



AGENDA
CHASKA PLANNING COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Wednesday, November 8, 2023
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 Oct 11th, 2023 Planning Commission Meeting Minutes
6. Consent Items
7. Action Items
 - 7.A. PUBLIC HEARING: Recommend Approval of the Preliminary Site & Building Plan and Rezoning for the Public Safety Facility/City of Chaska/PC #2023-25
8. Other Business
9. Receive Other Meeting Minutes
 - 9.A. Receive the September 18th and October 2nd, 2023 City Council Meeting Minutes.
 - 9.B. Recieve the September 18th, 2023 EDA Meeting Minutes
10. Adjourn

**CHASKA PLANNING COMMISSION
MINUTES
OCTOBER 11, 2023**

1. Call to Order

Chairperson Brass called the meeting to order at 7 pm.

2. Roll Call

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

Members absent: None.

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

3. Adopt the Agenda

Motion by Commissioner Urbanski, second by Commissioner Assen, to adopt the agenda as presented.

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Approve Previous Meeting Minutes

- a. Approve the September 13, 2023 Planning Commission Meeting Minutes

Motion by Commissioner Purdy, second by Commissioner Olson, to approve the minutes of the September 13, 2023 Planning Commission meeting.

Motion carried.

6. Consent Agenda

7. Action Items

- a. PUBLIC HEARING: Recommend Approval of the CUP for the Berm on Kelzer's Site/CloudHQ/PC #2023-23

City Planner Hanson presented the item to the Commission.

Commissioner Urbanski stated that there were plans to install 36 inch pipes for the temporary diversion of water and asked where that water would end up.

Trish Sieh, Kimley-Horn, referenced the drawings and explained that the water would overflow with rip rap to the natural contours of the field and will spread out for sheet flow in the interim, but in the future would be collected in the stormwater treatment system.

Chairperson Brass asked when the project would be completed and the buildings were on site whether CloudHQ would be responsible for the maintenance of the berm and stormwater.

City Planner Hanson explained that it was not anticipated that this would be on its own outlot and believes the intent is for it to be privately maintained.

Commissioner Olson stated that the CUP is coming through before the project which feels a bit like putting the cart before the horse as to who will ultimately be responsible for this. He stated that from his standpoint, he wants to think about what 'teeth' can be put into this to ensure that it is completed and not left half done. He asked what the City would be putting into place so residents that will be looking at this berm know it will be completed and not just as a big pile of grass.

Commissioner Gaare added that she would like to make sure it does not just stay as a big pile of dirt.

City Planner Hanson stated that there is always a 'what if' component, for example, 'what if they walk away', the intent would be that if operations stopped midway through there will be sureties put into place that the City can use to stabilize the berm.

Chair Brass stated that his understanding is that there would need to be a berm on this site regardless of what goes on the site.

City Planner Hanson stated that was correct.

Chair Brass stated that he would agree that it is a little odd to have that done beforehand, however, this is an expensive berm, so, in his opinion, they must be fairly confident that this will move forward.

City Planner Hanson agreed that they are very serious about moving forward with this project.

Community Development Director Kabat noted that whoever develops on this site will be required to build a buffer. He noted that the 'what if' possibility exists for any type of project but it is also why they have agreements that the City enters into with the developers. He noted that the goal with this site would be to get it to stability and not necessarily completion of the berm.

Commissioner Urbanski noted that one of the conditions pertained to 'security' and asked if that was a security bond.

City Planner Hanson stated that it was a security bond.

Commissioner Urbanski stated that would mean that if the project does not go forward, the City can step in and make it look nice.

Commissioner Gaare asked about enhancement for the haulage road to prevent backups

Brett Burnette, CloudHQ, stated that they do not want trucks backing up across the entire site, nor is it feasible, so they are happy to put in a loop.

Chairperson Brass stated that there may be 70 trucks a day if they were consistent.

Commissioner Olson stated that with that number of trucks that close to residences he asked what something like dust mitigation would look like that that many truck loads traversing the site.

Trish Sieh, Kimley-Horn, explained that was a hard answer to give because it will depend on the season and weather conditions. She noted that there are a lot of local and State regulations in place for this that they will have to comply with. She explained that she understood that she had given a somewhat vague answer, but it would be completely situational with what is going on.

Commissioner Olson explained that he was just trying to look forward to the middle of the construction process when there may be a dust problem shared by the residents. He explained that he wanted to take a look at the worst case scenarios so they can make sure it is covered because this site backs up to about 45 homes. He stated that he wanted to make it very clear what the expectations are so that if and when a concern is voiced that there is an answer.

Ms. Sieh stated that generally speaking, this is CloudHQ's start of a relationship with the City. She noted that there is an active e-mail address specifically dedicated to this project and this site. She stated that they are committed to active engagement with the neighbors and could foresee some regular cadence and communication avenues as well.

Mr. Burnette stated that the contractors that they have been talking to are all local site workers that are familiar with this type of work around existing residential properties. He noted that, as Ms. Sieh, stated this is the beginning of their relationship with the City and noted that they expect to be here for a long time. He stated that they have been involved in projects in other markets that are very close to residential and have been able to solve any issue that has arisen without any jurisdiction needing to step in.

Chair Brass noted that he believes the neighbors are going to have to expect that there will be some dust, even with mitigation efforts. He encouraged part of their approach to be honesty and admit that it may be dusty sometime but follow that up with the message that they will try to control it the best they can.

Mr. Burnette noted that it will primarily be a two part approach by using water to keep the dust down but also to have wash out stations in order to keep mud off the roads.

Chair Brass asked about specific feedback they had gotten at the neighborhood meeting.

Mr. Burnette stated that there were questions mainly related to the timing of utility works, for example, a water line extension and if it would impact their services. He stated that a lot of their questions covered what was presented earlier in the meeting about what would happen if they

don't complete the entire berm. He stated that this is a very significant investment and noted that they committed, at the concept phase, to construct this berm before they moved forward with any building. He reiterated that they are committed to moving forward with the project and are doing this first to take advantage of the significant amount of construction projects that are happening around the site and explained that he did not see a scenario where they didn't complete the berm.

Chair Brass opened the public hearing at 7:43 p.m.

Michael Gilbertson, 1959 Schoolmaster Drive, stated that he has been around for all the discussions since they have been planning the berm. He stated that the elevation of his home on the north side is quite elevated from where they are taking the measurements from. He noted that what they have determined is that if you are at the fence at the bottom of the property line and you go out and have a berm at 30 feet, you may not be able to see over it, but when you are in the houses they see right over the top of the berm. He stated that the only way it would work from inside the homes is if the berm was much closer to the homes, which many people do not want. He stated that if the City gives permission for this to move forward he asked why they couldn't also give permission for the landscaping work to happen first. He gave the example of it taking just until this last year for the lights to be covered up from the power station because the trees are finally filling in. He stated that they do not have a problem with there being some dust because they live next to a farm, but would be supportive of mitigation efforts also. He stated the berm, in some areas, at 30 feet will be fine but those on the cul-de-sac and in the corner it will not.

Chair Brass asked if the line of site information was from the first floor or from the yard. He noted that when he saw this he thought it would be great for people on the first floor but not necessarily for the second story bedrooms.

Mr. Gilbertson reiterated that their measurements as they are being presented assume a flat field in the yard, and in many cases, that is not reality. He stated that he would prefer to have the berm wrapped up into the corner and brought in closer.

Community Development Director Kabat explained that the Comprehensive Plan has a requirement for a 30 foot buffer in width and the height can go up or down. He explained that the intent has been that the buffer would provide screening for the views. He stated that CloudHQ is really focusing on the main level living which is what is represented in the renderings. He noted that they understand that it will take time for the trees to grow in a bit.

Mr. Gilbertson stated that he wanted to make it clear that he was not against this project and feels that CloudHQ will make good neighbors, but would like them to take some of the actual elevations into account when planning the berm. He stated that what he would like to see is some flexibility in order to make this right. He noted that he agreed with the comments made earlier about the possibility that plans may fall through because they have seen it happen with other projects. He stated that he would like to see them build the berm and put in the landscaping on the front side of the project to give the trees more time to grow and fill in.

Chair Brass asked if there was a reason that the berm was not tucked up the way Mr. Gilbertson was recommending.

Ms. Sieh stated that she understands his concern and they can take a look at pushing a bit closer to see what could be done.

There being no additional comments, Chair Brass closed the public hearing at 7:54 p.m.

Commissioner Baswa asked if there was any way the berm could be changed.

Chair Brass asked if there was a height restriction.

City Planner Hanson stated that she thinks it will come down to working with the grading and drainage needs back and there and seeing what the ultimate limits will be. She explained that she thinks it will be Kimley-Horn's team working on it to see what will be feasible.

Commissioner Purdy stated that they may be able to plant areas of concern first in order to give them more time to grow.

Commissioner Urbanski confirmed that the landscaping plan would come with the Preliminary Plat which means they may be able to ask that more mature trees be planted in this mix.

Commissioner Olson stated that the problem with that is that it would be waiting until the Preliminary Plat phase.

Chair Brass asked if the initial plan was just for native grasses.

City Planner Hanson stated that was correct.

Commissioner Olson stated that if it is only natural grasses, he would question how that would not negatively impact the valuation of the property owners who will be looking at a half-built berm with just grass on it. He stated that one of the requirements on the CUP was that this would not have a negative impact on their valuations. He stated that if the City doesn't put in anything about landscaping then it would just be a 30 feet hill with grass on it which is most likely worse than what it is now, which is a farm field. He stated that with this CUP coming in before the Preliminary phase, he feels the City has to be able to put some things in that are tougher that would normally be addressed in later phases. He questioned why they wouldn't go ahead and build the berm with landscaping prior to the building.

Mr. Burnette stated that he understands what they are asking for is a bit unique, but if you look at other development projects, there is a reason why the landscaping always goes in last. He explained that if you put it in first, it becomes very challenging to maintain the viability and the aesthetic appeal during an active construction project. He stated that because they are proposing to do the berm first and stabilize it with native grasses, when they do build the building and come back to plant the trees and more robust landscaping, the ground will be much more receptive to growing those must larger plantings.

Commissioner Olson suggested he reframe his comments to the residential side of the 30 foot berm and noted that he didn't think that would have any impact on the construction. He stated that this is where he would hope that the construction wouldn't be going up and over the berm once it is in place. He stated that the trees planned for the berm are part of the screening for both site and sound and because it takes time to grow, it will not be an instant fix so the sooner they are in, the sooner they can start filling in. He stated that putting them in now rather than waiting until the data center is built means they will be in place two years sooner.

Chair Brass asked if it may be possible for them to add a phase of the trees and plantings earlier.

Ms. Sieh stated that one thing to remember is that in the beginning the berm will be up and will be a grassed hill and they will not actually be screening anything initially.

Mr. Burnette stated that they are happy to take a look at possibly doing some of the landscaping work earlier in the process and take a look at what types of product they feel would be resilient enough to last through their construction efforts. He stated that he understands the intent but it also doesn't make sense for them to put things in that they know won't last.

Chair Brass stated that there is a similar situation with the Wagner farm where they had them put in the berm, but noted that about half the trees are dead. He stated that he agreed that there is a reason that the landscaping goes in last, but at the same time, this is a large berm. He suggested that perhaps there could be a one year delay where they plant the grasses and then the next year put in some of the plantings.

Commissioner Olson stated that right now the plan is for this to be CloudHQ, but there are no guarantees on anything. He asked, for example, if these were to fall through if the Kelzer family would then take over the responsibility for the berm. He reiterated that he feels as though they need to ask the questions about what would happen in the worst case scenario.

Chair Brass suggested that they keep some money within the escrow for the landscaping in the event of a worst case scenario and they back out of the project.

Commissioner Olson stated that he did not think they were necessarily looking for 'the' plan, but to make sure that there is a plan to take care of the plantings on the hill and not just the grasses.

Mr. Burnette asked if the Commission was suggesting that there be some additional surety so that if they were ever to not complete the berm, instead of just having it just be native seeds that there be some funds to add whatever the City deemed appropriate.

Chair Brass confirmed that was correct.

Mr. Burnette stated that the second idea raised was that somewhere between native seed and when they begin construction to do some additional phased landscaping on the residential side of the berm.

Chair Brass stated that he believed that was the general idea.

Mr. Burnette stated that he thinks that CloudHQ would be fine with all of that but would need to do a bit of research on what will last the best. He stated that he understood the Commission's need to look at through the lens of what would happen if this doesn't move forward, but he is hopeful that with the timing they are planning with the building, none of this will actually be relevant. He reiterated that he could support the addition of those two conditions.

Community Development Director Kabat stated that he believes they can work on some of those items but noted that they may be a bit tricky to put into conditions. He stated that he thinks all parties are on the same page so he was not sure it needed to be further defined.

Chair Brass encouraged them to work with the neighbors to address their concerns, especially on the portion mentioned by Mr. Gilbertson.

Community Development Director Kabat noted that both CloudHQ and Kimley-Horn have been good to work with thus far and been responsive to residents.

Commissioner Olson stated that he wanted to make sure that there was communication and that this approval was not just a one and done situation.

Chair Brass suggested that they add conditions for the additional escrow funds for the event where they walk away from the project for money to finish the landscaping and also a plan, if they don't walk away from the project, to phase in some of the landscaping earlier in the process.

Motion by Commissioner Olson, second by Commissioner Aasen to recommend to City Council approval of the Conditional Use Permit for the installation of a berm on Kelzer's Site/CloudHQ/PC #2023-23, subject to the following conditions:

1. Approvals shall be based on the following exhibits:
 - a. Conditional Use Permit for Berm Fill Narrative (pgs 1-2), submitted by Kimley Horn, dated September 27, 2023
 - b. CHQ – MSP (Chaska) – Test Fit plan, submitted by Corgan, dated June 1, 2022
 - c. Alta/NSPS Land Title Survey (pgs 1-2), submitted by EFN Land Surveyors
 - d. Existing Property Aerial Image, submitted by CloudHQ
 - e. Render #1 – View From East, submitted by CloudHQ
 - f. Site Section #1, submitted by CloudHQ
 - g. Render #2 – View From North, submitted by CloudHQ
 - h. Site Section #2, submitted by CloudHQ
 - i. Render #3 – View from Northwest, submitted by CloudHQ
 - j. Site Section #3, submitted by CloudHQ
 - k. Berm Erosion and Sediment Control Plan, submitted by Kimley Horn, dated September 27, 2023
 - l. Soil and Restoration Plan, submitted by Kimley Horn, dated September 27, 2023
 - m. Erosion and Sediment Control Details, submitted by Kimley Horn, dated September 27, 2023
2. Adherence with the City Engineers Memo dated October 11, 2023.
3. Hours of Operation for berm installation are limited to 7am-8pm Monday-

Friday and 8am-7pm Saturday and meet the general code of ordinances section 6.12.030.

4. The berm area will include an area maximum of 20.9 acres and 350,000 cubic yards and as shown on the Berm Erosion and Sediment Control Plan.
5. All storage of equipment and materials used in the operation shall be kept in areas that are not visually impeding on neighboring residential.
6. The permittee shall comply with the noise pollution requirements/standards of the Minnesota State Rules Chapter 7030 and Section 6.12.010 of Chaska General Code of Ordinances.
7. Street cleaning and dust control shall be performed on a regular basis and as required by the City. Dust control and street cleaning shall be provided within the same day as it is requested. Failure to comply with a request within the time specified shall be a cause for the City Engineer to stop the work onsite until compliance is achieved. If the permit holder is unable to supply dust control or street cleaning within the time specified, the City will perform the work and bill the permit holder for actual costs incurred plus any penalties imposed by City ordinance.
8. Provision to further evaluate and implement a continuous loop haul route that minimizes the need for truck back-ups on site and to be shown on the plans prior to release of the CUP agreement.
9. The permit holder shall comply with any/all CCWMO rules and regulations, which includes obtaining any permits the CCWMO deems necessary.
10. The permit holder shall obtain, continuously maintain, and comply with the terms of drainage and erosion control permits issued by the CCWMO.
11. The permit holder shall obtain a grading permit from the City of Chaska ahead of any grading operations commencing.
12. Existing drainage patterns shall not be altered.
13. An erosion control plan that includes seeding and restoration information and which is consistent with the requirements of NPDES permit and CCWMO permit shall be submitted to the City of Chaska and adhered to by the permit holder.
14. The permit holder shall submit to the City of Chaska a formal report from a qualified geotechnical engineering firm annually by the end of each calendar year. The report should include testing and an analysis of the material that was placed at the site. All fill being used within the berm area will be required to be free of contamination and meet geotechnical engineering standards for compactable fill.
15. The permit holder shall provide a performance security in an amount defined by City staff that is sufficient in stabilizing the site that is also in a form acceptable to the City of Chaska, naming the City of Chaska as the obligee. This performance security shall be replenished by the permit holder to its full amount 5 business days after being utilized by the City of Chaska.
16. The performance security shall be re-submitted to the City of Chaska annually in an amount that is 2% greater than the previous year.
17. The City of Chaska may utilize the performance security for reimbursement for any and all expenses incurred in the event that the permittee fails to comply with any conditions or requirements of this CUP or for any reason ceases to operate the facility in accordance with the provisions of this CUP, if the City of Chaska incurs costs, liabilities, expends monies, labor, services, or

material to compel or restore compliance with the terms of the CUP, or perform on-site or off-site restoration resulting from permittee's actions or non-actions.

18. The CUP shall not be effective until such time that an agreement is approved, executed, and recorded with the Recorder's Office in Carver County, Minnesota.

19. Any and all claims that arise or may arise against the permit holder, its owners, agents, trustees, servants, or employees while engaged in the use of the property shall in no way be or become obligations of the City of Chaska. The permit holder, jointly and severally, shall indemnify, hold harmless, and defend the City of Chaska, its officials, officers, employees, and agents against any and all liabilities, losses, costs, damages, expenses, claims, actions, or judgments, which includes reasonable attorneys' fees, expenses, and court costs, including experts, that the City of Chaska, its officials, officers, employees, or agents may hereafter sustain, incur, be subjected to, or required to pay, in any way connected with the use of the property and the CUP. The obligations contained in this paragraph shall survive the expiration or earlier termination of the CUP.

20. City staff shall be allowed access to the site to inspect all elements of the CUP. The landowner will be notified more than 24-hours in advance of site access.

21. Provision that the watermain pipe coming from Schoolmaster Drive be planned with the CUP berm work and extended to service the Kelzer property in a way that does not impact the berm.

22. Provision that the permit holder notify City and County staff when significant trucking operations to the site start and stop.

