13, 2018**

1. Call to Order

Chairperson Huang called the meeting to order at 7 pm.

2. Roll Call

Roll call was taken. Members present: Commissioners Bowe, Cross, Dahlke, Kelley, Keyport, Pfeiffer, and Chairperson Huang.

Members absent: None.

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

3. Adopt the Agenda

Motion by Commissioner Keyport, second by Commissioner Dahlke to adopt the agenda subject to the changes.

Motion carried.

Chairperson Huang noted that Action Items E and F have been postponed to the July 18, 2018 meeting.

4. Visitor Presentation

Dan Cruise, 4275 Creek Road, owner DANCO Commercial Painting, invited staff to come to his home office to discuss his daily business operations.

Staff received his information and stated they will be in contact.

5. Minutes

Commissioner Pfeiffer looked to clarify with Commissioner Cross about whether a statement from the May 9, 2018 Planning Commission meeting minutes was correct. Commissioner Cross stated that it was.

Motion by Commissioner Kelley, second by Commissioner Cross to approve the minutes of the May 9, 2018 Planning Commission meeting.

Motion carried.

6. Consent Agenda

Motion by Commissioner Keyport, second by Commissioner Bowe to approve the Consent Agenda as follows:

- a) Adopt Planning Resolution No. 2018-09 Establishing TIF District No. 21 for 650 and 700 Chestnut Street Redevelopment Project in conformance with the 2030 Comprehensive Plan.

Motion carried.

7. Action Items

7.A. Public Hearing: Approve the Preliminary Site & Building Plan, Preliminary Plat and Rezoning for 650, 700 & 710 Chestnut Street North/Alliance Contracting/PC #2018-19

City Planner Hanson presented the item to the Commission.

Commissioner Cross inquired if there was a timeframe for the changes to the access due to what the Department of Transportation (DOT) is planning to do.

City Planner Hanson stated that the DOT has given the applicant the resources and materials they need to meet their access standards and should be addressed in these site plan approvals.

Commissioner Cross looked to clarify if the right-of-way will enlarge.

Staff stated that the right-of-way will not enlarge.

Commissioner Cross inquired if it made a difference to the developer that there will be a median and it will be right-in and right-out.

City Planner Hanson stated that she cannot speak for the developer but that it would likely change things.

Community Development Director Ringwald replied to Commissioner Cross and stated that the developer is aware of the changes on the highway.

Commissioner Keyport inquired if the left-turn will be allowed at Walnut.

Community Development Director Ringwald responded that it would. He explained there would be a left-turn there, at HWY 41, and CR 61, but not at the Walgreens common access.

Matt Borowy, Bright Pixel Design, stated that he was pleased with the way they were able to adapt the Dunkin Donuts look. Mr. Borowy explained that the developer has known that it will be right-in and right-out and feels the vehicular traffic around the site works well and will not affect their business.

Commissioner Cross inquired if the bike rack is removed due to the added patio area.

Mr. Borowy stated there are two locations for bike racks: the south area adjacent to the patio, and the north area in between Buildings 1 and 2.

Commissioner Cross inquired if there is a convenient access to the patio from Dunkin Donuts.

Mr. Borowy stated that employees have a convenient access and that customers would exit the main doors and walk around the side of the building.

Commissioner Kelley expressed his concern with the flow of the traffic coming through the drive-thru and inquired what has been done with the flow of traffic exiting the drive-thru. He stated he can see long term issues there.

Mr. Borowy explained they looked at that and moved the building eight feet east from the original plan and that opened up the visibility for pedestrians and customers exiting the building. He stated that to err on the side of simplicity they decided not to add another drive lane but put the flow back out into the shared drive.

Commissioner Kelley stated that he is having an issue with people potentially backing up and running into a person not paying attention.

Commissioner Bowe asked Mr. Borowy to discuss the size of Buildings 1 and 2 and potential uses/tenants for those buildings.

Mr. Borowy responded that the developer has partnered with a real estate manager that has brought in national tenants in other areas in Minnesota. Mr. Borowy stated that the building on the north end is stand-alone and about 1500 square feet, and that the other three are split into usable sizes that offer great flexibility in tenant needs. He also explained that a tenant could easily use two out of the three spaces as well.

Commissioner Bowe looked to clarify that Building 1 is 1500 square feet.

Mr. Borowy confirmed that it was just under 1500 square feet.

Commissioner Bowe inquired if the developer is hoping for retailers and restaurants.

Mr. Borowy stated that there is only parking for one restaurant which Dunkin Donut has taken. He suspected it would likely be two retail tenants and two service tenants.

Commissioner Bowe commented that she was pleased to hear there would not be another restaurant coming in as parking did look tight.

Commissioner Cross inquired what the back of Building 2 would look like to the residents in the apartment building behind.

Mr. Borowy stated that it is single-story and about twenty feet away from the building, which is ten feet further than how the current building sits. He explained that there are three landscape beds planned for that space. The area is designed for emergency exit and would likely not be used by the public beyond the CDA. He explained that the developer focused more outdoor amenities and larger sidewalks on the eastern side of the building.

Chairperson Huang inquired how residents would enter.

Mr. Borowy stated that they would enter much as they do now. He stated that the backside of the building is siding rather than the brick that exists now, so it has a more residential look.

Chairperson Huang clarified his understanding of resident parking and parking for guests or customers.

Chairperson Huang inquired about parking if in ten years another small restaurant wanted to move in to this building.

City Planner Hanson stated the rezoning will be very specific for how the site is laid out now.

Commissioner Bowe inquired if staff were concerned with traffic at Fireman's Park parking in this lot and walking across the street and how parking would be protected for the retailers at this site.

City Planner Hanson stated that unless they put up private signage for customer parking, the City cannot control where people park.

