



AGENDA
CHASKA PLANNING COMMISSION
ONE CITY HALL PLAZA, CHASKA CITY HALL
Wednesday, July 11, 2018
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
 - 5.A. Approve the Minutes of the June 13, 2018 Planning Commission Meeting
6. Consent Items
 - 6.A. Accept the New Planning Commissioners Handbook
 - 6.B. Approve the Final Site & Building Plan and Final Plat for Formacoat/Mark Gross/PC #2018-24
 - 6.C. Approve the Final Site & Building Plan and Final Plat for 650 700 and 710 Chestnut Street North/Alliance Contracting, Inc. and RDS Architects/PC #2018-25
7. Action Items
 - 7.A. POSTPONED TO AUGUST 8TH PLANNING COMMISSION: Approve the Rezoning of Planned Industrial District (PID-2) to Planned Industrial District (PID-8)/City of Chaska/PC #2018-28
 - 7.B. PUBLIC HEARING: Approve the Conditional Use Permit for Two Solar Panels at Clover Ridge Elementary School/ISD #112/PC #2018-26
 - 7.C. Approve the Final Plat for Clover Field 7th Addition/Fieldstone Family Homes/PC #2018-27

8. Other Business

8.A. Receive Other Meeting Minutes

8.A.i. Receive the Minutes of the May 21, 2018 City Council Meeting

8.A.ii. Receive the Minutes of the June 4th, 2018 City Council Meeting

8.A.iii. Receive the Minutes of the June 4, 2018 EDA Meeting

8.A.iv. Receive the Minutes of the June 11, 2018 Park Board Meeting

9. Adjourn

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-Builts 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.

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

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.

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.

CITY OF CHASKA'S



NEW PLANNING COMMISSIONER HANDBOOK

Planning Commission adoption - July 2018

I. Chaska's History

Chaska's history reflects the influence of the Native American culture. The first inhabitants are believed to be the Mound Builders, whose ancient communities are marked by mounds in City Square. Later, the Dakota (commonly known as the Sioux) were the primary nation in this region known as the Big Woods. Although the Indian mounds located in Chaska City Square indicate the immediate area was inhabited years before 1769, that's the year Chaska's recorded history began.

In 1776, Jonathan Carver explored the lands along the Minnesota River and chronicled his journeys. French Canadian fur traders traveled the waterways, trading with the Dakota in the early 1800's. During this time, Jean Baptiste Faribault established a trading post in Chaska.

In 1851, the Treaty of Traverse des Sioux officially opened Little Rapids, as Chaska was then known, to settlement. Soon after, speculators moved into the new territory. Among the earliest was Thomas Andrew Holmes who in August of 1851, claimed a 20-acre clearing as the Chaska townsite.

The name "Chaska" is derived from a Dakota word often given as a name to the first born male child. Records show that David L. Fuller purchased the "Shaska" townsite from Holmes in 1852. In 1857, the townsite was platted by the Shaska Company. In the same year, construction began on the original Carver County Courthouse located where the post office and First National Bank now stand. Chaska was incorporated as a village in 1871 and, by special legislative charter, as a city in 1891.

An abundance of high quality clay led to the start of brick making in 1857. By the 1880's, because of the clay resources, Chaska was a thriving brick manufacturing center. Bricks were shipped by boat to Saint Paul and, although the City grew because of steamboat trade, it was not until the Minneapolis & St. Louis Railroad was built through town in 1873 that rapid expansion began.

With the advent of the twentieth century came other industries, including the processing of beet sugar and other agricultural products; flour making, butter making, the canning of peas, corn, and tomatoes, and the curing of sauerkraut and pickles.

Throughout the first half of the century, Chaska's population averaged about 2,000 and the nature of the City remained unchanged. The City retained its small-town image until the 1950's when the transition to a metropolitan community began. The expansion of the seven-county metropolitan area reached Chaska in the 1960's. With that expansion came the introduction of the Jonathan New Town design concept in 1966. The Jonathan "new town" development within Chaska brought new land, new jobs and new people to the community.

This period of transition and expansion continues today. Dozens of modern industries have located here and continue to do so; residential construction adds 100 to 300 new homes per year; commercial business continues to expand offering a variety of retail and service opportunities to its residents; redevelopment of commercial areas in the downtown began in the 1980's and continues in the new century. Although the community has seen much growth, development regulations and sound planning have ensured Chaska's small sense of community and the preservation of its rich heritage.

Today, Chaska combines the best of both worlds -- friendly small town and modern city.

II. Chaska's Natural Heritage

The Minnesota River Valley and two of its tributaries - East and West Chaska Creeks, have shaped Chaska's primary natural features. The watershed boundary of East Chaska Creek is generally coincident with Chaska's municipal boundary, which was purposely established as such during the large-scale annexations of the 1960s. This provided a logical gravity sewer service area for the Metropolitan Council's pumping station, located on the Minnesota River near the Carver County Courthouse. The recently annexed area in southwest Chaska (former Chaska Township) is located within the West Chaska Creek watershed, which is proposed to be served by municipal sanitary sewer as the area develops over the next twenty years.

The main and tributary channels of East and West Chaska Creeks have formed an extensive wooded ravine system throughout most of the City. The steep, wooded Minnesota River bluff line is very apparent as it rises about 100 feet from the wide river valley and floodplain below. In addition to the wooded ravines and bluffs, significant stands of upland hardwood forest are scattered through the City and the planned western annexation areas. These woodlands which were never cultivated are remnants of the "Big Woods Region" located between the "Great Prairie" in southwest Minnesota and the Coniferous Forest in north/northeast Minnesota.

Chaska contains a wide variety of wetlands including lakes, ponds and marshes. Several federal, state and local agencies have regulatory powers for protection of these resources. The Minnesota DNR has classified four lakes in Chaska as "public waters, which are Lake Bavaria, Hazeltine Lake, Chaska Lake, and Courthouse Lake. The Minnesota River and the main channels of East and West Chaska Creeks are also designated as public waters. East Chaska Creek includes Lake Grace, Jonathan Lake, McKnight Lake, and Big Woods Lake. In addition to protecting disruption to these waters themselves, the DNR also regulates land development within delineated shorelands adjacent to the waters.

The City's topography is characterized by level to gently rolling land within the Minnesota River Valley lowlands, with rolling to hilly terrain above the bluff. In relative terms, Eastern Carver County including Chaska is not regarded as a prime agricultural (cropland) area due partly to its irregular terrain and its creek and wetlands systems. The central and western parts of Carver County contain more prime agricultural land than the east portion. Several active farms and a significant inventory of prime cropland still exist within Chaska, primarily in the recently annexed land in southwest Chaska (former Chaska Township) and the West Chaska Creek watershed.

Like most older communities along the Minnesota River, Chaska has suffered substantial property damage from periodic floods within the river valley. The City constructed a levee around the historic downtown area after the major flood of 1952, but five feet of water overtopped that levee in 1965. Congress authorized a major flood control project in 1976 but construction did not start until 1989 with the final stage being completed in 1998. This new levee and related creek diversion projects protected the City from damage during the major floods of 1993 and 1997. Properties previously located in the floodplain no longer need flood insurance, and State and Federal restrictions on expanding and remodeling buildings were lifted.

III. Chaska's Brick Heritage

One of the area's natural features that led to a thriving brick making industry in the latter 1800s was an abundance of high quality clay. From 1857 to 1895 brick production was a major industry in Chaska with up to 11 brickyards in operation. The severe depression in the early 1890s closed most of the yards, but the Klein brickyard continued operating until the early 1970s. The leading characteristic of Chaska brick is its buff, yellow color.

The City's brick making heritage is most notably evident in Chaska's downtown area but also throughout Carver County. Chaska bricks were also transported by boat and railroad to other parts of the region including Minneapolis and St. Paul for use in many of its early buildings. Another reminder of the early brick industry is the several "clay holes" in lower Chaska, which are now filled with water and serve as valued visual and recreational amenities.

It is interesting to note that the present channel of East Chaska Creek below the Minnesota River bluff was man made by diverting the flowage from what is now Assumption Creek in Chanhassen to serve Chaska's early brick making industry. In 1997, the channel was again diverted as part of the Corps of Engineers' flood control project to carry heavy flowage directly to the Minnesota River thereby bypassing lower Chaska's former floodplain area.

Arguably, the most notable legacy of Chaska's early years is its brick making industry which is clearly evident in numerous residential, business and public buildings in the City and surrounding area. Awareness of the importance of this heritage has increased in recent years by both City officials and residents. Preservation and rehabilitation of Chaska brick buildings has been encouraged by the City and restoration of numerous Chaska brick downtown commercial buildings have also been financially assisted by the City. Several new structures including the City Hall have been designed to reflect downtown Chaska's historic character including the use of brick that resembles or complements the original local product.

IV. Chaska's Planning Heritage

Although there was a certain amount of planning involved in platting the original town site in 1854, the first formal comprehensive plan was adopted by the City in 1967. The impetus for that plan was two-fold: 1) the general country-wide trend toward city planning that started in post-World War II years and that resulted in federal financial assistance to communities coming out of the Housing Act of 1954, and 2) the large-scale annexation that occurred in Chaska during the 1960's.

The first zoning ordinance and map were adopted in 1961, preceding the initial comprehensive plan. At that time the corporate limits of the City were largely restricted to lower Chaska below the bluff. Today, a community's comprehensive plan is prepared first, and the zoning ordinance is then structured to help implement the plan's policies and objectives.

The second comprehensive plan came about because of the 1976 Land Planning Act, which required Metro communities to prepare or update their plans to be consistent with Metro Council's new Metropolitan Development and Investment Framework. To be sure, there was a local need for updating the plan anyway because of the initiation of Jonathan New Town in the latter 1960s and early 1970s. This second plan was adopted in 1982 and was labeled "Chaska 1990 Comprehensive Plan". That document was updated in the early 1990s and re-titled "Chaska 2000 Comprehensive Plan". In 2000, the next update of the Comprehensive Plan took place, as required by State statute, and was re-titled "Chaska 2020 Comprehensive Plan".

Finally, the document contained herein represents the latest update and targets the year 2030 as the future planning horizon. The reasons for this latest planning effort is similar to the City's second plan — a mandate from Metro Council to make local plans consistent with its updated Regional Development Framework which was adopted in January 2004 and amended in December 2006, coupled with Chaska's rapid growth and changing conditions.

Theoretically, a community should update its comprehensive plan at least every 10 years and more often if it is undergoing rapid development. In general, Chaska has updated its basic development guide in a timely manner through the years.

V. Chaska's Mission Statement - To be the "Best Small Town in Minnesota"

The primary mission of the City of Chaska is to enhance and maintain the high quality of life of its "shareholders", the citizens of Chaska, which has been nurtured in the community since its inception in 1854. Consistent with its mission the City will strive to maintain its unique, historical, small town image and sense of community while supporting well-planned, orderly growth. The mechanism for obtaining these objectives is through the use of proper community planning, enforcement of local ordinances and State statutes, economic development and provision of quality municipal services.

Community growth is to be emphasized in the area of quality industrial and commercial development. Quality, balanced residential development is also encouraged consistent with local demands.

Orderly growth should promote expansion of the City's tax base, supply employment opportunities and provide for reasonable diverse shopping opportunities.

The City will strive to provide quality, basic municipal services in the areas of Police, Fire, Public Works, Utilities and Parks & Recreation while maintaining an average to below average property tax level. Although the City will generally not look to provide "luxury municipal services" it will seek to provide all services in the most cost-effective mode and administer these services to the citizens of Chaska fairly and equitably. The City will attempt to structure service delivery in order to allow that those benefiting from various services also assume the financial responsibility. When economically feasible the City will support innovative and creative service concepts.

In obtaining these goals the City Council will attempt to be pro-active and strive to initiate policy consistent with these objectives. Citizens will be viewed as customers of City services and a priority will be given to obtaining feedback and in communication with our customers. Quality professional staff will be encouraged to implement on a day-to-day basis the overall mission and goals established by the City Council.

VI. Chaska's Core Strategies

A. Chaska's High Quality of Life is Enhanced

- Diverse leisure opportunities are available, including artistic, cultural, and sporting events.
- A variety of housing and employment opportunities are provided, permitting residents to live and work within the community.
- A quality educational system is supported.
- Natural resources, open spaces, and parks are improved and protected, and environmental preservation is a commitment.
- Residents experience the positive aspects of both a small town and the readily accessible cosmopolitan offerings of the Twin Cities.
- Citizen efforts to maintain and strengthen their neighborhoods are encouraged.
- Residents have a sense of security; crime is not perceived to be high.

B. Taxpayers Perceive they are Getting Quality Cost-effective Service

- Quality, basic, municipal services are provided.
- City property taxes are in the lower 25% of Twin Cities' communities.
- Municipal services are provided in an innovative cost-effective manner.
- City services are structured so that those benefiting from a service assume its financial responsibility.
- The City recognizes that quality, effective services are provided by committed, professional employees who are encouraged to actively participate in decision-making and are given adequate resources to complete their job.
- Chaska's Electric Utility meets its mission of providing reliable electric service, with competitive rates and contributes profits to reduce property tax levels.
- Customer opinions and ideas are surveyed regularly and are valued.

C. Well Planned and Orderly Community Development is a Priority

- New residential and industrial development is planned so that it has a positive impact on the community's quality of life and supports Chaska's small-town values.
- Older housing and commercial uses are maintained, renewed, or developed.
- A quality, corporate community is aggressively promoted, resulting in a strong employment and tax base.
- New development is consistent with Chaska's 2020 Comprehensive Plan and balanced with the capacity of the community's infrastructure.
- A priority is placed on developments that enhance community interaction.
- Standards are enforced to improve the quality and appearance of buildings and open spaces.
- Public infrastructure is well-maintained and future capacity expansions are anticipated.

D. A Sense of Community and Small-Town Values are Maintained

- Residents have reasons to be proud of Chaska.
- Chaska's community values are supported and practiced.
- Citizens are provided opportunities to meet and interact with each other through both formal and informal activities.
- Citizens and businesses have opportunities for involvement in the community and in the local decision-making process.
- Chaska's history is preserved and understood.
- Citizens actively participate in civic, religious, and other volunteer activities.
- An emphasis on family, neighborhood, and intergenerational interaction is nurtured.
- Meaningful communication with municipal customers and citizens is a priority.

E. Commitment to Excellence

- Long range, strategic planning is a priority in all areas.
- Decision makers are proactive, as opposed too reactive, with an action orientation.
- An organizational environment, which encourages entrepreneurship and risk taking, is supported.
- Continual efforts are made to cooperate and coordinate services and planning with the Chaska School District, Carver County, and neighboring communities.
- Quality customer service is a key priority.
- Employees are empowered to provide quality service.
- Positive relationships among elected officials are maintained within and outside the community.
- Employees are recognized as the organization's key resource.

VII. BACKGROUND – GENERAL PLANNING *

A. An Introduction to Planning

The Planning Process

1. Problem Identification: In order to be effective at planning, commissioners need to make sure they address the right problems. Sometimes the problem is obvious, such as the need for new land and utilities to support development. Other times, one problem may be based on another, such as downtown or neighborhood deterioration resulting in loss of population.
2. Identify Options: There is usually more than one solution to any given problem. Commissioners should seek out a reasonable range of solutions and give them all due consideration. Even ideas that sound a bit radical at first may have merit and could prove to be the best option available.
3. Involve the Public in Choosing the Best Option: Because most planning decisions affect the entire community, it is important that the public have a meaningful opportunity to participate in the decision-making process. The planning commission plays an important role in the citizen participation process.
4. Implementation: Once the best solution has been chosen, the community needs to implement it. The planning commission should play a role here too—developing, evaluating, or proposing policies, ordinances (for example, zoning regulations) and administrative procedures for carrying out the necessary actions.
5. Evaluation: It is important that the commission evaluate the effectiveness of the solutions that were implemented. Did they work, or not? If not, what went wrong? What happened instead of what was anticipated? Will a different option work better, or does the community need to redefine the problem? The cycle continues.

Authority to Plan

The authority to engage in land use planning is set forth in Minnesota law. Planning is considered to be an exercise of the police powers of the state. City, township, and county planning is based on state law (often called state planning enabling legislation). Under enabling legislation, planning is supposed to begin with an analysis of community needs and goals which are then formulated into a Comprehensive Plan. The Comprehensive Plan then becomes the guiding policy for community development, and the zoning ordinance and other land use regulations must be based on this comprehensive plan.

In Summary

The planning commission is an appointed advisory body that:

- receives its charge from state enabling legislation;
- researches, studies, and generates ideas on planning issues in order to guide community land use planning;

*Section VII borrows heavily from the APA Mn publication *Citizen Planner Handbook*, published in 2011

- informs the City Council as to what citizens want and where the best long-range interests of the community lie;
- evaluates information from staff, other public agencies, and testimony gathered in public hearings regarding development proposals, ordinance amendments, capital improvements, and other land use issues, in order to make recommendations to the governing body; and
- supports its decisions with findings of fact designed to promote the health, safety and welfare of citizens, and guided by the Comprehensive Plan.

B. The Planning Commission's Responsibilities

Overview

The planning commission's role is to make recommendations regarding community development and land use to the City Council. The City Council depends on objective and equitable recommendations from the Commission. They will consider these recommendations to support decisions that may be politically unpopular, but also farsighted and responsible. Without sound recommendations, policy makers are more subject to political pressure.

Although it is impossible for members of planning commissions to function completely outside of the political arena, it is the role of the planning commission to make decisions based on objective findings and established policies, not political expediency.

In other words, the planning commission is supposed to look at the big picture of what is good for the community's development and well-being. The planning commission does not base its recommendations on who speaks the loudest and most often, nor should it get caught up in the NIMBY (Not in My Back Yard) mentality. The commission should consider facts and evidence and make recommendations based on its findings and ordinances.

Makeup of a Planning Commission

Minnesota law authorizes local governments to create planning commissions. This is usually done by ordinance. Chaska's Planning Commission consists of seven members with two alternates. A quorum is a majority of the regular members, which means four members of the commission need to be present before a meeting can occur. All members of the Planning Commission shall serve without compensation.

A person does not have to be a realtor, surveyor, engineer, developer, architect, or other "expert" to serve on a planning commission. However, the job does have certain qualifications:

- A commitment to attend meetings of the commission;
- A commitment to becoming informed about the issues before the commission;
- The ability to listen to different perspectives on an issue;

*Section VII borrows heavily from the APA Mn publication *Citizen Planner Handbook*, published in 2011

- A commitment to being objective and fair in evaluation of issues before the commission;
- The ability to make hard decisions in the public's interest in the face of controversy; and
- A commitment to public service and a respect for the ability of a good planning process to help guide the development of the community.

Tasks/Responsibilities

The responsibilities of a planning commission will vary among jurisdictions depending upon the policies of the community related to planning, the attitude of the governing officials, quality of leadership and staff support, the level of urbanization, etc. Generally speaking, a planning commission is responsible for the following:

- Assist in preparing and updating the Comprehensive Plan. This plan contains the goals, policies, standards, and maps which guide the physical, social, and economic development of a community. The planning commission assists in establishing these goals and policies by studying background data, examining development problems and opportunities, and working to create a vision of the future of the community;
- Assist in preparing or reviewing official controls such as zoning ordinances, subdivision regulations, site plan regulations, building codes, well ordinances, sanitary codes, gravel extraction ordinances, and others;
- Review and make recommendations on development proposals, rezoning's, subdivisions, and conditional/special use permits;
- Assist in reviewing the Capital Improvement Program for consistency with the Comprehensive Plan; and
- Review Tax Increment Finance plans to ensure consistency with the Comprehensive Plan.

Through these activities, the planning commission instills the planning perspective into the local government's decision-making processes.

C. The Comprehensive Plan

What is it?

"The term Comprehensive Municipal Plan means a compilation of policy statements, goals, standards, and maps for guiding the physical, social, and economic development, both private and public, of the municipality and its environs...and it may include, but is not limited to, the following: statements of policy, goals, standards, a land use plan, including proposed densities for development, a community facilities plan, a transportation plan, and recommendations for plan execution. A Comprehensive Plan represents the planning agency's recommendation for the future development of the community." (Minnesota Statutes Section 462.352 Subd. 5.)

*Section VII borrows heavily from the APA Mn publication *Citizen Planner Handbook*, published in 2011

How is it Used?

The Comprehensive Plan is supposed to serve as a resource for guiding decisions about the development of the community. (You might say that it is the “program statement” for the development of the community.) It helps identify important community elements, features and values, goals and objectives. It is used by those involved in “building the community” to make sure that what they build achieves the desired outcome. Decisions about future development of the community should be consistent with the Comprehensive Plan.

For example, the land use component of the plan may use a map to divide the community into broad land use categories such as residential (various densities), commercial, industrial, public, etc. Then, as the zoning ordinance is defined (or redefined), its zoning categories and maps should generally reflect the land use element of the Comprehensive Plan.

In order for the Comprehensive Plan to provide useful guidance to local government officials and the general public, it needs to be current and accurately reflect the community's history and vision for the future. If it becomes outdated, or out of synchronization with community realities, then it will not be respected as a worthwhile guide.

Finally, as a policy document, the Comprehensive Plan does not set forth mandates, laws, or ordinances. Its purpose is to guide decisions related to those instruments. Elected officials still have the option of making decisions that run counter to the Comprehensive Plan, but at least those decisions can be evaluated in a broader context, with a clear understanding of the interrelationship of the factors involved.

Why Should a Community Have a Comprehensive Plan?

While not every unit of local government in Minnesota is required to adopt a Comprehensive Plan, there are several good reasons why every community/county should have one:

1. A Comprehensive Plan can help both the public and private sectors of the community make better development decisions. If the Comprehensive Plan is out of date (or nonexistent) it cannot adequately serve as a guide for the development of the community.
2. Land use decisions can benefit from a Comprehensive Plan that considers the “best” locations for various uses, the ability to service various areas of the community, compatibility with adjacent uses, etc.
3. The community can anticipate needed public improvement projects and be better prepared to finance them if it has a Capital Improvements Program. A Capital Improvements Program helps identify, prioritize, and program future capital expenditures.
4. A Comprehensive Plan can help avoid unplanned growth and development around the community. Unplanned development can cause urban sprawl, and eventually place a burden on the community when the unplanned areas demand urban services.

*Section VII borrows heavily from the APA Mn publication *Citizen Planner Handbook*, published in 2011

5. Planning for growth and development leads to greater efficiencies in the provision of infrastructure and services to developing areas. Communities need to plan for future growth and development, particularly in the arena of annexation, sprawl, urban service boundaries, and coordination with adjoining jurisdictions.
6. Other quality of life issues can also be addressed through the plan, such as how big a community wants to become, preservation of natural areas and sensitive environments, provision of recreation areas, housing quality and quantity, aesthetics, etc.
7. Land use ordinances and decisions based on a Comprehensive Plan will hold up better under judicial scrutiny if challenged in a court of law.

Failure to adequately plan for the future development of the community can adversely affect the quality of life enjoyed by its residents. The cost of government will be higher to provide services than would otherwise be needed if the community planned its growth and development. Important natural and cultural features that reflect the community's heritage may be lost to unplanned development. Investments in public facilities that are not carefully planned may lead to inefficiencies and lost opportunities.

How is the Comprehensive Plan Developed?

The process for creating a Comprehensive Plan is not "etched in stone" and varies from community to community, depending on such factors as community size, scope of the plan, planning experience, and resources available.

While it is beyond the scope of this handbook to outline a detailed comprehensive planning process, the following relatively simple three-phase approach is offered for consideration.

- Phase 1: Identifies the community's existing resources, and makes projections about future growth, population, and housing trends. The purpose of this phase is to provide an understanding of the community's resources as they exist today and make some predictions or forecasts about the future.
- Phase 2: Identifies and clarifies key issues that the community needs to address in the comprehensive plan. This phase focuses on the subjective/value-based decisions that the community should face as it plans for the future. The purpose of this phase is to help answer the question — How do we want our community to look and function 10–20 years from now?
- Phase 3: Transforms the information from the previous two phases into policies that will guide the future development of the community.

*Section VII borrows heavily from the APA Mn publication *Citizen Planner Handbook*, published in 2011

Under Minnesota Statutes Section 462.355 (Section 394.24 for counties), the planning commission is responsible for the development of the Comprehensive Plan. Commissions working in larger communities may have experienced planning staff available to do the bulk of the work on the planning process. Most commissions serving smaller communities do not have experience with such matters. Oftentimes consultants are used to facilitate the process, gather data, and help draft plans and policies, while the commission provides oversight and quality control.

How Often Should the Plan Be Updated?

A Comprehensive Plan should be updated on a periodic basis. The general rule of thumb is that every 10 years it should be reviewed to consider new trends, changing economic conditions, and community goals. A ten-year interval between plan updates is typical, although the timing will depend on each community's rate of growth and change. Answers to the following questions will help you decide if your community's Comprehensive Plan needs updating:

- Do the policies spelled out in the plan still reflect the community's desires or expectations?
- Are the City's administrative policies and actions consistent with those found in the Comprehensive Plan?
- Do the policies in the Comprehensive Plan provide useful direction?
- Are the policies too specific or not specific enough?
- Have the actions recommended in the plan largely been completed or rendered irrelevant by changing circumstances?

D. The Official Map & Other Planning Documents

The Official Map

The Official Map is a process authorized by Minnesota Statutes Section 462.352 to identify land needed for a public purpose (i.e., streets, aviation purposes, and other necessary public facilities or services) in order to implement the Comprehensive Plan.

After adoption of a major thoroughfare plan or community facilities plan, the community may adopt an Official Map by ordinance. Once an area that is privately owned has been delineated for a public purpose on the Official Map, the city is not required to pay for buildings or structures that may be subsequently placed within the mapped areas without a permit.

Capital Improvements Program

The Capital Improvements Program is a planning document which defines and sets priorities for the community's capital projects, usually for a five-year period with annual updates. It usually includes text, maps, tables of projects, costs by year, and a proposed method for project financing.

*Section VII borrows heavily from the APA Mn publication *Citizen Planner Handbook*, published in 2011

This plan is intended to ensure that improvements are made to the community on an equitable basis and that utility projects precede street projects, etc. The Capital Improvements Program may be adopted after holding public hearings which give residents an opportunity to gain a better understanding of the improvement process and time to anticipate improvements and investments in their area.

The plan is not a final commitment to projects, and each project requires additional approval by the governing body prior to proceeding. The plan assists the governing body in determining what projects to commit to on an annual basis and also prepare bonding documents if needed.

The Capital Improvements Program is a responsible part of the planning process because it places fiscal responsibility on goals and helps the community develop at a reasonable and affordable rate.

The Capital Improvements Program should reflect the goals and plans of the Comprehensive Plan.

Other Types of Plans

There are many other types of plans that planning commissions may be involved in, including park and open space plans, watershed plans, downtown or neighborhood revitalization plans, transit station area plans, and other plans that apply the basic planning process to a specific area or corridor. These plans may be integrated into or treated as elements of a comprehensive plan. While these plans are typically prepared by staff or consultants, the planning commission may be interested in these plans as they relate to the Comprehensive Plan and community ordinances and regulations.

E. The Zoning Ordinance

The Zoning Ordinance translates the land use goals of the Comprehensive Plan into an ordinance or law which regulates the way in which the land may be used by property owners. The ordinance regulates the development of individual lots and the use of land and buildings within the community. The regulations are contained in two important documents: the Zoning Map and the text of the Zoning Ordinance.

Zoning Map

All of the land in the community is divided into zoning districts which are drawn and shown on the jurisdiction's official map. The purpose of the districts is to outline what land uses are acceptable in which areas of the community. A typical zoning map will designate areas for commercial uses, residential uses, industrial uses, etc.

*Section VII borrows heavily from the APA Mn publication *Citizen Planner Handbook*, published in 2011

Creating Zoning Districts

The zoning of a property must comply with its Comprehensive Plan designation in cities in the seven-county metropolitan area. In many cases, the zoning districts closely represent the actual land use in the community. For example, areas already developed as residential generally are zoned as such, and commercial district boundaries tend to follow established commercial areas. Creating districts to follow existing development is fairly easy, though care must be taken to make sure that district boundaries are not arbitrary or creating “single use” districts.

Many communities use zoning districts to guide certain types of development into specific areas. This is especially true in newer communities and those experiencing growth. Areas that are undeveloped or in need of redevelopment may be zoned to encourage certain land use activities. Areas may be set aside for residential, commercial, industrial, or open space needs. As the community continues to develop, those uses are channeled into the appropriate zone.

Since the zoning map is a legal document, the boundaries of the zoning district must be drawn with care and precision. Errors delineating a district boundary may cause a land owner hardship or development delays and could even affect such things as mortgage financing and property taxes. Usually zoning boundaries follow centerlines of streets, alleys, railways, or other landmarks, so as to allow for easier interpretation of a parcel's designation. However, sometimes the boundaries may need to follow individual lot lines or cross through unplatted parcels. When this occurs, extra care must be taken to ensure that the boundaries are appropriately placed.

Zoning Ordinance Text

While the zoning map outlines the various zoning districts, it is the actual text of the zoning ordinance that spells out the specific land use regulations. The ordinance addresses such matters as:

- How the ordinance will be enforced
- Definitions
- A general description of the intent of each zoning district
- What specific uses are allowed in each zone, including permitted uses, restricted uses, and conditional uses
- Minimum requirements for lot size, setbacks, fences, landscaping, etc.
- Off-street parking requirements
- Regulations of signs
- Process for seeking variances, rezonings, conditional use permits, etc.
- Treatment of non-conforming uses

*Section VII borrows heavily from the APA Mn publication *Citizen Planner Handbook*, published in 2011

Administration and Enforcement

The provisions of the zoning ordinance are usually administered and enforced by the zoning administrator. The zoning administrator generally has the following duties:

- Determine that all building permits comply with the terms of the zoning ordinance
- Conduct inspections of buildings and uses of land to determine compliance with terms of the ordinance
- Maintain permanent and current records of the ordinance
- Process applications for variances, rezonings, ordinance changes, CUPs, etc.
- Initiate proceedings against a person or entity violating the zoning ordinance
- Interpret the ordinance when questions arise about the literal provisions of the ordinance

A property developer usually is required to submit a site plan for approval prior to starting construction. The site plan shows how the proposed project will comply with the ordinance requirements, such as building setbacks, provision of off-street parking, location of signs, landscaping, etc. The site plan requirements may vary depending on the type of development or the scope of the project. For example, many communities require less information for a single-family dwelling or duplex than they would for a commercial development. Large projects may require a site plan drawn by a civil engineer, while the site plan for a new garage on a residential lot may be drawn by the property owner.

Description of Districts

The zoning ordinance usually provides a brief description of the intent of each district. This description helps in the initial determination of boundaries on the zoning map and is referred to when a property owner seeks a new zoning classification.

Use Categories in Districts

Each zoning district allows certain types of land uses which are specifically spelled out in the zoning ordinance. This usually occurs in a “table of permitted uses” and is often supplemented with other sections of the ordinance which give more detail about permitted, restricted, and conditional uses.

- **Permitted Uses** are allowed by right in the district. Permitted uses are subject to dimensional regulations and any required building permits, but as long as they meet the requirements for the zoning and/or building codes, they have to be permitted. (Not all jurisdictions have a building code; some counties or townships issue zoning permits which state that the proposed development conforms to the zoning ordinance, but do not address structural issues.) Permitted uses are also known as primary or principal uses.

*Section VII borrows heavily from the APA Mn publication *Citizen Planner Handbook*, published in 2011

- **Accessory Uses** are located on the same lot but are subordinate or incidental to principal use. Accessory uses are subject to dimensional regulations and required building permits. They include detached garages and outbuildings which may be desired to enhance the use of the property but not change the primary permitted use of the parcel.
- **Restricted Uses** are allowed by right in the district if special restrictions are met and maintained. Restricted uses are subject to dimensional regulations and any required building permits, and as long as they meet the requirements for the zoning and/or building codes, they have to be permitted.
- **Conditional Uses** are permitted in a district only upon issuance of a Conditional Use Permit (CUP). They are land uses that would not be appropriate generally but may be allowed with appropriate conditions upon a finding that the use or development conforms to the Comprehensive Plan of the community, and the use is compatible with the existing neighborhood. A CUP differs from a restricted use in that the CUP requires a special application, a public hearing, and formal action by the governing body, whereas a restricted use does not.
- **Planned Unit Development (PUD)** is a site-specific zoning district intended to provide flexibility in development location and design. The PUD process allows variety (a mixture of land uses, housing types, and densities) to maximize the development potential of land while remaining sensitive to its unique and valuable natural characteristics. PUDs may involve density transfer. Project density may be clustered, basing density on number of units per acre rather than specific lot dimensions, and the land saved may be used for common and public open space.
- **Overlay Districts** provide for specific standards which are applied in addition to the general standards of one or more 'underlying' primary zoning districts. Examples include: floodplain districts, wetland districts, shoreland management districts, and airport zoning districts.

Minimum Requirements for Lot Size, Yards, Fences, Landscaping

Not only does the zoning ordinance determine where certain uses may be located in the community, it usually regulates the placement, size, and bulk of structures.

Often referred to as site development requirements, these standards address such things as:

- Minimum lot size (area) and minimum lot width
- Front, rear, and side building setbacks from property lines
- Building coverage ratios (how much of the lot can be covered by buildings or impervious surfaces)
- Maximum building size and height
- Setbacks for parking areas
- Landscaping requirements (usually does not apply to single family residential uses)
- Minimum standards for parking lot design

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If a property cannot meet the site development requirements, the owner will need to apply for a variance from the requirements.

Off-Street Parking Requirements and Sign Regulations

Most zoning ordinances include special sections for requiring off-street parking and regulating signs. The intent of off-street parking requirements is to ensure that property owners provide adequate parking for tenants, patrons, and occupants of the property. The ordinance will generally require a specific number of parking spaces based on the land use. A formula is used to determine the actual number of stalls required. For example, an apartment complex may be required to provide 2.0 parking stalls per dwelling unit, while a retail complex may be required to provide 1 parking stall per 200 square feet of retail space.

Sign regulations are often one of the most controversial parts of the zoning ordinance. These regulations often address the size and location of signs, whether or not temporary or portable signs are permitted, and how many signs can be displayed on a property. As a general rule, ordinances cannot regulate the content (the message) of signs without running afoul of First Amendment (free speech) issues.

Process for Seeking Variances, Rezonings, Conditional Use Permits

The Zoning Ordinance outlines the procedural requirements for seeking special considerations to its literal provisions. If an individual wants to change the zoning of a parcel, or cannot meet all of the required setbacks, or needs a CUP, certain steps must be followed in order to process the request.

The request will generally require the following:

1. The petitioner (person seeking the change) must apply to the city.
2. The petitioner will provide documentation supporting the request for a change. The documentation might include such items as a survey or site plan, a written description of why the request is needed, an impact study, and a filing fee.
3. The city notifies neighbors and property owners within a given distance (typically 350 feet) of the subject property that a request for variance, rezoning, or CUP has been made.
4. The petitioner will be allowed an opportunity to present his/her case to the city, as will neighbors (or other impacted persons) who may support or oppose the request. The planning commission makes a recommendation to the City Council who makes a decision on the request.

60-Day Rule

When administering the zoning ordinance, the zoning administrator must recognize that the local government has only 60 days to review a written request related to zoning or it is deemed automatically approved under Minnesota Statutes Section 15.99. Courts have demanded strict adherence to this rule. The 60-day rule does not apply to plat or subdivision approvals or building permits.

*Section VII borrows heavily from the APA Mn publication *Citizen Planner Handbook*, published in 2011

Subdivision statute Section 462.358 provides its own time periods of 120 days for preliminary plat approval and 60 days for final plat approval. The 60-day period does not begin to run until the local government receives a complete application.

If a local government denies a request, it must give the applicant written reasons for denial at the time it denies the request. If the written statement for denial is not adopted at the same time as the denial, it must be adopted at the next meeting following the denial but before the expiration of the 60-day period. The written statement must be consistent with the reasons stated in the record at the time of denial. The failure of a motion to approve a request constitutes denial so long as the members voting against the motion state on the record the reasons for denial.

A local government can extend the application deadline an additional 60 days (up to 120 days) to consider a request, if the following is provided to the applicant: (1) written notification of the extension before the end of the initial 60-day period; (2) the reasons for the extension; and (3) the anticipated length of the extension.

F. The Subdivision Regulations

Like the Zoning Ordinance, the Subdivision Ordinance also translates the Comprehensive Plan into law and establishes the procedures for dividing the community into streets, blocks, buildable lots, and open spaces consistent with the Comprehensive Plan.

The Subdivision Ordinance provides for organized and planned development of subdivided areas. It requires consideration of the coordinated layout and proper arrangement of streets and utilities, recreation areas, lot sizes which meet the minimum zoning ordinance standards, provision for drainage, pedestrian movement, and coordination with other communities.

The Subdivision Process

The subdivision process begins when a land owner approaches the city with plans to divide a parcel into lots. City staff reviews the subdivision process and requirements with the developer and discusses the importance of coordinating the developer's plans with the city's long-range plans.

Preliminary Plat Review

The next step involves the preparation of a document called the preliminary plat. The preliminary plat is a detailed plan showing how the land will be divided. It shows the location of streets and easements, water and sewer improvements, the size and shape of lots and blocks, open space, etc. When the developer has prepared the plans with the required information, it is submitted to the city for review and consideration for approval. The Planning Commission should review the preliminary plat based on the considerations such as the following:

1. Is the proposed subdivision consistent with the Comprehensive Plan?
2. Are the proposed uses within the subdivision consistent with the Zoning Ordinance?

*Section VII borrows heavily from the APA Mn publication *Citizen Planner Handbook*, published in 2011

3. Is the proposed land use compatible with the surrounding land uses in the area?
4. Does the proposed development make the best use of views to and from the lots, is the layout suitable for the proposed use, and is the layout suitable for the topography of the land?
5. What are the needs of the community for parks and open space in the area?
6. Is the proposed development complementary to existing open space and natural areas, including lakes and wetlands?
7. Is the transportation system within the subdivision laid out in a safe and pleasant manner, and does it provide connections to existing public streets and provide for future continuation of public streets into undeveloped land?
8. Does the proposed subdivision conform to the street and block layout requirements of the Subdivision Ordinance?
9. What are the general economic impacts of the proposed subdivision?
10. What population changes will occur, and what are the impacts upon the existing public facilities including thoroughfares, school systems, and recreation services?
11. Are the proposed lots large enough to adequately provide for the proposed development, or might it be necessary in the future to grant variances for proposed buildings, due to lot peculiarities within the subdivision?
12. Are easements provided for all future public utility needs, and for access to other public areas?
13. Is an environmental assessment worksheet required by state law, and if so, what are the findings and are adequate measures taken to mitigate any significant issues?

A public hearing is also held on the preliminary plat to receive public comment plus comments from other governmental entities. The Commission may approve the preliminary plat, suggest changes, or deny the plat. The Commission's action is a recommendation to the City Council.

The city's approval of the preliminary plat gives the developer the assurance that the final plat will be accepted by the city if built to the standards approved in the preliminary plat.

Final Plat Review

During the next step of the process, a final plat is prepared by the applicant. In order to receive approval of a final plat, the applicant must demonstrate compliance with the conditions and requirements of preliminary plat approval. Once the governing body has approved a final plat it is filed with the County Recorder, and only at that time do the parcels become recorded and saleable lots.

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G. The Meeting Agenda, Minutes, & Documents

The meeting agenda is the order of business and the required items of business for a given meeting. It includes general information about the meeting time and location, plus standard items such as roll call, approval of past meeting minutes, visitor presentation, minutes, consent agenda items, action items, other business and adjournment. It will also include any special actions needed by the body. A sample agenda is provided below:

**AGENDA
CHAKSA PLANNING COMMISSION
ONE CITY HALL PLAZA
CHASKA CITY HALL
JANUARY 11, 2018
7:00 P.M.**

1. Call to Order
2. Roll Call
3. Adopt the Agenda
4. Visitor Presentation
5. Planning Commission Minutes
6. Consent Agenda
7. Public Hearing(s)
8. Other Action items
9. Other Business
10. Adjourn

Agenda Action Items

Certain procedures, such as hearing notices, etc. are often necessary in order to place land use applications on the agenda. The following section discusses various planning issues and the procedures the planning commission should follow.

These items affect land use and require a public hearing, after which the Commission is expected to reach a decision. The primary purpose of a public hearing is to share information about proposed developments, plans, and ordinance amendments with the public, and to give citizens an opportunity to comment on the proposals. Public hearings must be advertised to the public at least ten days in advance of the hearing and must follow proper procedures. Keep in mind that the 60-day rule must be followed when reviewing zoning applications (see Chapter 7).

Zoning Amendment (Text and Map)

Amendments are changes in district boundaries on the zoning map or in the text of the zoning ordinance. Amendments are necessary in order to meet changing conditions within the community and should be made only when the amendment is in the public interest and conforms to the Comprehensive Plan. Before recommending an amendment to the ordinance, the planning commission should consider the following conditions:

*Section VII borrows heavily from the APA Mn publication *Citizen Planner Handbook*, published in 2011

1. Has there been a change in circumstance within the city, township, or county?
2. Has an error been made in the original plan?
3. Is the proposed change consistent with the land use map and the policies of the Comprehensive Plan?

In dealing with amendments, the Commission should determine if the request could have an impact on adjacent property values and would be compatible with surrounding land uses. Usually, the Commission selects one of the following options:

1. Recommend approval of the request
2. Recommend denial of the request
3. Table the request (tabling delays the request indefinitely and requires re-notification)
4. Continue the public hearing to a specific date (done to provide additional time to obtain further information)
5. Close the hearing and delay action without re-notification.

Conditional/Special Use Permit

Conditional/special uses are those which may be appropriate or desirable but require special approval because they may need more detailed review for issues such as excessive height or bulk, traffic congestion, strain on essential public facilities and services, etc. Conditional/Special uses must be permitted within a zoning district if they meet specified standards and are not detrimental to the district. The ordinance spells out the standards which must be met in order to grant a Conditional/Special Use Permit. In approving a Conditional/Special use, specific conditions may be imposed to ensure that the standards are met. The Commission selects one of the following options:

1. Recommend approval of the request with conditions that are tied to the Comprehensive Plan
2. Recommend denial of the request
3. Table the request (tabling delays the request indefinitely and requires re-notification)
4. Continue the public hearing to a specific date (done to provide additional time to obtain further information)
5. Close the hearing and delay action without re-notification

Subdivisions

A subdivision is the division of land into two or more lots. The Subdivision Ordinance outlines criteria for filing a subdivision application, the review process, design standards, parkland dedications, and basic improvements. Two types of subdivisions may be reviewed by the Commission.

*Section VII borrows heavily from the APA Mn publication *Citizen Planner Handbook*, published in 2011

1. Preliminary Plat: Initial drawings and/or maps of a proposed subdivision
2. Final Plat: Final drawings and/or maps of a subdivision previously reviewed as a preliminary plat

The Commission selects one of the following options:

1. Recommend approval of the subdivision
2. Recommend approval of the subdivision with conditions
3. Recommend denial of the subdivision
4. Table the subdivision (tabling delays the subdivision indefinitely and requires re-notification)
5. Continue the public hearing to a specific date (done to provide additional time to obtain further information)

Discussion Items

No action is anticipated on discussion items, and a public hearing is not required.

These items can include: sample ordinances, community needs, capital improvements, review of studies, training programs, etc. These items may fall under the agenda heading of New Business, Staff Reports, Communications, or Miscellaneous.

Commissioner Opportunities

The agenda may also provide for a report from the chairperson and planning commissioners' items. This provides an opportunity to discuss personal interests and concerns without mixing these interests into other agenda items. Through this procedure, commissioners can be adequately heard, communication can take place, and there will be due process within the Commission.

Minutes and Documents

The primary planning commission documents include reports from staff or consultants; plans and documents submitted by applicants; documents, statements or exhibits submitted at public hearings; and resolutions adopted by the Commission. Official records of the Commission, such as minutes and findings, should be maintained in bound books, and an archives file is also desirable.

There should also be a permanent case file maintained for each applicant for each item brought before the Commission. The minutes of planning commission meetings should follow the same format as the agenda, and should include:

1. Attendance
2. Reference to staff reports
3. Relevant discussion during public hearings
4. Motions and seconds
5. Conditions applicable to motions
6. Voting record

*Section VII borrows heavily from the APA Mn publication *Citizen Planner Handbook*, published in 2011

H. Due Process & Public Hearings

The purpose for holding a public hearing is to ensure due process. Due process ensures that all persons appearing before the planning commission will be treated equally and given the same opportunities. Due process encourages objective decision-making by providing all interested persons a notice and an opportunity to be heard.

Land use issues are frequently contested, and the outcome is often decided based on whether or not the planning commission provided participants due process.

Public hearings must treat all interested participants fairly and equally, provide complete disclosure of what is being proposed to all parties, and provide the applicant and all citizens with the right to have their views and arguments heard. After the hearing, the planning commission must adopt adequate findings of fact to ensure that a court does not overturn the decision.

Due process requires:

1. Adequate notice of public hearings sent to persons within a specified distance of the affected property (as outlined in state statute) and published in the official newspaper of the city/township/county.
2. The opportunity to be heard – see Guidelines for Conducting a Public Hearing.
3. Findings of fact be adopted to support decision.
4. No conflict of interest on the part of planning commissioners.
5. Prompt decisions.
6. Records of the proceedings (minutes of the meeting).

Provided below is a suggested guide for conducting public hearings. Following a procedure such as this one can help to make hearings more manageable and ensure that those in attendance have an adequate opportunity to address the commission.

Guidelines for Conducting a Public Hearing:

1. Everyone who wishes to speak will be allowed to do so.
2. All statements and questions shall be directed to the Chairperson.
3. All statements should be as factual as possible.
4. Please refrain from repeating what has already been said.
5. Do not involve personalities.
6. Before speaking, state your name and address for the recorder.
7. The planning commission reserves the right to question any speaker.
8. Staff shall be permitted to ask questions to clarify motions or items brought out at the hearing.
9. Staff will furnish the planning commission with all pertinent information concerning the request.
10. The applicant and/or his or her representative will then comment on the request.
11. The public will provide comments on the request. The applicant will then have an opportunity to answer questions.

*Section VII borrows heavily from the APA Mn publication *Citizen Planner Handbook*, published in 2011

12. All other testimony such as maps, drawings, photos, and soil information will be made part of the hearing record.
13. After the close of the public hearing, no additional testimony may be offered, except those comments in response to questions from the Commission.

It is recommended that a copy of the hearing procedures be posted or distributed to the public prior to the start of the hearing. Doing so helps those in attendance prepare their statements and understand how the process will work.

I. Findings of Fact

The planning commission's decisions must be based on facts submitted at the public hearing and recorded in the minutes. Planning commissioners must always remember that any matter before them could be litigated.

The standard by which the planning commission reviews an agenda item depends on whether it is acting in a legislative or quasi-judicial capacity.

When reviewing a zoning ordinance text amendment or rezoning request, the planning commission is acting under its legislative authority. When operating under this authority, the planning commission's decision is judged on whether it is constitutional, rational, and related to protecting the public health, safety, and welfare of the community. Courts refer to this as the rational-basis standard.

The planning commission is acting in a quasi-judicial capacity when it reviews a variance, conditional use permit, or other similar request. When operating under this authority, the planning commission must apply the facts of the request to the applicable standards in the ordinance. If the request complies with the standards set forth in the ordinance, the planning commission must approve it or recommend approval, depending on the application. If the planning commission denies a request, the reasons must relate to the request's failure to comply with ordinance standards. If the planning commission's decision is challenged, a court will consider whether it cited legally and factually sufficient reasons or whether the decision was arbitrary.

When Are Findings Needed?

The planning commission should adopt Findings of Fact when making a decision or recommendation on a land use application. Under the 60-day rule, the planning commission must cite reasons for denying a "written request related to zoning." (See Chapter 7 for more information on the 60-day rule.)

Findings of fact enable a court to sustain a zoning decision. Generally speaking, a decision will be upheld if the findings of fact demonstrate a rational and legally sufficient basis for decision that is not arbitrary and capricious.

*Section VII borrows heavily from the APA Mn publication *Citizen Planner Handbook*, published in 2011

Valid Findings

Valid findings include:

1. The proposed use is consistent with the Comprehensive Plan, and it will not impede the normal and orderly development and improvement of surrounding vacant property.
2. The proposed change is consistent with the future or planned land use map.
3. The proposed zone change is appropriate because an error was made when drawing the original boundaries on the zoning map.
4. The proposed use will not endanger, injure, or detrimentally affect the use and enjoyment of other property in the immediate vicinity.
5. With the conditions placed upon it, the proposed project will not contaminate groundwater.
6. Complying with the zoning ordinance.
7. Neighbors made numerous comments during the public hearing that the streets in the vicinity are congested and the addition of the proposed use would exacerbate traffic congestion.

The following reasons are not valid bases for findings:

1. The proposed use is better than what is there now.
2. The property is vacant now (weed patch, dust blowing, etc.) and this use will improve it.
3. You can't keep a landowner from using his/her land.
4. This proposal will bring in more revenue to the city.
5. The owner can't sell or lease it with the present zoning.
6. The owner can get more money for the property if it's rezoned.
7. The neighbors do not like the proposal.

Legal Issues

Without adequate findings of fact, a local government's decision could be overturned or sent back for reconsideration. Courts generally consider the following:

1. Is the law clear in its requirements and expectations for the zoning request?
2. Do the findings of fact represent testimony and information considered at the public hearing?
3. Is there a reasonable connection between the findings of fact, the ordinance(s), and the local government's decision?

J. Parliamentary Procedure

Planning Commission proceedings are sometimes conducted in accordance with Robert's Rules of Order to provide for standard procedures, avoid confusion, ensure a fair hearing for everyone, and to protect citizens' rights.

*Section VII borrows heavily from the APA Mn publication *Citizen Planner Handbook*, published in 2011

Order of Business

1. Call to order: The Chairperson says, "The meeting will please come to order."
2. Establish a quorum: In order to conduct business legally, a certain number of commissioners must be present. The number for a quorum is stated in the city/county/township ordinance.
3. Approval of Agenda: The meeting agenda is approved, either as presented or as amended.
4. Minutes: The minutes of the previous meeting are approved, either as presented, or as amended.
5. Agenda Items: The Commission works through its agenda of public hearing items, discussion items, training, information, etc.
6. Announcements: Announcements are made.
7. Adjournment: The meeting ends by a vote.

How to Make a Motion

1. To obtain the floor, a commissioner says, "Mr./Madam Chairperson." The Chairperson recognizes the speaker by name.
2. To make a motion, say, "I move that we..."
3. To obtain a second, wait for another commissioner to say, "I second the motion."
4. The Chairperson then says, "It is moved and seconded that we..." He/she then says,
5. "Is there any discussion?" Discussion may now occur. (At this point, your motion has become property of the entire Commission, and you cannot change it without the consent of the Commission.)
6. The Chairperson then asks, "Are you ready for the question?" If yes, he/she says, "All in favor of the motion say 'aye.'" Then, "All opposed, say 'no.'"
7. If a majority of the commissioners vote in favor of the motion, the Chairperson says, "The motion carries." If a majority are opposed, he/she says "The motion is lost (fails)."
8. To withdraw a motion: Before it has been repeated by the Chairperson, the maker of a motion may withdraw it. After it has been repeated by the Chairperson, the maker may withdraw it, if no one objects.
9. To amend a motion before a vote has been taken, a motion may be amended by saying, "I move to amend the motion by..." The Commission then votes on the amendment before discussing and voting on the original motion.
10. To end debate and call for a vote on the motion say, "I move the previous question." After the motion is seconded, the Chairperson says, "Shall the main question be now put?" No discussion is allowed on this motion, and it requires a 2/3 vote to carry. If the motion carries, all debate instantly stops, and the Chairperson calls for a vote on the previous question/motion.
11. To complain about conditions such as heat, noise, etc., say, "I raise a question of privilege." This is a device that permits a commissioner to bring up an urgent matter for consideration immediately. You may interrupt a speaker with this device; you do not need a second; there is no debate, and no vote is taken.

*Section VII borrows heavily from the APA Mn publication *Citizen Planner Handbook*, published in 2011

K. Open Meeting Law

The purpose of Minnesota's Open Meeting Law is:

1. to prohibit public actions from being taken at secret meetings where it is impossible for the interested public to detect improper influence;
2. to ensure the public's right to be informed; and
3. to afford the public an opportunity to present its views.

Who is Subject to the Open Meeting Law?

1. All city council, school board, county board and town board meetings and executive sessions (with a few narrow exceptions).
2. State agencies, boards, commissions and departments.
3. Committee, subcommittee, board, department, or commission meetings of the public body.
4. Meetings of governing bodies of local public pension plans.
5. Housing and redevelopment authority meetings.
6. Economic development agency meetings.

What is a "Meeting?"

The Open Meeting Law statute does not define the term "meeting." Minnesota courts have ruled that the Open Meeting Law applies to gatherings of officials where at least a *quorum* is present and issues relating to official business are discussed or information relating to official business is received or action (such as a vote) is taken.

Legal Meetings - Notice and Agenda Issues.

1. A schedule of the *regular meetings* of a public body shall be kept on file at its primary offices. If a regular meeting is to be held at a time or place different from that stated in the schedule of regular meetings, the public body shall give notice as provided for a "special meeting."
2. For a *special meeting* the public body shall post written notice of the date, time, place and purpose of the meeting on the principal bulletin board of the public body or on the door of its usual meeting room. Publication is an alternative.
3. For an *emergency meeting* the public body shall make a good faith effort to provide notice to each news medium that has filed a written request for notice.
4. A "recessed" meeting does not have to be renoticed as long as the time and place of the recessed meeting were established and recorded at the previous meeting.

Citizens Right to Know When the Public Body Meets

1. Regular meeting (schedule at City Offices)
2. Special meeting (three days posted and mailed notice or delivered notice)
3. Emergency meeting (notification of news media)

Citizens Right to Convenient Location

1. Accessible
2. Generally, must be in city corporate limits

*Section VII, K borrows heavily from the League of Mn Cities publication *Handbook for Mn Cities*, published in 2017

Citizens Right to Watch and be Present

1. Open meeting law (public right to be present)
2. All meetings of the Council shall be open to the public

Citizens Right to Know How the Public Body Voted

1. Record votes in journal
2. Votes taken in public

Citizens Right to Know What Supporting Material the Public Body Had in Front of It

1. Available at meeting
2. Rule does not apply to confidential data or closed meeting information

Citizens Right to Have a Summary Record of Council Minutes – or Else Publish Them – or Else Mail to Those Who Have Requested

1. Within 30 Days After Meeting
2. Distribution at City Expense

Citizens Right to Have Ordinances Published

1. Minn. Stat. § 421.191, Subd. 4
2. Minn. Stat. Chp. 331A

Open Meeting Law Examples

Example #1 -- Planning Commissioner Abby is shopping at the supermarket. They run into Planning Commissioner Bruce and start a conversation about the weather. Planning Commissioner Chris sees them from across the produce aisle and comes over to engage in the conversation. As a planning commissioner, it would be inappropriate to approach the group and engage in conversation as there could be a perceived violation of Open Meeting Law as the number of commissioners would constitute a quorum.

Example #2 -- Staff sends out an e-mail to all Planning Commissioners with the minutes of the next meeting. Using email to do a "Reply-All" to the group (including all commissioners) could constitute a violation of Open Meeting law as the public was not invited to the discussion via e-mail.

*Section VII, K borrows heavily from the League of Mn Cities publication *Official Conflict of Interest*, published in 2017

L. Conflicts of Interest

Potential Conflict of Interest

A potential conflict of interest occurs when a person in a public position has a relationship, affiliation, or other interest that, according to applicable laws and/or policies, would create an inappropriate influence if the person is called on to make a decision or recommendation that would affect one or more of those relationships, affiliations, or interests. Conflict of interest laws and policies typically provide a process—such as recusal from a decision or recommendation—to ensure that a potential conflict does not become an actual conflict.

Actual Conflict of Interest

An actual conflict of interest occurs when a person in a public position makes a decision or recommendation even though they have a relationship, affiliation, or other interest that, according to the applicable law and/or official policy, constitutes an inappropriate influence on the person making the decision or recommendation.

Perceived Conflict of Interest

The appearance of a conflict of interest typically includes what the applicable law and/or policy defines as a conflict or potential conflict of interest, but it may also include other relationships, affiliations, or interests that, although not specified in an applicable law or policy, a “reasonable person” believes would inappropriately influence a person making a decision or recommendation.

It is important to keep in mind that when a person in a public position declares that he or she has a potential conflict of interest it does not mean the person has done something wrong. In fact, some potential conflicts are not created by the person in a public position but by others, such as a family member accepting employment. Moreover, when a person in a public position declares a potential conflict of interest and acts appropriately to resolve it, the person is upholding important principles of good government.

Conflicts of Interest Examples

Example #1 - Planning Commissioner Jose is an employee of the land owner proposing a new development on a site. By virtue of the financial association through employment by the applicant, there is a Potential Conflict of Interest because approval of the development may provide financial benefit (either direct or indirect) to Jose.

Example #2 - Planning Commissioner Patty's brother-in law is developing a property. Although Patty doesn't get along with her brother-in law and they are only polite to each other, in the public eye, this could present a Perceived Conflict of interest due to their personal affiliation.

*Section VII, L borrows heavily from the League of Mn Cities publication *Official Conflict of Interest*, published in 2017

VIII. PLANNING IN CHASKA

A. What happens prior to Planning Commission consideration

Most of public misconceptions regarding the planning process seem to exist in the pre-development phase. In this phase, the city does not choose which businesses or properties get developed. A business owner/developer will perform their market assessment of their product. Based on that assessment they will determine if the site can support their business idea and then they will approach the city to receive the necessary approvals.

B. Site Plans – the 3-step process

1. The Concept Plan

The concept submittal is the opportunity for the applicants to have a conversation with the City, demonstrate the applicant's observations and understanding of the Community and the Site; also, to establish the objectives for the project.

2. The Preliminary Plan

The expectation of the preliminary submittal is for ~75% development of the design and not a complete design. The expectation is that the applicant will be continuing the process of design refinement and opportunity seeking. However, the preliminary submittal is much more analytical and clear in detail. The expectations are documents which represent plans, sections, elevation and perspectives from a community perspective (from eye level at locations established in the first submittal).

3. The Final Plan

The expectation of the final submittal is that the application is now a complete design. If there were no outstanding issues that required resolution, it is anticipated that the final submission will be placed on the consent agenda to facilitate a speedy resolution of the project.

C. Subdivisions

See Section VII, F (page 19)

D. Rezoning's

See Section VII, E (page 14)

Chaska utilizes Planned Unit Developments (PUD) to enact zoning that is consistent with its Comprehensive Plan. These PUD's are tailored to meet the specific requirements of a project or a locale. They are expressed typically as Planned Residential (PRD), Planned Commercial (PCD), Planned Industrial (PID), or Planned Mixed-Use Districts (PMD).

E. Conditional Use Permits

In order to give Use regulations, the flexibility necessary to achieve the objectives of the Comprehensive Plan, certain uses are permitted subject to the granting of a Conditional Use Permit. Because of their unusual characteristics, such conditional uses require special consideration, so they may be located properly with respect to the objectives of the Comprehensive Plan and with respect to their effects on surrounding properties. In order to achieve these purposes, the City Council is empowered to grant and to deny applications for Conditional Use Permits and to impose reasonable conditions upon the granting of these permits.

A Conditional Use Permit may be granted by the City Council after demonstration by evidence that:

1. The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare;
2. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood;
3. The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
4. Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided;
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets; and
6. The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

The Planning Commission may recommend, and the City Council may stipulate such conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the special use as deemed necessary for the protection of the public interest and to secure compliance with the requirements specified in this Ordinance.

F. What happens after the Planning Commission makes a recommendation

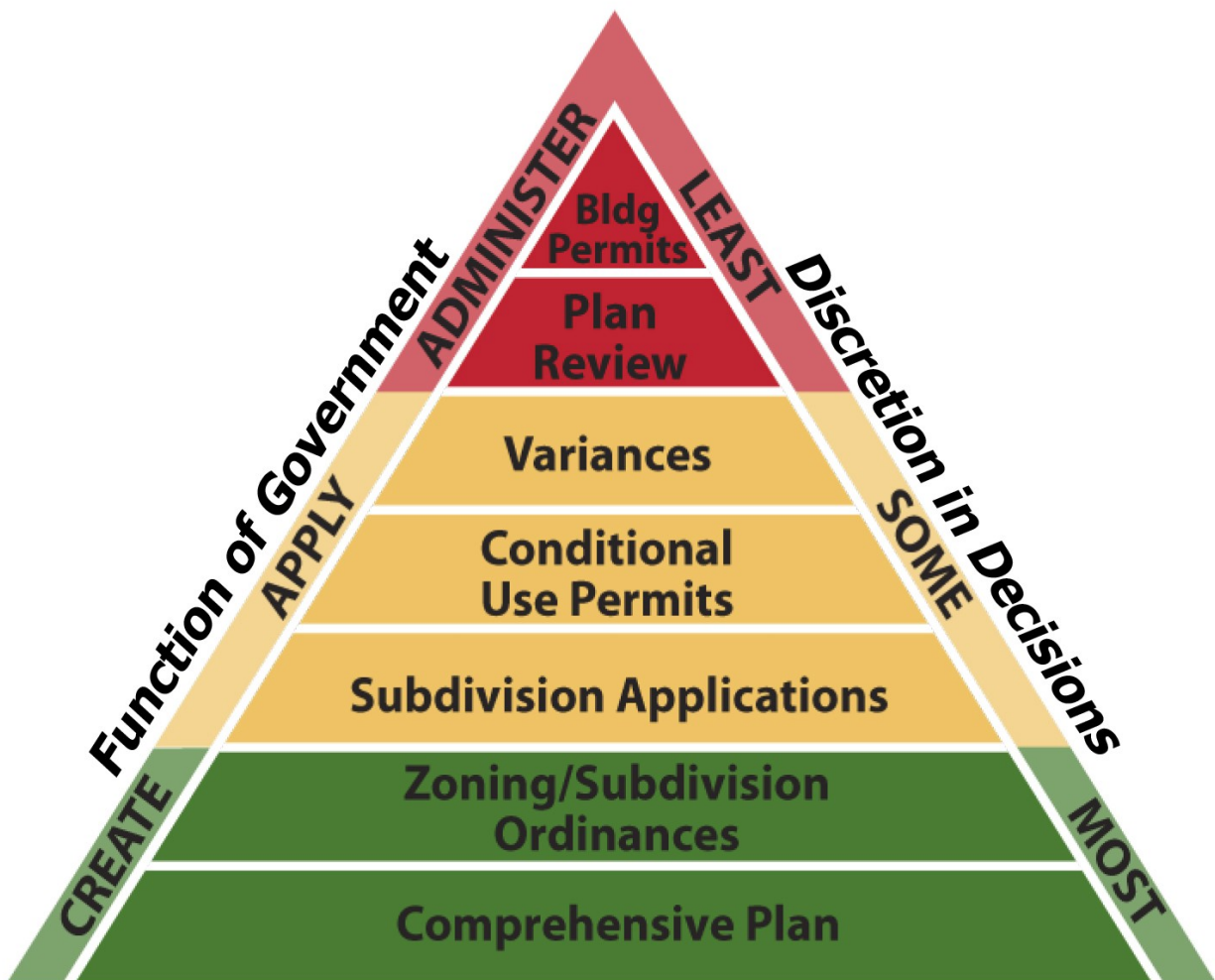
Almost all of the actions that the Planning Commission takes are recommendations to the City Council. The City Council as the elected representatives of the citizens of Chaska makes the final decision on land use issues. The City Council relies heavily on the recommendation of the Planning Commission to inform its decision, but the scope of consideration by the council is greater than that of the commission. The council also needs to balance their decision with a number of other factors, such as , financial, political and what is in the overall benefit to the residents of Chaska.

IX. CITY OF CHASKA RESOURCES

- A. [Comprehensive Plan](#)
- B. [Zoning Map](#)
- C. [SW Chaska Plan](#)
- D. [Downtown Chaska Master Plan](#)
- E. [Commitment to Community Report](#)

X. OTHER RESOURCES

- A. [Citizen Planner Handbook – Minnesota APA](#)
- B. [Planning and Zoning 101 – League of Minnesota Cities](#)
- C. [Open Meeting Law – League of Minnesota Cities](#)
- D. [Conflict of Interest – League of Minnesota Cities](#)



"Planning & Zoning 101" - League of Minnesota Cities, published 2017

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
07/11/2018

Subject: Formacoat - Chaska Building Center Phase II – Final Site/Building Plans and Final Plat

Applicant: Mark Gross

Location: East of Klingelhutz site (DDK) and west of Fire Lane

Case No.: P.C. No. 2018-24

Synopsis: The applicant is requesting approval of the Final Site/Building Plan and Final Plat (Phase II) of the Chaska Building Center redevelopment

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

BACKGROUND

Formacoat, founded in 2002, is a privately held, uniquely positioned, medical device contract manufacturing company currently located in Savage, MN. Formacoat's collaboration with customers includes access to a wide range of coating vendors and their technologies to help bring the right coating to each product. Each medical device coating can provide different characteristics of lubricious, abrasion resistant, hemocompatible, non-thrombogenic and biocompatible value to a device. Mark Gross, owner and CEO of Formacoat, has been a 27-year resident of Chaska, and hoping to bring the business home.

In May of 2010, the Concept Plan was reviewed for the redevelopment of the entire Chaska Building Center site, along with approval of the Preliminary Plat. At this time, staff recommended approval of the two westerly lots (Klingelhutz site) of the Concept Plan and approval of the Preliminary Plat, but staff recommended postponing the discussion on the easterly portion of the site (remaining vacant sites) until a more solid development plan was proposed. The City Council voted to approve the Preliminary Plat and table the discussion for the eastern half of the site pending the completion of the Downtown Master Plan, which will serve as a redevelopment guide for the area.

In August and October of 2011, the Preliminary and Final Site/Building Plans for the western half of the project were approved. Tonight we are looking at approving a portion of the eastern half of the project.

The applicant believes that this project will contribute to and reinforce the City's Mission Statement, particularly through the following strategies:

- CHASKA'S HIGH QUALITY OF LIFE IS ENHANCED – The project will supply the city with new employment opportunities for nearby residents.
- TAXPAYERS PERCEIVE THEY ARE GETTING QUALITY COST-EFFECTIVE SERVICE – The tax revenue generated by this project will contribute to the city's ability to continue providing cost effective services to the residents and businesses.
- WELL PLANNED AND ORDERLY COMMUNITY DEVELOPMENT IS A PRIORITY – The well planned project extends ripple effect benefits to nearby businesses. The employees that will call the building 'work' will shop at nearby retailers, eat in the local restaurants and may look for housing options closer to work.
- A SENSE OF COMMUNITY AND SMALL TOWN VALUES ARE MAINTAINED – All businesses feel a sense of pride about their hometown. It is the hope that some companies may even relocate their headquarters to this site, where Chaska can become their true home base.
- COMMITMENT TO EXCELLENCE – Formacoat will improve the existing abandoned building site and make it a productive contributor to the community once again.

ZONING & DOWNTOWN MASTER PLAN

Currently, the site is zoned PMD-21 (Planned Multi-Use District No. 21), which was done during the preliminary approvals to accommodate the updated proposal.

In January of 2012 the Downtown Master Plan was approved. The area in question tonight is defined in this plan as the 'East Chaska Boulevard District' and a redevelopment site. In order to encourage the concentration and viability of healthy commercial businesses in downtown Chaska and provide opportunities for job growth near downtown, this district is envisioned to transition to more of an employment center. It is specifically guided toward a mix of business park uses, such as light industries, offices, research and development services, and medical. The goal is to increase the diversity and concentration of jobs within the downtown area.

EXISTING CONDITIONS

The site is located on the north side of Chaska Boulevard, between the Klingelhutz site and Fire Lane. The site currently consists of two parcels – one 5.01 acre site and one 2.74 acre site (7.75 acres total). The site is currently vacant but contains several concrete pads from the previous buildings that were there, which included the old Chaska fire station. Both parcels are currently owned by the City of Chaska, however, Formacoat will be the owner of one of the lots once a purchase agreement is solidified.

CURRENT REQUEST

The applicant, Formacoat, is requesting Final Site/Building Plan and Final Plat approval for the construction of an office/warehouse building totaling approximately 31,840 square feet in size and roughly 30 feet in height on the central portion of the Chaska Building Center site. The plan is to only redevelop 3.85 acres of the remaining 7.75 acre vacant site; approximately 3.9 acres will remain on the east side of the site for future development. 30 new jobs are projected to be created as a result of this building and development.

Adjacent properties

The new building's site is bounded on the south by Chaska Boulevard/CR 61; the north by East Chaska Creek and a City trail; the east by Fire Lane and Cuzzy's; and the west by Klingelhutz site.

Site Layout

The site is situated in the center of the Chaska Building Center site. The building is also situated in the middle of the site with parking circulating around it. The front of the building will face south (toward Chaska Boulevard), with a loading dock in the rear (north). Access to the site will be gained from Chaska Boulevard from two existing site accesses; one from the Klingelhutz site on the west; one from the center of the site via an existing access.

Building Location/Design

The building is rectangular in format and will be two-stories tall (approximately 30 feet in height). The initial construction of this building will encompass a 31,840 square foot building footprint. A future expansion area is shown on the west side of the building totaling at 9,322 square feet. The front of the building will face the south toward Chaska Boulevard.

The proposed building will be constructed with decorative pre-cast wall panels, accented with glass and additional architectural features to provide an impressive corporate home for Formacoat.

The City of Chaska has certain building design and material requirements for industrial buildings. A portion of it is stated as follows:

"Industrial and warehouse buildings shall use at least two (2) different Class I materials and shall be composed of at least thirty (30) percent Class I material, and at least one (1) Class II materials and be composed of at least thirty (30) percent Class II materials; and not more than forty (40) percent of Class III materials."

Formacoat Building Materials	
Class I	Brick and Glass (33%)
Class II	Precast Concrete Panels aggregate finish (65%)
Class III	Tahoma
CLASS I REQUIRED	30%; two different materials
CLASS II REQUIRED	30%; one material
PROVIDED	33% Class I material; 2 different materials 65% Class II material; 1 material

Based on the table above the applicant is meeting the percentage and quantity requirements for building materials on industrial buildings.

Another item of note is the brick to be used. In order to be classified as a Class I material, the brick needs to be a full modular face brick. The applicant has indicated that on their final elevation drawings.

Overall, the building's appearance is attractive. The significant articulation of the building is oriented on the south side with the most amount of exposure; the articulation wraps around the building's corners on the east and west sides. The east, west and north sides are mainly the precast concrete panels, which is appropriate given the least amount of exposure that will occur on these sides.

Setbacks

The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	Setback
Chaska Boulevard	100 feet from centerline
East Chaska Creek	50 feet from edge
North Property Line	20 feet
Interior Property Lines	15 feet

PARKING SETBACKS	
Direction	Setback
ROW	10 feet
East Chaska Creek	50 feet from edge
Interior Property Lines	5 feet

Parking/Access/Circulation

145 parking spaces (60 initial installation; 85 proof of parking) are proposed as a part of this project. The following chart summarizes the overall parking demand on the site, based on the approximated sizes of the conceptual uses.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Office	6,801 sf	1ps/250sf	27 parking spaces
Manufacturing	24,128 sf	1ps/350sf	69 parking spaces
Warehousing	6,926 sf	1ps/350 sf	19 parking spaces
Future Manufacturing Addition	9,322 sf	1ps/350sf	27 parking spaces
		REQUIRED	142 parking spaces
		PROVIDED	145 parking spaces

According to this table the applicant is meeting the required amount of parking spaces needed for the ultimate use of the site. The parking stalls proposed (including proof of parking) will accommodate the initial construction of the building and the ultimate building footprint with the expansion.

The access into the site will be from the existing access off Chaska Boulevard; one that is shared with the Klingelhutz site to the west. The undeveloped site to the east would not be allowed an access on Chaska Boulevard per the County's limitations. Because of this, staff would recommend that a cross access be created on the southeast portion of the Formacoat site to connect to the east. This would essentially knock out 3 proof of parking spaces, however, it would not be a detriment to the building and its expansion area.

Cross access easements will be required across this site to allow for the adjoining sites to have the ability to use the Chaska Boulevard accesses. These easements will need to be recorded at time of final plat recording.

Landscaping

The table below indicates the landscaping requirements for this site and how the applicant meets or does not meet them:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	118 caliper inches (44 trees)	44 trees
Understory Trees	11	16
Shrubs	126	136

According to the table above the applicant is sufficient in meeting the landscape ordinance for shrubs and trees.

Staff would like to point out that the north end of the site will need to provide sufficient screening. There are a couple areas that are open, specifically the northeast portion of the site that needs to be filled in with trees, preferably coniferous to help provide screening between this site and the residential property to the north. It is not necessarily a matter of adding more trees to the site, rather it could be taking trees from the east side and moving them to the north to fill in the gaps. The applicant will be required to resolve this prior to their building permit being issued.

Planting islands are being shown in the parking lots. Staff would like to point out that trees and shrubs need to be placed in these islands. Specifically, the proof of parking areas will need to show that future trees and shrubs will be placed in the planting islands once the parking is installed. This will need to be shown on the landscape plan at final submittal.

Lighting

Any lighting proposed for this plan should be fully screened and face downward. The applicant is showing two pole lights in the parking lot. Wall lighting cannot be placed more than 18 feet above ground level.

Utilities

Water and sewer are available to serve this site.

Stormwater

The applicant will work with the City to determine the drainage necessities for the site.

CONCLUSION

Staff is happy to see that this abandoned site will be cleaned up and brought back to working order. The additional jobs in downtown will be a benefit to the entire community. The proposal, with modifications required by the City, complies with all provisions of the zoning and no variances are requested.

PLANNING COMMISSION ACTIONS REQUESTED

Motion to recommend approval to the City Council 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 June 27, 2018
 - c. Truck Turning Movement Site Plan (A1.2), submitted by Rosa Architectural Group, Inc., dated June 27, 2018
 - d. Proposed Main Level Floor Plan (A2.1), submitted by Rosa Architectural Group, Inc., dated June 26, 2018
 - e. Proposed Second Level Floor Plan (A2.2), submitted by Rosa Architectural Group, Inc., dated June 26, 2018
 - f. Proposed Building Elevations w/ Notes (A3.1), submitted by Rosa Architectural Group, Inc., dated June 26, 2018
 - g. Proposed Landscape Plan (L1.1), submitted by Rosa Architectural Group, Inc., dated June 27, 2018
 - h. Photometric Exhibit
 - i. Grading, Drainage, Erosion Control & Utility Plan (C1), submitted by Rehder & Associates, Inc., dated June 28, 2018
 - j. Details & Specifications (C2), submitted by Rehder & Associates, Inc., dated June 28, 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 at the property line.
6. Utilization of modular face brick as a Class I material.
7. No exterior storage will be permitted.
8. 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.
9. Provision of the required 50 feet setback from the edge of the top of the creek bank to all buildings and impervious surfaces.
10. Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.
11. Provision to submit Utility and Site Plan As-Built prior to issuing a building permit.
12. Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.
13. Provision of a storm water management plan meeting City and Carver County WMO standards.
14. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
15. Provision that all mechanical equipment will be fully screened from view.
16. Compliance with section 9.11 Building Design/Materials and Site Design.
17. Adherence with the Engineers Memo dated July 4, 2018.
18. Provision to revise landscape plan to relocate/include at least 4 more overstory trees on the northeast portion of the site and to be submitted at time of building permit.
19. Provision that the landscape plan shows proof of parking planting islands with trees and shrubs to be installed at time of construction.
20. Coordination with Electric Department on service locations.
21. Elimination of all un-used driveway accesses on Chaska Boulevard prior to issuance of a Building Permit.
22. Coordination with the Engineering Department and EDA for a site demolition plan and schedule.
23. Final Plat to list City of Chaska as a part of the plat.
24. Provision of a private utility easement over the sanitary sewer connection.
25. Compliance with the County Memo dated June 8, 2018.
26. Provision to provide accesses into the site consistent with Carver County's guidance and requirements.
27. Provision to provide a future access on the southeast portion of the site to access the eastern site.



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: July 4, 2018
Subject: Formacoat

The planned development for the site proposes a new commercial building and parking lot along with site amenities. From a storm water perspective, the storm water management plan meets both the City and watershed requirements. City water is readily available to service the property. The sanitary sewer service for the property is proposed to extend through an adjoining property which will require the developer to obtain a private easement. The final layout will need to address the access changes and improvements that are needed along CSAH 61 and will be coordinated with engineering and Carver County. Demolition of the existing concrete and blacktop surfacing that remains over the property will need to be accounted for with the timing of the improvements.



formacoat





CHASKA BLVD.
CHASKA, MN

12500 ZINRAN AVE
SAVAGE, MN 55378-1081

CORNERSTONE
CONSTRUCTION
SERVICES, LLC

EDEN PRAIRIE, MN
PH: 952-944-8780

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: _____

SIGNED: _____

DATE: _____ REG. NO. _____

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: _____

SIGNED: _____

DATE: _____ REG. NO. _____

PROJECT NUMBER:	21816
DATE:	MAY 8, 2018
DRAWN BY:	JL
CHECKED BY:	RR
REVISIONS:	5/24/18, 6/27/18

PROPOSED SITE PLAN

A1.1

© COPYRIGHT 2018 ROSA ARCHITECTURAL GROUP



Rosa
Architectural
Group
Inc.

1084 Sterling Street
St. Paul, Minnesota 55119
tel: 651-739-7988
fax: 651-739-3165

NEW BUILDING FOR
FORMACOAT

CHASKA BLVD.
CHASKA, MN

OWNER:
FORMACOAT LLC.

12500 ZINRAN AVE
SAVAGE, MN 55378-1081

CORNERSTONE
CONSTRUCTION
SERVICES, LLC

EDEN PRAIRIE, MN
PH: 952-944-8780

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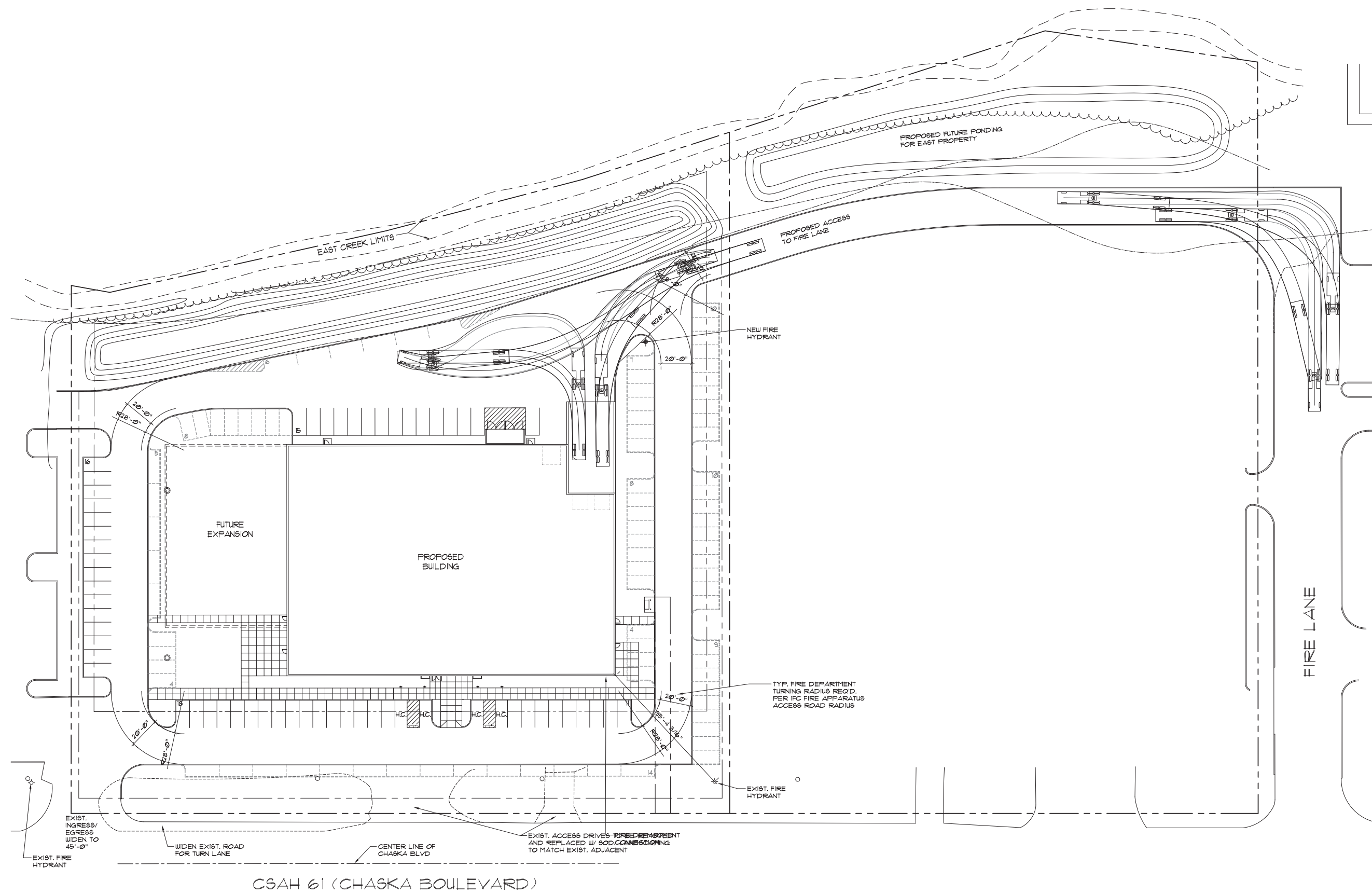
PRINT NAME: _____
SIGNED: _____
DATE: _____ REG. NO. _____

PROJECT NUMBER: 21816
DATE: MAY 24, 2018
DRAWN BY: JL
CHECKED BY: RR
REVISIONS: 6/27/18

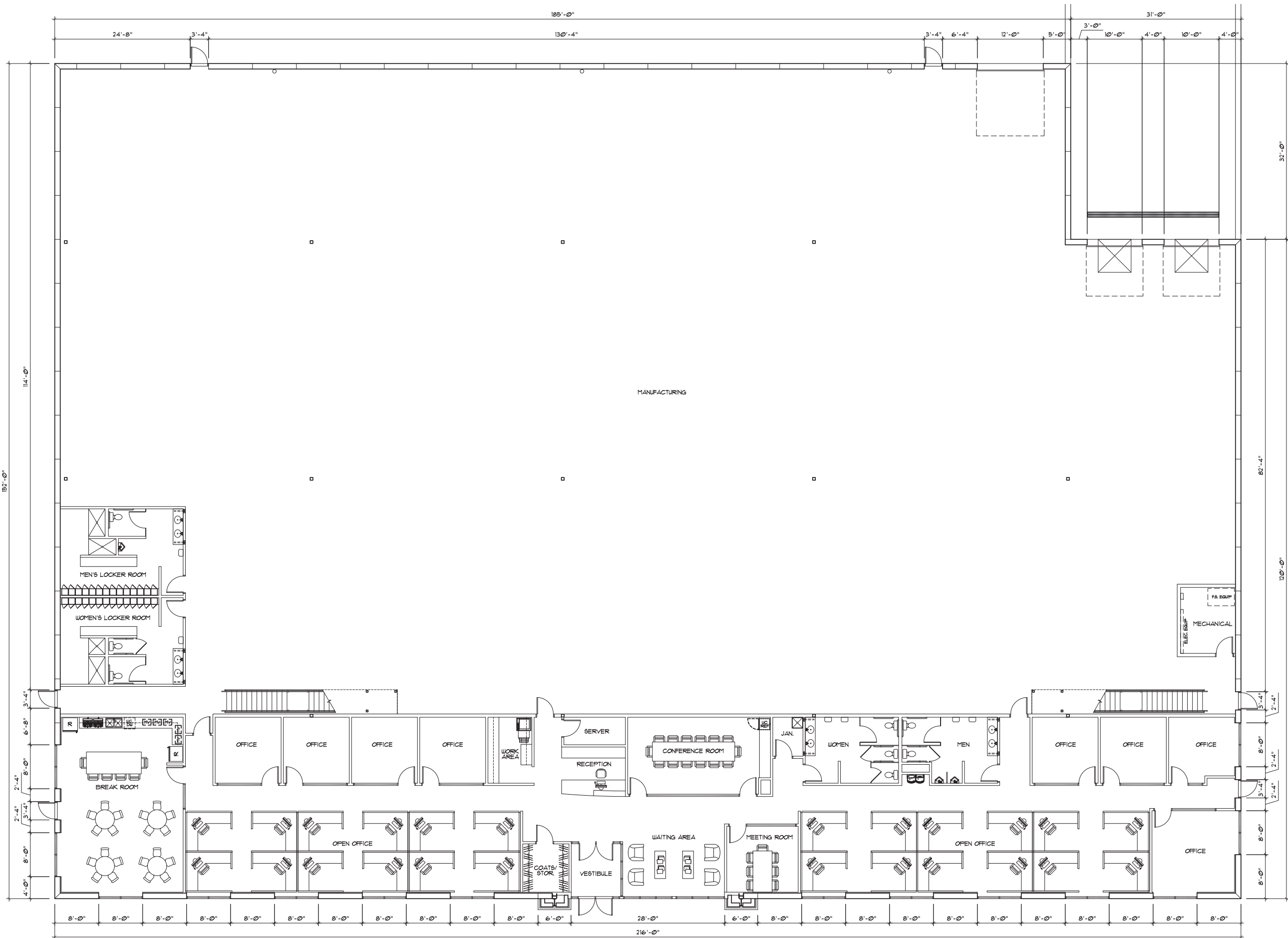
TRUCK TURNING
MOVEMENT SITE PLAN

A1.2

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  TRUCK TURNING MOVEMENT SITE PLAN
1" = 30'-0" (ON 24x36 SHEET)



Rosa
Architectural
Group
Inc.