23. Financially securing funds for completion of landscaping if they walk away from the project

24. Staging the landscaping to phase in some of the landscaping on the residential portion of the berm earlier in the process

Motion carried.

- b. PUBLIC HEARING: Recommend Approval of the Preliminary Site and Building Plan, Preliminary Plat and Rezoning for 3740 Chestnut Street/Audrius Asakenas/PC #2023-24

City Planner Hanson presented the item to the Commission.

Commissioner Olson noted that they had mentioned that they were doing underground storage.

City Planner Hanson stated that this was correct and explained that there are 4 different areas where they are capturing stormwater.

Commissioner Olson stated that it is nice to see this rather than just going straight into a pond. He asked about plans for the north side of the building.

City Planner Hanson explained that the goal with the north side was to keep it open so there is a drive aisle to accommodate adequate turn movements in front of those stalls.

Commissioner Olson asked if it was an island.

Tom Goodrum, Moore Engineering, explained that what they were seeing on the drawings was depicting the underground system and was not an island.

Chair Brass asked if the units would be for lease or for sale.

Mr. Goodrum stated that they will be for lease.

Chair Brass stated that he likes these kinds of projects because this is an underserved area which has a need in the community. He stated that these kinds of spaces encourage people to grow their businesses outside of their homes. He stated that he also likes the look of the building.

Commissioner Olson stated that his only hesitation and drawback was the parking with respect to the building.

Mr. Goodrum stated that they believe they have adequate parking on all side of the building. He explained that they expect that most of the tenants will have a single vehicle so very few people will actually be using the parking stalls. He explained that for the north side of the parcel, they are still in communication with TEL and are hopeful that they will be a future partner. He stated that the example he uses for the type of tenants they will likely have is someone like his brother who has a candy vending business. He explained that his brother has his van that he pulls in, loads up the candy, and then spends all day delivering, and comes back one more time to unload the boxes.

Chairperson Brass opened the public hearing at 8:38 p.m. There being no public comment, Chair Brass closed the public hearing.

Commissioner Urbanski stated that he has always liked this project.

Commissioner Olson stated that he agreed but noted that he liked it even more with the underground stormwater storage plans. He asked about the plans for putting in landscaping in an area that is proposed for parking. He stated that if they are putting trees there he would not agree that would be proposed parking.

Chair Brass asked if the understanding was that they would have to pull out the trees if they needed proof of parking.

City Planner Hanson stated that if they have to use that area and there is landscaping over it, it would be removed. She explained that the City would ask them to replace it because it is part of the landscape plan. She stated that what it looks like now is that it is very unlikely that this area would be impacted, but agreed that the best practice would be not to put the landscaping there.

Commissioner Olson stated that he would recommend that they make adjustments there to ensure that they are not putting landscaping in any areas where they are saying could be parking.

Chair Brass asked if City Planner Hanson was saying that even if it is not the best practice, it may be acceptable, in this instance, because of the minimal parking needs. He stated that the thought is that the need to use this proposed parking in the future because of the size of the units is less than it would be if it needed so the thought was that it would be better to have trees there and risk that they may need to be ripped out later.

City Planner Hanson stated that was correct, for this specific plan.

Chair Brass noted that because of code they need 46 proofs of stall, but realistically with this plan they will probably only need about 15 stalls.

City Planner Hanson stated that they do have some room to work and agrees that they can push some of the trees so they are not in these potential impact zones. She stated that she thinks there may be ways to look at it and achieve both things.

Motion by Commissioner Aasen, second by Commissioner Gaare, to recommend approval to the City Council of the Preliminary Site & Building Plan and Preliminary Plat for 3740 Chestnut Street, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-5)
 - b. Cover Sheet (pg G-001), submitted by Moore Engineering, inc., dated September 5, 2023
 - c. Civil Notes (pg G-002), submitted by Moore Engineering, inc., dated September 5, 2023
 - d. Civil Legend (pg G-003), submitted by Moore Engineering, inc., dated September 5, 2023
 - e. Details (pgs C-201-C-203), submitted by Moore Engineering, inc., dated September 5, 2023
 - f. Landscape Details (pg C-204), submitted by Moore Engineering, inc., dated September 5, 2023
 - g. Stormwater Details (pgs C-205-C-216), submitted by Moore engineering, inc., dated September 5, 2023
 - h. Demolition Plan (pg C-301), submitted by Moore Engineering, inc., dated September 5, 2023
 - i. Preliminary Plat (pg C-601), submitted by Moore Engineering, inc., dated September 5, 2023
 - j. Site Overlay Plan (pg C-602), submitted by Moore Engineering, inc., dated September 5, 2023
 - k. Site Plan (pg C-603), submitted by Moore Engineering, inc., dated September 5, 2023
 - l. Utility Plan (pg C-604), submitted by Moore Engineering, inc., dated September 5, 2023
 - m. Utility Plan – Sanitary (pg C-605), submitted by Moore Engineering, inc., dated September 5, 2023
 - n. Grading Plan (pg C-606), submitted by Moore Engineering, inc., dated September 5, 2023
 - o. Erosion Control Plan (pg C-607), submitted by Moore Engineering, inc., dated September 5, 2023

- p. Landscape Plan (pg C-608), submitted by Moore Engineering, inc., dated September 5, 2023
- q. Tree Preservation Plan (pg C-609), submitted by Moore Engineering, inc., dated September 5, 2023
- r. Passenger Car Access Exhibit, submitted by Moore Engineering, inc.
- s. Van Access Exhibit, submitted by Moore Engineering, inc.
- t. Truck Access Exhibit, submitted by Moore Engineering, inc.
- u. Fire Truck Access Exhibit (pgs 1-2), submitted by Moore Engineering, inc.
- v. Photometric Plan, submitted by Davis, dated August 31, 2023
- 2. Adherence with the Engineers Memo dated October 11, 2023.
- 3. Compliance with the MnDOT memo when made available.
- 4. Provision/modification of any drainage and utility easements as required by the City Engineer in the course of their review.
- 5. Provision of easements for the shared access (vehicular cross access easements) and utilities (utility easements) that service this lot, to be recorded with the plat.
- 6. Coordination with the City Engineer with regard to utilities, grading and drainage.
- 7. Installation of all site lighting at a 0 degree angle with the light source fully concealed.
- 8. Utilization of modular face brick or natural stone as a Class I material.
- 9. Uses that require auto maintenance or exterior storage will not be permitted.
- 10. Provision of a 50 foot building/parking setback and a 30 foot no grade/no mow setback from the edge of 18% wooded steep slopes.
- 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 that signage for all tenants to use similar signing methods and design.
- 15. Provision of a storm water management plan meeting City and Carver County WMO standards.
- 16. Compliance with applicable zoning requirements, in particular Section 15.28 (Special Regulations).
- 17. Provision that all mechanical equipment will be fully screened from view.
- 18. Compliance with Section 15.28.120 Building Design/Materials and Site Design.
- 19. Coordination with Electric Department on service locations.
- 20. Provision of decorative front doors and overhead doors on the south, north and interior facades.
- 21. Provision that planting islands are provided in the parking lot areas that meet Section 15.28.070.E.4.
- 22. Provision of irrigation for the landscaped and sodded areas of the site.

Motion carried.

Motion by Commissioner Urbanski, second by Commissioner Gaare, to recommend approval of the rezoning from Open (O) to Planned Industrial Development (PID-11)

Motion carried.

8. Other Business

9. Receive Other Meeting Minutes

- a. Receive the August 21, 2023 City Council Meeting minutes
- b. Receive the July 31, 2023 EDA Meeting Minutes
- c. Receive the August 8, 2023 Park Board Meeting Minutes

10. Adjourn

Motion by Commissioner Urbanski, second by Commissioner Gaare, to adjourn the meeting at 8:45 pm.

Motion carried.

REQUEST FOR ACTION CHASKA PLANNING COMMISSION 11/8/2023

Subject: Public Safety Facility (Fire and Police) – Rezoning and Site Plan Review

Applicant: City of Chaska

Location: 285 Engler Boulevard

Case No.: P.C. No. 2023-25

Synopsis: The applicant is requesting approval of rezoning and site plan review for a new public safety facility

Prepared By: Ashley Cauley

Staff Recommendation: Motion to recommend approval

Introduction

Current police and fire facilities lack sufficient staff, training and garage spaces, appropriate security, health and wellness elements and an emergency operations center. After reviewing existing facilities, a new Public Safety Facility – containing fire and police departments – and area for a future park is proposed.

The following nine guiding principles emerged at the onset of the proposed Public Safety Facility design process:

- Functional and flexible;
- Innovative;
- Safe and secure;
- Engaging and connecting;
- Honor history;
- Sustainable;
- Health and wellness;
- Fiscally responsible;
- Future focused

The proposal includes:

1. rezoning of the property at 285 Engler Blvd (fire station property) from P2, Public Buildings, to PCD-20, Planned Commercial District;
2. rezoning of the adjacent, unaddressed property (Meadow Park) from PMD 03, Planned Multi-Use Development District, to PCD-20, Planned Commercial District; and
3. site and building plan review.

Background

Fire Station History: The existing fire station site was included in the NORTH MEADOW EIGHT ADDITION plat, originally approved in 1990. The plat included three commercial lots, one residential lot and the centralized fire station site. Several approvals, extensions and reaffirmations of the plat occurred until the plat was approved for the final time in 1993. The fire station property included frontage onto Meadow Lane to the south intended to provide a secondary access into the site.

As the fire station design process was evolving concurrently, the need for secondary site access was eliminated. As such, the FIRE STATION ADDITION plat was approved in 1993 which divided the property to allow the sale of the unused access property as a single-family lot. A small amount of the access property was retained for a pedestrian trail connection. The fire station building was approved and constructed in 1996.

The triple access onto Engler Blvd was designed to minimize vehicular conflicts between “fire fighters responding to a call and exiting fire apparatus.” The design did not contemplate “heavy public usage” or traffic controls “given the light usage and light traffic on Engler [Blvd].” The building was constructed with six apparatus bays with an opportunity to add an additional four (for a total of 10) bays in the future.

The existing fire station was not designed to accommodate the current duty crew staffing model (four paid-on-call firefighters to staff the station) which reduces average response times by more than half. The fire station does not address health and safety initiatives (cancer, cardiac and mental health). Further analysis of the existing building found that the footings and foundation could not accommodate increased height and the eastern bays would need to be demolished and rebuilt. Ultimately, the square footage of a remodeled facility would be larger than a newly constructed facility due to the need to construct additional bays on the western side of the existing building and interior flow.

Additionally, structural analysis of the existing building indicated that the footings and foundation were not built to accommodate a second floor. As a result, the eastern bays would need to be demolished and rebuilt and additional stalls would need to be added to the western side of the building.

Police Station History: The existing police station is connected to city hall and the library within downtown Chaska. It was originally constructed in 1987 and is 8,000 square feet. There were 11 sworn officers at the time of construction and the facility was anticipated to accommodate operations of the department until 2020. However, the facility lacks training space, property and evidence processing areas, a usable detention area, and is grossly undersized. In addition to the physical limitations of the building, the facility has been reconfigured and informally reprogrammed as the department has grown to 31 sworn officers and nine support staff.

Strategic Plan: The City of Chaska 2025 Strategic Plan identifies the city having quality city facilities as one of six visionary outcomes. The public safety facility was identified as a project needed to meet growth and reflect community pride.

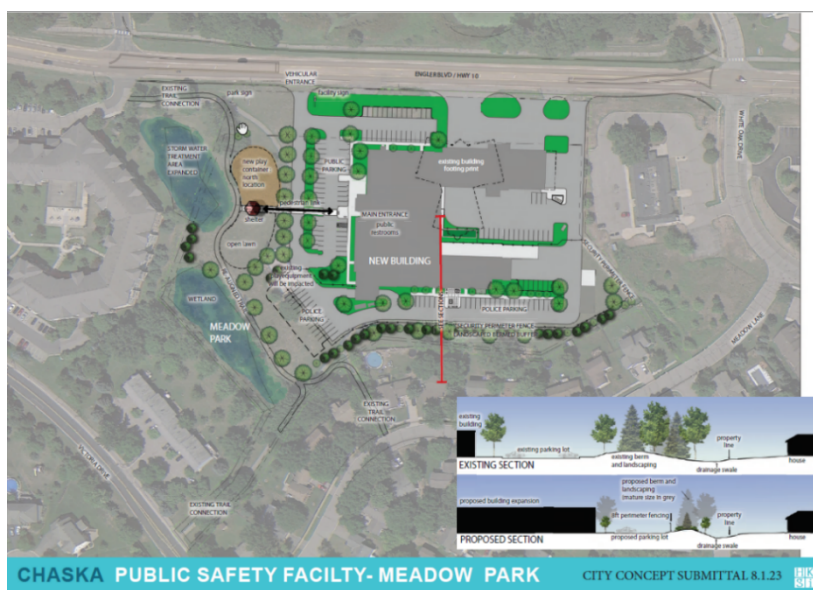


Figure 1: Public Safety Concept Plan

Concept plan: The planning commission reviewed the concept plan at its Sept. 13th meeting. The planning commission asked questions related to impacts of the Highway 41/ Engler Blvd road improvements, greenspace, and park design, building height, parking, green infrastructure opportunities, and screening. Ultimately, the planning commission recommended approval of the concept plan.

The park and recreation commission committee reviewed the plans at their

Sept. 13th meeting. The commission supported the park plan and encouraged access to the existing playground be open as long as possible during construction. The commission also asked questions about the relationship between stormwater design and the park and trail.

The city council reviewed the concept plan at its Sept. 18th meeting. The council adopted Resolution No. 2023-077, approving the concept plan for the public safety facility.

Neighborhood meeting: In addition to the neighborhood meetings held in conjunction with the concept plan, the city held another neighborhood meeting on Oct. 25, 2023. Roughly 15 residents attended the meeting. The following is intended to summarize resident comments and questions:

- Park: Construction timing, trail paving from Meadow Lane to Victoria Drive and size.
- Screening and viewsheds: View of the stormwater pond, fencing, and facility.
- Process: Expressed appreciation regarding the description of the process from a facility remodel to a new construction. Questions about the temporary station location.
- Financial: Questions regarding the project and future operating costs.

Proposal

The following is intended to summarize the applicant's proposal.

- **Existing Conditions²³.** The site is 9.37 acres and is comprised of two parcels:

285 Enger Blvd is zoned Public Buildings (P2) and guided for Public/ Semi-Public by the comprehensive guide plan. This 6.15-acre property is improved with a two-story, 23,000 square foot, fire station. The existing fire station building is primarily brick, stone, and metal roofing and accents. But for a vegetated berm providing screening to the residential homes to the south, the site is relatively flat.



Figure 2: Aerial

Meadow Park. The property is 3.22-acres, located west of the fire station property and is improved with a playground structure and trail connections. A large wetland/ stormwater pond is located along the western property line and a smaller wetland extends onto the property in the northwest corner. Generally, the property is flat and slopes downwards towards the wetlands and vegetation surrounds the perimeter of the playground structure and property.

Access. Access to the site is via Engler Blvd. The outermost access points are for vehicular access with the central, larger access drive for the fire truck/ apparatuses. Two pedestrian access points are from the south along Victoria Drive and Meadow Lane. A third pedestrian access point is to the Chaska Place Apartments property to the northwest.

- **Proposal.** The following is intended to summarize the proposal:

Setbacks and development standards. The proposed setbacks are on the following page:

	Setback	Existing	Required	Proposed
Building	North (front)	125 ft	125 from centerline of Engler Blvd	125 ft
	East (side)	156 ft	15 ft	80 ft
	South (rear)	205 ft	75 ft	83 ft
	West (side)	211 ft	40 ft	53 ft
Parking and access	North (front)	155 ft	10 ft	50 ft 30 ft *
	East (side)	90 ft	5 ft	11 ft
	South (rear)	135 ft	10 ft	38 ft 37 ft *
	west (side)	118 ft	5 ft	0 ft **
	Floor area Ratio	0.09	0.8	0.37
	Lot Coverage	30 percent	40 percent	23 percent
* proof of parking stalls ** Sec. 15.28.030: where joint parking facilities or adjoining parking facilities are subject to cross access agreements, the parking area setbacks from common interior lot lines shall not be required, unless required by the City Council at the time of site approval.				

Building Design and Materials. The proposed building would have a footprint of 64,000 square feet and be a total size of roughly 100,000 square feet (including basement and 2nd story).

The proposed façade would primarily contain the cream-colored brick representative of Chaska Brick. Glass, cast stone and composite wall panels are used as complimentary materials.



Figure 3: View from Engler (north elevation) – Fire Station

Cast Stone



Figure 4: West elevation - Police Station

Composite wall panel

The building height of the fire apparatus bays is 28 feet. Portions of the building – duty crew living areas, training tower, and the corner feature – extend up to 39 feet in height. The height of the building steps down to 23-foot, single-story, on the south side of the building.

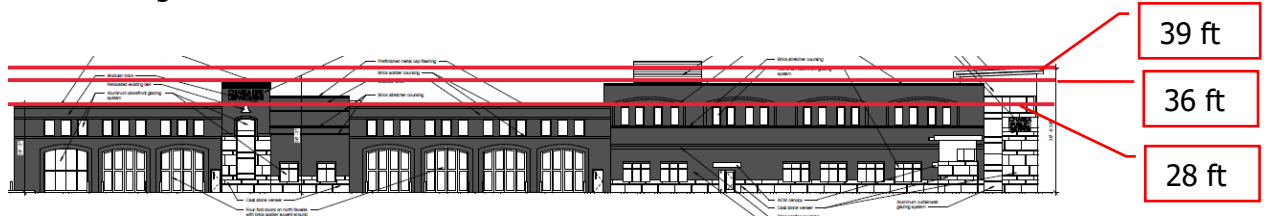


Figure 5: north elevation

Internally on the main floor, the northern portion of the building is dedicated to fire and the southern portion to police. The two areas are separated by a publicly accessible lobby. (64,000 sq. ft.)

Duty crew living areas (7,257 sq. ft.) and training areas (3,800 sq. ft.) would be located within a second story above the fire station.

Additional storage and 29 underground parking stalls would be located under the police department (28,000 sq. ft.).