Chairperson Huang commented that pedestrians can be encouraged to use the crosswalk that goes across HWY 41 but where they cross cannot be controlled.

Commissioner Bowe commented that overflow traffic from Fireman's Park using this parking is something for the developer to consider.

Community Development Director Ringwald stated that east of there with the Cooper site and redevelopment the City is adding a public parking component that would allow parking on that side. People could access Fireman's with a HAWK signal where Walnut Street comes out there. He stated it would allow safe crossing but that people might not utilize it.

Commissioner Cross inquired if demolition of the current site is a separate application.

Staff stated that it was.

Commissioner Kelley commented that the applicant has done a great job but that he still has concerns about the drive-thru. He stated that he would like the applicant to reconsider lopping that back out to the same side.

Commissioner Pfeiffer inquired if signage would help alleviate the concern.

Commissioner Kelley stated that it would have to be a stop sign located where the drive-thru exits into the parking lot, but that it is hard to control someone rolling through a stop sign. He also mentioned the added concern of vehicles in the parking lot backing up and traffic coming from several directions. He stated that they did a great job with the buildings and layout, but reiterated concern with the drive-thru.

Commissioner Keyport commented that overall, he likes the project and that it is an improvement to downtown and they made a good use of space.

Commissioner Pfeiffer pointed out that they have done a good job improving the sight lines of everybody there. She agreed that the site is tight, but that they have done a good job.

Commissioner Bowe mentioned that it is a huge improvement over what is there and that she is happy to see it.

Commissioner Dahlke stated that he likes the patio space they added and that it is good use of a tight space.

Chairperson Huang commented that overall, the buildings look really nice and that it will be a great improvement over what is currently there. He stated that he is not really as concerned with the drive-thru there and that the patio is a nice addition in the back, as well as the bike racks and the consistency of the monument sign.

Community Development Director Ringwald pointed out there was a glitch in the OnBase Agenda system and that Items 7 A, B, and C on the agenda are public hearings.

Chairperson Huang opened the public hearing at 7:38 pm.

Rob McKenna, 10970 Von Herten Circle, stated that he has been hit by a car while on his bike in Chaska and that the location of this site is near a Minnesota State Trail with a fair amount of cyclist traffic. He stated that he has a concern over the amount of traffic that will be coming through here. Mr. McKenna stated that he did not a specific recommendation, but just wanted to be sure this was potential issue was considered early.

Chairperson Huang closed the public hearing at 7:39 pm.

Motion by Commissioner Pfeiffer, second by Commissioner Keyport to recommend to the City Council approval of Preliminary Site & Building Plan and Preliminary Plat for 650, 700, and 710 Chestnut Street North (PC #2018-19), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative, submitted by Matt Borowy, dated May 30, 2018.
 - b. Certificate of Survey, submitted by Trosen Land Surveying, dated April 14, 2018
 - c. Site Demo Plan (C1), submitted by LTN Engineering, dated May 29, 2018
 - d. Civil Site Plan (C2), submitted by LTN Engineering, dated May 29, 2018
 - e. Grading/Paving & Drainage Plan (C3), submitted by LTN Engineering, dated May 29, 2018
 - f. Utilities & Piping Demolition Plan (C4), submitted by LTN Engineering, dated May 29, 2018
 - g. Utilities & Piping Plan Exist. Fire Hydrant Plan(s) (C5), submitted by LTN Engineering, dated May 29, 2018
 - h. SWPPP/Erosion Control Plan & Details (C6), submitted by LTN Engineering, dated May 29, 2018
 - i. Photometric Site Plan (E6-10), submitted by ISG, dated May 29, 2018
 - j. Sheet A1, submitted by RDS Architects, dated April 27, 201
 - k. Sheet A2, submitted by RDS Architects, dated May 16, 2018
 - l. Floor Plan, Notes & Partition Type (A1.0), submitted by Bright Pixel Design, undated
 - m. Exterior Elevation & Details (A5.0), submitted by Bright Pixel Design, undated
 - n. Exterior Elevation & Details (A5.1), submitted by Bright Pixel Design, undated

- o. Sheet A0, submitted by Bright Pixel Design, dated April 27, 2018
 - p. Landscape & Site Signage Plan (L1.1), submitted by Bright Pixel Design, dated March 13, 2018
 - q. Typical Landscape Details & Specifications (L1.2), submitted by Bright Pixel Design, dated March 13, 2018
 - r. Typical Irrigation Details (L1.3), submitted by Bright Pixel Design, dated March 13, 2018
 - s. Siteline Studies (SL1.1), submitted by Bright Pixel Design, dated March 13, 2018
 - t. Siteline Studies (SL1.2), submitted by Bright Pixel Design, dated March 13, 2018
 - u. Preliminary Plat, submitted by Trosen Land Surveying, LLC, dated June 7, 2018
2. Compliance with section 9.11 Building Design/Materials and Site Design.
 3. Provision to design the buildings to tie in with historic downtown Chaska.
 4. Provision of curb and gutter to be provided in parking lot design.
 5. Provision of sidewalk to be at least 8 feet wide and to be located in between the boulevard and parking lot.
 6. Provision of a decorative fence to be incorporated on the northerly building area and a detail to be included in the final submittal.
 7. Decorative fence by northerly building to be painted to match Walgreens fence.
 8. Provision that signs will meet Section 10 of the zoning ordinance.
 9. Provision that the Chaska brick blend is reviewed and approved by Planning staff prior to application.
 10. Provision of modular face brick is used for all brick applications in order to be classified as a Class I material.
 11. Building fire suppression system to be implemented if required by Fire Department.
 12. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
 13. Provision that an access permit is obtained from MN DOT.
 14. Adherence with MN Dot's memo dated June 6, 2018.
 15. Provision of 3 understory trees are added to the landscape plan at final submittal.
 16. Compliance with the Engineers Memo dated June 6, 2018

Motion by Commissioner Kelley to amend the motion to look at rerouting the flow of the drive-thru failed for lack of a second.