1084 Sterling Street
St. Paul, Minnesota 55119
tel: 651-739-7988
fax: 651-739-3165

NEW BUILDING FOR
FORMACOAT

CHASKA BLVD.
CHASKA, MN

OWNER:
FORMACOAT LLC.

12500 ZINRAN AVE
SAVAGE, MN 55378-1081

CORNERSTONE
CONSTRUCTION
SERVICES, LLC

EDEN PRAIRIE, MN
PH: 952-944-8780

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PRINT NAME: _____
SIGNED: _____
DATE: _____ REG. NO. _____

PROJECT NUMBER: 21816
DATE: MAY 8, 2018
DRAWN BY: JL
CHECKED BY: RR
REVISIONS: 6/26/18

PROPOSED MAIN LEVEL
FLOOR PLAN

A2.1

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**1084 Sterling Street
St. Paul, Minnesota 55119
tel: 651-739-7988
fax: 651-739-3165**

CHASKA BLVD.
CHASKA, MN

12500 ZINRAN AVE
SAVAGE, MN 55378-1081

EDEN PRAIRIE, MN
PH: 952-944-8780

PRINT NAME: _____

SIGNED: _____

DATE: _____ REG. NO. _____

PRINT NAME: _____

SIGNED: _____

DATE: _____ REG. NO. _____

PROJECT NUMBER:	21816
DATE:	MAY 8, 2018
DRAWN BY:	JL
CHECKED BY:	RR
REVISIONS:	6/26/18

A2.2

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PROPOSED SECOND LEVEL FLOOR PLAN
1/8" = 1'-0" (ON 24x36 SHEET)

Page 15 of 42

NEW BUILDING FOR
FORMACOAT

CHASKA BLVD.
CHASKA, MN

CORNERSTONE
CONSTRUCTION
SERVICES, LLC

EDEN PRAIRIE, MN
PH: 952-944-8780

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UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: _____

SIGNED: _____

DATE: _____ REG. NO. _____

PROJECT NUMBER: 21816

DATE: JUNE 5, 2018

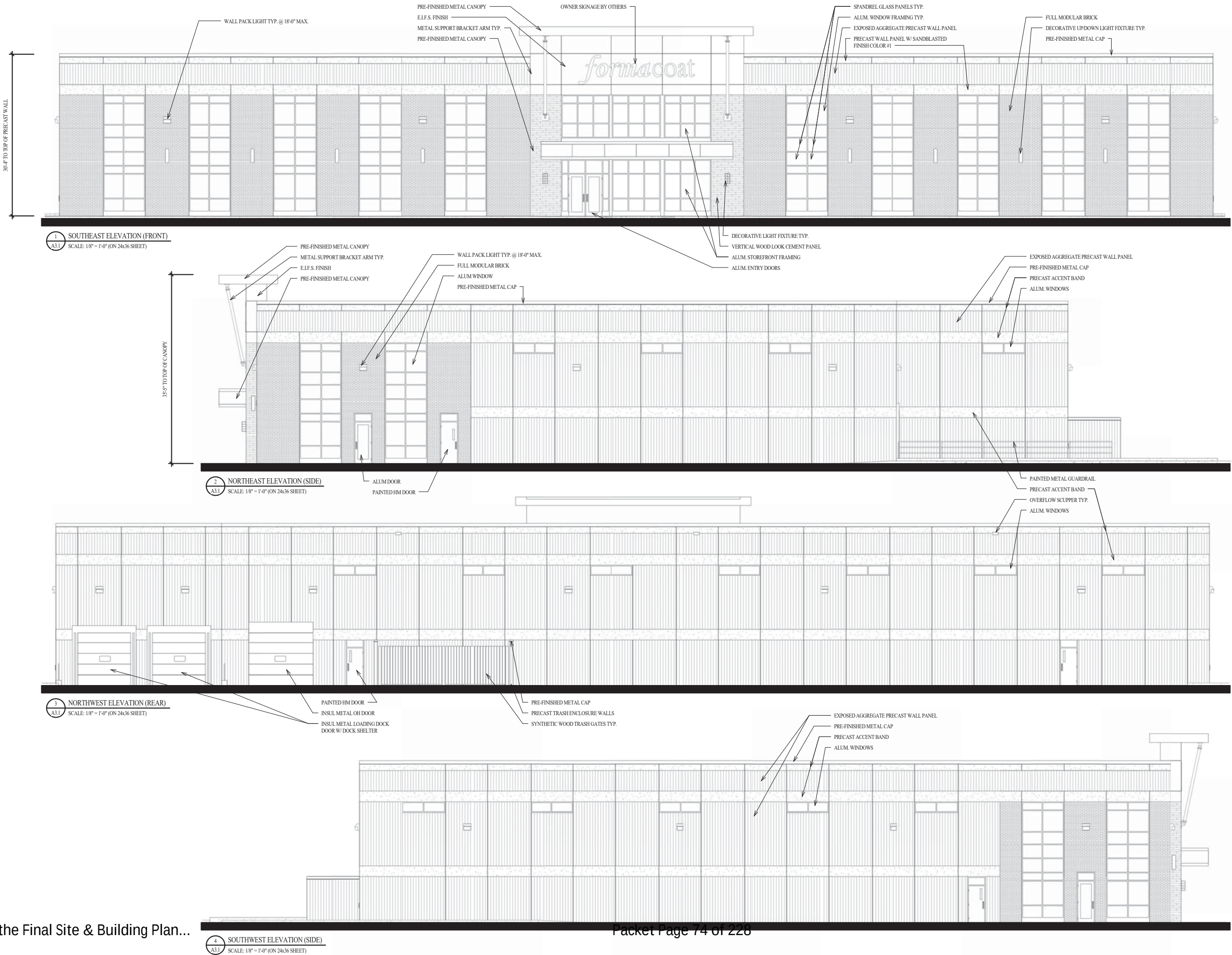
DRAWN BY: JL

CHECKED BY: RR

REVISIONS: 6/26/18

PROPOSED BUILDING
ELEVATIONS W/
NOTES

A3.1



Rosa
Architectural
Group
Inc.

1084 Sterling Street
St. Paul, Minnesota 55119
tel: 651-739-7988
fax: 651-739-3165

NEW BUILDING FOR
FORMACOAT

CHASKA BLVD.
CHASKA, MN

OWNER:
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PRINT NAME: _____

SIGNED: _____

DATE: _____ REG. NO. _____

PROJECT NUMBER: 21816

DATE: MAY 8, 2018

DRAWN BY: JL

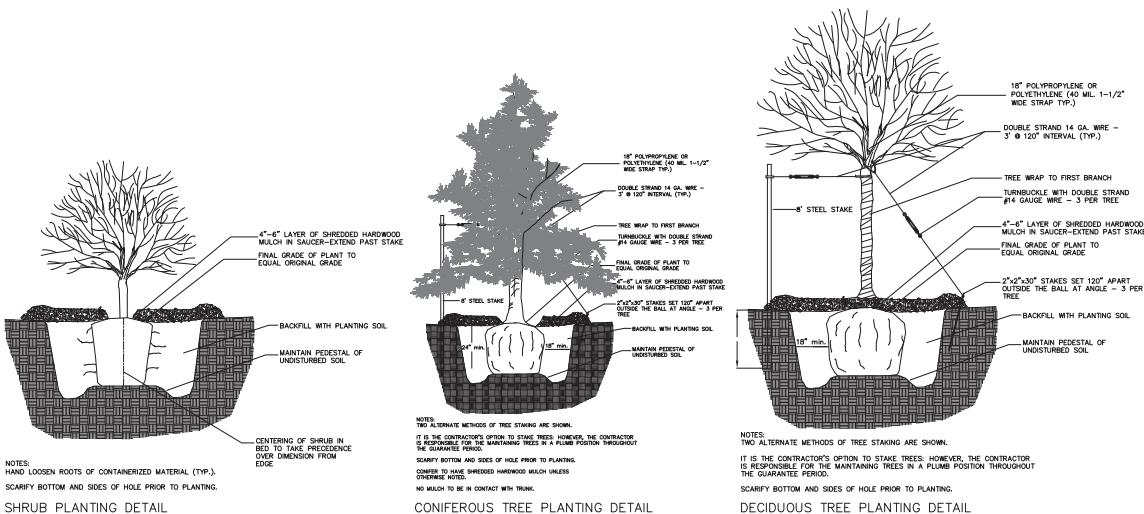
CHECKED BY: RR

REVISIONS: 5/24/18, 6/27/18

PROPOSED LANDSCAPE PLAN

L1.1

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PLANTING NOTES:

Contractor shall provide one year guarantee of all plant materials. The guarantee begins on the date of the Landscape Architect's written acceptance of the initial planting. Replacement plant materials shall also have a one year guarantee commencing upon planting.

All plants to be northern-grown and hardy. Plants to be installed as per standard AAN planting practices.

Use minimum 12" loam planting soil on trees and 6" on shrubs.

Contractor shall verify locations with all utilities prior to installation of plants.

All landscaping, including the boulevard areas shall be irrigated with an underground sprinkler.

Staking of trees optional; reposition if not plumb after one year.

Wrap all smooth-barked trees-fasten top and bottom. Remove by April 1.

Open top of burlap on BB materials; remove pot on potted plants; split and break apart peat pots.

Prune plants as necessary - per standard nursery practice.

Owner shall be responsible for maintenance after acceptance of the work by the Owner.

Plants shall be immediately planted upon arrival at site. Properly heel-in materials if necessary.

All disturbed areas to be sodded unless otherwise noted. Sod shall be northern grown and hardy.

Planting beds for shrubs shall have 3" - 4" of 1-1/2" washed River rock mulch. No weed barrier fabric to be used. Separation of stone mulch from sod shall be by 4" vertical (commercial grade) black poly edging. Edging shall be placed and staked with smooth curves and straight lines.

All planting beds shall be prepared using Preen or an approved equal weed preventative.

Organic black topsoil shall be spread over site where landscaping or sod to be placed, as per City code.

Double shredded dark brown hardwood mulch 4" deep shall be provided around all new trees.

Field adjust tree and shrub locations to fit site and avoid utility locations and any changes that may have occurred to the buildings exterior and/or site in general.

Construction and soil types to be determined by the site Engineer.

Contractor to field adjust foundation shrubs to best suit space and building's architecture.

PLANT LIST: Site Plantings

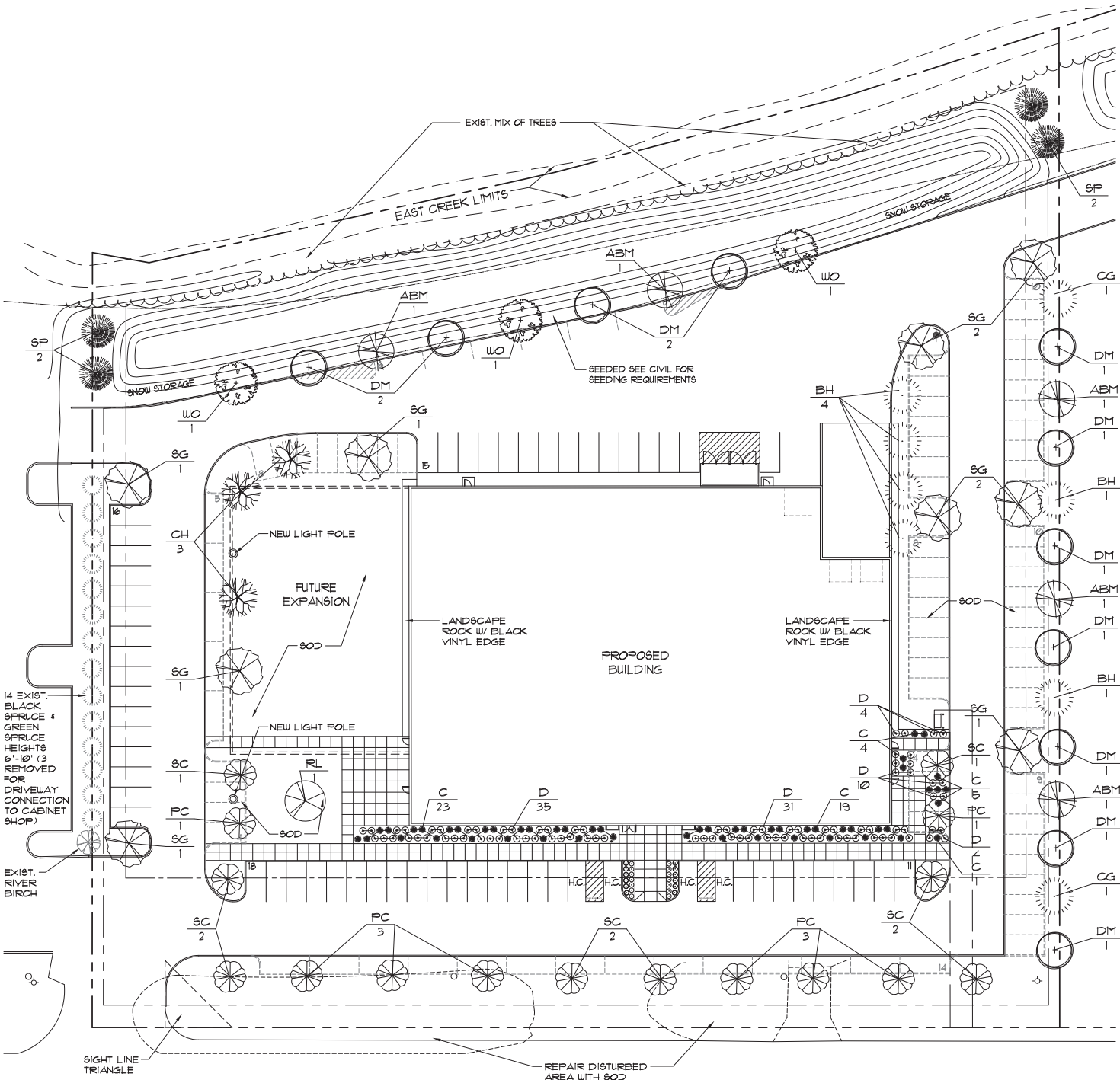
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE/ROOT
TREES				
5	ABM	Acer freemanii	Autumn Blaze Maple	2-1/2" B&B
11	DM	Acer platanoides 'Deborah'	Deborah Maple	2-1/2" B&B
9	SG	Acer x freemanii 'Sienna'	Sienna Glen Maple	2-1/2" B&B
3	CH	Celtis occidentalis	Common Hackberry	2-1/2" B&B
1	RL	Tilia americana 'Redmond'	Redmond Linden	2-1/2" B&B
3	WO	Quercus bicolor	Swamp White Oak	2-1/2" B&B
8	PC	Malus 'Prairiefire'	Prairiefire Crabapple	2" B&B
8	SC	Malus sp. Spring Snow	Spring Snow Crab	2" B&B
6	BH	Picea glauca 'Densata'	Black Hills Spruce	10' B&B
2	CG	Picea pungens	Colorado Green Spruce	10' B&B
4	SP	Pinus sylvestris	Scotch Pine	11' B&B
TOTAL 60				
SHRUBS				
84	D	Diervilla lonicera	Bush Honeysuckle	5 GAL. Pot
		Berberis thunbergii 'balltwo'	Burgundy Carousel Barberry	
		Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	
		Ribes alpinum	Alpine Currant	
		Spiraea spp.	Spiraea	
52	C	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 GAL. Pot
		Juniperus sabinio	Savin Juniper	
		Taxus x medius 'Taunton'	Taunton Spreading Yew	
		Thuja occidentalis 'Yellow Ribbon'	Yellow Ribbon Arborvitae	
TOTAL 136				
○ PERENNIALS - 1 GAL. CONT.				
○ Rudbeckia hirta 'Goldstrum'				
Sedum x 'Autumn Joy'				
Hemerocallis sp.				
Calamagrostis acutiflora 'Karl Foerster'				
Black Eyed Susan				
Autumn Joy Sedum				
Daylily				
Karl Foerster Reed Grass				

REQ'D. UNDERSTORY TREE'S:

REQ'D. IS 25% OF OVERSTORY TREES REQ'D.
44 x 25 = 11 TREES REQ'D.

REQ'D. SHRUBS:

1 PER 30' OF SITE PERIMETER OR 1 PER 300 SF. OF BLDG.
BUILDING AREA REQUIRES MORE SHRUBS
1,673.66 / 30 = 55.78
37,855 / 300 = 126.18 = 126 REQ'D.
PROVIDED MAJOR SHRUBS = 137
PROVIDED ADDITIONAL PERENNIAL PLANTINGS IN KEY ENTRY AREA



CSAH 61 (CHASKA BOULEVARD)



PROPOSED LANDSCAPE PLAN
1" = 30'-0" (ON 24x36 SHEET)

LANDSCAPE REQUIREMENTS:

BLDG. AREA = 37,855 S.F. / 320 = 118.29" REQ'D. TREE CALIFER

REQ'D. OVERSTORY TREE'S:

- 60% @ 2.5" = 118.29 x .6 = 70.97 / 2.5 = 28 REQ'D.
- 10% @ 3.0" (7'-4" CONIFER IS EQUAL) = 4 TOTAL REQ'D.
- 10% @ 3.5" (8'-6" CONIFER IS EQUAL) = 4 TOTAL REQ'D.
- 10% @ 4.0" (10'-0" CONIFER IS EQUAL) = 4 TOTAL REQ'D.
- 10% @ 4.5" (11'-0" CONIFER IS EQUAL) = 4 TOTAL REQ'D.

Packet Page 75 of 228

6.B. Approve the Final Site & Building Plan...

- GRADING NOTES

1

- All elevations shown are to final surfaces.

2

- Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.
- INSPECTION AND MAINTENANCE

- The site must be inspected once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours.

- All inspections and maintenance conducted must be recorded in writing and records retained with the SWPPP.

- Areas of the site that have undergone final stabilization, may have the inspection of these areas reduced to once per month.

- All silt fence must be repaired, replaced, or supplemented within 24 hours when they become nonfunctional or the sediment reaches 1/3 of the height of the fence.

- Surface waters and conveyance systems must be inspected for evidence of sediment being deposited. Removal and stabilization must take place within seven (7) days of discovery unless precluded by legal, regulatory, or physical access constraints.

- Construction site vehicle exit locations must have sediment removed from off-site paved surfaces within 24 hours of discovery.

- Infiltration areas shall be graded to finished grade when all contributing drainage areas have been stabilized. Protect infiltration area from sediment and heavy equipment compaction during/after construction with silt fence.
- UTILITY NOTES

1

- All sewer services to extend to a point 5' from proposed building.

2

- Bring water main into proposed building and cap at the floor.

3

- Verify all service locations and inverts with mechanical engineer before construction.

4

- All watermain to have a minimum of 7.5' of cover.

- LEGEND

●

PROPOSED MANHOLE

■

PROPOSED CATCH BASIN

⬮

PROPOSED HYDRANT

⬮

PROPOSED GATE VALVE

◀

PROPOSED FLARED END

→

PROPOSED STORM SEWER

→

PROPOSED SANITARY SEWER

→

PROPOSED WATERMAIN

▨

PROPOSED CONCRETE

▨

PROPOSED STD. DUTY BITUMINOUS

▨

PROPOSED HEAVY DUTY BITUMINOUS

—

PROPOSED CONTOUR

•

PROPOSED ELEVATION

□

SILT FENCE

○

INLET PROTECTION DEVICE

CONSTRUCTION LIMITS

BOUNDARY/ROW/BLOCK LINE

EASEMENT

BUILDING/PARKING SETBACK LINE

⊙

SOIL BORING

→

DRAINAGE ARROW

—W

EXISTING WATERMAIN

—S

EXISTING SANITARY SEWER

—ST

EXISTING STORM SEWER

—G

EXISTING BURIED GAS LINE

—E

EXISTING BURIED ELECTRIC LINE

—T

EXISTING BURIED TELEPHONE LINE

—TV

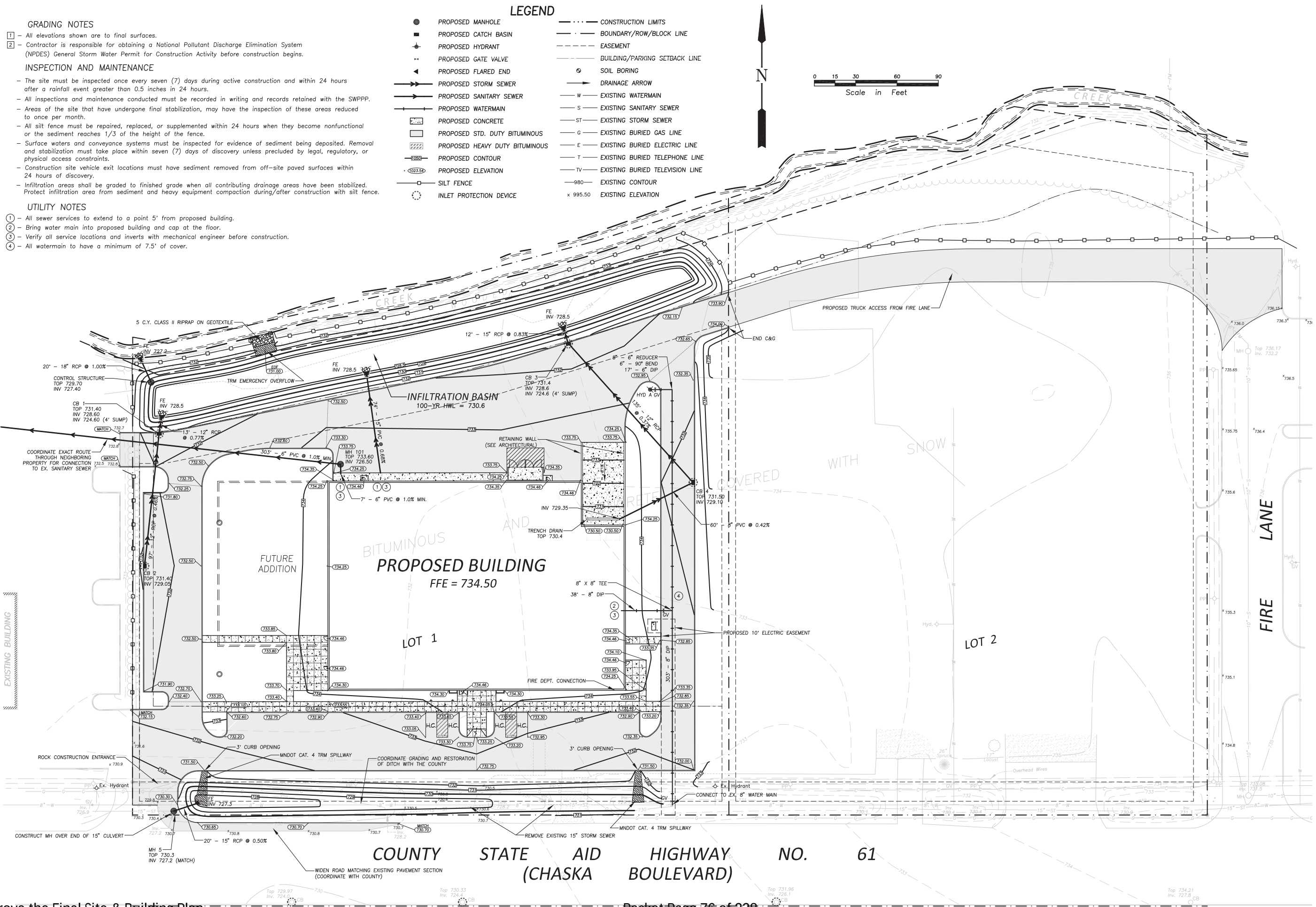
EXISTING BURIED TELEVISION LINE

—980

EXISTING CONTOUR

x 995.50

EXISTING ELEVATION



Rehder & Associates, Inc.

Civil Engineers, Planners and Land Surveyors

9440 Federal Drive, Suite 110 • Eagan, Minnesota 55122

651-692-6051 • Fax: 651-692-9797 • email: info@rehder.com

PROJECT NO.: 181-3037/011

DRAWING FILE: 3037011.DWG

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

PRELIMINARY

Name _____

Date _____

Reg. No. _____

Issued

5-8-18

CITY SUBMITTAL

5-23-18

CITY COMMENTS

5-30-18

ADDRESS STORM WATER COMMENTS

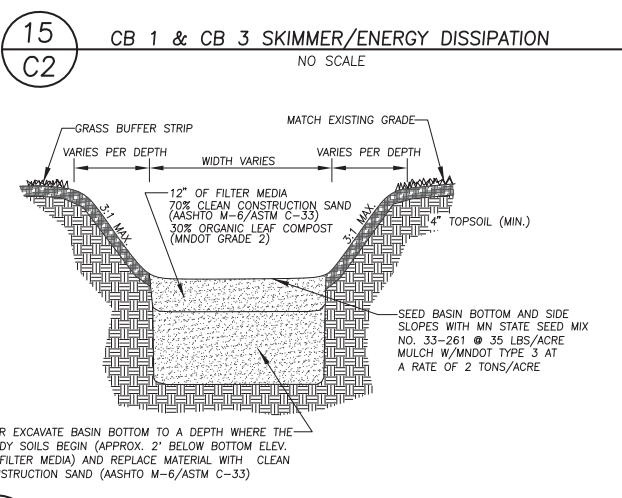
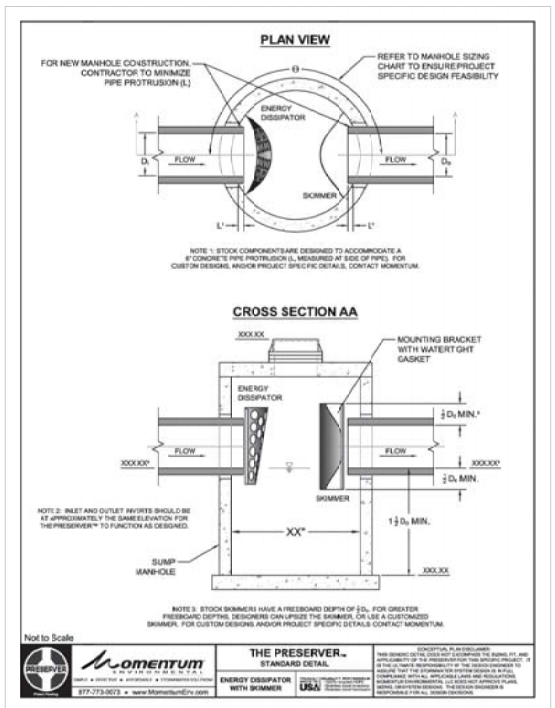
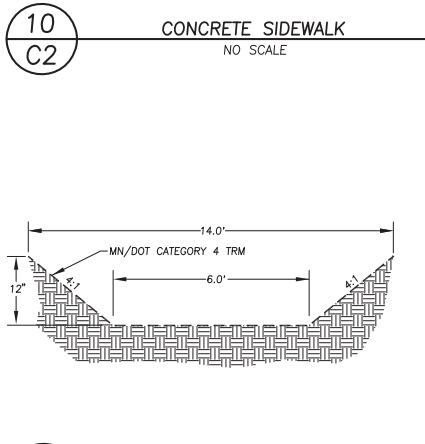
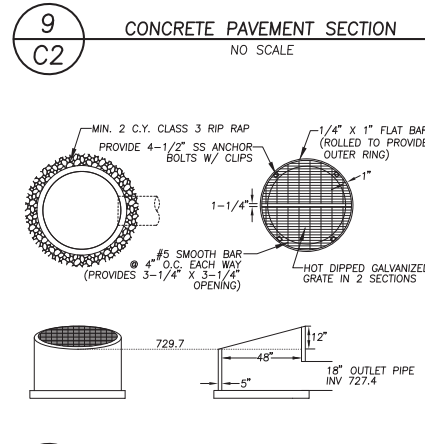
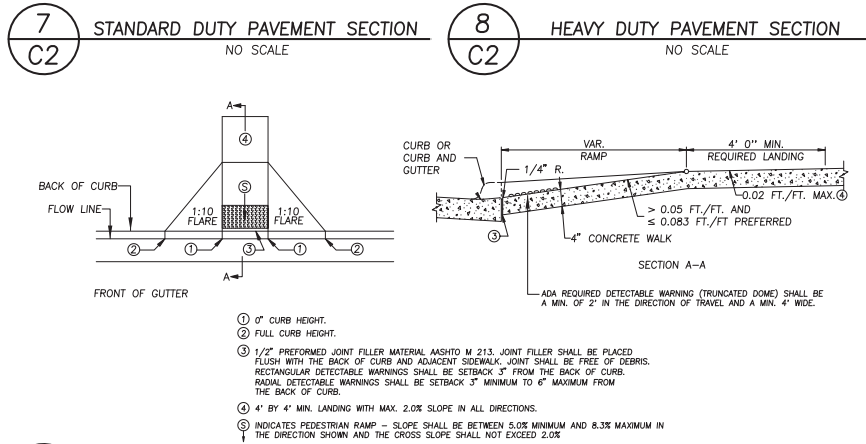
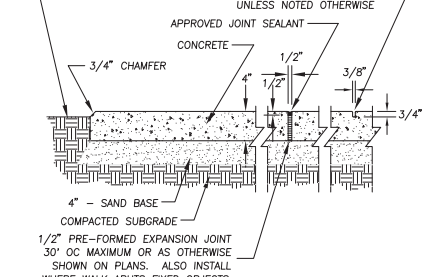
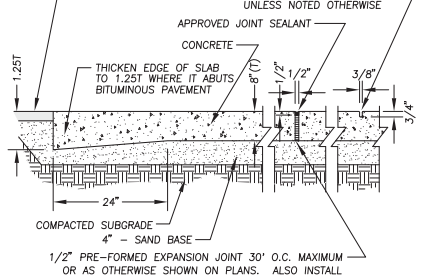
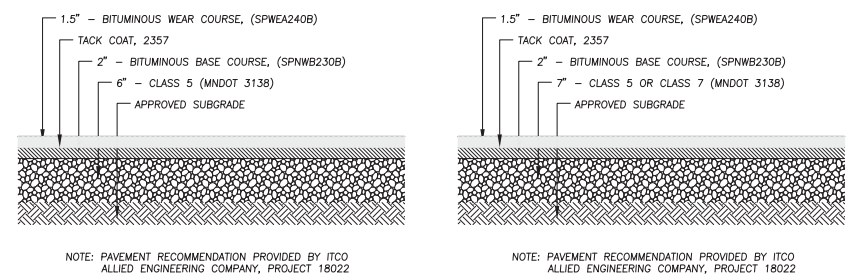
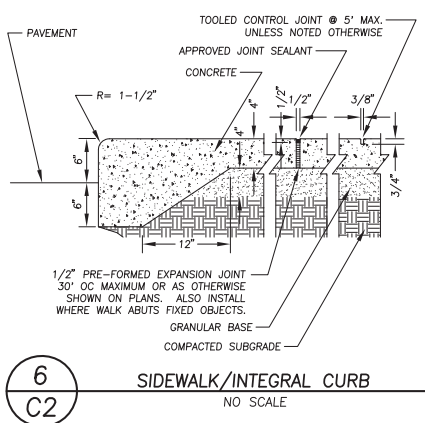
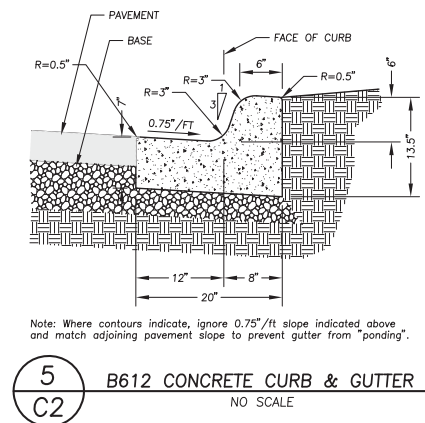
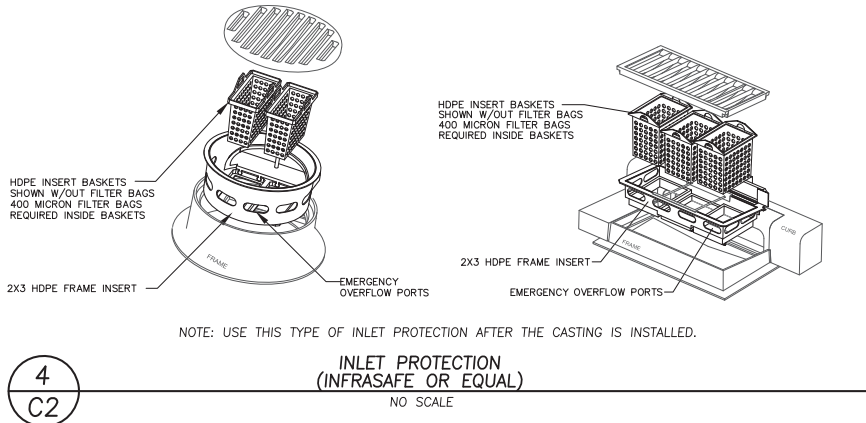
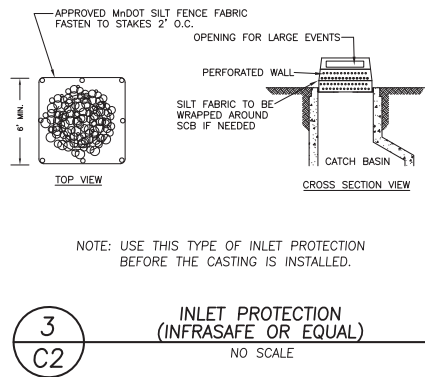
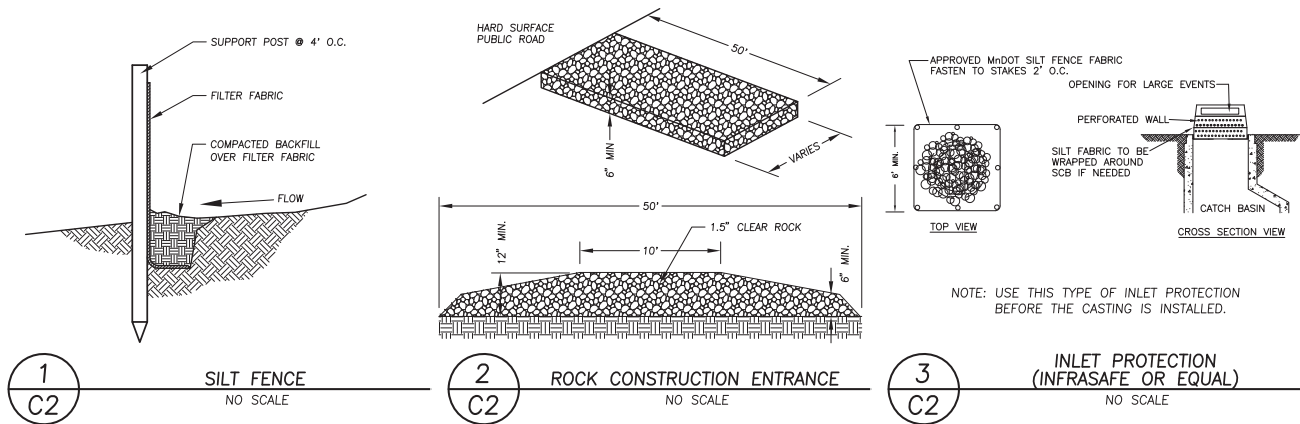
6-26-18

ADDRESS CITY COMMENTS

GRADING, DRAINAGE, EROSION CONTROL & UTILIT PLAN FORMACOAT CITY OF CHASKA

SHEET NUMBER

C1



Rehder & Associates, Inc.
 Civil Engineers, Planners and Land Surveyors
 9440 Federal Drive, Suite 110 • Eagan, Minnesota 55122
 651-692-6051 • Fax: 651-692-9797 • email: info@rehder.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

PRELIMINARY

Name _____ Date _____ Reg. No. _____

Issued	5-8-18
CITY SUBMITTAL	5-23-18
CITY COMMENTS	5-30-18
ADDRESS STORM WATER COMMENTS	6-26-18
ADDRESS CITY COMMENTS	6-26-18

DETAILS & SPECIFICATIONS
 FORMACOAT
 CITY OF CHASKA

SHEET NUMBER

C2

PROPERTY DESCRIPTION

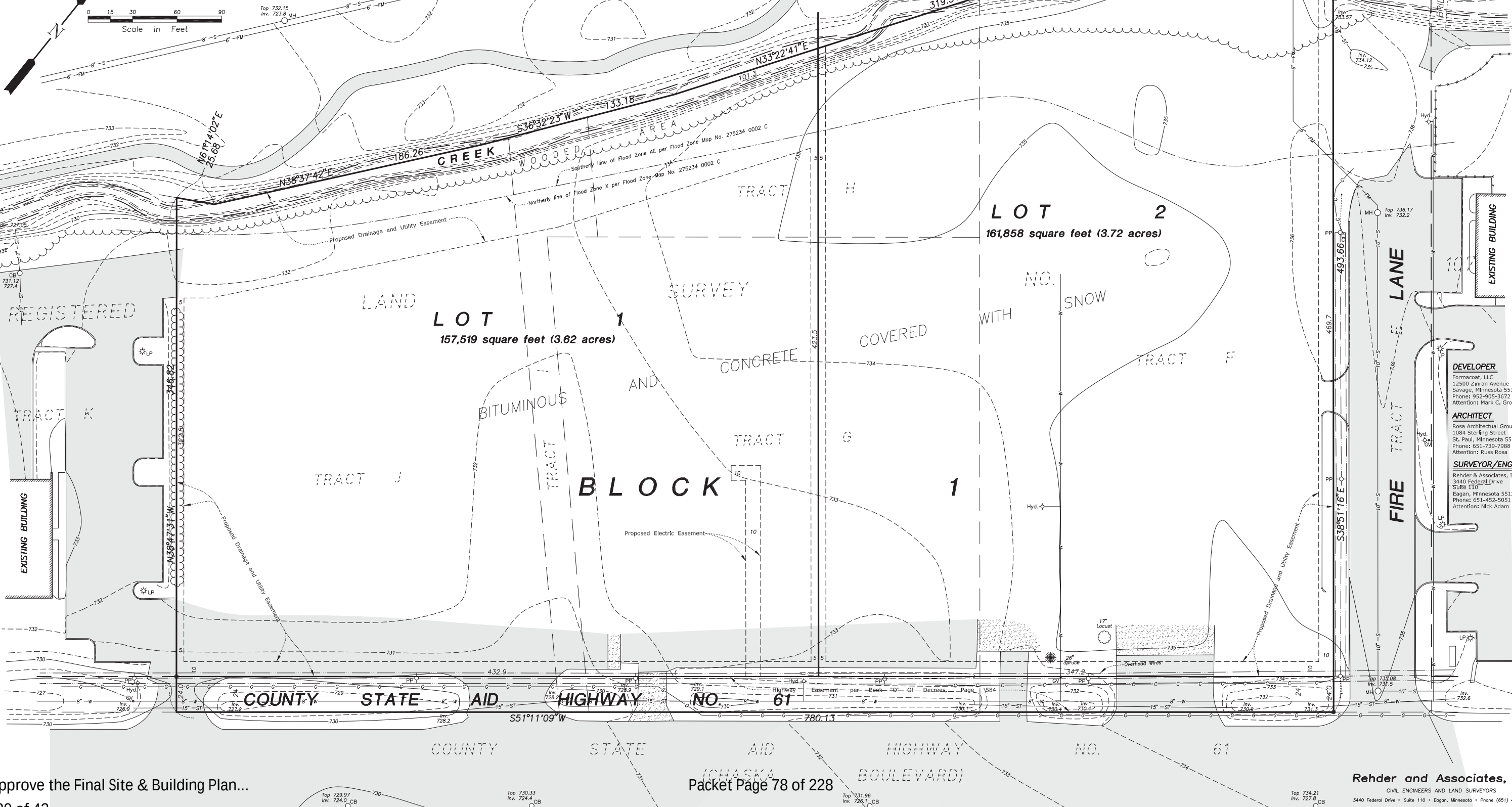
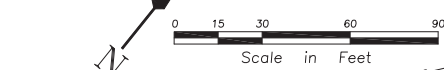
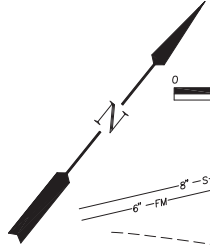
REHDER & ASSOCIATES, INC.

Minnesota License No. 22036

UTILITY STATEMENT

30 60 90
Scale in Feet

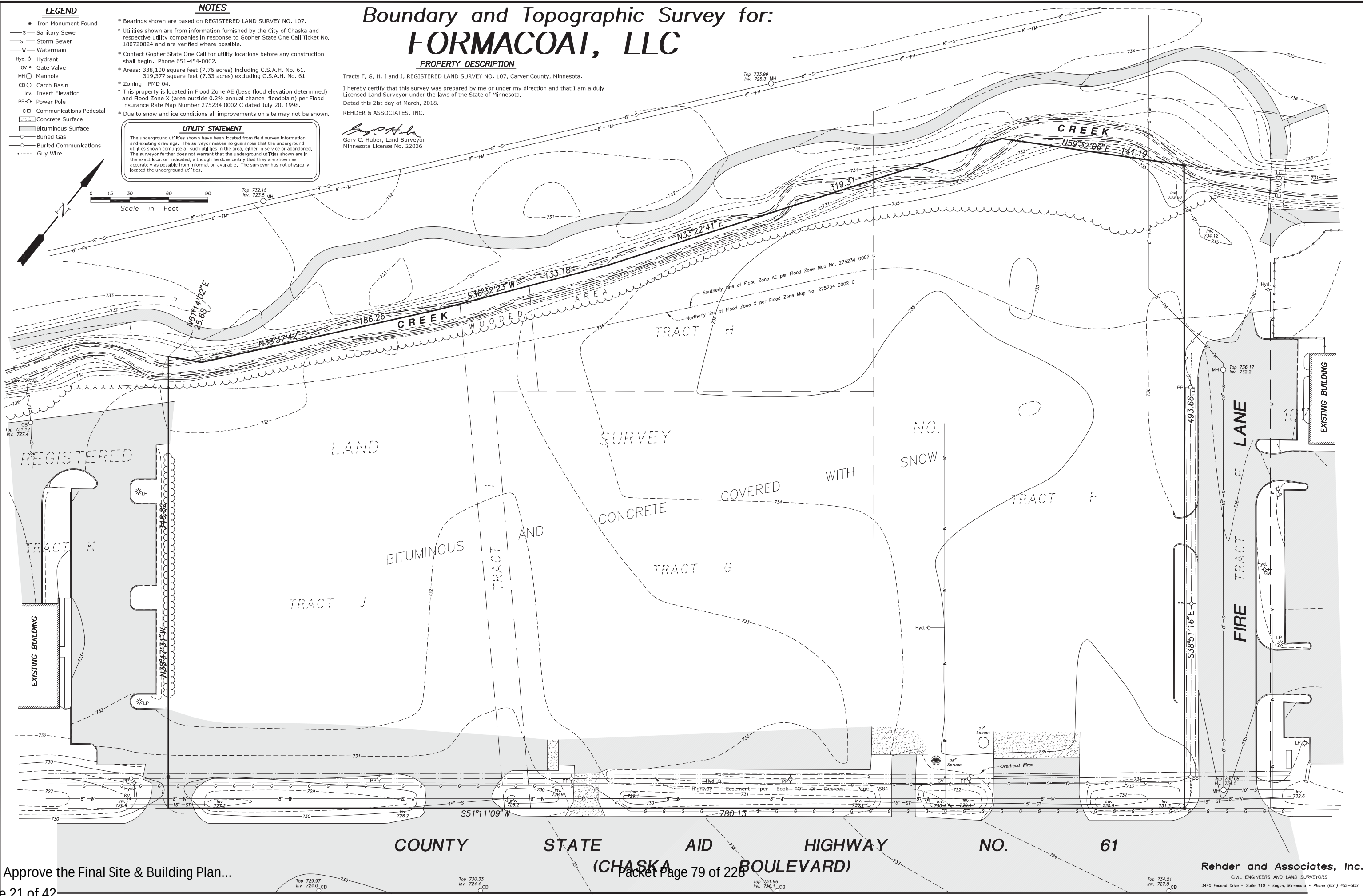
- Iron Monument Found
- S — Sanitary Sewer
- T — Storm Sewer
- W — Watermain
- ⦿ Hydrant
- GV — Gate Valve
- ⊙ Manhole
- Catch Basin
- Inv. Invert Elevation
- ⦿ Power Pole
- Communications Pedestal
- Concrete Surface
- Bituminous Surface
- Buried Gas
- Buried Communications
- Guy Wire



Attention: Nick Adam

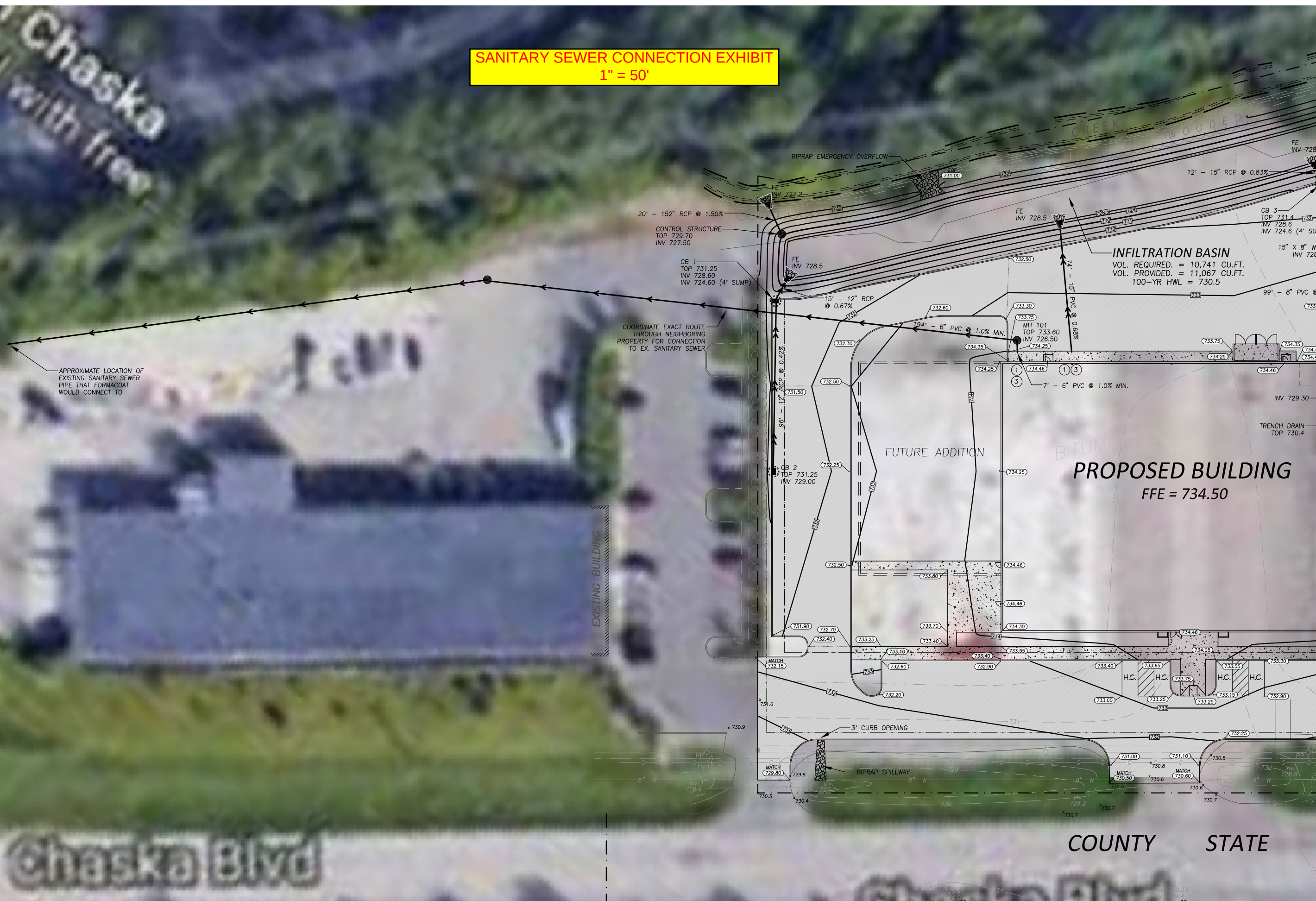
3440 Federal Drive • Suite 110 • Eagan, Minnesota • Phone (651) 452-5051

JOB: 184-3037.010



6.B. Approve the Final Site & Building Plan...

SANITARY SEWER CONNECTION EXHIBIT
1" = 50'



FORMACOAT ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Formacoat Leasing, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the County of Carver, State of Minnesota, to wit:

All of Tracts I and J and that part of Tracts G and H lying southwesterly of a line drawn parallel with and 347.25 feet southwesterly of the northeasterly line of Tract F, all in REGISTERED LAND SURVEY NO. 107, Carver County, Minnesota.

and that Chaska Economic Development Authority, a body corporate and politic under the laws of the State of Minnesota, fee owner of the following described property situated in the County of Carver, State of Minnesota, to wit:

All of Tract F and that part of Tracts G and H lying northeasterly of a line drawn parallel with and 347.25 feet southwesterly of the northeasterly line of Tract F, all in REGISTERED LAND SURVEY NO. 107, Carver County, Minnesota.

Have caused the same to be surveyed and platted as FORMACOAT ADDITION and do hereby donate and dedicate to the public for public use forever the public way and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Formacoat Leasing, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 2018.

FORMACOAT LEASING, LLC

Mark C. Gross, Managing Member

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____, 2018, by Mark C. Gross, Managing Member of Formacoat Leasing, LLC, a Minnesota limited liability company on behalf of the limited liability company.

Signature _____
Printed _____
Notary Public, _____ County, _____
My Commission Expires _____

In witness whereof said Chaska Economic Development Authority, a body corporate and politic under the laws of the State of Minnesota, has caused these presents to be signed by its proper officer this _____ day of _____, 2018.

CHASKA ECONOMIC DEVELOPMENT AUTHORITY

Mark Windschitl, PresidentMatt Podhradsky, Executive Director

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____, 2018, by Mark Windschitl, President and Matt Podhradsky, Executive Director of Chaska Economic Development Authority, a body corporate and politic under the laws of the State of Minnesota, on behalf of the corporation.

Signature _____
Printed _____
Notary Public, _____ County, _____
My Commission Expires _____

I, Gary C. Huber do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 2018.

Gary C. Huber, Licensed Land Surveyor
Minnesota License No. 22036

STATE OF MINNESOTA
COUNTY OF DAKOTA

This instrument was acknowledged before me on _____, 2018, by Gary C. Huber.

Signature _____
Printed _____
Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF CHASKA, STATE OF MINNESOTA

This plat of FORMACOAT ADDITION was approved and accepted by the City Council of the City of Chaska, Minnesota at a regular meeting thereof held this _____ day of _____, 2018 and said plat if in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By _____, MayorBy _____, Clerk

COUNTY SURVEYOR, CARVER COUNTY, MINNESOTA

Pursuant to Chapter 395, Minnesota Laws of 1971. this plat has been approved this _____ day of _____, 2018.

Brian Praske, County Surveyor

COUNTY AUDITOR-TREASURER, CARVER COUNTY, MINNESOTA

I hereby certify that taxes payable in 2018 and prior years have been paid for land described on this plat. Dated this _____ day of _____, 2018.

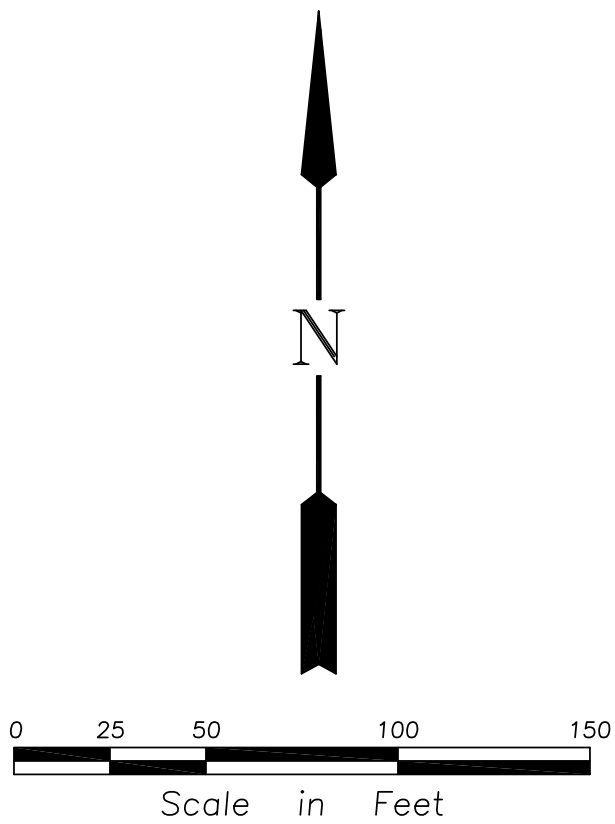
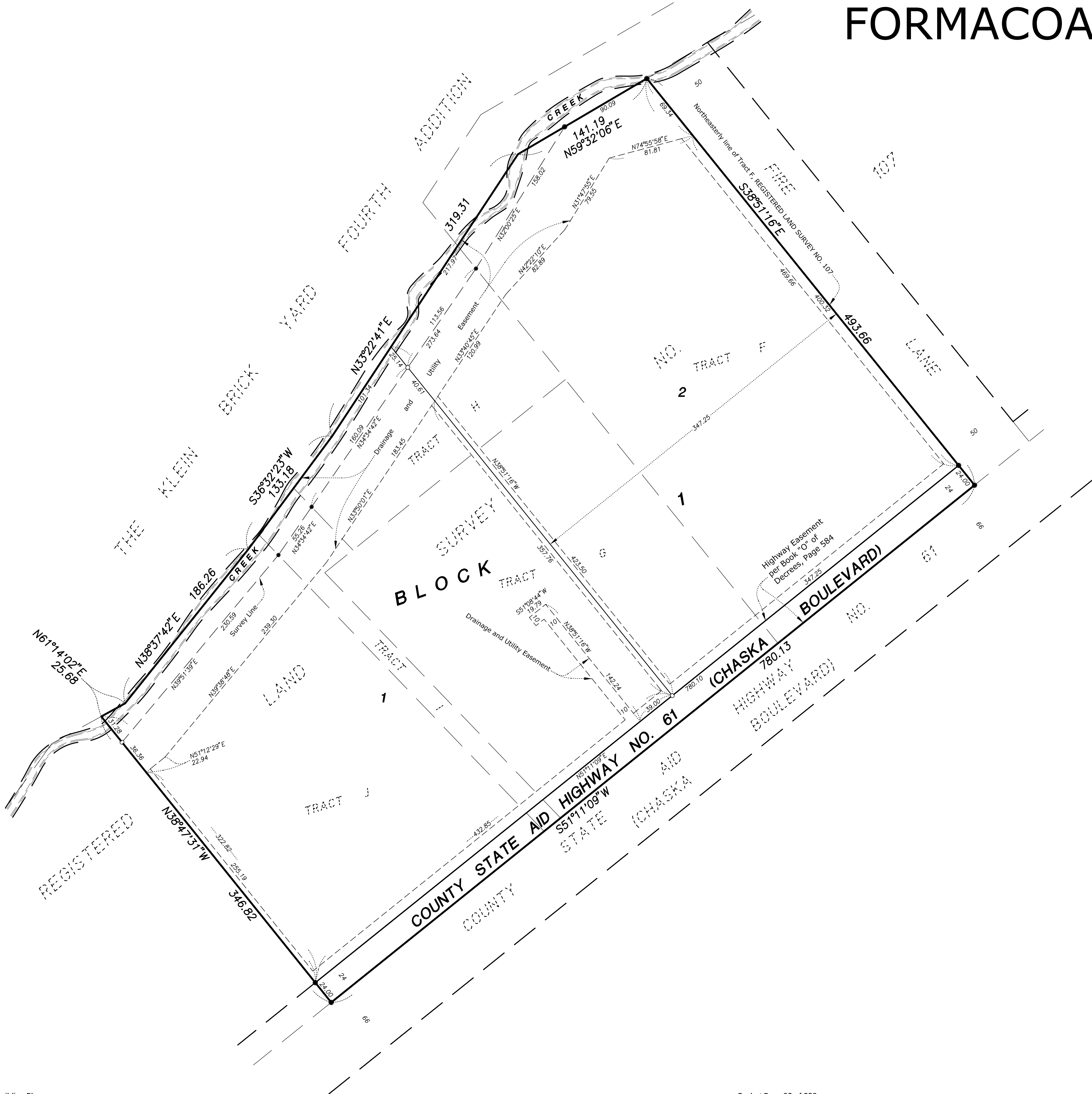
Laurie Davies, County Auditor/Treasurer

REGISTRAR OF TITLES, CARVER COUNTY, MINNESOTA

I hereby certify that this plat of NUVELO was filed in the office of the County Recorder for public record on this _____ day of _____, 2018 at _____ o'clock ____M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

Kaaren Lewis, Carver County Registrar of Titles

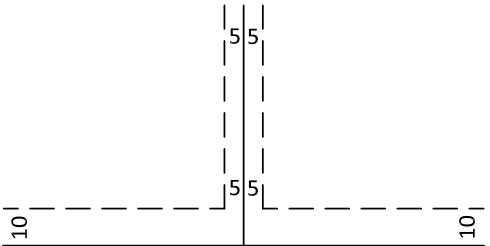
FORMACOAT ADDITION



The northeasterly line of Tract F, REGISTERED LAND SURVEY NO. 107 is assumed to have a bearing of S51°11'09\"W.

- Denotes found iron monument marked by Minnesota License No. 43414.
- Denotes 1/2 inch by 14 inch iron monument set and marked by Minnesota License No. 22036.

Drainage and Utility Easements are shown thus:



Being 5 feet in width and adjoining all side lot lines and being 10 feet in width and adjoining all street lines unless otherwise shown.



D-Series Size 0 LED Area Luminaire



Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a **shaded background**. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**¹

To learn more about A+, visit www.acuitybrands.com/aplus.

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA DDBXD

DSX0 LED									
Series	LEDs	Color temperature		Distribution		Voltage	Mounting		
DSX0 LED	Forward optics	30K	3000 K	T1S	Type I short	T5S	Type V short	MVOLT ^{4,5}	Shipped included
	P1 P4 P7	40K	4000 K	T2S	Type II short	T5M	Type V medium		
	P2 P5	50K	5000 K	T2M	Type II medium	T5W	Type V wide	120 ⁶	SPA Square pole mounting
	P3 P6	AMBPC	Amber phosphor converted ²	T3S	Type III short	BLC	Backlight control ^{2,3}	208 ^{5,6}	RPA Round pole mounting
	Rotated optics			T3M	Type III medium	LCCO	Left corner cutoff ^{2,3}	240 ^{5,6}	WBA Wall bracket
	P10 ¹ P12 ¹			T4M	Type IV medium	RCCO	Right corner cutoff ^{2,3}	277 ⁶	SPUMBA Square pole universal mounting adaptor ⁸
	P11 ¹ P13 ¹			TFTM	Forward throw medium			347 ^{5,6,7}	RPUMBA Round pole universal mounting adaptor ⁸
				T5VS	Type V very short			480 ^{5,6,7}	Shipped separately
									KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁹
Control options						Other options		Finish <i>(required)</i>	
Shipped installed				PIRH1FC3V		Shipped installed		DDBXD	
NLTAIR2	nLight AIR generation 2 enabled ¹⁰			Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{5,13,14}		HS House-side shield ²⁰		Dark bronze	
PER	NEMA twist-lock receptacle only (control ordered separate) ¹¹			BL30 Bi-level switched dimming, 30% ^{5,16,17}		SF Single fuse (120, 277, 347V) ⁶		DBLXD Black	
PER5	Five-wire receptacle only (control ordered separate) ^{11,12}			BL50 Bi-level switched dimming, 50% ^{5,16,17}		DF Double fuse (208, 240, 480V) ⁶		DNAXD Natural aluminum	
PER7	Seven-wire receptacle only (control ordered separate) ^{11,12}			PNMTDD3 Part night, dim till dawn ^{5,18}		L90 Left rotated optics ¹		DWHXD White	
DMG	0-10V dimming extend out back of housing for external control (control ordered separate)			PNMT5D3 Part night, dim 5 hrs ^{5,18}		R90 Right rotated optics ¹		DDBTXD Textured dark bronze	
PIR	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{5,13,14}			PNMT6D3 Part night, dim 6 hrs ^{5,18}		DDL Diffused drop lens ²⁰		DBLBXD Textured black	
PIRH	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{5,13,14}			PNMT7D3 Part night, dim 7 hrs ^{5,18}		Shipped separately		DNATXD Textured natural aluminum	
PIRHN	Network, Bi-Level motion/ambient sensor ¹⁵			FAO Field adjustable output ¹⁹		BS Bird spikes ²¹		DWHGXD Textured white	
PIR1FC3V	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{5,13,14}					EGS External glare shield ²¹			

Ordering Information

Accessories

Ordered and shipped separately.

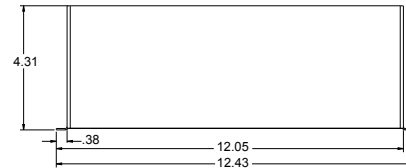
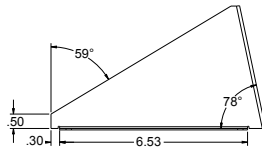
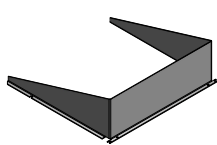
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²²
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²²
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²²
DSHORT SBK U	Shorting cap ²²
DSX0HS 20C U	House-side shield for 20 LED unit ²⁰
DSX0HS 30C U	House-side shield for 30 LED unit ²⁰
DSX0HS 40C U	House-side shield for 40 LED unit ²⁰
DSX0DDL U	Diffused drop lens (polycarbonate) ²⁰
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) ²³
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ²³

For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

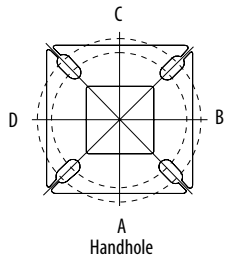
- P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
- AMBPC is not available with BLC, LCCO, RCCO, P4, P7 or P13.
- Not available with HS or DDL.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Any PIRx with BL30, BL50 or PNMT, is not available with 208V, 240V, 347V, 480V or MVOLT. It is only available in 120V or 277V specified.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Not available in P4, P7 or P13. Not available with BL30, BL50 or PNMT options.
- Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
- Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Must be ordered with PIRHN.
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- If ROAM[®] node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- Reference Motion Sensor table on page 3.
- Reference PER Table on page 3 to see functionality.
- Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [this link](#).
- Requires (2) separately switched circuits.
- Not available with 347V, 480V or PNMT. For PER5 or PER7 see PER Table on page 3. Requires isolated neutral.
- Not available with 347V, 480V, BL30 and BL50. For PER5 or PER7 see PER Table on page 3. Separate Dusk to Dawn required.
- Not available with other dimming controls options.
- Not available with BLC, LCCO and RCCO pre-drilling. Also available as a separate accessory; see Accessories information.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
- For retrofit use only.

External Glare Shield



Drilling

HANDHOLE ORIENTATION



Tenon Mounting Slipfitter**

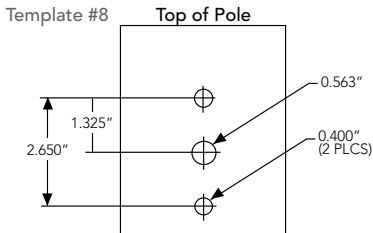
Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Pole drilling nomenclature: # of heads at degree from handhole (default side A)					
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D

Note: Review luminaire spec sheet for specific nomenclature

Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	N	-	-	-	-
DSX RPA	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	Y	Y	Y	N

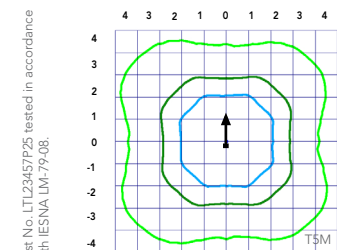
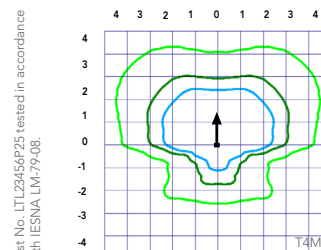
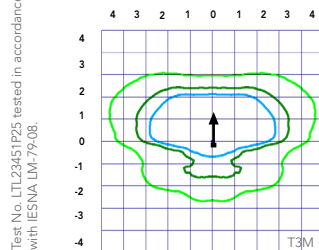
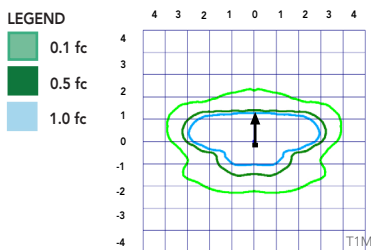
*3 fixtures @ 120 require round pole top/tenon.



Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 0 homepage](#).

Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	25000	50000	100000
Lumen Maintenance Factor	0.96	0.92	0.85

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	20	530	38	0.32	0.18	0.15	0.15	0.10	0.08
	P2	20	700	49	0.41	0.23	0.20	0.19	0.14	0.11
	P3	20	1050	71	0.60	0.37	0.32	0.27	0.21	0.15
	P4	20	1400	92	0.77	0.45	0.39	0.35	0.28	0.20
	P5	40	700	89	0.74	0.43	0.38	0.34	0.26	0.20
	P6	40	1050	134	1.13	0.65	0.55	0.48	0.39	0.29
	P7	40	1300	166	1.38	0.80	0.69	0.60	0.50	0.37
Rotated Optics (Requires L90 or R90)	P10	30	530	53	0.45	0.26	0.23	0.21	0.16	0.12
	P11	30	700	72	0.60	0.35	0.30	0.27	0.20	0.16
	P12	30	1050	104	0.88	0.50	0.44	0.39	0.31	0.23
	P13	30	1300	128	1.08	0.62	0.54	0.48	0.37	0.27

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer.

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)	
		Wire 4/Wire5	Wire 4/Wire5	Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	Wired to dimming leads on driver	Wired to dimming leads on driver	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	✗	Wired to dimming leads on driver	Wired to dimming leads on driver	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	✗	Wires Capped inside fixture	Wires Capped inside fixture	Wires Capped inside fixture	Wires Capped inside fixture
Future-proof*	✗	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Future-proof* with Motion	✗	Wires Capped inside fixture	✓	Wires Capped inside fixture	Wires Capped inside fixture

✓ Recommended
✗ Will not work
⚠ Alternate

*Future-proof means: Ability to change controls in the future.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20	530	P1	38W	T1S	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	125	2,541	1	0	1	73
				T2S	4,364	1	0	1	115	4,701	1	0	1	124	4,761	1	0	1	125	2,589	1	0	1	74
				T2M	4,387	1	0	1	115	4,726	1	0	1	124	4,785	1	0	1	126	2,539	1	0	1	73
				T3S	4,248	1	0	1	112	4,577	1	0	1	120	4,634	1	0	1	122	2,558	1	0	1	73
				T3M	4,376	1	0	1	115	4,714	1	0	1	124	4,774	1	0	1	126	2,583	1	0	1	74
				T4M	4,281	1	0	1	113	4,612	1	0	2	121	4,670	1	0	2	123	2,570	1	0	1	73
				TFTM	4,373	1	0	1	115	4,711	1	0	2	124	4,771	1	0	2	126	2,540	1	0	1	73
				TSVS	4,548	2	0	0	120	4,900	2	0	0	129	4,962	2	0	0	131	2,650	1	0	0	76
				TSS	4,552	2	0	0	120	4,904	2	0	0	129	4,966	2	0	0	131	2,690	1	0	0	77
				TSM	4,541	3	0	1	120	4,891	3	0	1	129	4,953	3	0	1	130	2,658	2	0	0	76
				TSW	4,576	3	0	2	120	4,929	3	0	2	130	4,992	3	0	2	131	2,663	2	0	1	73
				BLC	3,586	1	0	1	94	3,863	1	0	1	102	3,912	1	0	1	103					
				LCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77					
				RCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77					
20	700	P2	49W	T1S	5,570	1	0	1	114	6,001	1	0	1	122	6,077	2	0	2	124	3,144	1	0	1	70
				T2S	5,564	1	0	2	114	5,994	1	0	2	122	6,070	2	0	2	124	3,203	1	0	1	71
				T2M	5,593	1	0	1	114	6,025	1	0	1	123	6,102	1	0	1	125	3,141	1	0	1	70
				T3S	5,417	1	0	2	111	5,835	1	0	2	119	5,909	2	0	2	121	3,165	1	0	1	70
				T3M	5,580	1	0	2	114	6,011	1	0	2	123	6,087	1	0	2	124	3,196	1	0	1	71
				T4M	5,458	1	0	2	111	5,880	1	0	2	120	5,955	1	0	2	122	3,179	1	0	1	71
				TFTM	5,576	1	0	2	114	6,007	1	0	2	123	6,083	1	0	2	124	3,143	1	0	1	70
				TSVS	5,799	2	0	0	118	6,247	2	0	0	127	6,327	2	0	0	129	3,278	2	0	0	73
				TSS	5,804	2	0	0	118	6,252	2	0	0	128	6,332	2	0	1	129	3,328	2	0	0	74
				TSM	5,789	3	0	1	118	6,237	3	0	1	127	6,316	3	0	1	129	3,288	2	0	1	73
				TSW	5,834	3	0	2	119	6,283	3	0	2	128	6,364	3	0	2	130	3,295	2	0	1	73
				BLC	4,572	1	0	1	93	4,925	1	0	1	101	4,987	1	0	1	102					
				LCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76					
				RCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76					
20	1050	P3	71W	T1S	7,833	2	0	2	110	8,438	2	0	2	119	8,545	2	0	2	120					
				T2S	7,825	2	0	2	110	8,429	2	0	2	119	8,536	2	0	2	120					
				T2M	7,865	2	0	2	111	8,473	2	0	2	119	8,580	2	0	2	121					
				T3S	7,617	2	0	2	107	8,205	2	0	2	116	8,309	2	0	2	117					
				T3M	7,846	2	0	2	111	8,452	2	0	2	119	8,559	2	0	2	121					
				T4M	7,675	2	0	2	108	8,269	2	0	2	116	8,373	2	0	2	118					
				TFTM	7,841	2	0	2	110	8,447	2	0	2	119	8,554	2	0	2	120					
				TSVS	8,155	3	0	0	115	8,785	3	0	0	124	8,896	3	0	0	125					
				TSS	8,162	3	0	1	115	8,792	3	0	1	124	8,904	3	0	1	125					
				TSM	8,141	3	0	2	115	8,770	3	0	2	124	8,881	3	0	2	125					
				TSW	8,204	3	0	2	116	8,838	4	0	2	124	8,950	4	0	2	126					
				BLC	6,429	1	0	2	91	6,926	1	0	2	98	7,013	1	0	2	99					
				LCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73					
				RCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73					
20	1400	P4	92W	T1S	9,791	2	0	2	106	10,547	2	0	2	115	10,681	2	0	2	116					
				T2S	9,780	2	0	2	106	10,536	2	0	2	115	10,669	2	0	2	116					
				T2M	9,831	2	0	2	107	10,590	2	0	2	115	10,724	2	0	2	117					
				T3S	9,521	2	0	2	103	10,256	2	0	2	111	10,386	2	0	2	113					
				T3M	9,807	2	0	2	107	10,565	2	0	2	115	10,698	2	0	2	116					
				T4M	9,594	2	0	2	104	10,335	2	0	3	112	10,466	2	0	3	114					
				TFTM	9,801	2	0	2	107	10,558	2	0	2	115	10,692	2	0	2	116					
				TSVS	10,193	3	0	1	111	10,981	3	0	1	119	11,120	3	0	1	121					
				TSS	10,201	3	0	1	111	10,990	3	0	1	119	11,129	3	0	1	121					
				TSM	10,176	4	0	2	111	10,962	4	0	2	119	11,101	4	0	2	121					
				TSW	10,254	4	0	3	111	11,047	4	0	3	120	11,186	4	0	3	122					
				BLC	8,036	1	0	2	87	8,656	1	0	2	94	8,766	1	0	2	95					
				LCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71					
					5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71					

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																								
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	700	P5	89W	T1S	10,831	2	0	2	122	11,668	2	0	2	131	11,816	2	0	2	133					
				T2S	10,820	2	0	2	122	11,656	2	0	2	131	11,803	2	0	2	133					
				T2M	10,876	2	0	2	122	11,716	2	0	2	132	11,864	2	0	2	133					
				T3S	10,532	2	0	2	118	11,346	2	0	2	127	11,490	2	0	2	129					
				T3M	10,849	2	0	2	122	11,687	2	0	2	131	11,835	2	0	2	133					
				T4M	10,613	2	0	3	119	11,434	2	0	3	128	11,578	2	0	3	130					
				TFTM	10,842	2	0	2	122	11,680	2	0	2	131	11,828	2	0	2	133					
				TSVS	11,276	3	0	1	127	12,148	3	0	1	136	12,302	3	0	1	138					
				TSS	11,286	3	0	1	127	12,158	3	0	1	137	12,312	3	0	1	138					
				TSM	11,257	4	0	2	126	12,127	4	0	2	136	12,280	4	0	2	138					
				TSW	11,344	4	0	3	127	12,221	4	0	3	137	12,375	4	0	3	139					
				BLC	8,890	1	0	2	100	9,576	1	0	2	108	9,698	1	0	2	109					
				LCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81					
				RCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81					
40	1050	P6	134W	T1S	14,805	3	0	3	110	15,949	3	0	3	119	16,151	3	0	3	121	6,206	2	0	2	68
				T2S	14,789	3	0	3	110	15,932	3	0	3	119	16,134	3	0	3	120	6,322	2	0	2	69
				T2M	14,865	3	0	3	111	16,014	3	0	3	120	16,217	3	0	3	121	6,201	2	0	2	68
				T3S	14,396	3	0	3	107	15,509	3	0	3	116	15,705	3	0	3	117	6,247	1	0	2	69
				T3M	14,829	2	0	3	111	15,975	3	0	3	119	16,177	3	0	3	121	6,308	2	0	2	69
				T4M	14,507	2	0	3	108	15,628	3	0	3	117	15,826	3	0	3	118	6,275	1	0	2	69
				TFTM	14,820	2	0	3	111	15,965	3	0	3	119	16,167	3	0	3	121	6,203	1	0	2	68
				TSVS	15,413	4	0	1	115	16,604	4	0	1	124	16,815	4	0	1	125	6,671	2	0	0	73
				TSS	15,426	3	0	1	115	16,618	4	0	1	124	16,828	4	0	1	126	6,569	2	0	0	72
				TSM	15,387	4	0	2	115	16,576	4	0	2	124	16,786	4	0	2	125	6,491	3	0	1	71
				TSW	15,506	4	0	3	116	16,704	4	0	3	125	16,915	4	0	3	126	6,504	3	0	2	71
				BLC	12,151	1	0	2	91	13,090	1	0	2	98	13,255	1	0	2	99					
				LCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74					
				RCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74					
40	1300	P7	166W	T1S	17,023	3	0	3	103	18,338	3	0	3	110	18,570	3	0	3	112					
				T2S	17,005	3	0	3	102	18,319	3	0	3	110	18,551	3	0	3	112					
				T2M	17,092	3	0	3	103	18,413	3	0	3	111	18,646	3	0	3	112					
				T3S	16,553	3	0	3	100	17,832	3	0	3	107	18,058	3	0	3	109					
				T3M	17,051	3	0	3	103	18,369	3	0	3	111	18,601	3	0	3	112					
				T4M	16,681	3	0	3	100	17,969	3	0	3	108	18,197	3	0	3	110					
				TFTM	17,040	3	0	3	103	18,357	3	0	4	111	18,590	3	0	4	112					
				TSVS	17,723	4	0	1	107	19,092	4	0	1	115	19,334	4	0	1	116					
				TSS	17,737	4	0	2	107	19,108	4	0	2	115	19,349	4	0	2	117					
				TSM	17,692	4	0	2	107	19,059	4	0	2	115	19,301	4	0	2	116					
				TSW	17,829	5	0	3	107	19,207	5	0	3	116	19,450	5	0	3	117					
				BLC	13,971	2	0	2	84	15,051	2	0	2	91	15,241	2	0	2	92					
				LCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68					
					10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68					

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics																								
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P10	53W	T1S	6,727	2	0	2	127	7,247	3	0	3	137	7,339	3	0	3	138					
				T2S	6,689	3	0	3	126	7,205	3	0	3	136	7,297	3	0	3	138					
				T2M	6,809	3	0	3	128	7,336	3	0	3	138	7,428	3	0	3	140					
				T3S	6,585	3	0	3	124	7,094	3	0	3	134	7,183	3	0	3	136					
				T3M	6,805	3	0	3	128	7,331	3	0	3	138	7,424	3	0	3	140					
				T4M	6,677	3	0	3	126	7,193	3	0	3	136	7,284	3	0	3	137					
				TFTM	6,850	3	0	3	129	7,379	3	0	3	139	7,472	3	0	3	141					
				TSVS	6,898	3	0	0	130	7,431	3	0	0	140	7,525	3	0	0	142					
				TSS	6,840	2	0	1	129	7,368	2	0	1	139	7,461	2	0	1	141					
				TSM	6,838	3	0	1	129	7,366	3	0	2	139	7,460	3	0	2	141					
				TSW	6,777	3	0	2	128	7,300	3	0	2	138	7,393	3	0	2	139					
				BLC	5,626	2	0	2	106	6,060	2	0	2	114	6,137	2	0	2	116					
				LCCO	4,018	1	0	2	76	4,328	1	0	2	82	4,383	1	0	2	83					
				RCCO	4,013	3	0	3	76	4,323	3	0	3	82	4,377	3	0	3	83					
30	700	P11	72W	T1S	8,594	3	0	3	119	9,258	3	0	3	129	9,376	3	0	3	130					
				T2S	8,545	3	0	3	119	9,205	3	0	3	128	9,322	3	0	3	129					
				T2M	8,699	3	0	3	121	9,371	3	0	3	130	9,490	3	0	3	132					
				T3S	8,412	3	0	3	117	9,062	3	0	3	126	9,177	3	0	3	127					
				T3M	8,694	3	0	3	121	9,366	3	0	3	130	9,484	3	0	3	132					
				T4M	8,530	3	0	3	118	9,189	3	0	3	128	9,305	3	0	3	129					
				TFTM	8,750	3	0	3	122	9,427	3	0	3	131	9,546	3	0	3	133					
				TSVS	8,812	3	0	0	122	9,493	3	0	0	132	9,613	3	0	0	134					
				TSS	8,738	3	0	1	121	9,413	3	0	1	131	9,532	3	0	1	132					
				TSM	8,736	3	0	2	121	9,411	3	0	2	131	9,530	3	0	2	132					
				TSW	8,657	4	0	2	120	9,326	4	0	2	130	9,444	4	0	2	131					
				BLC	7,187	3	0	3	100	7,742	3	0	3	108	7,840	3	0	3	109					
				LCCO	5,133	1	0	2	71	5,529	1	0	2	77	5,599	1	0	2	78					
				RCCO	5,126	3	0	3	71	5,522	3	0	3	77	5,592	3	0	3	78					
30	1050	P12	104W	T1S	12,149	3	0	3	117	13,088	3	0	3	126	13,253	3	0	3	127					
				T2S	12,079	4	0	4	116	13,012	4	0	4	125	13,177	4	0	4	127					
				T2M	12,297	3	0	3	118	13,247	3	0	3	127	13,415	3	0	3	129					
				T3S	11,891	4	0	4	114	12,810	4	0	4	123	12,972	4	0	4	125					
				T3M	12,290	3	0	3	118	13,239	4	0	4	127	13,407	4	0	4	129					
				T4M	12,058	4	0	4	116	12,990	4	0	4	125	13,154	4	0	4	126					
				TFTM	12,369	4	0	4	119	13,325	4	0	4	128	13,494	4	0	4	130					
				TSVS	12,456	3	0	1	120	13,419	3	0	1	129	13,589	4	0	1	131					
				TSS	12,351	3	0	1	119	13,306	3	0	1	128	13,474	3	0	1	130					
				TSM	12,349	4	0	2	119	13,303	4	0	2	128	13,471	4	0	2	130					
				TSW	12,238	4	0	3	118	13,183	4	0	3	127	13,350	4	0	3	128					
				BLC	10,159	3	0	3	98	10,944	3	0	3	105	11,083	3	0	3	107					
				LCCO	7,256	1	0	3	70	7,816	1	0	3	75	7,915	1	0	3	76					
				RCCO	7,246	3	0	3	70	7,806	4	0	4	75	7,905	4	0	4	76					
30	1300	P13	128W	T1S	14,438	3	0	3	113	15,554	3	0	3	122	15,751	3	0	3	123					
				T2S	14,355	4	0	4	112	15,465	4	0	4	121	15,660	4	0	4	122					
				T2M	14,614	3	0	3	114	15,744	4	0	4	123	15,943	4	0	4	125					
				T3S	14,132	4	0	4	110	15,224	4	0	4	119	15,417	4	0	4	120					
				T3M	14,606	4	0	4	114	15,735	4	0	4	123	15,934	4	0	4	124					
				T4M	14,330	4	0	4	112	15,438	4	0	4	121	15,633	4	0	4	122					
				TFTM	14,701	4	0	4	115	15,836	4	0	4	124	16,037	4	0	4	125					
				TSVS	14,804	4	0	1	116	15,948	4	0	1	125	16,150	4	0	1	126					
				TSS	14,679	3	0	1	115	15,814	3	0	1	124	16,014	3	0	1	125					
				TSM	14,676	4	0	2	115	15,810	4	0	2	124	16,010	4	0	2	125					
				TSW	14,544	4	0	3	114	15,668	4	0	3	122	15,866	4	0	3	124					
				BLC	7919	3	0	3	62	8531	3	0	3	67	8639	3	0	3	67					
				LCCO	5145	1	0	2	40	5543	1	0	2	43	5613	1	0	2	44					
					5139	3	0	3	40	5536	3	0	3	43	5606	3	0	3	44					

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of

100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.





D-Series Size 2 LED Wall Luminaire



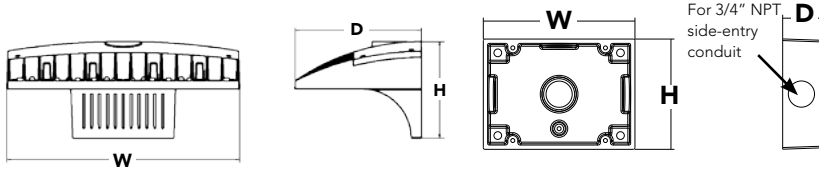
d^{series}

Specifications Luminaire

Width: 18-1/2" (47.0 cm)
Depth: 10" (25.4 cm)
Height: 7-5/8" (19.4 cm)

Back Box (BBW)

Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)
Height: 4" (10.2 cm)
BBW Weight: 1 lbs (0.5 kg)



For 3/4" NPT side-entry conduit



A+ Capable options indicated by this color background.

Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL[®] controls marked by a **shaded background**. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM[®] or XPoint[™] Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**¹

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

Ordering Information

EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD

DSXW2 LED											
Series	LEDs	Drive Current		Color temperature		Distribution		Voltage	Mounting	Control Options	
DSXW2 LED	20C	20 LEDs (two engines)	350 350 mA	30K 3000 K	T2S Type II Short	MVOLT ³	(blank) Surface mounting bracket	Shipped included	Shipped installed		
	30C	30 LEDs (three engines)	530 530 mA	40K 4000 K	T2M Type II Medium					120 ⁴	PE Photoelectric cell, button type ⁷
			700 700 mA	50K 5000 K	T3S Type III Short					208 ⁴	PER NEMA twist-lock receptacle only (control ordered separate) ⁸
			1000 1000 mA ¹ (1 A)	AMBPC Amber phosphor converted ²	T3M Type III Medium					240 ⁴	PER5 Five-wire receptacle only (control ordered separate) ^{8,9}
					T4M Type IV Medium	277 ⁴	Shipped separately ⁶	PER7 Seven-wire receptacle only (control ordered separate) ^{8,9}			
					TFTM Forward Throw Medium	347 ^{4,5}			BBW Surface-mounted back box (for conduit entry)		
					ASYDF Asymmetric diffuse	480 ^{4,5}		DMG 0-10V dimming driver (control ordered separate)			
								PIR 180° motion/ambient light sensor, <15' mtg ht ^{10, 11}			
								PIRH 180° motion/ambient light sensor, 15-30' mtg ht ^{10, 11}			
								PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{11, 12}			
								PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{11, 12}			

Other Options		Finish (required)	
Shipped installed		Shipped separately¹³	
SF	Single fuse (120, 277, 347V) ³	BSW	Bird-deterrent spikes
DF	Double fuse (208, 240, 480V) ³	WG	Wire guard
HS	House-side shield ⁴	VG	Vandal guard
SPD	Separate surge protection ¹³		
		DDBXD	Dark bronze
		DBLXD	Black
		DNAXD	Natural aluminum
		DWHXD	White
		DSSXD	Sandstone
		DDBTXD	Textured dark bronze
		DBLTXD	Textured black
		DNATXD	Textured natural aluminum
		DWHGXD	Textured white
		DSSTXD	Textured sandstone

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁴
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁴
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁴
DSHORT SBK U	Shorting cap (Included when ordering PER, PER5 or PER7) ¹⁴
DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW2WG U	Wire guard accessory
DSXW2VG U	Vandal guard accessory
DSXW2BBW	Back box accessory
DOBXD U	(Specify finish)

For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

- 1000mA is not available with AMBPC.
- AMBPC is not available with 1000mA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Available with 30 LED/700mA options only (DSXW2 LED 30C 700). DMG option not available.
- Also available as a separate accessory; see Accessories information.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- Reference Motion Sensor table on page 3.
- Reference PER Table on page 3 for functionality.
- PIR and PIR1FC3V specify the [SensorSwitch SBGR-10-ODP](#) control; PIRH and PIRH1FC3V specify the [SensorSwitch SBGR-6-ODP](#) control; see [Motion Sensor Guide](#) for details. Dimming driver standard. Not available with PER5 or PER7. Separate on/off required.
- See the electrical section on page 2 for more details.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item. See PER Table.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K					40K					50K				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20C (20 LEDs)	350 mA	25W	T2S	2,783	1	0	1	111	2,989	1	0	1	120	3,008	1	0	1	120
			T2M	2,709	1	0	1	108	2,908	1	0	1	116	2,926	1	0	1	117
			T3S	2,748	1	0	1	110	2,951	1	0	1	118	2,969	1	0	1	119
			T3M	2,793	1	0	1	112	2,999	1	0	1	120	3,018	1	0	1	121
			T4M	2,756	1	0	1	110	2,959	1	0	1	118	2,977	1	0	1	119
			TFTM	2,753	1	0	1	110	2,956	1	0	1	118	2,975	1	0	1	119
	530 mA	36W	T2S	4,030	1	0	1	112	4,327	1	0	1	120	4,354	1	0	1	121
			T2M	3,920	1	0	1	109	4,210	1	0	1	117	4,236	1	0	1	118
			T3S	3,978	1	0	1	111	4,272	1	0	1	119	4,299	1	0	1	119
			T3M	4,044	1	0	2	112	4,343	1	0	2	121	4,370	1	0	2	121
			T4M	3,990	1	0	1	111	4,284	1	0	1	119	4,310	1	0	1	120
			TFTM	3,987	1	0	1	111	4,281	1	0	1	119	4,308	1	0	1	120
	700 mA	47W	T2S	5,130	1	0	1	109	5,509	1	0	1	117	5,544	1	0	1	118
			T2M	4,991	1	0	2	106	5,360	1	0	2	114	5,393	1	0	2	115
			T3S	5,066	1	0	1	108	5,440	1	0	1	116	5,474	1	0	1	116
			T3M	5,148	1	0	2	110	5,529	1	0	2	118	5,563	1	0	2	118
			T4M	5,080	1	0	2	108	5,455	1	0	2	116	5,488	1	0	2	117
			TFTM	5,075	1	0	2	108	5,450	1	0	2	116	5,484	1	0	2	117
	1000 mA	73W	T2S	7,147	2	0	2	98	7,675	2	0	2	105					
			T2M	6,954	2	0	2	95	7,467	2	0	2	102					
			T3S	7,057	1	0	2	97	7,579	1	0	2	104					
			T3M	7,172	2	0	3	98	7,702	2	0	3	106					
			T4M	7,076	1	0	2	97	7,599	1	0	2	104					
			TFTM	7,071	1	0	2	97	7,594	1	0	2	104					
30C (30 LEDs)	350 mA	36W	T2S	4,160	1	0	1	116	4,467	1	0	1	124	4,494	1	0	1	125
			T2M	4,048	1	0	1	112	4,346	1	0	2	121	4,373	1	0	2	121
			T3S	4,108	1	0	1	114	4,411	1	0	1	123	4,438	1	0	1	123
			T3M	4,174	1	0	2	116	4,483	1	0	2	125	4,510	1	0	2	125
			T4M	4,119	1	0	1	114	4,423	1	0	2	123	4,450	1	0	2	124
			TFTM	4,115	1	0	1	114	4,419	1	0	1	123	4,446	1	0	1	124
	530 mA	54W	T2S	6,001	1	0	1	111	6,444	1	0	1	119	6,484	1	0	1	120
			T2M	5,838	1	0	2	108	6,270	2	0	2	116	6,308	2	0	2	117
			T3S	5,926	1	0	2	110	6,364	1	0	2	118	6,403	1	0	2	119
			T3M	6,023	1	0	2	112	6,467	1	0	2	120	6,507	1	0	2	121
			T4M	5,942	1	0	2	110	6,380	1	0	2	118	6,420	1	0	2	119
			TFTM	5,937	1	0	2	110	6,376	1	0	2	118	6,415	1	0	2	119
	700 mA	71W	T2S	7,403	2	0	2	104	8,170	2	0	2	115	8,221	2	0	2	116
			T2M	7,609	2	0	2	107	7,949	2	0	2	112	7,998	2	0	2	113
			T3S	7,513	1	0	2	106	8,068	1	0	2	114	8,118	1	0	2	114
			T3M	7,635	2	0	3	108	8,199	2	0	3	115	8,250	2	0	3	116
			T4M	7,534	1	0	2	106	8,089	1	0	2	114	8,140	1	0	2	115
			TFTM	7,527	1	0	2	106	8,082	2	0	2	114	8,134	2	0	2	115
	1000 mA	109W	T2S	10,468	2	0	2	96	11,241	2	0	2	103					
			T2M	10,184	2	0	3	93	10,936	2	0	3	100					
			T3S	10,335	2	0	2	95	11,099	2	0	2	102					
			T3M	10,505	2	0	3	96	11,280	2	0	3	103					
			T4M	10,365	2	0	2	95	11,129	2	0	2	102					
			TFTM	10,356	2	0	2	95	11,121	2	0	3	102					

Note:

Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.02
10°C	1.01
20°C	1.00
25°C	1.00
30°C	1.00
40°C	0.98

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
20C	350	25 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	-	-
	1000	74 W	0.68	0.39	0.34	0.29	-	-
30C	350	36 W	0.33	0.19	0.17	0.14	-	-
	530	54 W	0.50	0.29	0.25	0.22	-	-
	700	71 W	0.66	0.38	0.33	0.28	0.23	0.16
	1000	109 W	1.01	0.58	0.50	0.44	-	-

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW2 LED 30C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.92	0.87

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion	⊘	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof* with Motion	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture

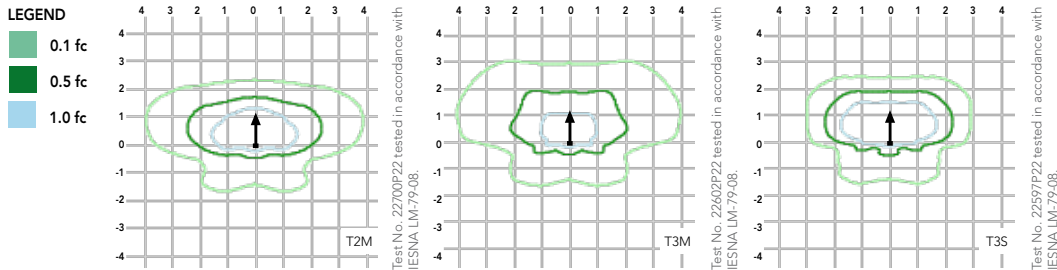
✓ Recommended

⊘ Will not work

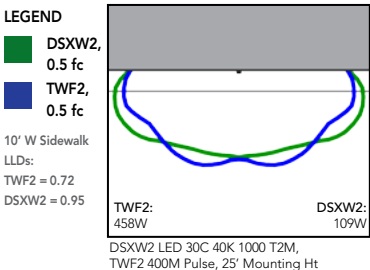
⚠ Alternate

*Futureproof means: Ability to change controls in the future.

Isofootcandle plots for the DSXW2 LED 30C 1000 40K. Distances are in units of mounting height (25').



Distribution overlay comparison to 400W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 2 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L87/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

FEATURES & SPECIFICATIONS

INTENDED USE

Provides years of maintenance-free illumination for outdoor use in residential & commercial applications. Ideal for applications such as lighting walkways and stairways for safety and security.

CONSTRUCTION

Cast-aluminum housing with corrosion-resistant paint in either dark bronze or white finish.
ADA compliant.

OPTICS

4000K CCT LEDs.

Polycarbonate lens protects the LED from moisture, dirt and other contaminants.

LUMEN MAINTENANCE: The LED will deliver 70% of its initial lumens at 50,000 hour average LED life. See Lighting Facts label on page 2 for performance details.

ELECTRICAL

MVOLT driver operates on any line voltage from 120-277V

Operating temperature -30°C to 40°C.

1KV surge protection standard.

INSTALLATION

Surface mounts to universal junction box (provided by others).

LISTINGS

UL Listed to U.S. and Canadian safety standards for wet locations.

Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY — 5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Note: Specifications subject to change without notice.

Catalog Number
Notes
Type

Outdoor General Purpose

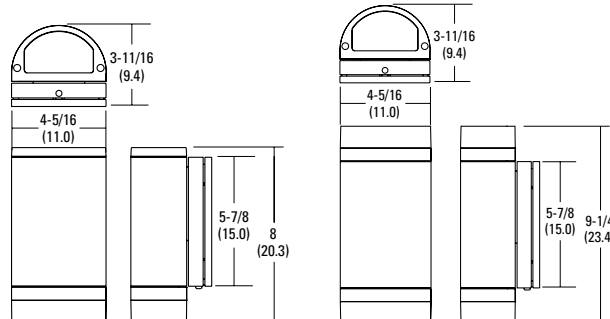
OLLWD & OLLWU

LED WALL CYLINDER LIGHT



Specifications

All dimensions are inches (centimeters)



ORDERING INFORMATION

For shortest lead times, configure products using **bolded options**.

Example: OLLWD LED P1 40K MVOLT DDB

Series	Performance Package	Color temperature (CCT)	Voltage	Finish
OLLWD LED Downlight	P1	40K 4000K	MVOLT 120V-277V	DDB Dark bronze
OLLWU LED Up & downlight			120 120V ¹	WH White

Notes

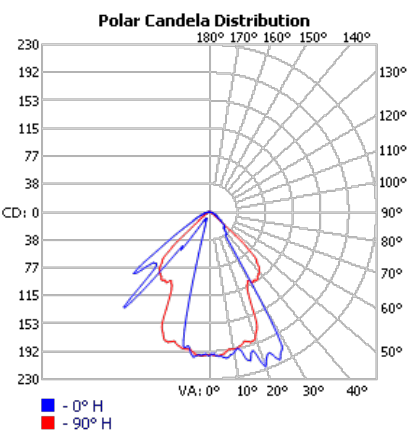
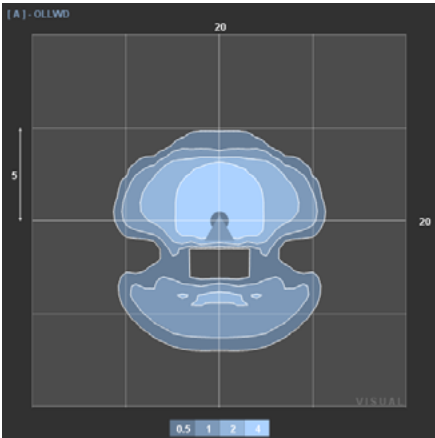
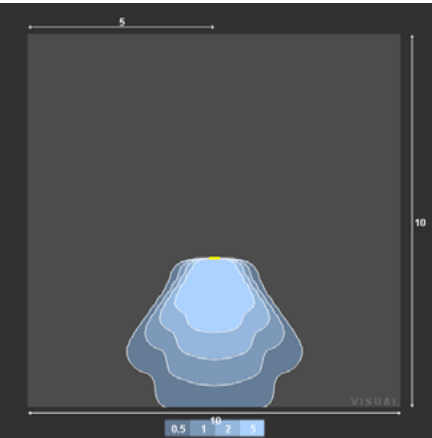
1 Only available with OLLWU and in DDB.

OLLWD & OLLWU LED Wall Cylinder Light

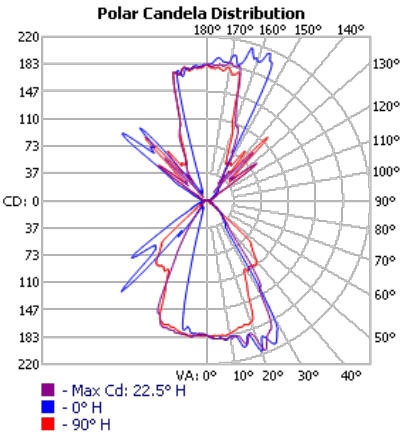
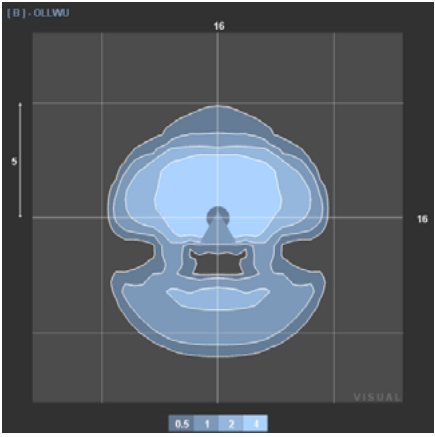
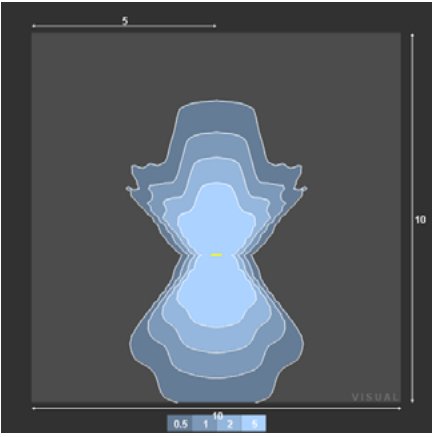
PHOTOMETRICS

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's Outdoor LED homepage
Tested in accordance with IESNA LM-79 and LM-80 standards.

OLLWD



OLLWU



LED

lighting facts

A Program of the U.S. DOE

Light Output (Lumens)

533

Watts

9.1

Lumens per Watt (Efficacy)

58.63

Color Accuracy

Color Rendering Index (CRI)

70

Light Color

Correlated Color Temperature (CCT)

4000 (Bright White)

2700K

3000K

Bright White

4500K

Daylight

6500K

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: NLSM-WSPYMF (7/20/2016)

Model Number: OLLWD LED P1 40K XXXXX XXX

Type: Luminaire - Other

LED

lighting facts

A Program of the U.S. DOE

Light Output (Lumens)

947

Watts

14

Lumens per Watt (Efficacy)

67.64

Color Accuracy

Color Rendering Index (CRI)

70

Light Color

Correlated Color Temperature (CCT)

4000 (Bright White)

2700K

3000K

Bright White

4500K

Daylight

6500K

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: NLSM-Y7HMB8 (7/20/2016)

Model Number: OLLWU LED P1 40K XXXXX XXX

Type: Luminaire - Other



An Acuity Brands Company

FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Check with factory for Canadian specifications. Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION — Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, .1196"), or 50 KSI (7-gauge, .1793"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: A flush non-metallic black top cap is provided for all poles that will receive drilling patterns for side-mount luminaire arm assemblies or when ordered with PT option.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/ Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Extra durable standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint applications.

WARRANTY — 1-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

Catalog Number
Notes
Type



Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

SSS Square Straight Steel Poles

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. Example: SSS 20 5C DM19 DDB

SSS						
Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness¹	Mounting²		Options	Finish¹⁰
SSS	10'-39' (for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.) See technical information table for complete ordering information.)	4C 4" 11g (.1196") 4G 4" 7g (.1793") 5C 5" 11g (.1196") 5G 5" 7g (.1793") 6G 6" 7g (.1793") See technical information table for complete ordering information.)	<u>Tenon mounting</u> PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) <u>KAC/KAD/KSE/KSF/KVR/KVF Drill mounting³</u> DM19 1 at 90° DM28 2 at 180° DM28 PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° <u>CSX/DSX/AERIS™/OMERO™/HLA/KAX Drill mounting³</u> DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90°	<u>AERIS™ Suspend drill mounting³,⁴</u> DM19AST_ 1 at 90° DM28AST_ 2 at 180° DM29AST_ 2 at 90° DM39AST_ 3 at 90° DM49AST_ 4 at 90° <u>OMERO™ Suspend drill mounting³,⁴</u> DM19MRT_ 1 at 90° DM28MRT_ 2 at 180° DM29MRT_ 2 at 90° DM39MRT_ 3 at 90° DM49MRT_ 4 at 90°	<u>Shipped installed</u> L/AB Less anchor bolts (Include when anchor bolts are not needed) VD Vibration damper TP Tamper resistant handhole cover fasteners HAXy Horizontal arm bracket (1 fixture)⁵,⁶ FDLxy Festoon outlet less electrical⁵ CPL12/xy 1/2" coupling⁵ CPL34/xy 3/4" coupling⁵ CPL1/xy 1" coupling⁵ NPL12/xy 1/2" threaded nipple⁵ NPL34/xy 3/4" threaded nipple⁵ NPL1/xy 1" threaded nipple⁵ EHHxy Extra handhole⁵,⁷ MAEX Match existing⁸ USPOM United States point of manufacture⁹ IC Interior coating¹⁰ UL UL listed with label (Includes NEC compliant cover) NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) <u>Shipped separately (replacement kit available)</u> (blank) FBC Full base cover (plastic) (blank) TC Top cap (blank) HHC Handhole cover	<u>Standard colors</u> DDBXD Dark bronze DWHXD White DBLXD Black DMBXD Medium bronze DNAXD Natural aluminum <u>Classic colors</u> DSS Sandstone DGC Charcoal gray DTG Tennis green DBR Bright red DSB Steel blue <u>Architectural Colors and Special Finishes¹¹</u> Galvanized, Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.

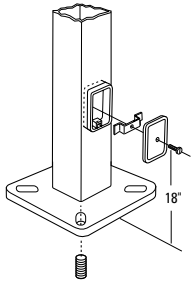
- NOTES:
1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.1196" | "G" - 0.1793".
2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
3. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
4. Insert "1" or "2" to designate fixture size; e.g. DM19AST2.
5. Specify location and orientation when ordering option.
For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
Example: 5ft = 5 and 20ft 3in = 20-3
For "y": Specify orientation from handhole (A,B,C,D)
Refer to the Handhole Orientation diagram below.
Example: 1/2" coupling at 5' 8" orientation C = CPL12/S-8C
6. Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAXxy. Example: HA20BD.
7. Combination of tenon-top and drill mount includes extra handhole.
8. Must add original order number of existing pole(s).
9. Use when mill certifications are required.
10. Provides enhanced corrosion resistance.
11. Additional colors available; see www.lithonia.com/archcolors or Architectural Colors brochure (Form No. 794.3). Available by formal quote only, consult factory for details.

TECHNICAL INFORMATION — EPA (ft²) with 1.3 gust

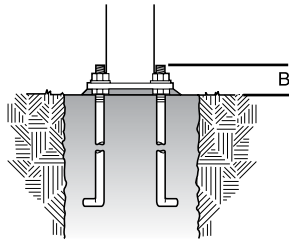
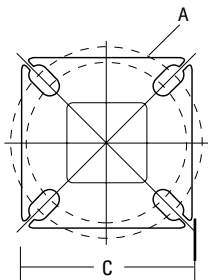
Catalog Number	Nominal Shaft Length (ft.)*	Pole Shaft Size (Base in. x Top in. x ft.)	Wall thick (in)	Gauge	EPA (ft ²) with 1.3 gust						Bolt circle (in)	Bolt size (in. x in. x in.)	Approximate ship weight (lbs.)
					80 MPH	Max. weight	90 MPH	Max. weight	100 MPH	Max. weight			
SSS 10 4C	10	4.0 x 10.0	0.1196	11	30.6	765	23.8	595	18.9	473	8-9	3/4 x 18 x 3	75
SSS 12 4C	12	4.0 x 12.0	0.1196	11	24.4	610	18.8	470	14.8	370	8-9	3/4 x 18 x 3	90
SSS 14 4C	14	4.0 x 14.0	0.1196	11	19.9	498	15.1	378	11.7	293	8-9	3/4 x 18 x 3	100
SSS 16 4C	16	4.0 x 16.0	0.1196	11	15.9	398	11.8	295	8.9	223	8-9	3/4 x 18 x 3	115
SSS 18 4C	18	4.0 x 18.0	0.1196	11	12.6	315	9.2	230	6.7	168	8-9	3/4 x 18 x 3	125
SSS 20 4C	20	4.0 x 20.0	0.1196	11	9.6	240	6.7	167	4.5	150	8-9	3/4 x 18 x 3	140
SSS 20 4G	20	4.0 x 20.0	0.1793	7	14	350	11	275	8	200	8-9	3/4 x 30 x 3	198
SSS 20 5C	20	5.0 x 20.0	0.1196	11	17.7	443	12.7	343	9.4	235	10-12	1 x 36 x 4	185
SSS 20 5G	20	5.0 x 20.0	0.1793	7	28.1	703	21.4	535	16.2	405	10-12	1 x 36 x 4	265
SSS 25 4C	25	4.0 x 25.0	0.1196	11	4.8	150	2.6	100	1	50	8-9	3/4 x 18 x 3	170
SSS 25 4G	25	4.0 x 25.0	0.1793	7	10.8	270	7.7	188	5.4	135	8-9	3/4 x 30 x 3	245
SSS 25 5C	25	5.0 x 25.0	0.1196	11	9.8	245	6.3	157	3.7	150	10-12	1 x 36 x 4	225
SSS 25 5G	25	5.0 x 25.0	0.1793	7	18.5	463	13.3	333	9.5	238	10-12	1 x 36 x 4	360
SSS 30 4G	30	4.0 x 30.0	0.1793	7	6.7	168	4.4	110	2.6	65	8-9	3/4 x 30 x 3	295
SSS 30 5C	30	5.0 x 30.0	0.1196	11	4.7	150	2	50	--	--	10-12	1 x 36 x 4	265
SSS 30 5G	30	5.0 x 30.0	0.1793	7	10.7	267	6.7	167	3.9	100	10-12	1 x 36 x 4	380
SSS 30 6G	30	6.0 x 30.0	0.1793	7	19	475	13.2	330	9	225	11-13	1 x 36 x 4	520
SSS 35 5G	35	5.0 x 35.0	0.1793	7	5.9	150	2.5	100	--	--	10-12	1 x 36 x 4	440
SSS 35 6G	35	6.0 x 35.0	0.1793	7	12.4	310	7.6	190	4.2	105	11-13	1 x 36 x 4	540
SSS 39 6G	39	6.0 x 39.0	0.1793	7	7.2	180	3	75	--	--	11-13	1 x 36 x 4	605

* EPA values are based ASCE 7-93 wind map. For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

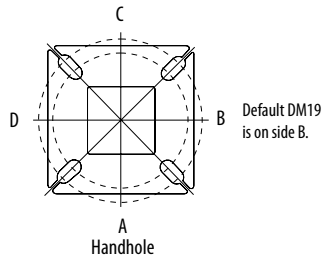
BASE DETAIL



POLE DATA								
Shaft base size	Bolt circle A	Bolt projection B	Base diameter C	Base plate thickness	Template description	Anchor bolt description	Anchor bolt and template number	Anchor bolt description
4"C	8" - 9"	3.25" - 3.75"	8" - 8.25"	0.75"	ABTEMPLATE PJ50004	AB18-0	ABSSS-4C	3/4"x18"x3"
4"G	8" - 9"	3.38" - 3.75"	8" - 8.25"	0.875"	ABTEMPLATE PJ50004	AB30-0	ABSSS-4G	3/4"x30"x3"
5"	10" - 12"	3.5" - 4"	11"	1"	ABTEMPLATE PJ50010	AB36-0	ABSSS-5	1"x36"x4"
6"	11" - 13"	4" - 4.50"	12.5"	1"	ABTEMPLATE PJ50011	AB36-0	N/A	1"x36"x4"



HANDHOLE ORIENTATION



IMPORTANT INSTALLATION NOTES:

- Do not erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.



REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
07/11/2018

Subject: Former Hot Spot and Michael's Cycles – Final Site/Building Plan and Final Plat

Applicant: Alliance Contracting, Inc. and RDS Architects

Locations: North of Walgreens and east of Highway 41

Case No.: PC No. 2018-25

Synopsis: The applicant is requesting approval of a final site/building plan and final plat that would allow them to redevelop the former gas station site (650 Chestnut Street North), Michael's Cycles site (700 Chestnut Street North), and CDA parking lot site (710 Chestnut Street North).

Prepared By: Elizabeth Hanson

Staff Recommendation: Recommendation of approval with listed conditions

BACKGROUND

The building at 650 Chestnut Street North has housed various businesses over the years. Its latest business was the former Chaska Hot Spot gas station. The site has been sitting vacant for the last few years. The gas station canopy and underground storage tanks have since been removed.

The building at 700 Chestnut Street North has also housed various businesses over the years. Its latest businesses were Michael's Cycles and Snap Fitness. It now sits vacant.

Changes Since Concept & Preliminary Plan

The following were changes done to the plan since the Concept and Preliminary Plan:

- Site Layout: Multi-tenant building and Dunkin' Donuts buildings have been pulled back several feet to provide for more adequate pedestrian movement in front; this in turn creates a more adequate sight line for drive-thru users being able to see pedestrians on the walkway
- Building Design: Dunkin' Donuts building design has changed to what is considered the new generation design for Dunkin' Donuts; elements of Chaska were incorporated in to more appropriately fit it in to the context; a Chaska brick color will be used with a basket-weave detail to tie in historic elements; the other buildings have provided more details on their drawings to show historic elements such as a Chaska brick color, dentil detailing and gooseneck lighting
- Planting Islands: Planting islands have been adequately added to meet the City's planting island requirement

- Boulevard Design: The boulevard design has been altered to show general consistency with Walgreens and the Curling Center's boulevard design; trees have been added between the sidewalk and parking lot
- Pedestrian Places: A patio has been added on the back (east) side of Dunkin' Donuts

Goals

The applicant's goals for this concept plan are as follows:

- Understanding of Chaska and its motto to be the "Best Small Town in Minnesota".
- Understanding of the site and the improvements to remove blight and make the site usable again.
- Understanding of design and how it relates to its context.

Existing Conditions

The overall site area is 1.15 acres and consists of three lots (CDA parking lot at 0.15 acres, Michael's Cycles lot at 0.65 acres, and the Hot Spot lot at 0.35 acres). There are two buildings that currently occupy the general site. The main accesses are on the west side of the site to gain access off of Highway 41.

CURRENT REQUEST

The request this evening is for Final Site and Building Plan and Final Plat approval to redevelop the overall site. The existing buildings will be demolished and replaced with three separate commercial buildings. Parking will be provided on the west and south sides of the site. Parking will also be provided on the east side of the northerly proposed building, which is designated for use by the CDA apartment. The current CDA parking lot will be subdivided to show an area for the new northerly building and a separate area for CDA parking only.

Adjacent properties

The site is bounded on the north by Walnut Street and a multi-use residential/commercial building, to the west by Highway 41 and the Curling Center, the south by Walgreens, and the east by the CDA Apartment building (The Brickyard).

Use

The use of this site is consistent with the approved zoning for the property (PCD-19 – Planned Commercial District). The applicant has only determined one end user for the site (Dunkin Donuts), however, will be making improvements to attract other potential users that serve the needs of the community.

Site Layout

The plan is to continue to use the existing accesses into the site from Highway 41 with minor modifications to the northerly access on Highway 41. The northerly building proposed is situated on the corner of Walnut Street and Highway 41, the middle building is situated more to the east of the site, and the Dunkin Donuts building is situated on the southerly portion of the site. A drive-thru is proposed as a part of the Dunkin Donuts building, providing access at the southerly-most portion of the site.

It has been noted that the design team for this project explored multiple orientations for the development including two buildings or three. The parking lot was studied on the west and east

sides of the proposed buildings. The conclusion of these studies showed that the layout is best optimized by placing the buildings on the east side of the site. The reason for this is that there is more room for parking, and the proposed building frontage now aligns with the Walgreens building to the south, creating a consistent streetscape view.

Staff Recommendation/Analysis

Staff does not see any major issues with the layout of the site as it appears to flow nicely. The proposed layout will also be consistent with the Walgreens layout to the south. Staff would like to point out that coordination should be initiated with Walgreens in improving the shared driveway between their site and the proposed site. This driveway is in poor condition and the improvements being done to the parking lot should also encompass this driveway. The proposed building on the northern-most portion of the site is appropriate in optimizing the corner by being pushed out to the edge. This will also provide space between the building the CDA apartment for the CDA's parking.

Staff's main concern with a building on the northern corner of Walnut and Highway 41 is the safety component for drivers. To preface, downtown is not perfect, nor are its layouts perfect. There are numerous intersections in the downtown area with buildings practically up to the street level that still operate in a functioning, safe manner. One intersection in particular is Chaska Boulevard and Highway 41. The Curling Center and Domino's buildings both show similar visual clearances with regard to this proposal but also operate on a much busier intersection. As Planning staff sees it today, this intersection at Chaska Boulevard and Highway 41 and location of buildings do not pose any dangers for sight lines. And because of this, staff can comfortably say the proposal being looked at tonight is not dissimilar to this.

Another concern that was brought up during the concept plan was the safety of the drive-thru users pulling out of the drive-thru next to a pedestrian walk. The applicant has since pulled the Dunkin' Donuts building back several feet so as to open up the sight line further for these users.

Building Materials & Design

Three new buildings are proposed as a part of this plan. The two existing buildings on site will be demolished. The southerly most building proposed is planned to be a Dunkin Donuts. The middle building is planned to be a multi-tenant building and the northerly building will be a single tenant. All three buildings will be single-story. Suggested design language includes: prominent use of brick in a color that recalls Chaska's rich history of brick production, anodized aluminum storefront and window systems, stucco in a mix of earth-tone colors, cementitious panel siding and lap siding.

Staff Recommendation/Analysis

Staff believes the applicant has done a good job in studying the surrounding context for this site, as it relates to design. The buildings are showing a staggered layout, which helps create a more varied design/layout for this site.

The City of Chaska has certain building design and material requirements for commercial buildings. A portion of it is stated as follows:

"Office, Commercial, Public and Institutional buildings shall use at least three (3) Class I materials and shall be composed of at least seventy (70) percent Class I materials and shall not exceed thirty (30) percent Class II or Class III materials."

The buildings are proposing a majority of the building to be constructed of a brick, which is a class I material. It should be noted that the brick blends that are proposed to be Chaska brick blends will need to be verified in the field. This shall be done by creating 4'x4' brick mockups to show an accurate look and compilation of the brick blend. The two northerly buildings will be incorporating gooseneck lighting on the brick pilasters to make a nod towards historic lighting.

North Building:

This building will be a single tenant building. It will have high exposure being located on the corner of Walnut Street and Highway 41. Because of this staff will emphasize the importance in providing 360-degree architecture. Or, in other words, have a consistent design and material composition throughout.

The applicant is showing in their plan that details will be added to the cornice area to mimic a dentil detail found in downtown Chaska. Staff is favorable of this action. The building is also showing awning brackets over some of the windows to be consistent with other buildings in downtown. Staff finds this element to be more contemporary in nature but could fit in well with the historic elements on the building. The main brick color selected for this building will be a Chaska brick blend.

Also, due to its location on a corner, decorative fencing will be required to match up with the other downtown corner sites in Chaska. The applicants will have to show a detail on this in their final submittal.

North Building Materials	
Class I	Brick (two colors) and Glass (72%)
Class II	Stucco and Metal (28%)
Class III	None
CLASS I REQUIRED	70%; three different materials
PROVIDED	72% Class I material; 3 different materials

Based on the table above the applicant is meeting the percentage and quantity requirements for building materials on commercial buildings.

Middle Building:

The middle building will be a multi-tenant building. Its overall design provides a staggered layout, which staff is favorable of. The staggered-ness reduces long linear masses, and helps provide a more varied design. More window openings are provided because of this action. The overall look of the building will be similar to the north building in materials and design. Brick, decorative cornices with dentil detailing, and awning brackets are shown.

This building's rear (east façade) will face the adjacent apartment. They will be using a cementitious lap siding on the east façade, which staff finds appropriate given its minimal exposure and adjacent residential use.

Middle Building Materials	
Class I	Brick (two colors) and Glass (70.5%)
Class II	Stucco and Metal (29.5%)
Class III	None
CLASS I REQUIRED	70%; three different materials
PROVIDED	70.5% Class I material; 3 different materials

Based on the table above the applicant is meeting the percentage and quantity requirements for building materials on commercial buildings.

South Building (Dunkin Donuts):

The south building will be a Dunkin Donuts with a drive-thru. The design of the building is showing a prototypical design for the Dunkin Donuts chain with some elements tying into historic downtown Chaska. The building will be incorporating a Chaska brick color and brick details to emphasize Chaska's historic qualities. A basket weave detail will be incorporated throughout the entire area of the Chaska brick color.

Dunkin' Donuts Building Materials	
Class I	Brick (two colors), nichiha, and Glass (92%)
Class II	Metal (8%)
Class III	None
CLASS I REQUIRED	70%; three different materials
PROVIDED	92% Class I material; 4 different materials

Based on the table above the applicant is meeting the percentage and quantity requirements for building materials on commercial buildings.

As noted in the applicant's narrative, several changes were made to the building's prototype in terms of colors and materials so as to more appropriately fit the building in to downtown Chaska. Some of those changes included changing accent brick bands from black to brown, Concrete paneling has been changed to Chaska brick using a basket-weave detail, pink accent paint changed to charcoal gray, etc. Staff has seen images of other prototypical Dunkin' Donuts (below), which show very bright designs. In that regard, staff applauds the efforts of the applicant to change some of the pieces to be more fitting in Chaska. In addition to that, the majority of the building will be using Class I materials as noted below. There is very minimal use of Class II materials.



The drive-thru is situated on the north and east sides of the proposed building. Access to this drive-thru will be obtained from the shared drive between Walgreens and Dunkin Donuts. Stacking is provided for up to seven (7) cars before it interferes with interior traffic. Staff is hopeful that this is an adequate amount of stacking.

Setbacks

The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	Setback
Highway 41	65 feet from centerline
Walnut Street	10 feet
Interior Property Lines	5 feet

PARKING SETBACKS	
Direction	Setback
ROW	10 feet
Interior Property Lines	5 feet

Parking/Access/Circulation

46 parking spaces are proposed as a part of this project. The following chart summarizes the overall parking demand on the site, based on the approximated sizes of the conceptual uses.

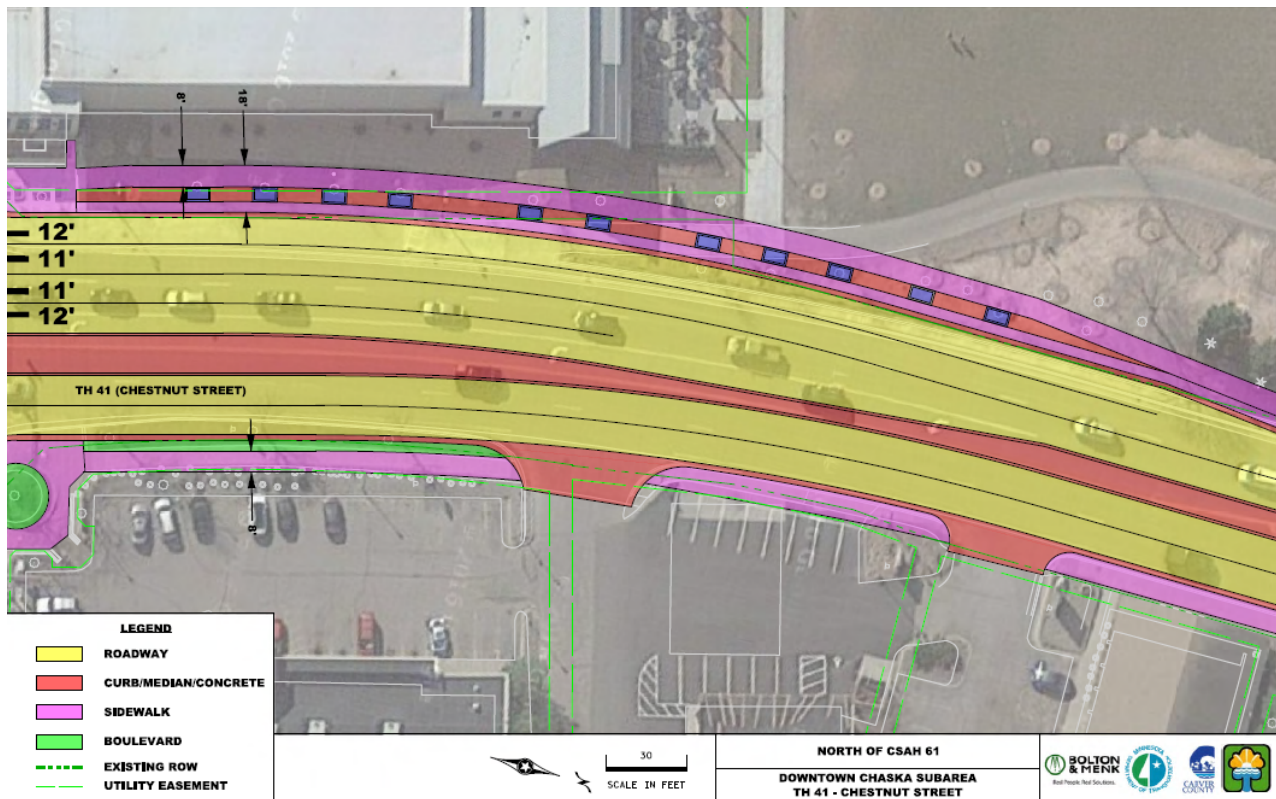
Uses	Approx. Size	Code Req.	Est. Parking Req.
Retail	8,500 sf	1ps/200sf	43 parking spaces
Restaurant	11 seats	1ps/3 seats	3 parking spaces
		REQUIRED	46 parking spaces
		PROVIDED	46 parking spaces

According to this table the applicant is meeting the required amount of parking spaces needed for the use. Parking spaces will be provided on the west and south sides of the buildings. The proposed parking lot layout will provide adequate drive aisles and a more appropriate buffer between the road, sidewalk and parking.

The project is proposing to use existing entrances and exits to and from the site with slight modifications to the northerly entrance. These entrances are situated off of Highway 41 on the west and Walnut Street on the east; the northerly access on Highway 41 will be an independent

access to the project site, the southerly access will be a shared access between Walgreens and this project site. A private drive that runs east to west provides the access off of Walnut Street North. Vehicular connections are also available to access Walgreens to the south.

It should be noted that MnDOT will be making improvements to Highway 41 in the future. An exhibit of the proposed improvements is shown below:



MnDOT has provided comments as a result of this project and have given the applicant certain standards to meet in terms of the access design and permits that are required.

Staff Recommendation/Analysis

Staff is happy to see that the parking lot layout will be improved. The flow of the area seems to make sense and provide smooth traffic. The applicant is showing a streetscape design between the parking lot and Highway 41 that aligns with and resembles the Walgreens site. The design incorporates a boulevard that separates Highway 41 and the sidewalk. These incorporations will enhance the boulevard of this area and provide an appropriate buffer between the site and busy road. It will also be important that the applicant continue to coordinate with MnDOT on the future improvements that will be done to Highway 41 so that important variables such as access/drainage/right-of-way needs are figured out sooner than later.

Landscaping

The table below indicates the landscaping requirements for this site and how the applicant meets or does not meet them:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	32 caliper inches (12 trees)	12 trees
Understory Trees	3	3
Shrubs	33	113

According to the table above the applicant is sufficient in meeting the landscape ordinance for understory trees.

The final plan is showing general consistency with Walgreens lot and consistency with the Curling Center in terms of boulevard landscaping. Currently the Walgreens site shows trees between the sidewalk and the highway and shrubs between the parking lot and the sidewalk. The applicant is showing the same sidewalk width and trees and shrubs next to the parking lot. The boulevard achieved on this lot is consistent with what was done at the Curling Center on the Chaska Boulevard side.

Planting islands are also shown as a part of this plan with appropriate landscaping within it.

Sidewalks and Pedestrian Places

Sidewalks are proposed to intersect this site and provide access to the three buildings and their parking. A sidewalk is proposed on the west side of the site to connect into the Walgreens site and sites to the north. The existing westerly pedestrian connections are currently 8 feet wide.

Another item of note is the provision of pedestrian places as a part of this proposal. The applicant has since added a patio on the back (east) side of the Dunkin' Donuts that will be surrounded by a decorative fence and landscaping. They have also added landscaping in the rear between the CDA building and multi-tenant building. This will allow for a much more pleasant area for people who need to use this area.

Lighting

Any lighting proposed for this plan should be fully screened and face downward. Lighting shall also be designed to be sensitive to the historic context and scale. Gooseneck lighting is traditional in historic downtowns and is being provided on the two north buildings.

Monument Sign & Trash Enclosure

One new trash enclosure is proposed on the east side of the site behind the proposed buildings. A detail has been provided of this in the final submittal. The applicant has also summarized the frequency of trash pickups in their narrative as well. Trash pick-ups will only occur on Mondays, Wednesdays, and Fridays between the hours of 2:00am and 4:00am. This timing will not be a conflict with the drive-thru as Dunkin' Donuts will not be open during that time.

A monument sign is proposed on the west edge of the site. The design of this sign will be consistent with the buildings.

Utilities

Water and sewer are available to serve this site.

Stormwater

The applicant will work with the City and MnDOT to determine if the drainage plan proposed for the site will suffice.

Final Plat

The site will be platted from three lots into two lots. One lot will be for the CDA parking lot, the other will be for the remainder of the site encompassing the three buildings.

CONCLUSION

Staff is happy to see that the vacant buildings and sites at 650, 700, and 710 Chestnut Street North are taking steps to receive improvements. Staff will continue to work with the applicant to ensure the site and buildings become a visually pleasing amenity to the community and downtown once again. The proposal, with modifications required by the City, complies with all provisions of the zoning and no variances are requested.

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend approval of the Final Site & Building Plan and Final Plat for 650, 700 & 710 Chestnut Street North (PC#2018-25), subject to the following conditions:

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Project Narrative (pgs 1-4), submitted by Matt Borowy, dated June 25, 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 June 26, 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 June 26, 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, 2018**
 - 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 June 29, 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. Final Plat, submitted by Trosen Land Surveying, LLC
 - v. Sight Line Analysis (pgs 1-4), submitted by Bolton & Menk, dated June 17, 2018
2. Compliance with section 9.11 Building Design/Materials and Site Design.
 3. Provision of curb and gutter to be provided in parking lot design.
 4. Provision of sidewalk to be at least 8 feet wide and to be located in between the boulevard and parking lot.
 5. Provision of a decorative fence to be incorporated on the northerly building area and a detail to be included in the building permit submittal.
 6. Decorative fence by northerly building to be painted Hunter Green to match Walgreens fence.
 7. Provision that signs will meet Section 10 of the zoning ordinance.
 8. Provision that 4'x4' brick mockups for all Chaska brick blends are provided on site and reviewed and approved by the Planning Department prior to application.
 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 MnDOT.
 14. Adherence with MnDOT's memo dated June 6, 2018.
 15. Compliance with the Engineers Memo dated July 4, 2018.
 16. Coordination with Walgreens to reconstruct and improve the shared driveway between Walgreens and the proposed sites.



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: July 4, 2018
Subject: Klein Brickyards 7th Addition Redevelopment

The site improvements planned for the combined properties propose a complete redevelopment with new site improvements over the existing properties. Storm sewer runoff for the current site discharges and connects to the public system and is proposed to remain in similar. The grading and drainage plan requires the development to prepare a storm water management plan for the site to ensure the proposed improvements will not increase the storm water currently discharging from the site into the public storm sewer system.

Sanitary sewer, water, and electric service are readily available, and final layout approval will be coordinated through City departments. The sewer and water utilities within the site are private and will not require public easements. Utility easements for electric service will need to be coordinated with electric department. The redevelopment includes improvements within the state right of way and will require a MnDOT permit. Pedestrian access and circulation for the site will need to be reviewed for providing connections to sidewalks located along TH 41 and Walnut Street and accommodate current ADA design standards.

Highway improvements currently scheduled to occur in 2021 propose a full reconstruct of TH 41 from Walnut Court to the Minnesota River. The reconstruction also includes converting all the current access points between Walnut Court and Chaska Boulevard (CR 61) to right in and right out between Walnut Court and Chaska Boulevard (CR61). The intersection at Walnut Court is to remain as a full access and will be an important access to ensure the proper site lines are maintained with the proposed improvements. The site analysis completed notes the areas encompassed within the sight triangles where low lying bushes, shrubs, signs etc. are restricted between two feet and eight and a half feet to ensure motorists vision.

City staff is coordinating with the developer on the layout for the new pedestrian HAWK signal at the south east quadrant of Walnut Court and TH 41 like the current signal installed at Pine Street and County Road 61. The final layout approval will need to accommodate the future signal and coordinated through City Engineer.

EYELEVEL VIEW -
NORTH WEST CORNER



AERIAL VIEW -
SOUTH WEST CORNER



SHEET INDEX

C1 DEMOLITION SITE PLAN
C2 CIVIL SITE PLAN
C3 GRADING, PAVING, & DRAINAGE PLAN
C4 UTILITIES & PIPING DEMOLITION PLAN
C5 UTILITIES & PIPING PLAN & EXISTING
FIRE HYDRANT PLAN(S)
C6 SWPPP / EROSION CONTROL PLAN
AND DETAILS

LTN ENGINEERING

CIVIL AND STRUCTURAL MANKATO MINNESOTA
EM MARK.LTN@GROUPCHARTER.NET 507 317-8994

PROJECT TITLE:

CHASKA
RETAIL CENTER

700 CHESTNUT STREET
CHASKA, MN

- KEYED NOTES:
- 1

 DEMO EXISTING BITUMINOUS PARKING LOT PAVEMENT
- 2

 DEMO EXISTING SIDEWALK PATH
- 3

 DEMO EXISTING LANDSCAPING
- 4

 DEMO EXISTING SIGNAGE
- 5

 DEMO EXISTING DUMPSTER ENCLOSURE
- 6

 DEMO EXISTING CURB AND GUTTER
- 7

 DEMO EXISTING BUILDING
- 8

 EXISTING SIDEWALK TO REMAIN, AS IS. PATCH & FIX AS NEEDED, AT END OF CONSTRUCTION
- 9

 PATCH AND FIX EXISTING BITUMINOUS
- 10

 PATCH AND FIX EXISTING LANDSCAPING
- 11

 SAVE EXISTING ORNAMENTAL FENCING, DO NOT DEMO
- 12

 DEMO EXISTING SIDEWALK - TO BACK TO CURB
- 13

 DEMO TREE
- 14

 SAVE TREE
- 15

 SAVE CONCRETE PILLARS 3 EA.
- 16

 SAWCUT PAVEMENT OR SIDEWALK

BEFORE DIGGING, CONTACT GOPHER STATE ONE CALL AT 800-252-1166 FOR THE MARKING OF UNDERGROUND UTILITIES. CONTACT AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE BEFORE EXCAVATION OR GRADING.

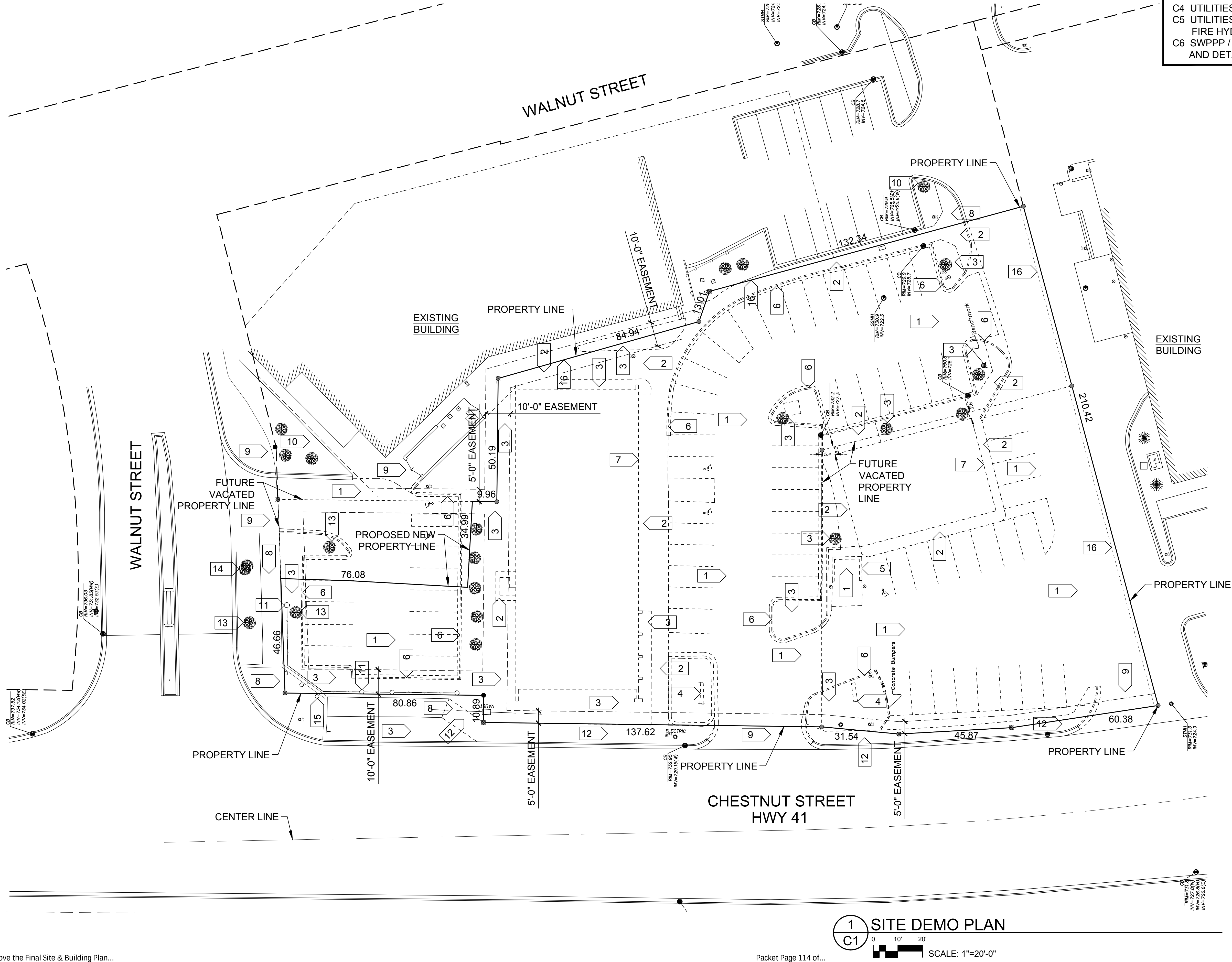
FOR REVIEW
PRELIMINARY
NOT FOR
CONSTRUCTION

No.	SUBMISSIONS & REVISIONS	Date
1	REV. 1	5-29-2018

SHEET:
SITE DEMO PLAN

DATE: 4-30-2018
DRAWN BY: JLS
CHECKED BY: ML

C1



1
C1

SITE DEMO PLAN

0 10' 20'

SCALE: 1"=20'-0"



SIGNS:

- 51 EXISTING STOP SIGN - TO REMAIN
- 52 EXISTING HIGHWAY SIGN - CROSSWALK - TO REMAIN
- 53 EXISTING BUSINESS SIGN - TO REMAIN
- 54 EXISTING TRAFFIC SIGN - TO REMAIN
- 55 NEW BUSINESS SIGN

PROJECT TITLE:

CHASKA
RETAIL CENTER

700 CHESTNUT STREET
CHASKA, MN

BEFORE DIGGING, CONTACT GOPHER
STATE ONE CALL AT 800-252-1166
FOR THE MARKING OF UNDERGROUND
UTILITIES. CONTACT AT LEAST TWO (2)
BUSINESS DAYS IN ADVANCE BEFORE
EXCAVATION OR GRADING.

No.	SUBMISSIONS & REVISIONS	Date
1	REV. 1	5-29-2018
2	REV. 2	6-26-2018

DATE: 4-30-2018
DRAWN BY: JLS
CHECKED BY: ML

C2



PROJECT TITLE:
**CHASKA
RETAIL CENTER**
700 CHESTNUT STREET
CHASKA, MN

HYDRAULIC NOTES:
1. TOTAL SITE IMPERVIOUS AND PERVIOUS AREAS BEFORE AND AFTER RE-DEVELOPMENT ARE NEARLY IDENTICAL. AS A RESULT, THE ENGINEERING DESIGN AND CHECKS DO NOT INCLUDE ANY INCREASE TO TOTAL SITE OUTFLOW Q.
2. THE EXISTING 15" RCP FROM THE SOUTH-CENTER OF SITE TO THE EAST HAS BEEN CHECKED AND IS SATISFACTORY.
3. THE DESIGN STORM IS THE 10 YR.

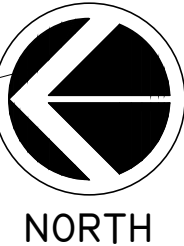
BEFORE DIGGING, CONTACT GOPHER STATE ONE CALL AT 800-252-1166 FOR THE MARKING OF UNDERGROUND UTILITIES. CONTACT AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE BEFORE EXCAVATION OR GRADING.

FOR REVIEW
PRELIMINARY
NOT FOR
CONSTRUCTION

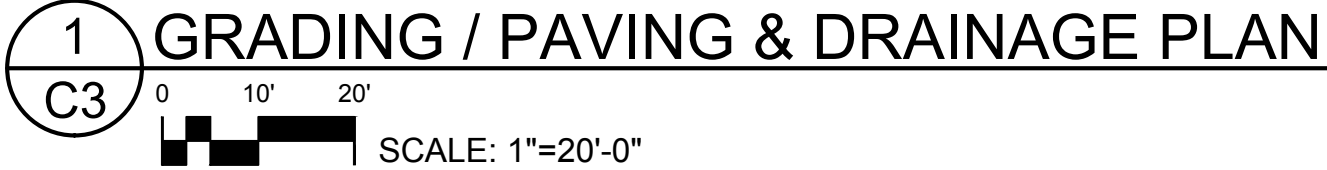
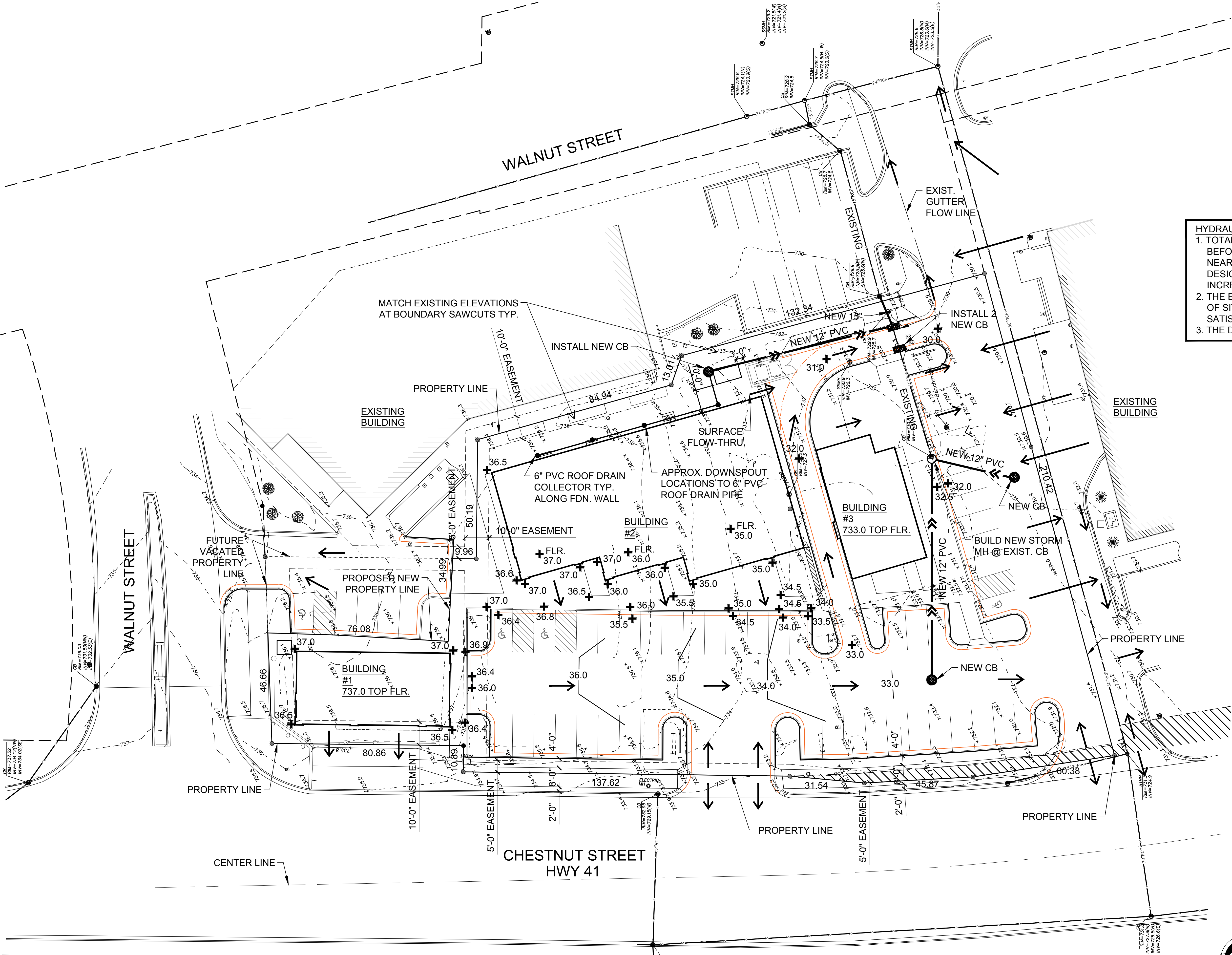
No.	SUBMISSIONS & REVISIONS	Date
1	REV. 1	5-29-2018

SHEET:
**GRADING / PAVING &
DRAINAGE PLAN**

DATE: 4-30-2018
DRAWN BY: JLS
CHECKED BY: ML



C3



LEGEND:

—>> ———>> — STORM SEWER

—< ———< — SANITARY SEWER

— | ——— | — WATER MAIN

— G ——— G ——— GAS LINE

— E ——— E — UNDERGROUND ELECTRIC

—————> SURFACE DRAINAGE DIRECTION

FOR REVIEW
PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET:

UTILITIES & PIPING
DEMOLITION PLAN

C4

PROJECT TITLE:

CHASKA RETAIL CENTER

700 CHESTNUT STREET
CHASKA, MN

NOTES:

- SUBMIT PROPOSED ELEC. TRANSFORMER LOCATIONS TO ARCHITECT FOR APPROVAL BEFORE CONSTRUCTION.
- ELECTRICAL SERVICE ROUTING BY ELECTRICAL ENGINEER.
- NEW GAS SERVICE ROUTE & BUILDING CONNECTION TO BE PLANNED AND INSTALLED BY CONTROLLING POWER COMPANY.

LEGEND:

- >> —>> — STORM SEWER
—< —< — SANITARY SEWER
—| —| — WATER MAIN
— G — G — GAS LINE
— E — E — UNDERGROUND ELECTRIC
—> —> — SURFACE DRAINAGE DIRECTION

BEFORE DIGGING, CONTACT GOPHER
STATE ONE CALL AT 800-252-1166
FOR THE MARKING OF UNDERGROUND
UTILITIES. CONTACT AT LEAST TWO (2)
BUSINESS DAYS IN ADVANCE BEFORE
EXCAVATION OR GRADING.

FOR REVIEW
PRELIMINARY
NOT FOR
CONSTRUCTION

No.	SUBMISSIONS & REVISIONS	Date
1	REV. 1	5-29-2018
2	REV. 2	6-26-2018

SHEET:

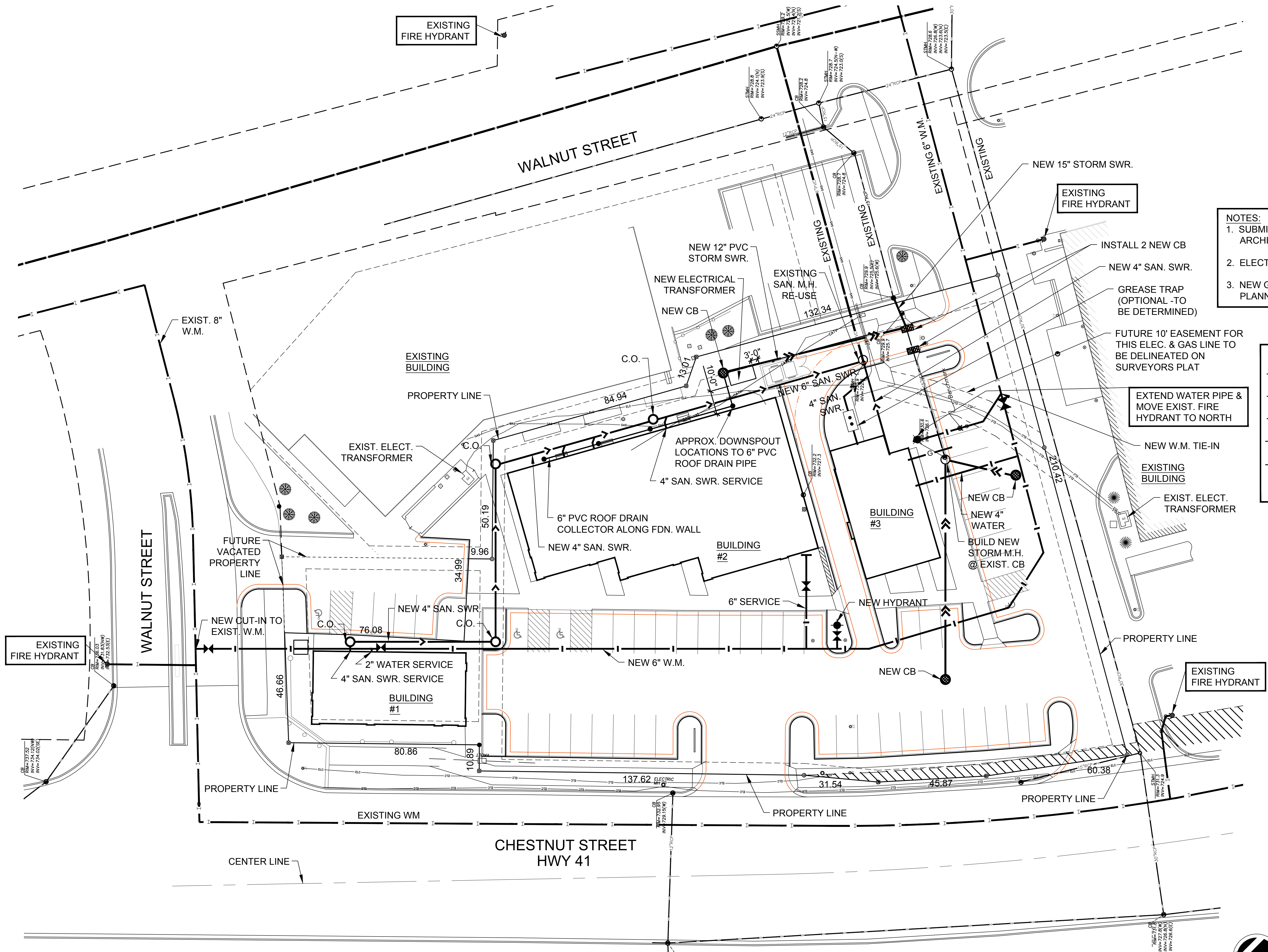
UTILITIES & PIPING PLAN
EXIST. FIRE HYDRANT PLAN(S)

DATE: 4-30-2018

DRAWN BY: JLS

CHECKED BY: ML

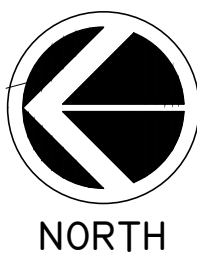
C5



1
C5

UTILITIES & PIPING PLAN EXISTING FIRE HYDRANT PLAN(S)

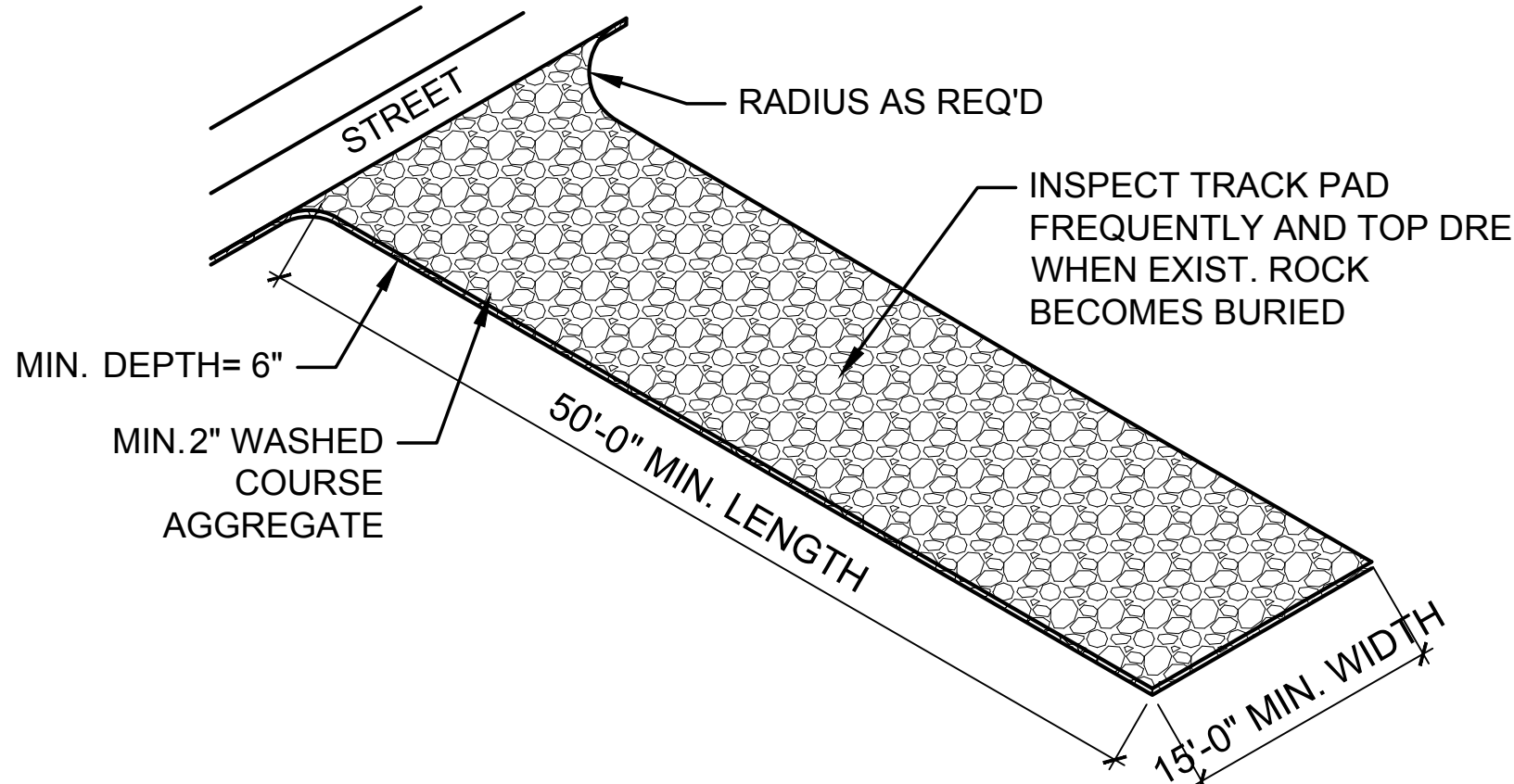
0 10' 20'
SCALE: 1"=20'-0"



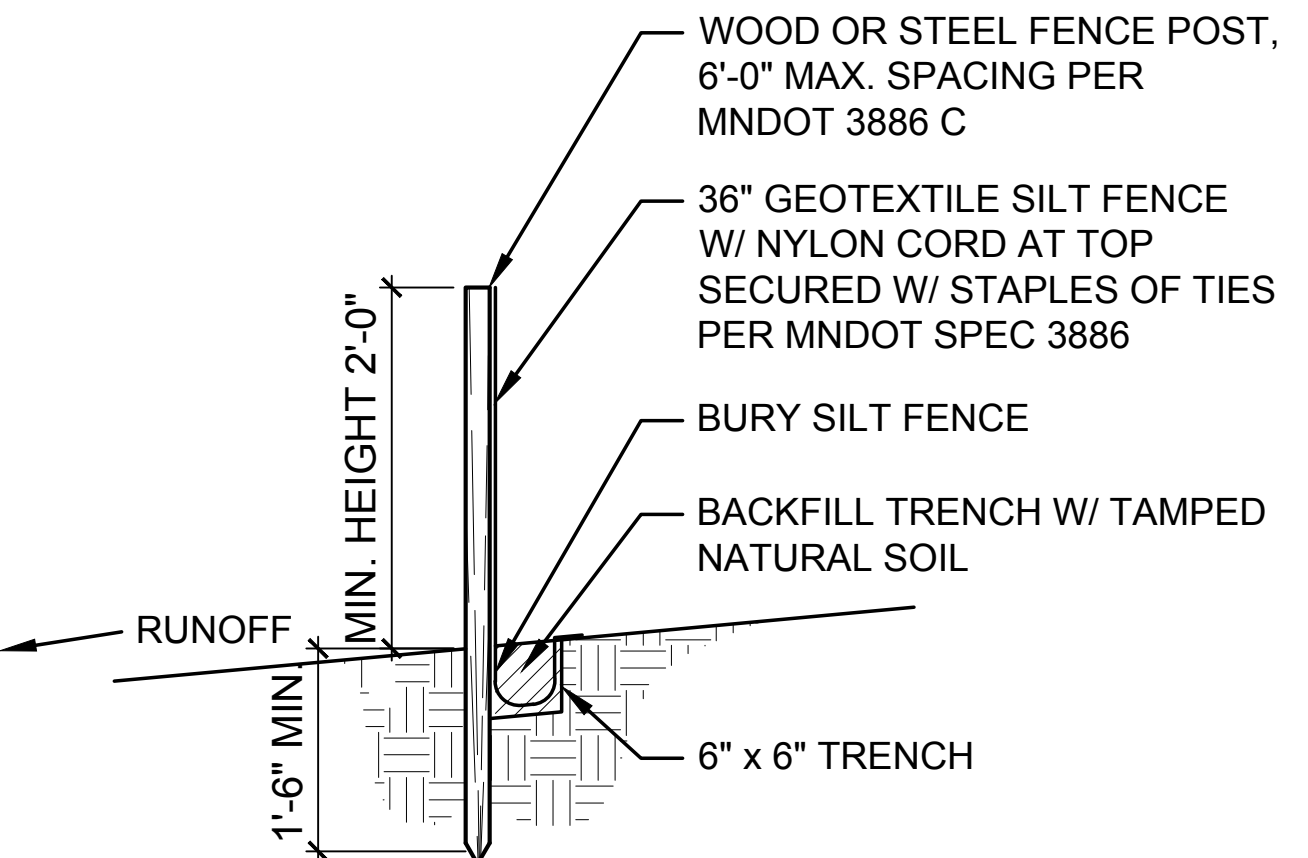
PROJECT TITLE:
**CHASKA
RETAIL CENTER**
700 CHESTNUT STREET
CHASKA, MN

BEFORE DIGGING, CONTACT GOPHER
STATE ONE CALL AT 800-252-1166
FOR THE MARKING OF UNDERGROUND
UTILITIES. CONTACT AT LEAST TWO (2)
BUSINESS DAYS IN ADVANCE BEFORE
EXCAVATION OR GRADING.

CONTRACTOR IS RESPONSIBLE
FOR CLEANING UP TRACKING
ON HWY 41, WALNUT STREETS
AND ALLEY.



2 TEMP. ROCK CONSTRUCTION @ ENTRANCE
N.T.S.



3 SILT FENCE DETAIL
N.T.S.

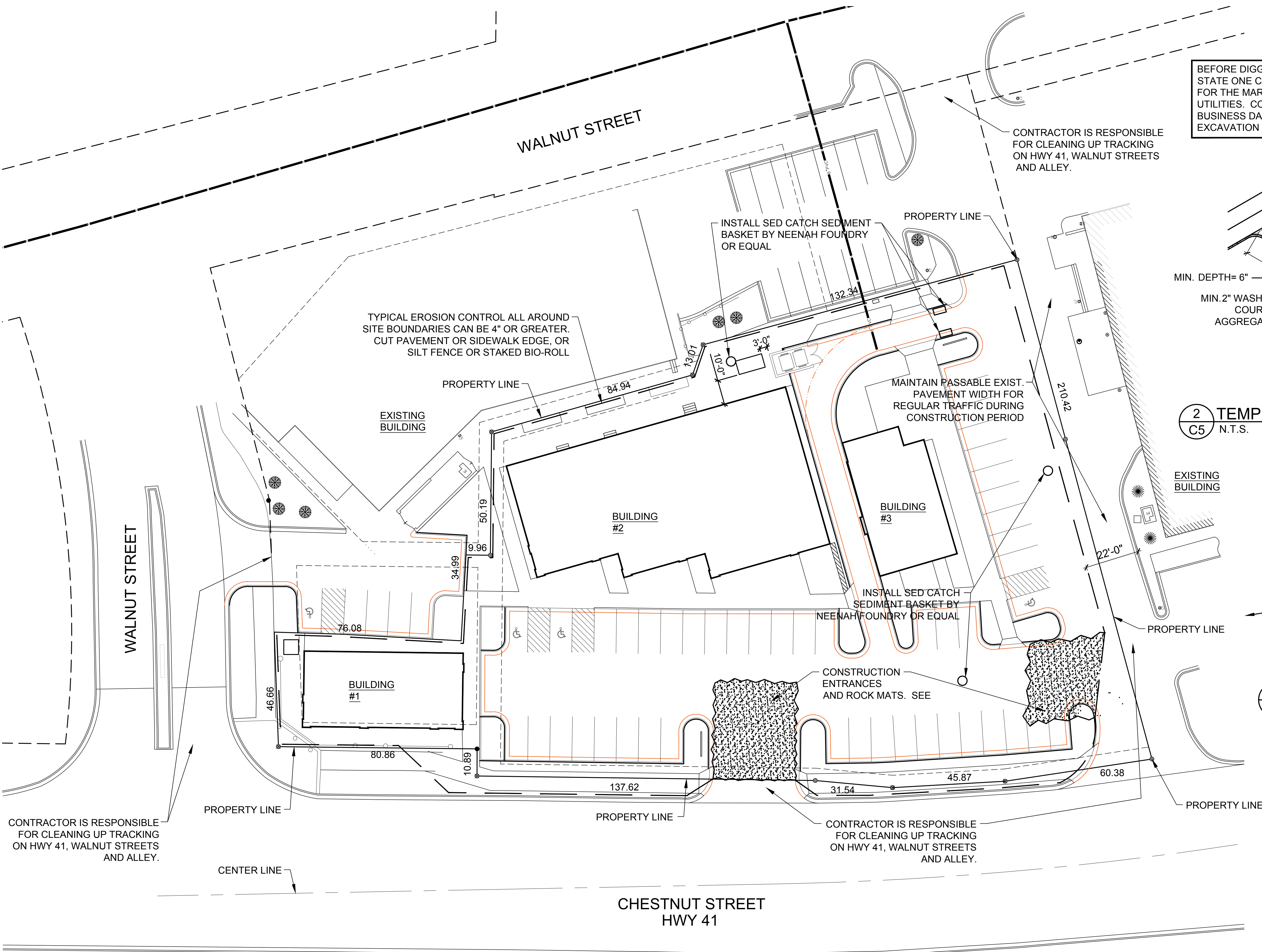
FOR REVIEW
PRELIMINARY
NOT FOR
CONSTRUCTION

No.	SUBMISSIONS & REVISIONS	Date
1	REV. 1	5-29-2018

SHEET:
**SWPPP / EROSION
CONTROL PLAN & DETAILS**

DATE: 4-30-2018
DRAWN BY: JLS
CHECKED BY: ML

C6



1 SWPPP PLAN
C5
SCALE: 1"=20'-0"



OVERSTORY TREES						
CODE	QTY	NAME	SIZE	COND	MATURE HEIGHT	NOTE
O-ABM	2	AUTUMN BLAZE MAPLE - ACER RUBRUM	3" CAL	B & B	50'	
O-B4L	2	SKYLINE HONEYLOCUST - GLEDITSIA TRIACANTHOS	2 1/2" C	B & B	45'	
O-CRM	2	CRIMSON KING MAPLE - ACER PLATANODES	3" CAL	B & B	40'	
O-QA	3	QUAKING ASPEN - POPULUS TREMULOIDES	2 1/2" C	B & B	45'	
UNDERSTORY TREES						
CODE	QTY	NAME	SIZE	COND		NOTE
U-HT	3	HYDRANGEA TREE - HYDRANGEA PANCULATA 'GRANDIFLORA'	3" HT	B & B	15-20'	
EVERGREEN TREES						
CODE	QTY	NAME	SIZE	COND		NOTE
E-TE	3	THUJA EMERALD GREEN - THUJA OCCIDENTALIS	6' HT	B & B	13'	
SHRUBS						
CODE	QTY	NAME	SIZE	COND		NOTE
S-FB	38	GRO - LOW FRAGRANT SUMAC - RHUS AROMATICA	12" H	#5 CONT	2'	
S-RG	11	REED GRASS - CALAMAGROSTIS BRACHYTRICHA FALL BLOOMING	5 CAL	#5 CONT	2'	
S-DL	39	DAY LILY - HEMERCALLIS	12" H		2'	11" DIAMETER
S-DY	1	DARK GREEN YEW - TAXUS X MEDIA	24" H	#4 CONT	3'	
S-H	12	LIGHT O DAY HYDRANGEA - HYDRANGEA MACROPHYLLA	4"	#5 CONT	4'	
HATCH						
	4" CONCRETE - SEE CIVIL ENGINEERING PLANS					
	LANDSCAPE BED WITH 2" RIVER ROCK TO A 3" MINIMUM DEPTH AND WOVEN WATER PERMEABLE LANDSCAPE FABRIC					
	NEW SOD WITH MINIMUM 6" TOP SOIL					



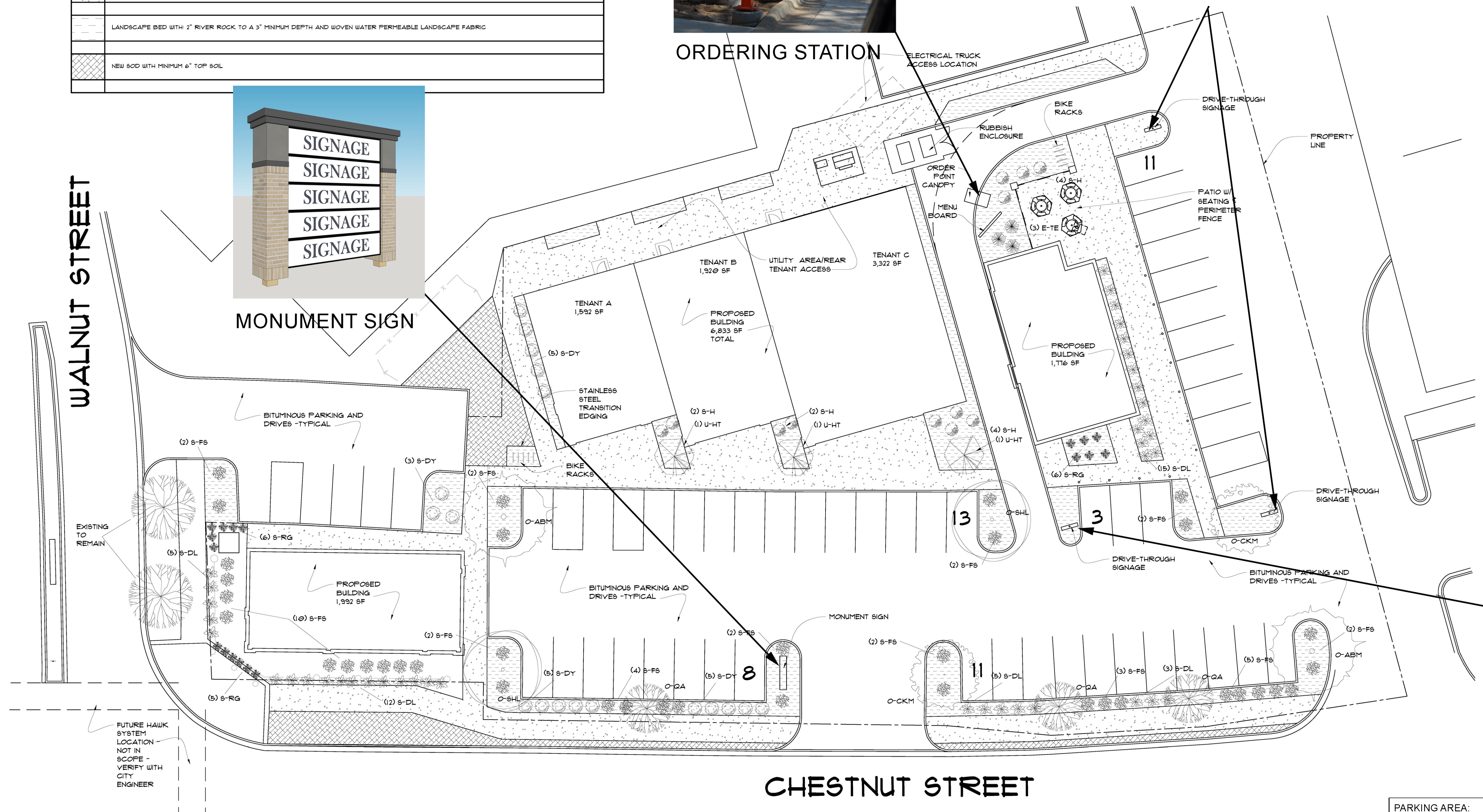
DRIVE THROUGH SIGN 1 & 2



~~MONUMENT SIGN~~



DRIVE THROUGH SIGN 3



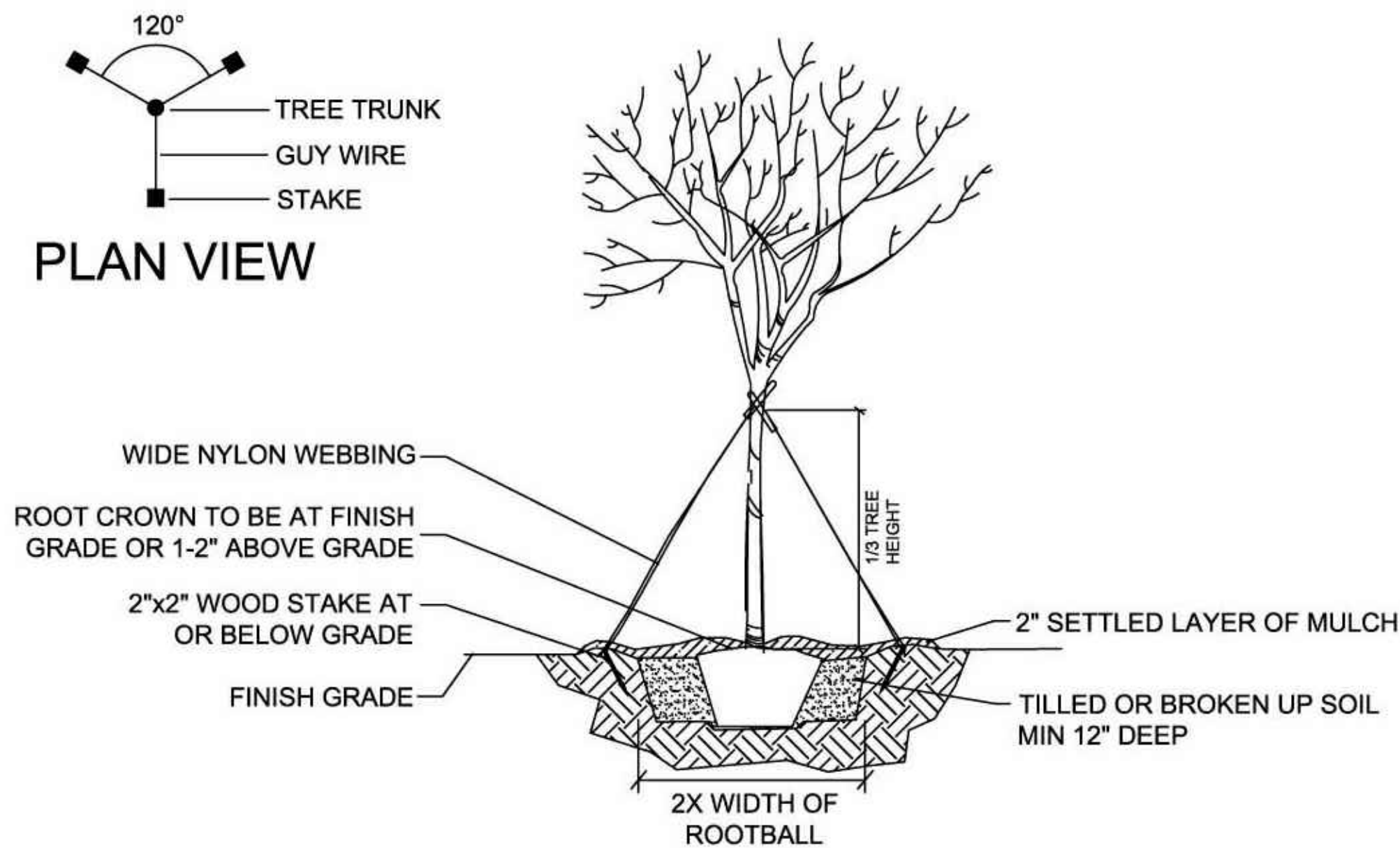
PARKING AREA:
OVERALL: 29,480 SF
LANDSCAPED: 4,127 SF
PERCENTAGE: 14%

0 8' 16'

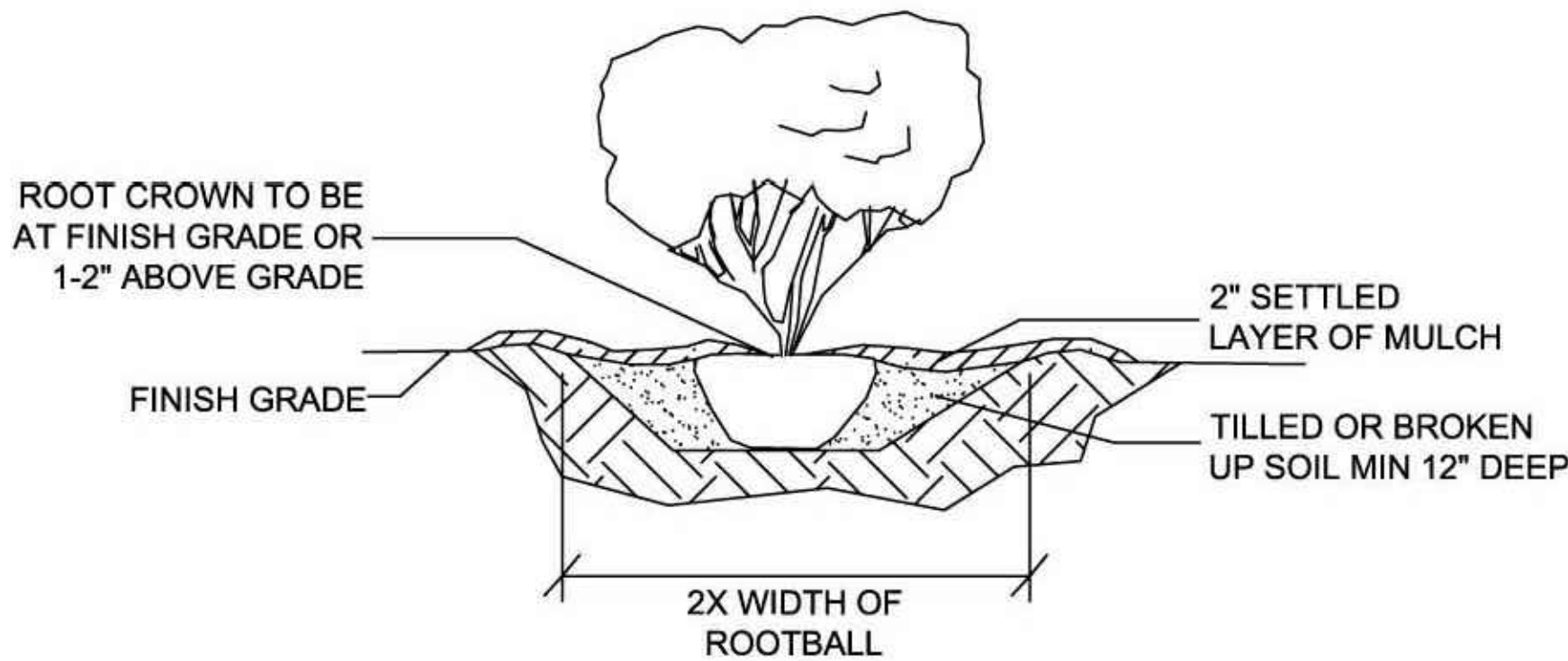
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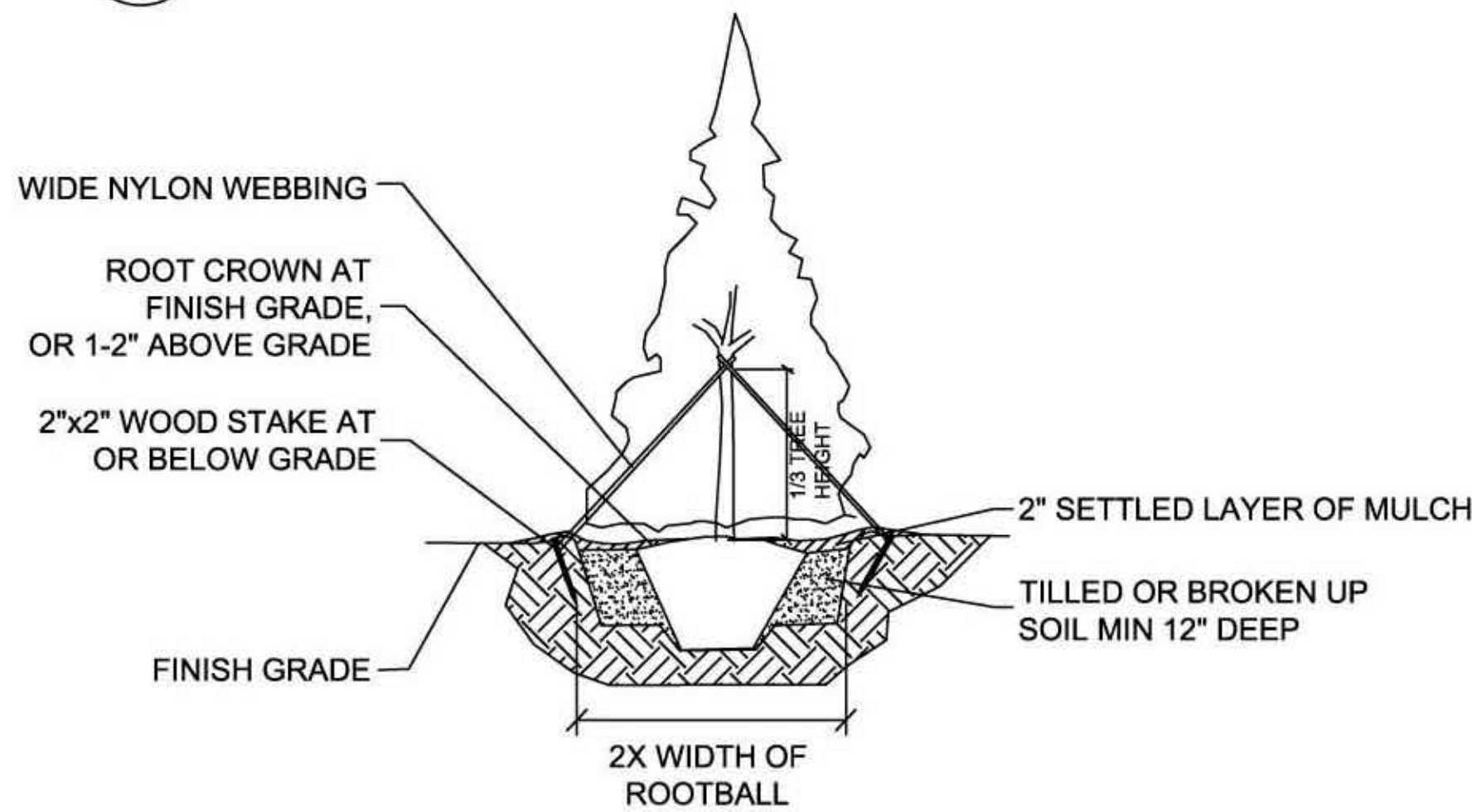
1.1



1 TREE PLANTING (>2" CAL.)
NOT TO SCALE



2 TYP. SHRUB PLANTING:
INDIVIDUAL PLANTING HOLE
NOT TO SCALE



3 EVERGREEN TREE PLANTING
NOT TO SCALE

LANDSCAPE SPECIFICATIONS:

1.) Areas to be sodded shall be graded to a suitable grade (+/- .1'). Areas shall be tilled to a 6" depth incorporating 4 cu.yds./1000 sf. of well decayed ground cattle manure (or approved equal) uniformly into the soil. Areas shall be settled, leveled, and raked to a finished grade. Debris, vegetation, rocks, etc. not passing through a hand rake shall be removed from the surface. Surface shall be fine graded smooth and firm (non-compacted) prior to sodding, leaving no depressions where water may collect. Areas shall be protected from compaction prior to sodding.