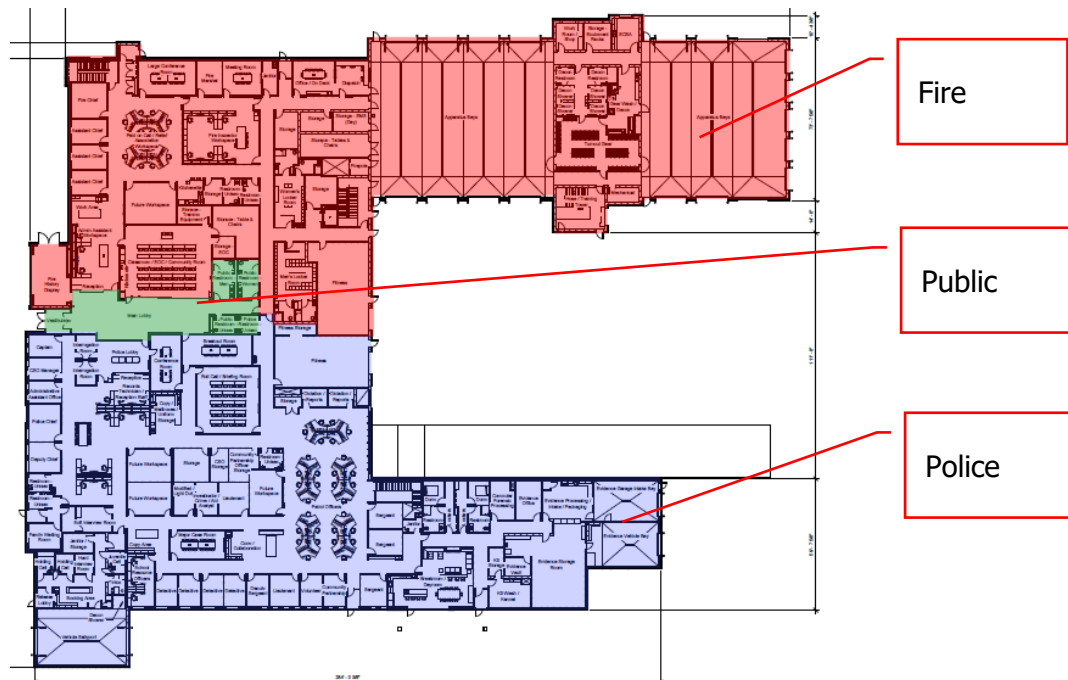


Figure 6: Floor plan: main level

Parking and site circulation. Public access and parking would be west of the building (39 stalls).

Responding firefighters would utilize the public access and park in the lot north of the building (14 constructed and 14 proof-of-parking stalls). An additional 19 stalls south of the fire apparatus bay is designated for firefighter parking.

In addition to the underground parking stalls, a total of 43 constructed and 20 proof-of-parking secured stalls would be located south of the building. Fire trucks deploy from the station and directly onto Engler Blvd. Police vehicles would generally enter and exit utilizing the easternmost access.

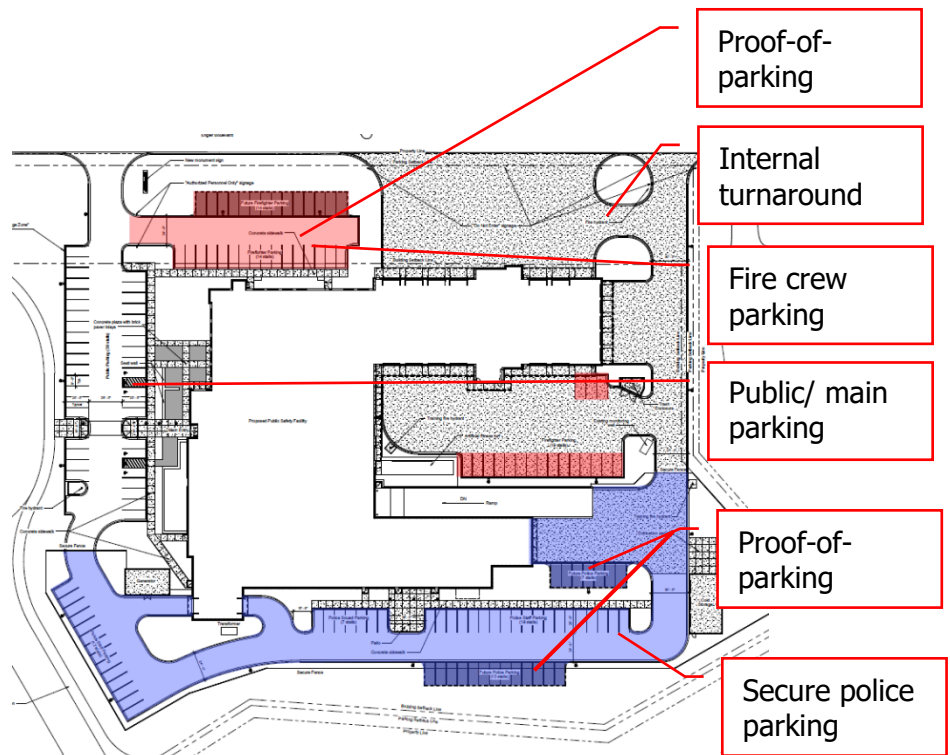


Figure 7: Site plan

Sideloaded access into the fire apparatus bays also comes from the east to serve command vehicles. A future bay could be constructed onto this easternmost area in the future if needed for expansion if a large engine is added in the future.

An internal connection between the central and western access points provides a safe turnaround for fire apparatuses within the site.

Lighting. As required by ordinance, an illumination plan was provided. At the perimeter of the parking lot, 22-foot poles on three-foot pedestals are proposed. Bollard lighting is proposed near the main entrance and wall-packs proposed on the exterior of the building. Site lighting will dim after 10:00 p.m. to 50 percent output until dawn or motion is detected.

Signage. Wall signage is proposed for the north and west elevations. Signage on the north elevation would be wall mounted. Signage on the west elevation would be in two areas: (1) above the main entrance canopy; and (2) badge emblems affixed to the upper story window. A monument sign is proposed on the east side of the west vehicle entrance.

- **Site Impacts**

Grading. The site would be graded to accommodate the new building, parking, access, new park area, sidewalks, expansion of the stormwater pond and a four-foot screening berm (south of the building). As shown on the current plan, the park area would be roughly three feet lower than the main entrance to the building. However, final park grading would come at the time of park development. This provides opportunities for the park design to incorporate grade changes. Generally, the park and trail areas would continue to slope downwards to the south and west.

A four-foot berm would be constructed south of the police parking area (south of the building) to provide screening for properties to the south. The remainder of the site would remain relatively flat.

Utilities. Water services would connect to existing services within Engler Blvd to the north, east and south. Sanitary sewer would connect to the existing service south of the building.

Stormwater and wetlands. Several wetlands were reviewed as part of the project. The northwest and the series of road ditch wetlands were determined to be "incidental". Very minor grading would occur on the eastern side of the northwest wetland. The road ditch wetlands would be removed as part of the project. The southern wetland was determined to be a historic wetland and is subject to review of WCA.

The southern stormwater pond would be expanded to accommodate additional capacity. Stormwater from the north and western portions of the site would be collected from the site and directed towards the stormwater pond in the southwest corner of the site.

Stormwater from the internal fire apparatus bay/ police underground parking garage area and the southern portion of the site would be collected and directed towards existing stormwater infrastructure and is directed to the southwest stormwater pond.

A water reuse system would be constructed and utilized for irrigation.

Landscaping and screening. Generally, landscaping would be around the perimeter of the new parking lot and building. The plan considers future proof-of-parking stalls, including the proof-of-parking areas shown constructed into the berm. The plan includes a mix of deciduous and evergreen/ coniferous vegetation.

	Required	Proposed
Overstory Trees	223 inches (78 trees)	171.5 inches (60 trees) 51.5 inches (future park) * 223 inches
Understory trees	25 percent of overstory counts (20 trees)	13 trees **
Shrubs	213 shrubs	531 shrubs
*locations to be determined at park programming ** included as a condition of approval		

Park. The plan includes designated areas for the reconstruction of Meadow Park. The programming and design of the park is still under consideration.

Existing	Concept Plan	Current proposal
81,400 sq. ft.	62,390 sq. ft.	60,830 sf
Rounded to the nearest 5 ft		

Staff Analysis

- **Is the rezoning appropriate?**

Yes. By code, “public and semi-public facilities serving all or major portions of the city such as municipal offices, library, post office, fire station” are permitted uses within the PCD, Planned Commercial Development District¹. Rezoning of the park property is to allow tax combination of the property.

- **Is the plan consistent with the concept plan approval?**

Yes. The plan is consistent with Res. 2023-77 which approved the concept plan. No substantive changes were made during the process; however, refinements of the plan have occurred.

- **Is the proposed building design appropriate?**

Yes, the proposed building design is appropriate, as:

- ✓ General Design and Height: The building is intuitively designed with feedback from the city’s police and fire departments. The building heights steps down, with the taller portions of the building nearest Engler Blvd and the 3-story apartment to the west.
- ✓ Materials: By code, at least 70 percent of public building facades must be comprised of at least three Class 1 materials.² As noted above, façade materials include brick, cast stone, composite wall panels, and glass. Brick and glass are classified as Class 1 materials by ordinance. The City Council have classified cast stone and composite wall panels as Class 1 materials based on their application method at other locations (i.e. Chaska Tech Center). The cast stone proposed here will include a deep profile with deep reveals that will be done in large-scale and small-scale formats. This application method gives the stone a more articulative and qualitative characteristic. As such, all façade materials are

¹ Section 15.16.030 PCD – Planned Commercial Development District

² Section 15.28.120: Class 1 materials are: a) brick; b) natural stone; c) glass; d) copper; e) other comparable or superior materials, as determined by the City Council. Class II materials are: a) brick – utility; b) cast stone; 3) specialty concrete block; d) architecturally precast concrete panels; e) masonry stucco/ EFIS; f) other comparable or superior materials, as determined by the City Council.

classified as a Class 1 material, therefore complying with ordinance. Additionally, the bright accent colors (red fire doors) would be substantially less than five percent of the northern wall area.³

- ✓ Lighting: Exterior lighting, as proposed, generally meets the city's exterior lighting ordinance. However, slight adjustments to the height of the wall packs are needed to be in full compliance with ordinance. This has been added as a condition of approval.

- ✓ Signage: The proposed signage meets ordinance requirements, as:

		Max. allowed by ordinance	Proposed
Wall Signage	North elevation	Max. size: 300 sq. ft. Max. number: 2	Total: 72 sf Number: 2
	East Elevation	Max. size of each sign: 24 sq. ft. Max. cumulative total: 228 sq. ft.	-
	South Elevation		-
	West elevation		Each individually mounted sign: less than 24 sq. ft. Total: 90 sf
Ground signs	Monument Sign	Max. size: 100 sq. ft. Max. height: 10 feet	Size: 95 sq. ft. Height: 5 ft

Final signage details will be reviewed at the time of a sign permit.

- **Are the proposed site impacts reasonable?**

Yes, the proposed site impacts are reasonable as:

- ✓ Grading: The grading is reasonable and necessary to accommodate the public safety building and associated site improvements. General grading details of the park are reasonable. Final grading details would be determined during the park development process.
- ✓ Utilities and stormwater: The utility and stormwater plans are reasonable. A detailed review of the proposed stormwater facilities would occur at the time of the building permit.
- ✓ Landscaping and screening: The proposed berm along the southern property line and site landscaping would provide reasonable screening and the plan would generally meet the landscaping requirements while preserving sightlines for

³ Section 15.28.120: Garish or bright accent colors (i.e., orange, bright yellow, or fluorescent colors) for such buildings as cloth or metal awnings, trim, banding, walls, entries, or any portion of the building shall be minimized, but in no case shall such coloring exceed five (5) percent of each wall area.

existing neighbors. Further compatibility review of the landscaping plan and the utility plan would be made at the time of a site or building permit.

- **Is the proposed parking, site access and circulation appropriate?**

Generally, yes, as:

- ✓ Parking: The proposed amount of parking would comply with city code requirements and the anticipated parking demand of both current and future/anticipated operations. The following summarizes this review:

Building Use		Code Requirement/ demand	Proposal	
			Size	Stalls
Public	Meeting rooms	1stall per 3.5 occupants	116 occupants	34 stalls
	Guest parking	1 stall per anticipated guest	6 stalls	
Police	Staff	1 stall per staff at largest shift	40 stalls + 20 future stalls	
	Squad cars	1 stall per squad car (underground)	29 stalls	
Fire	Staff	1 stall per staff at largest shift	34 stalls + 14 future stalls	
Total Required			177 stalls	
<i>Total stalls proposed</i>			141 stalls	
<i>Future stalls (proof-of-parking)</i>			34 stalls	
Total proposed			177 stalls	

By code, parking must be within 300 feet of public entrance.⁴ All public parking areas are within 300 feet of the public entrance. The easternmost stalls of the fire staff parking and secured police parking fall outside of this requirement but are not designed for public use. Therefore, the proposal meets the intent of this requirement.

- ✓ Access and site circulation: The site was designed to separate the public access and parking areas (western) from the emergency service response deployment areas (eastern). The main intent of this approach is to provide efficient and rapid deployment for emergency services onto Engler Blvd.

The internal connection between the central and eastern accesses eliminates the need for these vehicles to utilize Engler Blvd for these maneuvers. Truck turning exhibits were provided and reviewed to ensure this connection is adequate.

⁴ Section 15.28.030.B.2: [parking] spaces for commercial retail uses or for public or semi-public uses, excepting shopping centers: within 300 feet of the main entrance of the building served.

The city has been in conversations with the architect, county, and fire department regarding the width of the central (fire apparatus) access. Staff finds the current design reasonable. However, staff will continue conversations with the county regarding the central access design and the upcoming Engler Blvd construction project prioritizing full access to ensure efficient emergency response.

- ✓ Pedestrian Access. Public pedestrian access through Meadow Park would be reconfigured. The current design and location accommodate the stormwater pond and proposed site improvements, while also providing access to and maximizing area for the future park. However, the final location will be finalized through the park planning process.

Summary Comments

City Staff have worked closely with the architects throughout the process to develop plans that balance the needs of current and future fire and police operations and site impacts.

Deadline for Agency Decisions

Application Received	60-day Review *	120-day **
Oct. 16, 2023	Dec. 15, 2023	Feb. 13, 2023
*Pursuant to MN State Statutes the City must act on the request within 60-days. **The city can provide the applicant with a written letter requesting an additional 60-day review if further review is needed.		

Planning Commission Action Requested :

Motion to recommend approval to the City Council of the Preliminary Site & Building Plan for 285 Engler Blvd and the adjacent, unaddressed Meadow Park property, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits, unless modified by the conditions below:
 - a. Project Narrative
 - b. Site Exhibit, dated Oct. 27, 2023
 - c. Site plans, dated Oct. 2, 2023
 - d. Grading plan, dated Oct. 27, 2023
 - e. Utility plan, dated Oct. 27, 2023
 - f. Paving plan, dated Oct. 27, 2023
 - g. Illumination plan, dated Oct. 27, 2023
 - h. Landscaping plan and details, dated Oct. 27, 2023
 - i. Building elevations and renderings, dated Oct. 27, 2023
 - j. Floor plans, dated Oct. 3, 2023
 - k. Truck turning exhibits, dated Oct. 27, 2023
2. Prior to the release of a permit:
 - a. Properties must be tax combined with Carver County.
 - b. Coordination with the City Engineer regarding utilities, grading, access, and drainage.
 - c. Coordination with Carver County regarding access onto Engler Blvd.

- d. Provide an east-west pedestrian connection along Engler Blvd.
 - e. Submit a stormwater management plan meeting City and Carver County WMO standards.
 - f. Submit an illumination plan complying with Sec. 15.28.250.
 - g. Mechanical equipment must be screened from view.
 - h. Compliance with applicable zoning requirements, in particular Sec. 15.28 (Special Regulations) and Sec. 15.28.120 (Building Design/ Materials and Site Design).
 - i. Coordination with Electric Department on service locations.
 - j. Submit a landscaping plan that complies with Sec. 15.28.070. This plan should meet the minimum requirement for understory trees and contemplate proposed utilizes and minimize overlap when possible.
 - k. Trash enclosure and ancillary buildings must comply with Section 15.28.120.
 - l. Submit an irrigation plan.
3. All building signage requires a sign permit and must comply with the sign ordinance.

Motion to recommend approval of the rezoning of the property at 285 Engler Blvd (fire station property) from P2, Public Buildings, to PCD, Planned Commercial District; and rezoning of the adjacent, unaddressed property (Meadow Park) from PMD 03, Planned Multi-Use Development District, to PCD, Planned Commercial District.



CHASKA PUBLIC SAFETY FACILITY PRELIMINARY SITE PLAN REVIEW

October 27, 2023

Submittal	Preliminary Site Plan Review
Applicant	City of Chaska Matt Podhrasky, City Administrator Ryan Seibert, Chief of Police Stephen Kraus, Fire Chief
Preparer	CNH Architects Quinn Hutson, AIA Brooke Jacobson, AIA 7300 147 th Street West Apple Valley, MN 55124

Introduction

Based on the Strategic Plan (2021-2025) developed by the Chaska City Council including a goal to reinvest in core assets, a Public Safety Facility was determined to be a top priority. The intent of this facility is to house the Police Department and the Fire Department on a single campus. The location of the new facility has been identified as 285 Engler Boulevard, the site of the current Fire Station.

The new Public Safety Facility is being designed to address the many current facility shortfalls and prepare for the future facility needs of both public safety departments. The current facilities currently lack sufficient staff space, training spaces, garage space, appropriate security, health and wellness elements, and an emergency operations center. In addition, the new facility will incorporate spaces to welcome the public to the campus and provide meeting and gathering areas that can be used to serve the whole Chaska Community.

If approved, the Public Safety Facility design will progress to the development of final building plans and site development for the entire campus. The process is planned for completion of the design and construction documents by the end of 2023 allowing for a 2024 construction start and completion in 2025.

Guiding Principles

At the outset of the Public Safety Facility design process the city staff design committee identified nine principles that were critical for guiding the design of the facility. These guiding principles highlight the

values to be considered as decisions are being made throughout the design process. Returning to these guiding principles has been and will continue to be beneficial particularly when evaluating difficult or competing choices. The guiding principles are the following:

- Functional & Flexible
- Innovative
- Safe & Secure
- Engaging & Connecting
- Honor History
- Sustainable
- Health & Wellness
- Fiscally Responsible
- Future Focused

Existing Conditions

The existing site consists of two adjacent city owned lots with a combined size of 9.37 acres. The main lot listed as Lot 1, Block 1 of the Fire Station Addition is 6.15 acres in size on which the current Chaska Fire Station is built. The adjacent lot platted as Outlot A of the North Meadow Fourth Addition is 3.22 acres in size and makes up Meadow Park.