The Commission voted on the original motion. Motion carried 6/1. (Kelley)

Motion by Commissioner Keyport, second by Commissioner Dahlke to recommend to the City Council approval of the Rezoning for 650, 700 and 710 Chestnut Street North from General Commerce (C-2) and Planned Multi Use District (PMD-10) to Planned Commercial District (PCD-19).

Motion carried.

7.B. Public Hearing: Approve the Preliminary Site & Building Plan, Preliminary Plat and Rezoning for Formacoat/Mark Gross/PC #2018-18

City Planner Hanson presented the item to the Commission.

Commissioner Cross inquired if the applicant had seen the alternative building placement suggested by the County.

City Planner Hanson stated that staff had forwarded that County memo on to the applicant. She clarified that the County is not telling the applicant to move the building but just noting where the accesses can be located.

Commissioner Cross inquired why the applicant is proposing to remove 14 evergreens from the lot line on the west side.

City Planner Hanson stated that the applicant could come up and address that but that to staff's understanding those are going to remain in place.

Commissioner Keyport inquired if the center median being added by MNDOT and the County on County Road 61 extends through this area.

City Planner Hanson stated it does not.

Commissioner Keyport then clarified that this site will have left-in access.

A staff member commented off-mic.

Commissioner Keyport looked to clarify that the user in the middle of the property have access from the fire lane side as well and there would be an easement to get to all three operators from the fire lane.

City Planner Hanson confirmed that this was so.

Mark Gross, owner of Formacoat, and Bruce Haverly, consulting engineer and contractor, introduced themselves to the Commissioners. Mr. Haverly stated that they worked with staff in situating the building on the site and in regards to utilizing storm water on the property. He stated that parking needs will not be as heavy with this site, but that there is plenty of space should that use increase. Mr. Harrell mentioned that they feel they are using the site very efficiently but depending on what the County says, they may need to move that access a bit. He commented that the look of the building will improve the whole drive along that area.

Mr. Gross stated he was pleased with the way the building will look.

Commissioner Pfeiffer inquired what kinds of new opportunities might be available to Chaska residents in terms of jobs with this company.

Mr. Gross stated that Formacoat is a manufacture company that puts coating onto medical devices. He stated that there is a good amount of hand-work, engineering, maintenance, electronics, and administrative work. He explained that this company is an extension of some of his former work at other businesses in the area. He stated that his lowest paying job is \$13.00 per hour for his 72-year-old janitor, and most of the manufacture jobs are in the \$18-\$20 per hour plus benefits. He explained that the development agreement for this property stated 15

full-time positions in roughly two years, which is in addition to the ten full time positions he has currently.

Chairperson Huang referred to Commissioner Cross's inquiry regarding the trees along the west lot line.

Mr. Haverly stated that they are planning on only removing a few for a driveway connection.

Community Development Director Ringwald stated that it says there are 14 existing Black Hills and Green Spruce but that three will be removed, not 14.

Commissioner Cross looked to clarify that Formacoat is considered a clean industry and what their workers on the floor wear.

Mr. Gross stated that they wear hair nets, beard nets, and clean room lab coats, and booties.

Commissioner Cross also inquired if the coating they apply is a liquid.

Mr. Gross confirmed that there are liquids involved.

Commissioner Cross then inquired if there is any concern for needing emergency eye wash stations.

Mr. Gross stated that they haven't reached that level of detail for the interior of the building at this point, but that at his current 10,000 square foot building they have two eye wash stations.

Commissioner Cross inquired if they produce hazardous waste.

Mr. Gross stated that they have hazardous waste that is put into a 55-gallon drum that gets emptied on a yearly basis.

Commissioner Cross asked Mr. Gross if clients go to them, or if they usually go to clients.

Mr. Gross stated that most of the things that occur in this business are received through packages from UPS or Fed-Ex, and customers come rarely, once-a-year or so.

Commissioner Cross referred to the glass windows and inquired if they will be coated or if storage containers or the like could be seen from the outside.

Mr. Haverly stated that the windows will be tinted with a solar coating to give more energy efficiency and you will not be able to see inside.

Commissioner Kelley inquired if the deliveries coming in are mostly the packages Mr. Gross referred to and not chemical trucks.

Mr. Gross stated the majority are the packages and that the biggest volume coating is a purchase of about 20 liters per week.

Chairperson Huang opened the public hearing at 8:04 pm.

Daniel Lee, 3230 Julian Drive, owns the property to the east and stated he welcomes any redevelopment of that site but stated concern that the fire lane is the only access to his site. He looked to clarify the type of trucks making deliveries to the proposed site.

Mr. Gross stated that they do have semi-trucks come about once per week for pick-ups, and one semi-truck every six weeks for deliveries.

Rob McKenna, 10970 Von Herten Circle, re-approached the podium and inquired if there will be any noises or smells coming from the proposed building.

Mr. Gross stated that it is a clean industry, and that there will be solvent-type smells on occasion at really small volume which have not been an issue so far with any of their current neighbors.

Mr. McKenna inquired if the current location is in a residential area.

Mr. Gross stated that there are just businesses around it but that there have never been any issues with the neighbors or OSHA when they come in.

Mr. McKenna asked Mr. Gross if he could compare the smells released during a venting to anything as far as strength or similarity of smell.

Mr. Gross stated it is a mild solvent smell.

Chairperson Huang closed the public hearing at 8:09 pm.

Commissioner Dahlke expressed his enthusiasm for this company coming to Chaska and that they are obviously building for expansion and this is perfect for redevelopment there.

Commissioner Keyport commented that this site was guided in the downtown Chaska master plan for jobs. He stated this is a great fulfillment of that objective and he is happy to see it. He also mentioned he loves the windows and it will look great along that roadway.