2.) Sod shall be Gateway Park sod mix 25 % SR2100 Kentucky Blue Grass, 25 % NuGlade, 25% Freedom II, 25% Award blend (Kramer's Turf, ph.303-659-1982), free from weeds and objectionable grasses. Sod shall be protected in transit and on site from drying out. Sod shall be laid over firm (non-compacted), pre-moistened, prepped surface. Sod strips shall be laid tight with staggered joints, no voids occurring between strips. Sod shall be laid no closer than 24" from the center of shrub plantings and no closer than 12" from the center of tree trunks. Sod surface shall be 1" below adjacent edging. Immediately, upon installation sod shall be tamped and watered to a 4" depth. When moisture content of the soil is proper, sod shall be rolled. Contractor shall be responsible for watering of sod until acceptance of work (including activation and scheduling of the irrigation system).

3.) Areas to be planted in ground covers, perennials, etc. shall be graded to a suitable grade (+/- .1'). Areas shall be tilled to a depth of 12" incorporating 1 cu.yd. of 'EKO' compost (or equal) and 2 lbs. of superphosphate per 100 sf. uniformly into the soil. Upon completion of soil preparation areas shall be fine graded to proper grade. No additional soil improvement is required within these areas.

4.) Plant material quality shall comply with current American Association of Nurserymen (AAN) standards for #1 grade nursery stock. Plants shall meet or exceed specified sizes. Trees shall have well branched tops with reasonably straight, well developed single leaders (unless otherwise noted).

5.) Planting pit diameters shall be dug twice the diameter of the root ball. Pits shall be dug 1/4 deeper than the root ball of the plant. Planting pits shall be backfilled with uniform mixture of 75 % excavated soil and 25 % 'EKO' compost (or an approved equal). Prior to backfilling planting pits, contractor shall remove protective material (e.g. burlap) from tops of root balls, flags, tags, etc. from plants.

6.) Plants shall be fertilized at the time of planting with 21 gram 'AGRIFORM' 20-10-5 slow release fertilizer tablets (or approved equal) according to the following quantities; 1 tablet per ft. of tree ht. (or 1/2" caliper); 3 tablets per #5 container shrub. Tablets shall be placed in the plant pit during backfilling according to mfr. specs.

7.) Trees shall be guyed and staked to the extent necessary to keep them in a plumb position until the tree is established per the planting details (See Plant Details). The Contractor shall be responsible for guy wire adjustments during the guarantee period, and removal of stakes and wires upon completion of the guarantee period.

8.) Trunks of fall planted deciduous over 2" cal. shall be wrapped with an approved tree wrap spirally from ground to height of second branch. Wrapping shall be secured to trunk in an acceptable manner. Contractor shall be responsible for adjustment to wrapping during the guarantee period and shall remove wrapping upon completion of the guarantee period.

9.) Plant material shall be fully (100 %) guaranteed for a period of one (1) year from date of work acceptance. Replaced plant material shall be fully (100 %) guaranteed for a period of one (1) year from date of replacement. During the guarantee period, the Contractor shall notify the Owner in writing of any maintenance deficiencies.

10.) All continuous planting bed areas labeled 'R.M.' shall be rock mulched. Rock mulch shall be 2" sized washed river rock placed in a uniform 3" layer over a layer of geotextile weed barrier fabric (e.g. 'TYPAR' or equal). Areas shall be fine graded prior to placement of fabric and rock. Courses of fabric shall overlap 6" at the seams and omitted around base of plants (from an area equal to the size of the planting pit).

11.) Not used

12.) Groundcover and perennial planting bed areas (within rock mulch areas) shall be bark mulched with a uniform 3" thick layer of 2" sized bark mulch. Areas shall be fine graded prior to placing of mulch, removing debris, rocks, vegetation, etc. over 1" dia. from the surface.

13.) Steel edging shall be GPDRC approved, rolled top steel edger. Steel shall be installed vertically overlapped at the joints. The top of the edger shall be 1" above sod (or mulch) grade. Steel edging shall be installed wherever necessary (or shown on plan drawings) to separate turf areas from mulched areas.

No.	SUBMISSIONS & REVISIONS	Date
-----	-------------------------	------

DRAWING TITLE:

TYPICAL LANDSCAPE
DETAILS & SPECIFICATIONS

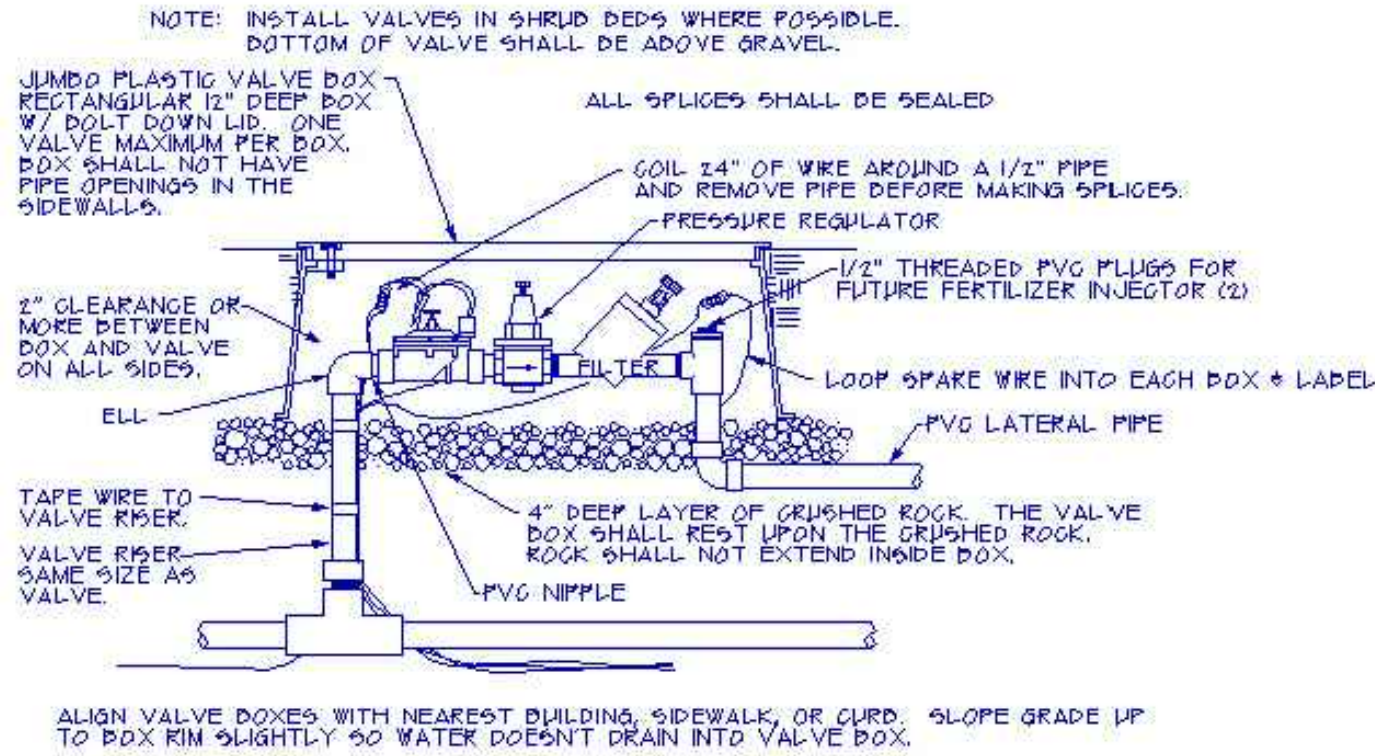
JOB NO.: 16.32.1

DATE: 3-13-18

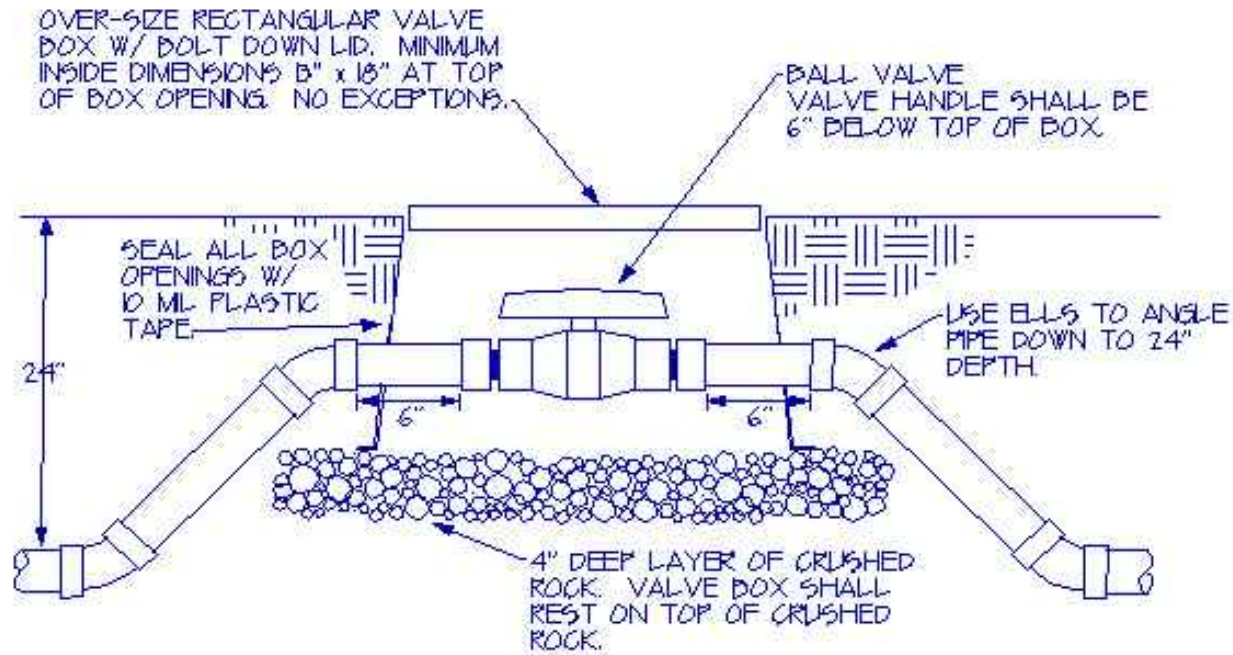
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SHEET:

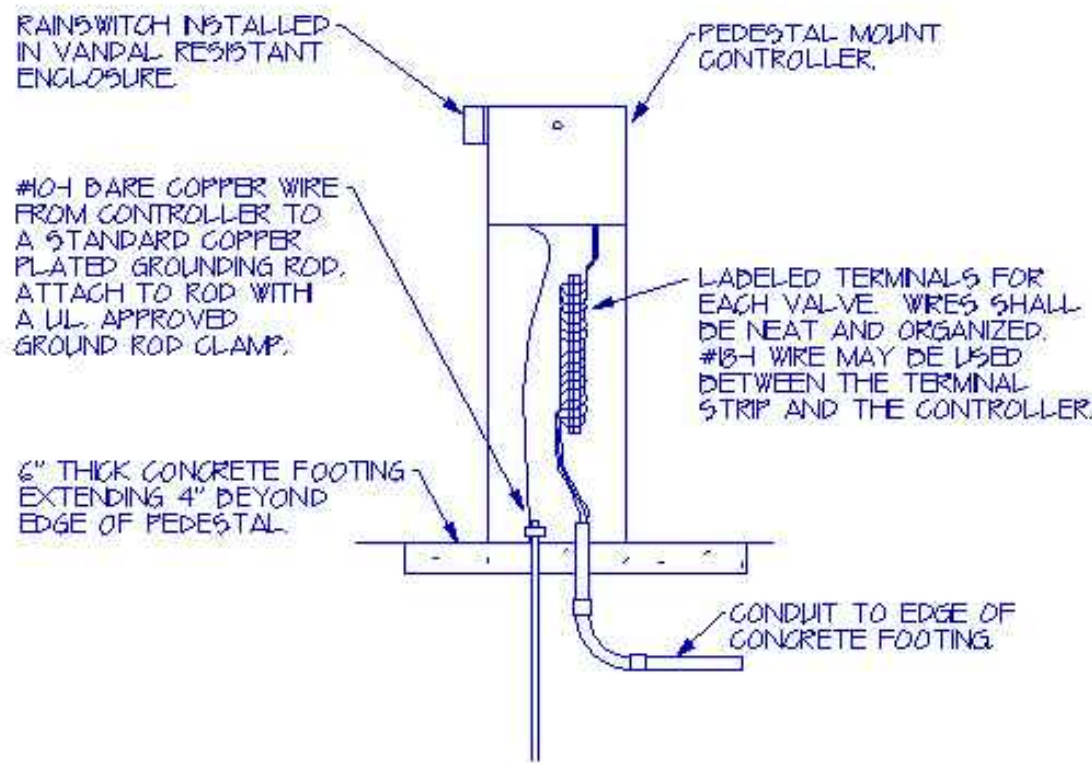
L1.2



AUTOMATIC VALVE DETAIL
NOT TO SCALE

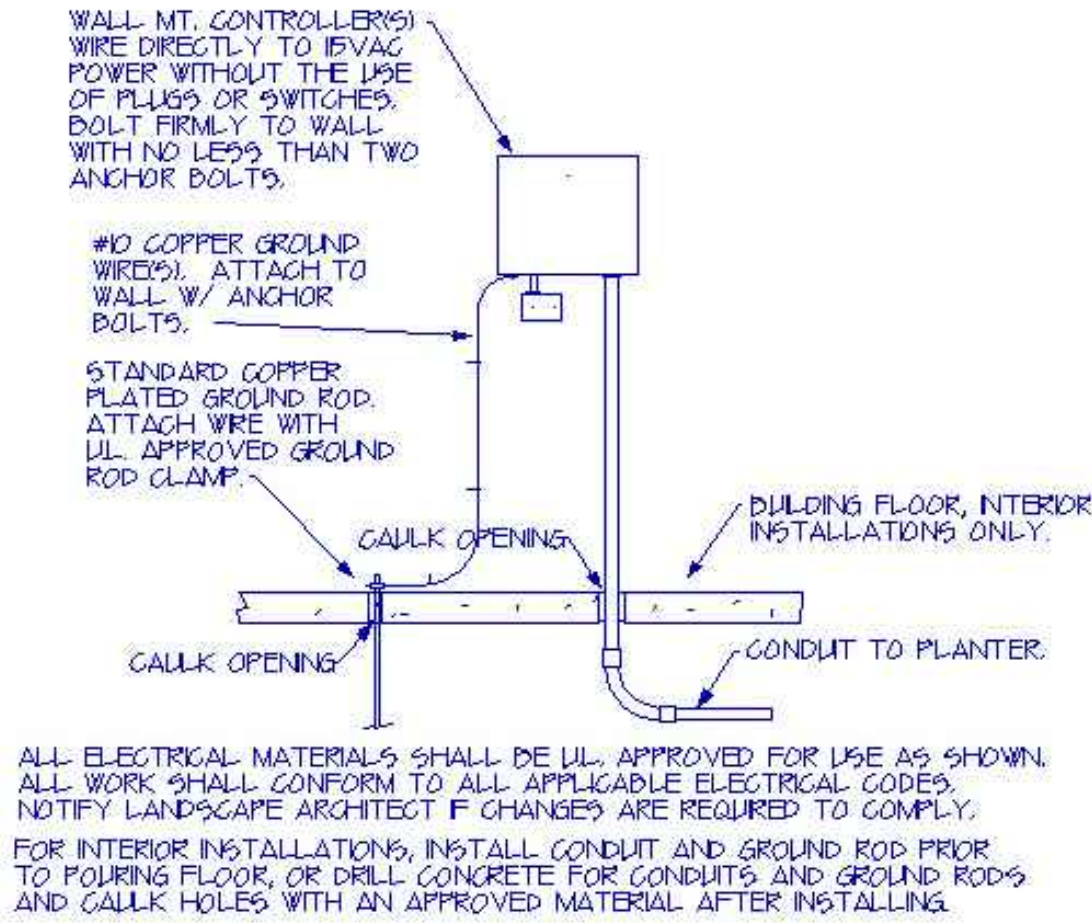


BALL VALVE DETAIL
NOT TO SCALE

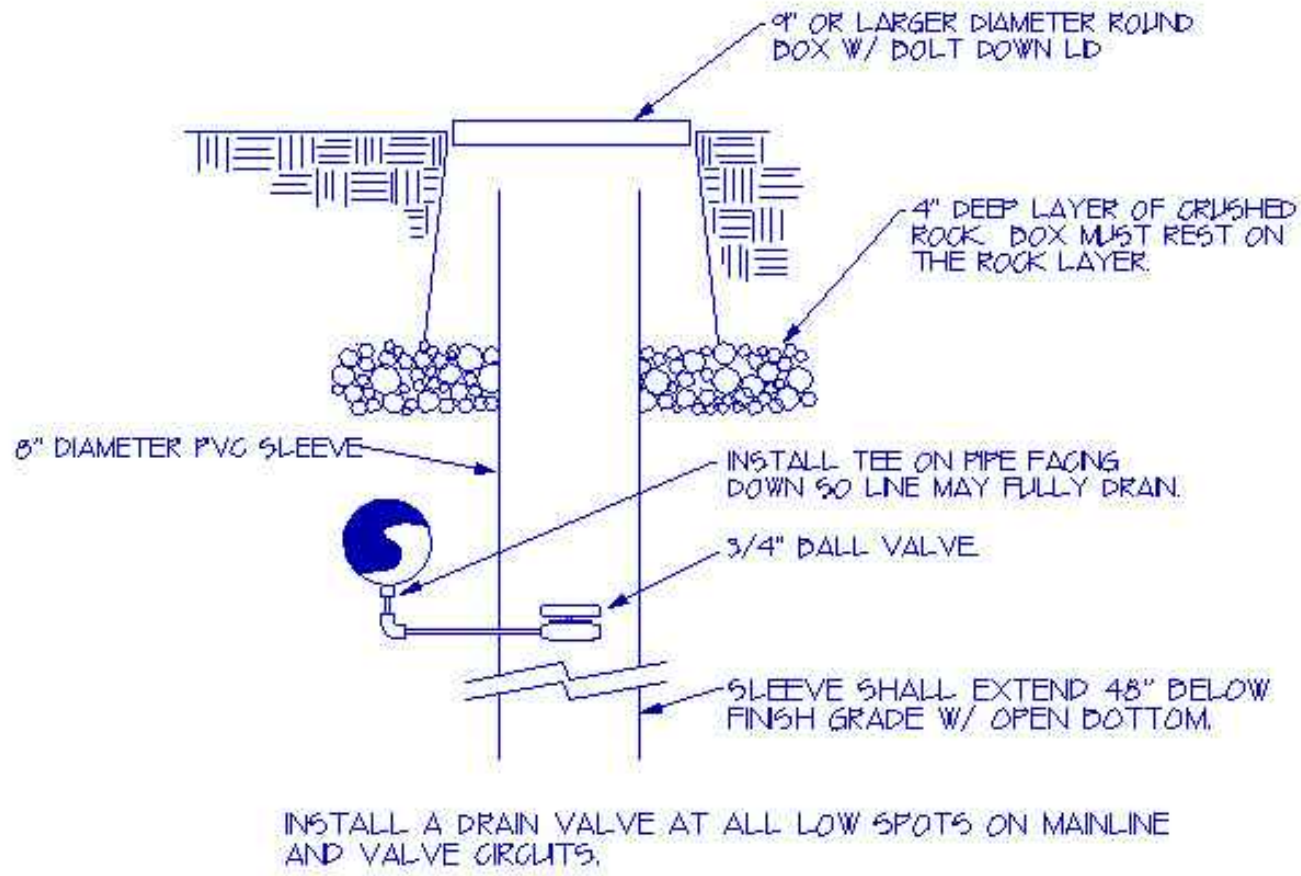


ALL ELECTRICAL MATERIALS AND METHODS SHALL MEET ALL APPLICABLE ELECTRICAL CODES.

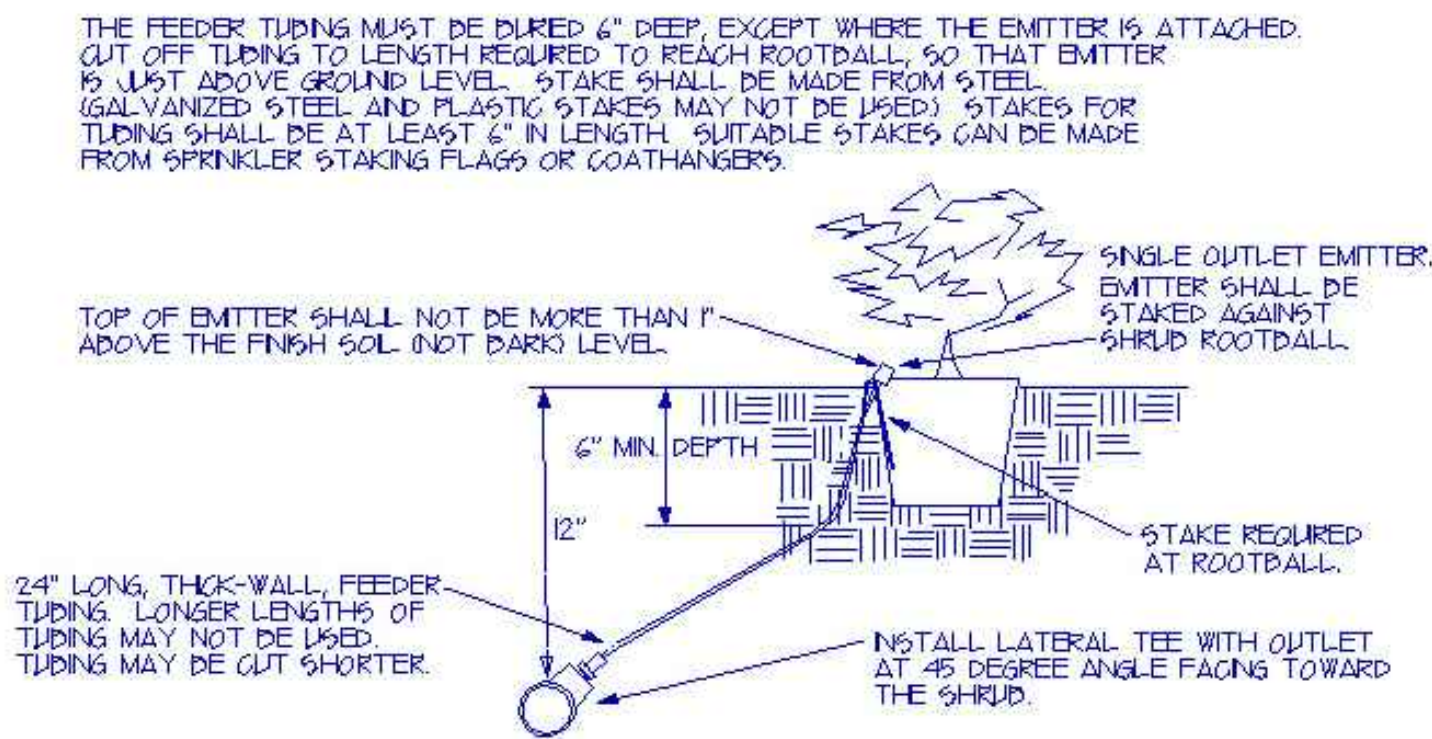
PEDESTAL CONTROLLER DETAIL
NOT TO SCALE



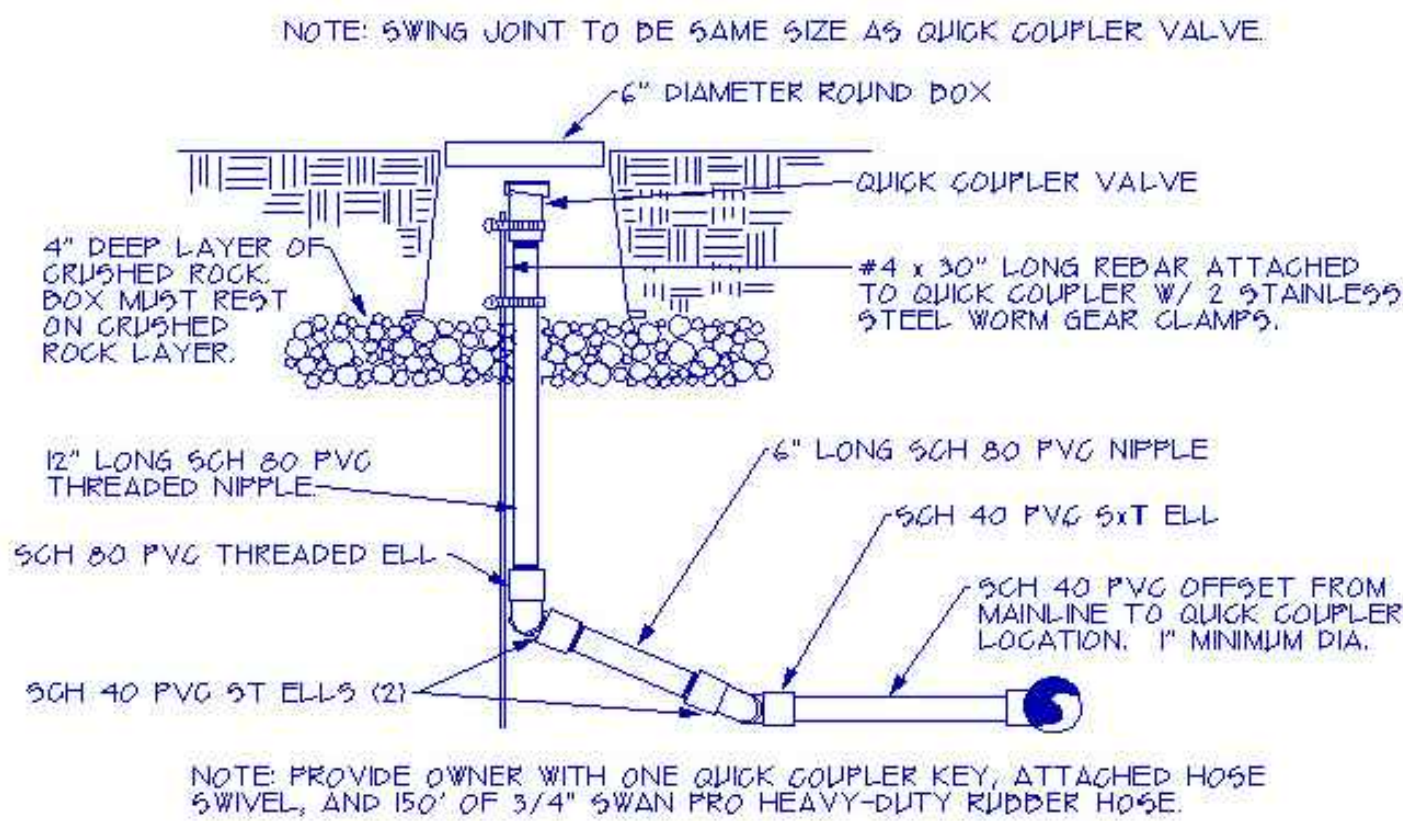
WALL MT CONTROLLER DETAIL
NOT TO SCALE



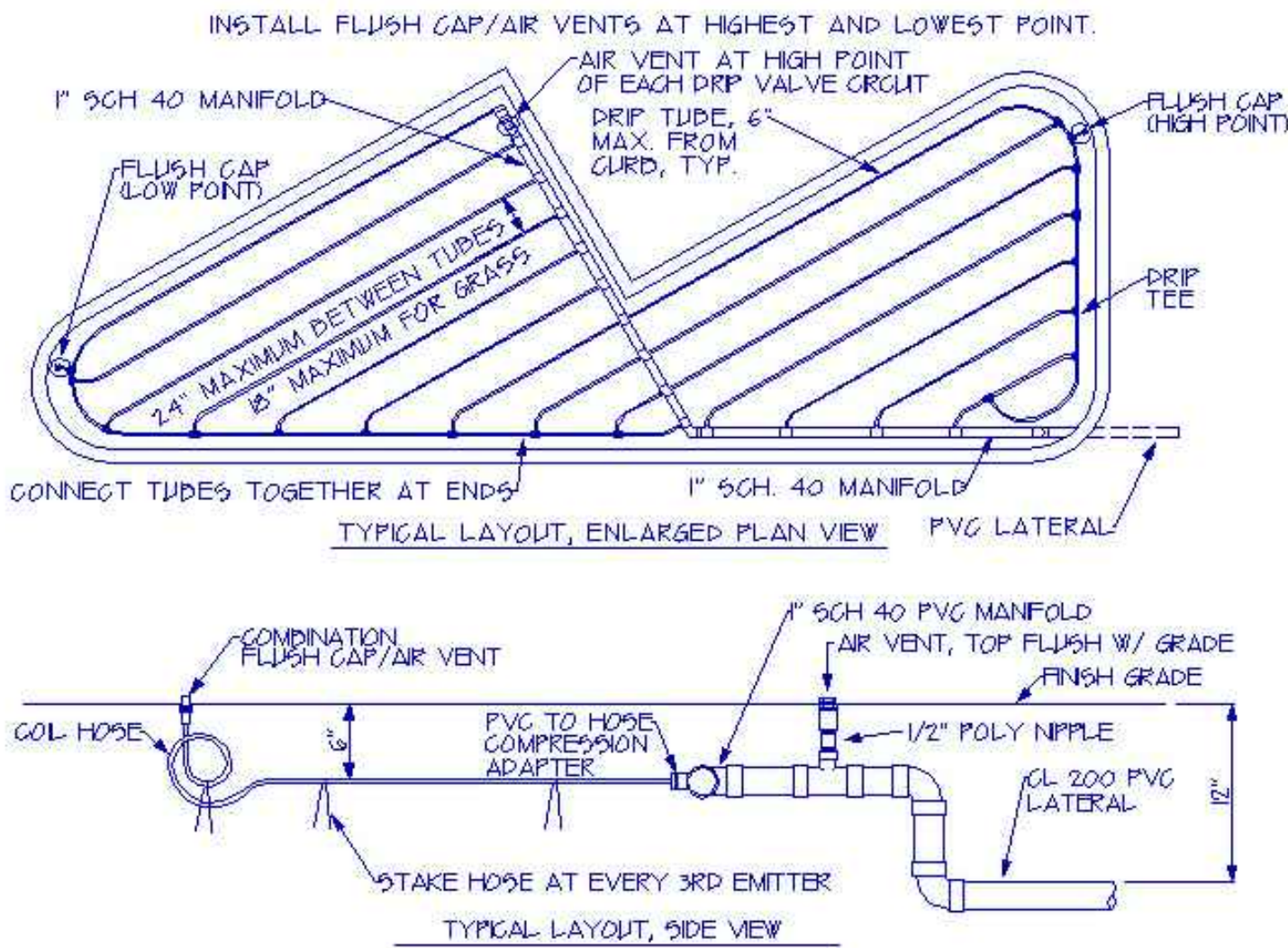
DRAIN VALVE DETAIL
NOT TO SCALE



SHRUB EMITTER DETAIL
NOT TO SCALE



QUICK COUPLER VALVE DETAIL
NOT TO SCALE



SUBSURFACE EMITTER TUBE DETAILS
NOT TO SCALE

No.	SUBMISSIONS & REVISIONS	Date

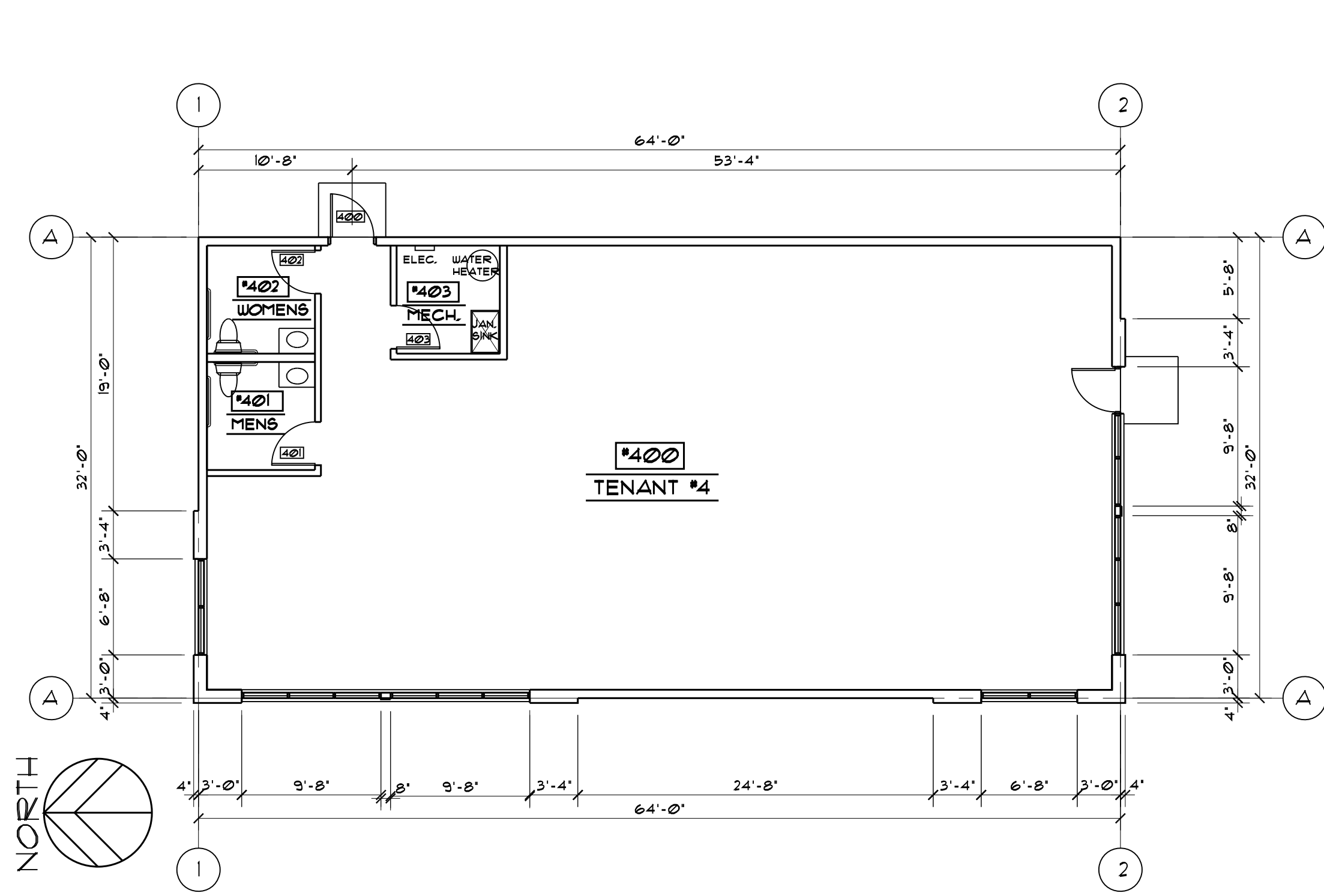
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TYPICAL IRRIGATION DETAILS

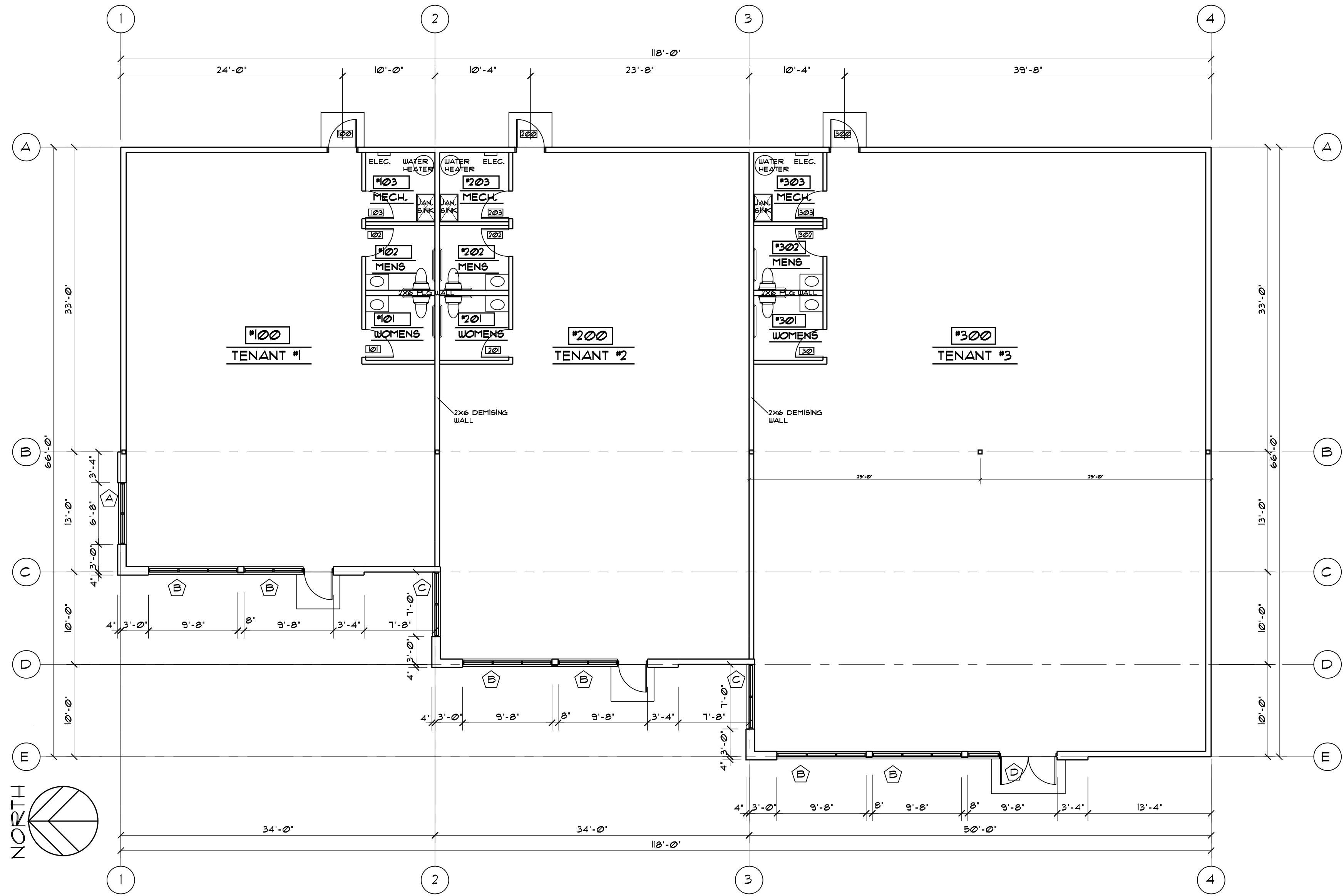
JOB NO.:	1632.1
DATE:	3-13-18
DRAWN BY:	MJB

SHEET:

L1.3



1 BUILDING #1 FLOOR PLAN
1/8" = 1'-0"



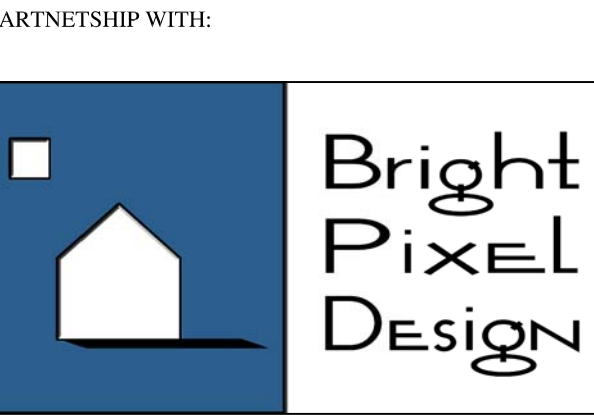
2 BUILDING #2 FLOOR PLAN
1/8" = 1'-0"



4900 HWY 169 SUITE 303
NEW HOPE MN. 55428
612-810-9628

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Name. Richard D. Storlien
Reg. No. 21258
Date.

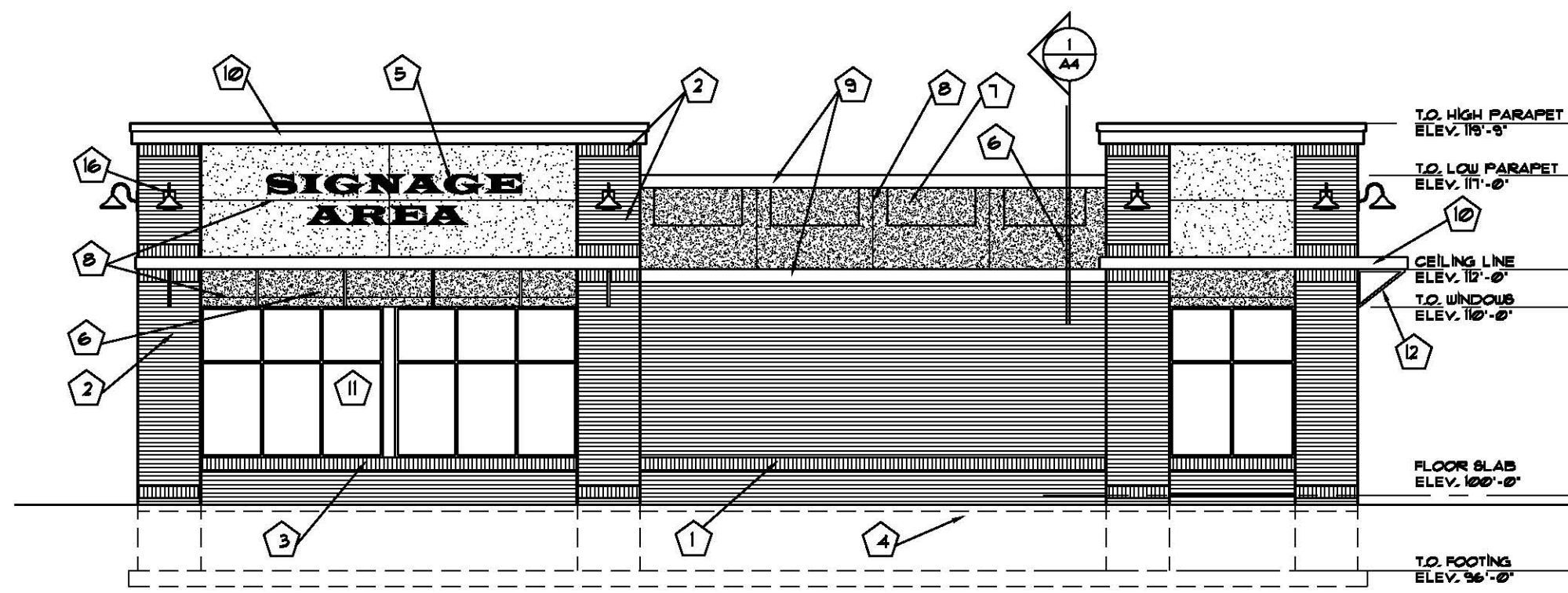


PROJECT TITLE:
Chaska Retail Center
700 Chestnut Street
CHASKA, MN 55318

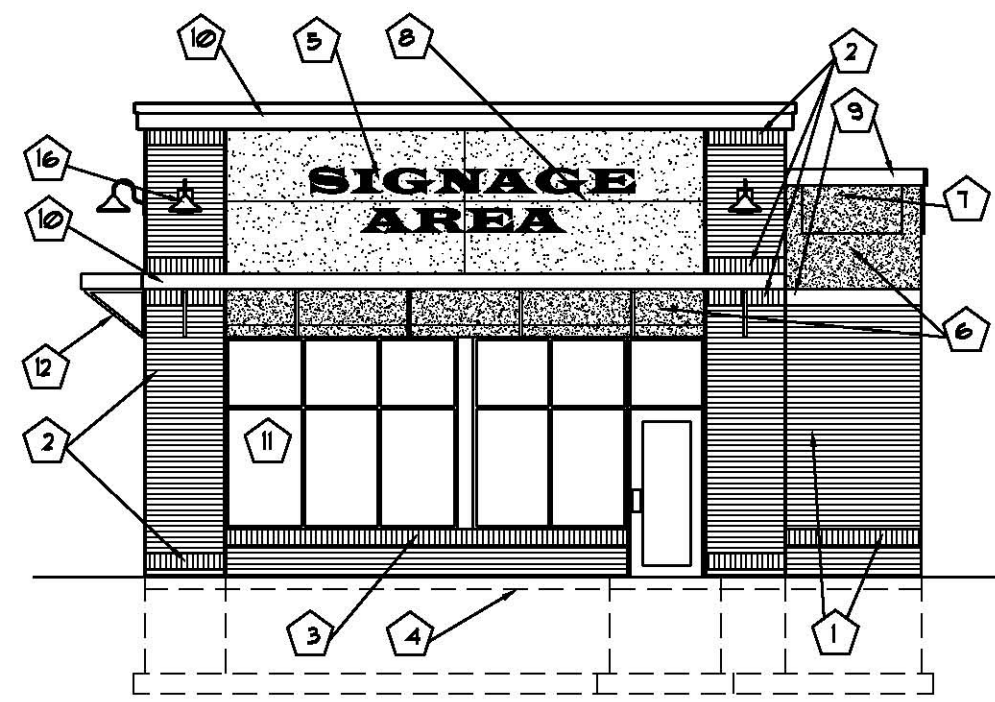
No.	SUBMISSIONS & REVISIONS	Date

JOB NO.: xxxx
DATE: 4/27/18
DRAWN BY: RDS

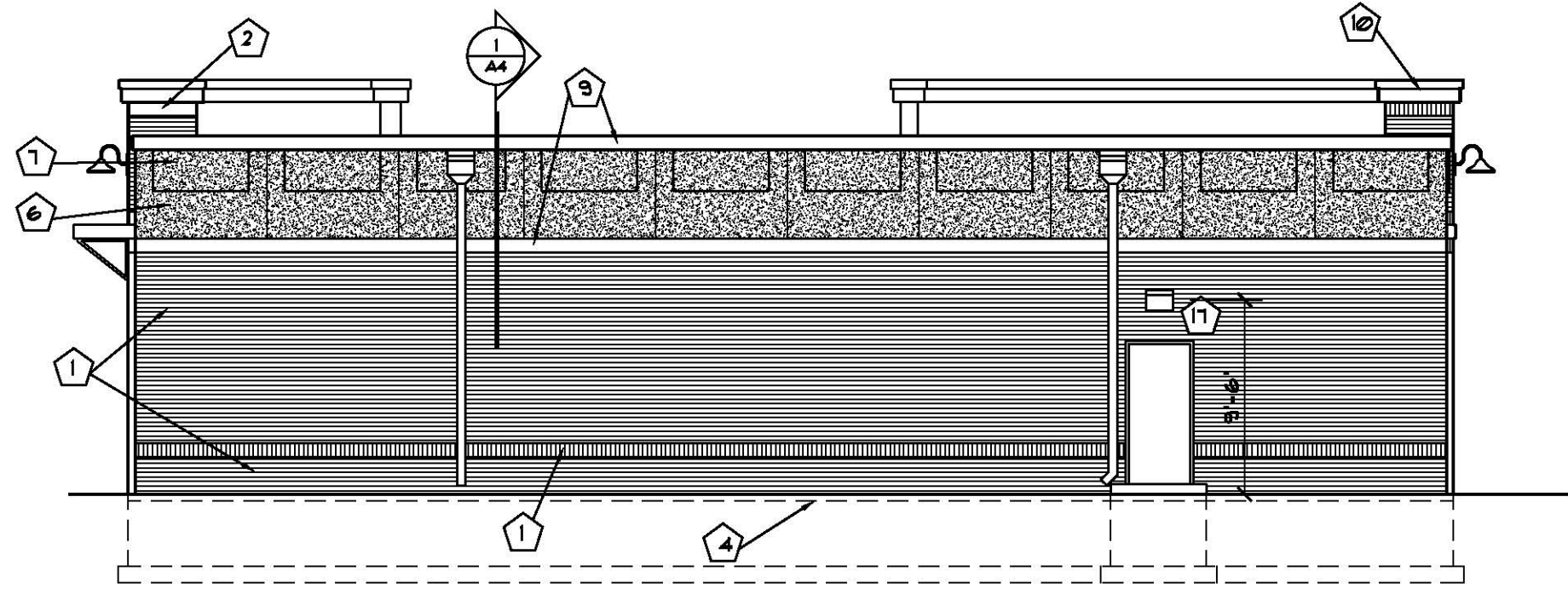
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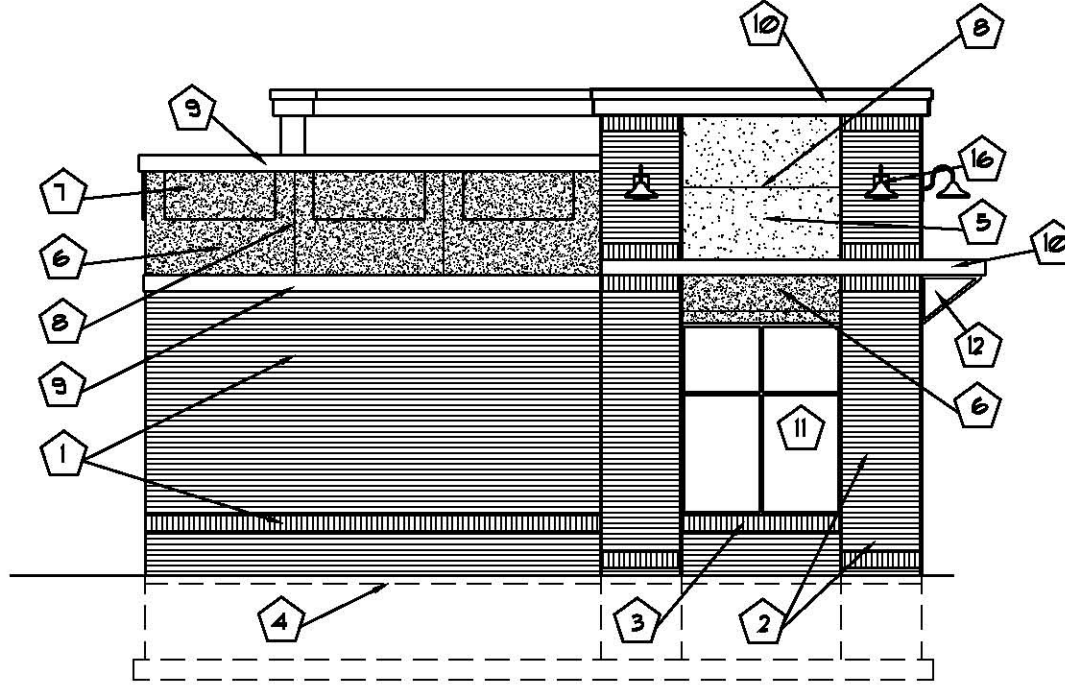
1 BUILDING #1 EXT. ELEVATION (WEST)
A2 1/8" = 1'-0"



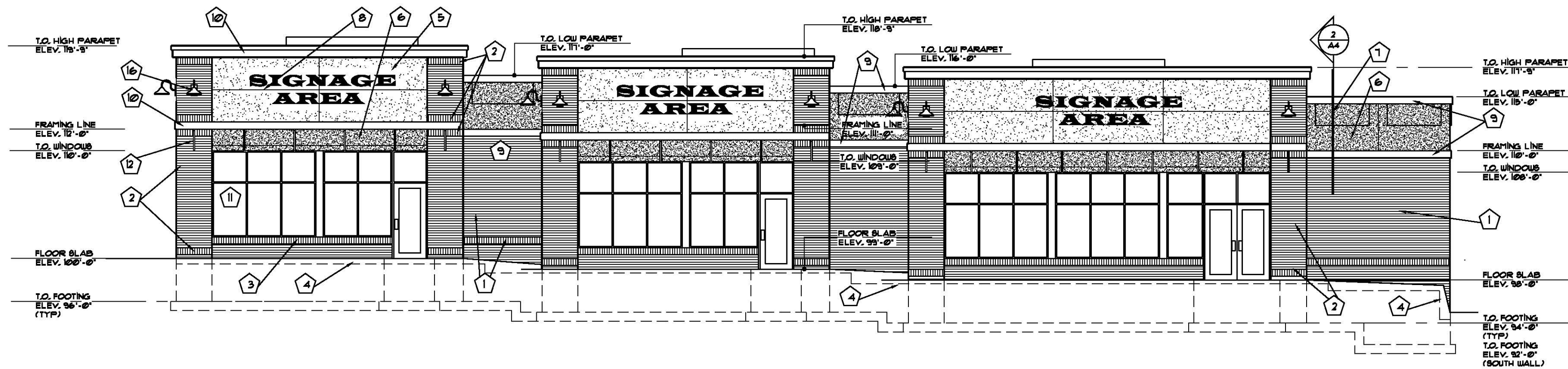
2 BUILDING #1 EXT. ELEVATION (SOUTH)
A2 1/8" = 1'-0"



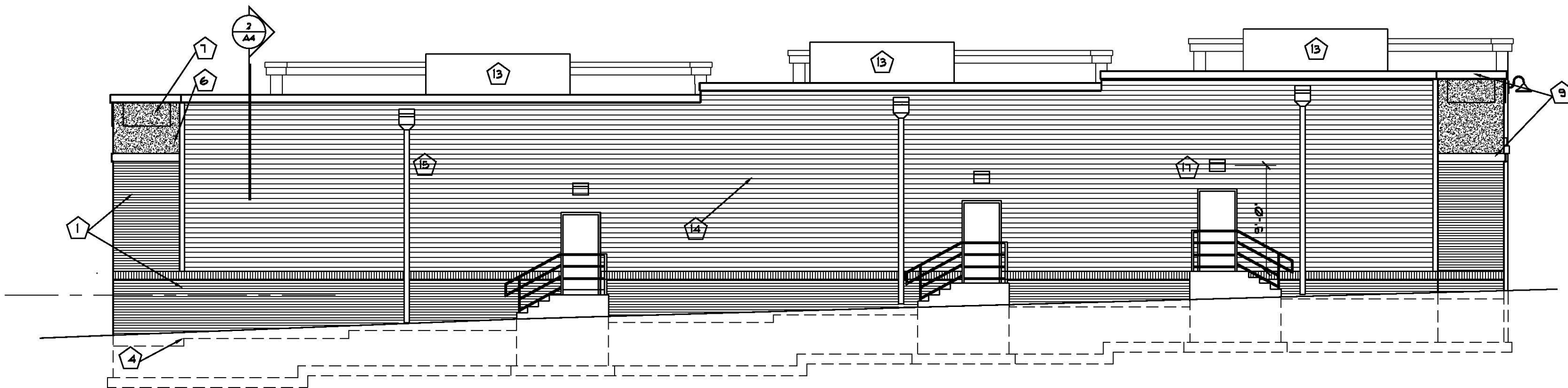
3 BUILDING #1 EXT. ELEVATION (EAST)
A2 1/8" = 1'-0"



4 BUILDING #1 EXT. ELEVATION (NORTH)
A2 1/8" = 1'-0"



5 BUILDING #2 EXT. ELEVATION (WEST)
A2 1/8" = 1'-0"

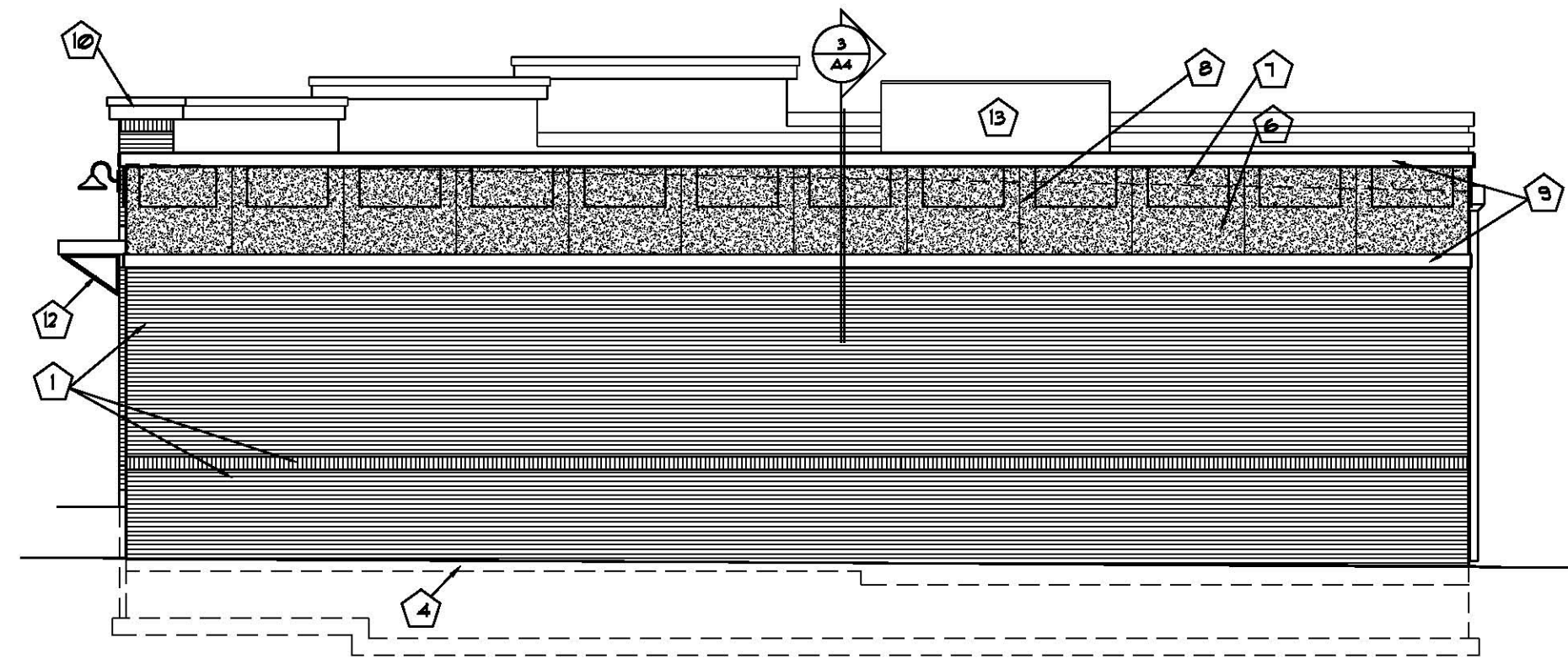


1 BUILDING #2 EXT. ELEVATION (EAST)
A2 1/8" = 1'-0"

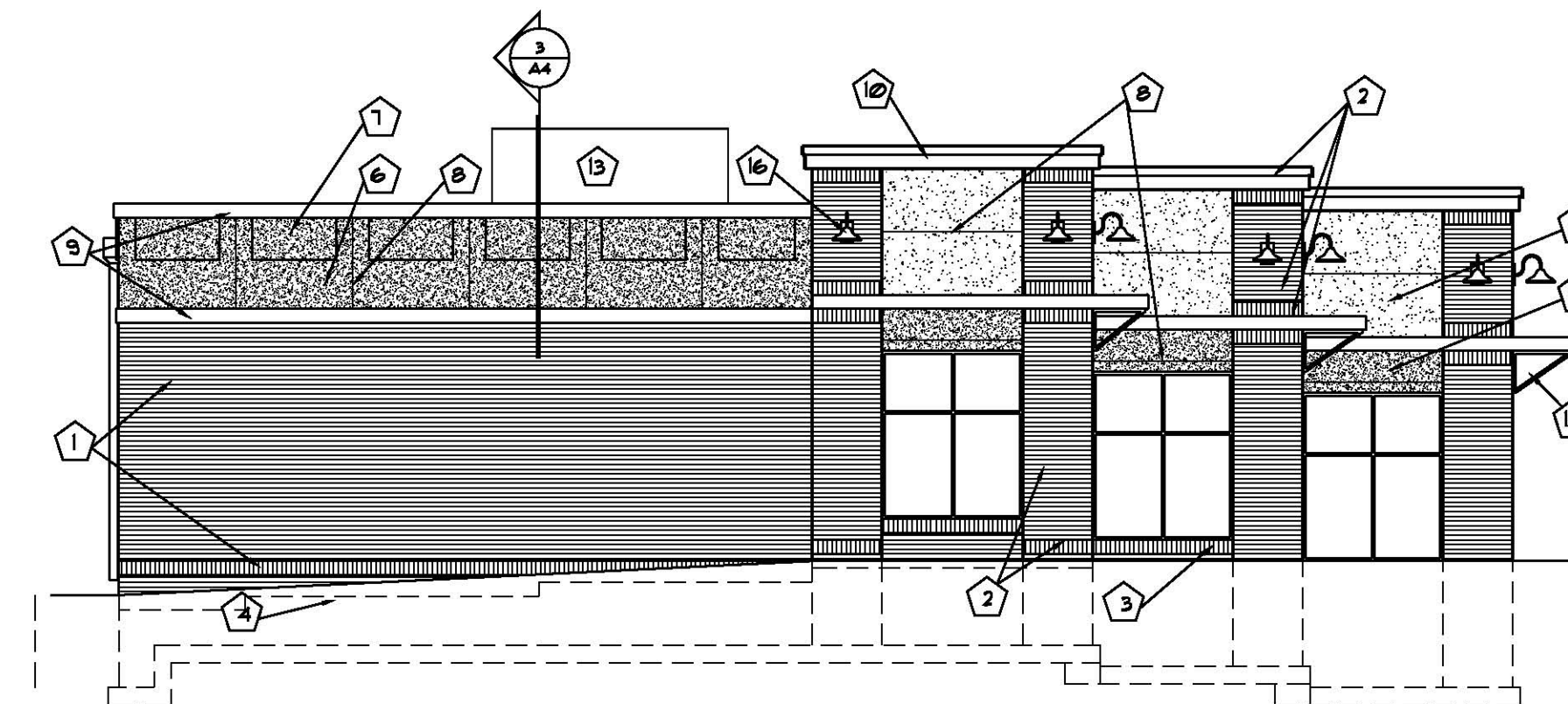
FULL - BED MASONRY TYPICAL

EXTERIOR FINISH NOTES:

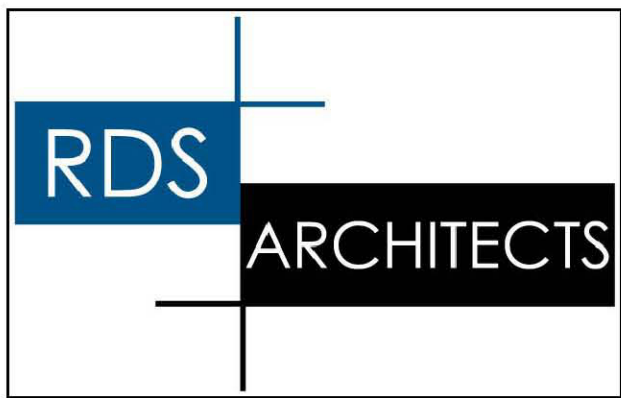
- 1 THIN BRICK VENEER (COLOR 1) FIELD BRICK
- 2 THIN BRICK VENEER (COLOR 2) PILASTER BRICK
- 3 THIN BRICK VENEER (COLOR 1) SOLDIER COURSE W/ PREFINISHED ALUMINUM BILL FLASHING TO MATCH STOREFRONT FINISH
- 4 BRICK LEDGE (ELEVATION VARIES W/ GRADE)
- 5 EIFS FINISH (COLOR 1- TAUPE)
- 6 EIFS FINISH (COLOR 2- CHARCOAL GREY) 1 1/2" THICK
- 7 EIFS FINISH (COLOR 2- CHARCOAL GREY) 3" THICK
- 8 1/2x1/2" FLAT GROOVE REVEAL
- 9 PREFINISHED METAL TRIM (CHARCOAL GREY)
- 10 CLEAR ANODIZED ALUMINUM BREAK METAL COPING/FASCIA
- 11 ALUMINUM STOREFRONT
- 12 PAINTED METAL BRACKETS 1 1/2x1 1/2" TUBE STEEL
- 13 PREFINISHED METAL PANELS (RTU FENCE)
- 14 HARDIE SIDING (5' EXPOSURE)
- 15 PREFINISHED METAL GUTTERS W/ OPEN FACE DOWNSPOUTS (CHARCOAL GREY)
- 16 GOOSENECK WALL SCONCE LIGHTING
- 17 WALL PACK SECURITY LIGHT (LED FIXTURE)



6 BUILDING #2 EXT. ELEVATION (SOUTH)
A2 1/8" = 1'-0"



8 BUILDING #2 EXT. ELEVATION (NORTH)
A2 1/8" = 1'-0"



4900 HWY 169 SUITE 303
NEW HOPE MN. 55428
612-810-9628

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Name, Richard D. Storlien
Reg. No. 21258
Date.