The main lot holds the 23,000 square foot Fire Station which is a two story central building with apparatus bays flanking each side. The existing building is mostly brick exterior with a central gabled roof of standing-seam metal. This site is generally flat with significant paving as typical for fire station operations. There is a berm to the south side of the site which also holds a majority of the site's trees.

The smaller lot is developed as a park with a playground improvement. The west side of the property holds a large wetland / stormwater pond as well as a small portion of another pond to the northwest corner. Other than the ponds, the rest of the site is relatively flat grass lawn area with a few trees at the perimeter.

Both properties are zoned P2 – Public Buildings. The site is abutted to the south and west by properties zoned PMD – Planned Multi-Use Development. The southern portion of this adjacent land is developed as single-family residences while the west adjacency is a large 3-story apartment complex identified as Chaska Place. To the east of the site are lots zoned PCD – Planned Commercial Development holding a two-story office building. The north side of the site is bordered by County Highway 10 /Engler Boulevard. Across this street the land is zoned R1A – Low Density Single Family Residence however the entire area directly to the north of Engler Boulevard is a wetland / stormwater pond area separating the single family lots from the development site.

The site's vehicle access is off County Road 10 / Engler Boulevard on the north side currently with two standard drives and wide curb cut for apparatus. There are three pedestrian paths connecting to the site from the adjacent residential neighborhoods – two at the southwest corner of the site and the other on the northwest corner. These paths connect through the site mostly on the fire station property and provide access to the playground structure at the park. There are no sidewalks along the south side of Engler Boulevard along the development site or adjacent blocks.

Proposed Development

The proposed development is to provide a new Public Safety Facility at 285 Engler Boulevard, the site of the current Chaska Fire Station. This facility and the surrounding site will house the operations of the fire department, police department, as well as public gathering space and a revised city park area. The Public Safety Facility building will be around 98,000 total square feet of building which includes a partial basement area and a small second floor. The building footprint is proposed to be approximately 64,400 square feet which represents a total site coverage of 15.8% of the combined lots.

The site is designed to welcome the public to the campus at the main entry drive on the west side of the building. The drive leads into the site and its public parking area with the park on the west and building main entry on the east. A prominent entry element will provide a clear and welcoming visual cue for the public to identify the facility entrance both from Engler Boulevard as well as when entering the main drive. The parking is also situated to serve the adjacent Meadow Park and will include strong pedestrian connections from the building and parking lot to the park land.

The proposed building location towards the northeast on the site is based on several important influences. First, the building is set tight to the building setback on the north side off of Engler Boulevard in order to maximize the remaining space to the back of the site adjacent to the single family residents. To maximize the park footprint, the building is also set to the far east side of the site allowing just enough room for the public safety staff driveway to exit on this side. This is also a side of the site where screening is not as relevant as it abuts the office building on the PCD zoned property.

The site design creates multiple zones as is critical for safety and security associated with police and fire operations. In addition to the park and public areas on the west half of the site, there will be a police department zone on the southeast quadrant and a fire department zone on the northeast portion of the site.

The police department will include a gated and fenced area for staff and in-use squad car parking as is typical in a modern police facility. This fence will be prefinished metal picket style. There will also be significant landscape plantings and up to a five foot high berm screening the southern side of the site where single family residents are located. The development of the landscape plan at this buffer area has been refined to show a mixture of trees and more open shrub areas as requested by the neighbors during the earlier open house. Also, within the police site quadrant will be a ramp exiting the basement police squad parking and then routing to Engler Boulevard along the east side of the site for all police operations including call responses.

For the fire department zone of the site, the separation is focused on limiting public vehicular access to only the west drive allowing public safety response traffic only on the east drives. This portion of the site will limit traffic by the use of signage prohibiting public access and will be reinforced by the design of the new Engler Boulevard in cooperation with Carver County engineering staff. The east wing of the fire department portion of the building will house eight apparatus bays with their main response doors facing directly onto Engler Boulevard to promote safe and efficient response for the large apparatus of the fire department. The apparatus curb cut area has been reduced to a single wide curb cut in response to Carver County feedback.

Parking

The parking for the site is broken into multiple categories based on the intended use. The quantities calculated in the table below represent an ordinance required ratio for the public accessed gathering spaces within the proposed building common area and operational staff quantities for all police and fire operations. The staff parking quantities include the projected staff growth over the next 20 to 30 years as the department grows to meet the needs of the projected population growth of the City of Chaska. Since these quantities will not initially be needed, the site plan indicates some areas of future parking stalls to indicate the areas of growth if it is needed. The future parking for the police secure parking lot have been moved to a location tucked into the south berm in order to provide more room for the stormwater pond expansion area as indicated on civil and site plans.

Parking Stall Table

Space	Calculation Method	Parking Stalls Required
Public Meeting Rooms	116 occupants / 3.5 occ per stall	34 stalls
Public Guest Parking	1 stall / anticipated guest	6 stalls
Police Staff Vehicles	1 stall / staff at largest shift	40 stalls + 20 future stalls
Police Squad Cars	1 stall / squad car (basement)	29 stalls
Fire Staff Vehicles	1 stall / staff at largest shift	32 stalls + 14 future stalls
Total Required Stalls		175 stalls
Total Stalls Proposed		144 stalls+34 future = 178 stalls

The above table indicates a total of 175 stalls required for this facility. The police squad car parking is provided in the basement garage with a total of 29 stalls available inside. The police staff vehicles and temporary squad parking is on the south side of the building with 60 stalls available, 20 of which are shown as future stalls. The firefighter response parking is located on-grade behind the apparatus bays with a total of 19 stalls at this location. The remaining parking is a blend of public and firefighter use on the west and northwest side of the building where 70 stalls are indicated, 14 of which are indicated as future stalls. This approach provides sufficient flexibility to meet today's parking needs and expand the parking if needed as the departments and city grow.

Site Utilities

The site is served by the typical utilities all of which are connected to the existing fire station building. This includes a 6 inch water line that loops through the site just south of the existing building well within the footprint of the proposed construction and therefore will be relocated in the construction. The new water lines will include tapping off the existing 12" water line in Engler Boulevard with an 8" water line as shown in the submitted utility drawings. This line will remain 8" to the water service entry into the west side of the basement level of the new building. There will also be a 6" branch line serving fire hydrants to the east as well as a 6" line that continues to the south serving an additional fire hydrant as well as connecting into the existing 6" water line going to the neighborhood on the south.

The sanitary service is an 8 inch pipe located along the south side of the property flowing west and then south down to Meadow Lane. The new building will connect to this sanitary line with a 6" pipe exiting the building below the police vehicle sallyport. Finally, natural gas piping and electrical service lines are located along Engler Boulevard. These services will be extended to the new building with connections within the secure police parking lot higher protection of these critical infrastructure elements.

Wetlands and Stormwater Management

There are two existing stormwater pond / wetlands located on the west side of the site. With input from the city after the Concept Plan review process, it has been determined to provide stormwater treatment on-grade rather than using underground pipe filtration systems originally considered. To accomplish this, the existing southwest stormwater treatment pond will be significantly expanded as shown on the civil utility plans submitted. The stormwater will be gathered from around the site as well as from roof drains and routed to this expanded pond.

To reduce the stormwater going off site, re-use of stormwater from the southwest pond is planned for lawn irrigation of the entire park and public safety facility site.

Site Grading

The existing site generally drains from east to west towards the two wetlands. The northwest wetland drains into the southwest wetland. The southwest wetland ultimately discharges into the storm sewer in Victoria Drive.

Since the proposed building will have a consistent finished floor elevation, the area adjacent to the building will be relatively level. The site will generally be graded away from the building and into catch basins in the parking lot. Beyond the limits of the parking lot, the grades will generally slope downward to tie-into existing grades with a three to four foot drop from the public parking lot to the general park grade. There will also be a screening berm at the south side of the police parking lot.

The apparatus driveway is a site feature that is used to set the elevation of the building, and ultimately the site grading. The slope of the apparatus driveway needs to be flat enough to not cause responding vehicles to bottom-out, but still allow proper drainage away from the building. Quick response times are important to fire stations, and if the apparatus drive is too steep, it may slow down the response time.

Exterior Architectural Design

Massing

The Public Safety Facility at a footprint of 64,000 square feet is significantly larger than many of the buildings within this part of Chaska although the three-story apartments to the west are taller than this development. Still, it is important to break up the building massing in multiple ways to reduce its scale and provide architectural interest. This is accomplished by creating a U-shaped footprint reducing any one façade in size and by breaking up each façade both with changes in height and stepping of building elements. The design also positions the building to the northeast side of the site maximizing the distance to the neighboring residential properties. The tallest portions of the building are likewise placed on the north portion of the site facing Engler Boulevard with the two-story fire residence area.

There is also a three-story fire training hose tower which is positioned internal to the U-shaped building screening its height and the training operations that will occur at this tower. The remaining one-story portion of the building is on the south side of the facility which is closest to the single-family residential neighbors.

Image

As the first new municipal building in a series of planned updates, it is critical that the Public Safety Facility set the right tone for the future development of the City of Chaska's public buildings. As noted in the Guiding Principles, it is envisioned that this facility will honor the historic elements of Chaska's past while leading into the future. The proposed building aesthetic observes the long tradition of brickmaking in Chaska and use the common brick detailing elements shown in the attached Precedent Study as inspiration for this building while still creating a contemporary aesthetic that guides the City into the future.

While maintaining a unified aesthetic and four-sided exterior image, there are elements providing a degree of separate identity between the fire department and police department portions of the building. The fire station features arched apparatus bay doors and significant brick detailing reminiscent of the typical historic brick buildings in Chaska. This detailing is also evident in the historic fire truck display space just to the left of the main building entry. While the building design has a variety of focal points, the public entry is designed as the key visual element in the building including a large two-story clerestory providing daylight and views into the main lobby. This entry creates a transition to a somewhat simpler, clean image of the police department portion of the public safety building which provides for more cast stone masonry with a lower percentage of brick.

Materials

As noted above, the use of cream-colored Chaska brick will play a major role in the exterior materials of the building. In addition, the proposed building design includes a significant amount of cast stone panels with deep recessed jointing pattern providing an appropriate scale and texture to this portion of the exterior material. This cast stone will be a deeper gray-brown tone to create contrast to the lighter brick and depth in the building aesthetics. The final major exterior material is a smooth, fiber-cement composite material that is used as a minor accent on most of the facades to provide interest and contrast to the brick and cast stone. The mixture of materials are all being considered Class I materials satisfying the minimum requirements on each building elevation as indicated on the exterior finish material tables on the submittal drawings.

Exterior Signage

The Public Safety Facility is identified to the public in multiple ways both for clarity when arriving as well as wayfinding elements within the site. First there is a monument sign at the main public entrance off of Engler Boulevard made with the same materials as the main building including brick and cast stone. The north half of this monument sign has fixed cut individual letters identifying the building and including the street address. The south half of the monument sign includes an electronic sign panel that will be used to provide public service announcements for the police and fire departments as well as general city events.

Building mounted signage is located on both the north elevation along Engler Boulevard and the west elevation associated with the main building entrance. Each elevation provides two signs as allowed by the signage ordinance where each entity can have up to 40 square feet of signage.

On the north elevation there is cut metal letter fire department sign at the tower between the two banks of apparatus bays. The other north elevation sign is also cut metal letters placed on the upper portion of the stair tower on the west end of this façade identifying the building as the Chaska Public Safety facility. Combined these signs cover 72 square feet which is under the 80 square feet allowed for the two signs.

The signage on the west elevation is focused at and above the main facility entrance to help guide visitors to the public lobby. This elevation addresses three entities – the fire department, the police department, and the public use spaces which would allow for a total of 120 square feet of signage. The main entrance doors are identified with a cut metal letter sign on the canopy leading to the front doors. In addition, there is a departmental logos interior lighted sign in front of the clerestory windows above the main public lobby. This elevation includes a total of 90 square feet of signage, well below the maximum allotted for this building by ordinance.

Mechanical Unit Screening

A complete 3-dimensional study was completed reviewing the visibility of rooftop mechanical units from adjacent properties and roadway for the Public Safety Facility. Due to parapet heights and mechanical unit placement most of the rooftop units are not visible. There is one larger air handling unit on the second floor above the firefighter dorm area that is visible from Engler Boulevard. This unit is shown to be screened by with a pre-finished louver screen system of a color to match the brick portion of the building.

The other item to be screened is the backup emergency generator which is located adjacent to the southwest corner of the police department's portion of the building. The generator will be enclosed by a 14 foot high brick wall that not only blocks the view of this unit, but further helps reduce the sound level of the generator when running.

Exterior Lighting Design

The exterior lighting for the Public Safety Facility includes perimeter light poles with forward-throw cutoff light fixtures all of which are dark-sky rated with zero degree light angle and concealed light LED light source. These poles are placed at the outer edge of parking and drives shining away from neighboring properties resulting in light levels of 0.0 footcandles at the south property line adjacent to the residential properties and a maximum 0.5 footcandle level at the east property line abutting the business property.

There will also be building mounted lighting to provide appropriate light levels nearer to the building including lights at each overhead or four-fold door and lighting over exit doors as required by code. These light fixtures also are LED sources dark-sky rated with zero degree light angle.

Finally, the design includes a row of bollard lights along the main pedestrian entry to the facilities front entrance to help identify the entrance and provide a slightly higher footcandle level at this public location.

Landscaping Design

The landscaping for this project focuses on multiple important elements to enhance the site and provide functional benefits for those on the campus and the neighborhood beyond. First, we look at using landscape elements to draw attention to the main public entry drive and create a sense of welcome for those entering the campus.

With the new campus layout Meadow Park will be revised including re-aligning the trail system to maintain connections to the different adjacent neighborhoods. This trail will include a sidewalk connection directly to the front entrance of the Public Safety Facility welcoming the public as well as staff to enter the park from the building as well as those using the park to visit the displays and common space within the building. The redesign of the park itself will be done through the Park Commission process outside of the current project.

Emphasis was placed on providing as much usable park land as practical while still meeting the needs of the new Public Safety Facility. The existing park consists of approximately 81,400 square feet of usable park land when excluding stormwater ponds. The current preliminary plan submittal shows the usable park land at 60,836 square feet of flat or gently sloping parkland after deducting the current and expanded stormwater ponds. This is almost as much usable area as what was shown at the time of Concept Plan submittal which had 62,389 square feet of usable land, without addressing the need for stormwater pond expansion on grade. The site plan was able to maintain this significant park area by eliminating the separate entrance drive that was shown originally for the public parking area on the west side of the facility.

The parking lots include multiple peninsula islands to soften and breakup the pavement surface as well as provide shade to reduce the heat island effect. There are a variety of bushes providing foundation plantings around all nonpaved areas of the building with additional perennials accenting the main entrance of the building.

Security and screening is an important part of the Public Safety Campus, particularly on the south side of the police department. The design includes a fence that encloses the police staff parking area with gates at the west drive and east side between fire department and police department paving. This fence is a prefinished metal picket fence with anti-scale arch at the top for attractive image and durable construction. The south berm area is heavily landscaped with areas of tightly spaced spruce trees mixed in with overstory maple trees with bushes below. This provides the variety of plant materials and openness requested by the neighborhood during the open house, while still creating screening to the parking lot.

Overall there are 93 overstory deciduous trees or evergreens included in the landscape plans submitted providing 254 caliper inches of total new trees, which is 10% more than the code required goal. The landscape also provides understory trees and 531 shrubs to further fill out the landscape areas around the site. All plant materials have been selected for hardiness, pollinator value, and ease of care.

The entire site will be irrigated with lawn areas covered with spray heads and planting beds to receive drip line for best plant health. As noted earlier, all irrigation water will be obtained from the southwest stormwater pond and pumped throughout the irrigation system.

Enhancing the City of Chaska

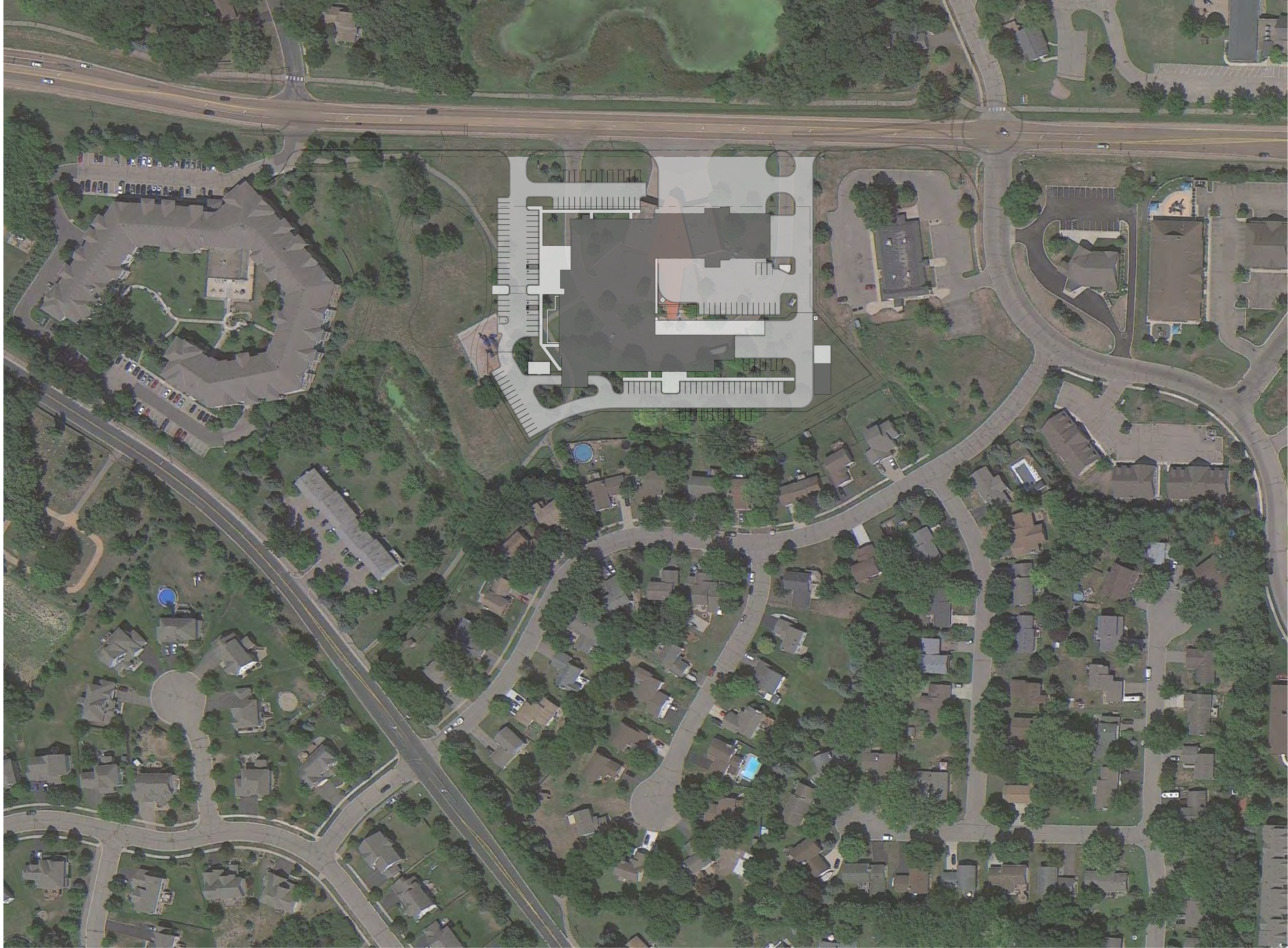
The Chaska Public Safety Campus project provides many opportunities to support the mission of Chaska and its core strategies. From the outset of this project, there has been a strong desire to create welcoming community spaces that enhance the connection between the public safety personnel and the community. The public lobby, fire truck display, and inclusion of both the large training room as well as the smaller conference room for public use will create opportunities for community gathering within the building. These public spaces are designed to emphasize access and a comfortable, friendly atmosphere for those using this common space.