Commissioner Bowe echoed Commissioner Keyport's enthusiasm for the look of the windows and stated she is excited about the jobs.

A member of the Commission inquired what is happening with the slab that is currently on site.

Staff responded that it is going to be removed.

Commissioner Cross stated that she has hopes they do not find anything nasty under the slab as a previous use of the building was a boat facility.

Commissioner Bowe inquired if they have done a Phase 1.

Mr. Gross stated they have done Phase 1 core drillings and locations and nothing problematic was found.

Chairperson Huang thanked Mr. Gross for bringing his business to Chaska and reinvesting in his own hometown. He stated he is pleased with the look of the building and thinks this is a great example where the commercial building standards established a few years ago have come into play.

Mr. Gross stated that the code dictated much of the look, and he is very pleased with how it will turn out.

Motion by Commissioner Cross, second by Commissioner Keyport to recommend to the City Council approval of the Preliminary Site/Building Plans and Preliminary Plat for Phase II of the Chaska Building Center (Formacoat), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative, submitted by Formacoat, dated June 6, 2018.
 - b. Proposed Site Plan (A1.1), submitted by Rosa Architectural Group, Inc., dated May 24, 2018
 - c. Truck Turning Movement Site Plan (A1.2), submitted by Rosa Architectural Group, Inc., dated May 24, 2018
 - d. Proposed Main Level Floor Plan (A2.1), submitted by Rosa Architectural Group, Inc., dated May 24, 2018
 - e. Proposed Second Level Floor Plan (A2.2), submitted by Rosa Architectural Group, Inc., dated May 24, 2018
 - f. Proposed Building Elevations w/ Notes (A3.1), submitted by Rosa Architectural Group, Inc., dated May 24, 2018
 - g. Proposed Landscape Plan (L1.1), submitted by Rosa Architectural Group, Inc., dated May 24, 2018
 - h. Photometric Exhibit
 - i. Grading, Drainage, Erosion Control & Utility Plan (C1), submitted by Rehder & Associates, Inc., dated May 23, 2018
 - j. Details & Specifications (C2), submitted by Rehder & Associates, Inc., dated May 23, 2018
 - k. Boundary and Topographic Survey, submitted by Rehder & Associates, Inc.
 - l. Preliminary Plat, submitted by Rehder & Associates, Inc.
 - m. Sanitary Sewer Connection Exhibit
 - n. Building Renderings (pgs 1-3)
2. Provision/modification of any drainage and utility easements as required by the City Engineer in the course of his review.
3. Provision of easements for the private drives (vehicular cross access easements) and utilities (utility easements) that services these lots, to be recorded with the plat.
4. Coordination with the City Engineer with regard to utilities, grading and drainage.
5. Installation of all site lighting at a 0-degree angle with the light source fully concealed.
6. Provision of a material board to be submitted at time of Final Submittal.
7. Utilization of modular face brick as a Class I material.
8. No exterior storage will be permitted.

9. Approval by Carver County for: the access plan to CSAH 61 and Right of Way requirements for CSAH 61 prior to recording of the Final Plat.
10. Provision of the required 50 feet setback from the edge of the top of the creek bank to all buildings and impervious surfaces.
11. Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.
12. Provision to submit Utility and Site Plan As-Built prior to issuing a building permit.
13. Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.
14. Provision of a storm water management plan meeting City and Carver County WMO standards.
15. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
16. Provision that all mechanical equipment will be fully screened from view.
17. Compliance with section 9.11 Building Design/Materials and Site Design.
18. Adherence with the Engineers Memo dated June 6, 2018.
19. Provision to show 15 additional proof of parking stalls on the south edge of the site to be shown during the final submittal.
20. Provision to revise landscape plan to include 8 more overstory trees and to be submitted at time of final submittal.
21. Provision that the landscape plan shows proof of parking planting islands with trees and shrubs to be installed at time of construction.
22. Provision that a planting island is added on the northwest corner parking area as it connects to the Klingelhutz site, and to be shown on the site and landscape plan at time of final submittal.
23. Provision that pole lights be used to light the parking lot.
24. Coordination with Electric Department on service locations.
25. Elimination of un-used driveway accesses on Chaska Boulevard prior to issuance of a Building Permit.
26. Coordination with the Engineering Department and EDA for a site demolition plan and schedule.
27. Final Plat to list City of Chaska as a part of the plat.
28. Provision of a private utility easement over the sanitary sewer connection.
29. Compliance with the County Memo dated June 8, 2018.
30. Provision to provide accesses into the site consistent with Carver County's guidance and requirements.

Motion carried.

Motion by Commissioner Keyport, second by Commissioner Bowe to recommend to the City Council approval of the Rezoning from Planned Multi-Use District (PMD-04) to Planned Multi-Use District (PMD-21).

Motion carried.

7.C. Public Hearing: Approve Preliminary Plat and Rezoning for Harvest West/Traditions Development/PC #2018-20

City Planner Hanson presented the item to the Commission.

Commissioner Cross inquired if the screening from Savanna Way is actually going to be on the lots and not separate.

City Planner Hanson stated that a portion will be on private property and a portion will be on common ground.

Commissioner Cross inquired if the house off of County Road 44 is going to be demolished.

City Planner Hanson confirmed that it would be removed.

Commissioner Kelley inquired where Savanna Way connects up with Engler Boulevard.

City Engineer Clark stated Savanna Way will connect up to Creek Road and then move westerly under Highway 212, and then move northerly to connect up to Engler Boulevard.

Commissioner Kelley confirmed that it would go all the way through.

Chairperson Huang commented that it goes all the way through the Hy-Vee site.

Commissioner Kelley stated that it looks like it will get really busy with a lot of housing there.