IN PARTNERSHIP WITH:



PROJECT TITLE:

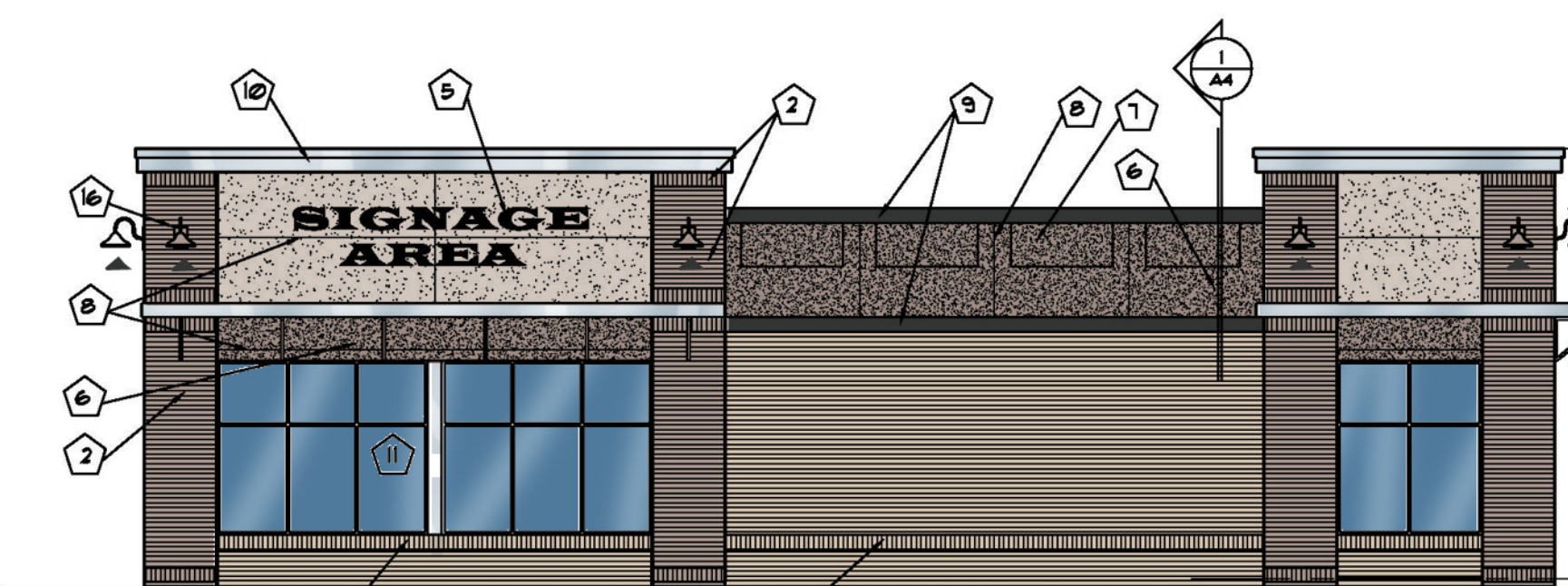
Chaska Retail Center
700 Chestnut Street
CHASKA, MN 55318

No. SUBMISSIONS & REVISIONS Date

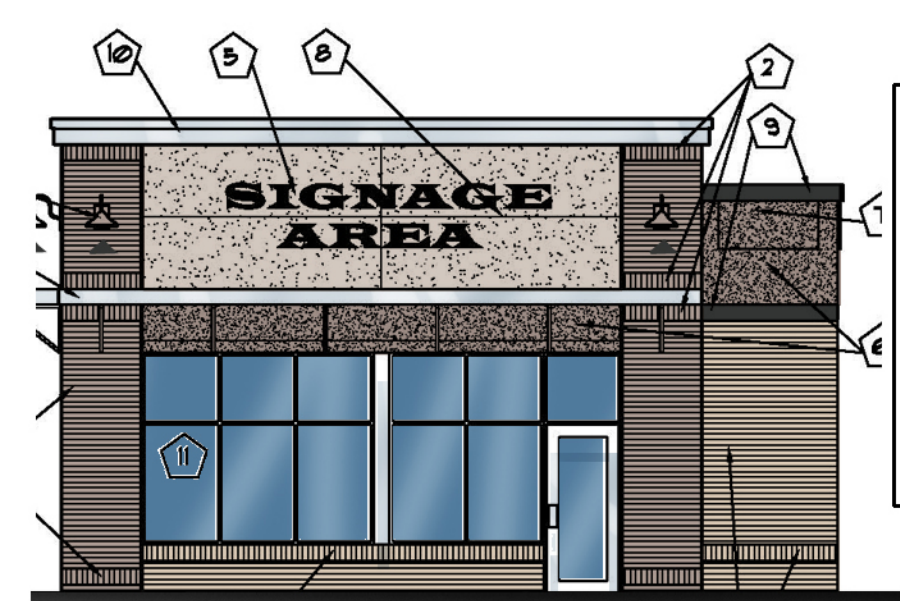
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DATE: 5/16/18
DRAWN BY: RDS

Sheet A2

FULL - BED MASONRY TYPICAL



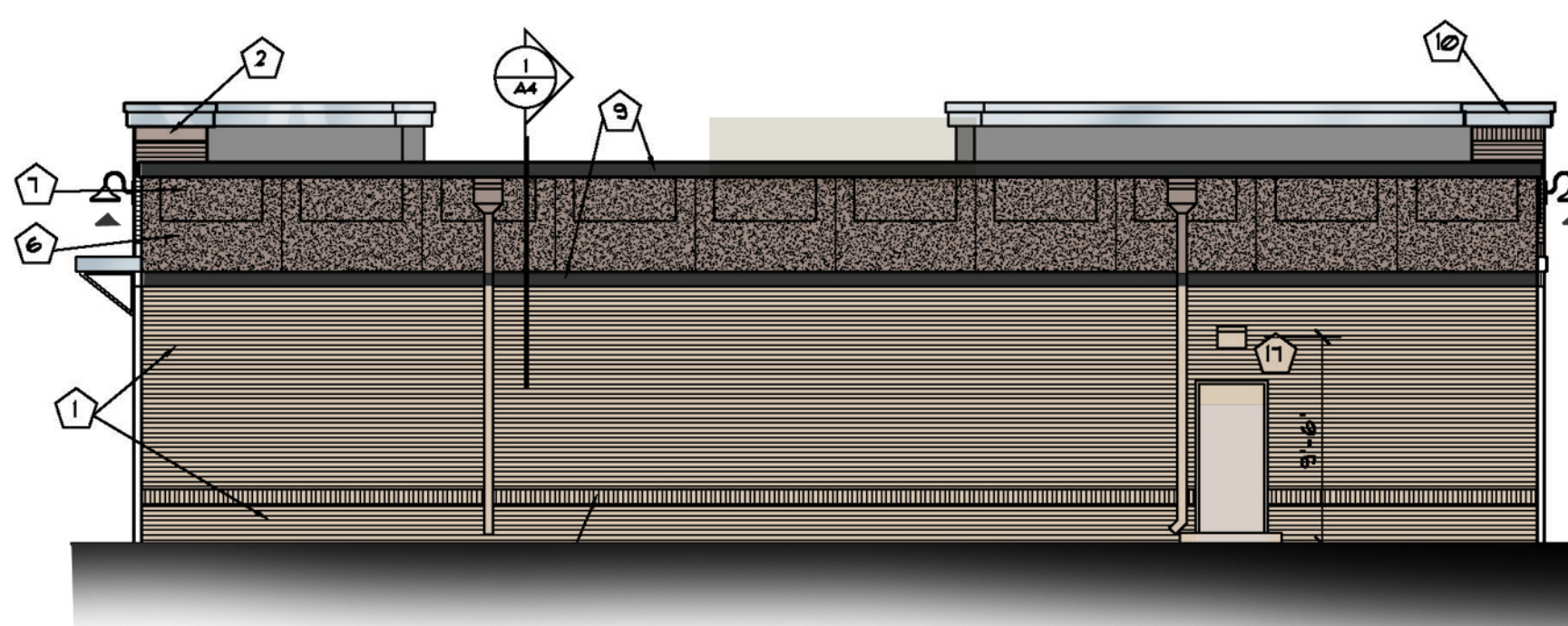
WEST SF: 1,214 SF
BRICK SF: 617 SF
METAL SF: 40 SF
GLASS SF: 209 SF
STUCCO SF: 348 SF
CLASS 1: 866 SF
PERCENTAGE: 73%



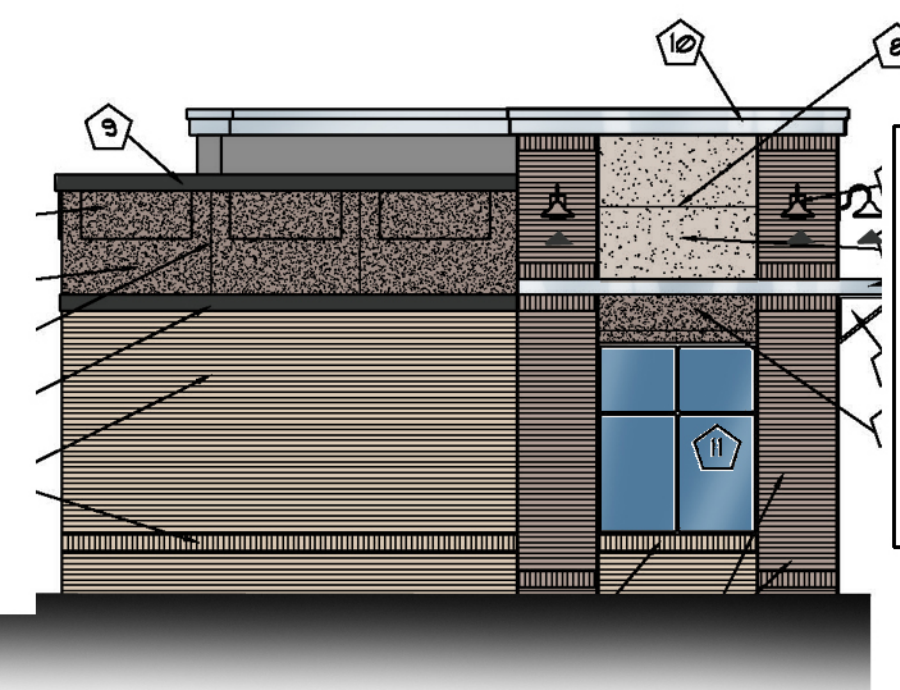
SOUTH SF: 626 SF
BRICK SF: 276 SF
METAL SF: 27 SF
GLASS SF: 148 SF
STUCCO SF: 175 SF
CLASS 1: 451 SF
PERCENTAGE: 72%

1 BUILDING #1 EXT. ELEVATION (WEST)
1/8" = 1'-0"

2 BUILDING #1 EXT. ELEVATION (SOUTH)
1/8" = 1'-0"



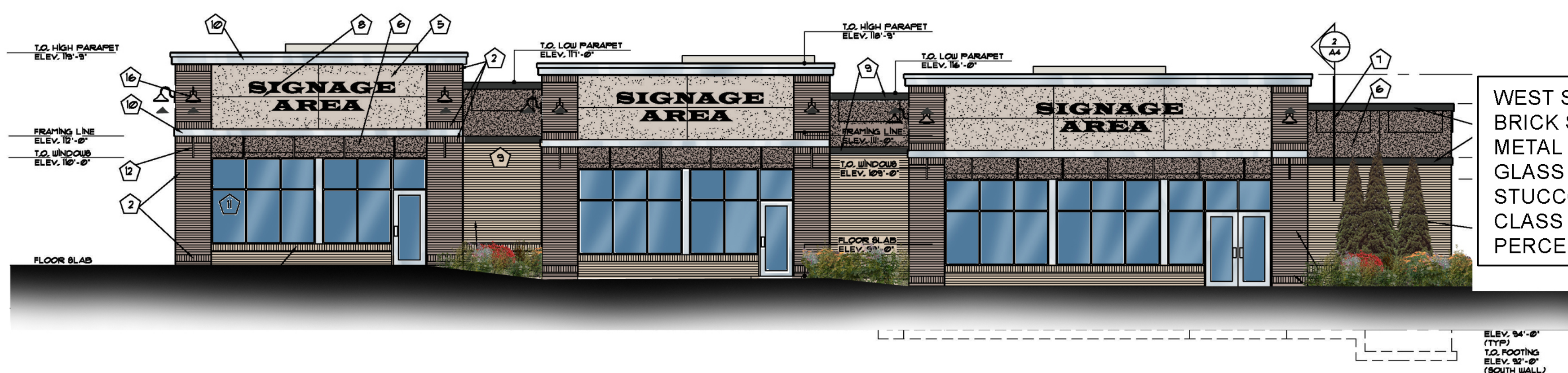
EAST SF: 1,166 SF
BRICK SF: 803 SF
METAL SF: 25 SF
GLASS SF: 0 SF
STUCCO SF: 338 SF
CLASS 1: 828 SF
PERCENTAGE: 71%



NORTH SF: 586 SF
BRICK SF: 305 SF
METAL SF: 27 SF
GLASS SF: 108 SF
STUCCO SF: 146 SF
CLASS 1: 440 SF
PERCENTAGE: 75%

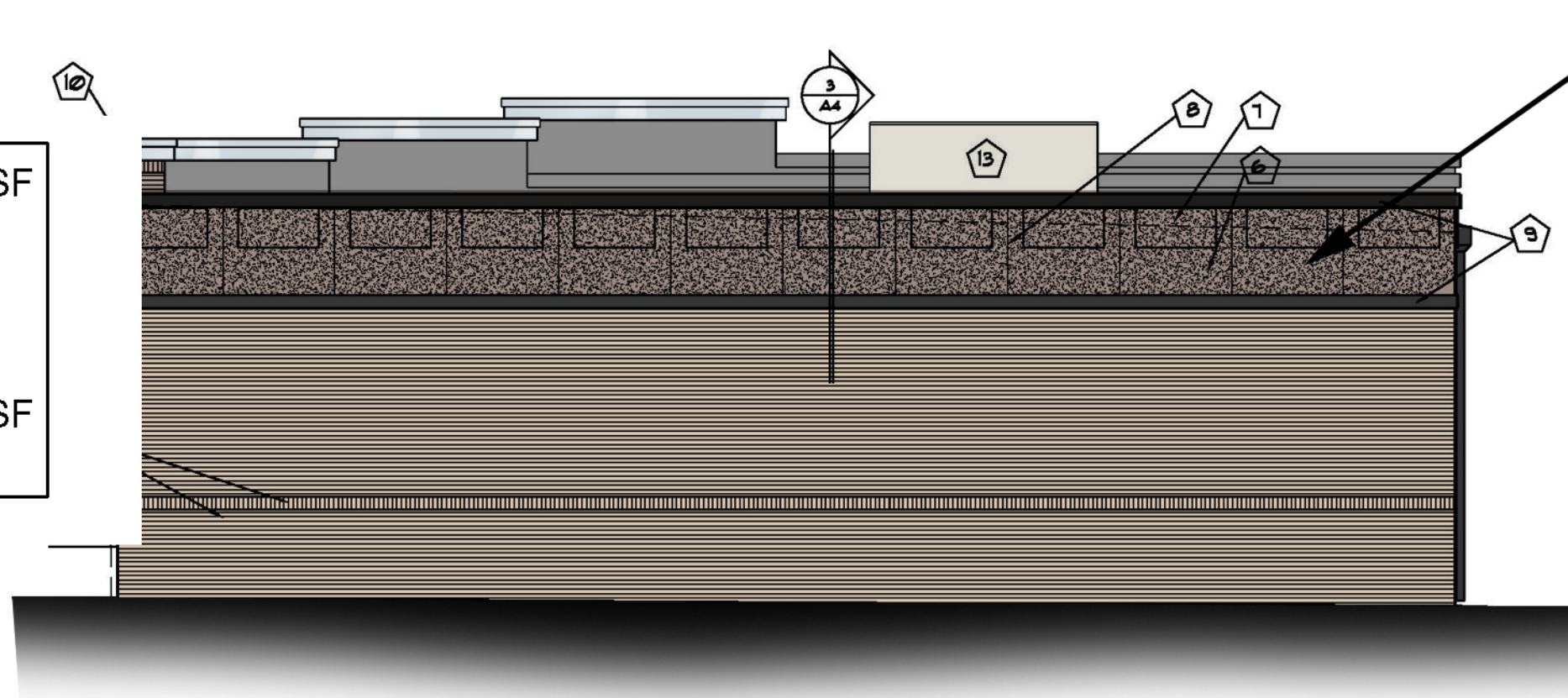
3 BUILDING #1 EXT. ELEVATION (EAST)
1/8" = 1'-0"

4 BUILDING #1 EXT. ELEVATION (NORTH)
1/8" = 1'-0"



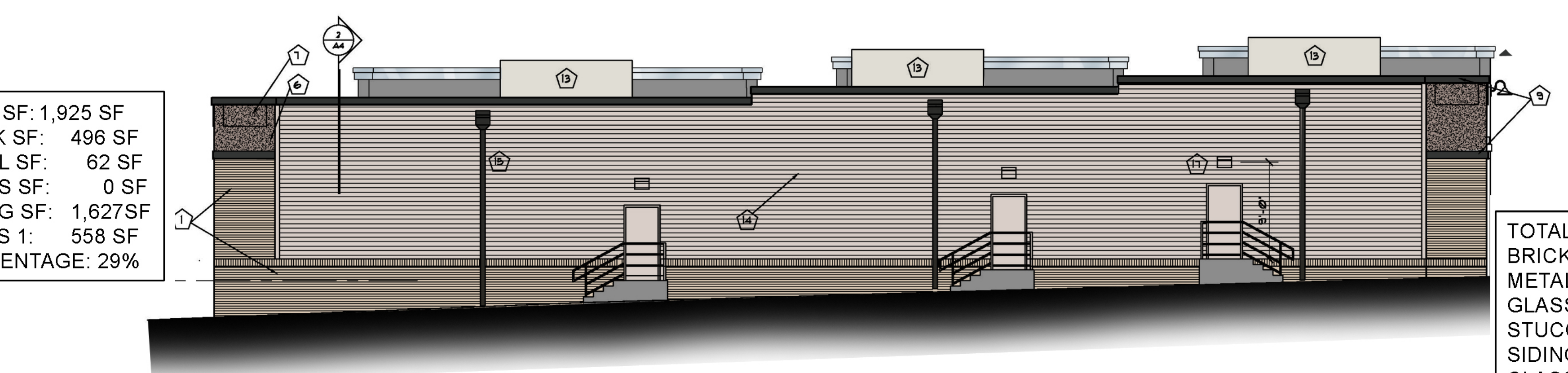
WEST SF: 2,268 SF
BRICK SF: 967 SF
METAL SF: 111 SF
GLASS SF: 578 SF
STUCCO SF: 612 SF
CLASS 1: 1,656 SF
PERCENTAGE: 73%

5 BUILDING #2 EXT. ELEVATION (WEST)
1/8" = 1'-0"



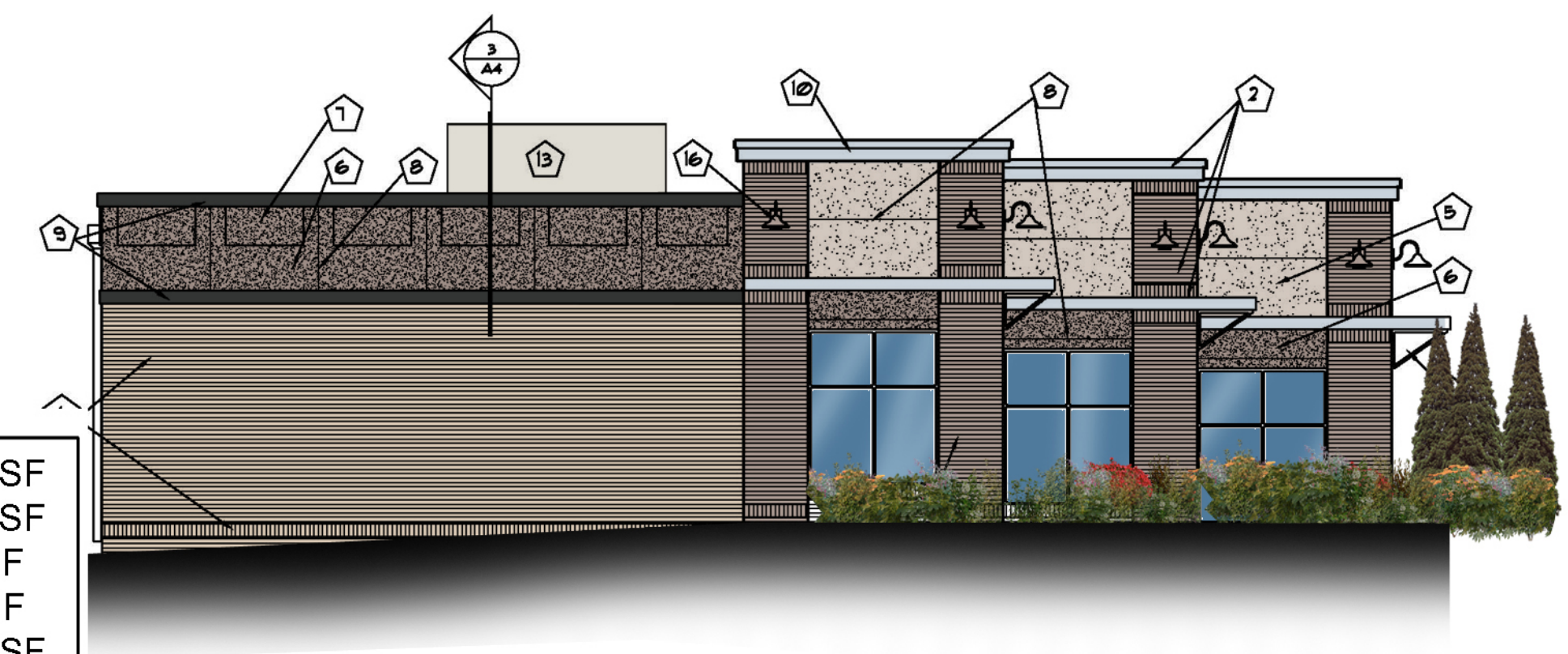
SOUTH SF: 1,132 SF
BRICK SF: 722 SF
METAL SF: 82 SF
GLASS SF: 0 SF
STUCCO SF: 328 SF
CLASS 1: 804 SF
PERCENTAGE: 71%

6 BUILDING #2 EXT. ELEVATION (SOUTH)
1/8" = 1'-0"



TOTAL SF: 5457 SF
BRICK SF: 2778 SF
METAL SF: 342 SF
GLASS SF: 738 SF
STUCCO SF: 1234 SF
SIDING SF: 1,627
CLASS 1: 3,858 SF
PERCENTAGE: 70.5%

7 BUILDING #2 EXT. ELEVATION (EAST)
1/8" = 1'-0"



NORTH SF: 1,132 SF
BRICK SF: 591 SF
METAL SF: 87 SF
GLASS SF: 160 SF
STUCCO SF: 294 SF
CLASS 1: 838 SF
PERCENTAGE: 74%

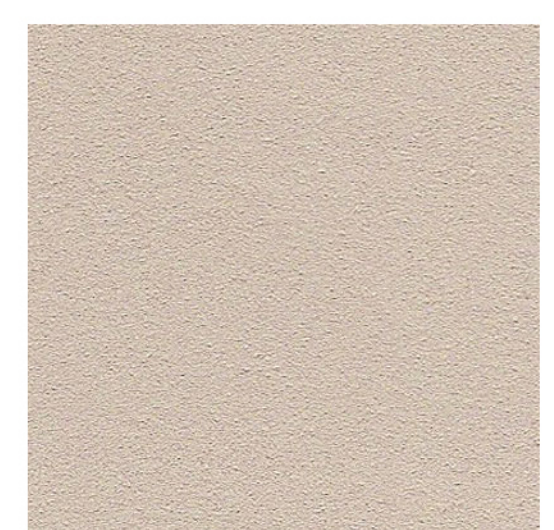
8 BUILDING #2 EXT. ELEVATION (NORTH)
1/8" = 1'-0"



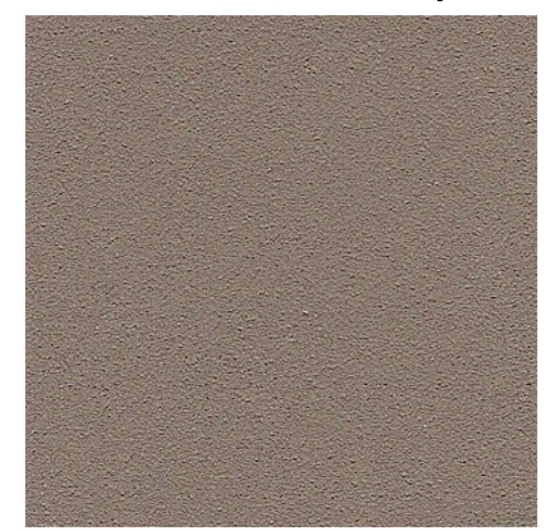
General Shale Brick - City Hall



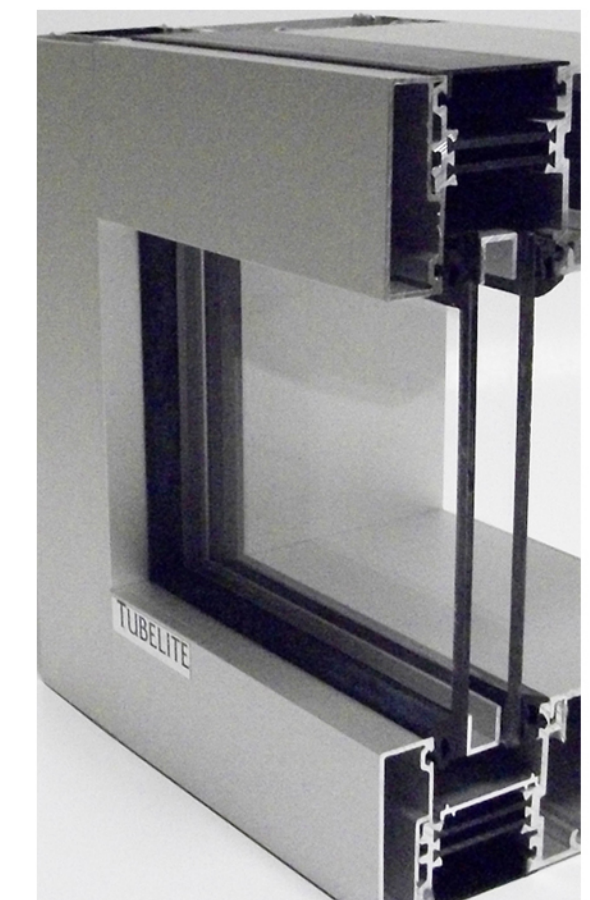
General Shale Brick - Iron Works



EIFS - Prairie Clay



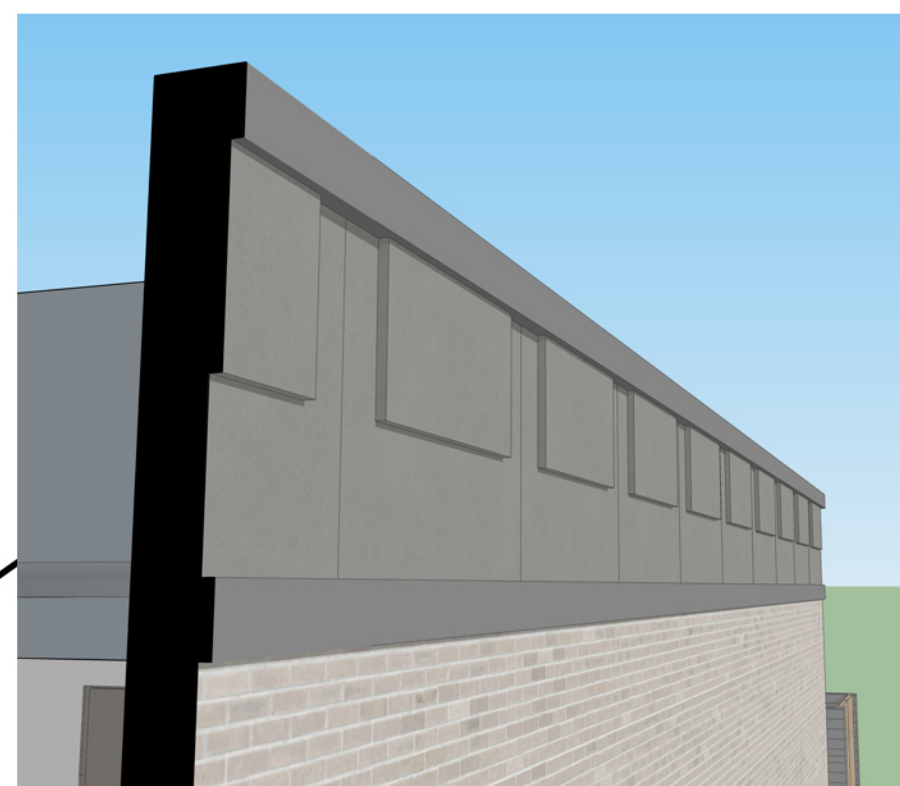
EIFS - Kings Grey



Tubelite T14000
Clear Aluminum



Prefinished Metal
Charcoal Grey



Dentil trim inspired detail



IN PARTNERSHIP WITH:



PROJECT TITLE:

Chaska Retail Center
700 Chestnut Street
CHASKA, MN 55318

No.	SUBMISSIONS & REVISIONS	Date
-----	-------------------------	------

NORTH SF: 1,132 SF
BRICK SF: 591 SF
METAL SF: 87 SF
GLASS SF: 160 SF
STUCCO SF: 294 SF
CLASS 1: 838 SF
PERCENTAGE: 74%

JOB NO.: XXXX
DATE: 5/16/18
DRAWN BY: RDS

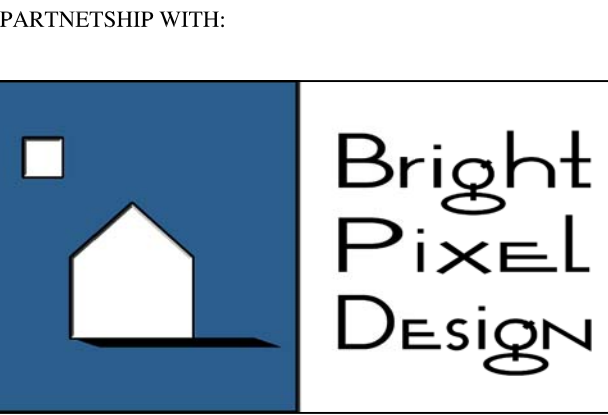
Sheet A2



4900 HWY 169 SUITE 303
NEW HOPE MN. 55428
612-810-9628

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Name: Richard D. Storlien
Reg. No. 21258
Date:

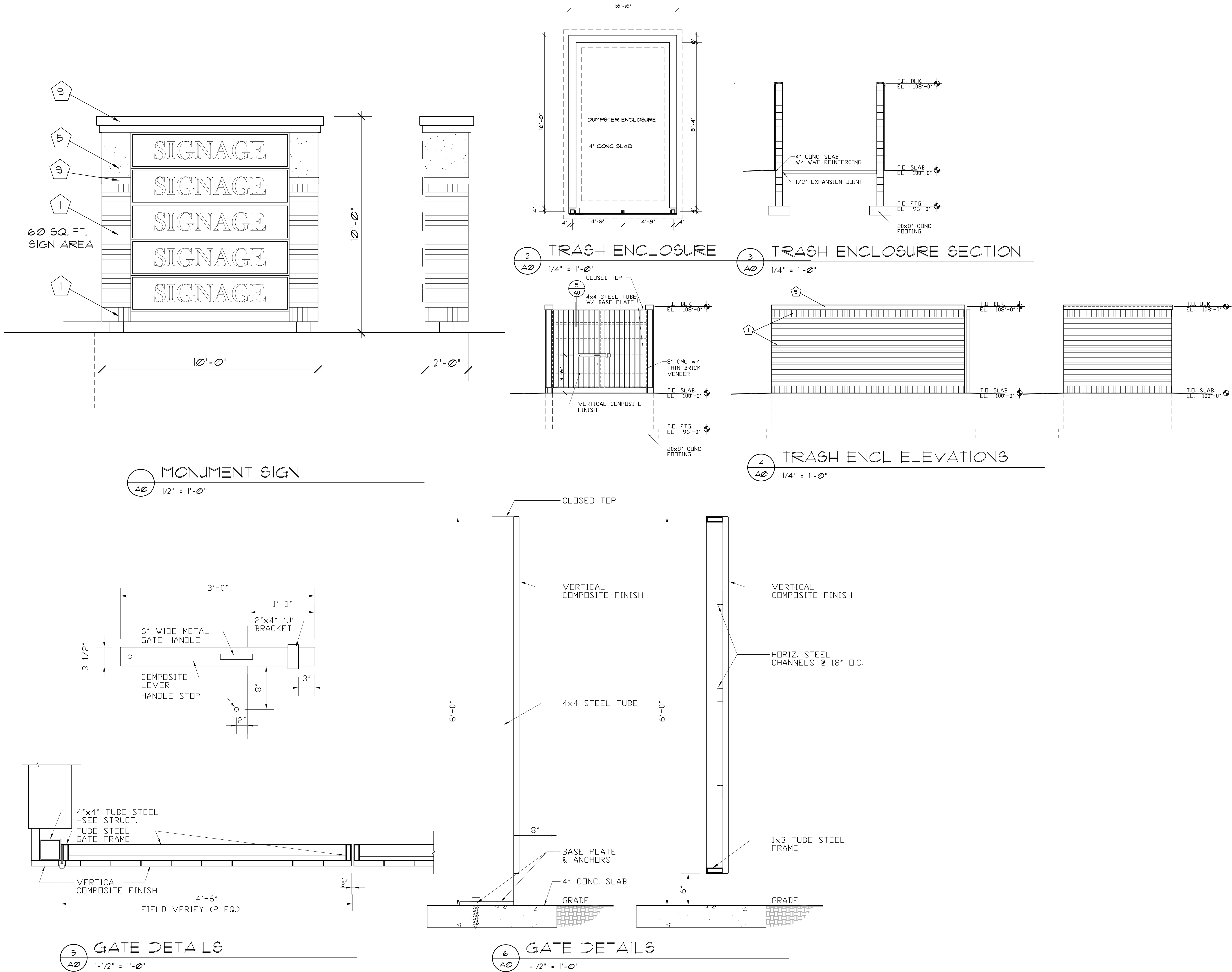


PROJECT TITLE:
Chaska Retail Center
700 Chestnut Street
CHASKA, MN 55318

No.	SUBMISSIONS & REVISIONS	Date

JOB NO.: xxxx
DATE: 4/27/18
DRAWN BY: RDS

Sheet A0





CHASKA, MN

1. TYPICAL SUBSTRATES FOR INTERIOR WALLS SHALL BE AS FOLLOWS:
KITCHEN AND STORAGE AREAS: 0'-0" TO 3'-0" - ½" DUROCK CEMENT BOARD,
3'-0" AND ABOVE - ¾" PLYWOOD.
SERVICE AREA: ¾" MIN. PLYWOOD
SALES AND SEATING AREAS: ¾" GYPSUM BOARD
GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE BLOCKING IN BATHROOMS FOR GRAB BARS, LAVATORIES, HAND DRYERS, MIRRORS, PAPER
TOWEL DISPENSERS, SOAP DISPENSERS, AND OTHER ACCESSORIES AS REQUIRED UNLESS OTHERWISE NOTED.

2. DIMENSIONS SHOWN ARE TO THE FACE OF FINISH.

3. SEE SHEET A-9.0 FOR DOOR SCHEDULE AND DOOR & FRAME TYPES.

4. PROVIDE FIRE EXTINGUISHERS, TYPE ABC, WALL HUNG, TOP @ 5'-0" A.F. (BY G.C.). - NUMBER AND LOCATION AS DETERMINED BY LOCAL FIRE
MARSHAL.

5. **INDOOR AIR QUALITY MANAGEMENT REQUIREMENTS:**

A. DURING CONSTRUCTION THE USE OF SMOKING/TOBACCO PRODUCTS INSIDE THE BUILDING IS PROHIBITED.

B. CONTRACTOR AND SUBCONTRACTORS SHOULD MAKE EVERY EFFORT TO MAINTAIN CLEAN WORK AREAS.

C. CONSTRUCTION ACTIVITIES THAT PRODUCE DUST SHOULD TAKE PLACE PRIOR TO HVAC STARTUP/USE, AND EVERY EFFORT SHOULD BE
MADE TO DIRECT THESE POLLUTANTS TO THE OUTDOORS WITH FANS.

D. MATERIALS THAT ARE ABSORPTIVE SHOULD NOT BE BROUGHT ON-SITE UNTIL THE BUILDING IS SUFFICIENTLY DRIED IN, AND SHOULD BE
ELEVATION FROM THE GROUND AND COVERED WITH VISQUEEN WHILE STORED ON SITE.

E. IF THE HVAC SYSTEMS WILL BE USED DURING CONSTRUCTION ACTIVITIES, TEMPORARY FILTRATION (MERV 8) SHOULD BE USED ON ALL
RETURN AIR INTAKES, AND THE FILTERS INSIDE THE UNIT SHOULD BE REPLACED PRIOR TO BUILDING TURN OVER.

F. ALL INDOOR AIR QUALITY MANAGEMENT POLICIES OUTLINED ABOVE ARE PHOTOGRAPHED AT 25%, 50%, AND 75% PROJECT COMPLETION TO
CONFIRM MEASURES WERE FOLLOWED.

6. **CONSTRUCTION WASTE RECYCLING REQUIREMENTS:**

A. ALL CONSTRUCTION-RELATED RECYCLABLE WASTE SHOULD BE RECYCLED/REUSED OR OTHERWISE DIVERTED FROM LANDFILL WHENEVER
POSSIBLE.

B. AT MINIMUM ALL CONCRETE, METAL, AND PLASTIC THAT MEETS LOCAL RECYCLING STANDARDS SHOULD BE RECYCLED.

C. WHERE LOCAL MUNICIPALITIES OR VENDORS OFFER COMMINGLED RECYCLING OPPORTUNITIES TO HELP ACHIEVE OVER 50%
CONSTRUCTION WASTE DIVERSION RATE FROM LANDFILL, FRANCHISEE SHOULD PURSUE.

1. **GENERAL:**

A. THE GC IS RESPONSIBLE FOR PURCHASING AND INSTALLING AT GC'S EXPENSE, EVERYTHING SHOWN OR REFERENCED IN THE CONTRACT DOCUMENTS , EXCEPT FOR THE ITEMS SPECIFICALLY SET FORTH BELOW AS EXCEPTIONS TO THE GC'S OVERALL RESPONSIBILITY.

B. THE CONTRACT DOCUMENTS, SHALL INCLUDE THE FOLLOWING: THE PLANS, SPECIFICATIONS, CHANGE ORDERS, MODIFICATIONS TO THE CONTRACT, REQUESTS FOR INFORMATION, FIELD INSTRUCTIONS, AND ANY OTHER ITEM AS SET FORTH IN THE AGREEMENT BETWEEN THE CONTRACTOR AND OWNER.

C. THE GC IS RESPONSIBLE FOR ALL PERMITS AND LICENSES OF ANY NATURE REQUIRED TO CONSTRUCT THE PROJECT OR TO SECURE A CERTIFICATE OF OCCUPANCY, EXCEPT FOR IMPACT FEES AND/ OR THE GENERAL BUSINESS LICENSE.

2. **SIGNAGE:**

A. ALL SIGNAGE AND GRAPHICS (INTERIOR AND EXTERIOR) INCLUDING DRIVE-THRU AREAS AND BUILDING SIGNAGE SHALL BE FURNISHED AND INSTALLED BY THE OWNER'S VENDOR. GC IS RESPONSIBLE FOR COORDINATING ALL BLOCKING AND ELECTRICAL REQUIREMENTS WITH THE OWNER'S SIGN VENDOR AS REQUIRED.

B. OWNER'S SIGN VENDOR SHALL BE RESPONSIBLE FOR PULLING ALL REQUIRED SIGN PERMITS AS DICTATED BY THE LOCAL AUTHORITY HAVING JURISDICTION.

3. **SPEAKERS/ AUDIO:**

A. ALL SPEAKERS, SPEAKER WIRING AND SPEAKER EQUIPMENT TO BE FURNISHED BY THE OWNER. GC'S ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ROUGH-IN, INSTALLATION AND FINAL CONNECTIONS.

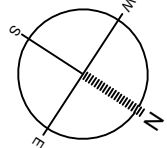
3. FIXTURES BY OTHERS, REFER TO FIXTURE DCDs FOR INFORMATION & DETAILS.
2. SLIDING DRIVE-THRU WINDOW BY READY ACCESS OR QUIKSERV CORP. - SEE DUNKIN' BRANDS NATIONAL ACCOUNT SPECIFICATIONS
3. JANITOR'S SINK - PROVIDE DEDICATED WATER SUPPLY FOR P&G DISPENSER (SEE NATIONAL ACCOUNTS). P&G EQUIPMENT INSTALLED BY VENDOR- SEE DETAIL 10/P-3.0
4. DYSON AIRBLADE, SURFACE MOUNTED.
5. RUN CONDUIT FROM POS STATION UNDER SLAB TO WALL; COORDINATE EXACT LOCATION WITH OWNER'S REPRESENTATIVE.
6. PROVIDE SHELF AND STRAPPING FOR TANK WATER HEATER (WHEN USED) MOUNTED OVER MOP SINK.
7. BOLLARD - SEE DETAIL "V" ON SHEET CP 6.1.
8. 3 COMPARTMENT SINK W/ 2 INTEGRATED DRAIN BOARDS- PROVIDE DEDICATED WATER SUPPLY FOR P&G DISPENSER (SEE NATIONAL ACCOUNTS). P&G EQUIPMENT INSTALLED BY VENDOR- SEE DETAIL 9/P-3.0
9. FROST PROOF HOSE BIB
10. 2" X 2" BRUSHED ALUMINUM CORNER GUARDS, 6'-2" LONG (TYPICAL THROUGHOUT KITCHEN)
11. ELECTRICAL PANELS; SEE ELECTRICAL SHEETS
12. HAND SINK; REFER TO PLUMBING DRAWINGS.
13. SEE DETAIL #6 ON SHEET A-8.1 FOR ENLARGED BATHROOM AREA PLAN
14. ELECTRICAL METER - PROVIDE APPROPRIATE CONNECTION TO ELECTRICAL PANELS AS PER FEDERAL, STATE, AND LOCAL CODES
15. PROVIDE DIRECT LINE W/ TEMPERATURE REGULATOR VALVE FROM HHW TO ALL HAND WASHING SINKS
16. G.C. TO PROVIDE ANCHOR BOLTS FOR SLAB MOUNTED SAFE IN OFFICE- REFER TO SPECIFICATIONS TO BE PROVIDED BY FRANCHISEE.
17. WATER FILTRATION SYSTEM (BRANCH OFF MAIN LINE) FOR COFFEE BREWING EQUIPMENT, ICE MACHINES; LOCATE ABOVE WATER METER
18. SOLAR SHADES AT GLAZING. SEE CONSTRUCTION SPECIFICATIONS AND NATIONAL ACCOUNTS VENDOR INFORMATION
19. ½" BRUSHED ALUMINUM CORNER GUARD
20. CORE DRILL; REFER TO ELECTRICAL DRAWINGS. COORDINATE EXACT LOCATION OF KIOSK WITH OWNER'S REPRESENTATIVE.
21. CANOPY OVERHEAD
22. OPTION TO UTILIZE BLOCKING AT WALL SHELVING LOCATIONS OR CONTINUOUS PLYWOOD SUBSTRATE- CLARIFY WITH OWNER'S REPRESENTATIVE
23. FURNITURE PROVIDED BY OWNER & INSTALLED BY GENERAL CONTRACTOR.
24. DASHED LINE INDICATES EXTENTS OF HOOD ABOVE. REFER TO MECHANICAL FOR MORE INFORMATION
25. ESPRESSO MACHINE; REFER TO PLUMBING AND ELECTRICAL DRAWINGS.

THE GENERAL CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE BARRIER FREE REQUIREMENTS FOR THE APPLICABLE STATES AND THE AMERICAN DISABILITIES ACT (ADA) AND SHALL ENSURE THAT THIS FACILITY WILL BE ACCESSIBLE ACCORDING TO THE STRICTER REQUIREMENTS OF THE APPLICABLE STANDARDS. THE FOLLOWING IS A PARTIAL LIST OF REQUIREMENTS.

1. DOOR HARDWARE SHALL BE MOUNTED BETWEEN 36" AND 42" ABOVE FLOOR AND BE LEVER TYPE.

2. TOILETS:

- A. LAVATORY TO HAVE LEVER HANDLES, SELF METERING FAUCETS OR SPRING FAUCET. FAUCETS SHALL BE SET TO REMAIN OPEN FOR 10 SECONDS MINIMUM.
- B. A COAT HOOK 48" ABOVE THE FLOOR SHALL BE MOUNTED ADJACENT TO THE BARRIER FREE STALL DOOR.
- C. LOCATE THE WATER CLOSET 16" TO 18" FROM THE CENTER LINE OF THE FIXTURE TO THE WALL. THE SEAT WILL BE 17" TO 19" ABOVE THE FLOOR TO THE TOP OF SEAT. FLUSH HANDLE TO BE ON EXPOSED SIDE OF WATER CLOSET.
- D. PROVIDE ONE 42" AND ONE 36" LONG x 1 1/2" OUTSIDE DIAMETER PEENED GRAB BARS, 1 1/2" FROM THE WALL WITH ONE BEHIND AT 12" FROM CENTER LINE OF WATER CLOSET ON ONE SIDE. ONE ADJACENT TO AT 12" FROM THE WALL 33"-36" PARALLEL TO AND ABOVE THE FLOOR.
- E. LAVATORY TO BE MOUNTED 34" MAX. ABOVE THE FINISHED FLOOR TO RIM WITH KNEE SPACE OF 30" IN WIDTH AND 27" IN CLEAR HEIGHT. (29" CLEAR UNDER FRONT EDGE).
- F. INSTALL MIRROR 40" MAX. ABOVE THE FINISHED FLOOR TO BOTTOM EDGE OF REFLECTING SURFACE (MIRROR GLASS BOTTOM) AND 72" TO TOP.
- G. DISPENSERS TO BE MOUNTED A MAXIMUM OF 42" ABOVE THE FLOOR TO ALL OPERATING OR DISPENSING SLOTS.
- H. TOILET PAPER DISPENSERS MOUNTED 19" MIN. TO CENTER LINE ABOVE THE FLOOR AND 7" MINIMUM AND 9" MAXIMUM FROM FRONT EDGE OF WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER

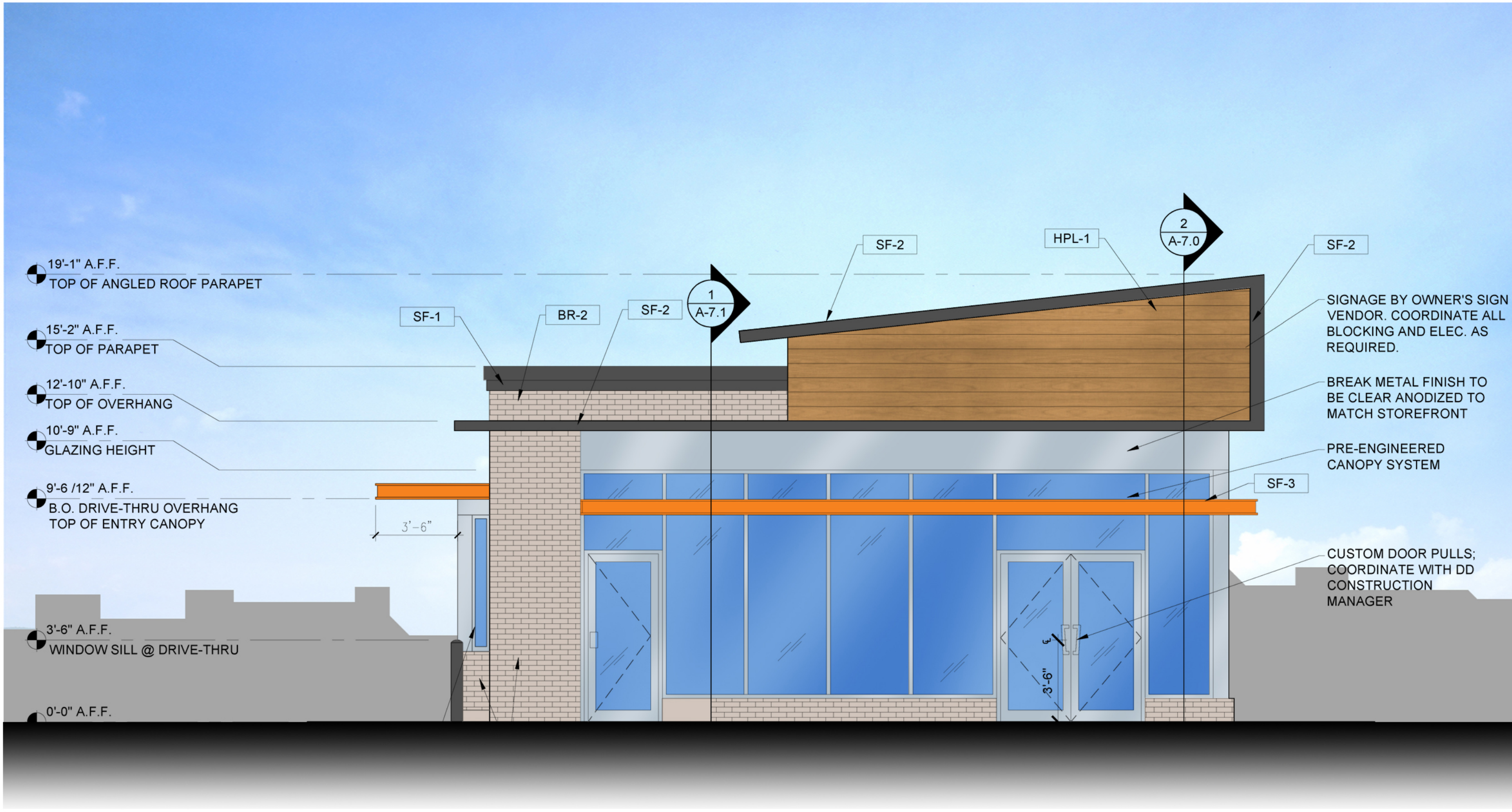


1/4" = 1'-0"	NOTE:
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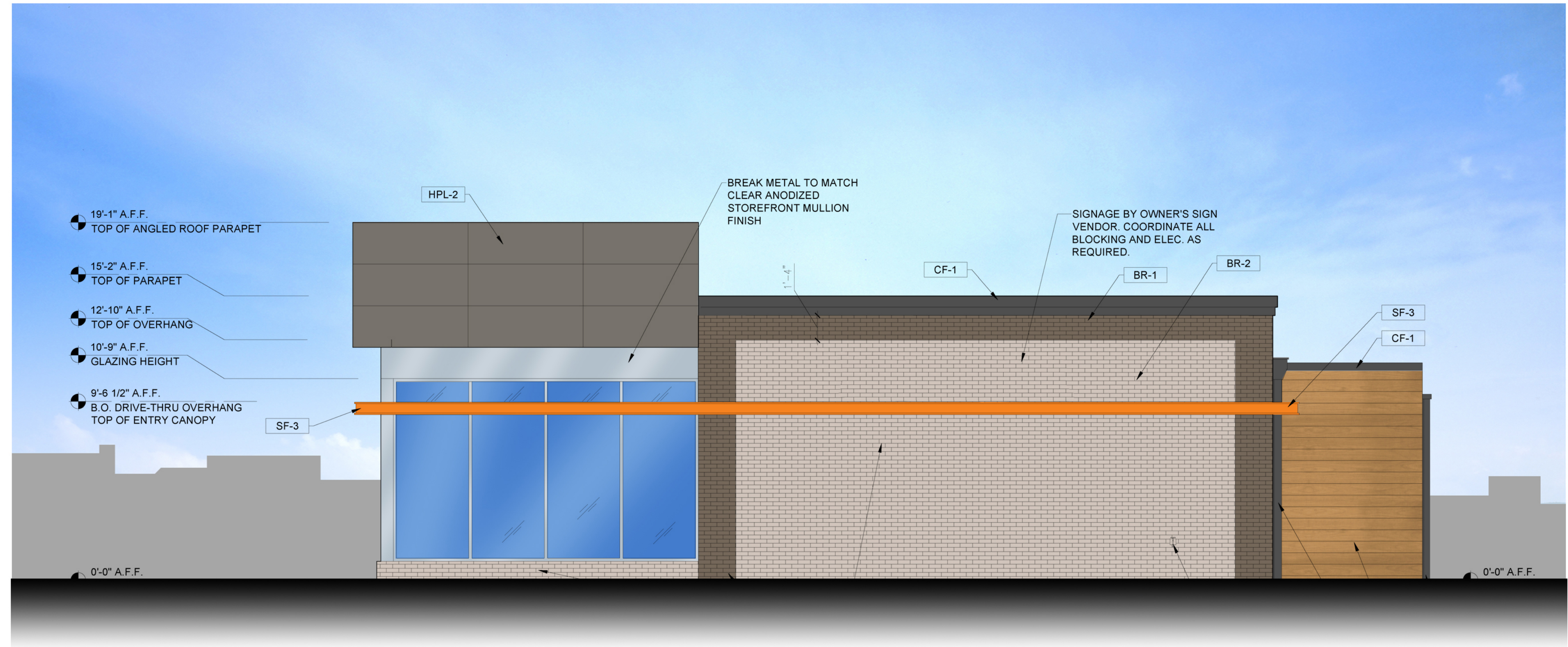
NOTE:

2X6 EXTERIOR STUD WALL; REFER TO
STRUCTURAL DRAWINGS

2X4 INTERIOR STUD WALL



1 WEST ELEVATION
1/4" = 1'-0" NOTE:



2 SOUTH ELEVATION
1/4" = 1'-0" NOTE:

FULL - BED MASONRY TYPICAL



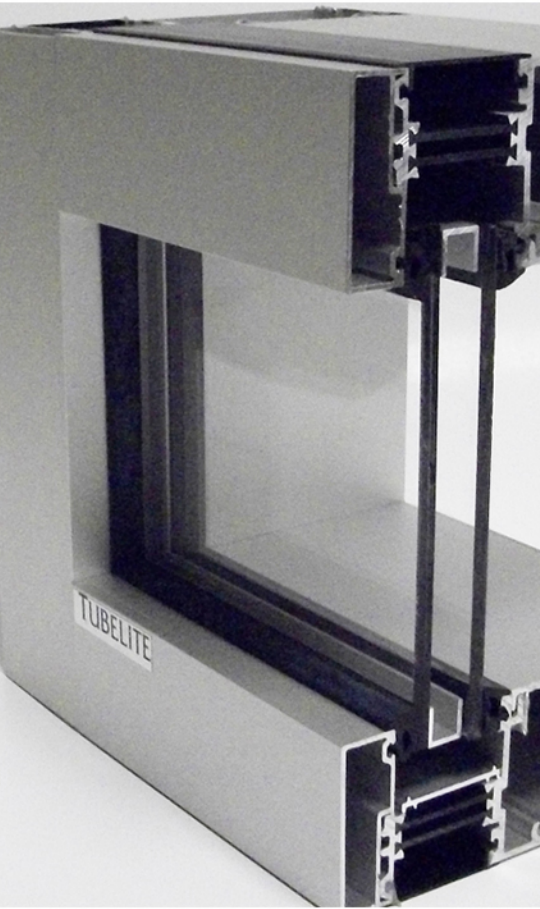
General Shale
Addison



HISTORICALLY INSPIRED
'BASKETWEAVE' COURSING
PATTERN - TYPICAL



General Shale
Dover Grey



Tubelite T14000
Clear Aluminum



Prefinished Metal
Charcoal Grey



PROJECT TITLE:
DUNKIN' DONUTS
CHASKA, MN



Tremco Metal Panels
Classic Oak



#F5821F
Paint

SOUTH SF:	894 SF
BRICK SF:	430 SF
METAL SF:	124 SF
GLASS SF:	182 SF
NICHIHA:	158 SF
CLASS 1:	736 SF
PERCENTAGE:	83%

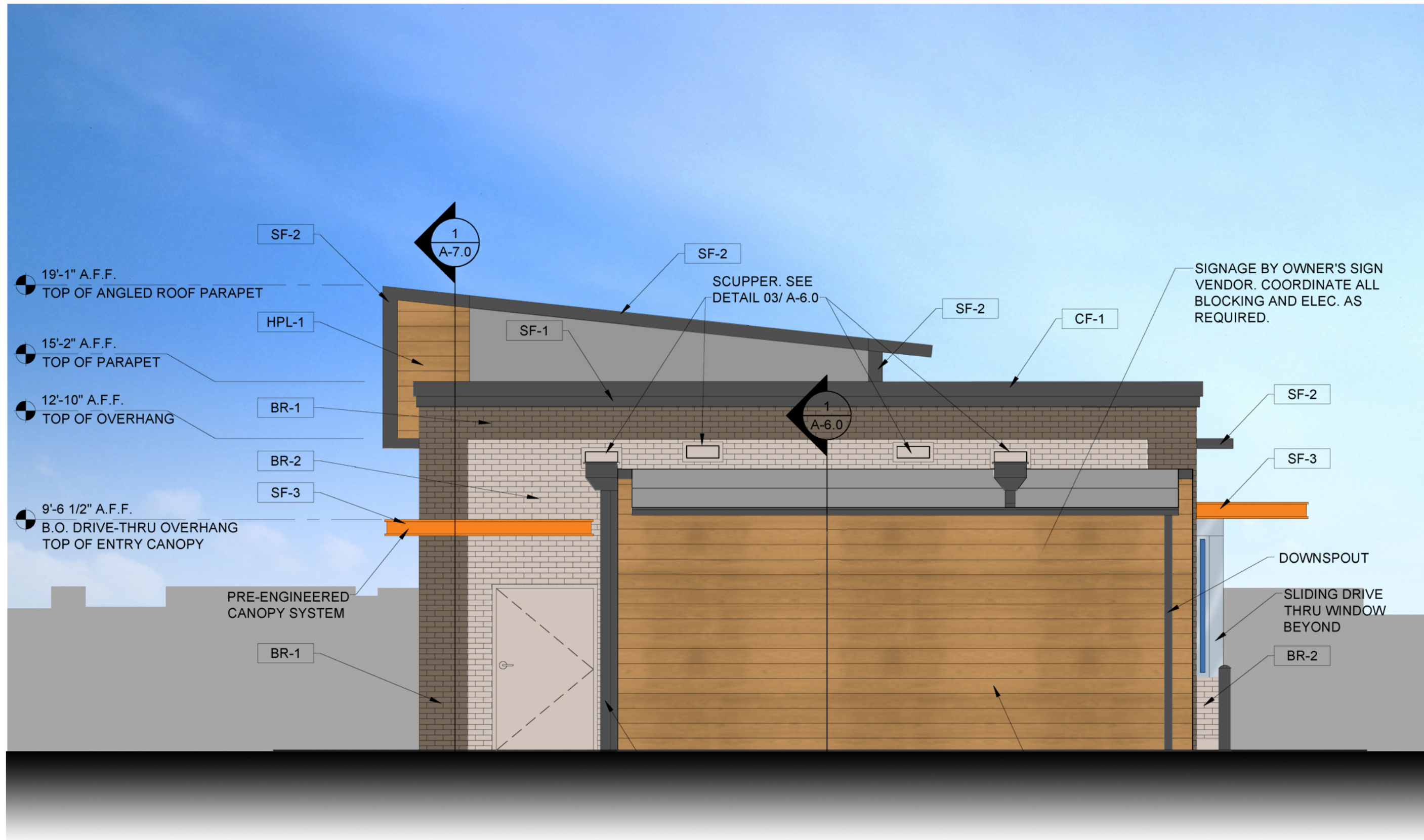
TOTAL SF:	2,800 SF
BRICK SF:	1,319 SF
METAL SF:	781 SF
GLASS SF:	491 SF
OTHER:	209 SF
CLASS 1:	2,591 SF
PERCENTAGE:	92%

No.	SUBMISSIONS & REVISIONS	Date

EXTERIOR ELEVATION
& DETAILS

JOB NO.:	18.37.2
DATE:	X-XX-2018
DRAWN BY:	MB

A5.0



EAST SF: 499 SF
BRICK SF: 174 SF
METAL SF: 297 SF
GLASS SF: 0 SF
PAINT: 28 SF
CLASS 1: 471 SF
PERCENTAGE: 95%

FULL - BED MASONRY TYPICAL



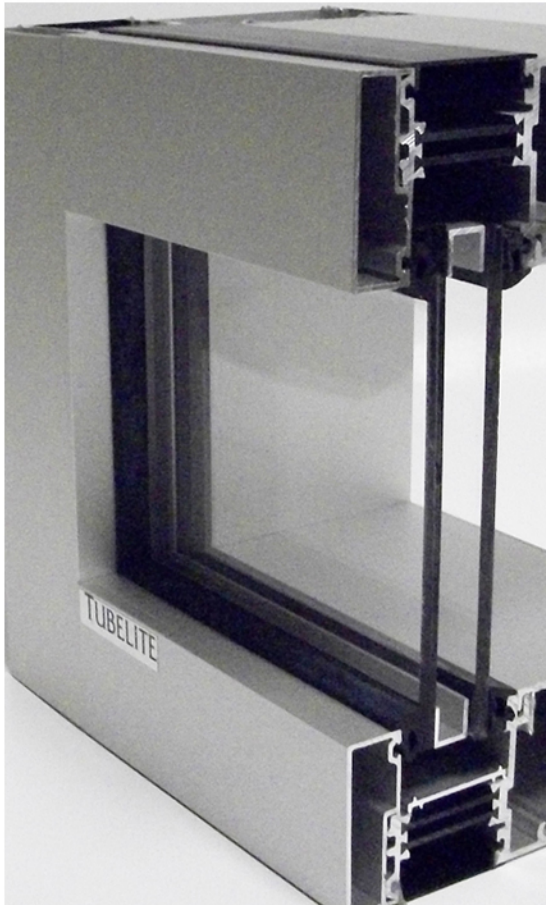
General Shale
Addison



HISTORICALLY INSPIRED
'BASKETWEAVE' COURSING
PATTERN - TYPICAL



General Shale
Dover Grey



Tubelite T14000
Clear Aluminum

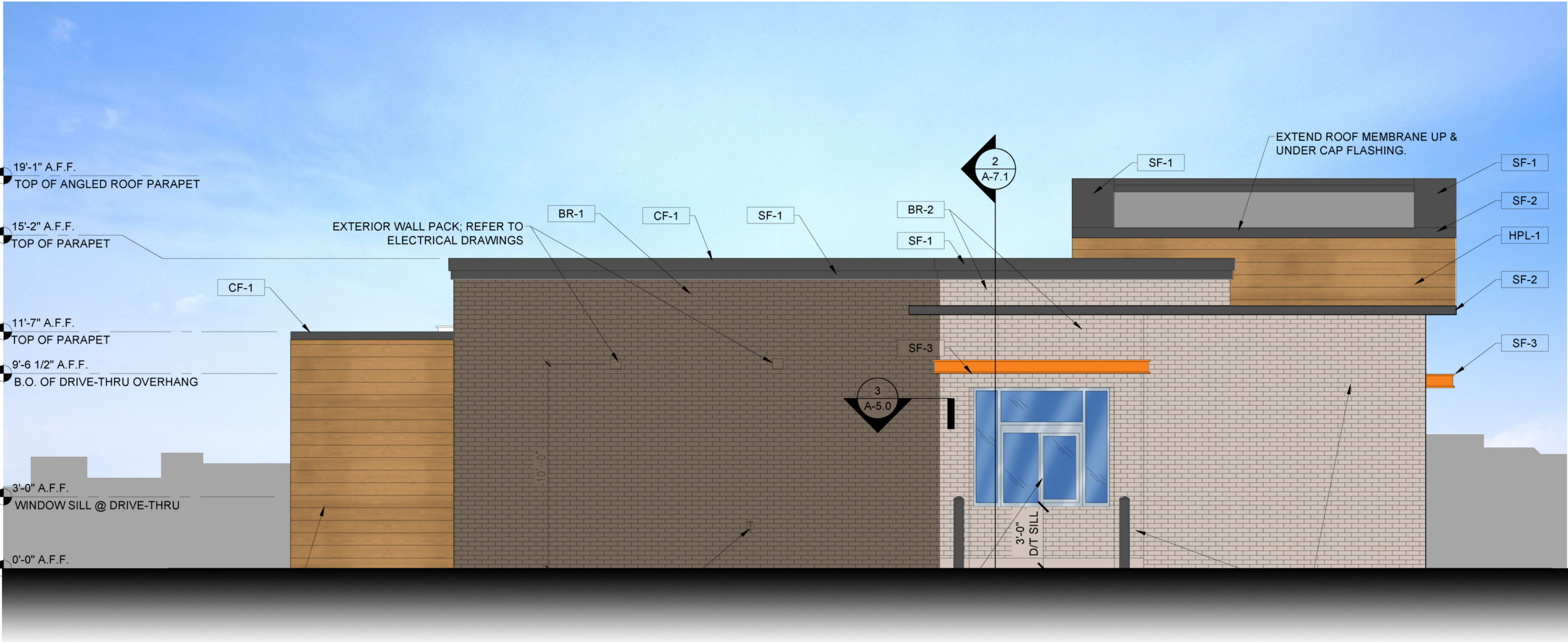


Prefinished Metal
Charcoal Grey



PROJECT TITLE:
DUNKIN' DONUTS
CHASKA, MN

1 REAR ELEVATION
1/4" = 1'-0" NOTE:



SOUTH SF: 849 SF
BRICK SF: 610 SF
METAL SF: 201 SF
GLASS SF: 38 SF
PAINT: 0SF
CLASS 1: 849 SF
PERCENTAGE: 100%



Tremco Metal Panels
Classic Oak



#F5821F
Paint

No.	SUBMISSIONS & REVISIONS	Date

EXTERIOR ELEVATION
& DETAILS

JOB NO.:	18.37.2
DATE:	X-XX-2018
DRAWN BY:	MB

A5.1



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DRAFT

12224 Nicollet Avenue
Burnsville, MN 55337-1649

Ph: (952) 890-0509
Fax: (952) 890-8065
Bolton-Menk.com

MEMORANDUM

Date: June 17, 2018
To: Pat Sutherland, Chaska Growth Holdings
From: Jacob Bongard, P.E., PTOE
Subject: Chaska Retail Site Redevelopment – Sight Line Analysis
City of Chaska, Minnesota
Existing Conditions Review

In conjunction with the current Chaska Retail Site Redevelopment project, the City of Chaska Planning Commission requested an evaluation of existing sight lines for motorists entering TH 41 (Chestnut Boulevard) and Walnut Street from the proposed redevelopment site accesses.

Methodology

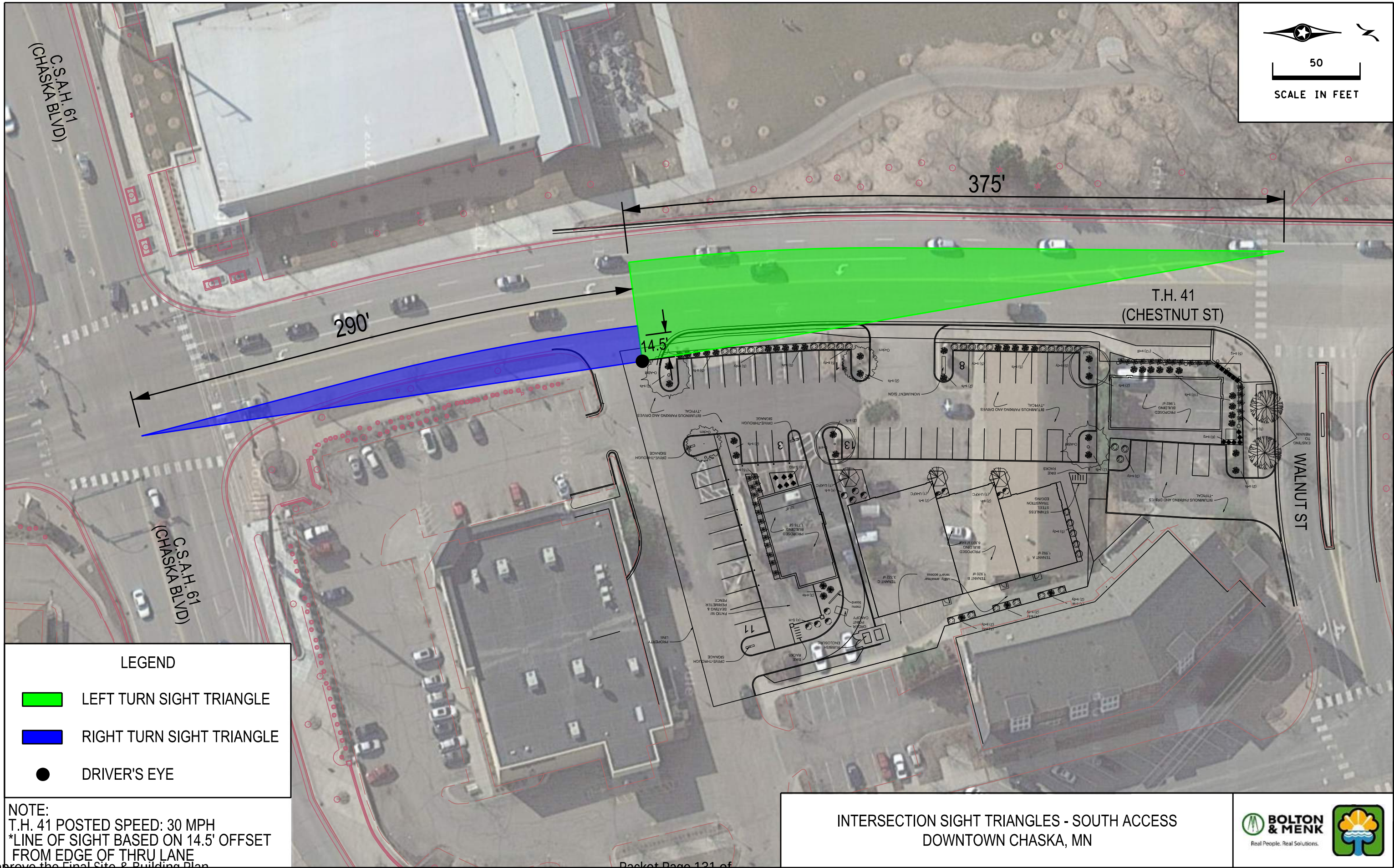
This memorandum documents the driver sight line analysis performed for the proposed accesses and associated landscaping plan for the redevelopment site located in Chaska, MN. Sight triangles were developed using AASHTO Green Book methodology in conjunction with existing intersection geometries and TH 41 posted speed limits of 30 MPH south of Walnut Street and 40 MPH to the north.

Findings & Recommendations

The shaded triangles depicted in the attached figures represent the lines of sight necessary for drivers to make safe decisions exiting the site onto TH 41. The distances represented in the figures take into account the speed of oncoming traffic, the number of lanes to traverse during the turning movements, and the type of intersection control. An evaluation of site accesses revealed that there are no areas of concern in relation to the submitted site/landscaping plan.

It should be noted that areas encompassed within the sight triangles should not contain bushes, shrubs, artwork, and other sight obstructions between 2 feet and 8.5 feet tall (measured from the top of pavement) to ensure clear sight lines for motorists entering TH 41 from the redevelopment site. The two existing trees located south of Walnut street between the site access and TH 41 should be reviewed to ensure adequate sight lines are provided for right-turning vehicles onto Walnut Street.

Intersection sight triangles can be found in **Appendix A**.



50

SCALE IN FEET

LEGEND

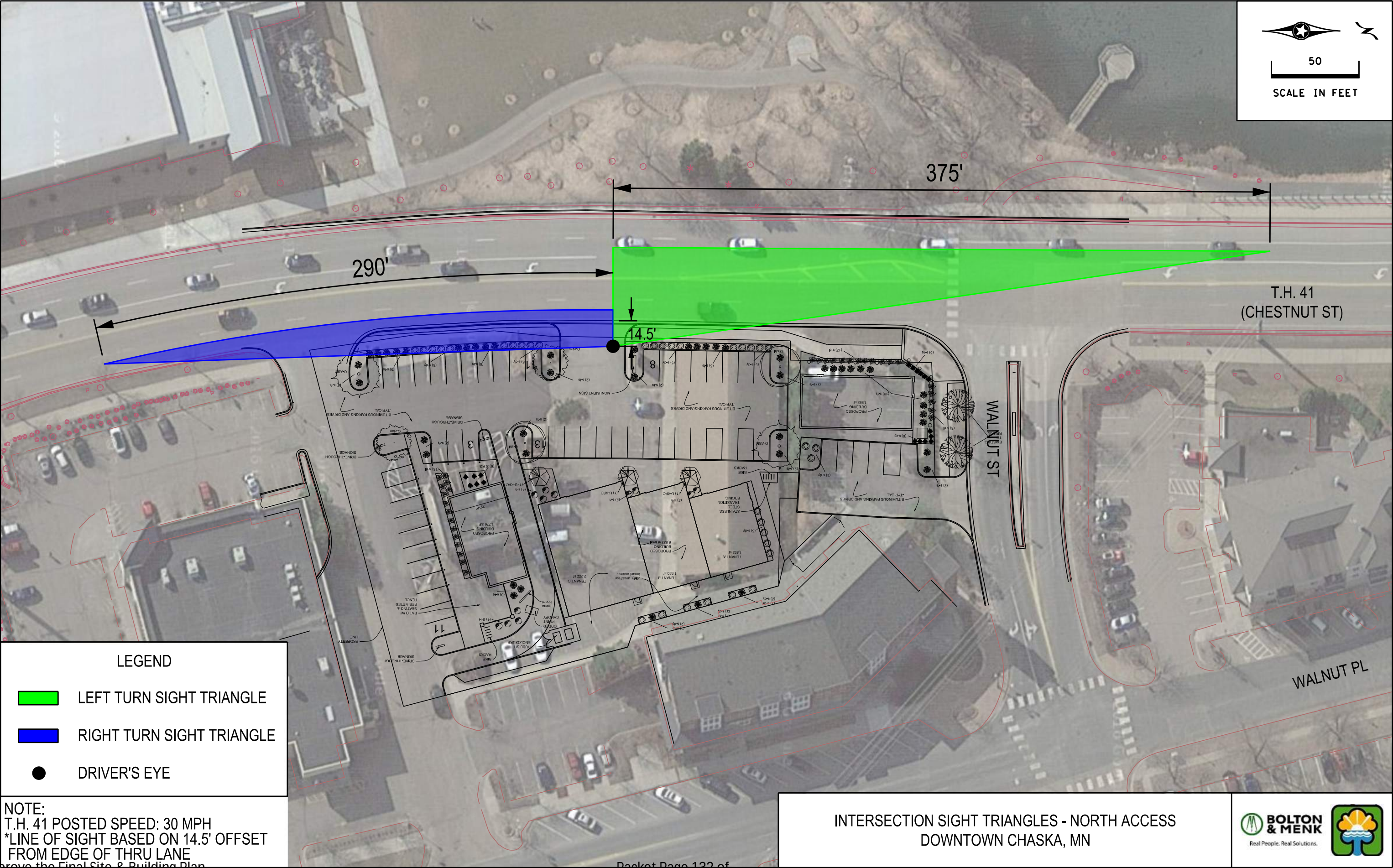
LEFT TURN SIGHT TRIANGLE

RIGHT TURN SIGHT TRIANGLE

DRIVER'S EYE

NOTE:
T.H. 41 POSTED SPEED: 30 MPH
*LINE OF SIGHT BASED ON 14.5' OFFSET
FROM EDGE OF THRU LANE

INTERSECTION SIGHT TRIANGLES - SOUTH ACCESS
DOWNTOWN CHASKA, MN



50

SCALE IN FEET

LEGEND

LEFT TURN SIGHT TRIANGLE

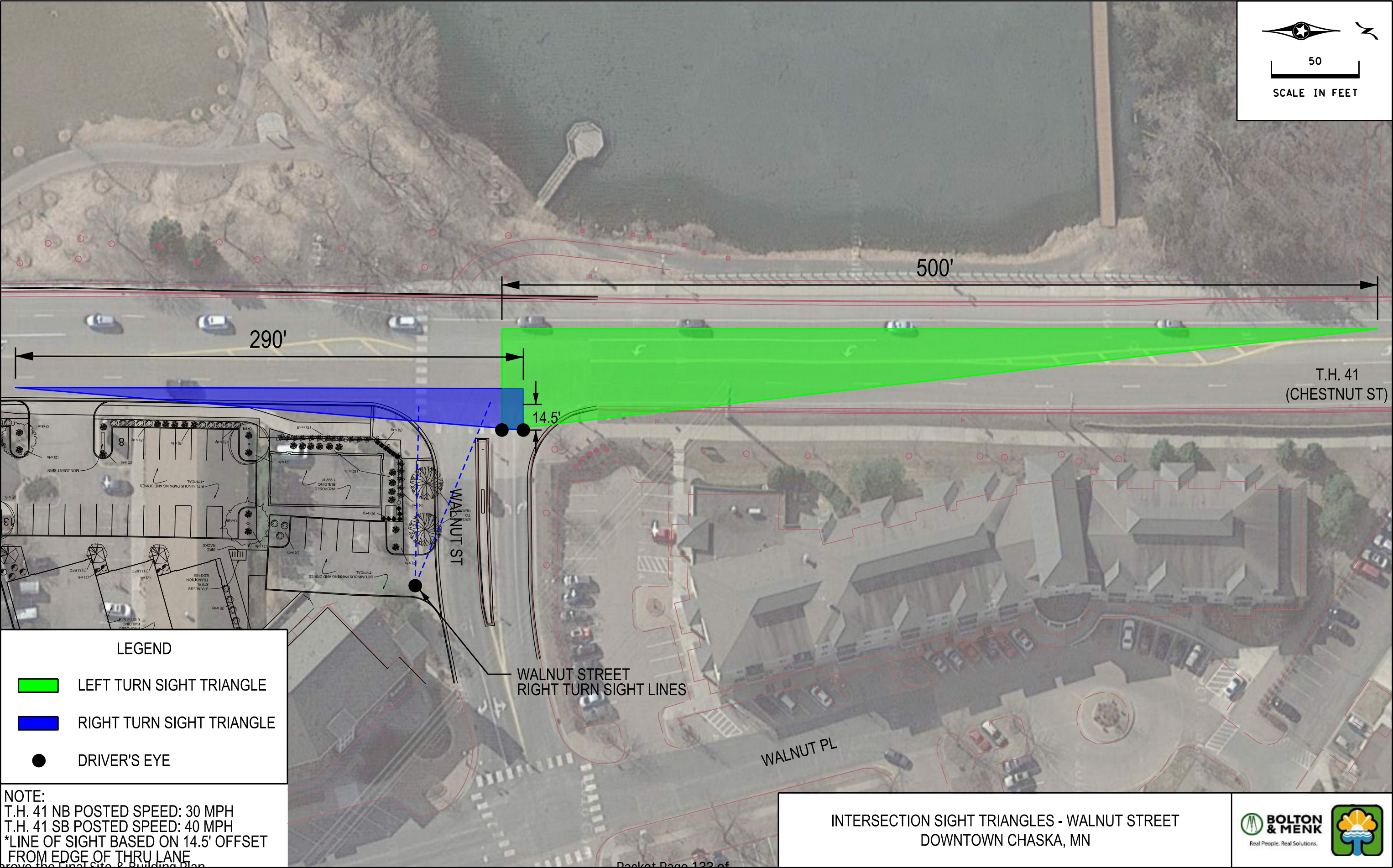
RIGHT TURN SIGHT TRIANGLE

DRIVER'S EYE

NOTE:
T.H. 41 POSTED SPEED: 30 MPH
*LINE OF SIGHT BASED ON 14.5' OFFSET
FROM EDGE OF THRU LANE

INTERSECTION SIGHT TRIANGLES - NORTH ACCESS
DOWNTOWN CHASKA, MN

BOLTON & MENK
Real People. Real Solutions.



LEGEND

- LEFT TURN SIGHT TRIANGLE
- RIGHT TURN SIGHT TRIANGLE
- DRIVER'S EYE

NOTE:
T.H. 41 NB POSTED SPEED: 30 MPH
T.H. 41 SB POSTED SPEED: 40 MPH
*LINE OF SIGHT BASED ON 14.5' OFFSET FROM EDGE OF THRU LANE

INTERSECTION SIGHT TRIANGLES - WALNUT STREET
DOWNTOWN CHASKA, MN





GOOSENECK
SCONCES



ACCENT
SCONCES



WALLPACK
SCONCES

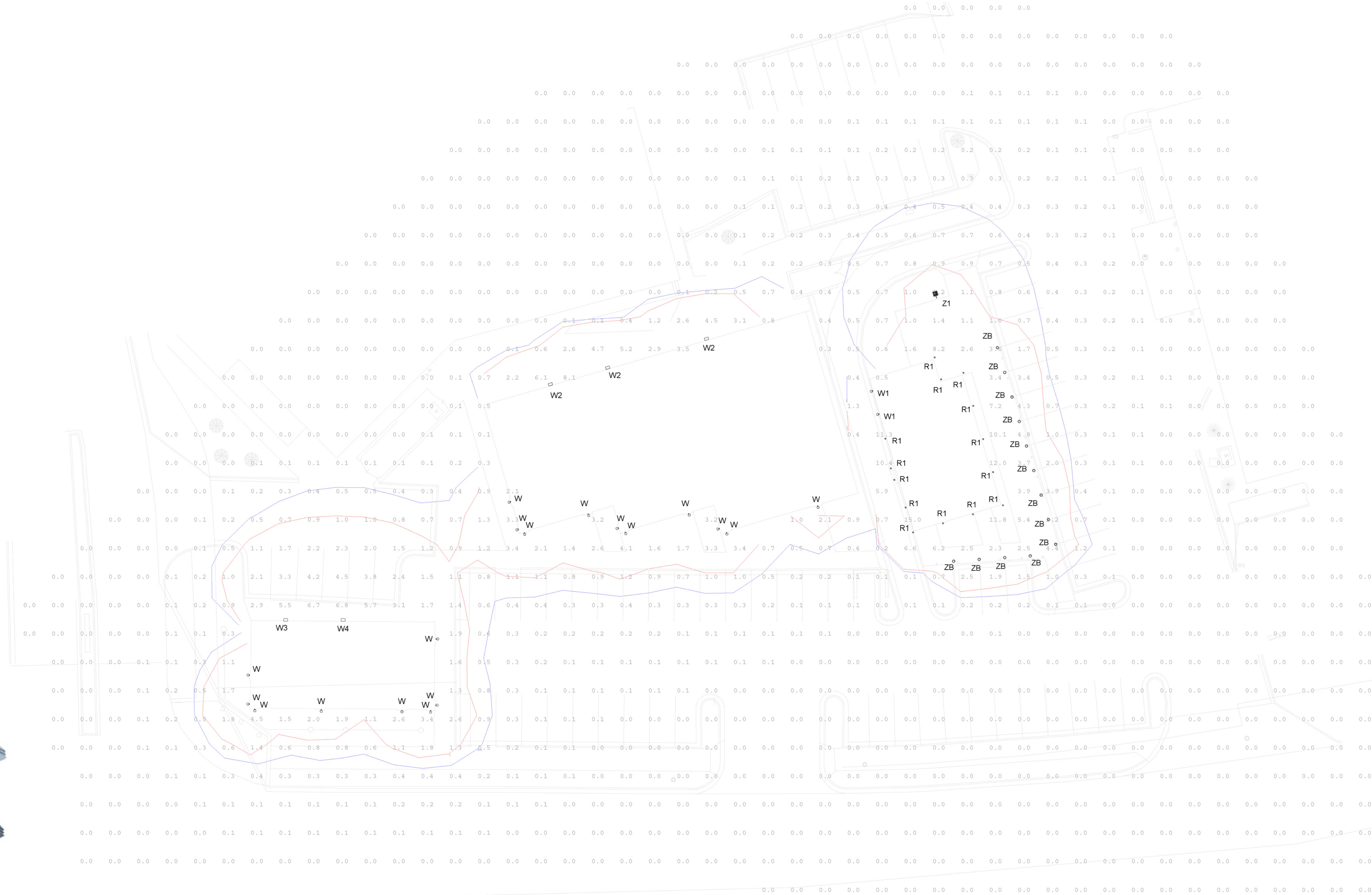


ACCENT
BOLLARDS



AREA
POLE
LIGHTS

LIGHT FIXTURE SCHEDULE						
TYPE	DESCRIPTION	MANUFACTURER	MODEL	LAMP	TYPE COMMENTS	
R1	6" LED RECESSED CAN	HALO	PD620D010B-PDM6B835-61VCWF	25W LED		
W	WALL MOUNT SHEPHERDS HOOK	LIGMAN	UDU-30206-29W-2-1-W40-01-120/277V-DS	29W LED		
W1	LED EXTERIOR WM DOWN LIGHT	SLV LIGHTING	751794U	18W LED		
W2	QUARTER SPHERE WALL PACK	GARDCO	106L-16L-530-NW-G1-2-UNV-PCB-BK	28W LED		
W3	QUARTER SPHERE WALL PACK	GARDCO	106L-16L-530-NW-G1-4-UNV-PCB-BZ	28W LED		
W4	QUARTER SPHERE WALL PACK	GARDCO	106L-32L-1000-NW-G1-4-UNV-PCB-BK	107W LED		
Z1	POLE LIGHT TYPE V	GARDCO	SFA-32L-500-NW-G2-AR-5-UNV-PCB-BK	51W LED	ORDER POLE: RA4.5-CB-20-D1-BLP	
ZB	KHA SLIM 36" LED BOLLARD	PERFORMANCE IN LIGHTING	076423	(2) 14W LED		



1 PHOTOMETRIC SITE PLAN
1" = 20'-0"



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

**CHASKA CENTER
TENANT
BUILDINGS**

CHASKA MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

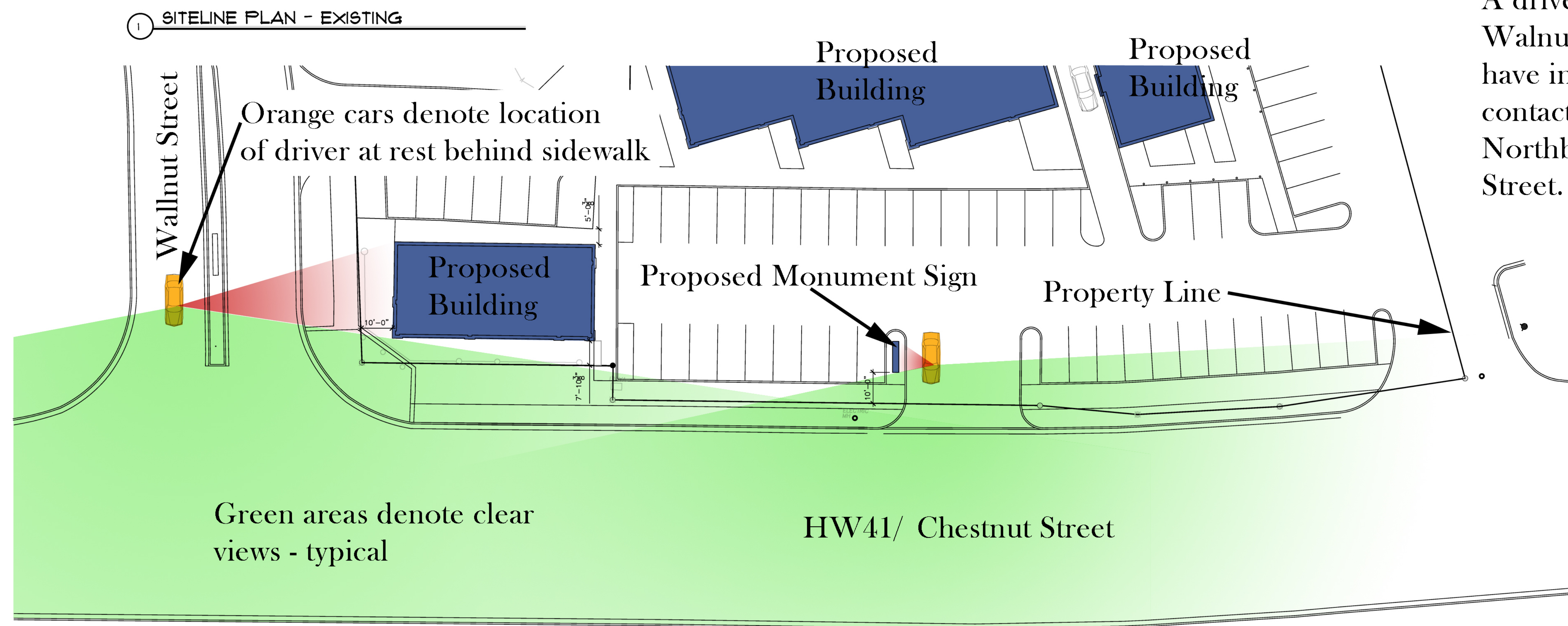
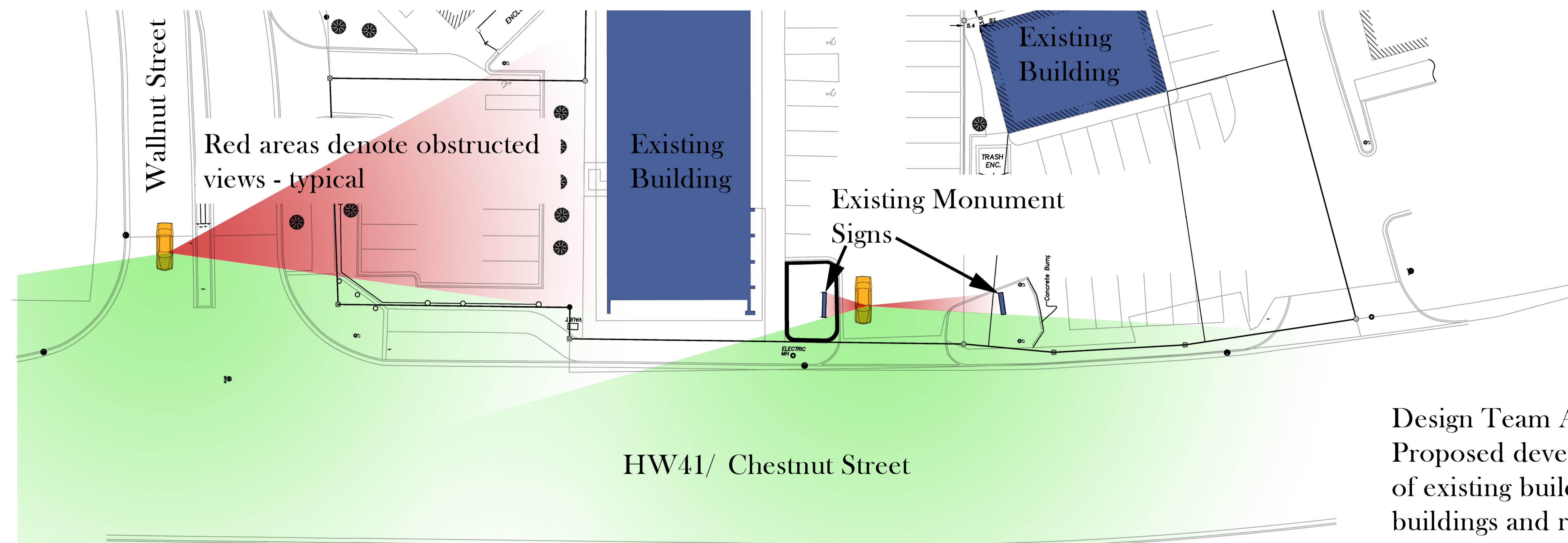
PROJECT NO.	17-21504
FILE NAME	21504 Elec R18.rvt
DRAWN BY	AAG
DESIGNED BY	AAG
REVIEWED BY	MDN
ORIGINAL ISSUE DATE	MM/DD/YYYY
CLIENT PROJECT NO.	

**PHOTOMETRIC
SITE PLAN**

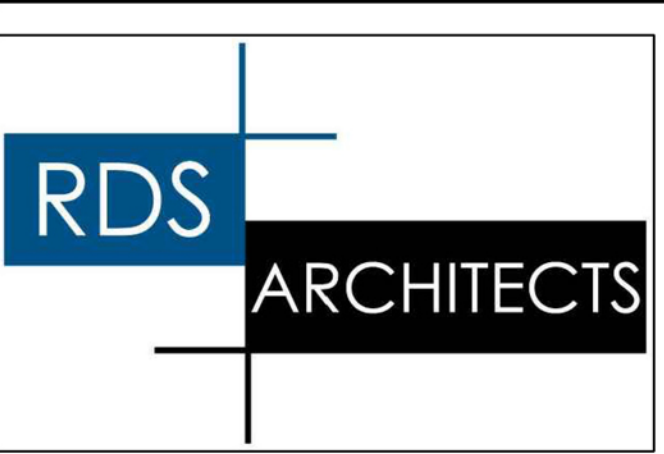
SHEET

E6-10

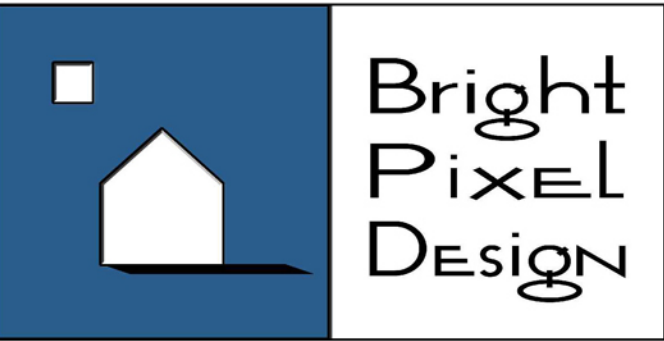
PRELIMINARY NOT FOR CONSTRUCTION



Design Team Analysis:
Proposed development involving removal of existing buildings, construction of new buildings and replacement of monument sign has a slightly beneficial effect to vehicular traffic visibility of the site. A driver waiting at the sidewalk at both the Walnut Street and the center lot exit will have in excess of 6 seconds of visual contact with a driver traveling 40 mph Northbound or Southbound on Chestnut Street.



IN PARTNERSHIP WITH:



PROJECT TITLE:

Chaska Retail Center
Chaska, MN



EXISTING VIEW FROM DRIVER AT WALNUT AND CHESTNUT

PROPOSED BUILDING



PROPOSED VIEW FROM DRIVER AT WALNUT AND CHESTNUT

No.	SUBMISSIONS & REVISIONS	Date
-----	-------------------------	------

DRAWING TITLE:

SITELINE STUDIES

JOB NO.: 16.32.1

DATE: 3-13-18

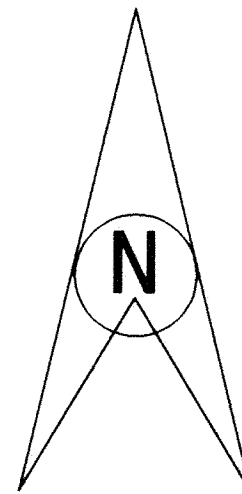
DRAWN BY: MJB

SHEET:

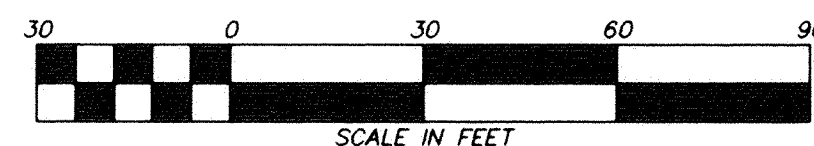
SL1.2

THE KLEIN BRICK YARD SEVENTH ADDITION

PLAT FILE NO. 965
C.R. DOC. NO. 259859



○ denotes 15 inch long iron pipe set and marked R.L.S. No. 14343.



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AS SHOWN ON THE PLAT.

KNOW ALL MEN BY THESE PRESENTS: That Chaska Economic Development Authority, a body corporate and politic, under the laws of the State of Minnesota, and Avanti Leasing, Inc., a corporation under the laws of the State of Colorado, fee owners of the following described property situated in the County of Carver, State of Minnesota, to wit:

Lots 1 and 10, Block 5, TOWNSITE OF CHASKA, Carver County, Minnesota, according to the record plat thereof, that lies easterly of Trunk Highway 41.

AND

That part of the vacated alley in Block 5, Townsite of Chaska, Carver County, Minnesota, according to the record plat thereof, that lies north of the north line of THE KLEIN BRICK YARD SIXTH ADDITION, according to the record plat thereof.

AND

Outlot B, THE KLEIN BRICK YARD FIFTH ADDITION, Carver County, Minnesota, according to the record plat thereof.

AND

That part of the south 4.50 feet of the Southwest Quarter of the Southwest Quarter of Section 4 in Township 115, Range 23, Carver County, Minnesota that lies easterly of Trunk Highway Number 41 and westerly of Walnut Street according to the record plat of CHASKA BRICK YARD.