The Campus will also provide quality of life improvements both for the members of the community visiting the site as well as a strong focus on health and wellness for the public safety staff serving the Chaska community. There are enhanced opportunities for health and public safety training events for the public within the lobby or at the neighboring park. For the firefighter and police officers this new facility provides a focus on health through incorporating best-practices elements such as zoning the building into hot / cold contaminant zones, particularly for firefighters returning from fire calls. Comprehensive decontamination spaces and equipment are likewise planned to remove toxins for all public safety staff exposed to carcinogens and other biological contaminants in the line of duty. Physical health is also be emphasized with fitness spaces, both interior and exterior, provided for each department's staff.

The Police and Fire Departments are also be provided with many training elements where they can further hone their individual skills as part of their Commitment to Excellence in serving the Chaska community. These will include rooms for defensive tactical training and virtual reality simulation training for the police staff and a hose / training tower and mezzanine for firefighter training. Including these elements within the facility allows regular scheduling of staff training without facility fees or leaving the city for training classes.

In summary, the Chaska Public Safety Facility and surrounding campus will provide long-term value to the City of Chaska housing the current public safety staff and providing flexibility for the anticipated growth in the needs of each department. The new campus will encourage community gathering opportunities and support the safety of the city and its residents. Finally, this project will set the tone for the upcoming municipal facility improvements focusing on quality design blending the historic fabric of Chaska with a future focused aesthetic.

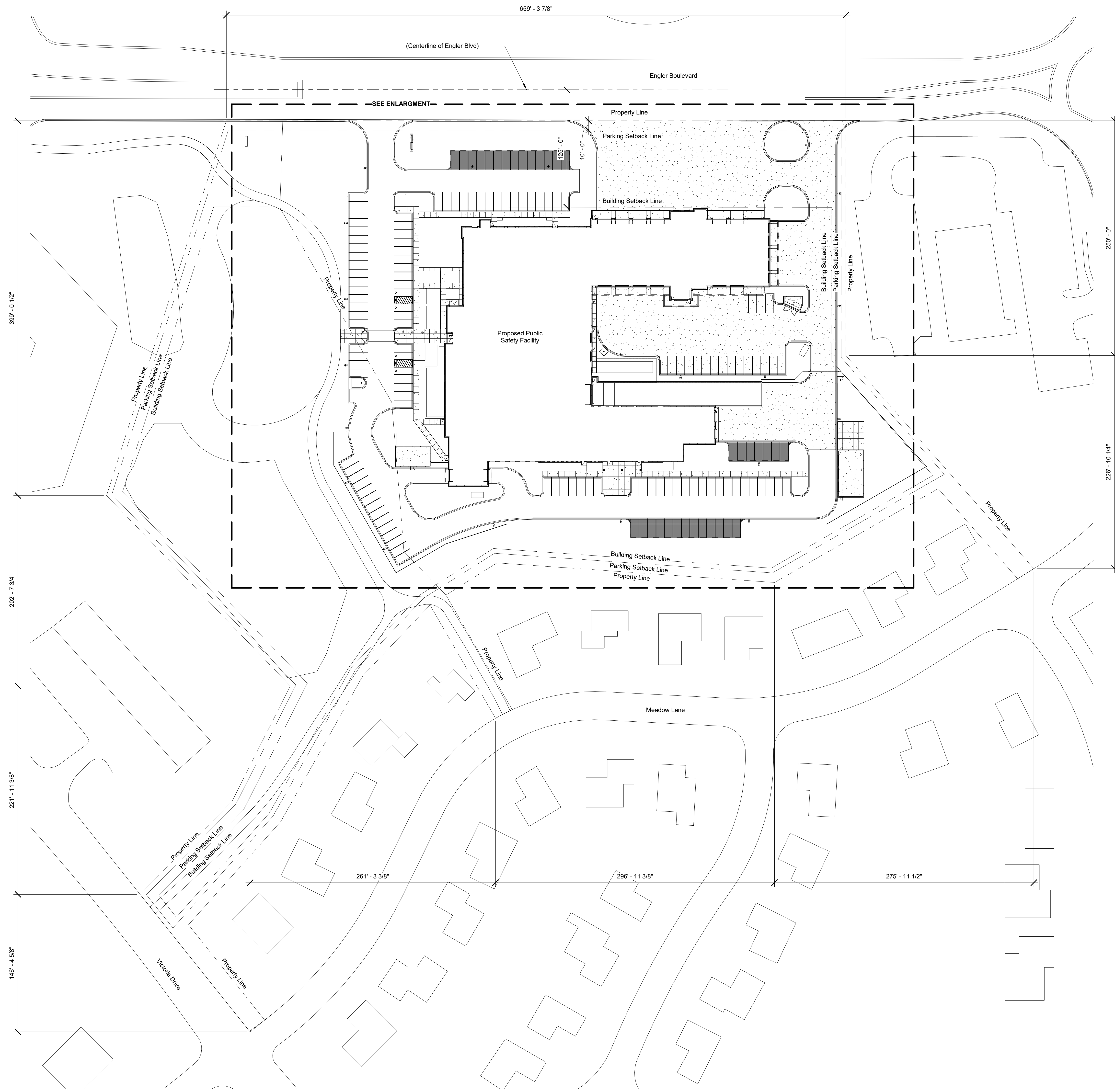
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A1 Aerial Site Exhibit
CS10 1" = 60'-0"

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A1 Overall Site Plan
CS11 1" = 50'-0"



Planning Review Summary:

Site Statistics:		
Lot 1 Site Square Footage	267,994	SF
Lot 2 Site Square Footage	140,386	SF
Lot 1 Site Area	6.15	Acre
Lot 2 Site Area	3.23	Acre
Total Site Area	408,380	SF
	9.38	Acre

Building Area Statistics:

Total Proposed Building Area		
3-Story Building	99,235	SF
Total Proposed Building Area FAR	0.24	
Maximum FAR	0.80	

Lot Coverage Statistics:

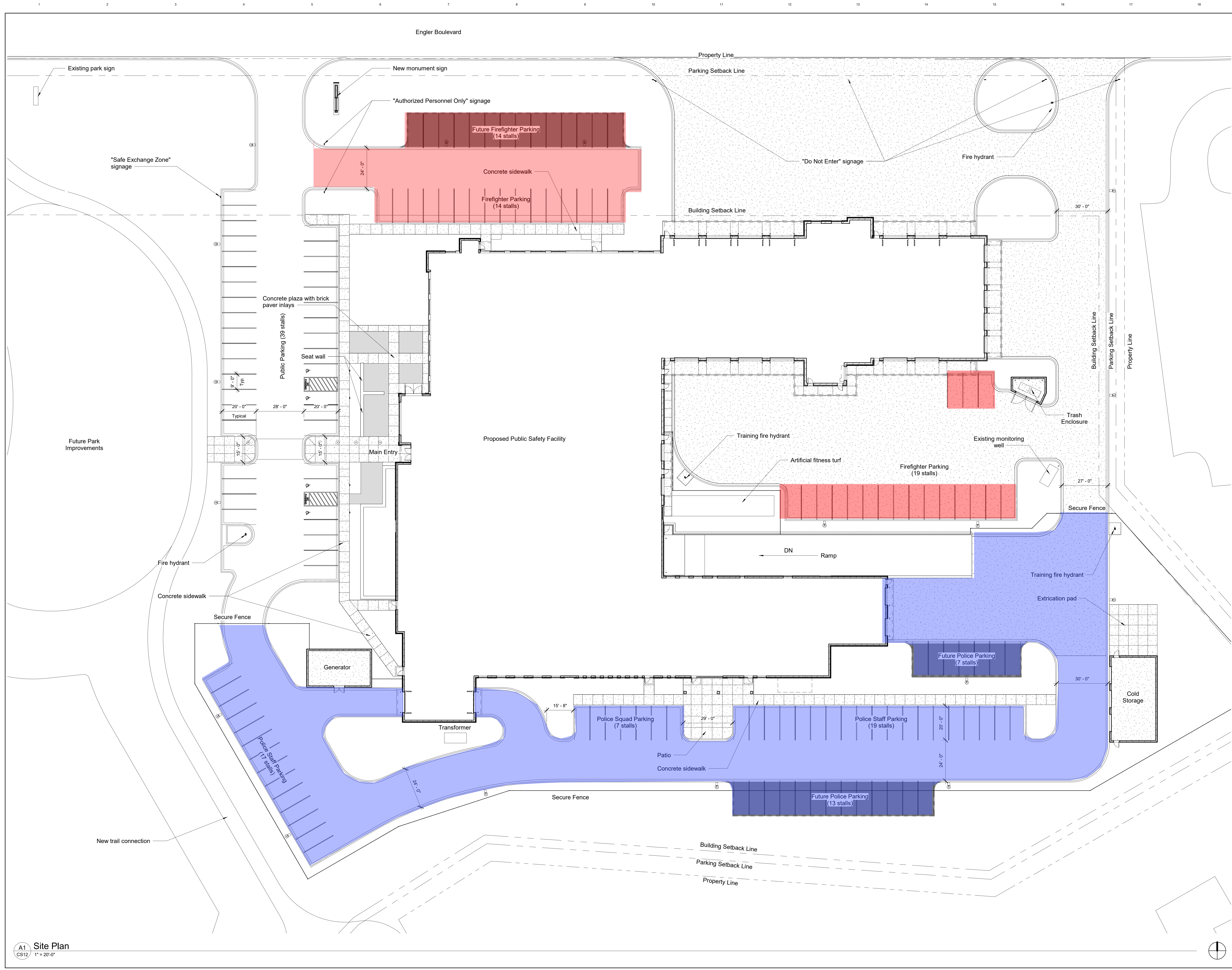
Total Site Impervious Area		
(Parking/Sidewalks/Patios)	121,185	SF
Total Proposed Accessory Structure Area		
(Cold Storage/Generator/Trash Enclosure)	2,526	SF
Total Proposed Building Footprint		
	60,855	SF
Total Proposed Impervious Surface Area		
	184,566	SF
Total Proposed Impervious Surface Percentage		
	45 %	

Parking Statistics:

Parking Stall Schedule		
Space	Calculation Method	Parking Stalls Required
Public Meeting Rooms	116 occupants / 3.5 occ per stall	34 stalls
Public Guest Parking	1 stall / anticipated guest	6 stalls
Police Staff Vehicles	1 stall / staff at largest shift	40 stalls + 20 future stalls
Police Squad Cars	1 stall / squad car (basement)	29 stalls
Fire Staff Vehicles	1 stall / staff at largest shift	34 stalls + 14 future stalls
Total Required Stalls		177 stalls
Total Stalls Proposed		141 stalls + 34 future stalls = 177 stalls

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A1 Site Plan
CS12 1" = 20'-0"



GRADING NOTES

1. Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. All disturbed areas to receive "X" of good quality topsoil and seed.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

SYMBOL LEGEND

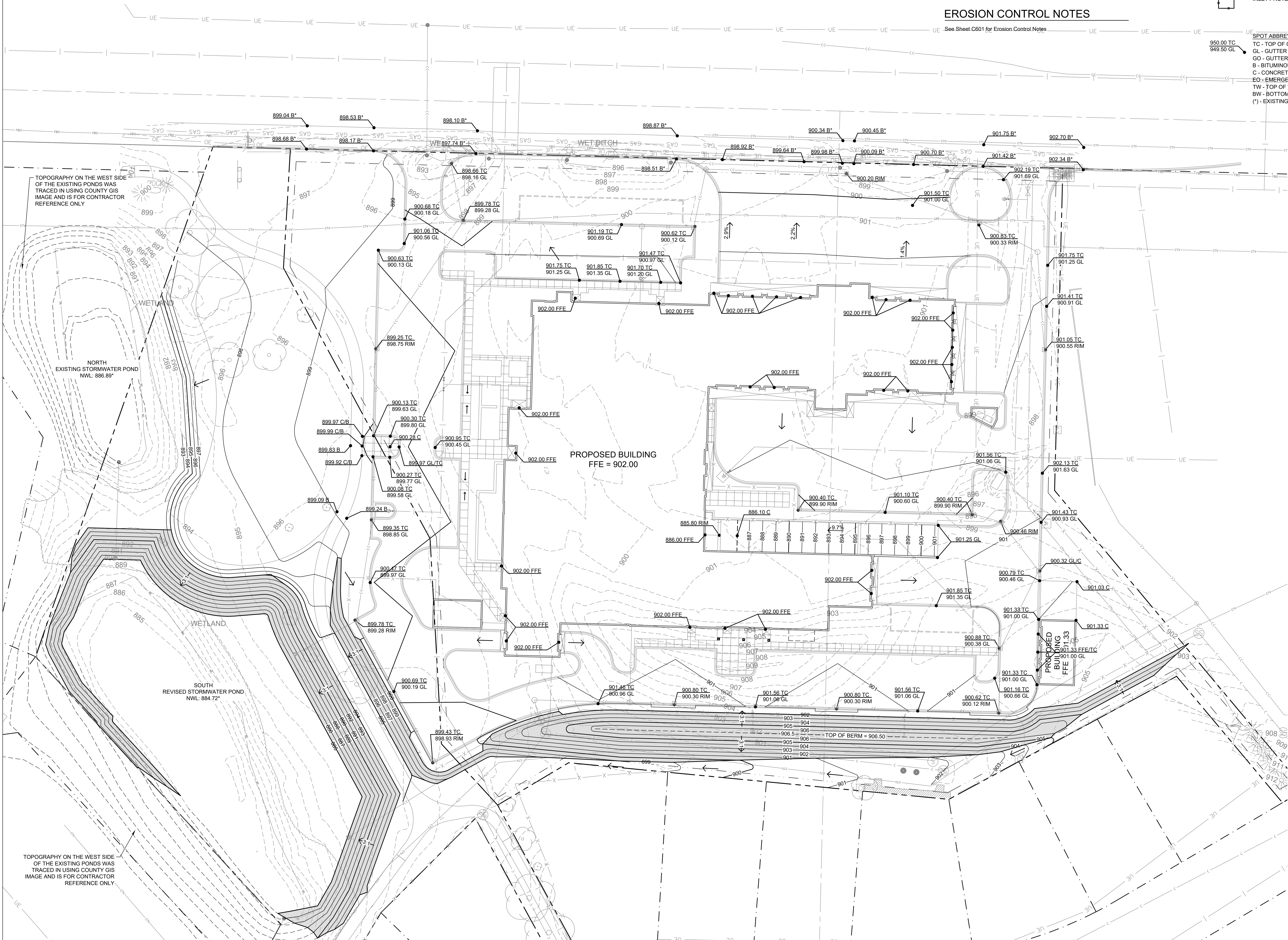
- EXISTING CONTOURS
- PROPOSED CONTOURS - MAJOR INTERVAL
- PROPOSED CONTOURS - MINOR INTERVAL
- GRADE BREAK LINE
- GRADE SLOPE
- SILT FENCE
- EROSION CONTROL BLANKET
(INSTALL ON SLOPES OF 4:1 AND GREATER)
- RIP-RAP / ROCK CONST. ENTRANCE
- INLET PROTECTION

EROSION CONTROL NOTES

See Sheet C601 for Erosion Control Notes

SPOT ABBREVIATIONS:

- TC - TOP OF CURB
- GL - GUTTER LINE
- GO - GUTTER OUT
- B - BITUMINOUS
- C - CONCRETE
- EO - EMERGENCY OVERFLOW
- TW - TOP OF WALL
- BW - BOTTOM OF WALL (F/G)
- (*) - EXISTING TO BE VERIFIED