Commissioner Bowe inquired if there was any update on the trail along County Road 44.

City Planner Hanson stated there is an improvement plan for County Road 44.

City Engineer Clark stated there will be an open house for this on June 20, 2018 and that as a part of the interchange project includes upgrades to County Road 44 and will incorporate a trail on the north side, and a sidewalk on the south side.

Chairperson Huang inquired how many lanes County Road 44 will be when completed.

City Engineer Clark stated it will be a three-lane section with a dedicated left and right turn lanes and the intersection at County Road 44 and Savanna Way is designated to be a round-about.

Chairperson Huang inquired where and when the open house for this project will be.

City Engineer Clark stated it will be at 5:30 pm on June 20, 2018 at the Event Center.

Pat Wrase with Tradition Development introduced himself to the Commission and thanked Staff for helping to refine the design over the last several months. He stated that the pending interchange project presents some challenges but also presents opportunities for the site. He thanked Alliant Engineering for their work with the project and that he is pleased with what will be preserved. Mr. Wrase explained that the key features with their development are their cottage-style detached homes and explained that with the change in builder, these will for the most part be 3-car garage units.

Commissioner Cross inquired if there will be any one-level homes in this development.

Mr. Wrase inquired if Commissioner Cross was referring to basement-free homes.

Commissioner Cross stated that basements are pretty much mandatory in Minnesota but with one level, elderly people do not need to go to the basement.

Mr. Wrase explained that the cottage units are one-level if you do not include the basement. So far there are no slab-type products planned.

Commissioner Cross stated that they were hoping not to see stacked units with stairs.

Commissioner Keyport asked what proportion of the units will be side-load versus the front-load.

Mr. Wrase stated that of the 49 units, 20 are side-load.

Commissioner Cross inquired if the cottage units are 20 feet long.

Mr. Wrase referred to Dave Nash with Alliant Engineering for the exact dimension. Mr. Nash stated that their requirements are a 23-foot setback from the right-of-way line plus the boulevard distance.

Commissioner Cross stated that in some newer developments, SUVs parked in the driveways hang over the sidewalks and mentioned that is a concern for her. She also asked if this will be an association.

Mr. Wrase stated that there will be an association for the entire site and the cottage homes will have an enhanced association.

Chairperson Huang looked to clarify that the cottage homes are effectively detached townhomes.

Mr. Wrase confirmed that they were.

Chairperson Huang opened the public hearing at 8:42 pm.

Karl Taylor, 4180 Big Woods Boulevard, explained that their property is one of the connecting properties that is located on the southwest corner. Mr. Taylor stated that they purchased the larger property to the southwest and sectioned off the old farmhouse parcel and built their residence. He stated that workers came in to dig off the topsoil at the property that abuts his and where his drain field is shared. He explained that they ruptured drain tile which caused his pasture area to flood out. Mr. Taylor stated that his experience working with Traditions to resolve this issue was not fruitful. He then contacted City Engineer Clark but stated he did not get any movement or potential fixes. Mr. Taylor explained that as he looked into the proposed development, he noticed that they used the wetland delineation and set the delineation according to the area that had flooded on his property due to the ruptured drain tile. He

pointed out that since the drain tile was installed in the late 1950s, there has never been standing water in that area. He expressed his frustration that for three years no one has been able to help resolve this flooding, and also explained he has hopes that Traditions will work to reevaluate the delineation markers that are there now for that wetland. He explained that another contention of his were the assessments put on his property for the road coming in to Savanna Way and the loss of 55 feet of his front yard to accommodate the boulevard coming in. Mr. Taylor also expressed frustration at how all these changes have affected his property value and he feels held hostage in this situation. He recommended slowing the process down and reworking the plan to be more amenable to all parties involved.

Commissioner Keyport commented that the issue with the wetland delineation may not be the purview of the Commission, but that he noticed that a condition of approval with this project is further study of the wetland. He stated that was one set of issues, and the issues related to the loss of front yard to the roundabout may not be for the Commission.

Mr. Taylor stated that the way the plan is drawn is something that maybe could use some reworking. He stated that unless he gets his neighbor to agree to develop, he is landlocked without any options. He explained that his neighbor runs a contracting yard out of that property and does not live there so likely has no intentions of moving. He stated that there can be some consideration given as to as drawn and what is going on here and the ability to make good with any of it.

Chairperson Huang clarified that the issues are the ruptured drain tile that flooded his property and resulted in an enlarged wetland delineation and lower property values for his home, the assessments for listing his property from the development of County Road 44 hitting him for almost as much as his property is worth, the loss of his front yard to the coming roundabout causing loss of developable property, and all this contributes to the fact that it means less land to potentially market or sell back to anybody and leaves Mr. Taylor feeling as he has no options. Chairperson Huang also looked to clarify that the contention is that Traditions ruptured the drain tile on the neighboring property that they had rights to which created this problem.

Mr. Taylor expressed frustration that Traditions did not pull any permit to mine the topsoil on the neighboring property; he explained they had their original construction Stormwater Pollution Prevention Plan (SWPPP) in place for the original development, but that the mining of the topsoil took place more than a quarter of a mile away from this project and would have required a separate SWPPP or some type of erosion control.

Chairperson Huang stated that the items the Commission might be able to peripherally address is the wetland size, but that the easements and assessments are a County issue. He explained that the three options are that the Commission votes yes to recommend this item and it moves to the City Council, vote no on the item which still goes to Council saying the Commission rejects a recommendation, or they could hold the process and say Traditions needs to go back and figure this out. He stated he would like Mr. Wrase to be given the opportunity to address this.