AND

That part of the Northwest Quarter of the Northwest Quarter of Section 9, Township 115, Range 23, Carver County, Minnesota that lies north of the record plat of the TOWNSITE OF CHASKA, easterly of Trunk Highway Number 41 and westerly of the northerly extension of the west line of Walnut Street according to said TOWNSITE OF CHASKA.

Have caused the same to be surveyed and plat as THE KLEIN BRICK YARD SEVENTH ADDITION and does hereby grant, dedicate and dedicate to the public use forever the street and also dedicating the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Chaska Economic Development Authority, has caused these presents to be signed by its proper officers this 28th day of October, 1999.

CHASKA ECONOMIC DEVELOPMENT AUTHORITY

Robert P. Roepke
Robert P. Roepke, Chairman

David Pokorney
David Pokorney, Executive Director

STATE OF MINNESOTA
COUNTY OF CARVER

The foregoing instrument was acknowledged before me this 28th day of October, 1999, by Robert P. Roepke, Chairman and David Pokorney, Executive Director of Chaska Economic Development Authority, a body corporate and politic, on behalf of the corporation.

Janette M. Boman
Notary Public, Carver County, Minnesota
My Commission Expires: Jan 27, 2002

AND in witness whereof said Avanti Leasing, Inc., has caused these presents to be signed by its proper officers this 28th day of October, 1999.

AVANTI LEASING, INC.

Robert Cohen
Robert Cohen, Chief Financial Officer

STATE OF MINNESOTA COLORADO
COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 21st day of October, 1999, by Robert Cohen, Chief Financial Officer of Avanti Leasing, Inc., a body corporate and politic, on behalf of the corporation.

Ch. Meli
Notary Public, Denver County, Minnesota COLORADO
My Commission Expires: 02/21/2002

I hereby certify that I have surveyed and plotted the property described on this plat as THE KLEIN BRICK YARD SEVENTH ADDITION; that the plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown or will be placed as required by the local government unit; that the outside boundary lines are correctly designated on the plat and that there are no wet lands as defined in Minnesota Statutes Section 505.02, Subd. 1 or public highways to be designated other than as shown.

Edward J. Otto
Edward J. Otto, Land Surveyor
Minnesota License Number 14343

STATE OF MINNESOTA
COUNTY OF WRIGHT

The foregoing instrument was acknowledged before me this 6th day of October, 1999, by Edward J. Otto, Land Surveyor, Minnesota License No. 14343.

Mary E. Bodin
MARY E. BODIN
NOTARY PUBLIC - MINNESOTA
My Comm. Exp. Jan. 31, 2000
My Commission Expires: Jan. 31, 2000

COUNTY SURVEYOR, Carver County, Minnesota
Pursuant to Chapter 395, Minnesota Laws of 1971, this plat has been approved this 28th day of October, 1999.

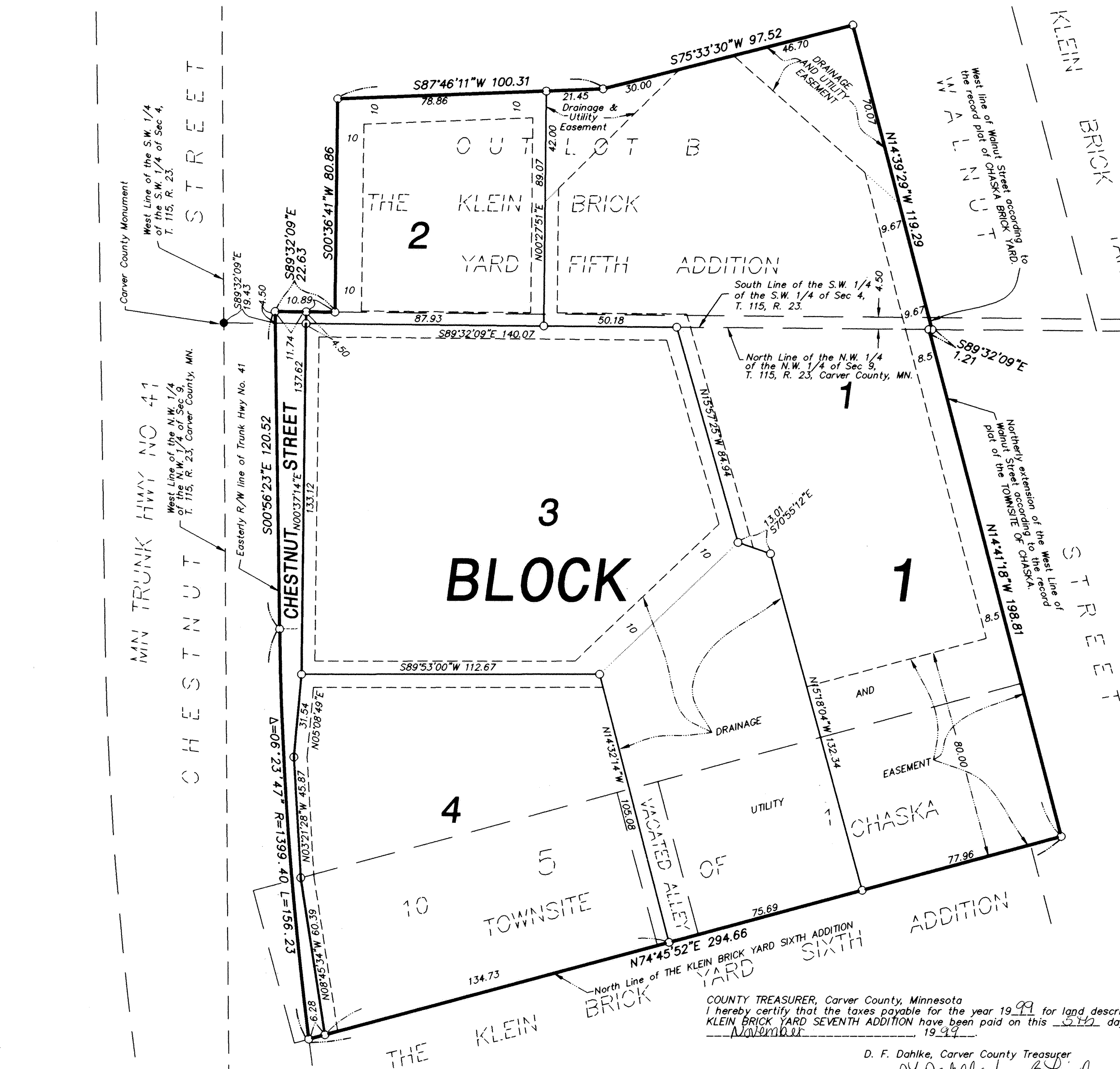
John E. Freemyer
John E. Freemyer, Carver County Surveyor

CHASKA, MINNESOTA
This plat of THE KLEIN BRICK YARD SEVENTH ADDITION was approved and accepted by the City Council of the City of Chaska, Minnesota, at a regular meeting held this 19th day of November, 1999, and is compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

Mark Lundgren
CITY COUNCIL OF THE CITY OF CHASKA, MINNESOTA
Mayor
Clerk, *Barbara*

COUNTY AUDITOR, Carver County, Minnesota
I hereby certify that there are no delinquent taxes for all years prior to 1999 for land described on this plat and transfer entered. Dated this 5th day of November, 1999.

Mark Lundgren, Carver County Auditor
By: *Mark Lundgren by J. Feltman*



COUNTY TREASURER, Carver County, Minnesota
I hereby certify that the taxes payable for the year 1999 for land described on this plat as THE KLEIN BRICK YARD SEVENTH ADDITION have been paid on this 28th day of November, 1999.

D. F. Dahlke
D. F. Dahlke, Carver County Treasurer
By: *D. F. Dahlke by G. Lind*

COUNTY RECORDER, Carver County, Minnesota
I hereby certify that this plat of THE KLEIN BRICK YARD SEVENTH ADDITION was filed this 28th day of November, 1999, at 10:30 o'clock A. M. as Document No. 259859.

Carl W. Hanson, Jr., County Recorder
By: *Carl W. Hanson* Packet Page 137 of..

BEARING NOTE:
The North Line of the KLEIN BRICK YARD SIXTH ADDITION is assumed to bear N74°45'52"E



THE KLEIN BRICK YARD FOURTEENTH ADDITION

PLAT FILE NO.
C.R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That Carver County CDA and Chaska Growth Holdings, LLC, owners of the following described property:

LOTS 1, 2, 3 AND 4, THE KLEIN BRICK YARD SEVENTH ADDITION, CARVER COUNTY, MINNESOTA

Have caused the same to be surveyed and platted as THE KLIEN BRICK YARD FOURTEENTH ADDITION and do hereby donate and dedicate to the public for public use the drainage and utility easements as created on this plat.

In witness whereof, the Chairman of said Carver County CDA has hereunto set their hands this day of , 20 .

Chairman, Carver County CDA

STATE OF
COUNTY OF

This instrument was acknowledged before me on day of , 20 , by , Chairman.

Notary Public, County, Printed Name
My commission expires January 31,

In witness whereof, managing partner said Chaska Growth Holdings, LLC, has hereunto set their hands this day of , 20 .

Managing Partner, Chaska Growth Holdings, LLC

STATE OF
COUNTY OF

This instrument was acknowledged before me on day of , 20 , by , Managing Partner.

Notary Public, County, Printed Name
My commission expires January 31,

I, Scott C. Trosen, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or will be correctly set within one year; that all water boundaries and wet lands as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this day of , 20

Scott C. Trosen, Licensed Land Surveyor, Minnesota License No. 47465

STATE OF MINNESOTA
COUNTY OF

This instrument was acknowledged before me on this day of , 20 ,
by Scott C. Trosen.

Notary Public, County, Printed Name
My commission expires January 31,

CITY COUNCIL, CITY OF CHASKA, MINNESOTA

This Plat of THE KLEIN BRICK YARD FOURTEENTH ADDITION was approved and accepted by the City Council of the City of Chaska, Minnesota at a regular meeting thereof held this day of , 20 , and said plat is in compliance with he provisions of Minnesota Statutes Section 505.03, Subd. 2.

By: By:

COUNTY SURVEYOR, CARVER COUNTY, MINNESOTA

Pursuant to Chapter 395, Minnesota Laws of 1971, this plat has been approved this day of , 20 .

Brian E. Praske, County Surveyor

By:

COUNTY AUDITOR/TREASURER, CARVER COUNTY, MINNESOTA

I hereby certify taxes payable in and prior years have been paid for land described on this plat.
Dated this day of , 20 .

Laurie Davies, County Auditor/Treasurer

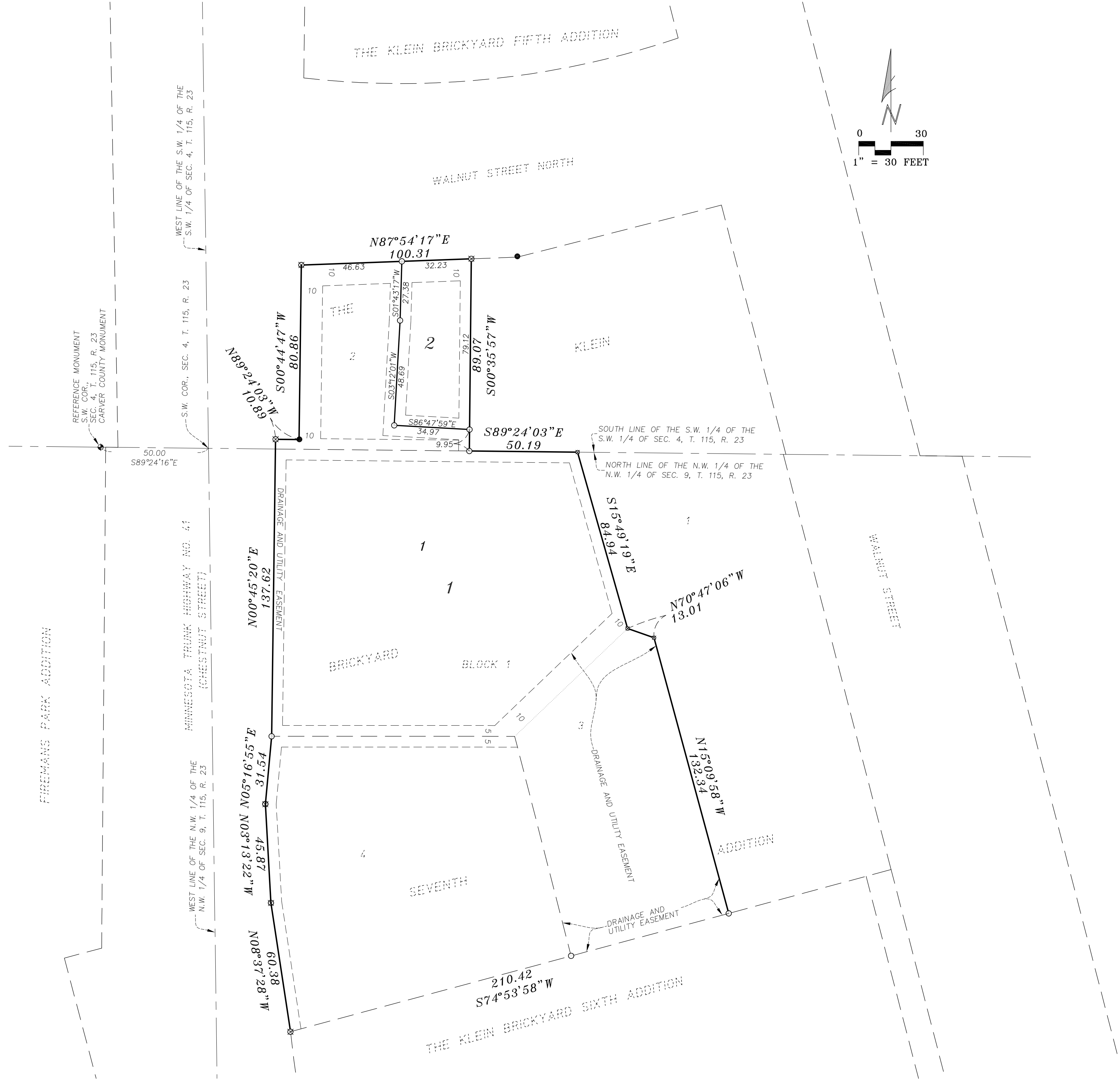
By:

COUNTY RECORDER, CARVER COUNTY, MINNESOTA

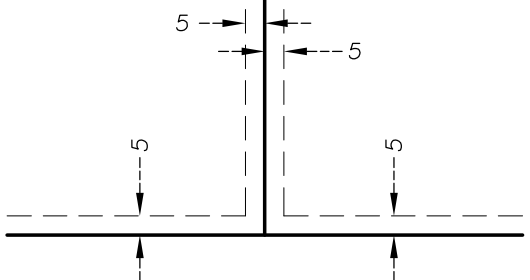
I hereby certify that this plat of THE KLEIN BRICK YARD FOURTEENTH ADDITION was filed this day of , 20 , at o'clock M. as Document Number .

County Recorder

By:



DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING 5
FEET IN WIDTH, UNLESS OTHERWISE INDICATED
ADJOINING LOT LINES AND RIGHT OF WAY LINES,
AS SHOWN ON THE PLAT.

- DENOTES FOUND MONUMENT
- DENOTES SET 1/2 INCH IRON MONUMENT WITH
CAP MARKED R.L.S. NO. 47465
- ◆ DENOTES FOUND CARVER COUNTY CAST IRON
MONUMENT

BEARINGS ARE BASED ON THE SOUTH LINE OF THE
S.W. 1/4 OF THE S.W. 1/4 OF SEC. 4, T. 115, R. 23

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
07/11/2018

Subject: **Conditional Use Permit for Two Solar Panels at Clover Ridge Elementary School**

Applicant: Independent School District #112

Location: Southeast corner of Hundertmark Road and Clover Ridge Drive on the Clover Ridge Elementary School property

Case No.: P.C. No. 2018-26

Synopsis: The applicant is requesting approval of the Conditional Use Permit to install two solar panels on the Clover Ridge Elementary School property

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

BACKGROUND

The Minnesota Municipal Power Agency (MMPA) is a municipal power agency and political subdivision of the State of Minnesota engaged in the generation and transmission of electrical power and energy to communities in turn deliver and sell the electricity to residential and business customers in their communities. MMPA currently serves the Minnesota municipal utilities in Anoka, Arlington, Brownton, Buffalo, Chaska, East Grand Forks, Le Sueur, North St Paul, Olivia, Shakopee, and Winthrop, and soon Elk River.

In 2010, MMPA established an Energy Education Program, which provides learning opportunities for students in member communities. As an extension of the Energy Education Program, MMPA has created the Hometown Solar Grant Program. The purpose of the Hometown Solar Grant Program is to provide educational assets to MMPA's member communities and to educate students and the public on the conversion of sunlight into electricity and the unique characteristics of solar power. The grant program provides selected schools and other educational facilities, such as community offices/centers or libraries, with a ~5 kW solar installation.

MMPA worked with the City of Chaska's Electric Department to determine which community location was best suited for the Hometown Solar Grant. The selected schooled for Chaska is Clover Ridge Elementary School. MMPA along with their selected contractor Blue Horizon Energy would complete all the permitting, planning, construction, and commissioning activities related to the solar installation. After commissioning is complete, MMPA would turn over the asset to Clover Ridge Elementary School who would own and operate the facility.

LAND USE/ZONING

The area of the solar panels are currently zoned Planned Multi-Use District (PMD-15). The Planned Multi-Use District (PMD-15) zoning district allows for transmission lines with the granting of a Conditional Use Permit (CUP).

CURRENT REQUEST

MMPA proposes to build a 5.6 kW solar array at Clover Ridge Elementary School in Chaska that would act as an energy education asset for both the school and the community. The onsite solar array would educate students and the public first-hand on how sunlight is converted into electricity.

The solar array would be accessible to teachers and students to view the solar array up close and engage in class discussions about solar power. A public monitoring website would also be available for students, teachers and the community to view past and present data of the solar array's electrical production. MMPA would provide an iPad kiosk to Clover Ridge which would serve as an additional tool to access the website and infographics depicting how the solar array generates electricity. The installation of these solar panels would not be connected to the City of Chaska's utility grid since this installation is purely educational.

The solar array equipment would consist of two pole mounted solar arrays. Each pole would support a racking system and eight solar panels. The system at its lowest point would be 7 feet above grade and 15 feet above grade at its highest point. Equipment associated with the solar array (disconnect switches, inverter and production meter) would be minimal and be installed directly on the pole mounts or on the exterior of the school building near other utilities. All disconnect switches and the production meter would be locked and not accessible.

One of the objectives in selecting Clover Ridge and its location on site was to maximize visibility, exposure, and approachability for Chaska students. With this in mind, MMPA and Clover Ridge selected a location on the North-East portion of the site near the existing hockey rink. The location was chosen because of available open space on the school's site, the proximity to the school's electrical system, solar exposure and ease of use by students and teachers. The solar array location would be located a few hundred feet from the nearest area residents and adjacent to the city owned Chaska Community Park. The solar array would be oriented to face directly south to optimize exposure to the sun throughout the day. MMPA would utilize existing driveways and parking lots for access to the site during construction only. The solar array would be set back from existing sidewalks to allow accessibility to the installation.

An educational sign will be placed adjacent to the solar panels for people (students and public) to gain a brief understanding of the solar panels and their use. This sign will also provide cautionary remarks if you were to approach the panels.

It should be noted that MMPA does not foresee, nor are planning, to expand the size of this project on this site.

CONDITIONAL USE PERMIT

According to Chapter 2.3 of the Zoning Ordinance (Essential Services):

"Above ground structures for private essential services such as sub-stations or receiving and transmitting towers/antennas shall be classified as a use by conditional permit in all zoning districts. A Conditional Use Permit for such essential service structures may be granted by the City Council after public hearing and recommendation by Planning Commission. The placement, heights, design, and type of construction and building material of such structures shall be such that any potential negative effect upon proximate properties will be minimized. The City Council may require certain conditions of approval to assure environmental compatibility."

A Conditional Use Permit may be granted by the City Council after demonstration by evidence that:

- a) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare;
- b) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood;
- c) The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- d) Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided;
- e) Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets;
- f) The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

ANALYSIS

Section 1.2 of the City's Zoning Ordinance explains "[t]he basic purpose of this Ordinance is to ensure public health, safety, and general welfare in accordance with the official 'Comprehensive Plan' of the City of Chaska, and with adopted development goals, policies and proposals contained therein."

In Order to achieve the objectives of the Comprehensive Plan certain uses, including "essential services," are permitted subject to a Conditional Use Permit. The project constitutes a "privately owned and operated essential service" as defined by Sections 2.3 and 15 of the ordinance. Section 2.3 of the City Zoning Ordinance also provides that above ground structures for private essential services shall be classified as a conditional use in all zoning districts.

The proposed solar panels are an essential service that will provide education to students and the public on the solar energy.

Section 2.3 of the Zoning Ordinance further provides that the placement, height, design, and type of construction and building material of such structures shall minimize any potential negative effect upon proximate properties. The proposed solar panels will be located centrally on the site and in a minimal view from residences and streets.

The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare; The welfare of the Chaska community would not be adversely affected by the solar array installation, maintenance or operation. The solar array would be a stationary, pole mounted panel system. The solar array would operate silently and would not impact nearby homes. Proper safeguards will be used for construction and operation of the proposed solar panels. The panels will be surrounded by a fence during construction. After construction, the fence will be removed. The height of the panels (7 feet above grade at its lowest point) will be high enough so that head clearance is not an issue. The solar installation would comply with standard requirements of the electrical code to include safety and warning labeling on equipment associated with the installation. The installation would also have small plaques indicating locations of equipment, which is required by the electrical code. MMPA will provide an educational sign near the solar array along the existing sidewalk. In addition, the sign would display safety information such as, caution panels may be to touch, and caution electrical shock hazard. The solar panels, which are made of glass and aluminum, could become warm similar to other materials which are exposed to the sun, solar panels do not produce significant heat in the process of generating electricity. Safety stickers would be added to the solar array to warn the community of the potential hazard of touching a hot surface. All components on the solar array would be secured or locked. Electrical wires would be in conduit or concealed behind a wire mesh and may not come in contact with those who are observing the array

The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood; The solar array would not be injurious to the use or enjoyment of neighboring properties. The solar array would not diminish or impair property values. The solar array would not disrupt nearby activity areas on school or city property.

The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; The solar array would be setback from adjacent properties and would not impede the development or improvement of the surrounding properties. There is no proposed expansion of this project as well, therefore it will be a purely educational and controlled project.

Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided; Electrical connection to the school would be provided as part of the proposed project. All other utilities would remain untouched, as part of the proposed project. The proposed project would use existing streets and parking lots to access the site during construction or for maintenance activities. The solar array would not need additional roads, drainage, of other facilities to construct or operate.

Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets; The solar array would not affect traffic on the proposed site or adjacent public streets.

The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located; The applicant states that the solar array would conform to the applicable regulations of the district.

Height

The proposed solar panels will be 7 feet at its lowest point and 15 feet above grade at its highest point.

Location

The proposed solar panels will be on the northeast portion of the school site, located just south of the existing hockey rink.

Design/Color

The solar array pole supports would be 8-inch diameter steel pipe with a concrete foundation. The poles would be painted black with a durable, heavy duty epoxy paint. The racking system which supports the panels would be constructed out of steel and aluminum painted gray. The solar panels surface materials are glass and aluminum. The front side color would be black to dark blue and the back of the panels would be white. The equipment mounted to the poles would be an off-white or gray color.

Lighting

The proposed solar panels will not be illuminated in any way.

In light of the analysis above, staff believes the proposed solar panels meet the parameters of Chapter 2.3 of the Zoning Ordinance (Essential Services). The proposal, with modifications required by the City, complies with all provisions of the zoning and no variances are requested.

PLANNING COMMISSION ACTION REQUESTED

Motion to approve the Conditional Use Permit in order to construct two solar panels on the Clover Ridge Elementary site, subject the following conditions:

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Conditional Use Permit Application (pgs 1-40), prepared by MMPA, dated July 3, 2018**
- 2. Compliance with section 2.3 of the Zoning Ordinance.**
- 3. Submittal and approval of a building permit prior to construction of the solar panels.**
- 4. Provision to install educational sign with solar panels.**
- 5. Provision that the panels will be at least 7 feet above grade at their lowest point.**
- 6. Provision that the electrical boxes and all other hazardous components are secured appropriately.**
- 7. Provision that no expansion to these panels or the number of panels will occur.**
- 8. Provision that the solar panels are for educational purposes only.**

DATE: 6/4/2018 PLANNING CASE NUMBER: _____

Location of Property: 114000 Hundertmark Road, Chaska, MN 55318

Legal Description of Property: Sect 31 Twp 116 Range 023 Clover Field Lot 001 Block 013

Existing Zoning: P2 Use: Education - Public Buildings

Description of Request: Conditional use permit for a solar array installation

Number of Acres: 14.97 Lots _____ Units _____

Owner Name: Independent School District #112 Phone: 952-556-6100

Street: 11 Peavey Road City: Chaska State: MN Zip: 55318

Applicant Name: Independent School District #112 Phone: 952-556-6100

Street: 11 Peavey Road City: Chaska State: MN Zip: 55318

* Note: Time spent by the City's Planning, Engineering, Landscape Architect and/or Legal Consultants reviewing application materials will be billed directly with payment within 30 days of date of invoice.
 **Account Codes for Office Use: A: 101-1710-3440 (Planning & Zoning Application Fees) B: 101-1710-3441 (Processing Fees)
 *** S:\Work\Community Development\Forms

July 3, 2018

VIA PAPER COPY AND ELECTRONIC MAIL

Elizabeth Hanson
City Planner
City of Chaska
One City Hall Plaza
Chaska, MN 55318

RE: Conditional Use Permit Application-Narrative

Dear Ms. Hanson:

The Minnesota Municipal Power Agency (MMPA or the Agency) respectfully submits this Conditional Use Permit application to the City of Chaska for a proposed 5.6 kilowatt (kW) Solar Array at Clover Ridge Elementary School (Clover Ridge).

MMPA Background

MMPA is a municipal power agency and political subdivision of the State of Minnesota engaged in the generation and transmission of electrical power and energy to twelve municipally-owned member utilities, including the City of Chaska. The member communities in turn deliver and sell the electricity to residential and business customers in their communities. MMPA currently serves the Minnesota municipal utilities in Anoka, Arlington, Brownston, Buffalo, Chaska, East Grand Forks, Le Sueur, North St. Paul, Olivia, Shakopee, and Winthrop. MMPA will begin serving the Minnesota municipal utility in Elk River in 2018.

Hometown Solar Grant Program

In 2010, MMPA established an Energy Education Program, which provides learning opportunities for students in member communities. As an extension of the Energy Education Program, MMPA has created the Hometown Solar Grant Program. The purpose of the Hometown Solar Grant Program is to provide educational assets to MMPA's member communities and to educate students and the public on the conversion of sunlight into electricity and the unique characteristics of solar power. The grant program provides selected schools and other educational facilities, such as community offices/centers or libraries, with a ~5 kW solar installation.

MMPA worked with the City of Chaska to determine which community location was best suited for the Hometown Solar Grant. The selected school for Chaska is Clover Ridge Elementary School. MMPA along with their selected contractor Blue Horizon

Page 2

Energy would complete all the permitting, planning, construction, and commissioning activities related to the solar installation. After commissioning is complete, MMPA would turn over the asset to Clover Ridge Elementary School who would own and operate the facility.

Project Description

MMPA proposes to build a 5.6 kW solar array at Clover Ridge Elementary School in Chaska, MN that would act as an energy education asset for both the school and the community. The onsite solar array would educate students and the public first-hand on how sunlight is converted into electricity. The following provides a brief description of the various aspects of the solar array project.

1. Use

The solar array would be accessible to teachers and students to view the solar array up close and engage in class discussions about solar power. A public monitoring website would also be available for students, teachers and the community to view past and present data of the solar array's electrical production. MMPA would provide an iPad kiosk to Clover Ridge which would serve as an additional tool to access the website and infographics depicting how the solar array generates electricity.

2. Interconnection

The solar array interconnection would be tied directly into the schools existing electrical panels through underground wiring. MMPA proposes to directionally bore all cables from the solar array to a location near the exterior wall of the school building. The installation would not be connected to the City of Chaska's utility grid.

3. Equipment

The solar array equipment would consist of two pole mounted solar arrays. Each pole would support a racking system and eight solar panels. The system at its lowest point would be 7'-0" above grade and be 15'-0" above grade at its highest point. Equipment associated with the solar array (disconnect switches, inverter and production meter) would be minimal and be installed directly on the pole mounts or on the exterior of the school building near other utilities. All disconnect switches and the production meter would be locked and not accessible.

The solar array pole supports would be 8" diameter steel pipe with a concrete foundation. The poles would be painted black with a durable, heavy-duty epoxy paint. The racking system which supports the panels would be constructed out of steel and aluminum painted grey. The solar panels surface materials are glass and aluminum. The front side color would be black to dark blue and the back of the panels would be

Page 3

white. The equipment mounted to the poles would be an off-white or grey color. (*See Exhibit B and Exhibit C*).

Due to the nature of the technology, maintenance and operational activities for the solar array are minimal. Maintenance would include periodic cleaning of the panels with water.

4. Location and Orientation

One of the objectives in selecting Clover Ridge and the location on site was to maximize visibility, exposure, and approachability for Chaska students. With this in mind, MMPA and Clover Ridge selected a location on the North-East portion of the site near the existing hockey rink. The location was chosen because of available open space on the school's site, the proximity to the school's electrical system, solar exposure and ease of use by students and teachers. The solar array location would be located a few hundred feet from the nearest area residents and adjacent to the city owned Chaska Community Park. The solar array would be oriented to face directly South to optimize exposure to the sun throughout the day. MMPA would utilize existing driveways and parking lots for access to the site during construction only. The solar array would be set back from existing sidewalks to allow accessibility to the installation (*See Exhibit A*).

5. Safety and Welfare

The solar array would comply with all applicable codes and regulations for this type of installation. All components on the solar array would be secured or locked. Electrical wires would be in conduit or concealed behind a wire mesh and may not come in contact with those who are observing the array (*See Exhibit B*).

A chain link fence would be installed during construction to keep the area safe while work is being completed. Once construction is complete, the fence would be removed. The solar array would not have a permanent fence or barrier surrounding it (*See Exhibit A*). A fence around the installation would greatly interfere with the primary purpose of the project to educate people and would require additional equipment per the National Electric Code(NEC). A fence could also create a hazard for first responders seeking to rapidly and completely disconnect the solar array's nominal contribution of energy to the school. Certain components of the array are required to be accessible to utility personnel per the NEC.

The solar panels, which are made of glass and aluminum, could become warm similar to other materials which are exposed to the sun, solar panels do not produce significant heat in the process of generating electricity. Safety stickers would be added to the solar array to warn the community of the potential hazard of touching a hot surface. (*See Exhibit B*).

6. Signs and Labeling

The solar installation would comply with standard requirements of the electrical code to include safety and warning labeling on equipment associated with the installation. The installation would also have small plaques indicating locations of equipment, which is required by the electrical code (*See Exhibit B*).

As part of the solar installation, MMPA would provide an educational sign near the solar array along the existing sidewalk. The sign would display high level graphic depicting the conversion of sunlight into electricity and the unique characteristics of solar power. In addition, the sign would display safety information such as, caution panels may be hot to touch, and caution electrical shock hazard. (*See Exhibit A & Exhibit D*).

7. Landscaping

After construction is complete, MMPA would restore the area around the solar installation to its original state. Grass would be planted and excess soil would be removed from the site (*See Exhibit A*).

8. Expansion

MMPA does not foresee expanding the size of this project on the Clover Ridge Elementary School Site.

9. CUP Standards

- a) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare;

The welfare of the Chaska community would not be adversely affected by the solar array installation, maintenance or operation. The solar array would be a stationary, pole mounted panel system. The solar array would operate silently and would not impact nearby homes.

- b) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood;

The solar array would not be injurious to the use or enjoyment of neighboring properties. The solar array would not diminish or impair property values. The solar array would not disrupt nearby activity areas on school or city property.

Ms. Elizabeth Hanson
July 3, 2018

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- c) The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

The solar array would be setback from adjacent properties and would not impede the development or improvement of the surrounding properties.

- d) Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided;

Electrical connection to the school would be provided as part of the proposed project. All other utilities would remain untouched, as part of the proposed project. The proposed project would use existing streets and parking lots to access the site during construction or for maintenance activities. The solar array would not need additional roads, drainage, or other facilities to construct or operate.

- e) Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets;

The solar array would not affect traffic on the proposed site or adjacent public streets.

- f) The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

The solar array would conform to the applicable regulations of the district.

MMPA respectfully requests approval of the Conditional Use Permit. Please contact me at (612) 349-6868 or krystal.knutson@avantenergy.com if you require any additional information.

Respectfully submitted,

Avant Energy, Inc.
Agent for MMPA



Krystal Knutson

Enclosures

CONTACT INFORMATION

Owner/ Contact Person :

DeeDee Kahring

Project Location:

114000 Hundertmark Rd.,

Chaska MN 55318

Phone Number: 952-556-6261

Email: kahringd@district112.org

Utility Company: City of Chaska

Contact Name:

Phone Number: 952-448-9200

State Inspector: Brian Luce

Contact Number 952-233-8988

State Area Rep: Marty Kumm

Contact Number 952-440-7455

City: Chaska

County: Carver County

Township: Chaska

Contact Person: Matt

Phone Number: 952-227-7522

DESCRIPTIONTOTAL SYSTEM SIZE = 5.6KW
2 - POLE MOUNT, 8 MODULES PER POLE, 4 ROWS X 2
COLUMNS, FACING SOUTH1 - SOLAREEDGE SE-9000-A-US, 208V ,3PH INVERTER
16 - SOLAREEDGE POWER OPTIMIZER OP-400W

16 - SOLARWORLD SW-350W SOLAR MODULES

PROJ. LOCATION: 114000 Hundertmark Road, Chaska, MN 55318

TITLE: MMPA- Hometown Solar Chaska
PROPOSED 5.6kW TOP OF POLE MOUNT SOLAR
"PV" SYSTEMOWNER: Eastern Carver County Schools, Packet Page 152 of 152
Clover Ridge Elementary School

ADDRESS: 114000 Hundertmark Road, Chaska, MN 55379

PROJ. TYPE: Non-Profit

PROGRAM TYPE:

PREMISE NO. :

METER NO. :

ACCOUNT NO.:

DRAWN BY: Jessica A.

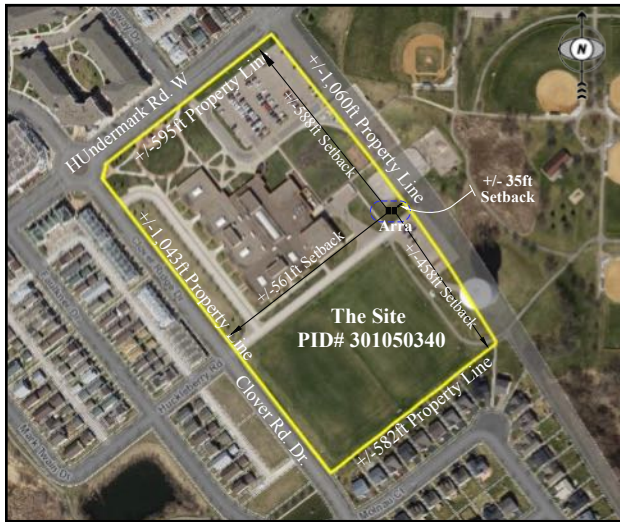
DATE DRAWN: 04.30.18

APPROVED BY: R. Hoerauf

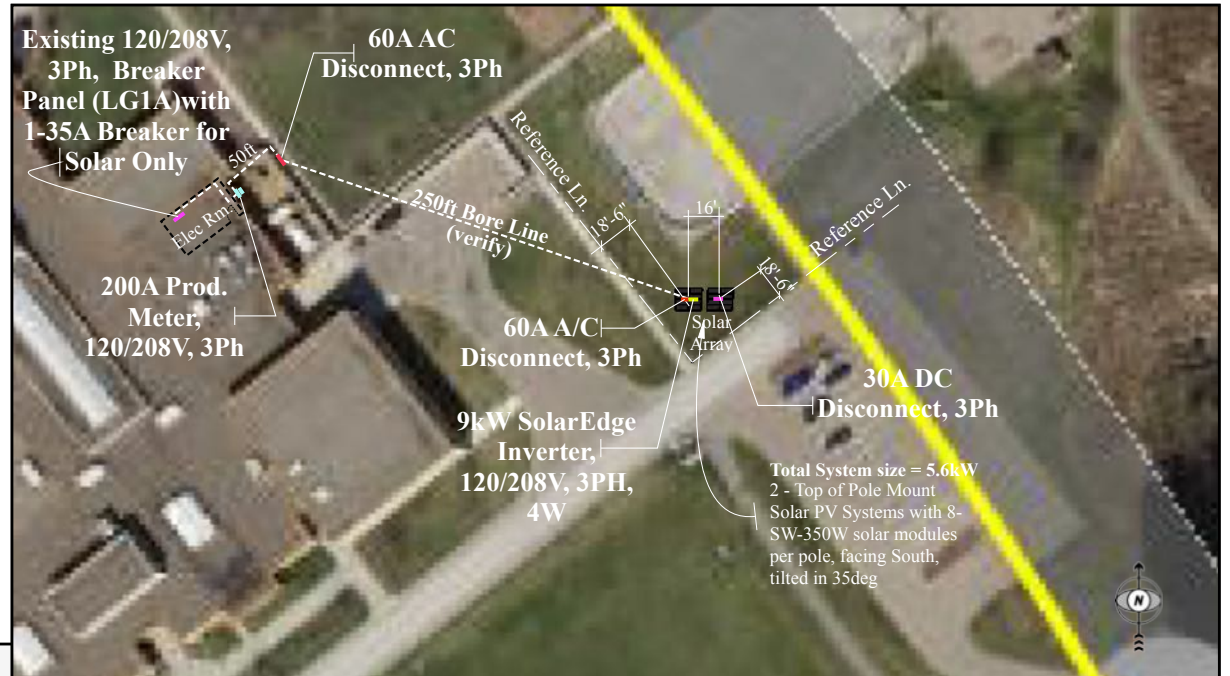
REVISION:

UTILITY :

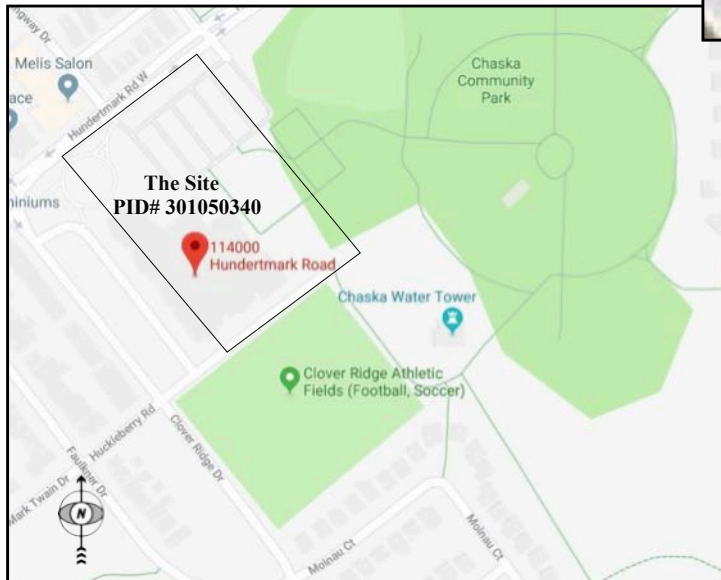
EXHIBIT A



Location Plan



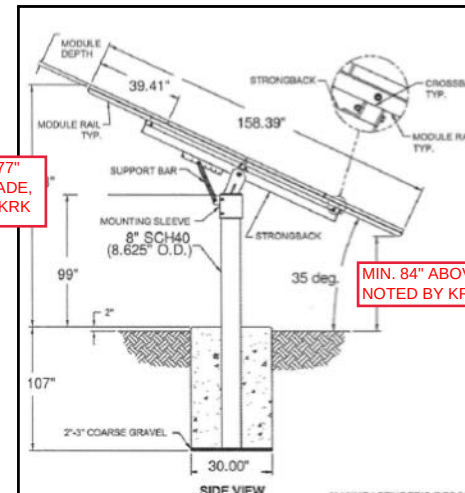
Site Plan



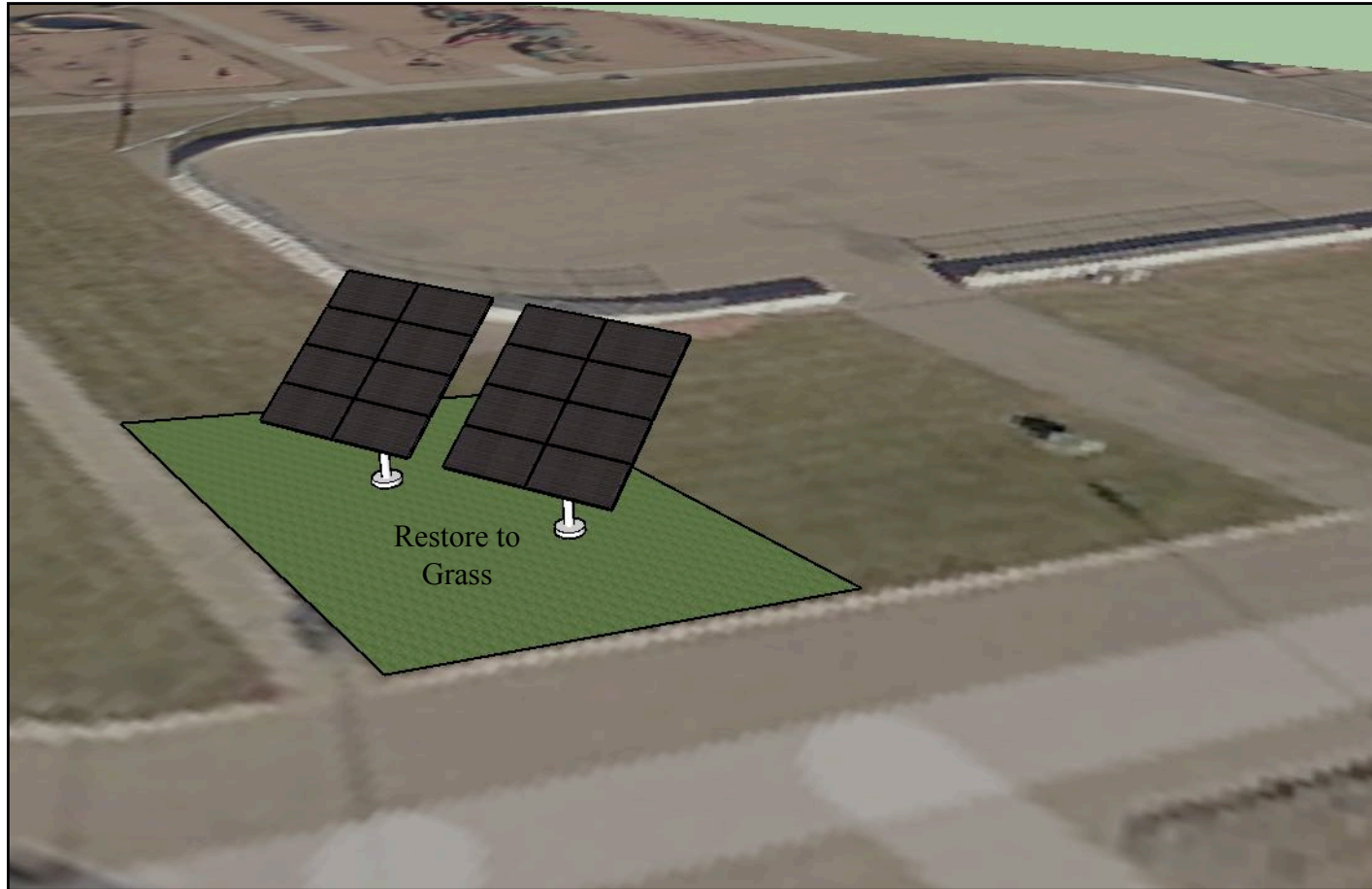
Lot Plan

APPROX. 177" ABOVE GRADE, NOTED BY KRK

MIN. 84" ABOVE GRADE, NOTED BY KRK



Top-of-Pole Mount Detail



Ground Restoration

PROJ. LOCATION: 114000 Hundertmark Road, Chaska, MN 55318

TITLE: MIPA- Hometown Solar Chaska
PROPOSED 5.6kW TOP OF POLE MOUNT SOLAR "PV" SYSTEM

OWNER: Eastern Carver County Schools
 Clover Ridge Elementary School

ADDRESS: 114000 Hundertmark Road, Chaska, MN 55379

PROJ. TYPE: Non-Profit

PROGRAM TYPE:

PREMISE NO. :

METER NO. :

ACCOUNT NO.:

DRAWN BY: Jessica A.

DATE DRAWN: 04.30.18

APPROVED BY: R. Hoerauf

REVISION:

UTILITY :

SHEET NO.:

A
1

SCALE N.T.S.



Trench or Bore Plan



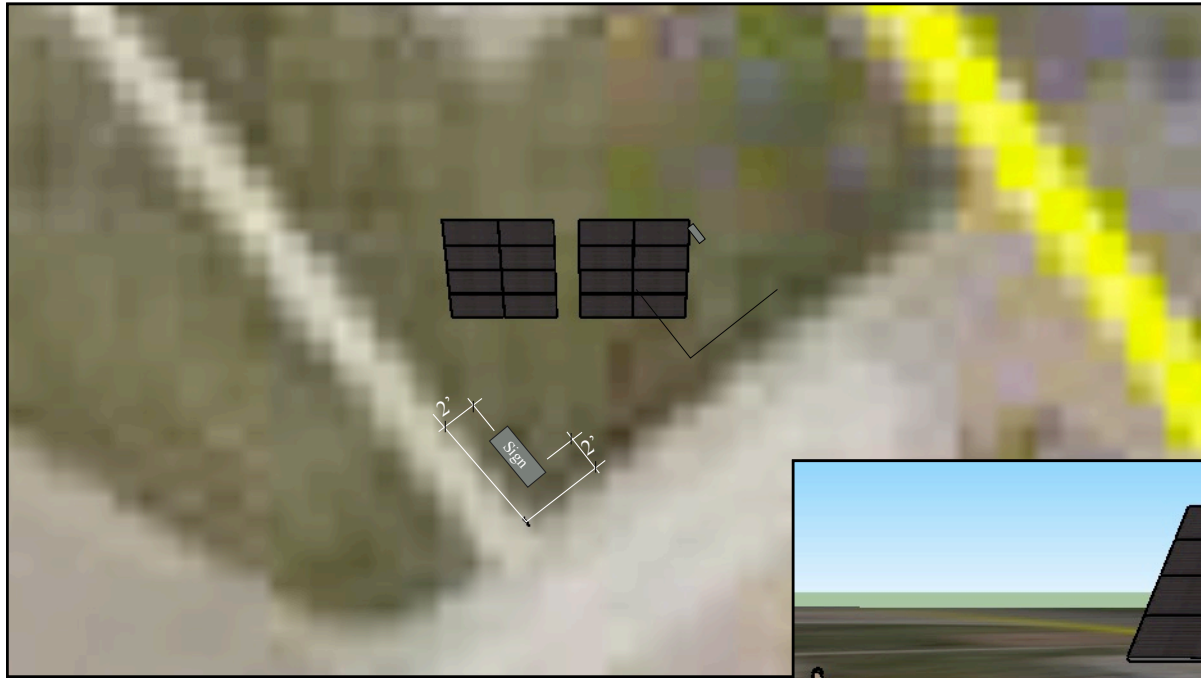
Note: Directional boring to be confirmed once utility locates identified.



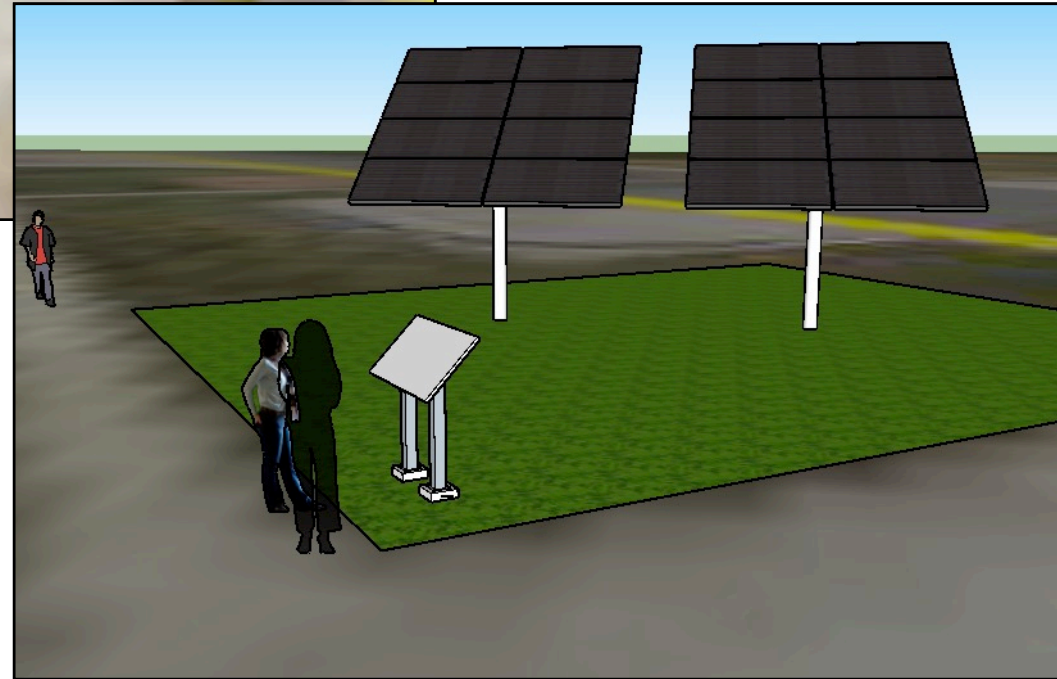
Proposed Fence Location Plan



PROJ. LOCATION: 114000 Hundertmark Road, Chaska, MN 55318	PROJ. TYPE: Non-Profit	DRAWN BY: Jessica A.	SHEET NO.:
TITLE: MMPA- Hometown Solar Chaska PROPOSED 5.6kW TOP OF POLE MOUNT SOLAR "PV" SYSTEM	PROGRAM TYPE:	DATE DRAWN: 04.30.18	A 1
OWNER: Eastern Carver County Schools Clover Ridge Elementary School	PREMISE NO. :	APPROVED BY: R. Hoerauf	
ADDRESS: 114000 Hundertmark Road, Chaska, MN 55379	METER NO. :	REVISION:	
	ACCOUNT NO.:	UTILITY :	SCALE N.T.S.



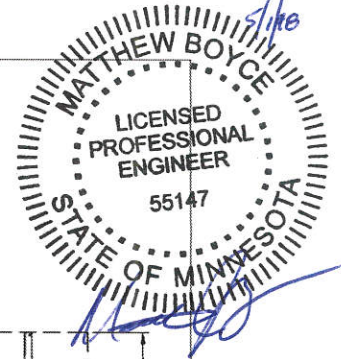
EDUCATIONAL SIGN PLAN



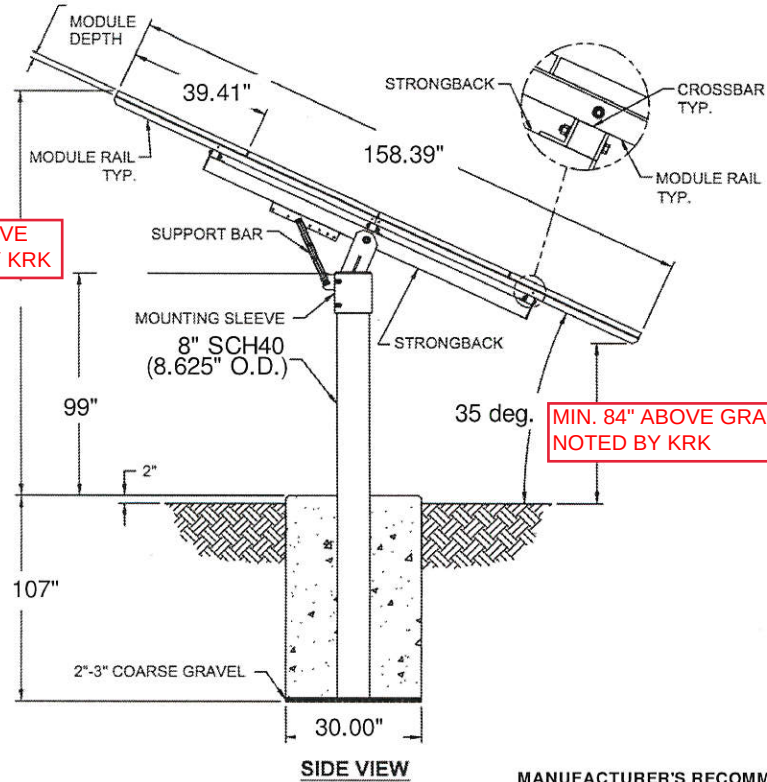
3D VIEW



EXHIBIT A



APPROX. 177" ABOVE GRADE, NOTED BY KRK

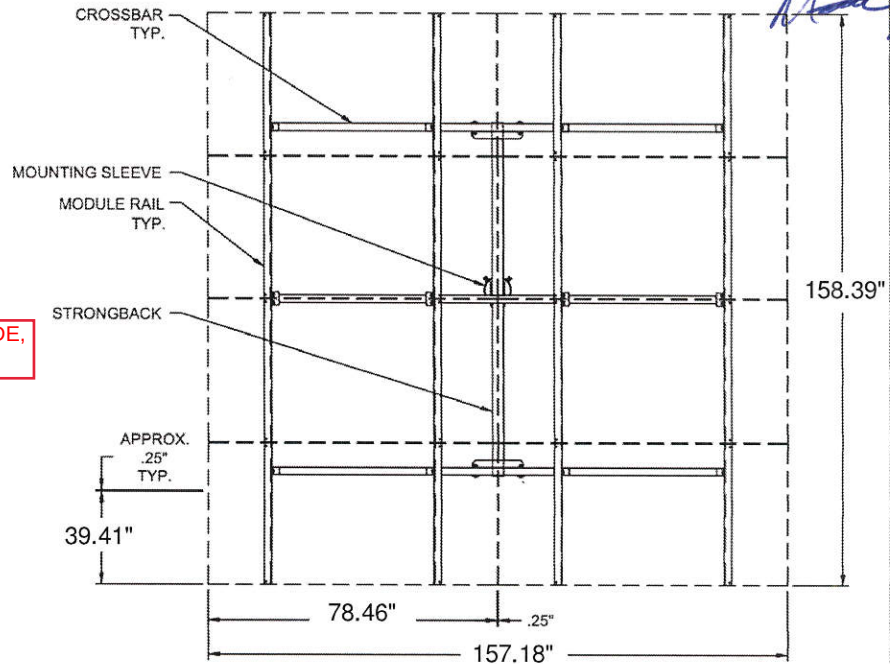


SIDE VIEW

MANUFACTURER'S RECOMMENDATIONS

FOUNDATION RECOMMENDATIONS PER IBC 2015, ASCE 7-05/7-10, AND BASED ON THE FOLLOWING ASSUMPTIONS:

- WIND EXPOSURE B
- 110 MPH (ASCE 7-05), 125 MPH (ASCE 7-10)
- 2,500 PSI CONCRETE
- 8" SCH40 STEEL PIPE
- SOIL TYPE 5
- SOIL IS UNDISTURBED AROUND FOOTINGS
- 35 DEGREE MAXIMUM TILT
- 50 PSF MAX. GROUND SNOW LOAD



TOP VIEW
(PARTIAL)

 PREFORMED LINE PRODUCTS		
TITLE: TPM8-H-SolarWorld SW 340-350 XL mono -HWV		
CUSTOMER:	DRAWN BY:	DATE:
Blue Horizon Energy	WEB	2018-04-30
PROJECT:	APPROVED:	SHEET:
Hometown Solar Chaska	J.R.	
THIS DRAWING IS THE PROPERTY OF PREFORMED LINE PRODUCTS, AND CANNOT BE USED, COPIED, OR DISCLOSED WITHOUT PERMISSION. DO NOT SCALE DRAWING.		

TPM8-(D-H) STANDARD AND HWV



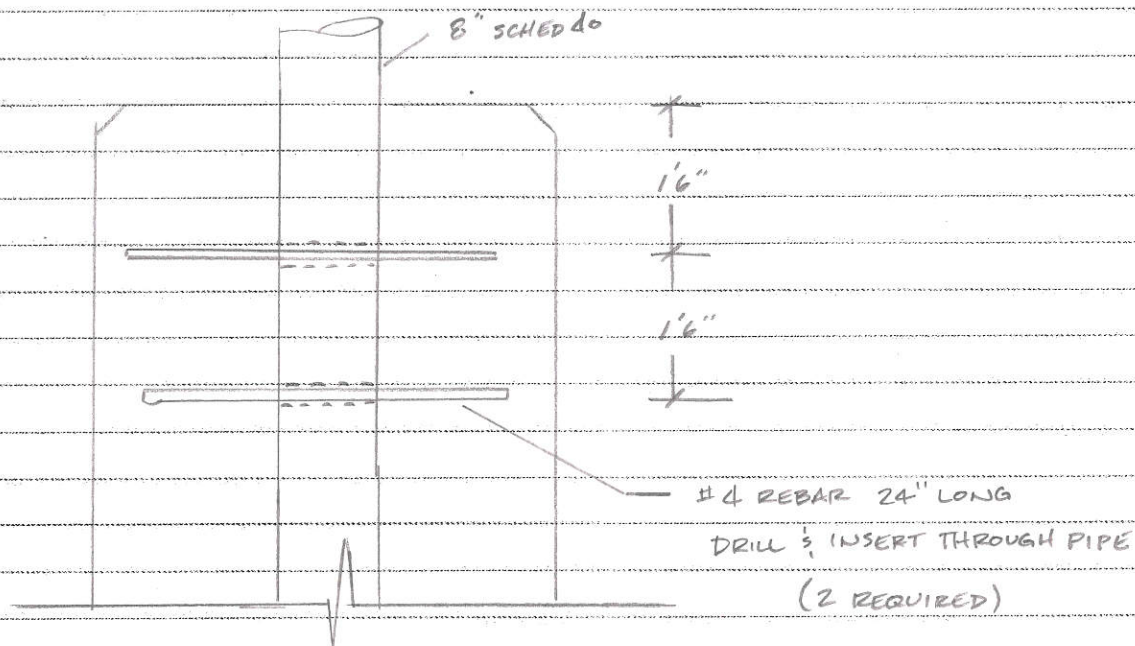
ENGINEERED SOLUTIONS, LLC
DESIGN - ENGINEERING - CONSULTING

Project: *HOMETOWN SOLAR - CHASKA*

Sheet: *1/1*

Date: *5/1/18*

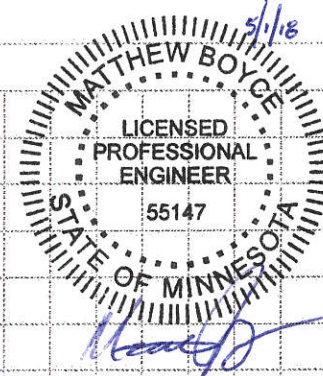
By: *MJB*



DRILLED PIER

PIPE SHEAR CONNECTION

NTS



Engineered Solutions, LLC
Design - Engineering - Consulting

EXHIBIT B





MMPA HOMETOWN SOLAR
GRANT INSTALLATION

EXAMPLE PROJECT

EXHIBIT B



MMPA HOMETOWN SOLAR
GRANT INSTALLATION

EXAMPLE PROJECT



MMPA HOMETOWN SOLAR
GRANT INSTALLATION

EXAMPLE PROJECT

EXHIBIT B

MMPA HOMETOWN SOLAR
GRANT INSTALLATION

EXAMPLE PROJECT



EXHIBIT B



MMPA HOMETOWN SOLAR
GRANT INSTALLATION

EXAMPLE PROJECT

EXHIBIT B



CAUTION STICKERS
TO BE PLACED ON
RACKING STRUCTURE

MMPA HOMETOWN SOLAR
GRANT INSTALLATION

EXAMPLE PROJECT

EXHIBIT B

CAUTION
STICKERS
PLACED HERE

CAUTION
STICKERS
PLACED HERE

SOLAR PANELS

WIRE MESH

RACKING SYSTEM

8" DIAMETER POLE

DC DISCONNECT, SCHOOL
TO PROVIDE LOCKS AFTER
INSTALLATION IS COMPLETE

RIGID CONDUIT

MMPA HOMETOWN SOLAR
GRANT INSTALLATION

EXAMPLE PROJECT

DC DISCONNECT
LABELING

SCHOOL TO PROVIDE
LOCKS AFTER
INSTALLATION IS
COMPLETE

MMPA HOMETOWN SOLAR
GRANT INSTALLATION

EXAMPLE PROJECT

EXHIBIT B

CAUTION
STICKERS
PLACED HERE

CAUTION
STICKERS
PLACED HERE

Inverter

AC Disconnect

SCHOOL TO PROVIDE LOCKS
AFTER INSTALLATION IS
COMPLETE

MMPA HOMETOWN SOLAR
GRANT INSTALLATION

EXAMPLE PROJECT

EXHIBIT B



DC DISCONNECT
LABELING

MMPA HOMETOWN SOLAR
GRANT INSTALLATION

EXAMPLE PROJECT

EXHIBIT B



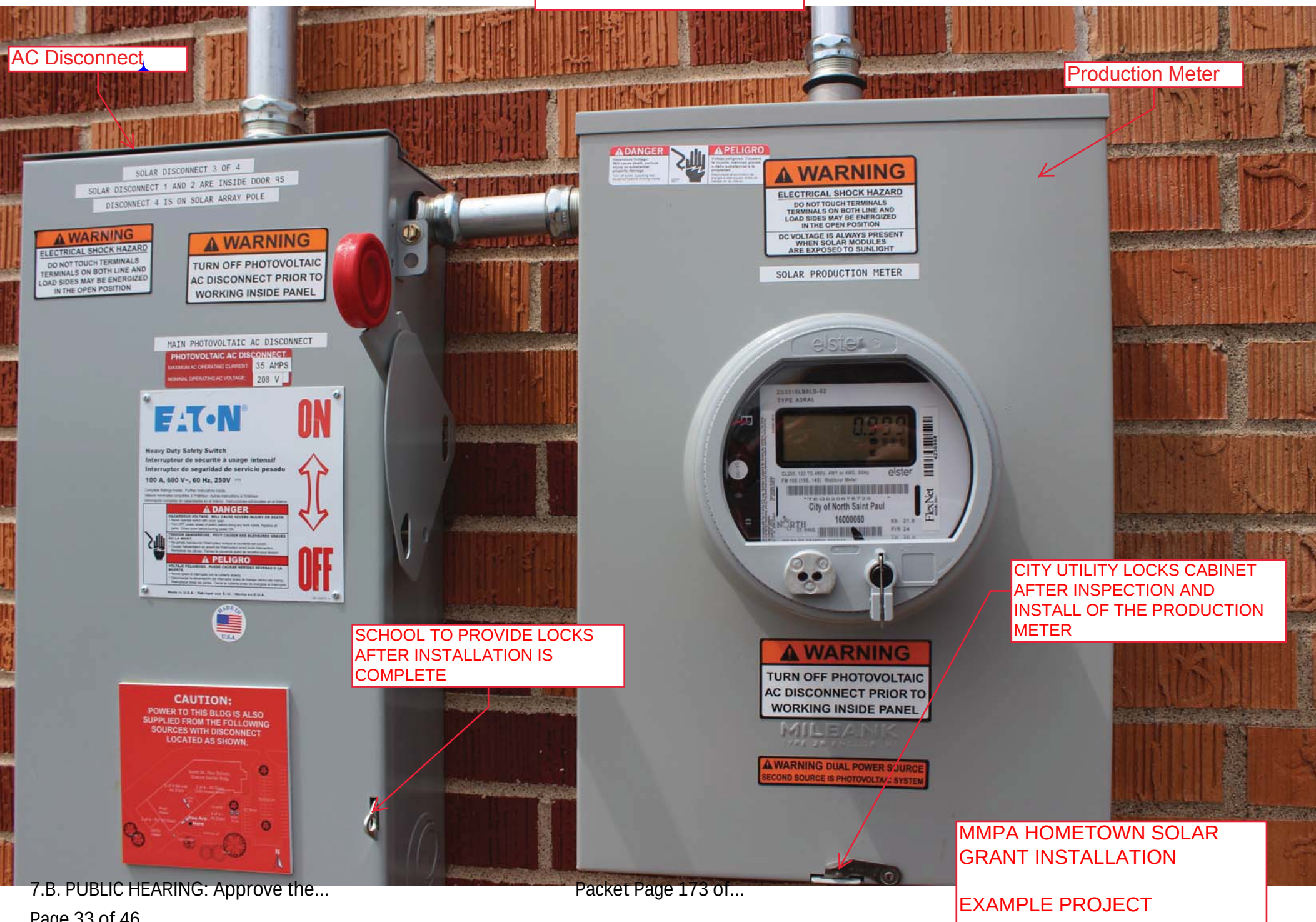
AC DISCONNECT LABELING

SCHOOL TO PROVIDE LOCKS AFTER INSTALLATION IS COMPLETE

MMPA HOMETOWN SOLAR GRANT INSTALLATION

EXAMPLE PROJECT

EXHIBIT B



Sunmodule®

SW 340 - 350 XL MONO

EXHIBIT C
PRODUCT SPECIFICATIONS



Data sheet



QUALITY BY SOLARWORLD

SolarWorld's foundation is built on more than 40 years of ongoing innovation, continuous optimization and technology expertise. All production steps from silicon to module are established at our production sites ensuring the highest possible quality for our customers. Our modules come in a variety of different sizes and power, making them suitable for all global applications – from residential solar systems to large-scale power plants.

- » Lower BOS costs than for 60-cell modules – faster return on investment
- » Tested in extreme weather conditions – hail-impact tested and resistant to salt spray, frost, ammonia, dust and sand
- » Proven guarantee against hotspots and PID-free to IEC 62804-1
- » SolarWorld Efficells™ for the highest possible energy yields
- » Patented corner design with integrated drainage for optimized self-cleaning
- » High-transmissive glass with anti-reflective coating
- » Long-term safety and guaranteed top performance – 25-year linear performance warranty; 20-year product warranty



Sunmodule®

SW 340 - 350 XL MONO

EXHIBIT C PRODUCT SPECIFICATIONS



PERFORMANCE UNDER STANDARD TEST CONDITIONS (STC)*

		SW 340	SW 345	SW 350
Maximum power	P_{max}	340 Wp	345 Wp	350 Wp
Open circuit voltage	V_{oc}	47.6 V	47.8 V	48.0 V
Maximum power point voltage	V_{mpp}	38.0 V	38.2 V	38.4 V
Short circuit current	I_{sc}	9.69 A	9.75 A	9.82 A
Maximum power point current	I_{mpp}	9.01 A	9.10 A	9.17 A
Module efficiency	η_m	17.04 %	17.29 %	17.54 %

Measuring tolerance (P_{max}) traceable to TUV Rheinland: +/- 2% (TUV Power controlled, ID 0000039351)

*STC: 1000W/m², 25°C, AM 1.5

PERFORMANCE AT 800 W/m², NOCT, AM 1.5

		SW 340	SW 345	SW 350
Maximum power	P_{max}	259.3 Wp	263.8 Wp	267.2 Wp
Open circuit voltage	V_{oc}	41.5 V	41.8 V	42.0 V
Maximum power point voltage	V_{mpp}	34.9 V	35.2 V	35.4 V
Short circuit current	I_{sc}	8.05 A	8.10 A	8.16 A
Maximum power point current	I_{mpp}	7.42 A	7.50 A	7.56 A

Minor reduction in efficiency under partial load conditions at 25 °C: at 200 W/m², 97% (+/-3%) of the STC efficiency (1000 W/m²) is achieved.

PARAMETERS FOR OPTIMAL SYSTEM INTEGRATION

Power sorting	-0 Wp / +5 Wp
Maximum system voltage SC II / NEC	1000 / 1500 V
Maximum reverse current	25 A
Number of bypass diodes	3
Operating temperature	-40 to +85 °C
Maximum design loads (Two rail system)*	113 psf downward, 64 psf upward

*Please refer to the Sunmodule installation instructions for the details associated with these load cases.

COMPONENT MATERIALS

Cells per module	72
Cell type	Monocrystalline PERC
Cell dimensions	6 in x 6 in (156 mm x 156 mm)
Front	Tempered safety glass with ARC (EN 12150)
Back	Multi-layer polymer backsheet, white
Frame	Clear anodized aluminum
J-Box	IP65
Connector	PV wire (UL4703) with Amphenol UTX connectors
Module fire performance	(UL 1703) Type 1

DIMENSIONS / WEIGHT

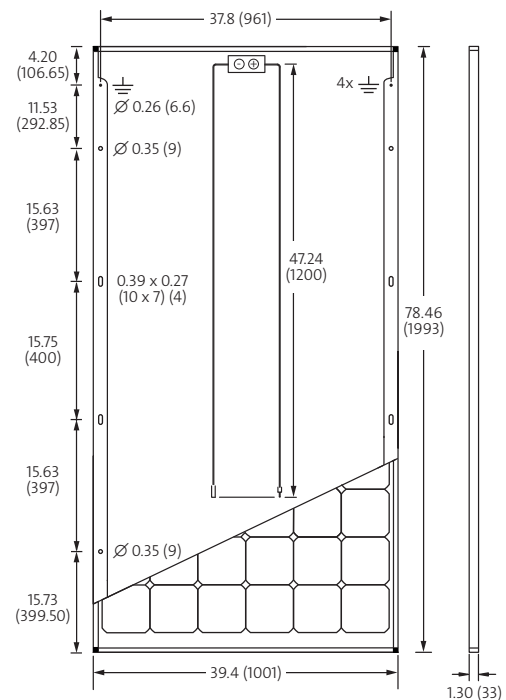
Length	78.46 in (1993 mm)
Width	39.40 in (1001 mm)
Height	1.30 in (33 mm)
Weight	47.6 lb (21.6 kg)

THERMAL CHARACTERISTICS

NOCT	46 °C
TC I_{sc}	0.042 % /C
TC V_{oc}	-0.304 % /C
TC P_{mpp}	-0.43 % /C

ORDERING INFORMATION

Order number	Description
82000664	Sunmodule Plus SW 340 XL mono
82000561	Sunmodule Plus SW 345 XL mono
82000563	Sunmodule Plus SW 350 XL mono



All units provided are imperial. SI units provided in parentheses.

CERTIFICATES AND WARRANTIES

Certificates	IEC 61730	IEC 61215	UL 1703
	IEC 62716	IEC 60068-2-68	IEC 61701
Warranties	Product Warranty	20 years	
	Linear Performance Guarantee	25 years	



SolarEdge Three Phase Inverters for the 208V Grid for North America

SE9KUS / SE14.4KUS



INVERTERS

The best choice for SolarEdge enabled systems

- Specifically designed to work with power optimizers
- Integrated arc fault protection for NEC 2011 690.11
- Rapid shutdown for NEC 2014 690.12
- Outdoor and indoor installation
- Built-in module-level monitoring
- Internet connection through Ethernet or Wireless
- Small, lightweight and easy to install on provided bracket
- Fixed voltage inverter, DC/AC conversion only
- Integrated Safety Switch

EXHIBIT C PRODUCT SPECIFICATIONS



Three Phase Inverters for the 208V Grid for North America SE9KUS / SE14.4KUS⁽¹⁾

	SE9KUS	SE14.4KUS	
OUTPUT			
Rated AC Power Output	9000	14400	VA
Maximum AC Power Output	9000	14400	VA
AC Output Line Connections	4-wire WYE (L1-L2-L3-N) plus PE or 3 wire Delta		
AC Output Voltage Minimum-Nominal-Maximum ⁽²⁾ (L-N)	105-120-132.5		Vac
AC Output Voltage Minimum-Nominal-Maximum ⁽²⁾ (L-L)	183-208-229		Vac
AC Frequency Min-Nom-Max ⁽²⁾	59.3 - 60 - 60.5		Hz
Max. Continuous Output Current (per Phase)	25	40	A
GFDI Threshold	1		A
Utility Monitoring, Islanding Protection, Country Configurable Set Points	Yes		
INPUT			
Maximum DC Power (Module STC)	12150	19400	W
Transformer-less, Ungrounded	Yes		
Maximum Input Voltage DC to Gnd	250	300	Vdc
Maximum Input Voltage DC+ to DC-	500	600	Vdc
Nominal Input Voltage DC to Gnd	200		Vdc
Nominal Input Voltage DC+ to DC-	400		Vdc
Maximum Input Current	26.5	38	Adc
Max. Input Short Circuit Current	45		Adc
Reverse-Polarity Protection	Yes		
Ground-Fault Isolation Detection	1MΩ Sensitivity	350kΩ Sensitivity ⁽³⁾	
CEC Weighted Efficiency	96.5	97	%
Night-time Power Consumption	< 3	< 4	W
ADDITIONAL FEATURES			
Supported Communication Interfaces	RS485, Ethernet, ZigBee (optional)		
Rapid Shutdown – NEC 2014 690.12	Manual Rapid Shutdown ⁽⁴⁾	Automatic Rapid Shutdown upon AC Grid Disconnect ⁽⁵⁾	
STANDARD COMPLIANCE			
Safety	UL1741, UL1699B, UL1998, CSA 22.2		
Grid Connection Standards	IEEE1547		
Emissions	FCC part15 class B		
INSTALLATION SPECIFICATIONS			
AC output conduit size / AWG range	3/4" minimum / 12-6 AWG		
DC input conduit size / AWG range	3/4" minimum / 12-6 AWG		
Number of DC inputs	2 pairs	3 pairs (with fuses on plus & minus) ⁽⁶⁾	
Dimensions (HxWxD)	21 x 12.5 x 10.5 / 540 x 315 x 260		in/mm
Dimensions with Safety Switch (HxWxD)	30.5 x 12.5 x 10.5 / 775 x 315 x 260		in/mm
Weight	73.2 / 33.2	99.5 / 45	
Weight with Safety Switch	79.7 / 36.2	106 / 48	
Cooling	Fans (user replaceable)		
Noise	< 50	< 55	dBA
Operating Temperature Range	-40 to +140 / -40 to +60		°F/°C
Protection Rating	NEMA 3R		

⁽¹⁾ For 277/480V inverters refer to: <http://www.solaredge.com/files/pdfs/products/inverters/se-three-phase-us-inverter-datasheet.pdf>

⁽²⁾ For other regional settings please contact SolarEdge support

⁽³⁾ Where permitted by local regulations

⁽⁴⁾ With installation of rapid shutdown kit; contact SolarEdge for kit P/N

⁽⁵⁾ P/N of inverter with automatic rapid shutdown: SE14.4K-USR28NNF4

⁽⁶⁾ Field replacement kit for 1 pair of inputs P/N: DCD-3PH-1TBK



RoHS



SolarEdge Power Optimizer

Module Add-On For North America

P300 / P320 / **P400** / P405



POWER OPTIMIZER

PV power optimization at the module-level

- Up to 25% more energy
- Superior efficiency (99.5%)
- Mitigates all types of module mismatch losses, from manufacturing tolerance to partial shading
- Flexible system design for maximum space utilization
- Fast installation with a single bolt
- Next generation maintenance with module-level monitoring
- Module-level voltage shutdown for installer and firefighter safety

EXHIBIT C
PRODUCT SPECIFICATIONS



SolarEdge Power Optimizer

Module Add-On for North America

P300 / P320 / P400 / P405

	P300 (for 60-cell modules)	P320 (for high-power 60-cell modules)	P400 (for 72 & 96-cell modules)	P405 (for thin film modules)	
INPUT					
Rated Input DC Power ⁽¹⁾	300	320	400	405	W
Absolute Maximum Input Voltage (Voc at lowest temperature)	48		80	125	Vdc
MPPT Operating Range	8 - 48		8 - 80	12.5 - 105	Vdc
Maximum Short Circuit Current (Isc)	10	11		10.1	Adc
Maximum DC Input Current	12.5	13.75		12.63	Adc
Maximum Efficiency			99.5		%
Weighted Efficiency			98.8		%
Overvoltage Category			II		
OUTPUT DURING OPERATION (POWER OPTIMIZER CONNECTED TO OPERATING SOLAREDGE INVERTER)					
Maximum Output Current			15		Adc
Maximum Output Voltage		60		85	Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM SOLAREDGE INVERTER OR SOLAREDGE INVERTER OFF)					
Safety Output Voltage per Power Optimizer			1		Vdc
STANDARD COMPLIANCE					
EMC	FCC Part15 Class B, IEC61000-6-2, IEC61000-6-3				
Safety	IEC62109-1 (class II safety), UL1741				
RoHS	Yes				
INSTALLATION SPECIFICATIONS					
Maximum Allowed System Voltage	1000				Vdc
Compatible inverters	All SolarEdge Single Phase and Three Phase inverters				
Dimensions (W x L x H)	128 x 152 x 27.5 / 5 x 5.97 x 1.08		128 x 152 x 35 / 5 x 5.97 x 1.37	128 x 152 x 48 / 5 x 5.97 x 1.89	mm / in
Weight (including cables)	760 / 1.7		830 / 1.8	1064 / 2.3	gr / lb
Input Connector	MC4 Compatible				
Output Wire Type / Connector	Double Insulated; MC4 Compatible				
Output Wire Length	0.95 / 3.0		1.2 / 3.9		m / ft
Operating Temperature Range	-40 - +85 / -40 - +185				°C / °F
Protection Rating	IP68 / NEMA6P				
Relative Humidity	0 - 100				%

⁽¹⁾ Rated STC power of the module. Module of up to +5% power tolerance allowed.

PV SYSTEM DESIGN USING A SOLAREDGE INVERTER ⁽²⁾	SINGLE PHASE	THREE PHASE 208V	THREE PHASE 480V	
Minimum String Length (Power Optimizers)	8	10	18	
Maximum String Length (Power Optimizers)	25	25	50	
Maximum Power per String	5250	6000	12750	W
Parallel Strings of Different Lengths or Orientations		Yes		

⁽²⁾ It is not allowed to mix P405 with P300/P400/P600/P700 in one string.





Top-of-Pole Mounts

Single Pole PV Mounting System

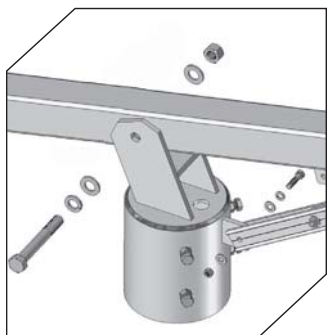
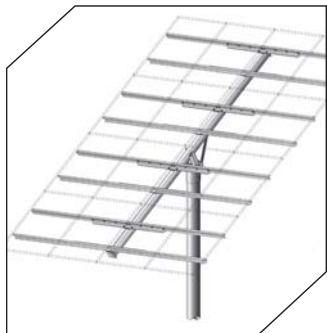
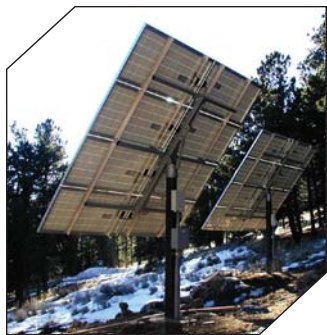


 COMMUNICATIONS  ENERGY  SPECIAL INDUSTRIES  SOLAR



EXHIBIT C PRODUCT SPECIFICATIONS

Top-of-Pole Mount



The Top-of-Pole Mount (TPM) is designed to install quickly and provide a secure mounting structure for PV modules on a single pole. The module specific design reduces the number of components and provides for an easier assembly. The TPM utilizes high strength welded steel components and corrosion resistant hardware for long term reliability. Seasonal adjustability for maximizing production is provided by six different tilt-angle settings and is a single person operation.