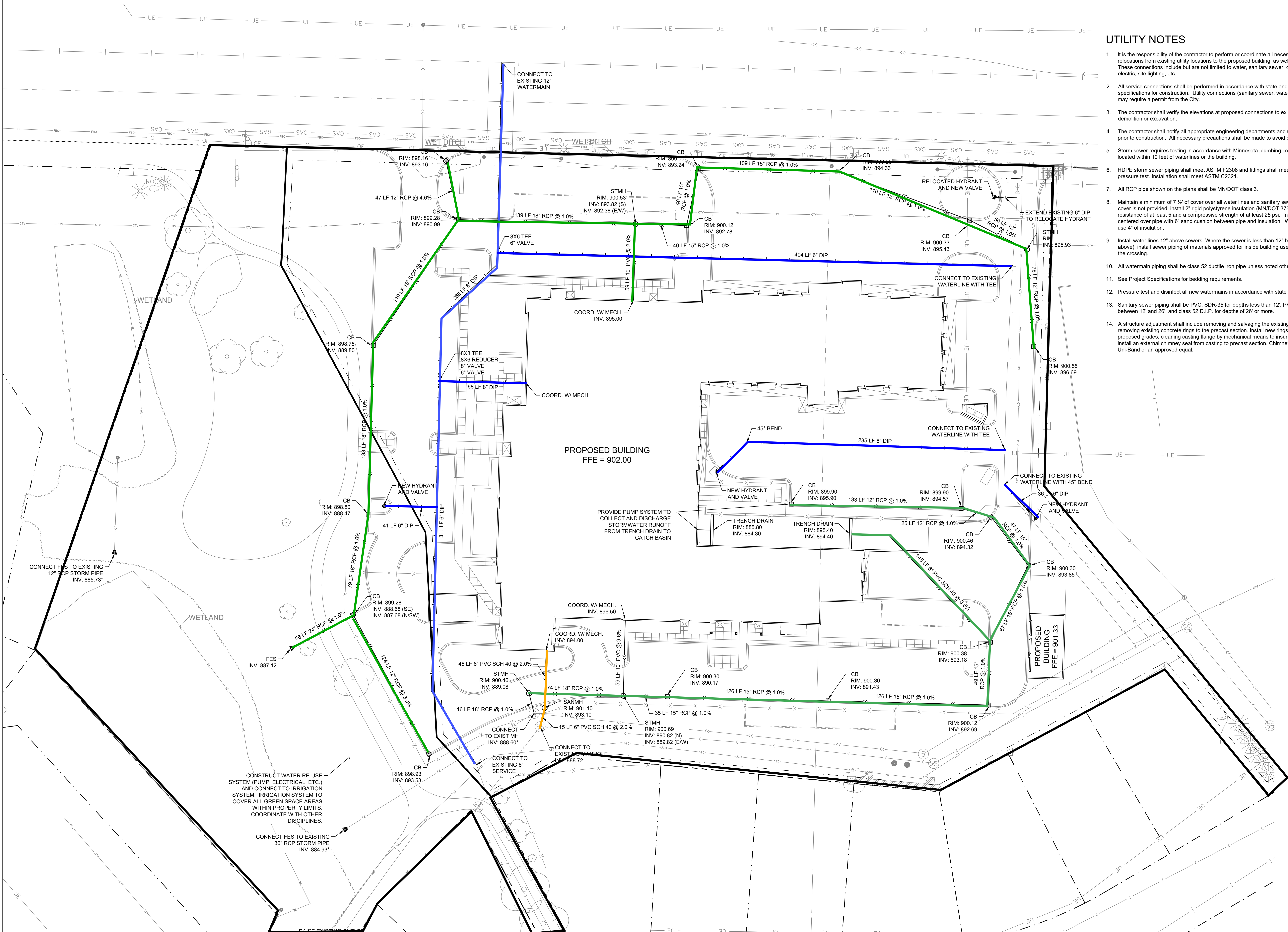


SYMBOL LEGEND

○	STORM MANHOLE	—	CTV	—	CABLE UNDERGROUND LINE
○	CATCH BASIN	—	OE	—	ELECTRIC OVERHEAD LINE
□	CURB INLET	—	UE	—	ELECTRIC UNDERGROUND LINE
△	FLARED END	—	FO	—	FIBER OPTIC UNDERGROUND LINE
○	SANITARY MANHOLE	—	GAS	—	NATURAL GAS UNDERGROUND LINE
○	HYDRANT	—	GAS	—	SANITARY SEWER PIPE
⊗	GATE VALVE & BOX	—	T	—	STORM SEWER PIPE
⊗	WATER SHUTOFF	—	T	—	TELEPHONE UNDERGROUND LINE
⊗	LIGHT POLE	—	DT	—	WATERMAIN PIPE
					DRAIN TILE PIPE

UTILITY NOTES

- It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building, as well as to all onsite amenities. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
- All service connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.
- The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation.
- The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary precautions shall be made to avoid damage to existing utilities.
- Storm sewer requires testing in accordance with Minnesota plumbing code 4714.1107 where located within 10 feet of waterlines or the building.
- HDPE storm sewer piping shall meet ASTM F2306 and fittings shall meet ASTM D3212 joint pressure test. Installation shall meet ASTM C2321.
- All RCP pipe shown on the plans shall be MN/DOT class 3.
- Maintain a minimum of 7 1/2' of cover over all water lines and sanitary sewer lines. Where 7 1/2' of cover is not provided, install 2" rigid polystyrene insulation (MN/DOT 3760) with a thermal resistance of at least 5 and a compressive strength of at least 25 psi. Insulation shall be 8" wide, centered over pipe with 6" sand cushion between pipe and insulation. Where depth is less than 5', use 4" of insulation.
- Install water lines 12" above sewers. Where the sewer is less than 12" below the water line (or above), install sewer piping of materials approved for inside building use for 10 feet on each side of the crossing.
- All watermain piping shall be class 52 ductile iron pipe unless noted otherwise.
- See Project Specifications for bedding requirements.
- Pressure test and disinfect all new watermains in accordance with state and local requirements.
- Sanitary sewer piping shall be PVC, SDR-35 for depths less than 12', PVC SDR-26 for depths between 12' and 26', and class 52 D.I.P. for depths of 26' or more.
- A structure adjustment shall include removing and salvaging the existing casting assembly, removing existing concrete rings to the precast section. Install new rings and salvaged casting to proposed grades, cleaning casting flange by mechanical means to insure a sound surface and install an external chimney seal from casting to precast section. Chimney seals shall be Infi-Shield Uni-Band or an approved equal.



SYMBOL LEGEND

- NEW LIGHT-DUTY BITUMINOUS PAVEMENT (TRAIL) SEE DETAIL
- NEW HEAVY-DUTY BITUMINOUS PAVEMENT SEE DETAIL
- NEW LIGHT-DUTY CONCRETE PAVEMENT SEE DETAIL
- NEW HEAVY-DUTY CONCRETE PAVEMENT SEE DETAIL

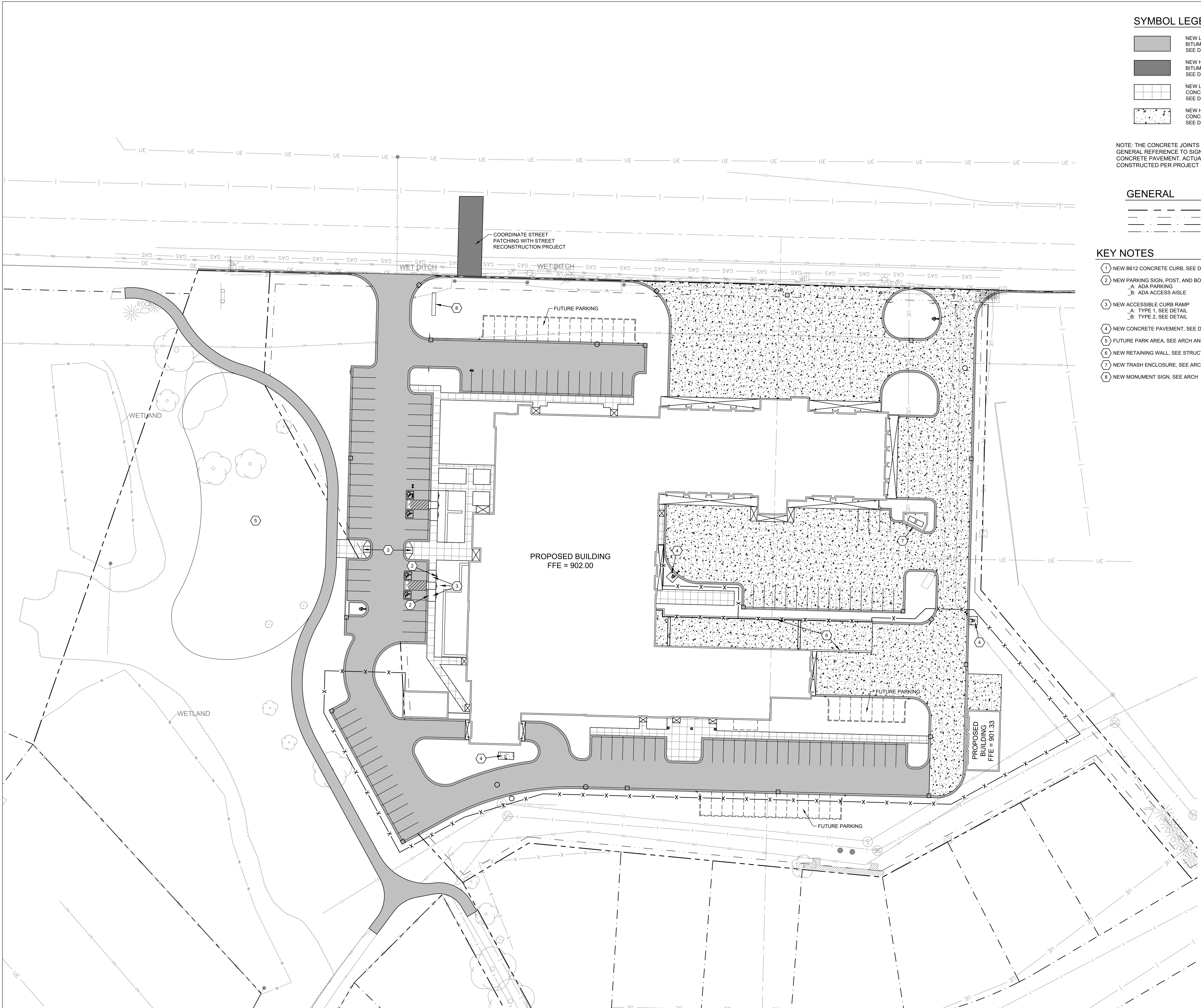
NOTE: THE CONCRETE JOINTS ARE SHOWN ONLY FOR GENERAL REFERENCE TO SIGNIFY LIGHT-DUTY CONCRETE PAVEMENT. ACTUAL JOINTS SHALL BE CONSTRUCTED PER PROJECT SPECIFICATIONS.

GENERAL

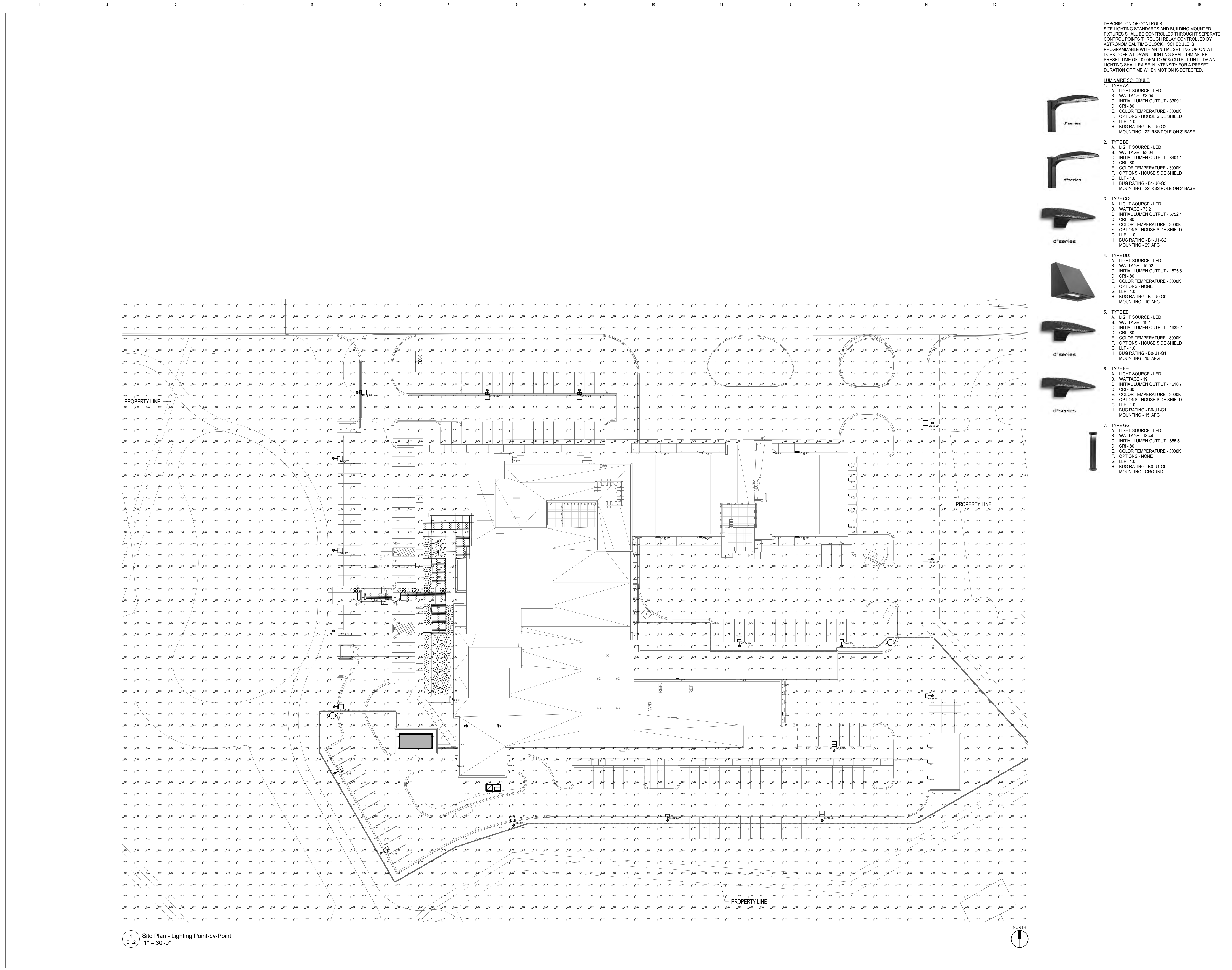
- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE

KEY NOTES

- 1 NEW B612 CONCRETE CURB, SEE DETAIL
- 2 NEW PARKING SIGN, POST, AND BOLLARD, SEE DETAIL
 - A: ADA PARKING
 - B: ADA ACCESS AISLE
- 3 NEW ACCESSIBLE CURB RAMP
 - A: TYPE 1, SEE DETAIL
 - B: TYPE 2, SEE DETAIL
- 4 NEW CONCRETE PAVEMENT, SEE DETAIL
- 5 FUTURE PARK AREA, SEE ARCH AND LANDSCAPE ARCH
- 6 NEW RETAINING WALL, SEE STRUCTURAL
- 7 NEW TRASH ENCLOSURE, SEE ARCH
- 8 NEW MONUMENT SIGN, SEE ARCH



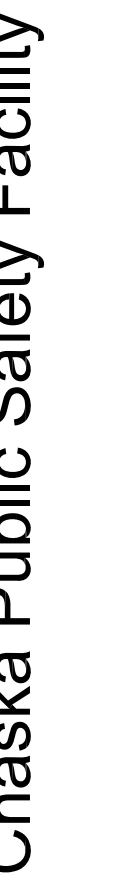
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DESCRIPTION OF CONTROLS:
SITE LIGHTING STANDARDS AND BUILDING MOUNTED
FIXTURES SHALL BE CONTROLLED THROUGH SEPARATE
CONTROL POINTS THROUGH RELAY CONTROLLED BY
ASTRONOMICAL TIME-CLOCK. SCHEDULE IS
PROGRAMMABLE WITH AN INITIAL SETTING OF 'ON' AT
DUSK, 'OFF' AT DAWN. LIGHTING SHALL DIM AFTER
PRESET TIME OF 10:00PM TO 50% OUTPUT UNTIL DAWN.
LIGHTING SHALL RAISE IN INTENSITY FOR A PRESET
DURATION OF TIME WHEN MOTION IS DETECTED.

LUMINAIRE SCHEDULE:

- TYPE AA:
A. LIGHT SOURCE - LED
B. WATTAGE - 93.04
C. INITIAL LUMEN OUTPUT - 8309.1
D. CRI - 80
E. COLOR TEMPERATURE - 3000K
F. OPTIONS - HOUSE SIDE SHIELD
G. LLF - 1.0
H. BUG RATING - B1-U0-G2
I. MOUNTING - 22' RSS POLE ON 3' BASE
- TYPE BB:
A. LIGHT SOURCE - LED
B. WATTAGE - 93.04
C. INITIAL LUMEN OUTPUT - 8404.1
D. CRI - 80
E. COLOR TEMPERATURE - 3000K
F. OPTIONS - HOUSE SIDE SHIELD
G. LLF - 1.0
H. BUG RATING - B1-U0-G3
I. MOUNTING - 22' RSS POLE ON 3' BASE
- TYPE CC:
A. LIGHT SOURCE - LED
B. WATTAGE - 73.2
C. INITIAL LUMEN OUTPUT - 5752.4
D. CRI - 80
E. COLOR TEMPERATURE - 3000K
F. OPTIONS - HOUSE SIDE SHIELD
G. LLF - 1.0
H. BUG RATING - B1-U1-G2
I. MOUNTING - 25' AFG
- TYPE DD:
A. LIGHT SOURCE - LED
B. WATTAGE - 15.02
C. INITIAL LUMEN OUTPUT - 1875.8
D. CRI - 80
E. COLOR TEMPERATURE - 3000K
F. OPTIONS - NONE
G. LLF - 1.0
H. BUG RATING - B1-U0-G0
I. MOUNTING - 10' AFG
- TYPE EE:
A. LIGHT SOURCE - LED
B. WATTAGE - 19.1
C. INITIAL LUMEN OUTPUT - 1639.2
D. CRI - 80
E. COLOR TEMPERATURE - 3000K
F. OPTIONS - HOUSE SIDE SHIELD
G. LLF - 1.0
H. BUG RATING - B0-U1-G1
I. MOUNTING - 15' AFG
- TYPE FF:
A. LIGHT SOURCE - LED
B. WATTAGE - 19.1
C. INITIAL LUMEN OUTPUT - 1610.7
D. CRI - 80
E. COLOR TEMPERATURE - 3000K
F. OPTIONS - HOUSE SIDE SHIELD
G. LLF - 1.0
H. BUG RATING - B0-U1-G1
I. MOUNTING - 15' AFG
- TYPE GG:
A. LIGHT SOURCE - LED
B. WATTAGE - 13.44
C. INITIAL LUMEN OUTPUT - 855.5
D. CRI - 80
E. COLOR TEMPERATURE - 3000K
F. OPTIONS - NONE
G. LLF - 1.0
H. BUG RATING - B0-U1-G0
I. MOUNTING - GROUND