Mr. Wrase stated that he is rather new to Traditions and so was not there for the initial discussions of the ruptured drain tile. He explained that he spoke with some of his colleagues

about it and from what he understands, it has been repaired and is functioning now. He mentioned that he spoke with Mr. Taylor and he indicated it is working but that it may be controlling the drainage at somewhat of a higher level. Mr. Wrase went on to explain that he understands the concern with the wetland and discussed this with their consultant Kjolhaug Environmental Services and will conduct an enhanced study there and received similar direction from the City's wetland consultant. He explained they are taking steps to look at that in more detail and added that Traditions Development does not determine where the edge of the wetland is but that they rely on wetland experts to delineate the edge of the wetland. He reiterated that they are taking steps to see this through and they will address this issue prior to coming before the City Council. He also reported that the analysis they made on Mr. Taylor's land and the neighboring parcel with a functioning business showed that the value exceeds what they can pay for the land and still have an economically viable property. Mr. Wrase explained that they did provide potential future access from the north through the stub street, which will be paid for solely by Traditions. He commented that the way the parcels were subdivided from the original has made pursuing acquisition of them a difficulty due to lot setback and size requirements.

Chairperson Huang closed the public hearing at 9:12 pm.

Commissioner Keyport inquired about the condition that was added was relative to further assessment and subject to City approval.

City Engineer Clark explained that there is a process that the City is going through to make sure the process that what it is that is being delineated for the parcel that is proposed to be developed is shown correctly. He explained that what may or may not exist on the adjoining property would have to be determined at a later date.

Chairperson Huang inquired how Mr. Taylor and his family would be able to access the property once County Road 44 develops the roundabouts and the roadways.

City Engineer Clark stated that because of the proximity of the driveway in relationship to the neighboring collector road there are some safety issues, and regardless of what the City would build for an intersection, the driveway is too close from a speed and overall design perspective.

Chairperson Huang looked to clarify that the existing driveway would have to be decommissioned and then it would be a right-in, right-out.

City Engineer Clark confirmed this was so and stated that the driveway is several hundred feet west of the roundabout.

Chairperson Huang commented that it would then no longer be safe for Mr. Taylor and his family to use a full access or a left-out. He looked to clarify that the other alternative would be to use the roadway internally going back from the stub road once it is complete, which means Mr. Taylor would have to wind back around his property.

Commissioner Keyport commented that those issues are a function of the development of that roadway and not the development of this project and this is therefore out of the purview of tonight's meeting.

Chairperson Huang clarified that the context of tonight's meeting is focused on whether or not Traditions as a preliminary plat and zoning can move forward based on the fact that they have demonstrated that they meet the planned usage of the land and that is consistent with other planning that has been approved to date. He explained the Commission can make conditions against concerns and expressed hope that Traditions would step forward to help out in some way regarding the wetland issue.

Commissioner Bowe commented that they have already taken an important step in hiring a wetland consultant.

Commissioner Pfeiffer stated that she was unclear on the \$24,000 the Taylors paid and who it was paid to.

Staff explained that it was for County assessments and is out of context for tonight's meeting.

Commissioner Keyport stated that the project itself is fairly dense but is consistent with the plan, that he likes the variation and articulation of the design elements, and on the whole, he supports it.

Commissioner Kelley stated that it sounds like both parties want a remedy and to come up with a solution, and that by approving this to move forward he does not want to hinder the discussion taking place and suggested both parties get together and work with the City to see if there is a way to get around this.

Chairperson Huang inquired if both parties were willing to do that.

Mr. Taylor stated that he and his wife are reasonable people, but that being asked to forfeit half the value of their property seems a bit unreasonable. He stated that it may be difficult to attribute it to one of these elements in particular, but he feels no one is looking out for them. He stated that he thinks the proposed plan is gorgeous and that it is good to add new members to the City, but that they are the cost at which this is done.

Bonnie Taylor, 4180 Big Woods Boulevard, stated that having only one access prevents them from being able to sell off portions of their back property.

Commissioner Keyport stated that he sees their point and sympathizes with them but that it is out of the scope of what the Commission is able to address tonight. He explained they will need to address those issues with the City and the County.

Chairperson Huang pointed out that they are a recommendations Commission and the elected officials at the City are the ones to share their dilemma with as they have more tools at their disposal to be able to help. He then reiterated that the focus of the meeting tonight is to determine whether this project can and should go forward if it meets the necessary criteria.

Commissioner Kelley stated that it would behoove all parties involved to go through a transition or a period just trying to figure out what they can do working together.

Chairperson Huang commented that there is a consensus among the Commission to have Mr. Wrase, Mr. Taylor, and the City meet at some point after this meeting.

Commissioner Dahlke pointed out that one of the provisions in the project is to study the wetland issue again which if the Commission makes the recommendation that is on the table.

Chairperson Huang inquired what the Commission feels is missing on the table.

Commissioner Keyport stated that the issues he is hearing are not specifically relevant to this project so he does not see any other conditions that would fall out of that.

Commissioner Bowe agreed and stated that she is happy to see single-level living, the park is great, and she does not really have any issues.