Maximum Strength – Durable Design

- Standard mounts designed to withstand 90 MPH wind zones
- MIG welded steel strong backs and mounting sleeves
- Two coats of industrial urethane enamel paint
- 6000 series structural aluminum mounting rails
- Stainless Steel module mounting hardware
- Zinc plated rack assembly hardware

Application Flexibility

- Several sizes available from 1 through 24 modules
- Installs over standard Schedule 40 or 80 rigid steel pipe (Installer Supplied)
- 15° to 65° tilt angle settings (10° increments)
- Mount up to 4.1kW on a single pole

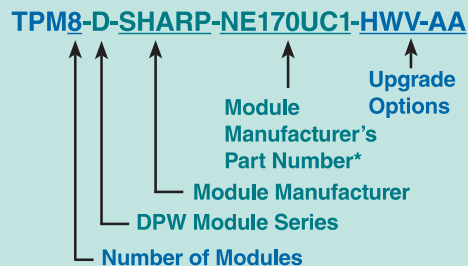
Ease of Assembly – Reduced Labor Costs

- Module specific design reduces number of parts
- No measuring required
- Array tilts flat for easy module placement
- Factory set module hole placement locations create uniform spacing
- Easy access bottom flange bolting

Key Benefits

- Maximum Strength
- Module Specific Design
- Ease of Assembly – Reduced Parts
- Single Ground Penetration
- Seasonal Elevation Adjustment

Ordering Guideline



*Important: Include complete module part # as listed on module manufacturer's specification sheet



PREFORMED LINE PRODUCTS

2716 Vassar Place NE
Albuquerque, New Mexico 87107
USA

Telephone: 800.260.3792
Fax: 505.881.0933
Web Site: www.DPWSolar.com
E-mail: info@DPWSolar.com

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(Canada) Limited
1711 Bishop St. E
Cambridge, ON N1T 1N5

Telephone: 519-740-6666
Fax: 519-740-7917
Web site: www.preformed.on.ca
Email: sales@preformed.on.ca

Options / Upgrades

- High Wind Version – 130 MPH Exposure C
- Hot Dip Galvanized or Powder Coated Finish on Steel Components
- Anodized Module Rails
- Stainless Steel Rack Assembly Hardware Package
- Tamper-Resistant Module Mounting Hardware Package

*Foundation Design Support available
from DPW Solar's staff of engineers.*



SolarEdge Wireless Communication ZigBee Kit North America

SE1000-ZBGW-K5-NA / SE1000-ZB05-SLV / SE1000-ZBRPT05-NA



COMMUNICATION

Simple Wireless Connectivity

- Connects SolarEdge inverters wirelessly to an Internet router
- ZigBee unit installed within the inverter enclosure for outdoor resilience
- Antenna external to inverter for wider range
- Communication to Internet via Ethernet
- The home gateway supports up to 15 SolarEdge devices (e.g. inverters) on the wireless network

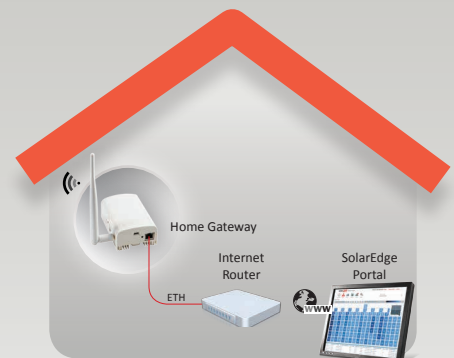


EXHIBIT C PRODUCT SPECIFICATIONS



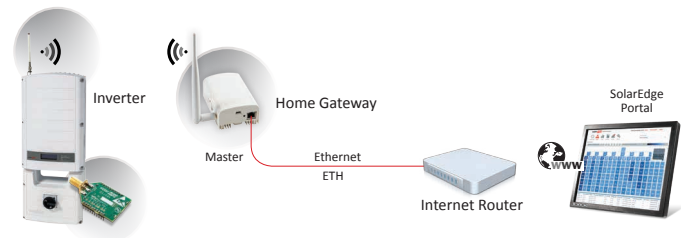
SolarEdge Wireless Communication ZigBee Kit North America SE1000-ZBGW-K5-NA / SE1000-ZB05-SLV / SE1000-ZBRPT05-NA

FUNCTIONAL		UNIT
Number of devices that can be monitored	1-15	
RF PERFORMANCE		
Transmit power	22.8	dBm
Receiver Sensitivity	-102	dBm
EIRP with antenna	27.8	dBm
Maximum Emitted Power	≤ 30	dBm
Antenna gain	5	dBi
Operating Frequency Range	2.4-2.5	GHz
Outdoor (LOS) range	400 / 1300	m / ft
Indoor range ⁽¹⁾	50 / 160	m / ft
HOME GATEWAY / REPEATER		
Antenna	Included	
Power supply	Included, 100-240VAC	
Operating temperature	-20 to +60 / -4 to +140	°C / °F
Relative humidity (non condensing)	0 - 80	%
Ingress protection	IP20 (Indoor)	
ZIGBEE SLAVE KIT		
Antenna, mounting bracket and RF cable	Included	
Dimensions (H x W x D)	22.0 x 32.9 x 4.1 / 0.9 x 1.3 x 0.2	mm / in
Ingress protection	IP65 (IP20 / indoor rated when installed inside Control and Communication Gateway or Firefighter Gateway)	
CERTIFICATION		
Safety	IEC60950, UL60950	
EMC Approvals	FCC(USA), IC(Canada)	

⁽¹⁾ Approximate values, may differ depending on specific installation conditions

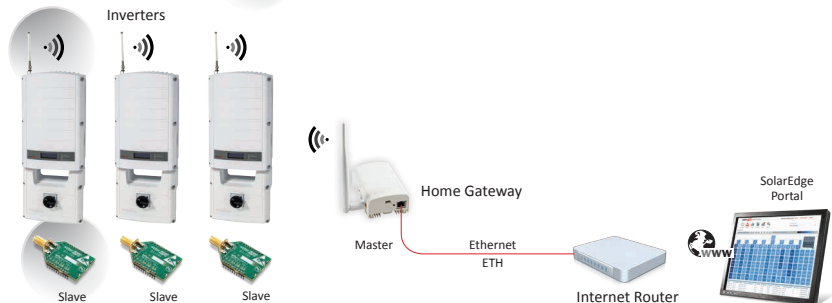
Scenario A: Basic Kit

Part Number: SE1000-ZBGW-K5-NA
- 1 x SolarEdge home gateway
- 1 x ZigBee slave kit
for single SolarEdge device



Scenario B: Adding additional slave units

Part Number: SE1000-ZB05-SLV
- 1x ZigBee slave kit
for connecting multiple devices to the same home gateway



Scenario C: Extending range using a repeater

Part Number: SE1000-ZBRPT05-NA
- 1 x SolarEdge ZigBee Repeater
for extending the ZigBee range

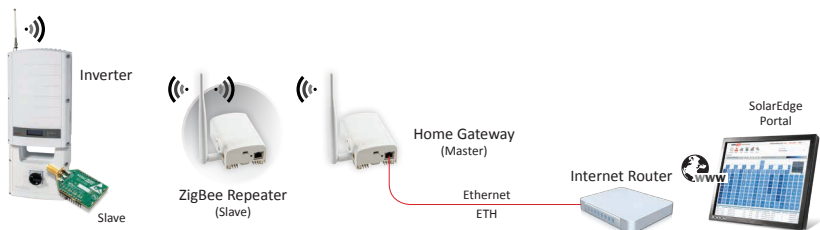
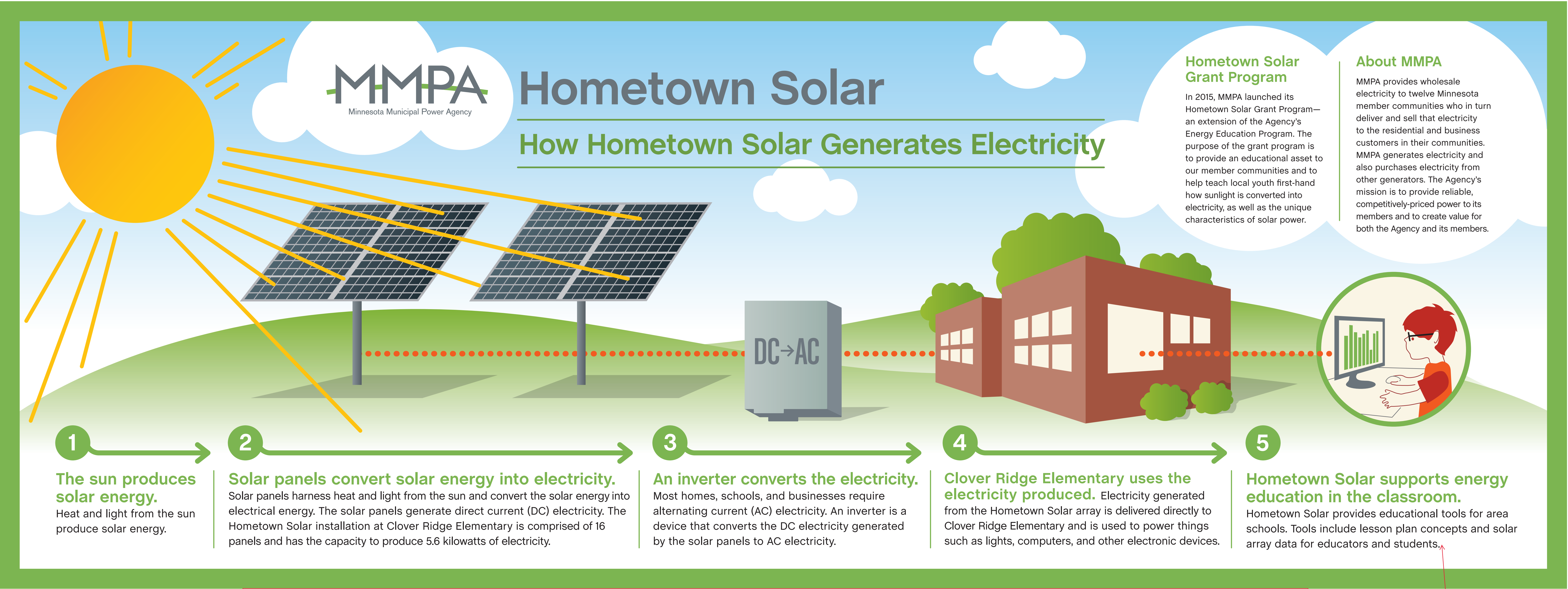


EXHIBIT D
PROPOSED EDUCATIONAL
SIGN GRAPHIC



WARNING ELECTRICAL SHOCK HAZARD:
THE ELECTRICAL COMPONENTS ASSOCIATED WITH THE SOLAR ARRAY ARE DANGEROUS AND MAY CAUSE ELECTRICAL SHOCK IF NOT HANDLED CORRECTLY. USE CAUTION. DO NOT TOUCH.

CAUTION SOLAR PANELS MAY BE HOT TO TOUCH:
THE SURFACE OF THE SOLAR PANELS MAY BECOME HOT WHILE EXPOSED TO THE SUN. USE CAUTION. DO NOT TOUCH.

LINK TO THE SOLAR ARRAY'S
MONITORING SITE WOULD BE
ADDED TO GRAPHIC

WARNING STATEMENTS
TO BE ADDED TO
GRAPHIC

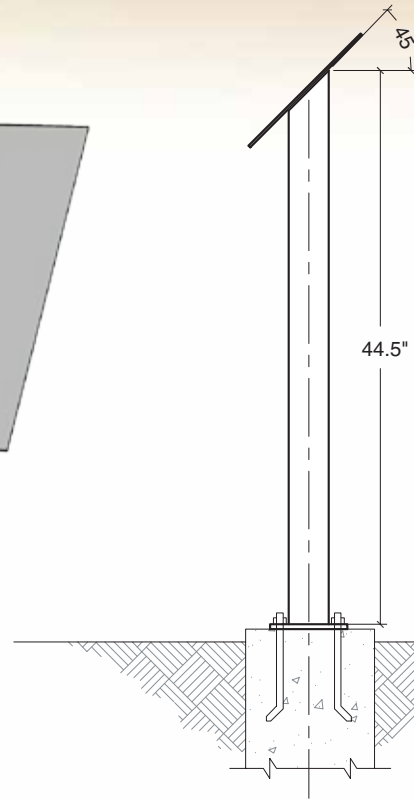
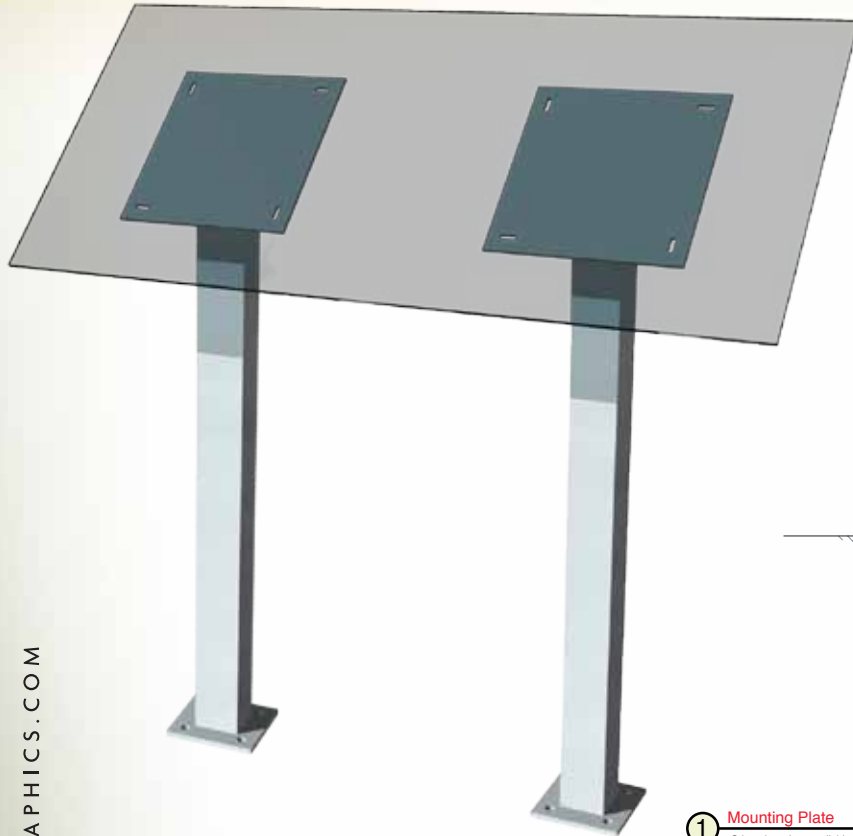
EXHIBIT D SIGN CONSTRUCTION

GRAPHIC WOULD BE DISPLAYED
AND MOUNTED TO A SIMILAR
SYSTEM.

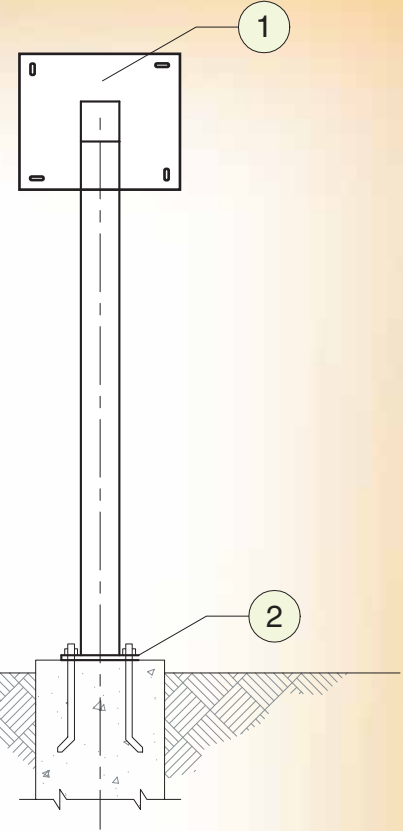
DOUBLE POST PEDESTAL: Surface Mount

- Black Powder Coated Aluminum
- Custom Sizes and Colors Available

Part #: DP1212



SIDE

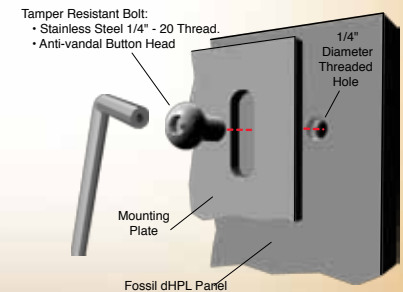
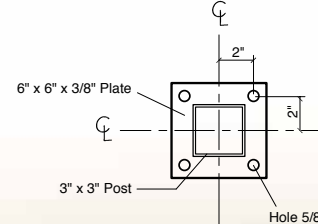
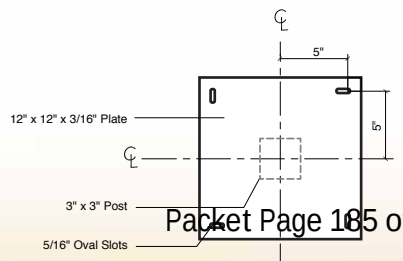


FRONT

① Mounting Plate
Other plate sizes available.

② Base Plate

③ Attaching Panel to Hardware



Packet Page 185 of...



REQUEST FOR ACTION CHASKA PLANNING COMMISSION 07/11/2018

Subject: Clover Field 7th Addition –Final Plat

Applicant: Fieldstone Family Homes

Location: The area west of Hemingway Drive and South of Schneider Court, and the area west of Clover Ridge Drive and South of Huckleberry Road in the Clover Ridge development

Case No.: 2018-27

Synopsis: Applicant seeks to obtain approval of a final plat that will subdivide four (4) former multi-family lots into eleven (11) single-family lots in the Clover Ridge neighborhood

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval to the City Council

BACKGROUND

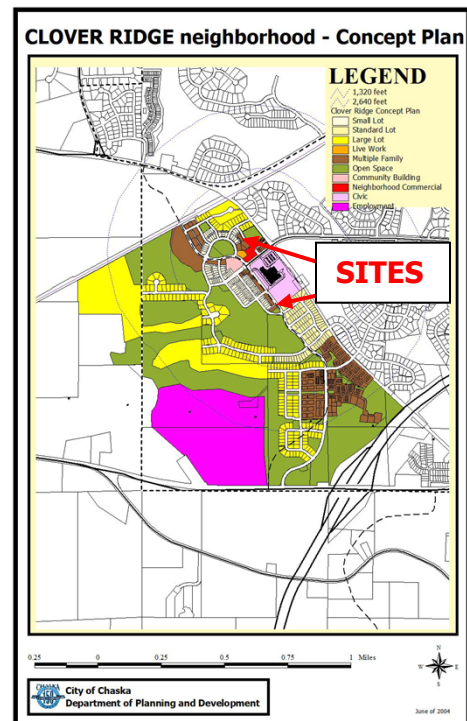
At its May 15, 2000 City Council meeting the Clover Ridge Concept Plan was approved. The Concept Plan showcased an assortment of housing and densities throughout the development.

The sites being looked at tonight were originally guided to be multi-family/townhomes, however, are being platted as single-family lots. The four sites are of remaining and unbuilt townhome lots from the Clover Field (2001), Clover Run (2004), and Clover Field 4th Addition (2004) plats. The townhome market has not been very strong over the years and thus the reason these lots have remained undeveloped. The proposal to plat these lots as single-family lots is much more in line with the market conditions and demand today.

CURRENT PROPOSAL

The applicant is requesting approval of a final plat to re-plat four townhome lots into eleven single-family lots.

The re-platting into Clover Field 7th Addition and the construction of single family homes will be accomplished by Field Stone Family Homes, a custom home builder in the Twin Cities area. Field Stone Family Homes builds over 100 homes on an annual basis and has previously



completed the construction of homes in the Clover Field development. The townhouse lots proposed to be re-platted for single family detached homes are all typical of this portion of the Clover Field development in that each lot presents a double frontage, a front and a rear elevation that faces the public street and the private alley. As such the homes will each be designed to provide a front styled façade for each side of the proposed home facing the street and alley. The proposed lots also provide varying dimensions of the lot pads for each of the three proposed blocks of single family homes, so that specific home plans will be developed for each block. Field Stone Family Homes has submitted sample house plans for recently constructed homes to illustrate the general character of the homes that will be constructed in the proposed Clover Field 7th Addition, with the understanding that new, lot specific plans, will need to be created for the proposed homes.

All public streets have been constructed in previous phases of the Clover Field development, and only the completion of the construction of the private alley adjacent to proposed Block 3 requires new construction. All public utilities to serve the existing town home lots have also been constructed with previous phases of the Clover Field development, however these utilities provided a single water and sewer service pair to each of the original 4 townhome buildings. New utilities will need to be constructed to provide a separate pair of water and sanitary sewer services to each of the proposed single-family lots.

Two new boulevard trees will be added off of Clover Ridge Drive to continue the boulevard plantings along this stretch. Staff would point out that the area these trees are being added to is fairly constrained between the sidewalk and road, and thus it would be acceptable to place these trees behind the sidewalk in the front yards of the homes to ensure they survive.

In staff's opinion, the change from multi-family lots to single-family lots will not disrupt the layout or streetscape of the development in a negative manner. In fact, the single-family home lots will blend in well with the surrounding neighborhoods as most of the adjacent sites are single-family. Staff believes this change will be a positive one and ultimately allow development of these lots that have been vacant for several years.

Final Plat

The request this evening is for a final plat of the site. The four multi-family lots will be platted into eleven single-family lots.

The existing lot to the north near Hemingway Drive will be platted into three (3) single-family lots; the existing three lots to the south near Huckleberry Road and Clover Ridge Drive will be platted into eight (8) single-family lots.

Jonathan

Because this area is in Jonathan, the applicant will have to coordinate with the Jonathan Association on any further requirements they have to adhere to. These requirements would be along the lines of, but not limited to, house design, site improvements, and drainage. The applicant will be required to coordinate and come to a conclusion with the Association on any requirements they will be required to do.

Conclusion

The proposal, with modifications required by the City, complies with all provisions of the zoning and no variances are requested.

PLANNING COMMISSION ACTION REQUESTED

Motion to recommend to City Council approval of the Final Plat for Clover Field 7th Addition, subject to the following conditions:

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Clover Field 7th Addition Final Plat, prepared by Bohlen Surveying & Associates**
 - b. Tree Plan, prepared by CES Consultants, LLC, dated June 26, 2018**
 - c. Site Grading with Setbacks, prepared by CES Consultants, LLC, dated June 26, 2018**
 - d. SWPPP Plan and Notes, prepared by CES Consultants, LLC, dated June 26, 2018**
 - e. Sanitary Sewer and Water Services Plan, prepared by CES Consultants, LLC, dated June 26, 2018**
 - f. Details (pgs 1-2), prepared by CES Consultants, LLC, dated June 26, 2018**
- 2. Adherence to the following building setbacks:**
 - a. Front: 23 feet**
 - b. Front (unenclosed porch): 15 feet**
 - c. Front (Block 3, Clover Field 7th Addition): 10 feet**
 - d. Rear: 10 feet**
 - e. Side: 5 feet**
 - f. Side (corner): 15 feet**
- 3. Compliance with Section 9 of the zoning code.**
- 4. Compliance with zoning district PMD-15, Ordinance No. 708.**
- 5. Provision to locate new boulevard trees on Clover Ridge Drive behind the sidewalk in the front yards.**
- 6. Provision to construct the additional alleyway out to Faulkner Drive.**
- 7. Provision of the final alleyway designs to be reviewed and approved by the Engineering Department and Fire Department prior to installation.**
- 8. Provision of a final grading and drainage plan to be reviewed and approved by the Engineering Department.**
- 9. Coordination with the Engineering Department for utility services to the sites.**
- 10. Adherence to the Engineers Memo dated July 4, 2018.**
- 11. Provision that building facades shall be varied and articulated to provide visual interest.**
- 12. Coordination with the Jonathan Association on any further requirements.**



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: July 4, 2018
Subject: Clover Field 7th Addition

The planned Clover Field 7th addition development proposes a change in building type from town home units that were previously approved with Clover Run, Clover Field and Clover Field 4th Addition to single family lots. From a storm water perspective, the previous developments have satisfied the storm water needs for the proposed lots and the less intense use will not require the developer to complete an amended storm water management plan. The final approved grading and drainage plan however will need to provide more detail for any changes from the previous approved plan and alley drainage. Turning movements for standard hauling vehicles will need to be accommodated for the alleys with the final layout. The design section for the alleys will need to be coordinated with engineering department. City sewer and water service was previously provided and is readily available. The final layout addresses the change in providing individual services to each of the properties. The final approval of the utilities will need to be coordinated with engineering and utility departments.

Description of the Proposed Clover Field 7th Addition

June 26, 2018

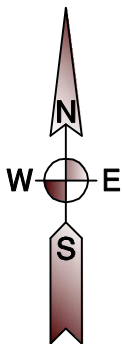
The proposal is to replat three of the remaining and unbuilt town house lots that were platted with the Clover Field and Clover Field 6th Addition plats into single family lots. Specifically the lots proposed for replatting are:

- Existing Clover Field 6th Addition, Lot 2, Block 6, platted for 7 townhome units (in a single building) is to be replatted as Clover Field 7th Addition, Lots 1-3, Block 1 for 3 single family lots.
- Existing Clover Field, Lot 1 Block 2, platted for 8 townhome units (in 2-4 unit buildings) is to be replatted as Clover Field 7th Addition, Lots 1-5, Block 2 for 5 single family lots.
- Existing Clover Field, Lot 1 Block 1, platted for 4 townhome units (in a single building) is to be replatted as Clover Field 7th Addition, Lots 1-3, Block 3.

See the attached Figures 1-3 for the location within the Clover Field Development area.

The replatting into Clover Field 7th Addition and the construction of single family homes will be accomplished by Field Stone Family Homes, a custom home builder in the Twin Cities area. Field Stone Family Homes builds over 100 homes on an annual basis and has previously completed the construction of homes in the Clover Field development. The townhouse lots proposed to be replatted for single family detached homes are all typical of this portion of the Clover Field development in that each lot presents a double frontage, a front and a rear elevation that faces the public street and the private alley. As such the homes will each be designed to provide a front styled façade for each side of the proposed home facing the street and alley. The proposed lots also provide varying dimensions of the lot pads for each of the three proposed blocks of single family homes, so that specific home plans will be developed for each block. Field Stone Family Homes has submitted sample house plans for recently constructed homes to illustrate the general character of the homes that will be constructed in the proposed Clover Field 7th Addition, with the understanding that new, lot specific plans, will need to be created for the proposed homes.

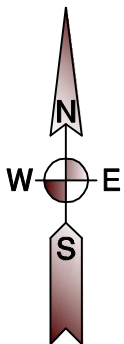
All public streets have been constructed in previous phases of the Clover Field development, and only the completion of the construction of the private alley adjacent to proposed Block 3 requires new construction. All public utilities to serve the existing town home lots have also been constructed with previous phases of the Clover Field development, however these utilities provided a single water and sewer service pair to each of the original 4 townhome buildings. New utilities will need to be constructed to provide a separate pair of water and sanitary sewer services to each of the proposed single family lots.



CLOVER FIELD 7TH ADDITION

Figure 1

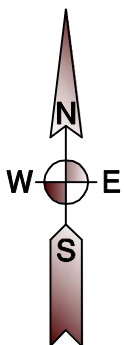
Location Map



CLOVER FIELD
7TH ADDITION

Figure 2

PROPOSED BLOCK 1



CLOVER FIELD 7TH ADDITION

Figure 3

PROPOSED BLOCKS 2 & 3

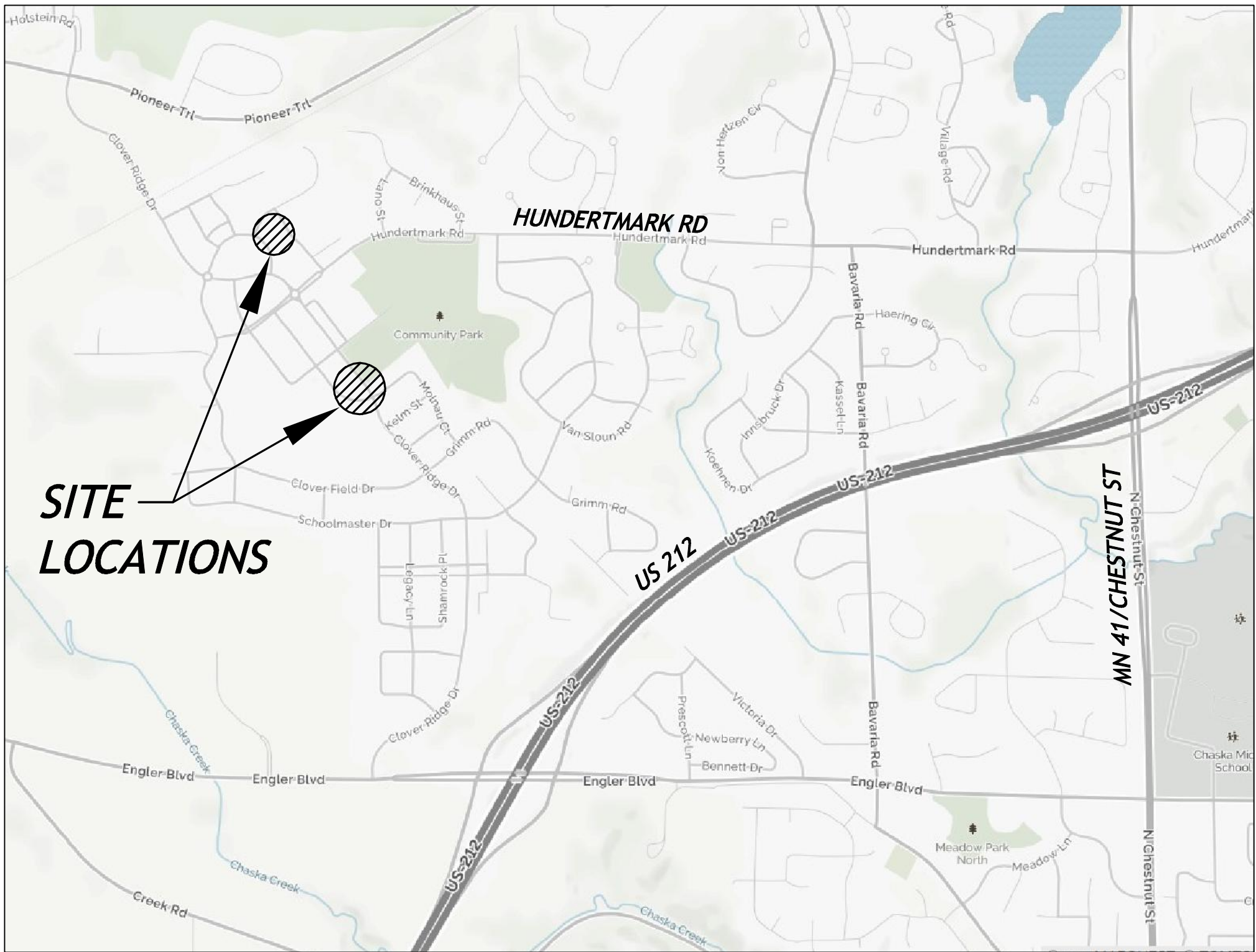
CLOVER FIELD 7TH ADDITION

Chaska, Minnesota

FIELDSTONE FAMILY HOMES, INC.

FINAL PLANS
FOR
SITE GRADING, DRIVEWAY, SANITARY SEWER
& WATER SERVICES CONSTRUCTION

VICINITY MAP



SHEET INDEX		SHEET NUMBER
TITLE SHEET		1
EXISTING CONDITIONS AND REMOVALS, TREE PLAN		2
GRADING PLAN WITH SETBACKS		3
SWPPP PLAN AND NOTES		4
SANITARY SEWER AND WATER SERVICES PLAN		5
DETAILS		6,7

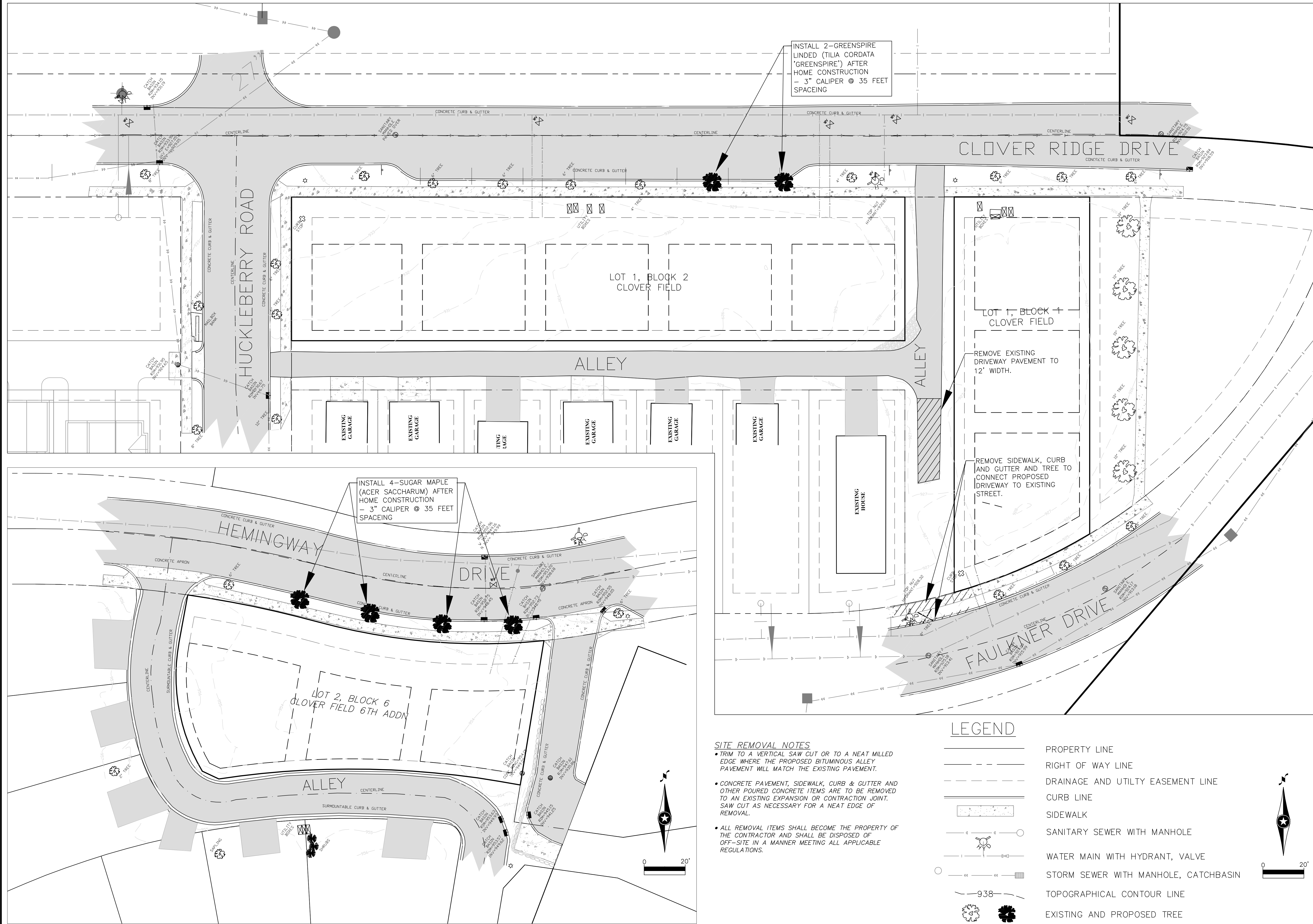
CES CONSULTANTS, LLC
CIVIL ENGINEERING
201 West Travelers Trail, Suite 100
Burnsville, MN 55337
763-274-4405
www.cesminn.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

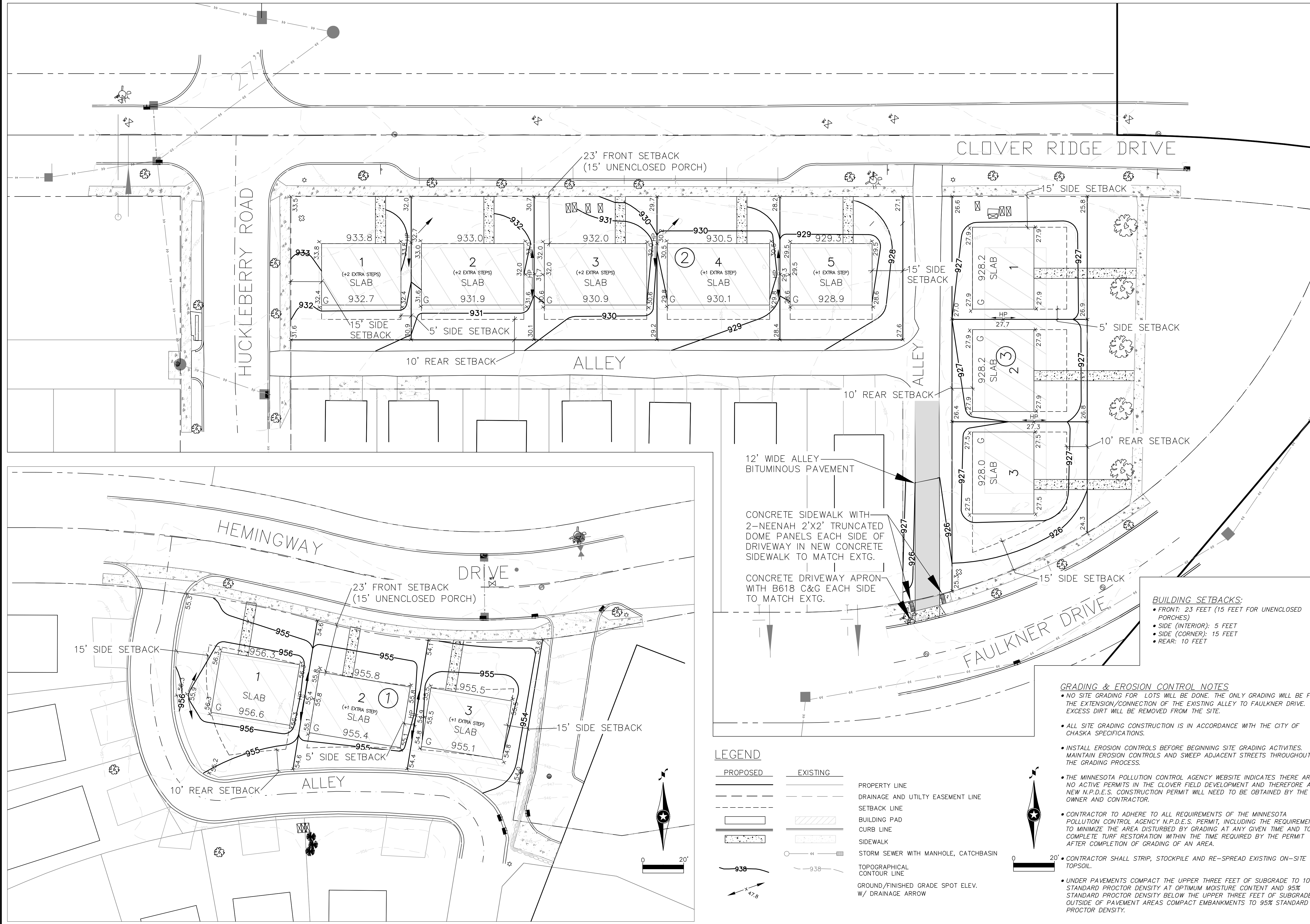
Signed: 
JOHN C. BERTELSEN
Date: 07/24/17 Reg. No. 14960

REV. NO.	DATE	REVISIONS	SHEETS REVISED
	06/26/18	CITY STAFF 06/18/2018 COMMENTS	1,2,3,5

1 / 7



I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota. Signed: <i>John C. Bertelsen</i> JOHN C. BERTELSEN Date: 07/24/17 Reg. No. 14960	DATE:	07/24/17	DESIGN BY:	JCB	DRAWN BY:	JCB	CHECKED BY:	JCB	DWG FILE:	-	PROJ. NO.:	-
	REV. NO.		DATE	06/26/18	CITY STAFF	06/18/2018	COMMENTS					
CES CONSULTANTS, LLC CIVIL ENGINEERING 201 West Travelers Trail, Suite 200 Burnsville, MN 55337 763-274-4405 www.cesminn.com												
CLOVER FIELD 7TH CHASKA, MINNESOTA. FOR: FIELDSTONE FAMILY HOMES, INC. EXISTING CONDITIONS AND REMOVALS TREE PLAN												
SHEET NO. 2 OF 7												



REV NO.	DATE	DESCRIPTION
07/24/17	06/26/18	CITY STAFF 06/18/2018 COMMENTS
DESIGN BY:	JCB	
DRAWN BY:	JCB	
CHECKED BY:	JCB	
DWG FILE:		
PROJ. NO.:		

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Signed: *John C. Bertelsen*
JOHN C. BERTELSEN
Date: 07/24/17 Reg. No. 14960

CES CONSULTANTS, LLC
CIVIL ENGINEERING
201 West Travelers Trail, Suite 200
Burnsville, MN 55337
763-274-4405
www.cesminn.com

CLOVER FIELD 7TH CHASKA, MINNESOTA.
FOR:
FIELDSTONE FAMILY HOMES, INC.
SITE GRADING WITH SETBACKS

SHEET NO. 3 OF 7

1. DESCRIPTION OF ON-SITE WORK

- a. THE WORK IS TO CONVERT TOWNHOUSE LOTS TO 11 SINGLE FAMILY LOTS. INITIAL CONSTRUCTION IS TO EXTEND THE EXISTING TOWNHOUSE SERVICES TO PROVIDE SERVICES FOR THE PROPOSED SINGLE FAMILY HOMES, AND EXTEND THE TRUNCATED ALLEY TO CONNECT TO FAULKNER DRIVE. INDIVIDUAL HOME CONSTRUCTION WILL FOLLOW.
- b. THE PROPOSED DRAINAGE PATTERN FOR STORM WATER RUNOFF IS NOT CHANGED FROM THE EXISTING CONDITIONS.
- c. ALL STORM WATER TREATMENT AND CONTROLS WERE INSTALLED WITH THE ORIGINAL CLOVER FIELD DEVELOPMENT NPDES PERMIT.

2. PERMITS

- a. ACCORDING TO THE MPCA WEBSITE ALL PREVIOUS NPDES PERMITS ASSOCIATED WITH THE CLOVER FIELD DEVELOPMENT HAVE BEEN TERMINATED. A NEW NPDES PERMIT WILL NEED TO BE OBTAINED BY THE DEVELOPER AND UTILITY CONTRACTOR. THE PROJECT IS NOT IN A WATERSHED DISTRICT BUT IS UNDER THE JURISDICTION OF THE CITY OF CHASKA FOR ALL STORM WATER ISSUES.

3. EROSION AND SEDIMENT CONTROLS

- a. INSTALL PERMANENT OR TEMPORARY SOIL STABILIZATION WITHIN 14 DAYS OF COMPLETION OF GRADING WITHIN AN AREA OF THE SITE OR WHERE CONSTRUCTION ACTIVITY WILL NOT TAKE PLACE WITHIN A 14 DAY PERIOD. THIS INCLUDES STOCKPILES OF TOPSOIL OR OTHER EARTH MATERIALS.
- b. BASIC STRUCTURAL CONTROLS AND SITE SEQUENCING OF SEDIMENT AND EROSION CONTROLS ARE DESCRIBED FOLLOWING:

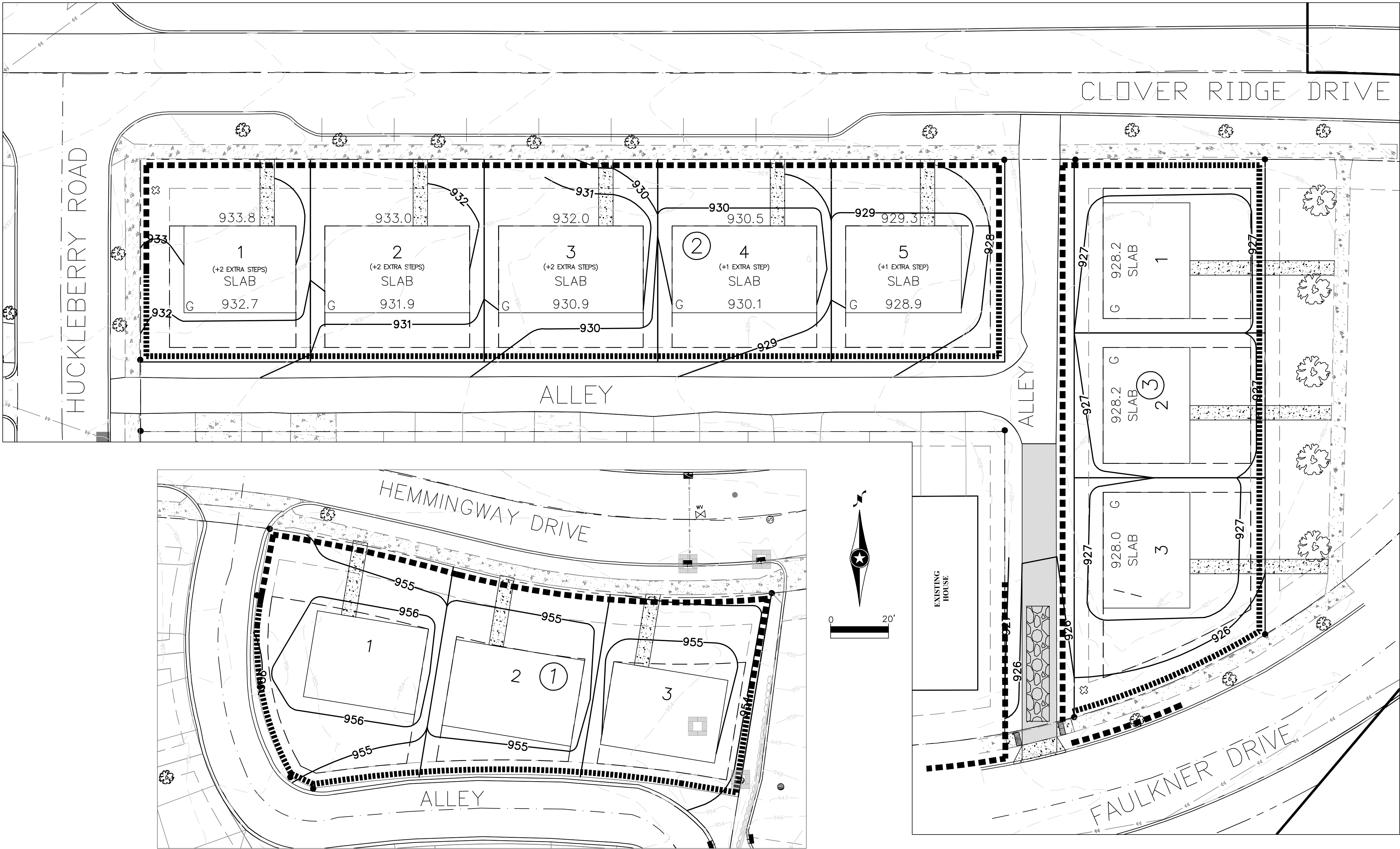
1. PRIOR TO THE START OF UTILITY CONSTRUCTION.	INSTALL ALL SILT FENCE INDICATED FOR UTILITY CONSTRUCTION. THIS SILT FENCE SHOULD BE LEFT IN PLACE FOR HOME CONSTRUCTION. INSTALL ROCK CONSTRUCTION ENTRANCE, INSTALL INDIVIDUAL ENTRANCES FOR EACH HOME--NOT SHOWN.
2. ONGOING THROUGH CONSTRUCTION.	SCRAPE AND SWEEP ADJACENT STREETS AS NECESSARY. MONITOR SILT FENCE AND REMOVE SEDIMENT AND/OR REPAIR AS NEEDED.
3. STOCKPILES.	USE TEMPORARY SEED, HYDROMULCH, BLANKETS OR TARPS AND ADDITIONAL SILT FENCE IF NECESSARY TO STABILIZE ANY STOCKPILES THAT WILL NOT BE DISTURBED FOR 14 OR MORE DAYS.
4. FINAL SITE STABILIZATION -- UTILITY CONSTRUCTION.	FINAL SITE STABILIZATION IS ACCOMPLISHED BY RESREADING TOPSOIL AND SEEDING WITH MNDOT MIXTURE 25-131 AND TYPE 1 MULCH WITH DISC ANCHOR. LEAVE SILT FENCE IN PLACE FOR HOME CONSTRUCTION.
5. PRIOR TO THE START OF INDIVIDUAL HOME CONSTRUCTION.	INSTALL ADDITIONAL SILT FENCE AS NEEDED FOR EACH HOME CONSTRUCTION. INSTALL ROCK CONSTRUCTION ENTRANCE FOR EACH HOME CONSTRUCTED.
6. ONGOING THROUGH CONSTRUCTION.	SCRAPE AND SWEEP ADJACENT STREETS AS NECESSARY. MONITOR SILT FENCE AND REMOVE SEDIMENT AND/OR REPAIR AS NEEDED.
7. FINAL TURF STABILIZATION.	PERMANENT LANDSCAPING IS ON AN INDIVIDUAL HOME BASIS.
8. REMOVAL OF EROSION CONTROL DEVICES.	REMOVE SILT FENCE AND CONSTRUCTION ENTRANCE AS A PART OF LANDSCAPING FOR EACH INDIVIDUAL HOME. MAINTAIN SILT FENCE WHERE HOMES ARE NOT YET CONSTRUCTED.

4. CONTRACTOR INSPECTIONS AND MAINTENANCE

- a. THE CONTRACTOR MUST APPOINT SOMEONE TO INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF GREATER THAN 0.5 INCHES IN 24 HOURS. ALL INSPECTIONS MUST BE RECORDED IN WRITING AND RETAINED IN AN EROSION DIARY.
- b. SILT FENCE AND BIO LOG MUST HAVE SEDIMENT REMOVED WHEN IT IS UP TO 1/2 THE HEIGHT OF THE DEVICE.
- c. ANY SEDIMENT ACCUMULATION IN TEMPORARY INLET PROTECTION SHOULD BE REMOVED IMMEDIATELY.
- d. REMOVE AND REPLACE AGGREGATE IN THE ROCK CONSTRUCTION ENTRANCE WHEN SEDIMENT ACCUMULATES TO THE TOP OF ROCK.
- d. ADDITIONAL OR DIFFERENT EROSION CONTROL MEASURES, OTHER THAN SHOWN ON THE EROSION CONTROL PLAN, MAY BE REQUIRED IF SPECIFIED DEVICES PROVE TO NOT BE ADEQUATE.

5. ADDITIONAL POLLUTION PREVENTION MANAGEMENT MEASURES

- a. SOLID WASTE MUST BE DISPOSED OF PER M.P.C.A. REQUIREMENTS.
- b. HAZARDOUS MATERIALS MUST BE STORED AND DISPOSED OF PER M.P.C.A. REGULATIONS.
- c. WASHING OF CONSTRUCTION VEHICLES IS NOT ALLOWED ON SITE.
- c. CONCRETE WASHOUT MUST BE DONE OFF SITE.



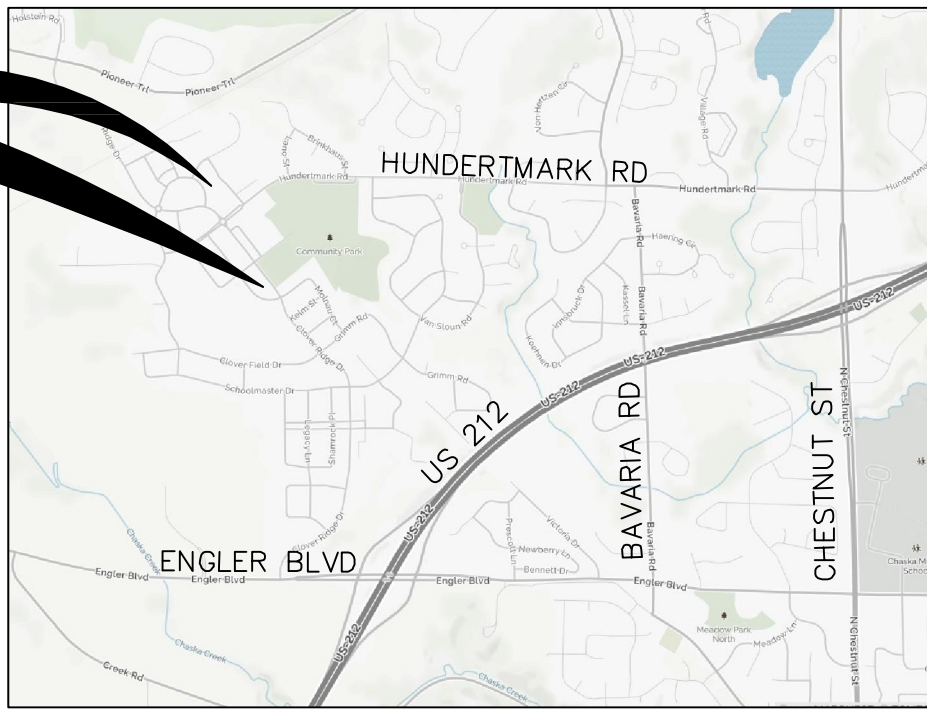
6. CONTACTS AND CERTIFICATIONS:

CONTRACTOR:
NAME: _____
ADDRESS: _____

PHONE: _____
FAX: _____
CONTACT: _____
EMAIL: _____

ENGINEER:
CES Consultants, LLC
201 WEST TRAVELERS TRAIL
SUITE 200
BURNSVILLE, MN 55337
SWPPP PREPARED BY: JOHN BERTELSEN, P.E.
PHONE: (763) 274-4405
EMAIL: johnb@cesminn.com
SWPPP RECERTIFICATION OBTAINED: OCTOBER 29, 2014
SWPPP CERTIFICATION EXPIRES: NOVEMBER 31, 2017
INSTRUCTORS: JOHN CHAPMAN, MIKE ISENSEE, TYLER HASTINGS
COURSE PRESENTED BY: UNIVERSITY OF MINNESOTA
COURSE WORK AT: MNDOT TRAINING FACILITY, ARDEN HILLS
1-DAY, 8 HOUR COURSE FOR RECERTIFICATION

SITE



VICINITY MAP:
NO SCALE

7. DEVELOPMENT SUMMARY:

TOTAL DISTURBED AREA = ±1.50 ACRES
EXISTING IMPERVIOUS AREA = 0.00 ACRES
PROPOSED IMPERVIOUS AREA = 0.60 ACRES (INCLUDES NEW HOMES)

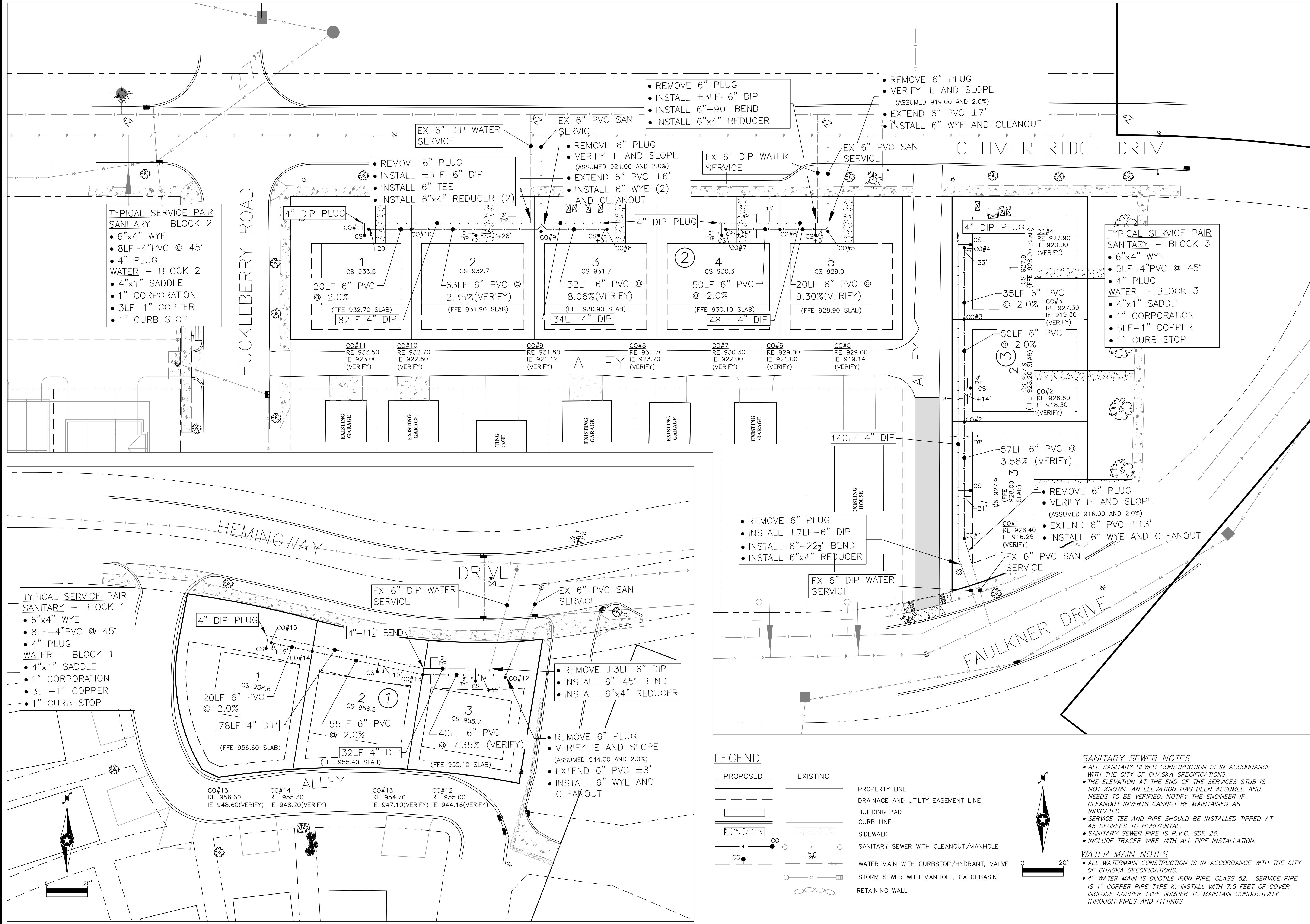
EROSION CONTROL QUANTITIES:
• SILT FENCE(UTILITY CONST.) 950 LF
• SILT FENCE(HOME CONST.) 880 LF
• ROCK ENTRANCE(HOME CONST.) 11 EA
• INLET PROTECTION 3 EA

NOTE: THIS PLAN SHEET
ADDRESSES EROSION
CONTROLS ONLY

LEGEND

- 000 --- EXISTING CONTOUR
--- 000 --- PROPOSED CONTOUR
- ROCK CONSTRUCTION ENTRANCE
- STANDARD SILT FENCE/BIO LOG FOR UTILITY SERVICE INSTALLATION
- STANDARD SILT FENCE/BIO LOG TO BE INSTALLED WITH FUTURE HOME CONSTRUCTION
- INLET PROTECTION

DESCRIPTION	DATE	REV NO.	DATE	07/24/17	DESIGN BY:	DRAWN BY:	CHECKED BY:	DWG FILE:	PROJ. NO.:
					JCB	JCB	JCB	-	-
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.									
Signed: <i>John C. Bertelsen</i> JOHN C. BERTELSEN Date: 07/24/17 Reg. No. 14960									
CES CONSULTANTS, LLC CIVIL ENGINEERING 201 West Travelers Trail, Suite 200 Burnsville, MN 55337 763-274-4405 www.cesminn.com									
CLOVER FIELD, 7TH CHASKA, MINNESOTA. FOR: FIELDSTONE FAMILY HOMES, INC. SWPPP PLAN AND NOTES									
SHEET NO. 4 OF 7									



REV	NO.	DATE	DESCRIPTION
01	07/24/17	06/26/18	CITY STAFF 06/18/2018 COMMENTS
02	07/24/17	06/26/18	CITY STAFF 06/18/2018 COMMENTS
03	07/24/17	06/26/18	CITY STAFF 06/18/2018 COMMENTS
04	07/24/17	06/26/18	CITY STAFF 06/18/2018 COMMENTS
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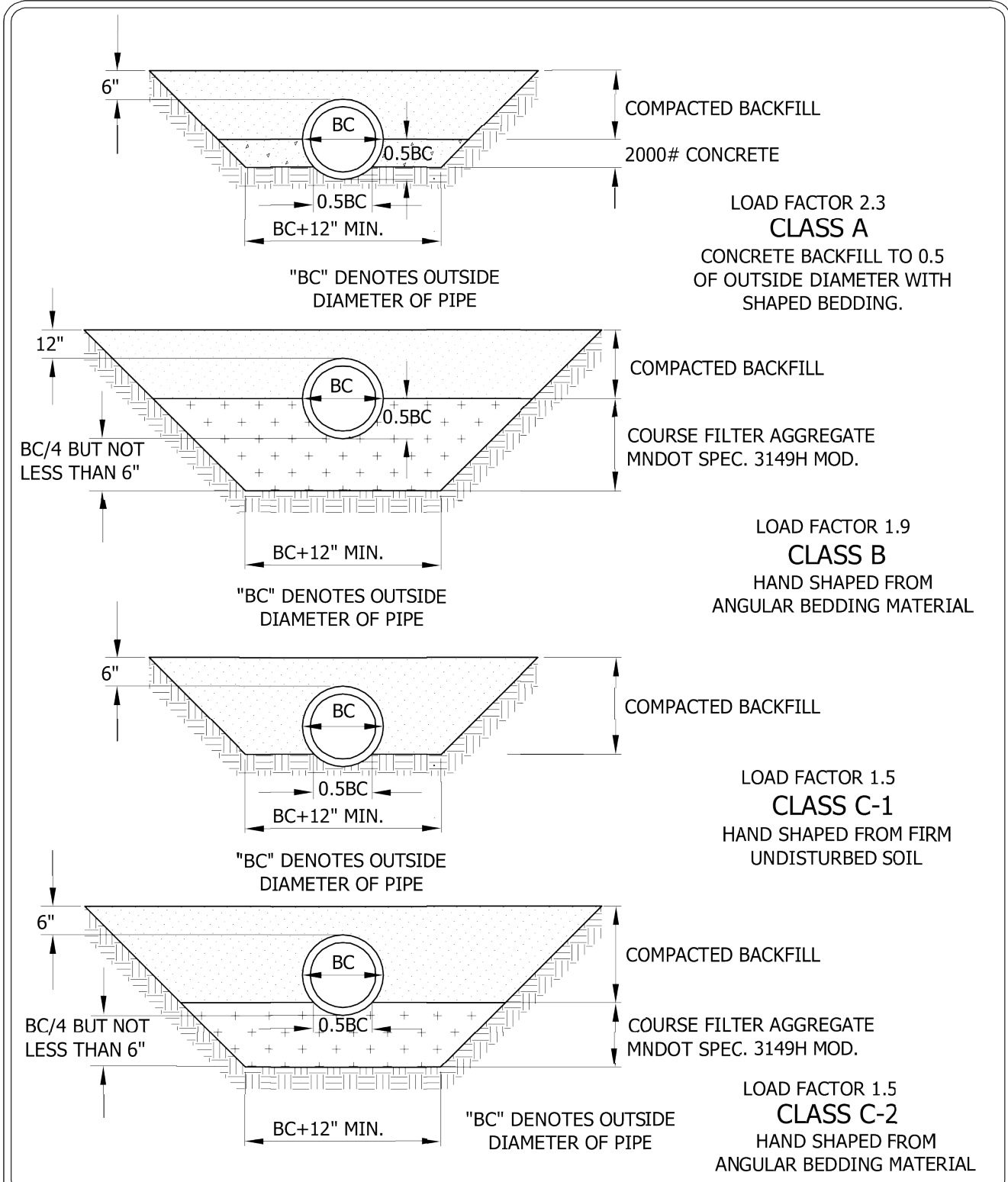
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Signed: *John C. Bertelsen*
JOHN C. BERTELSEN
Date: 07/24/17 Reg. No. 14960

CES CONSULTANTS, LLC
CIVIL ENGINEERING
201 West Travelers Trail, Suite 200
Burnsville, MN 55337
763-274-4405
www.cesminn.com

FOR:
FIELDSTONE FAMILY HOMES, INC.
SANITARY SEWER AND WATER SERVICES PLAN

SHEET NO.
5 OF 7

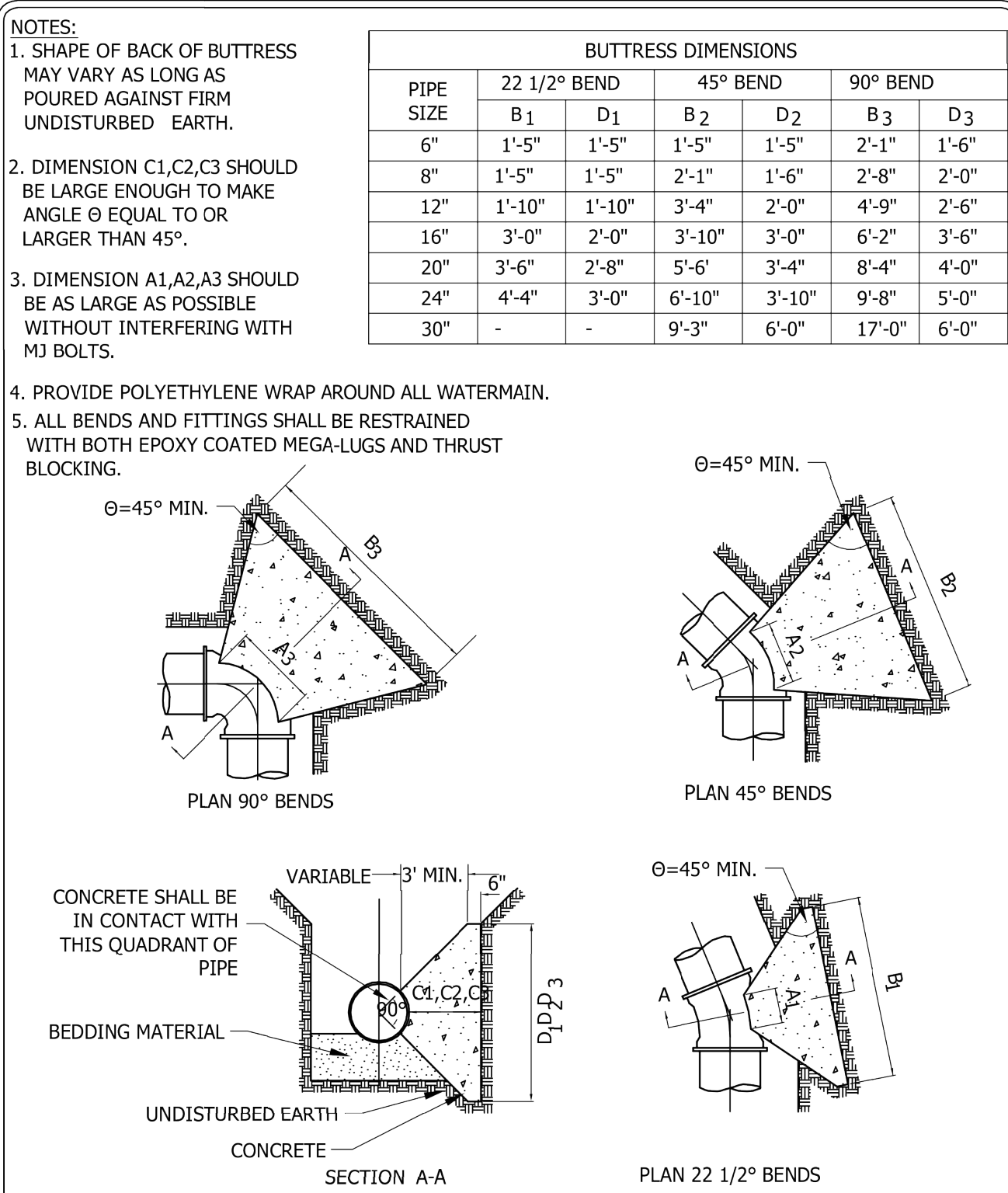


BEDDING METHODS
FOR RCP OR DIP

CHASKA, MINNESOTA

LAST REVISION:
MARCH 2001

PLATE NO.
GEN-6

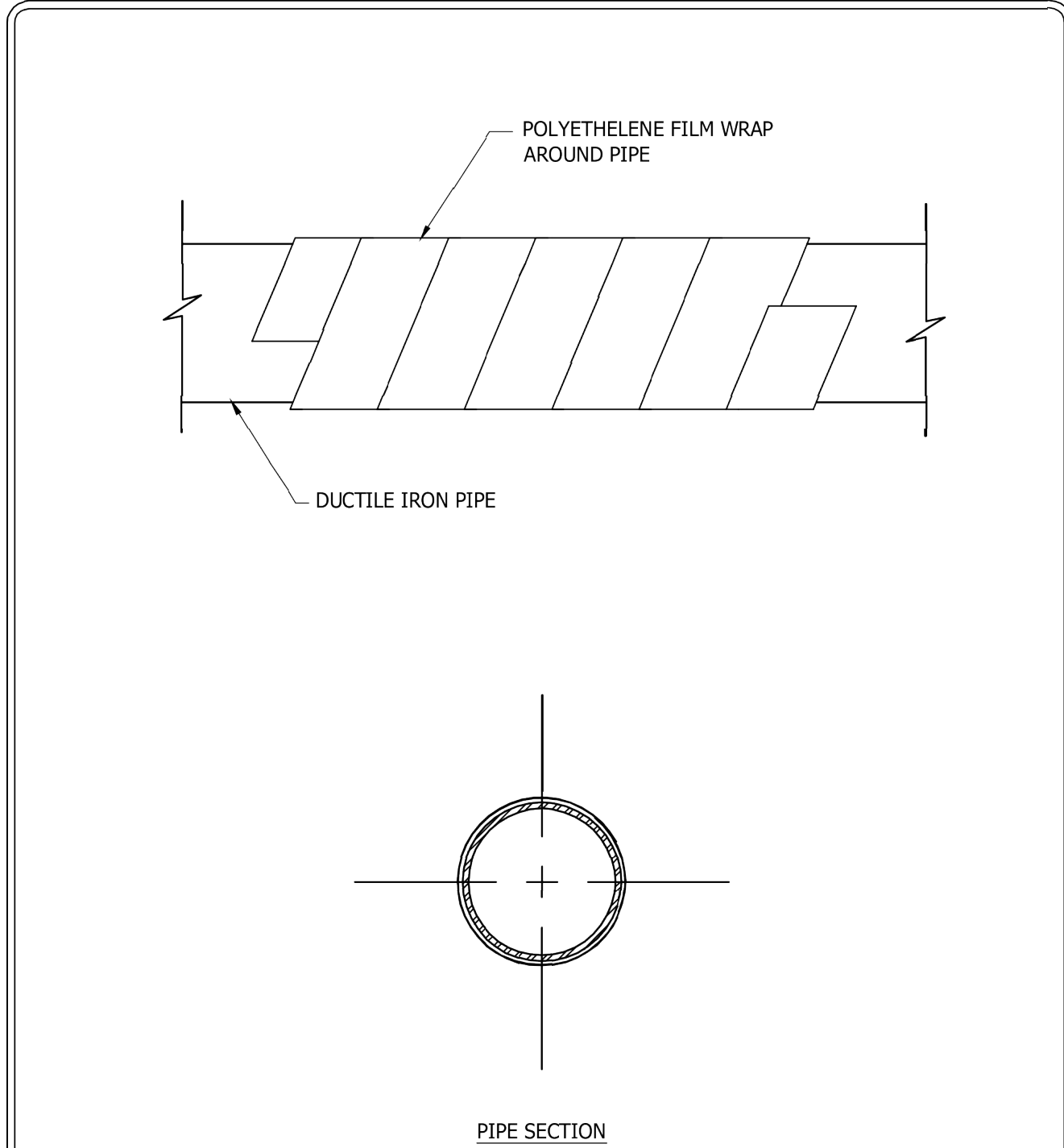


CONCRETE THRUST BLOCKING

CHASKA, MINNESOTA

LAST REVISION:
APRIL 2005

PLATE NO.
WAT-4



TYPICAL
WATER MAIN INSTALLATION

CHASKA, MINNESOTA

LAST REVISION:
MARCH 2008

PLATE NO.
WAT-7

DESCRIPTION

DATE

REV NO.

07/24/17

DESIGN BY:

JCB

DRAWN BY:

JCB

CHECKED BY:

JCB

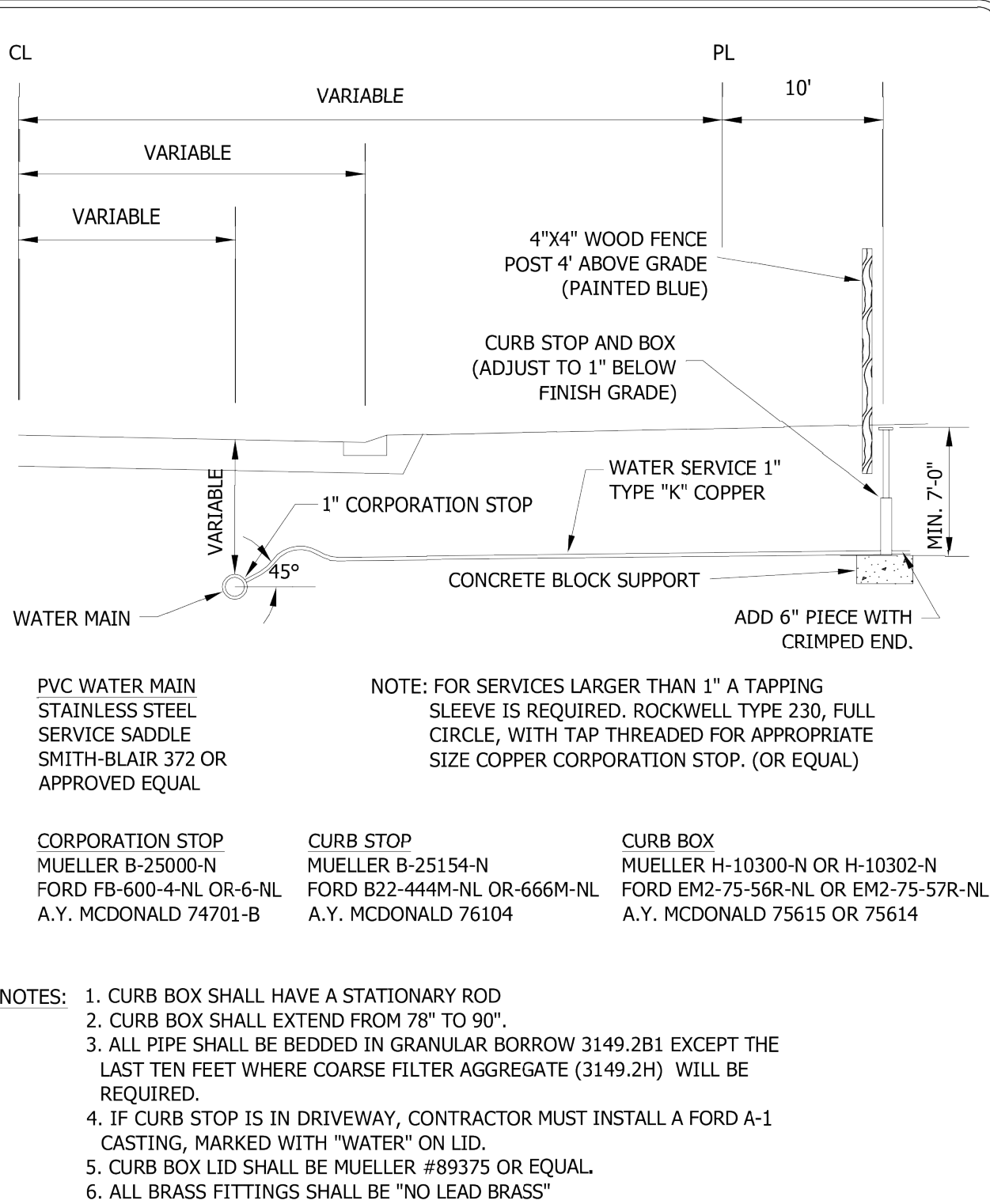
DWG FILE:

PROJ NO.:

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Signed: *John C. Berelsen*

JOHN C. BERELSEN
Date: 07/24/17 Reg. No. 14960

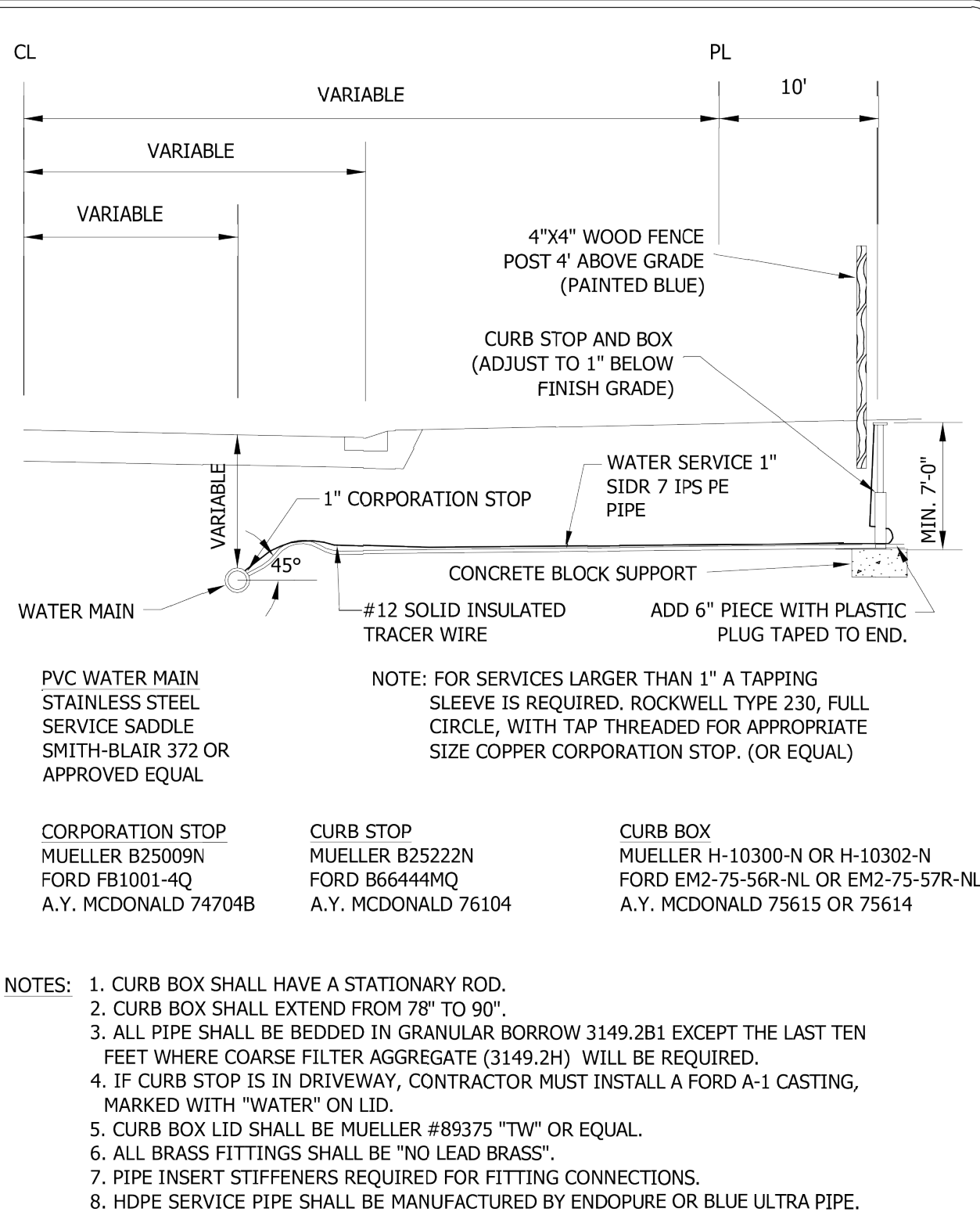


WATER SERVICE CONNECTION
COPPER PIPE

CHASKA, MINNESOTA

LAST REVISION:
MARCH 2016

PLATE NO.
SER-2

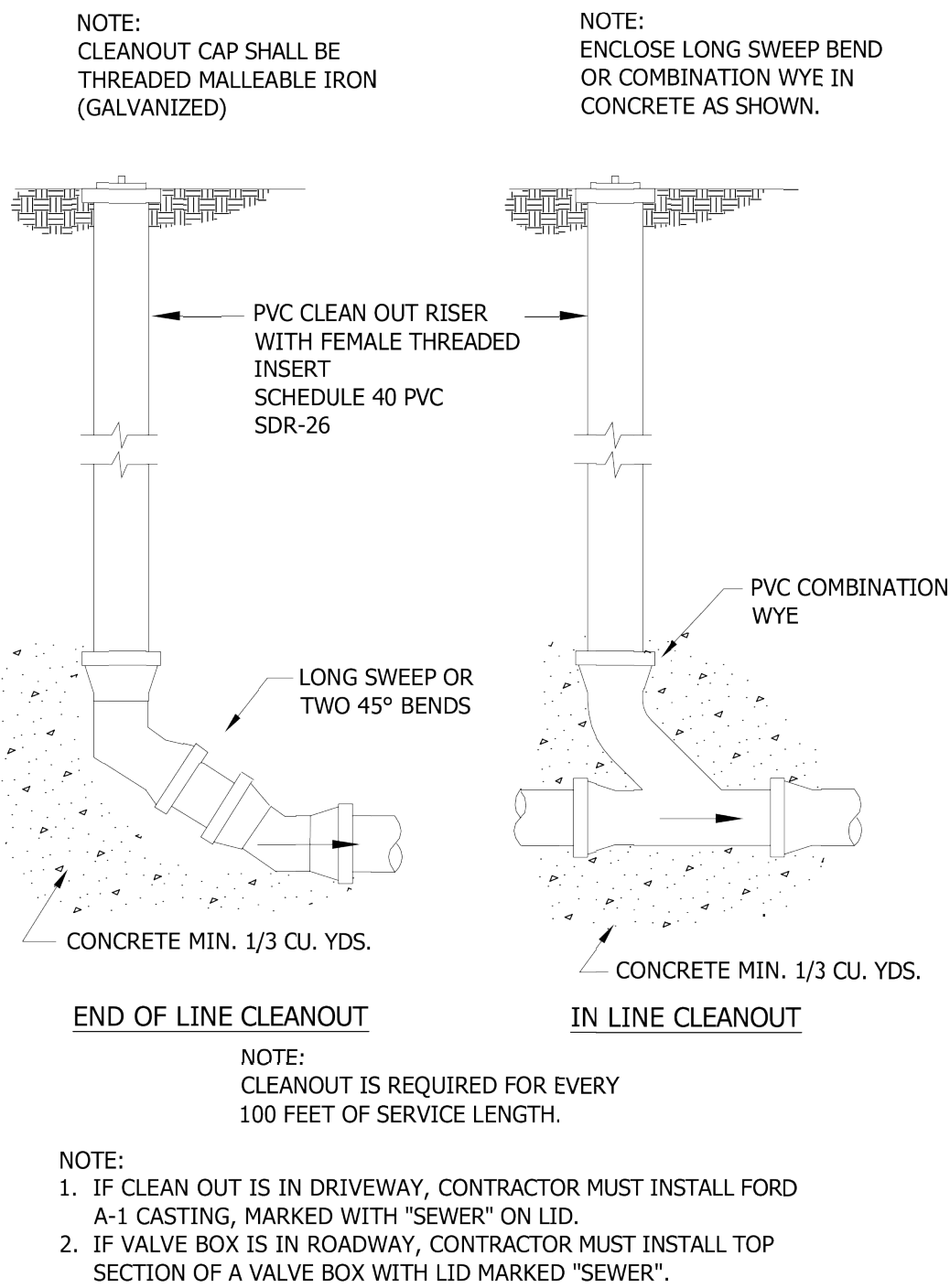


WATER SERVICE CONNECTION
HDPE PIPE

CHASKA, MINNESOTA

LAST REVISION:
MARCH 2016

PLATE NO.
SER-2A

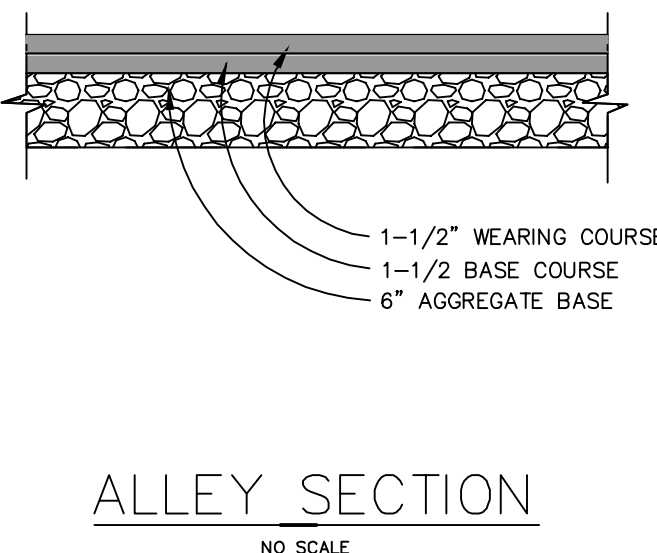


SERVICE LINE CLEANOUTS

CHASKA, MINNESOTA

LAST REVISION:
MARCH 2001

PLATE NO.
SER-4



CES CONSULTANTS, LLC

CIVIL ENGINEERING

201 West Travelers Trail, Suite 200

Burnsville, MN 55337

763-274-4405

www.cesminn.com

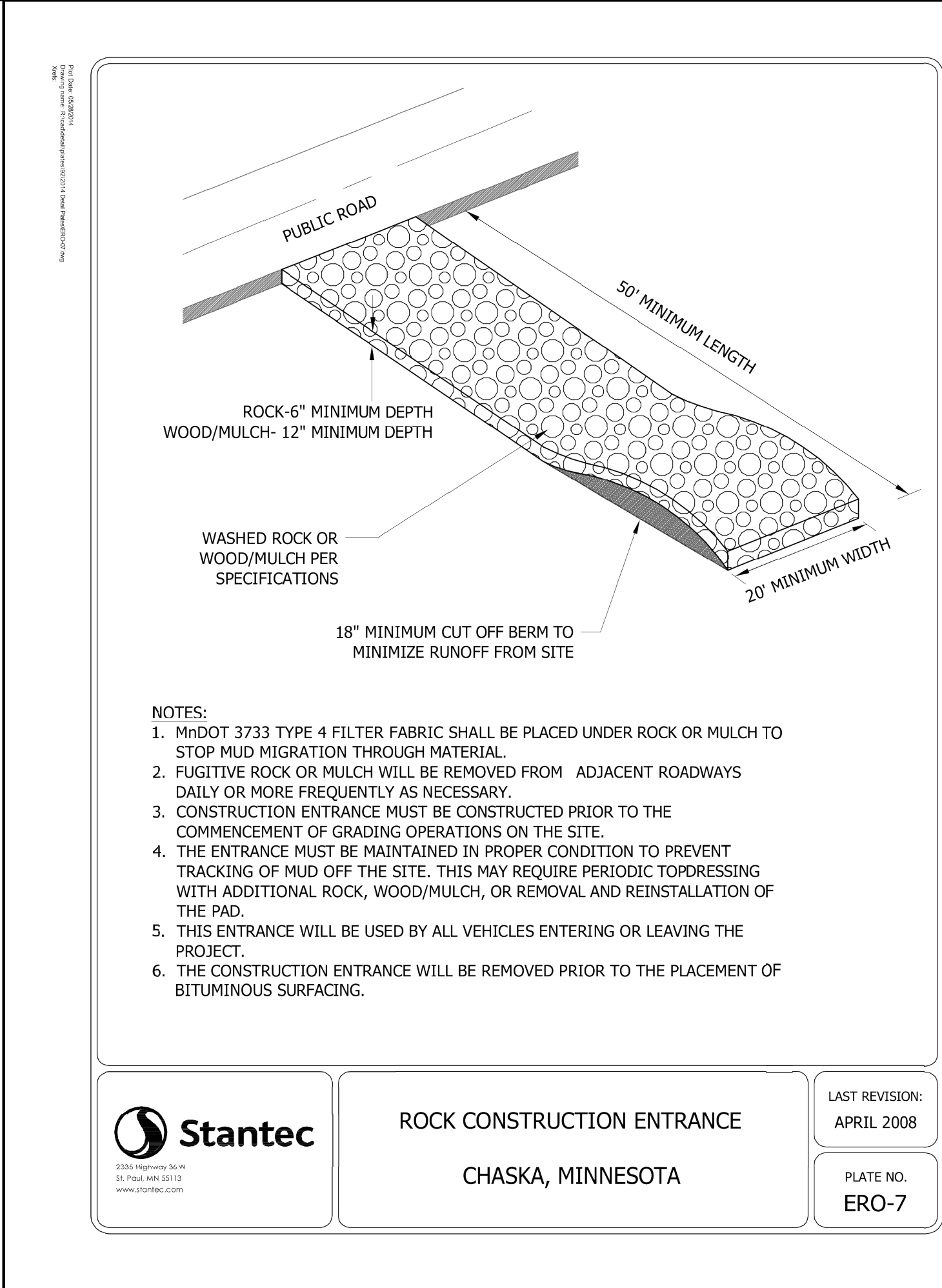
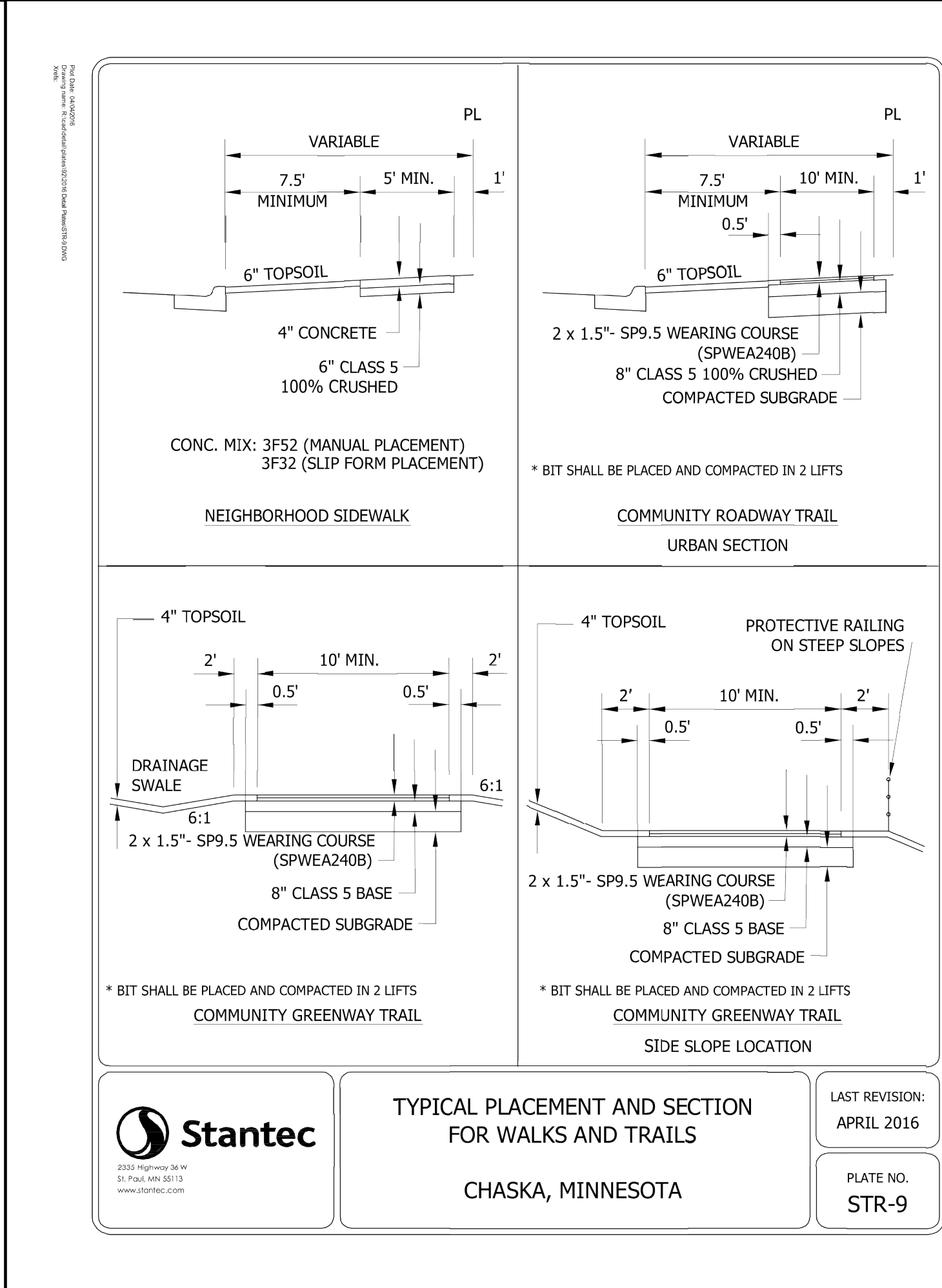
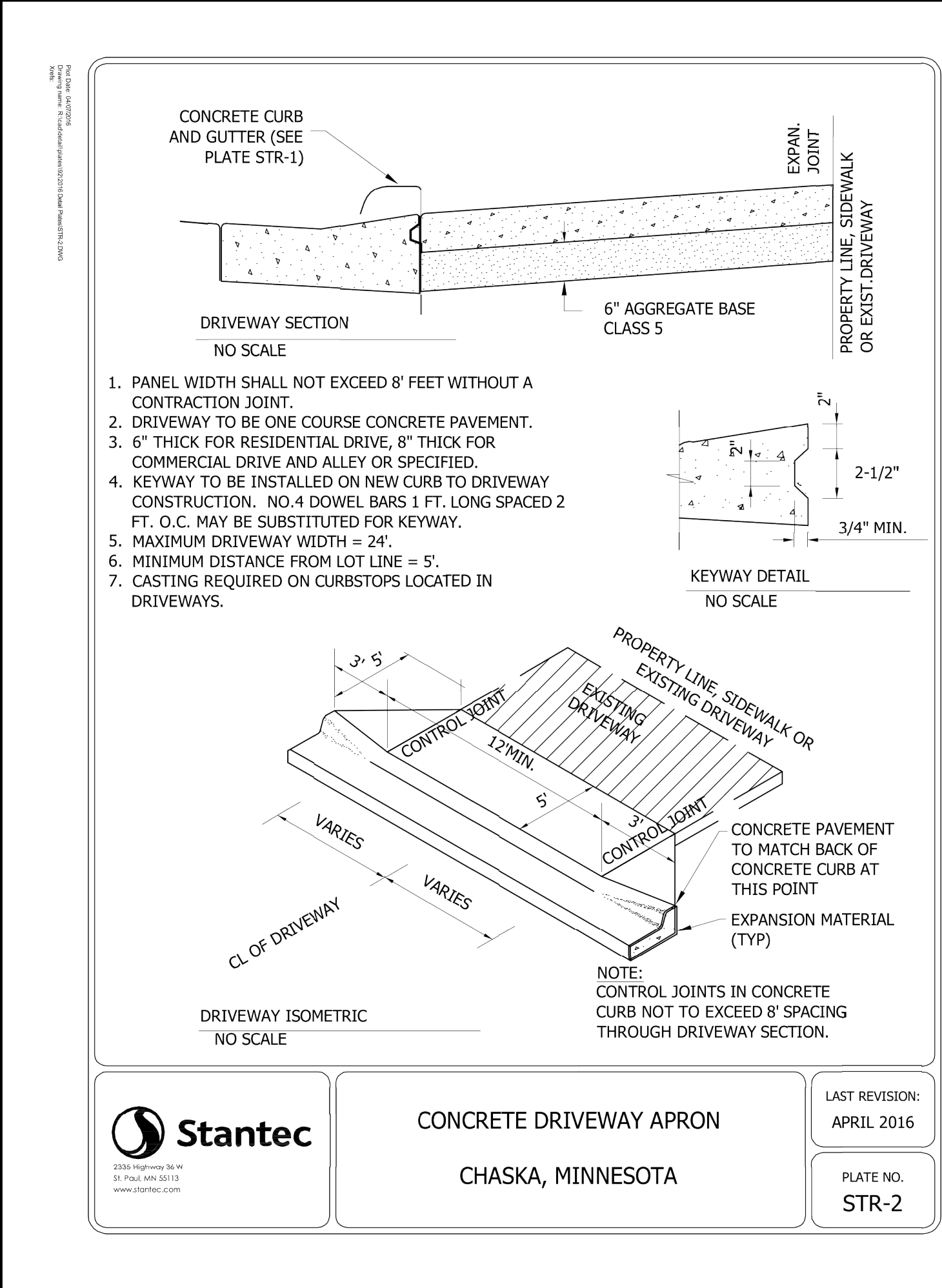
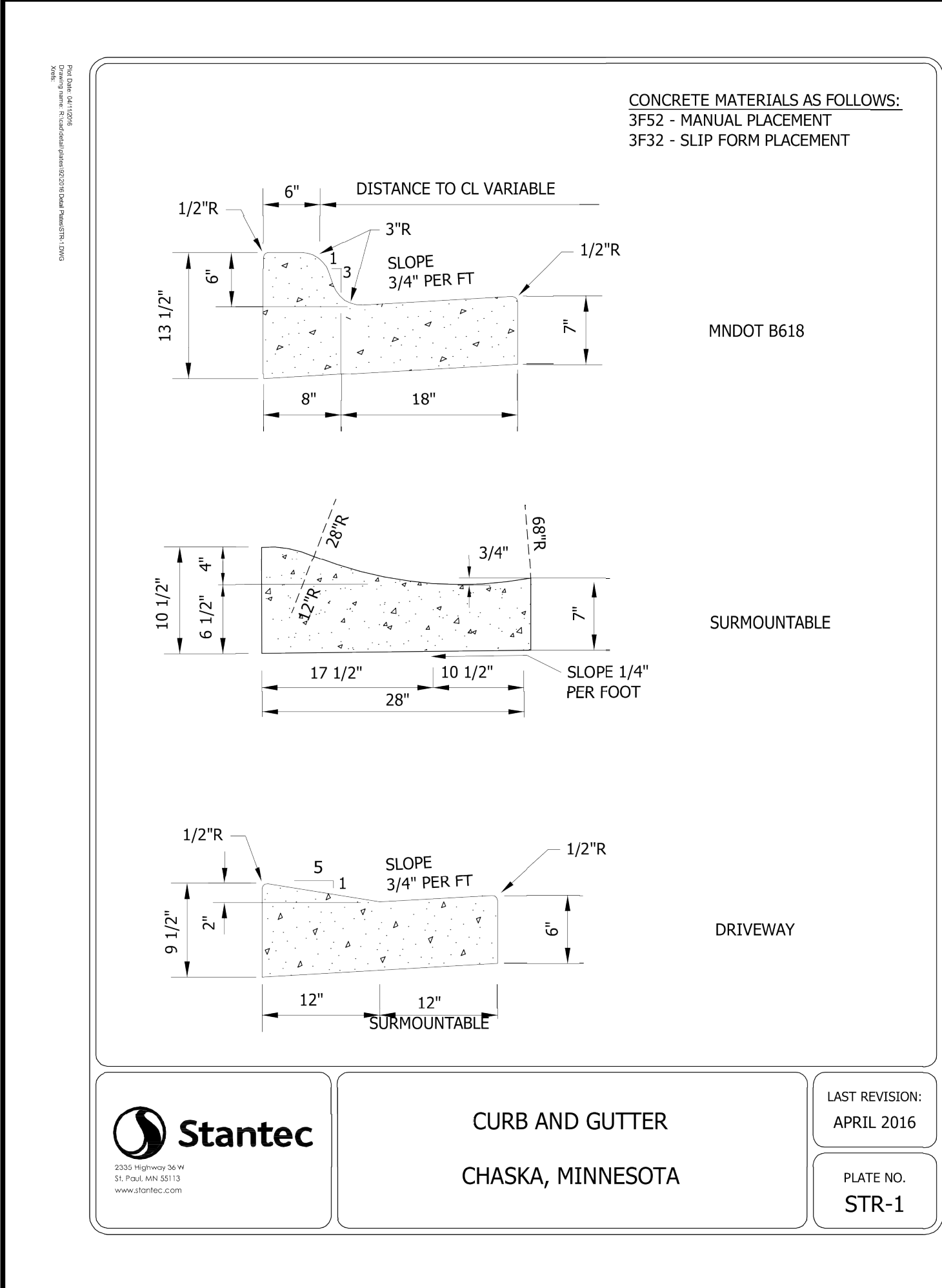
CLOVER FIELD, 7TH
CHASKA, MINNESOTA.