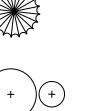


PLANT SCHEDULE

	Qty.	Common Name	Scientific Name	Size	Cont.	Comments	MATURE SIZE
							h / width
CAL INCH	33	DECIDUOUS TREES					
22.5	5	RED MAPLE 1	Acer rubrum "Autumn Radiance"	4.5" CAL	B&B	SINGLE STEM	50-60, 40-50
20	5	RED MAPLE 2	Acer rubrum "Fall Fiesta"	4.0" CAL	B&B	SINGLE STEM	50-60, 40-50
14	4	RED MAPLE COLUMNAR	Acer rubrum "Red Rocket"	3.5" CAL	B&B	SINGLE STEM	50-60, 15
17.5	7	CRIMSON SPIRE OAK	alba x Quercus robur (PP9,103)	2.5" CAL	B&B	SINGLE STEM	45, 15
5	2	SENTRY LINDEN	Tilia americana "McKensley"	2.5" CAL	B&B	SINGLE STEM	60 / 30-40
12.5	5	HONEYLOCUST SUNBURST	Gleditsia triacanthos var. inermis "Suncole"	2.5" CAL	B&B	SINGLE STEM	35/30-35"
7.5	3	RIVERBIRCH	Betula nigra	6 FT	B&B	3-4 STEM	40-60/30-40
5	2	WHITESPIRE BIRCH	Betula populifolia "Whitespire"	6 FT	B&B	3-4 STEM	40-45/30
104	TOTAL DEC.						
27	EVERGREEN TREES						
13	13	BLACK HILLS SPRUCE	Picea glauca densata	6 FT	B&B	PER PLAN	30-47/20-30"
3	3	RED PINE	Pinus resinosa	6 FT	B&B	PER PLAN	
11	11	WHITE COLUMNAR PINE	Pinus strobus "Fastigiata"	6 FT	B&B	PER PLAN	40/15
67.5	TOTAL EVERGREEN						
171.5	PLAN TOTAL CALIPER INCH - 223 REQ. (\$1.5 at future park plantings)						
25% CODE	13	DECIDUOUS UNDERSTORY TREES					
	7	SERVICEBERRY TREE	Amelanchier x grandiflora "Autumn Brilliance"	6 FT	B&B	MULTI STEM	20/15"
	3	SERVICEBERRY TREE	Amelanchier x grandiflora "Autumn Brilliance"	2.0" CAL	B&B	SINGLE STEM	20/15"
	3	IRONWOOD	Ostrya virginiana	2.0" CAL	B&B	SINGLE STEM	30-50/25
13	PLAN UNDERSTORY OF REQUIRED DEC. TREES						
47	EVERGREEN SHRUB						TYP SPACE
5	5	MENDORA JUNIPER	Juniperus scopulorum 'Mendora'	#5	CONT.	PER PLAN	12-15 / 4-6
20	20	TECHNY ARBORVITAE	Thuja occidentalis 'Techny'	#5	CONT.	PER PLAN	
	2	UPRIGHT YEW	Taxus cuspidata 'Capitata'	#5	CONT.	PER PLAN	10-12/5'
20	20	ANDORRA JUNIPER COMPACT	Juniperus horizontal 'Plumosa Compacta'	#5	CONT.	6FT	18/3-5
484	DECIDUOUS SHRUB						TYP SPACE
		GRO-LOW SUMAC	Rhus aromatica "Gro-Lo"	#5	CONT.	6FT O.C.	2/6"
		LIFELIFLY NIGHTGLOW BUSH HONEYUCKLE	Diervilla splendens 'El Madrigal'	#5	CONT.	4FT O.C.	2-3/2-3"
		LIFELIGHT SPIREA	Spiraea x "Fire Light"	#5	CONT.	4FT O.C.	2-3, 2-3,
		TOR SPIREA	Spiraea betulifolia 'Tor'	#5	CONT.	4FT O.C.	2-3, 2-3,
		BLACK CHOCHECHERRY	Aronia melanocarpa 'Mortlor'	#5	CONT.	6FT O.C.	3-4/3-5
		MISS KIM LILAC	Syringa patula 'Miss Kim'	#5	CONT.	8FT O.C.	6-8 / 5-6
		FIREDANCE DOGWOOD	Cornus sericea 'Balldelaine' (PPAF)"	#5	CONT.	8FT O.C.	3-4' / 4-5'
		COMPACT AMERICAN VIBURNUM	Viburnum trilobum 'Bailey Compact'	#5	CONT.	8FT O.C.	5-6/5-6
		REGENT SERVICEBERRY	Amelanchier alnifolia 'Regent'	#5	CONT.	8FT O.C.	4-6 / 4-8
		AMERICAN HOB-BUSH GRANBERY	Viburnum trilobum	#5	CONT.	8FT O.C.	6-10 / 6-10
		AMERICAN HAZELNUT	Corylus americana	#5	CONT.	8FT O.C.	6-10 / 6-10"
531	PLAN TOTAL SHRUBS						
222	PERENNIAL						
18	18	PURPLE CONEFLOWER	Echinacea purpurea	NO. 1	CONT.	2 FT OC	36" / 24"
18	18	BLACKEYED SUSAN	rudbeckia hirta	NO. 1	CONT.	2 FT OC	36" / 24"
37	37	ROSY RETURNS DAYLILY	Hemerocallis 'Rosy Returns' (PP9,779)	NO. 1	CONT.	2 FT OC	24" / 24"
27	27	CAT MINT	Nepeta 'Gassen's' 'Kat Kat'	NO. 1	CONT.	2 FT OC	24" / 24"
44	44	PAIRIE DROPSPEED GRASS	Sporobolus heterololus	NO. 1	CONT.	2 FT OC	24" / 24"
68	68	SWITCH GRASS RUBY RIBBONS	Panicum virgatum 'Ruby Ribbons'	NO. 1	CONT.	2 FT OC	36" / 24"

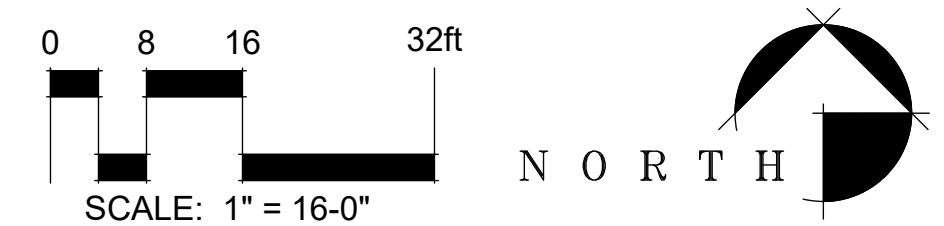
ADDITIONAL TREE REQUIREMENTS WILL BE INSTALLED WITH PARK PROJECT

PLAN KEY

- | | |
|---|----------------------------------|
|  | PLANTING BEDS |
|  | SEED MIX 1 : NOW – MOW LAWN |
|  | SEED MIX 2 : POLLINATOR LAWN TBD |
|  | SEED MIX 3 : RAIN GARDEN |
|  | SEED MIX 4: STORM POND |
|  | SOD AREAS |
|  | |
| | SHADE TREE |
|  | |
| | ORNAMENTAL TREE |
|  | |
| | EVERGREEN TREE |
|  | |
| | EVERGREEN SHRUB / UPRIGHT |
|  | |
| | DECIDUOUS SHRUB |
|  | |
| | PERENNIAL |

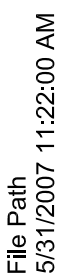
CITY CODE

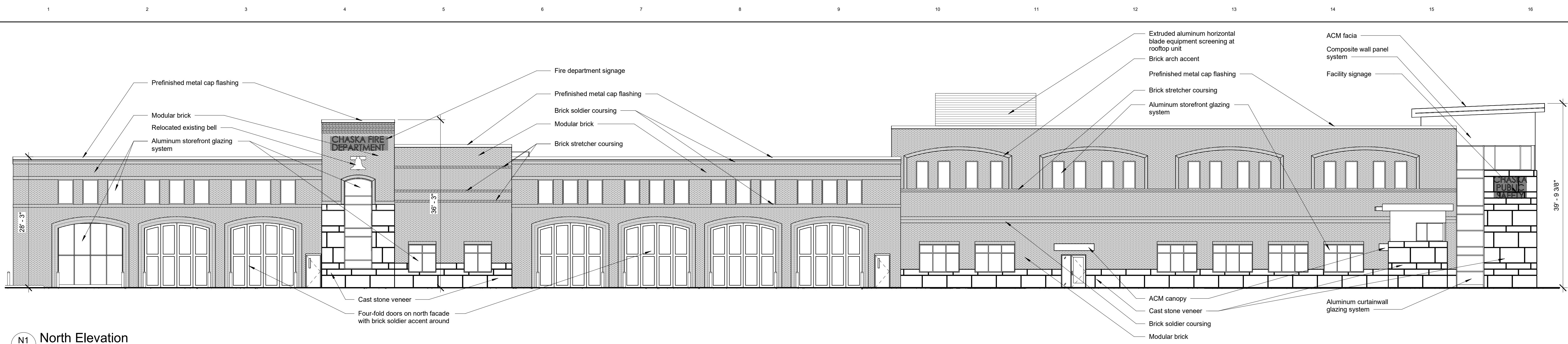
1. TOTAL GROSS SF (INCLUDING 2ND FLOOR) = 71,449 SF /320 = 223 CALIPER INCH REQUIRED
2. X HT OF EVERGREEN/2.4 = X CALIPER INCHES COUNTS TOWARDS REQUIRED.
3. UNDERSTORY TREE TO EQUAL 25 % OF REQUIRED OVERSTORY COUNTS.
4. SHRUBS TO EQUAL GREATER OF : 1-PER 30LF-OF-SITE
PERIMETER @ ~~3965 LF /30=132 SHRUBS~~ - OR -
5. SHRUBS TO EQUAL 1 PER 300SF OF 64,000 SF BLD FOOT PRINT
213 SHRUBS
6. TREE STOCK SIZE INCREASE PERCENTAGES FOR 2 STORY:
60% 2.5"
10% 3.0"
10% 3.5"
10% 4.0"
10% 4.5"
8. NO MORE THAN 50% OF REQUIRED OVERSTORY TREES MAY BE OF ONE SPECIES
9. PRIORITY TO NATIVE SPECIES



PRELIMINARY PLAN SUBMITTAL - NOT FOR CONSTRUCTION

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N1 North Elevation
CS13 3/32" = 1'-0"

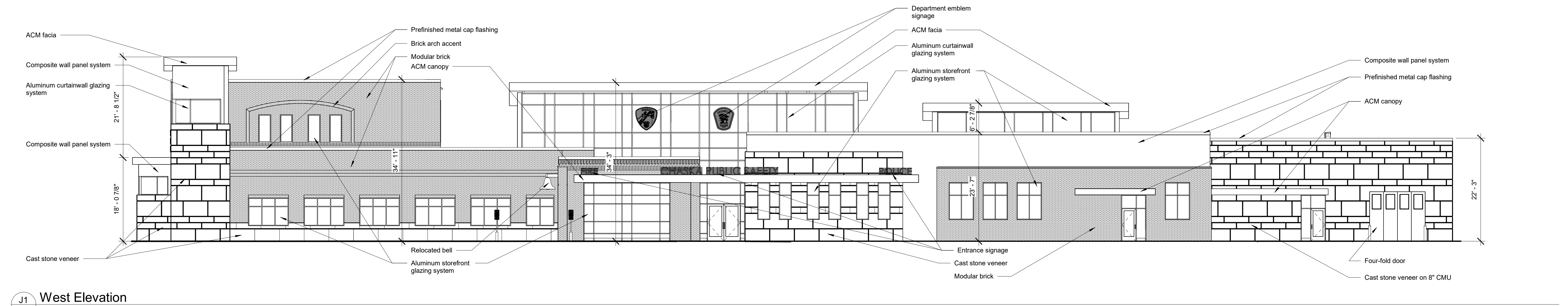
North Elevation (Fire)

Building Material Calculations:

Class I	
Composite Wall Panel	2.2%
Brick (Modular)	67.7%
Cast Stone Veneer	12.2%
Glass	17.9%

Signage Calculations:

Max Allowed per Entity	40 SF
Fire Dept.	39 SF
Facility	33 SF



J1 West Elevation
CS13 3/32" = 1'-0"

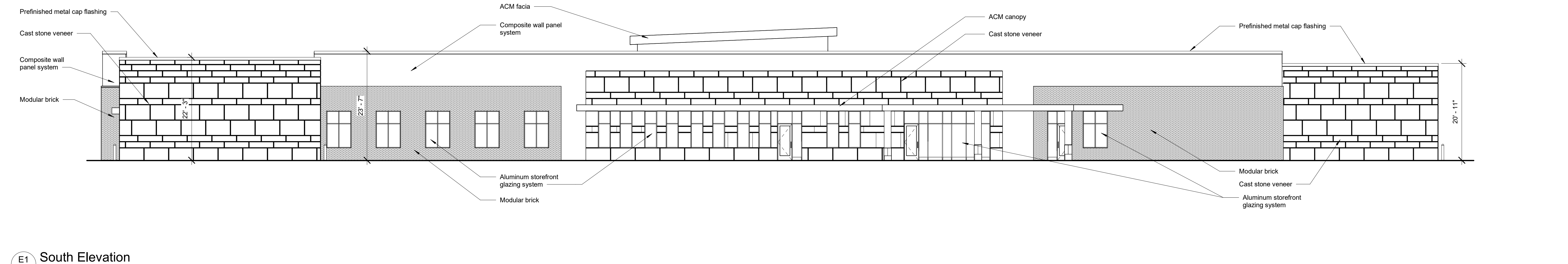
West Elevation

Building Material Calculations:

Class I	
Composite Wall Panel	13.1%
Brick (Modular)	31.1%
Cast Stone Veneer	26.2%
Glass	29.6%

Signage Calculations:

Max Allowed per Entity	40 SF
Total Allowed	120 SF
Entrance	56 SF
Dept. Emblem	34 SF
Total Signage	90 SF

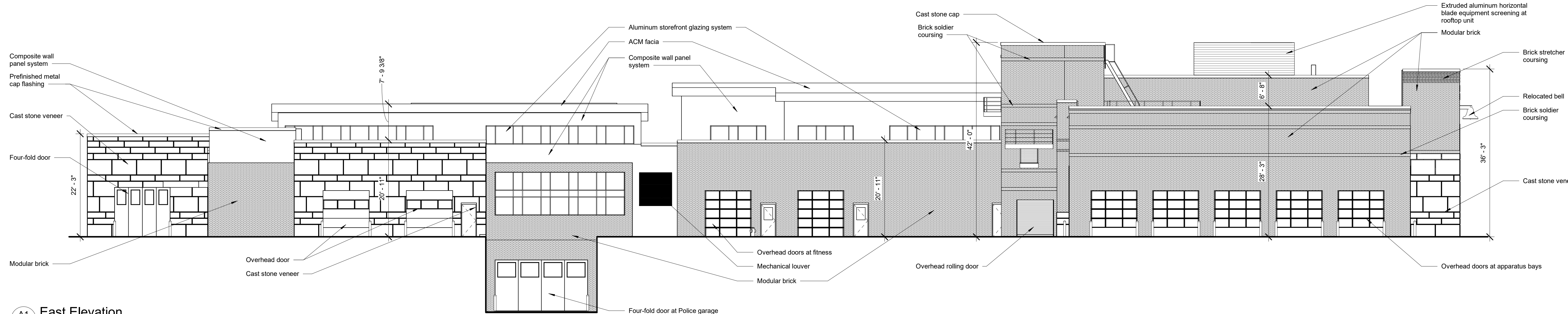


E1 South Elevation
CS13 3/32" = 1'-0"

South Elevation (Police)

Building Material Calculations:

Class I	
Composite Wall Panel	24.4%
Brick (Modular)	21.6%
Cast Stone Veneer	42.1%
Glass	11.9%



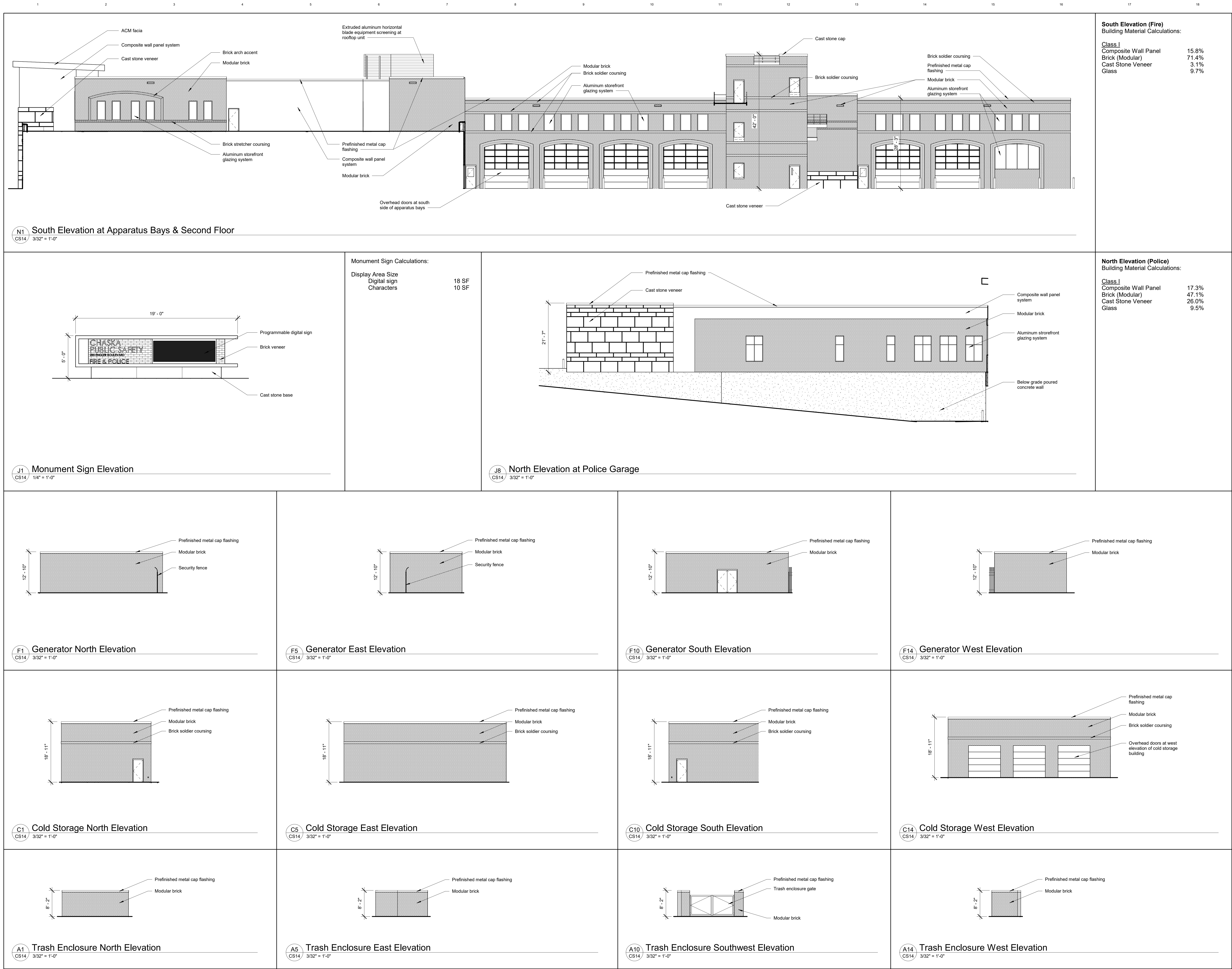
A1 East Elevation
CS13 3/32" = 1'-0"

East Elevation

Building Material Calculations:

Class I	
Composite Wall Panel	14.8%
Brick (Modular)	59.9%
Cast Stone Veneer	17.2%
Glass	8.4%

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10/27/2023 4:12:42 PM



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10/27/2023 3:51:43 PM

J1 North Perspective
CS17 12" = 1'-0"



A1 Northwest Perspective
CS17 12" = 1'-0"



Architects

CNH

7300 147TH WEST STREET, SUITE 504
APPLE VALLEY, MN 55124
(952) 431-4433

City of Chaska

Chaska Public Safety Facility

285 Engler Boulevard
Chaska, MN 55318

REVISIONS:

CNH NO.: 22096

DATE: 10/03/23

Exterior Renderings

CS17

© CNH ARCHITECTS, LTD.