Motion by Commissioner Keyport, second by Commissioner Bowe to recommend to the City Council approval of The Harvest West Preliminary Plat for a 129-lot subdivision on 57 acres of land in the SW Chaska Growth Area, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-6), prepared by Tradition Development, dated April 30, 2018
 - b. Cover Sheet, submitted by Alliant Engineering, dated May 1, 2018
 - c. Existing Conditions Survey (pgs 1-2), submitted by Alliant Engineering, dated May 2, 2018
 - d. Tree Preservation Plan, submitted by Alliant Engineering, dated May 1, 2018
 - e. Preliminary Plat (pgs 1-4), submitted by Alliant Engineering, dated May 1, 2018
 - f. Site Plan (pgs 1-4), submitted by Alliant Engineering, dated May 1, 2018
 - g. Erosion and Sediment Control Plan (pgs 1-4), submitted by Alliant Engineering, dated May 1, 2018.
 - h. Grading Plan (pgs 1-4), submitted by Alliant Engineering, dated May 1, 2018
 - i. Grading Profiles, submitted by Alliant Engineering, dated May 1, 2018
 - j. Storm Sewer Plans (pgs 1-5), submitted by Alliant Engineering, dated May 1, 2018
 - k. Sanitary and Watermain Plan (pgs 1-4), submitted by Alliant Engineering, dated May 1, 2018
 - l. Utility Schedules, submitted by Alliant Engineering, dated May 1, 2018
 - m. Landscape Plan (pgs 1-5), submitted by Alliant Engineering, dated May 1, 2018
 - n. Harvest West Section Views Exhibit (pgs 1-2), submitted by Alliant Engineering, dated May 30, 2018
 - o. Harvest West Setback Exhibit (pgs 1-2), submitted by Alliant Engineering, dated May 30, 2018
 - p. Harvest West Phasing Plan, submitted by Alliant Engineering, dated May 30,

2018

- q. Vista View Drive Entrance (pgs 1-5), submitted by Alliant Engineering, dated May 9, 2018
- 2. Adherence with the City Engineer's Memo dated June 6, 2018.
- 3. Adherence with the Park & Recreation Director's Memo, dated June 7, 2018.
- 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 adequate screening and landscaping along edges abutting County Road 44, Savanna Way and Highway 212 to be addressed at Final submittal.
- 7. Provision of sidewalks on both sides of all local streets.
- 8. 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)
- 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. Preservation of the wooded steep slopes, including 30-foot buffer and a 50foot setback from that wooded steep slope.
- 11. Provision of a pedestrian connection at the east development entry for the full extent of Vista View Drive to connect into the public park.
- 12. 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.
- 13. 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.
- 14. Provision that adequate screening is provided along the edges of Highway 212 via berming, landscaping, and a perhaps a noise wall.
- 15. Provision of a safe pedestrian connection at Vista View Drive and Savanna Way for pedestrians to safely cross and gain access into the public park from neighboring areas, as determined by the Engineering and Public Works departments.
- 16. Provision of photo simulations showing the viewsheds from Edgewood Drive looking east into the Public Park to be submitted at final submittal.
- 17. Provision of a storm water management plan meeting City and Carver County WMO standards.

18. Provision that the City watermain line and its private easement on the west edge of the property is delineated and shown on the civil plans at time of final submittal.
19. Provision to continue working with the Parks and Recreation Director on the program necessities of the public park.
20. Provision that parkland credit will not be given for the stormwater pond, wooded steep slopes, and wetland areas.
21. Provision that an access easement is granted to the City on the northern turnaround off of Edgewood Drive, to be recorded with the Final Plat.
22. Provision of a visual simulation of the western park entrance during final submittal.
23. Adherence with Section 9.28 Anti-Monotony and Design Requirements in the Zoning Ordinance for both the cottage and village lots.
24. Provision of the regional trail on the north side of Co Rd 44 be shown on all plans during the final submittal.
25. Provision to determine the amount of usable space being donated as parkland credit for staff to determine if there is additional parkland credit required and to be determined prior to approving the final plat.
26. Provision of a noise study to be completed for the development and to be submitted prior to Council approval.
27. Provision to adhere to MN Dot's memo (pgs 1-7) dated June 6, 2018.
28. Coordination with MN DOT on noise wall analysis.
29. Provision to dedicate right of way (ROW) for County Road 44 consistent with CSAH 44 corridor design.
30. Provision of wetland mitigation to be coordinated with the City Engineer.
31. Provision of review and approval of street names prior to recording of final plat.
32. Provision of a more detailed study of wetland 2 to be completed and accepted by the City Engineer prior to final plat approval.

Commissioner Pfeiffer inquired if condition 32 is worded in a way that will ensure the study of the wetland will assess the issues brought up by Mr. Taylor.

Motion by Chairperson Huang, second by Commissioner Pfeiffer, to amend the motion to revise condition 32 as follows:

32. Provision of a more detailed study of adjacent parcels and historic condition of the wetlands to be completed and accepted by the City Engineer prior to final plat approval.

Commissioner Keyport pointed out that City Engineer Clark stated that the only review he can do at this point is relative to the wetlands that are in the perimeter of the project and the issue is outside of the perimeter of the project and therefore not something the Commission can put a condition on.

Chairperson Huang stated that while the wetland is on both properties, they will not stop at the border of the project property but will need to assess the entire wetland and look at a historic review of the wetland based on the drain tile damage.

Commissioner Pfeiffer inquired if there would be an issue to put a historical review of the wetland as a condition.

City Engineer Clark stated that this would not be an issue and it can be included.

Chairperson Huang stated City Engineer Clark has indicated there could be a recommendation from this group that the review or analysis includes the adjoining parcel of the wetlands from a historic perspective.

Amendment Carried.

Motion by Commissioner Keyport, second by Commissioner Dahlke to recommend to the City Council approval of The Harvest West Preliminary Plat for a 129-lot subdivision on 57 acres of land in the SW Chaska Growth Area, subject to the conditions as previously listed and amended. Motion Carried.

Motion by Commissioner Cross, second by Commissioner Keyport to recommend to the City Council approval of the rezoning from Open (O) to Planned Residential District (PRD-72). Motion Carried.

Chairperson Huang stated that Mr. Taylor is getting the raw end of the deal and reiterated that since the Planning Commission is very limited in what they can do in that regard, he encouraged them to talk to the City Council and mentioned that this item goes before them on June 18, 2018. He thanked the Taylors for coming in and sharing this.

7.D. Approve the Concept Plan for China Pagoda at 798 Yellow Brick Road/China Pagoda, Inc./PC #2018-22

City Planner Hanson presented the item to the Commission.