FOR:

FIELDSTONE FAMILY HOMES, INC.

DETAILS

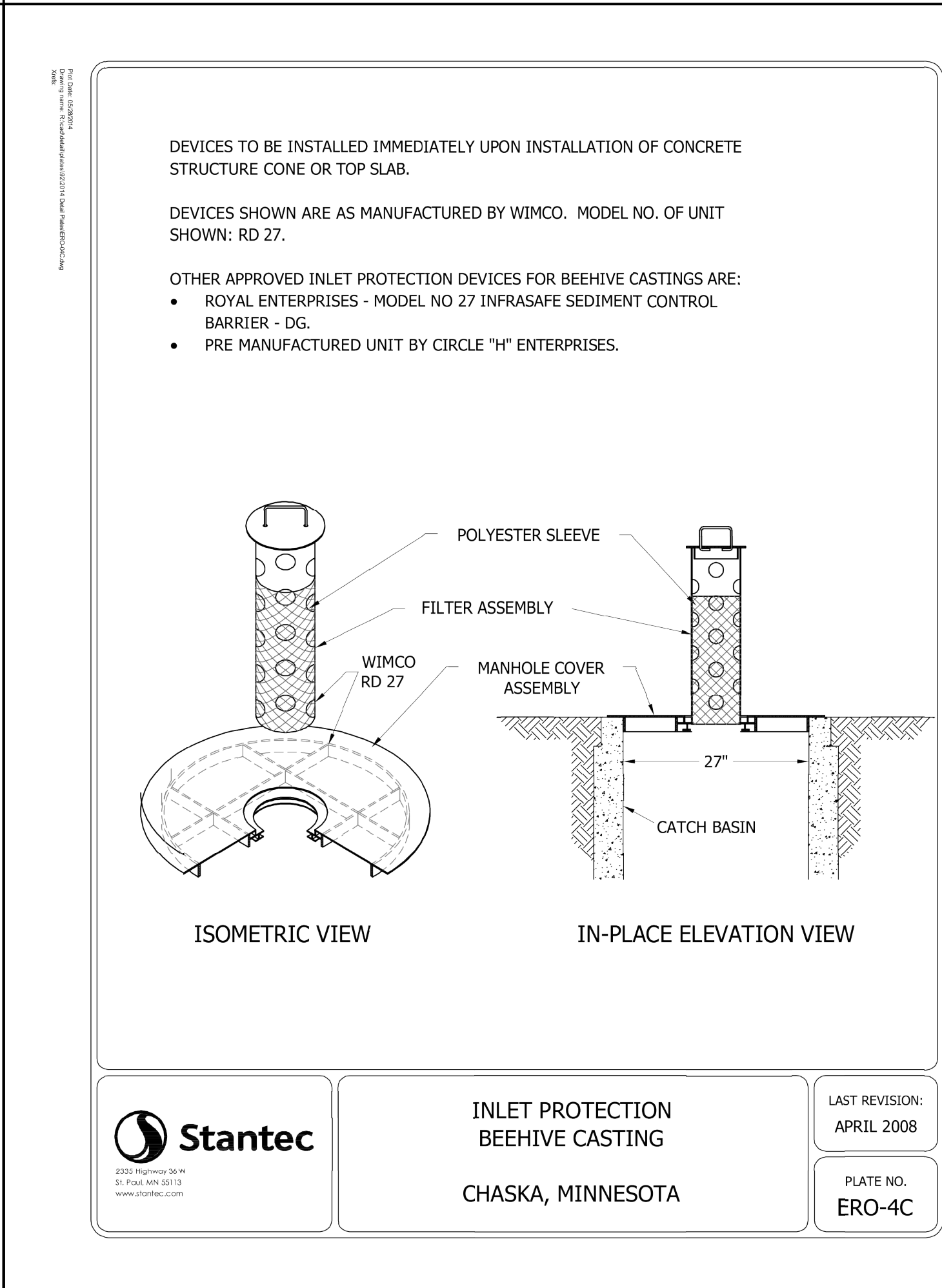
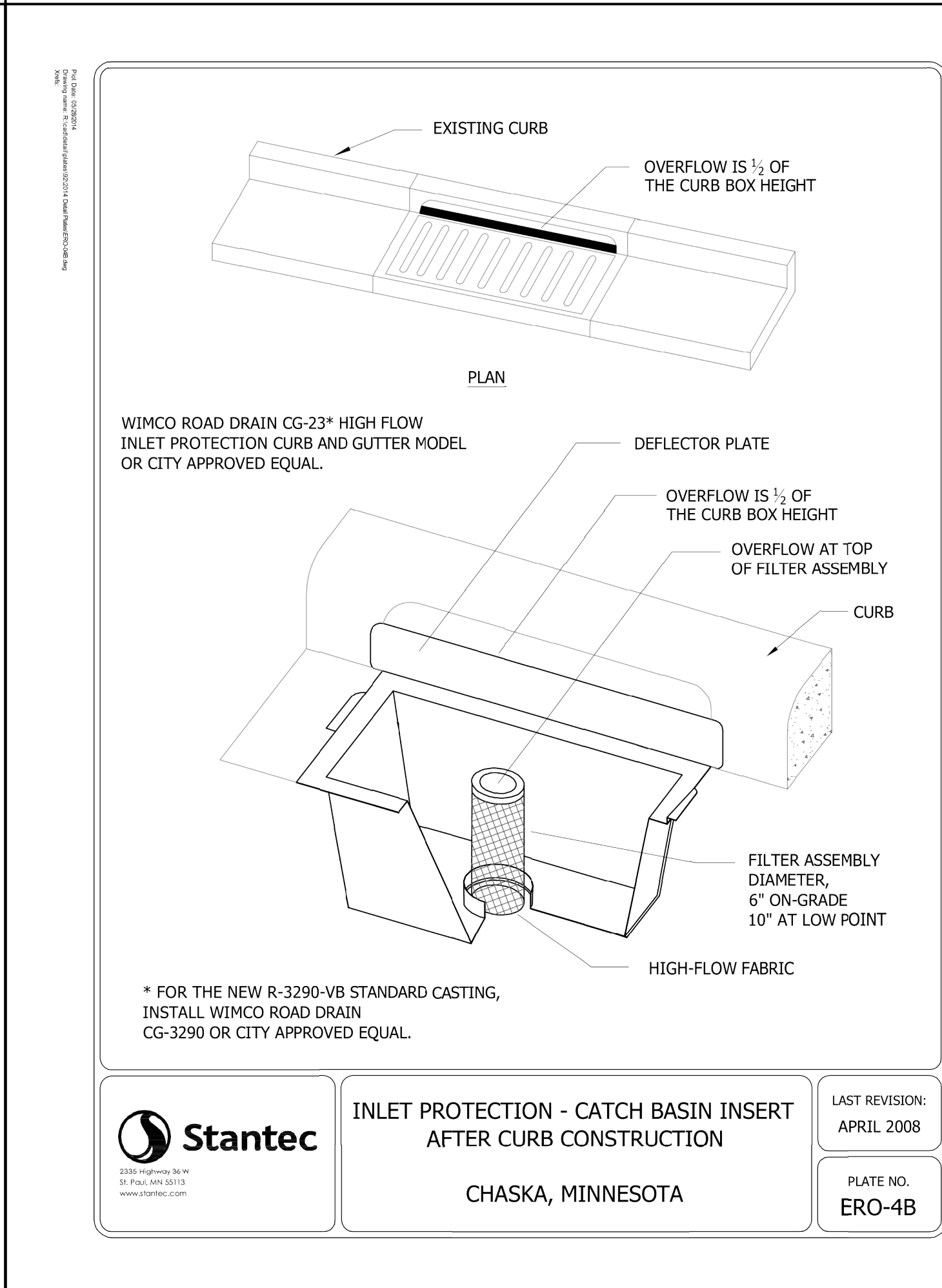
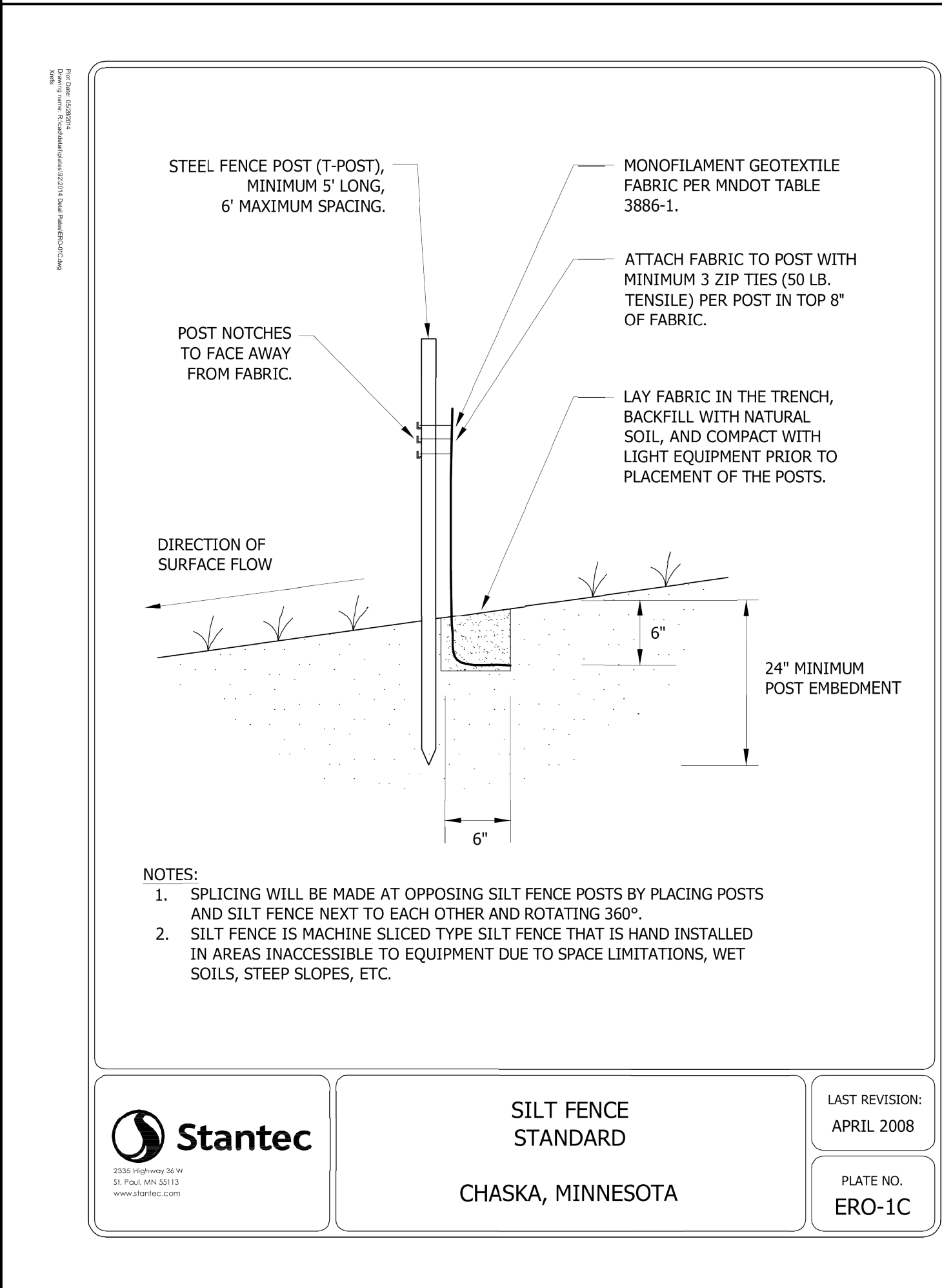
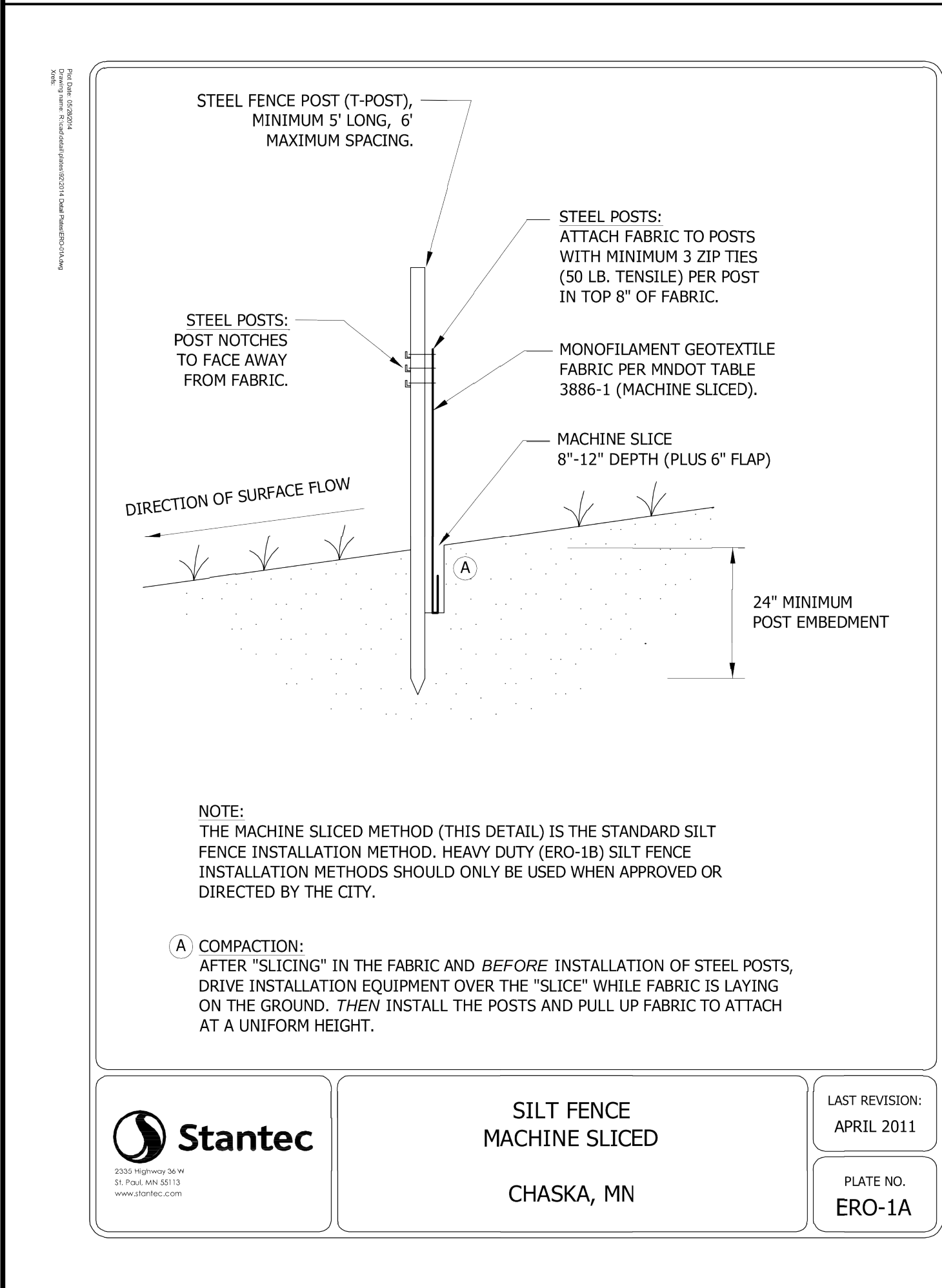
SHEET NO.
6 OF 7



REV NO.	DATE	DESCRIPTION
07/24/17	JCB	DESIGN BY:
JCB	JCB	DRAWN BY:
JCB	JCB	CHECKED BY:
JCB	JCB	DWG FILE:
JCB	JCB	PROJ. NO.:

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

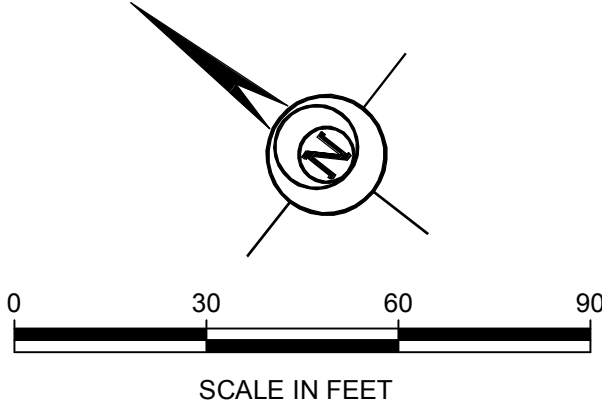
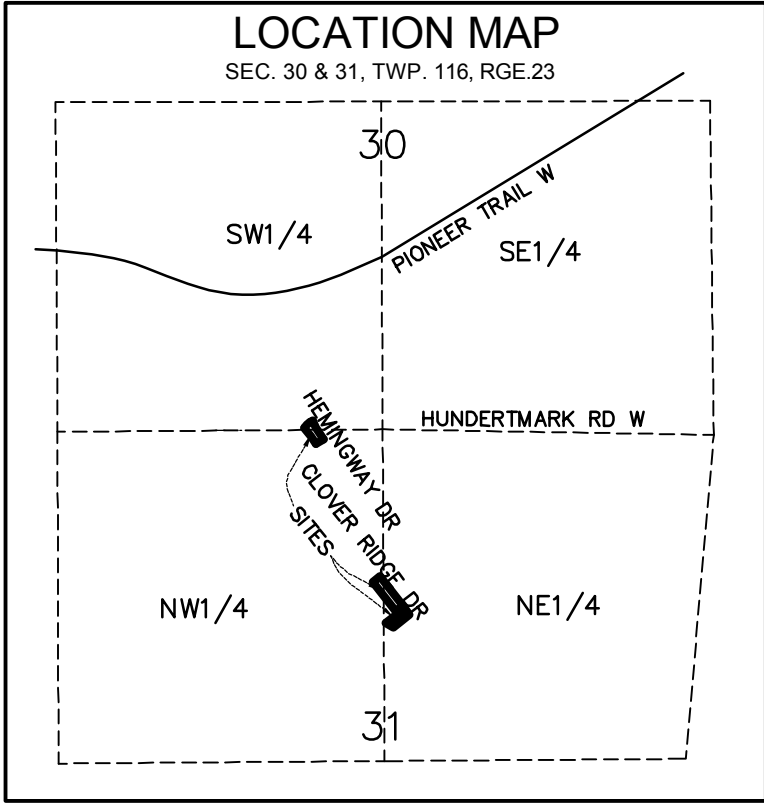
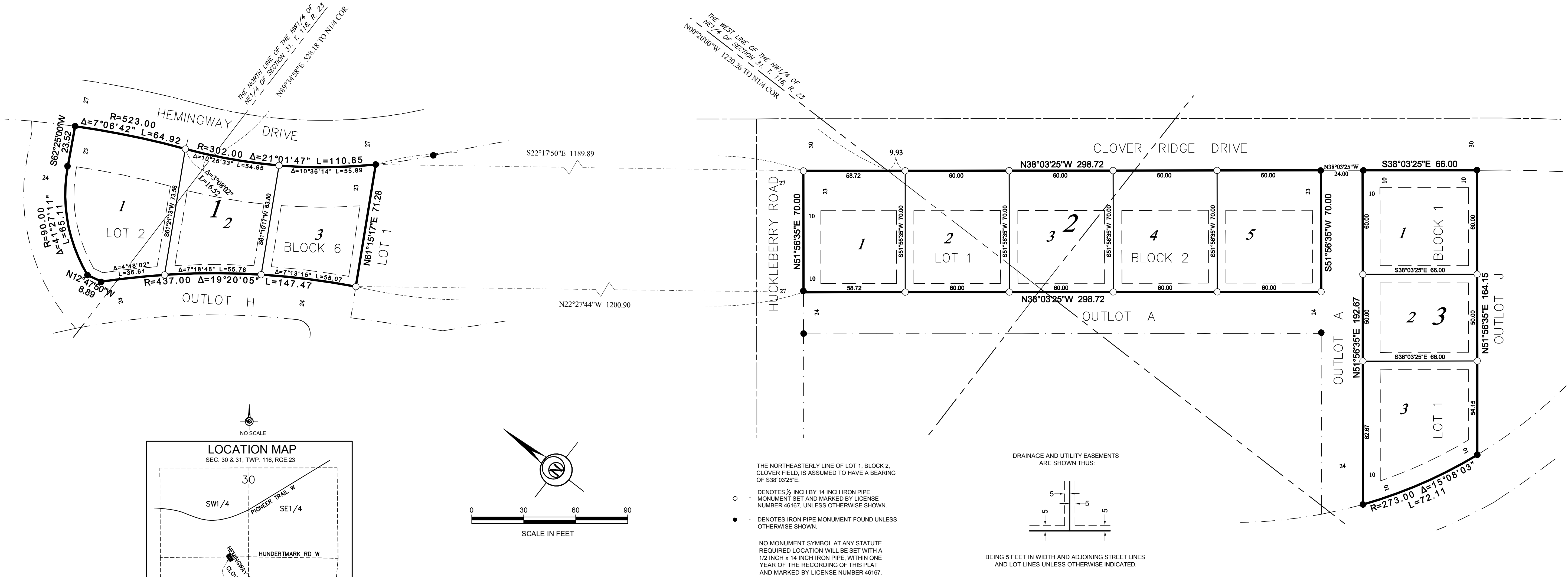
Signed: *John C. Berelsen*
JOHN C. BERELSEN
Date: 07/24/17 Reg. No. 14960



CES CONSULTANTS, LLC CIVIL ENGINEERING 201 West Travelers Trail, Suite 200 Burnsville, MN 55337 763-274-4405 www.cesminn.com	FOR: FIELDSTONE FAMILY HOMES, INC. CHASKA, MINNESOTA CLOVER FIELD 7TH	DETAILS
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SHEET NO. 7 OF 7

CLOVER FIELD 7TH ADDITION

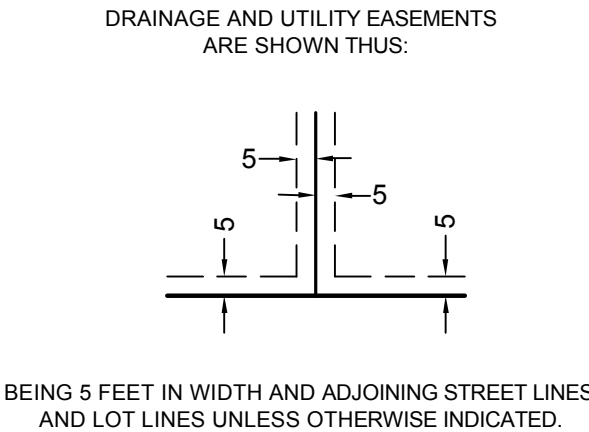


THE NORTHEASTERLY LINE OF LOT 1, BLOCK 2, CLOVER FIELD, IS ASSUMED TO HAVE A BEARING OF S38°03'25"E.

○ - DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 46167, UNLESS OTHERWISE SHOWN.

● - DENOTES IRON PIPE MONUMENT FOUND UNLESS OTHERWISE SHOWN.

NO MONUMENT SYMBOL AT ANY STATUTE REQUIRED LOCATION WILL BE SET WITH A 1/2 INCH X 14 INCH IRON PIPE, WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT AND MARKED BY LICENSE NUMBER 46167.



KNOW ALL PERSONS BY THESE PRESENTS: That XXX, a Minnesota limited liability company, owner of the following described property:

Lot 2, Block 6, CLOVER FIELD 4TH ADDITION, according to the recorded plat thereof.

And Lot 1, Block 1 and Lot 1, Block 2, all in CLOVER FIELD, according to the recorded plat thereof.

Has caused the same to be surveyed and platted as CLOVER FIELD 7TH ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said XXX, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ___ day of ___, 20__.

XXX.

By _____, Chief Manager

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me on _____ by _____, Chief Manager
of XXX, a Minnesota limited liability company, on behalf of the company.

Notary Public, _____
My Commission Expires _____

I Thomas J. O'Meara do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wetlands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ___ day of ___, 20__.

Thomas J. O'Meara, Licensed Land Surveyor
Minnesota License No. 46167

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me on _____, 20__, by Thomas J. O'Meara.

Notary Public, _____
My commission expires _____.

CITY COUNCIL, City of Chaska, Minnesota

This plat was approved by the City Council of the City of Chaska, Minnesota, this ___ day of ___, 20__, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

By: _____ Mayor By: _____ Clerk

COUNTY SURVEYOR, Carver County, Minnesota

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ___ day of ___, 20__.

By: _____

Carver County Surveyor

COUNTY AUDITOR, Carver County, Minnesota

I do hereby certify that, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ___ day of ___, 20__.

Carver County Auditor

COUNTY TREASURER, Carver County, Minnesota

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20__ on the land hereinbefore described have been paid in full on this ___ day of ___, 20__.

Carver County Treasurer

COUNTY RECORDER, Carver County, Minnesota

I hereby certify that this plat of CLOVER FIELD 5TH ADDITION, was filed in the office of the County Recorder for public record on this ___ day of ___, 20__, at ___ o'clock __M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

_____, County Recorder

Bohlen
Surveying & Associates

SHEET 1 OF 4 SHEETS

**- MINUTES -
CHASKA CITY COUNCIL
MAY 21, 2018**

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7 pm.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Schulz, Boe, Rohe, Geisler, and Mayor Windschitl. Absent: None.

Also Present: Kevin Ringwald, Community Development Director; Liz Hanson, City Planner; Luke Melchert, City Attorney; Nate Kabat, Assistant Administrator; and Matt Podhradsky, City Administrator.

4. Adopt the Agenda

Motion by Councilmember Rohe, second by Councilmember Boe to adopt the agenda as presented.

Motion carried.

5. Visitor Presentation

Chaska American Legion Auxiliary, Unit 57 distributed poppies to the Council. Mayor Windschitl read a Proclamation from the City of Chaska regarding the poppy being adopted by the Auxiliary as a memorial flower to pay tribute to the wounded veterans and aid their families. The City of Chaska will recognize May 24, 25, 26 of 2018 as Poppy Days. The Chaska Legion Auxiliary, Unit 57 will distribute poppies as a thank you to veterans at various locations.

Police Sargent Gibbons gave an overview of the Chaska Police Explorer Program. Sam Ortman, Captain of the Chaska Police Explorer Post #421, introduced the Explorers and recounted their successes at the Police Explorer Competition in Rochester. Pictures were taken of the Council and the Explorers.

6. Minutes

Motion by Councilmember Geisler, second by Councilmember Schulz to approve the minutes of the April 30, 2018 City Council meeting.

Motion carried.

7. Consent Agenda

Mayor Windschitl expressed his thanks for the service done by Jeff Filipek with the Human Rights Commission.

Mayor Windschitl inquired about Agenda Item E being in Consent Agenda again, and what Aptive Environmental receives for a permit.

City Administrator Podhradsky stated that each additional sales representative needs to register, and that they receive a solicitor's card from the City. He instructed the audience to ask to see a solicitor's permit if they come to the door and if they do not show one, ask them to leave and call the police.

Councilmember Geisler stated that if residents have a "No Solicitors" sign on their home, solicitors are not allowed to come to the door, and if they do they should be reported.

Councilmember Rohe inquired when they will break ground on Agenda Item H.

City Administrator Podhradsky stated that it would be very soon.

Councilmember Boe looked to clarify that regarding Agenda Item H, tree preservation would occur on the north end of the property and requested that the dimensions of the waste enclosure be in place going forward.

City Administrator Podhradsky stated that the applicant will need to follow the City's requirements.

Motion by Councilmember Rohe, second by Councilmember Geisler to approve the Consent Agenda Items A through Q:

- A. Adopt Resolution No. 2018-56, Awarding the Bid for the West Creek Substation Switchgear Building
Motion to Adopt Resolution No. 2018-56 awarding the bid for the West Creek Substation Metal Clad Shelter Aisle Switchgear Building to Myers Controlled Power for the amount of \$793,699
- B. Accept Resignation by Jeff Filipek from the Human Rights Commission
Motion to formally accept resignation from the Human Rights Commission by Jeff Filipek
- C. Adopt Resolution No. 2018-57, Approving Peddler's Permit for the Ice Cream Princess
Motion to adopt Resolution No. 2018-57 approving Peddler Permit No. PP. 18-02 in the name of Jaimie Meyers, DBA The Ice Cream Princess, 2715 Northview Dr., Victoria, Minnesota, 55386, valid May 21, 2018 through October 31, 2018.
- D. Adopt Resolution No. 2018-58, Approving Peddler's Permit for Big Bell Ice Cream
Motion to adopt Resolution No. 2018-58 approving Peddler Permit No. PP. 18-03 in the name of Ivan Sanchez, DBA Big Bell Ice Cream, 3218 Snelling Ave., Minneapolis, Minnesota, 55406, valid May 21, 2018 through December 31, 2018.
- E. Adopt Resolution No. 2018-59, Approving Solicitor Permits for Representatives of Aptive Environmental
Motion to adopt Resolution No.2018-59, approving Solicitor Permit Nos. SOL.18-19 through SOL.18-27, SOL. 18-32 and 18-36 for the above representatives of Aptive Environmental, located at 5251 West 73rd Street, Unit C, Edina, Minnesota, 55439, for the period of May 21, 2018, through September 30, 2018.
- F. Adopt Resolution No. 2018-61, Approving the Final Plat for Club West 7th Addition/Traditions Development/PC #2018-14
Motion to adopt Resolution No. 2018-61 approving the Final Plat for Club West 7th Addition (PC#2018-14).
- G. Adopt Resolution No. 2018-62, Approving the Final Plat for Chaska Creek Center 2nd Addition/Community Asset Development/PC #2018-15
Motion to adopt Resolution No. 2018-62 approving the Final Plat for Chaska Creek 2nd Addition (PC# 2018-15)

- H. Adopt Resolution No. 2018-63, Approving the Final Plat and Building Plan for ALDI, Chipotle, Starbucks in Hazeltine Plaza/ISG-Inc./PC #2018-16
Motion to adopt Resolution No. 2018-63 approving the Final Site & Building Plan and Final Plat for ALDI, Chipotle and Starbucks in Hazeltine Plaza (PC# 2018-16).
- I. Adopt Resolution No. 2018-66, Approving Solicitor Permits for Representatives of Rise Pest Control
Motion to adopt Resolution No.2018-66, approving Solicitor Permit Nos. SOL.18-28 through SOL.18-31, for the above representatives of Rise Pest Control, located at 4940 N Hwy 169, New Hope, Minnesota, 55428 for the period of May 21, 2018, through September 30, 2018
- J. Approve 2-Day Temporary On-Sale Intoxicating Liquor License for Chaska Rotary Club at River City Days
Motion to approve Temporary On-Sale Intoxicating License TW.18-02 for the Chaska Rotary Club for River City Days, effective July 27 through July 28, 2018.
- K. Adopt Resolution No. 2018-67, Approving the Lot Split/Consolidation for 9328 and 9332 Rhoj Avenue/PC #2018-17
Motion to adopt Resolution No. 2018-67, approving the Lot Split and Lot Consolidation of 9328 and 9332 Rhoj Avenue, subject to the stipulations included in said resolution and the following conditions:
1. Approvals shall be based on the following graphic exhibits: a. Survey, dated May 9, 2018, prepared by Demars-Gabriel Land Surveyors, Inc.
 2. Existing Home on 9332 Rhoj Avenue is demolished prior to signature of DEED by City of Chaska.
 3. Lot Consolidation is obtained through Carver County.
- L. Approve 2018/2019 Liquor License Renewals
Motion to approve liquor license renewals as itemized on Schedule A attached, effective July 1, 2018 through June 30, 2019, with contingencies as noted.
- M. Approval of 2017 Interfund Transfers
Motion to approve 2017 interfund transfers to be reported as Other Financing Sources and Uses in the 2017 Comprehensive Annual Financial Report
- N. Adopt Resolution 2018-68, Accepting Gifts and Donations January-March 2018
Motion to adopt Resolution No. 2018-68 acknowledging and accepting gifts to the City of Chaska received during the period January 01, 2018 through March 31, 2018
- O. Adopt Resolution No. 2018-69, Authorizing the publication of the EA for the Lake Hazeltine Transmission Line
Motion to adopt Resolution No. 2018-69, acknowledging the completion of the EA and authorizing the EA release for public comment on the Lake Hazeltine Transmission Line.
- P. Adopt Resolution No. 2018-70, Approving Solicitor Permits for Representatives of Insight Pest Solutions
Motion to adopt Resolution No.2018-70, approving Solicitor Permit Nos. SOL.18-33 through SOL.18-35, for the above representatives of Insight Pest Solutions, located at 6834 Washington Avenue South, Eden Prairie, Minnesota, 55344, for the period of May 21, 2018, through September 1, 2018.
- Q. Approve Costs for Communications Equipment & Software Upgrades

Request for financial approval to purchase the equipment and software upgrades necessary to improve our equipment and software.

Motion carried.

8. Public Hearing: Adopt Resolution No. 2018-60, Approving the City's Application to MN Department of Employment and Economic Development - MIF Grant dollars

Assistant Administrator Kabat introduced the item to the Council.

City Administrator Podhradsky commented that he is excited this business is owned by a local resident in Chaska, Mark Gross, and how this business will tie in well to other businesses in Chaska.

Mayor Windschitl opened the public hearing at 7:23 pm.

Mayor Windschitl closed the public hearing at 7:24 pm.

Motion by Councilmember Boe, second by Councilmember Schulz to Adopt Resolution No. 2018-60, Approving the City's Application to the Minnesota Department of Employment and Economic Development on Behalf of Formacoat, LLC to the Minnesota Investment Fund Program. Motion carried.

The Council stated their excitement for this project to move forward.

9. Adopt Resolution No. 2018-64, Approving the Concept Plan for Sagewood in Clover Ridge/DR Horton/PC #2018-13

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the concept plan to the Council.

Mayor Windschitl inquired if someone cut trees and put in a road at the open area at the north end of the proposed development.

City Planner Hanson stated that she believed it was used for agricultural use. She then continued her presentation of the concept plan.

City Administrator Podhradsky pointed out that the three options for tree preservation have been used in various other projects in the City with success, and it will be a matter of determining which is the best fit for this site.

City Planner Hanson concluded the presentation of the concept plan.

City Administrator Podhradsky noted a concern via email from a resident regarding drainage at the site. He stated that City Engineer Clark will be going out to the site and assessing drainage issues before the preliminary plans come back.

Councilmember Rohe inquired if this area was always designated single-family use in the original Clover Ridge plan.

City Development Director Ringwald stated that it was, and the tree preservation area was not a jurisdictional woodland area that would prevent use, so different options were looked at with the original development, and due to the fact that the surrounding area has developed into single-family use, putting a higher density development there would not be fitting.

Councilmember Rohe looked to clarify that the average lot size in the proposed development would be about half an acre.

City Development Director Ringwald stated that because the total acreage involves ponding and other items, the average lot size is likely lower than that.

Councilmember Rohe stated that those lot sizes would likely help preserve some trees.

City Administrator Podhradsky stated that it is very similar to Autumn Woods in that respect.

Councilmember Rohe stated that Cortina Woods has a tree preservation easement.

City Development Director Ringwald pointed out that the concept plan is two-dimensional at this point and limits the vision for tree preservation, and once the proposal goes to preliminary plan it will be three-dimensional and grading and lot shape and the like will be easier to see.

City Administrator Podhradsky pointed out that as City Development Director Ringwald mentioned, from an ordinance perspective the City only has the ability to require trees be preserved if they are on an 18 percent slope bluff. He stated that this site does not meet that designation and is quite flat, so there is no jurisdictional ordinance control. The challenge is negotiating a settlement that is good for everybody.

Mayor Windschitl stated that it is difficult to create a development within an existing development and inquired what occurred that this site didn't get developed previously.

City Administrator Podhradsky stated that it is on the western edge, and this site was really the next logical area to develop but took longer due to the die off in 2008 and it is now coming around again.

City Development Director Ringwald pointed out that this site is part of Kelzer Farm whereas the other pieces were part of the Bernardi Holdings, so they really were on two different development tracks and is also why this area is not part of the Jonathan disbursement.

Councilmember Rohe commented that this is the concept plan and it sounds like the developer is open to working with the City on tree preservation.

Councilmember Geisler pointed out that the developer is willing to address the drainage concern and might even resolve it.

City Administrator Podhradsky commented that the purpose of the concept plan process is to highlight any big issues that the developer needs to focus on before the preliminary plan and that from his perspective there have been consistent messages to the developer from the neighbors and city staff regarding tree preservation, drainage, and traffic, and that those are the three issues that need to be addressed and what will be focused on in the preliminary phase.

Councilmember Boe commented that the conservation of trees was important for tree preservation but also for screening and site lines.

City Administrator Podhradsky stated that especially in the open area that bumps up to Sophia Drive, there will be requirements for screening there, and that the focus in the rest of the area will likely be preserving trees.

Councilmember Boe also commented on the construction traffic impact and inquired if there are options for alternative entrance points.

City Administrator Podhradsky responded that construction traffic will likely have to come in through the neighborhood and use existing access. He stated the City could create some direction as to how it does that.

City Development Director Ringwald reported that in the preliminary submittal the developer will need to address how they are going to handle this and the Council will evaluate that plan to see if it is reasonable.

City Administrator Podhradsky stated that the Victoria Elementary neighborhood is going through this right now.

Mayor Windschitl suggested that perhaps having fewer lots would be a way to help protect the trees but noted there is likely a break-even number the developer needs to follow and that this might be something to discuss. He also referred to Councilmember Rohe's thought that making the lot sizes bigger may also help in this regard. He stated that these ideas are more fitting for the next step in the process.

Councilmember Boe commented that ponding requirements also likely dictate how much things can be shifted.

Mayor Windschitl inquired if Laketown Township had been annexed by Chaska yet.

City Administrator Podhradsky responded that it had not and that they have an annexation agreement but talked with them in 2010 about waiting to do so until they need to make infrastructure improvements in the Shady Oak area. He stated that there is not an advantage for Chaska to bring them in to the community at this point.

Mayor Windschitl inquired how much farther and deeper that township goes.

City Development Director Ringwald stated that there is an assessment agreement regarding the development of the Kelzer property that outlines that and described the location for that on the map.

Mayor Windschitl stated that although this is not a public hearing, they Council would be willing to take resident's comments providing they are not the same comments and addressed the audience regarding the concept plan process.

Ryan Melville, 2750 Clover Preserve Dr., expressed a safety concern for the construction traffic and stated that he had not heard a reason why it was not practical to contact adjacent landowners about putting in a temporary construction entrance. He also stated that there are drainage concerns to the east of the site as well and urged the Council to be proactive in a concrete design to address this. Mr. Melville also stated that he believes the third option for tree preservation is the strongest option. He mentioned he is interested in purchasing lot 27 and that he would consider that another option for tree preservation and would solve the buffering problem to the east as well.

Corwin Holk, 1455 Sophia Dr., highlighted a concern regarding buffering in the open space and that the homes on Sophia drive face the elevation issue and would potentially have a three-story structure in their backyards. He suggested the Council recommend dropping lots 13 and 19 to shift the cul-de-sac south and create a berm with replantings to help mitigate the elevation issue.

Councilmember Rohe inquired what Mr. Holk's expectation was for that area when he built his home.

Mr. Holk stated that it was listed as green space in the 2004 Clover Ridge Plan and given that plan they expected that there would be preservation efforts. He asked the Council for their cooperation in the resolution to help preserve the buffer along Sophia Drive.

Councilmember Rohe inquired of staff what the expectation would have been for that area.

City Development Director Ringwald explained that the goal was to preserve as many trees in that area as possible. He reiterated that it is not a jurisdictional area, but that the City would like to preserve the trees.

Councilmember Rohe inquired if those who purchased lots on Sophia Drive in the past would have had an expectation that would have remained green space.

City Development Director Ringwald stated that they had hoped to preserve as many trees as possible in that area.

City Administrator Podhradsky commented that when the Clover Ridge neighborhood was done, density was used as a tool to help accomplish what is in that neighborhood, including the Clover Ridge school. He stated that density does not have the same value as it did 18 years ago.

Mayor Windschitl inquired if prior to 2008 there had ever been a concept plan.

City Administrator Podhradsky responded that this is the first concept plan in this particular area. He stated that staff had generally talked about what they had wanted to do.

Councilmember Boe inquired if the western 6 lots of Sophia have a 30-40ft easement behind it.

City Development Director Ringwald stated that several residents purchased that at the time, that it is not an easement.

Councilmember Boe inquired if that purchase was an option for everybody all along there.

City Development Director Ringwald stated that it was not.

Mr. Holk stated that the purchase was organized by one member of the six lots and not everyone was included on the street. He stated he contacted Mr. Kelzer five years ago about purchasing addition land behind his home, but that it was not available at that time.

Mayor Windschitl looked to clarify that the purchase was done by individuals but just did not include everybody along the road.

Mr. Holk confirmed this. He stated that his lot is the first lot along the open space.

Mayor Windschitl inquired if it was open space when Mr. Holk purchased his lot.

Mr. Holk stated that it was.

Jim Hornecker, 2638 Clover Field Circle, stated that his property butts up to the south end of the proposed development near the pond. He stated that when he purchased his lot, he expected that the trees would remain. He agreed with all the concerns previously mentioned and added his concern for increased density along his home. Mr. Hornecker also commented that he was concerned about impact on the Jonathan area playground.

Bill Thompson, 1463 Sophia Dr., stated that he was part of the group of owners that purchased that additional land. Mr. Thompson stated that the owners of the land are not motivated to sell but that the value of the land has gone up so that they are being pressured. He asked the City to work with the current owners for a solution and maybe come to an agreement with them.

Councilmember Rohe inquired what kind of agreement Mr. Thompson is referring to.

Mr. Thompson stated that he didn't know and it is not his area of expertise. He stated that he just knew the current owners are not wanting to sell.

City Administrator Podhradsky stated that when Engler Boulevard was extended, an assessment agreement was placed over the entire Clover Ridge area. He stated that these areas were assessed as part of that because they were future development areas.

A member of the Council inquired if this particular land had been assessed as part of that.

City Administrator Podhradsky stated that it had not because it has not been developed yet, and that cost builds up over the years because of interest and such. He stated that to do something about that would be unequitable to the landowners in the area who have already paid in to that assessment.

Mr. Thompson stated that he did not know what would be possible, but just wanted to bring this to the attention of the Council.

Mike Suel, DR Horton, stated that they are both the developer and builder and so will have a bit more control and will listen to what the Council and the neighbors have passed on. He stated that they have heard the neighbors concerns and that they look forward to working with staff and the tree preservation options. He reiterated that at this point in the process, everything is only two-dimensional on paper and when things proceed to three-dimensional they can look more closely at these things. Mr. Suel stated that DR Horton has worked with Chaska in the past with other developments.

City Administrator Podhradsky listed some of the developments that DR Horton has completed in the past.

Mr. Suel expressed their intent to work with City Engineer Clark as things proceed. He stated that since the Jonathan Association is not interested in expanding, they will go back and look at best options to add parks with connections.

Councilmember Rohe stated that the developer seems very flexible and will work with the City.

Councilmember Rohe stated that he believes the developer will be good about working toward the betterment of the development and for tree preservation.

Councilmember Geisler stated that the developer already has a relationship with the neighbors and seems open to working with them.

Steve Kelzer, property owner, gave a bit of history on the land that proposed to be developed and the difficulties of the cost of the assessment.

Councilmember Boe stated that he recalled seeing the signs at the end of Sophia that Mr. Kelzer mentioned.

Councilmember Rohe commented that he recalled the protests regarding Engler and the assessments with that.

Councilmember Schulz stated that it is clear there is some work to do and reiterated that this is the concept plan phase and stated that he was interested in seeing what the next step plans will be.

Councilmember Boe stated that it is a concept plan at this point and he is glad to see the neighbors being aware and involved.

Motion by Councilmember Rohe, second by Councilmember Schulz to Adopt Resolution No. 2018-64 approving the Concept Plan for Sagewood in Clover Ridge (PC# 2018-13). Motion carried.

Mayor Windschitl commended the neighbors present for being on top of it and bringing in their concerns. He said he could not guarantee that all their concerns will be met but that the City will do their best to address all these.

10. Adopt Resolution No. 2018-65, Approving the Concept Plan for Chaska Bluffs Apartments/Peter Stalland/PC #2018-12

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the concept plan to the Council.

City Administrator Podhradsky stated that the biggest value of this site are the views of the valley and downtown, so getting it as high as possible for usable space would be great.

Mayor Windschitl inquired why they put a pitched roof in the plan.

City Administrator Podhradsky stated that it is a concept plan and that staff recommended it.

Mayor Windschitl inquired if this plan is premature if they do not have the other sites.

City Administrator Podhradsky stated they would not proceed with development.

Mayor Windschitl inquired if they were putting a lot of time into something they don't know is secured.

City Administrator Podhradsky responded that often in these processes it is helpful for the developer to show that a concept is actually workable and that the City will support it prior to going forward with the purchase of the additional lots.

A member of the Council inquired who owns the other lots.

City Administrator Podhradsky stated that Total Loss owns the big portion, and Hagen Family owns one, and Essing Family owns the other. He again stated that they are making sure this project is something the Council will support prior to going forward with the purchase of these lots.

A member of the Council inquired if the landowners want to sell.

City Planner Hanson stated that she believed they were amenable to it but that the applicant could speak to where they are in the process with that.

City Planner Hanson continued the presentation of the concept plan.

Mayor Windschitl inquired if there was concern for two hundred cars going in and out of that road.

City Planner Hanson stated that it is an item of concern and that is why staff is asking them to conduct a traffic study as part of their preliminary.

Mayor Windschitl expressed his concern for there being only one access.

City Planner Hanson stated that staff had the same concern.

Councilmember Geisler stated that there would be a lot of traffic with that many potential residents.

Councilmember Boe stated that he was excited about this much density in walking distance to downtown.

Councilmember Rohe mentioned the Council having previous discussions about utilizing the Total Loss site and the bus garage and inquired how that all fit to tie this together.

City Administrator Podhradsky mentioned past ideas about use in this area and stated that staff is looking at the fact that this is a main entrance into downtown and how to create this intersection in a way that can add value to the downtown. He also stated that this is a redevelopment site and cannot happen by itself.

Councilmember Geisler commented that it would then need to be rezoned.

City Administrator Podhradsky agreed and stated that it is actually guided that way but would have to be rezoned.

Peter Stalland, Developer, expressed his excitement for the location and the chance to tie it in to downtown. He stated that he believed the County would find the collector streets could accommodate the increased traffic in the area. He addressed the access issue and stated that there are likely some ways to accommodate that.

Councilmember Rohe thanked Mr. Stalland for wanting to invest in Chaska.

City Administrator Podhradsky stated that Mr. Stalland was one of the original developers in Clover Ridge and his company build CAP's home.

Mayor Windschitl stated he wanted to be sure they do not build something too big just because they need the density and he would like to see an elevation shot as the process moves forward. He stated that someone called him today with the same concerns.

Councilmember Boe inquired if the access to the neighboring former public works site from Cty Rd 61 is going to go away or if there is a possibility for it to connect through.

City Planner Hanson responded that she believed the intention is to repair the stub on the south side.

Councilmember Boe stated that by the description of the units, this will be a nice development.

Councilmember Geisler stated that she was looking forward to seeing an elevated view.

Mr. Stalland stated that they are making progress with the other two property owners and that they are interested in selling.

Motion by Councilmember Boe, second by Councilmember Geisler to Adopt Resolution No. 2018-65 approving the Concept Plan for Chaska Bluffs Apartments (PC #2018-12). Motion carried.

11. Accept Petition, Authorize Execution of Assessment Agreement and Adopt Resolution No. 2018-71, Relating to Financing of a Private Fire Protection System for Bavaria Downs event center

Assistant Administrator Kabat introduced the item to the Council.

Mayor Windschitl inquired if the fees for the sprinkling is \$183,00.

Assistant Administrator Kabat stated that it was and just for the existing structure.

City Administrator Podhradsky stated that State statute only allows them to do existing structures and that the City has done this on a number of different buildings.

Mayor Windschitl commented that it was pretty straight forward.

Motion by Councilmember Rohe, second by Councilmember Boe to Accept the Petition Requesting Special Assessment Funding of a Private Fire Protection System, and to authorize the Mayor and City Administrator to Execute the Special Assessment Agreement with Tim George of 3919 Bavaria Road LLC. Motion carried.

Motion by Councilmember Geisler, second by Councilmember Schulz to Adopt Resolution No. 2018-71, Relating to the Financing of said Fire Protection System, Establishing Compliance with Reimbursement Bond Regulations under the Internal Revenue Code. Motion carried.

12. Bills

Motion by Councilmember Geisler, second by Councilmember Rohe to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Schulz, Boe, Rohe, Geisler, and Mayor Windschitl. Voting nay: None
Motion carried.

13. Other Business

A. City Administrator's Biweekly Report – Received

- i. Review of Code Compliance Needs
- ii. CDA – School District Housing Partnership
- iii. 2017 Annual Population Estimate

B. Draft Minutes of the May 9, 2018 Planning Commission

C. Draft Minutes of the April 26, 2018 Human Rights Commission

Councilmember Boe:

- Inquired when the Chaska Building Center Site brush removal would occur. City Administrator Podhradsky stated that they took it away last week.
- Wished a Happy Memorial Day to everyone. Mayor Windschitl stated that the parade starts at 10:00 am. He stated that cemetery visits begin at 7am in Carver.
- Inquired about the timing to implement Hot Spot demolition. City Administrator Podhradsky stated that they want to be in the ground in July. He also noted that the police department and fire department are doing trainings in the former Michaels' Cycles building.
- Inquired about replacing the temporary Sunset Park sign with a permanent one. City Administrator Podhradsky stated that it is already ordered so it will be soon.

Councilmember Rohe:

- Noted success of Taste of Chaska.

Councilmember Geisler:

- Noted kids jumping off bridge at Fireman's Park and suggested putting a platform out there. She asked if there was an existing platform somewhere they could bring in there and use. City Administrator Podhradsky stated that they would have to put specific screws down into the lake and they are looking at getting that priced out. He also stated they are hoping to move the camera to the shelter and are working with the police department to determine the best way to angle it.
- Inquired if the official announcement for Curling in America has been made. City Administrator Podhradsky stated that it hasn't yet, but the dates are Aug. 29-31.
- Inquired when the dog park open house will be. City Administrator Podhradsky stated that it will be Wednesday, May 30 from 5:30 to 7:30pm.
- Inquired on the timing of Online bill-paying. City Administrator Podhradsky responded that it is coming and he will get the Council the date when he gets it.

City Administrator Podhradsky

- Updated the Council on the Police Department CSO Code Compliance plan and explained the ideal scenario for a Code Compliance Model. Councilmember Geisler inquired how long it has been since they updated the Nuisance Ordinance. City Administrator Podhradsky stated that an extensive overhaul on exterior building maintenance was done in 2008 or 2009 and suggested that practitioners be brought to the table to talk about what is trying to be accomplished and what the ordinance needs to say to do so. Councilmember Geisler stated that upkeep of homes is very important. City Administrator Podhradsky stated that the program could be implemented in 2018 and be able to afford it with the resources put in the budget, but the question would be how to budget for it in the future. He recommended that they bring back a budget amendment at the next meeting to put this in place and also suggested a work session to discuss some of the changes needed for the ordinance. Mayor Windschitl looked to clarify that all complaints would start with CSOs and they would go and do the initial investigation. He inquired if there was a complaint at 8pm, where would that number go. City Administrator Podhradsky stated that would be a police call. Mayor Windschitl then inquired if there would be a CSO number and how residents would know that. City Administrator Podhradsky stated that would be an operational thing but envisioned it would be something like a 311 number. Assistant Administrator Kabat commented that there will likely be a number of points of entry for these calls. City Administrator Podhradsky stated that figuring out how to funnel complaints to the proper people will be a part of the process. The Council expressed overall support of this plan.
- Gave the Council further explanation of the School District – CDA Partnership and stated that it will be brought back to the Council in the future to officially request support for the grant program.

Mayor Windschitl:

- Noted that Twin Cities Live at Cy's on Thursday 3:00-4:30 and will be highlighting Chaska all week.
- Informed the Council that he is going to Washington DC next week to work on transportation topics.
- Asked City Administrator Podhradsky to check in to getting a flag at Mt. Pleasant Cemetery for Memorial Day.
- Reported a big dead tree on County Road 44 trail before the big retaining wall and expressed concern for the big branches falling.
- Reminded the Council of a Memorial service tonight.
- Noted a resident called about traffic as a result of the HWY 41 closure. He stated that there is a study that will be happening on that stretch of road. City Administrator Podhradsky noted a few troublesome areas that staff are keeping an eye on as things change.

14. Adjourn

Motion by Councilmember Geisler, second by Councilmember Rohe to adjourn the meeting at 9:40 pm.

Motion carried.

**- MINUTES -
CHASKA CITY COUNCIL
JUNE 4, 2018**

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7 pm.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Schulz, Boe, Rohe, Geisler, and Mayor Windschitl.
Absent:

Also Present: Nate Kabat, Assistant Administrator and Matt Podhradsky, City Administrator.

4. Adopt the Agenda

Assistant Administrator Kabat noted Agenda Item 7H was removed from the agenda.

Motion by Councilmember Boe, second by Councilmember Geisler to adopt the agenda as presented, with the removal of Item 7H.

Motion carried.

5. Visitor

Jenny Bodurka from Minnetonka Community Education presented information for the Tour de Tonka event on August 4, 2018. She reviewed statistics of the 2017 event and gave details for how the 2018 event will look.

Councilmember Boe stated that it is a fun event and he is looking forward to participating again. He commented that it is nice it is for all ages.

The Council wished Ms. Bodurka good luck on this event.

Fire Chief Wiebe introduced two new fire inspectors, Zac Bonnema and Travis Lindberg, and gave the Council a brief history of their work history, including the fact that they were Chaska Fire Explorers. He stated that they will be helping with day time response. Fire Marshall Gravalin stated that these two men were hired out of a pool of ten applicants and commented on how fortunate the Fire Department is to have them on board. He mentioned that currently there are 2600 rentals with a potential for another 1000, so the addition of these two fire inspectors will be very helpful.

Councilmember Geisler stated she was glad they were doing the inspections for sheer safety.

The Council welcomed Mr. Bonnema and Mr. Lindberg.

Fire Chief Wiebe stated they now have the staff to do follow-ups and inspections are the key to keeping the community safe.

Mayor Windschitl agreed with the importance of the follow-up and commented how staggering the number of rentals is.

Fire Chief Wiebe stated that single-family type rentals rather than multi-tenant rentals are where most of the work is.

City Administrator Podhradsky stated that this, along with the Code Compliance work the City is doing, will help residents see how the City is addressing these issues.

Fire Chief Wiebe mentioned that the hope with these additional rental inspectors is that the Fire Marshall can get out to the business communities and the industrial parks.

Fire Chief Wiebe stated how proud he and Fire Marshall Gravalin are to have these two men join the team and mentioned they are both Chaska residents. Pictures were then taken.

6. Minutes

Due to technical difficulties, transcription of the previous meeting minutes was delayed and will be considered at a future meeting.

7. Consent Agenda

Motion by Councilmember Geisler, second by Councilmember Boe to approve the Consent Agenda Items A through H:

- A. Adopt Resolution No. 2018-72, Awarding the Bid for the 2018 Downtown Reconstruction Project
Motion to Adopt Resolution No. 2018-72 awarding the bid for the 2018 Downtown Reconstruction Project to Ryan Contracting, in the low bid total amount of \$1,948,427.50.
- B. Adopt Resolution No. 2018-73, Approving the Premises Permit Application for the Chaska Lions Club
Motion to Adopt Resolution No. 2018-73 approving the premises permit Application for the Chaska Lions Club, to conduct lawful/charitable gambling at Willy McCoy's.
- C. Adopt Resolution No. 2018-74, Approving Transient Permit for Carver County Farmer's Market
Motion to adopt Resolution No. 2018-74 approving Transient Permit TRA.18-05 for Carver County Farmer's Market, located at 600 East 4th Street, Chaska, valid June 20, 2018 through October 31, 2018.
- D. Adopt Resolution No. 2018-75, Approving Solicitor Permit for Aptive Environmental
Motion to adopt Resolution No. 2018-75, approving Solicitor Permit No. SOL.18-37 for the Chase Moray of Aptive Environmental, located at 5251 West 73rd Street, Unit C, Edina, Minnesota, 55439, for the period of June 4, 2018, through September 30, 2018.
- E. Approve Budget Amendment-CSO Code Compliance Officers
Motion to approve amendment to 2018 Budget to allow for the addition of an enhanced Code Compliance Program, with the budget specifically being amended as follows:
 - a) Revenue: \$65,000 reallocation of dollars from the Fire Department to the Police Department (unused dollars from new Rental Inspector positions) \$10,000 addition to the Gas Franchise Fee

- b) Expenditures: \$55,000 addition of 2 FTE Community Service Officers (new)
\$15,000 increasing current .5 FTE to 1 FTE CSO
- F. Authorize Letter of Support: Carver County CDA-School Dist. 112 Housing Partnership
Motion to authorize the Mayor to sign a letter supporting the Carver County CDA's housing partnership with School District 112
- G. Adopt Resolution No. 2018-76, Approving TH 41 Signal Maintenance Agreement
Motion to adopt Resolution No. 2018-63 approving the State of Minnesota Department of Transportation And City of Chaska And Carver County Traffic Control Signal Maintenance Agreement for the Pioneer Trail/TH 41 and Hundertmark Road/TH41 Signal Systems.
- H. ~~Adopt Resolution No. 2018-77, Approving the Premises Permit Application for Chaska Chanhassen Hockey Association.~~

Motion carried.

8. Public Hearing: Letter of Intent-Par 30 Golf Course Partnership with Learning Links
City Administrator Podhradsky introduced the item to the Council.

Mayor Windschitl referred to an email from a concerned citizen and commented that City Administrator Podhradsky did a good job explaining this is a letter of intent, nothing is happening at this point, and there would likely be a public process moving forward. He stated this is an opportunity for Chaska to do something out of the box and would be a great partnership.

City Administrator Podhradsky pointed out that whether or not they have a partnership like this, they have to put money back into the course. This would be additive to what already has to be done and would be a community benefit.

Community Geisler inquired about Tim Anderson, the golf pro there, having a North Carolina address but a Minnesota phone number.

City Administrator Podhradsky stated that Mr. Anderson leaves for North Carolina in the winter.

City Administrator Podhradsky stated this has been an iterative process and he thinks doing it at Par-30 rather than Hazeltine is a better option for the community as it leverages both of these resources and helps meet the Learning Links' goal of making golf more accessible to everyone.

Councilmember Geisler reiterated that it would be the first opportunity like this in the country.

City Administrator Podhradsky explained there are other golf courses that do things to accommodate people with special needs, but this would be the first one designed to do so from the ground up and is also beneficial to the current patrons (juniors and seniors).

Mayor Windschitl asked if they would redesign the surface of the course to make it firmer.

John Kellen, Chaska Golf Course, explained that as it is currently very boggy over there, the handicap accessible vehicles would have a very difficult time. He stated the physical detail improvements haven't been solidified but peat would be brought out and dirt brought in to make it a much firmer surface.

City Administrator Podhradsky stated the wet conditions are problematic for the current patrons as well.

Councilmember Geisler likened this opportunity to Miracle Field.

City Administrator Podhradsky agreed and stated it is great to make sports that aren't immediately accessible to everyone become accessible.

Councilmember Boe expressed his excitement that a whole new group of people would be introduced to golf.

Mayor Windschitl clarified that the carts would be provided.

City Administrator Podhradsky stated that they would. He also mentioned they have to spend money at Par-30 anyway, and he believes it would be wrong to spend money and get the same result.

Mayor Windschitl stated that fix ups could be done to issues like drainage, but they would not be able to do to the course what this opportunity will allow them to do.

Councilmember Geisler commented they want the facility to support itself and it is not going that way.

City Administrator Podhradsky stated that it does support itself operationally and has a current operational budget of \$175,000 per year, but they generate as much as they spend. He noted the real issue is not how to pay for the operations in a given year but how to make improvements. He said they are not generating enough to put away anything to be spent on improvements.

Mayor Windschitl stated the maintenance guy mentions the drainage issue a lot.

Councilmember Boe commented that there are a lot of opportunities for discussion as this moves forward.

Mayor Windschitl reiterated that this is basically saying that the Council likes the concept and to keep moving.

Councilmember Geisler added that the public will be brought into the process at some point as well.

Motion by Councilmember Boe, second by Councilmember Geisler to approve the proposed Letter of Intent between the City of Chaska and Learning Links, authorizing the Mayor and City Administrator to enter into the LOI on behalf of the City of Chaska. Motion carried.

9. Bills

Motion by Councilmember Geisler, second by Councilmember Boe to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Boe, Geisler, and Mayor Windschitl. Voting nay: None
Motion carried.

10. Other Business

A. City Administrator's Biweekly Report – Received

Councilmember Geisler:

- Noted that pedestrians are not crossing at the HAWK System at HWY 41 and County Road 61. City Administrator Podhradsky stated that this happens all throughout downtown and the only thing the City can do is provide a safe way for pedestrians to cross and if they choose not to take it there is nothing the City can do. Mayor Windschitl commented that he has seen this too and there is no way to stop it. City Administrator Podhradsky mentioned that he is really pleased with the way it works. Councilmember Geisler encouraged residents to cross using the HAWK system.

City Administrator Podhradsky:

- Pointed out that in the biweekly there is discussion on body camera policy. He stated that most suburban police departments in the Twin Cities are looking at policies for body camera use. He explained that the policy being looked at is close to what other suburban police departments are using and one that the League of Minnesota Cities has had a chance to look at. He stated that State statute requires cities to go through a public input process and that staff is suggesting to do a pilot program before jumping in to a program. He reported the City received approval to get a year-free trial of body cameras for the upcoming year. Staff would like to use this time period to run a pilot study and see if it is something the City should move forward with in the future. He explained that before the pilot study can be done a public hearing needs to be held based on State statute to take any public comment on the use of body cameras. He referred all questions regarding this to himself. Mayor Windschitl looked to clarify that this would need to be done prior to the pilot study. City Administrator Podhradsky responded that public input process must be done prior to the pilot study. Mayor Windschitl inquired of the timing

for starting this. City Administrator Podhradsky suggested having a public hearing on it at the next meeting or the first meeting in July. He mentioned they'd like to get through developing a policy draft to get the word out as well as speaking with twelve different citizen groups and getting their feedback before bringing it back for a public hearing. Councilmember Geisler inquired if advanced public hearing publishing was two weeks or three weeks. City Administrator Podhradsky stated that it is ten days and that staff wants to get out proper notice so residents know this is being discussed. He also spoke of the benefit of doing a pilot study prior to jumping in to a program. He stated that Chaska has a dash camera system, and this body camera policy is what a lot of other departments are now adding. Mayor Windschitl inquired if these turn on immediately. City Administrator Podhradsky stated that Scott will be here to explain it and that the purpose of the public meeting to have all of this explained. City Administrator Podhradsky stated that this is one of those things that seems simple on the surface but is actually quite complex. Councilmember Geisler commented that the League of Minnesota Cities has put time into this and worked with other cities that have already implemented it that the policy has probably gotten better and better. Mayor Windschitl agreed that the League of Minnesota Cities probably has a solid policy for this. City Administrator Podhradsky noted that the City of Burnsville implemented this very early and mentioned that he believes most residents would think that Chaska already has body cameras because transparency with policing services has become more of an expectation for residents. Councilmember Geisler stated that it would not only be a benefit for the police but also for the resident. City Administrator Podhradsky agreed. Mayor Windschitl clarified that nothing needs to be done until it comes forward. City Administrator Podhradsky stated he wanted to inform the Council that this is coming up and explained that storage for this system is a huge issue, and that now that they use Cloud Base, it helps, but this would still be a struggle. The physical storage and cost of it are things taken into consideration because the more data saved, the more it costs. Mayor Windschitl agreed and mentioned that one wrongful thing could cost a lot of money and proof one way or the other cuts that out. City Administrator Podhradsky agreed and stated there are pros and cons to this and educating the public of this and getting feedback is necessary. He commented that the pilot will hopefully give the City a chance to learn prior to implementation if it moves that way. City Administrator Podhradsky explained there will be a process for learning to use the system and other factors that go in to this. Mayor Windschitl inquired if they would hear more about this in July. City Administrator Podhradsky stated it would be one of the next two meetings.

- Noted there will not be a City Council Meeting on July 2, 2018.

Mayor Windschitl:

- Noted that the Memorial Day Services were very well done.
- Pointed out that the flags on HWY 212 look awesome and thanked the person who does that.
- Mentioned the Legion Commander, Steve NaSalle, talked to him about the banners and inquired if staff are comfortable about doing that project. City Administrator Podhradsky stated that he will follow up with him.

- Commented that Veteran's Park will not likely make the July 4th deadline. City Administrator Podhradsky stated that they ran into a lot of delays this spring but will certainly get it done this summer.
- Noted that Carver County again got ranked first as the happiest county.
- Asked City Administrator Podhradsky to check into the sprinkler system at Fireman's Park. City Administrator Podhradsky stated that there is an issue with the irrigation system and that some have had to be run manually. He stated he will check in to it. Mayor Windschitl commented that the City just spent \$140,00 in pumps there. City Administrator Podhradsky stated that is why the contractor is coming back.
- Noted that Fishing for Friends was last Saturday and there was a good turnout and stated that they might put a monetary piece on to it, but that it was a great program. He stated that the DNR mentioned they might start netting to get some fish out and they are stocking bass to start eating the smaller fish.
- Explained there had been some issues with the sound quality and that he has been told that has been fixed.
- Stated a business had inquired if the alley between 2nd and 3rd on the eastside is being redone. City Administrator Podhradsky responded that he did not believe it was this summer as it needs to be tied together with the parking improvements there, but he would make sure. He stated that utilities will be buried there.
- Inquired if there is policy for how long dumpster bags can sit before getting picked up. City Administrator Podhradsky reported that the ordinance probably does address this and he can check into it. He stated that staff will go through ordinances first before going into code compliance. He agreed that many citizens likely think the total cost is \$30 and they don't realize it is \$150 to haul it away. Councilmember Geisler inquired about having a clean up day. Mayor Windschitl stated that this was a big project for a city the size of Chaska and that he had a hard time with that. Councilmember Geisler stated that she has a hard time with people leaving them out or storing them outside. Councilmember Boe stated that the Environmental Center does not take furniture, and that most things can go to the Recycle Center.
- Thanked Representative Hoppe for his work and stated that he has been very helpful for his district.

Mark Gross with Formacoat addressed the Council and asked them to let him know if he is missing things and thought there was supposed to be an approval. Mayor Windschitl stated that was coming up in the Economic Development Meeting after this Council Meeting.

11. Adjourn

Motion by Councilmember Boe, second by Councilmember Geisler to adjourn the meeting at 8:13 pm.

Motion carried.

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
JUNE 4, 2018

1. Call to Order

President Windschitl called the meeting to order at 8:15 pm.

2. Roll Call

Roll call was taken. Present: Commissioners Boe, Geisler, and President Windschitl.

Absent: Commissioners Schulz and Rohe.

Also Present: Nate Kabat, Assistant Executive Director and Matt Podhradsky, Executive Director.

3. Agenda

Motion by Commissioner Boe, second by Commissioner Geisler, to adopt the agenda as presented.

Motion carried.

4. Minutes

Motion by Commissioner Geisler, second by Commissioner Boe, to approve the minutes of the April 16, 2018 EDA meeting.

Motion carried.

5. Adopt Resolution 2018-07, Calling for a Public Hearing Regarding Sale of Land for Chaska Retail Center Project (Hot Spot Redevelopment)

Assistant Executive Director Kabat presented the item to the Commission.

President Windschitl looked to clarify that this was a formality.

Assistant Executive Director Kabat stated that it was.

President Windschitl asked Executive Director Podhradsky explain the Economic Development Authority (EDA) purchase process that this item will follow.

Executive Director Podhradsky stated there are three properties there; the city is purchasing the old gas station site, another is the old Schneiderman's Furniture building/Michael's Cycles, and the third is CDA's parcel. As part of this process, the EDA helps get under contract and purchase the Hot Spot gas station and utilize the tax increment that will be generated on that site over the next 25 years to pay the EDA back. He explained that initially the EDA will sell it to the developer who then has to implement the approved plan. He noted that although that portion of the property is one dollar, the overall purchase of that property is close to \$900,000 and the EDA's involvement is to help make that economically feasible.

Commissioner Geisler looked to clarify that the developer will purchase the other properties.

Executive Director Podhradsky stated the developer has already purchased them. He explained the process is to assemble the property and get rid of the property lines to create one parcel instead of three parcels.

President Windschitl commented that it was not likely this project would have happened without doing this. He stated this is one of their economic development tools is to be able to step in and purchase that to make the entire site developable.

Executive Director Podhradsky explained that due to the City's ordinances as far as setbacks and such, nothing could be done on the old gas station site except to mimic what was already there.

President Windschitl looked to clarify that the public hearing would be held on June 18, 2018 and then at that point the sale happens.

Executive Director Podhradsky stated that at that point it allows the EDA to go through the sale and the developer still has to complete the planning process. He explained is satisfies their statutory requirement to hold a public hearing prior to selling property and estimated the planning process would finish up in mid-July.

Motion by Commissioner Geisler, second by Commissioner Boe to adopt Resolution No. 2018-07 calling for a Public Hearing Regarding the Sale of Land for the Chaska Retail Center Project.
Motion carried.

6. Adopt Resolution 2018-08, Calling for a Public Hearing Regarding Sale of Land and the Granting of Business Subsidy (Formacoat Project)

Assistant Executive Director Kabat presented the item to the Commission.

Motion by Commissioner Boe, second by Commissioner Geisler to adopt Resolution No. 2018-08 calling for a Public Hearing Regarding the Sale of Land and the Granting of Business Subsidy (Formacoat Project).
Motion carried.

Mark Gross, owner of Formacoat, stated he was excited to see this happen.

7. Other Business

Commissioner Boe looked to verify the date to dig for the Hot Spot is mid to end of July.

Executive Director Podhradsky estimated it would be the end of July.

8. Adjourn

Motion by Commissioner Boe, second by Commissioner Geisler to adjourn the meeting at 8:27 pm.
Motion carried.

Chaska Park Board
Meeting Minutes
June 11, 2018

1. Call to Order

The June meeting of the Chaska Park Board was called to order by Chairman Grau at 7pm in the Council Chambers at City Hall.

2. Roll Call

Present: Grau, Roan, Gutierrez, Mihajlo, Wittrock, Olsen, Branch, Flaherty-Wilcox.

Absent: Mason, Downs, Ives

Staff Present: Marshall Grange, Mary Monteith

3. Adopt the Agenda

Grange asked that Item 8.C. (May 9th planning commission minutes) be removed from agenda as not currently available.

Motion by Wittrock, second by Mihajlov to accept the June meeting agenda, excluding the May 9th planning commission minutes. Motion carried.

4. Visitor Presentation

None

5. Approve Meeting Minutes

Motion by Olsen, second by Flaherty-Wilcox to approve the Chaska Park Board minutes of May 14th, 2018. Motion carried.

6. New Business

A.) Grange shared with the board some early concept drawings of Harvest West development in the Big Woods area that will come on in 2019. Once houses start to sell, there will be more focus on park concepts and engaging with the homeowners at that time. Discussion on park naming came up as well.

B.) Grange shared with the board the 20/40 plan and the process. The Community Development department has taken the lead on the document; however, each department then has a section to plan and project out specific to their areas. Parks and Recreation plan will start now specific to existing parks and trails as well as any new coming on. This will also involve park board discussion as well as community participation. Looking to have the plan completed by October. Grange asked that a work session be set for 5:30 p.m., July 9th, prior to the regular scheduled board meeting.

7. Old Business

A.) Grange provided the board with the public feedback collected at the May 30th Community Engagement meeting on the dog park. Staff compiled the specifics of the survey, as well as comments and feedback from the open house. Surveys were also collected the following week at the Community Center as well as via Survey Monkey. There were over 1,600 hits on Facebook alone! 95% of the data collected was positive and people want the dog park. Those that were not in favor, were all very cordial and respectful. Their comments were ones we have been aware of and been talking through, i.e. pet owners not cleaning up after their dog, the smell, upkeep, barking, and traffic concerns.

After board discussion, Grau stated there really is not anything holding this back and directed staff to hone in on concept plans, actual costs and park amenities for the July meeting, with the intent to take a recommendation to the council in next couple months. Grau also reiterated the importance of sharing the positive survey results and findings with the public as well as with those that took the survey.

B.) In Nick Masons absence, Chair Grau shared revised concept plans and updates specific to the City Square West redevelopment. One plan had the library in the layout, one did not.

The two most important results since the last meeting were that the commission consensus was to *not* include the library on this site. County Library Director, Heidi Hoks, is part of this committee, and was present. She also felt there were other better options in the downtown area to re-locate the library. Secondly, the hotel study came back reflecting that the area market is saturated, and unfortunately, the economics would not support one in Chaska.

Next committee meeting date is set for June 27th. Chair Grau reiterated again the importance of city representatives staying in close communications with the current businesses residing there. They are an integral part of our downtown community.

8. Other Business

A.) Grange reviewed with the board the various Parks and Recreation department happenings. He shared the big announcement of securing “2018 Curling Night in America” filming at the curling center. The details of what is all required are being worked out now. We will need to fill the bleachers throughout all times of filming. Branch asked about volunteer opportunities for the public. Grange will communicate back any areas of need.

Grange also brought the board up to date on the proposed expansion of the boys and girls hockey locker rooms in the CCC arena. Meetings have occurred with city finance staff, District 112 staff and are now looking for council to approve going out to bid.

Grange updated the board on the progress made to date with the Chaska Chan Mountain Bike Team. They have filed the required papers with the State of Minnesota for a 501 c (3) status and are still working on the insurance piece. They also have asked about revisiting the BMX bike area at Lion’s Park (near proposed off leash dog area) for current training for kids in their program. Public Works is willing to bring in the dirt to help build up the site and the bike team will work on the jumps.

B.) Receive City Council meeting minutes from April 30th.

*Roan noted in the minutes that Ridgeview was donating money to the new Veteran's Park redevelopment.

9. Roundtable

Olsen asked for an update on Veteran's Park construction progress-Grange mentioned that things are moving forward and that the next day was the start of weekly construction meetings. He will bring back updates each month.

Olsen also mentioned that staff did a great job organizing and communicating out to parents with kids in the Friday evening youth baseball program.

Flaherty-Wilcox asked staff to follow up on the mountain bike project to keep it moving forward. Grange mentioned that without the permit in place, we are limited on doing that. It is now on them to provide the insurance.

Flaherty-Wilcox also mentioned that he attended the Chaska Par 30 council work session. He said there was a great presentation on it. He was impressed with the ideas of making it more accessible and inclusive for those with special needs.

Wittrock shared with the Board that she went to the Council work session last week on Wayfinding and thought it was very informative as well as important to Parks and Recreation trails, parks, etc.

9. Adjourn

Motion by Mihajlo to adjourn the June 11th, 2018 meeting of the Chaska Park Board, second by Branch. Motion Carried.