Jeff Hafferman, owner of Inspire Architects, and Chung and Lan Wong owners of the China Pagoda, introduced themselves to the Commission. Mr. Hafferman stated that they are looking at reskinning the exterior and doing some upgrades to the site, including quite a bit of landscaping.

Commissioner Keyport encouraged the applicant to look at pedestrian or public spaces where people can gather when they are doing their landscaping.

Chairperson Huang stated that outdoor tables and things like that will be a great addition.

Commissioner Keyport explained that these add a lot and are some of the values the Commission is trying to promote for Chaska downtown development.

Mr. Hafferman stated that they are removing the existing glass atrium area and that would be a good opportunity and location that.

Commissioner Bowe inquired if they have any ideas of what would replace the monument sign they are removing.

Mr. Hafferman stated that they are not removing the pylon sign but are replacing the sign.

City Planner Hanson explained that this has not been determined at this time what the plan is.

Mr. Hafferman stated that it is very overgrown right now and in bad shape.

Chairperson Huang agreed that the proposed exterior is very dark and commented that he is concerned that there are only three exterior windows in the front of the building and suggested adding more to gain more indoor light. He also thanked Mr. Hafferman for the scope and context of the design.

Commissioner Dahlke stated that they have given a lot of good information for a concept plan and that the Commission has been waiting for redevelopment to happen here.

Commissioner Keyport mentioned that the Pagoda has been a terrific asset for Chaska's downtown and expressed his excitement for them to move into a new space and for the redevelopment of that property.

Commissioner Kelley agreed that adding more exterior windows would be beneficial.

Commissioner Bowe stated that it is great for the concept level and she is looking forward to seeing the landscape plans.

Chairperson Huang commented that he is thankful to have them in the community and looks forward to seeing them thrive and prosper in their new location.

Motion by Commissioner Dahlke, second by Commissioner Kelley to recommend to the City Council approval of the Concept Plan for China Pagoda at 798 Yellow Brick Road (PC#2018-22), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-3), submitted by Jeff Hafferman, dated April 13, 2018.
 - b. Concept Plan (pgs P100, P101, P102 and O103), submitted by InSpire Architects, dated April 30, 2018.
2. Adherence with the City Engineers Memo dated June, 2018.
3. Compliance with section 9.11 Building Design/Materials and Site Design.
4. Provision to design the building to tie in with historic downtown Chaska.
5. Provision of curb and gutter to be provided in parking lot design.
6. Provision of significant landscaping to be provided on the north side of the site adjacent to the north façade by way of coniferous and deciduous plantings and trees.
7. Provision of landscaping be provided near the front of the building on the south and east facades and to be shown on the landscape plan during the preliminary submittal.
8. Provision of a material board showing the proposed material selections.
9. Provision of lighting specs to be historically accurate in scale and design and to be submitted with preliminary site plan submittal.
10. Provision to remove or re-face the existing monument sign on the southeast corner of the site.
11. Provision that signs will meet Section 10 of the zoning ordinance.

12. Provision of trash enclosure details to be included in the preliminary submittal.
13. Provision of pedestrian gathering places, such as patio(s) or seating area(s), provided on site.
14. Provision that the Chaska brick blend is reviewed and approved by Planning staff prior to application.
15. Building fire suppression system to be implemented if required by Fire Department.
16. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
17. Provision of a storm water management plan meeting City and Carver County WMO standards.
18. Provision that all mechanical equipment will be fully screened from view.
19. Provision that full modular face brick will be used on the buildings in order to be classified as a Class I material, and to be called out on all elevation/material plans at Preliminary submittal.
20. Provision that drive aisles are at least 24 feet in width.

Motion carried.

7.E. POSTPONED: Public Hearing to Consider Variance for Southwest Christian High School – Signs

7.F. POSTPONED: Approve the Final Site & Building Plan for Biolyph/Timothy Percy/PC #2018-23

8. Other Business

- a. Minutes of the April 30, 2018 City Council Meeting.
- b. Minutes of the May 14, 2018 Park Board Meeting.

Commissioner Kelley

- Commented that he is glad the Way-Finding signage is being discussed and said he echoes what Commissioner Keyport has said regarding the trail systems. He stated that he believes people like to go from one place to another and not just walk in circles in their neighborhoods.

Commissioner Cross

- Stated that she is glad there is going to be some type of association to take care of the trees.

Commissioner Bowe

- Mentioned that she was excited about the iPads and that using them made reviewing materials easier. Chairperson Huang inquired if next month they will only receive the electronic packet.

City Planner Hanson

- Inquired if the Commission was comfortable moving to electronic use only. Chairperson Huang stated that he does like writing notes down and inquired if they could just have a single sheet of the agenda to do so. Commissioner Dahlke stated that City Planner

Hanson had showed some aerial photos during some of her presentations that he didn't see in their electronic packet and asked that they be included.

Community Development Director Ringwald

- Made remarks regarding aerial photos, GIS and use on the iPads, and asked the Commissioners if they'd be interested in adding this feature to their iPads. Commissioner Dahlke commented that this would have been very helpful. Chairperson Huang inquired if parcel and property lines are able to be seen and if it is a separate system from the County GIS. City Planner Hanson stated that they are. All Commissioners indicated they would be interested in this program.

Chairperson Huang

- Stated that there were tons of people at Fireman's Park and he was excited to see that.
- Referred to Hwy 41 construction and stated that it is closed now from Hundertmark to Pioneer Trail and will be until September and encouraged all to drive carefully.
- Reminded folks that on June 20th at 5:30 is the interchange open house at the Event Center.
- Inquired if there was any update on City Square West. Commissioner Bowe stated that they did not have a meeting this last month.

9. Adjourn

Motion by Commissioner Pfeiffer, second by Commissioner Keyport to adjourn the meeting at 9:56 pm.

Motion carried.