PRELIMINARY PLAN SUBMITTAL - NOT FOR CONSTRUCTION

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10/27/2023 3:51:43 PM

A1
CS18 West Perspective
12" = 1'-0"

Composite Wall Panel - Nichiha; Corbusa Moondust



Brick - Summit Brick Company; Fawn & Ginger

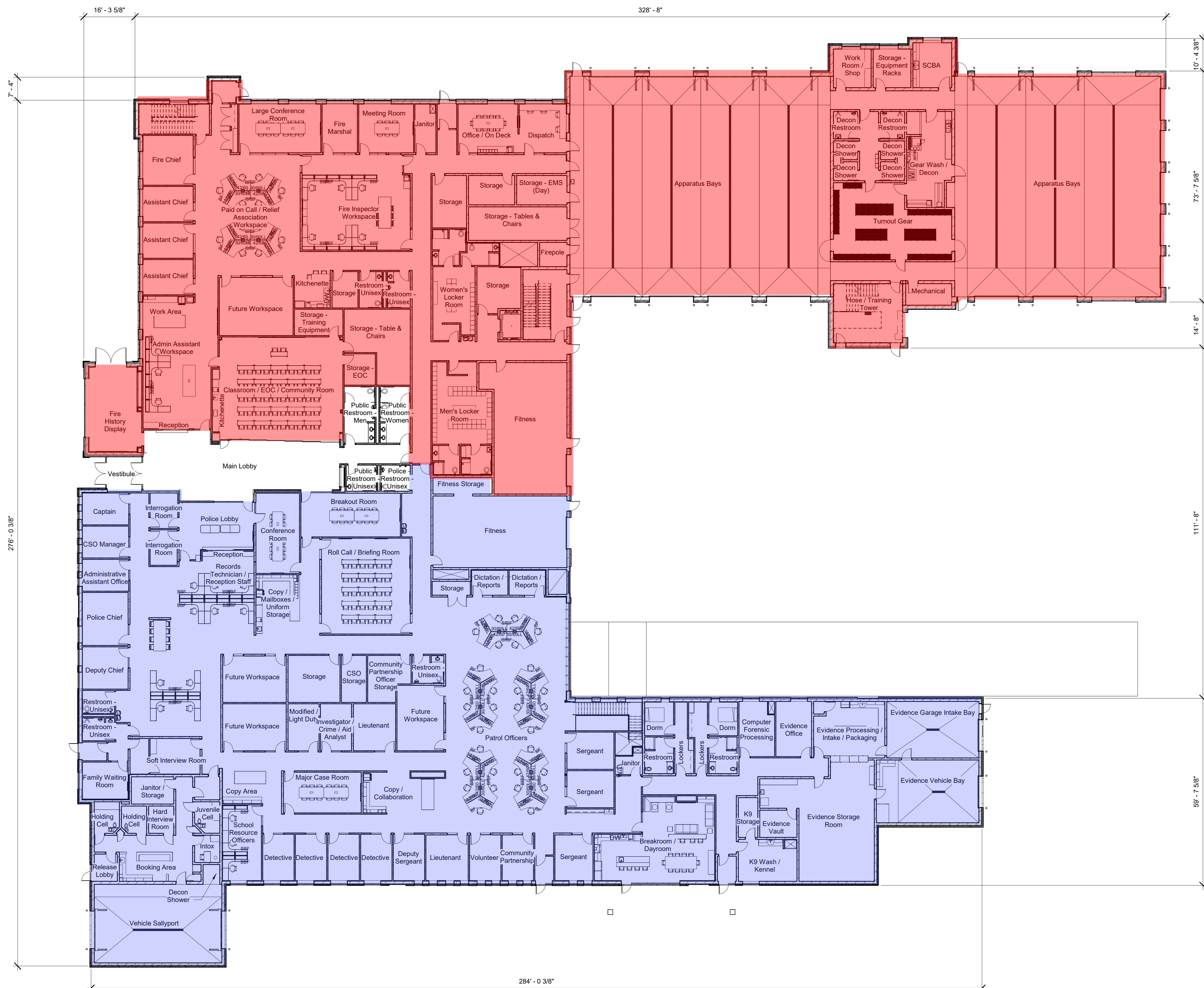


Cast Stone - Dark Gray

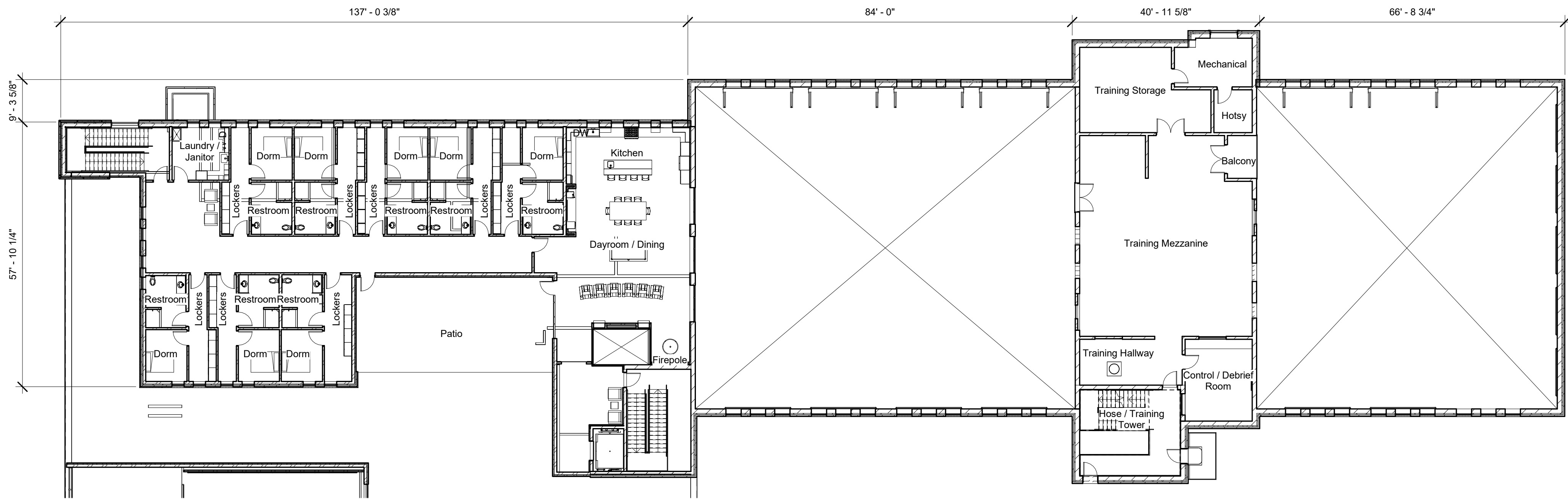


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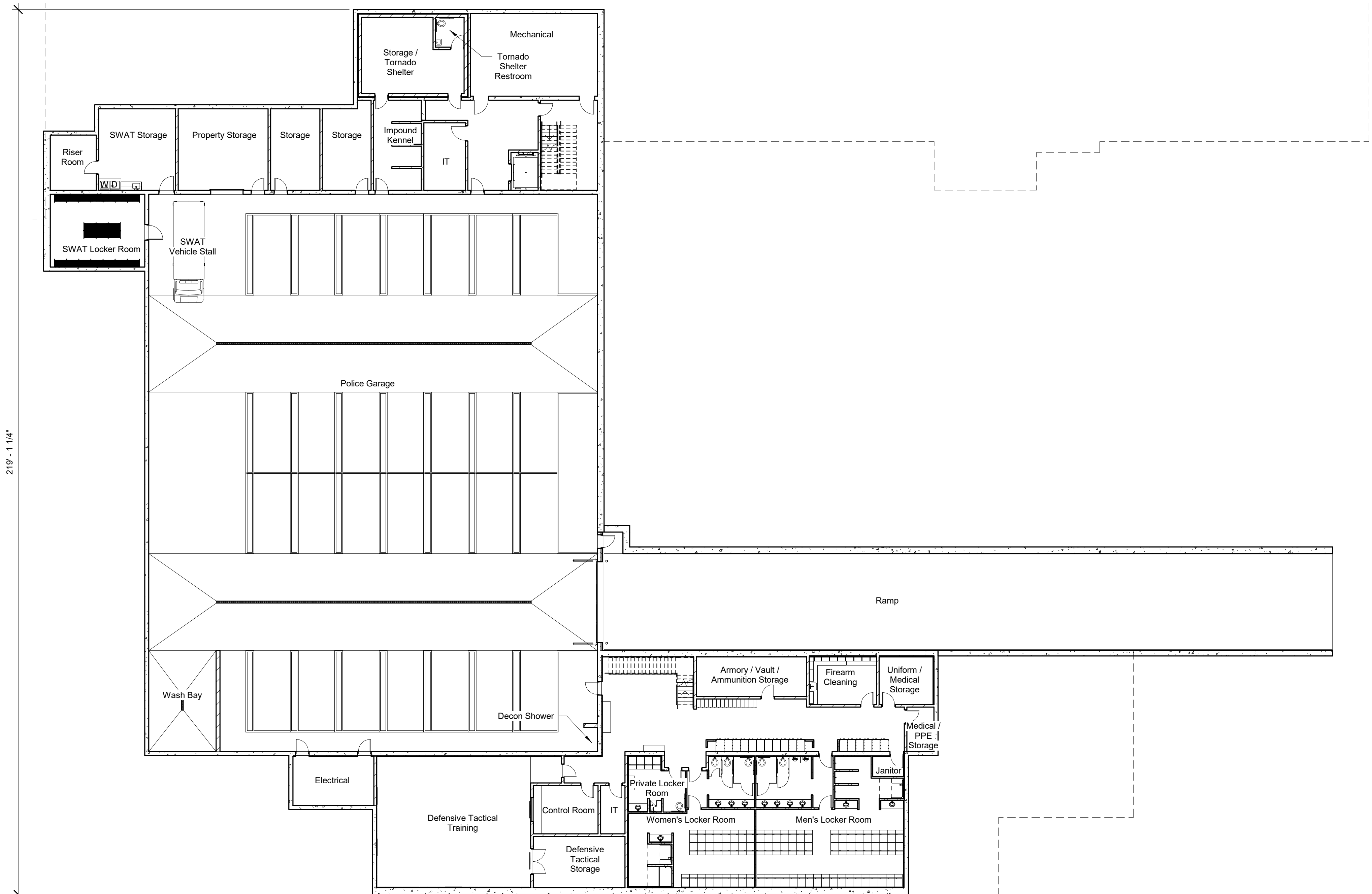
A1 First Floor Plan
CS15 1/16" = 1'-0"



L1 Second Floor Plan
CS16 1/16" = 1'-0"

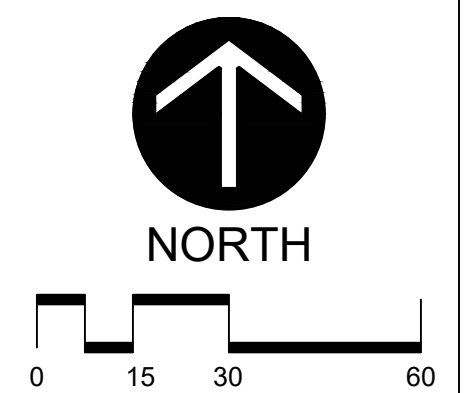
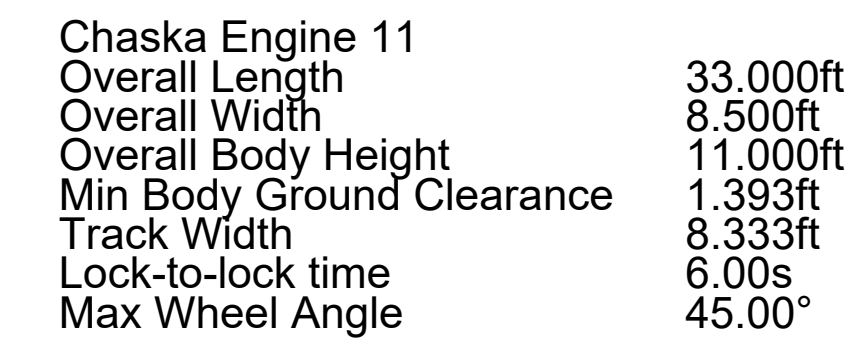
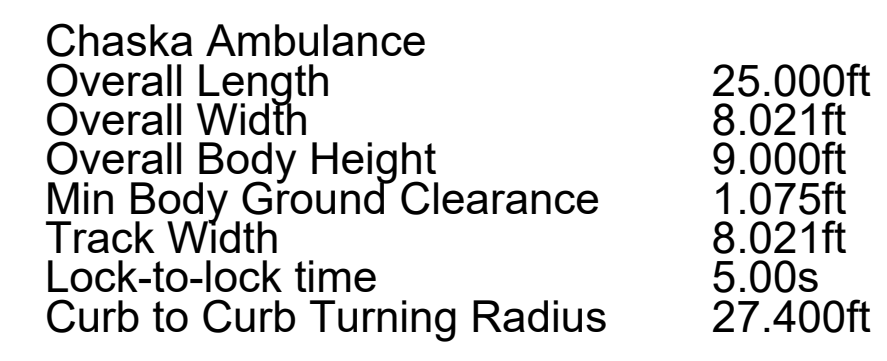


A1 Basement Floor Plan
CS16 1/16" = 1'-0"





Chaska Tower 11	
Overall Length	44.000ft
Overall Width	8.500ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.422ft
Track Width	8.500ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	46.600ft



Chaska Public Safety Facility

Chaska, MN 55318

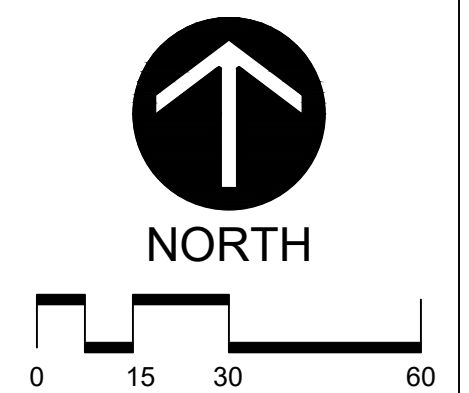
REVISIONS:

SNH NO.: 22096
DATE: 10/27/2023
FIRE TRUCK
TURNING EXHIBIT

X4



Chaska Engine 11	
Overall Length	33.000ft
Overall Width	8.500ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°



Chaska, MN 55318

CNH NO.: 22096
 DATE: 10/27/2023
 FIRE TRUCK
 TURNING EXHIBIT

X3

CITY OF CHASKA

ORDINANCE NO.

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

**AN ORDINANCE AMENDING ORDINANCE NO. 229 (ZONING ORDINANCE)
BY REZONING CERTAIN REAL ESTATE WITHIN THE CITY OF CHASKA**

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section I. Rezoning. The boundaries of the Zoning District as established by Ordinance No. 229 and as shown on the Zoning Map of Chaska, Minnesota are hereby amended as follows:

The following described real estate is hereby removed from the Public Buildings (P2) zoning district and rezoned to Planned Commercial Development (PCD-20) for all of Lot 1, Block 1 of the Fire Station Addition, Carver County, Minnesota.

The following described real estate is hereby removed from the Planned Multi-Use Development (PMD-3) and rezoned to Planned Commercial Development (PCD-20) for all of Outlot A of North Meadow Fourth Addition, Carver County, Minnesota

The following graphic exhibits shall serve as the general guide for development of the Public Safety Facility area:

- i. Site Exhibit, dated Oct. 27, 2023
- ii. Site plans, dated Oct. 2, 2023
- iii. Grading plan, dated Oct. 27, 2023
- iv. Utility plan, dated Oct. 27, 2023
- v. Paving plan, dated Oct. 27, 2023
- vi. Illumination plan, dated Oct. 27, 2023
- vii. Landscaping plan and details, dated Oct. 27, 2023
- viii. Building elevations and renderings, dated Oct. 27, 2023
- ix. Floor plans, dated Oct. 3, 2023
- x. Truck turning exhibits, dated Oct. 27, 2023

Section II. PCD-20 District regulations. Permitted uses and regulations applicable to the PCD-20 District to read as follows:

A. Intent

The intent of PCD-20 is to create an area for public park space and the public safety facility including fire and police operations.

B. Permitted Uses

Permitted uses shall be the following:

- a) Public park space
- b) Public facilities required by the resident or working population of Chaska such as schools, libraries, and municipal administration and service buildings.

C. Accessory Uses

Customary accessory uses incidental to the foregoing principal use, including but not limited to the following:

- 1. Off-street parking and loading facilities as regulated by Section 15.28.030 of the zoning ordinance.
- 2. Signs as regulated by Section 15.32 of the Zoning Ordinance.

D. Building Setbacks

Minimum building setbacks shall be as follows:

- 1. From centerline of Engler Blvd: 125 feet
- 2. From South Property Line: 75 feet
- 3. From West Property Line: 40 feet
- 4. From East Property Line: 15 feet

Minimum parking setbacks shall be as follows:

- 1. From street Right-of-Way: 10 feet
- 2. From West & South Property Lines: 10 feet
- 3. From East Property Line: 5 feet
- 4. From Common Interior Lot Line: None, following the recording of a cross access and parking agreement

Section III. Effective Date. This Ordinance shall be in full force and effect from and after its date of passage, adoption, and publication according to law.

Passed and adopted by the City Council of the City of Chaska, Minnesota this 20th day of November, 2023.

Mark Windschitl, Mayor

Attest: _____
Deputy Clerk

- MINUTES -
CHASKA CITY COUNCIL
SEPTEMBER 18, 2023

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7:06 p.m.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Mayor Windschitl and Councilmembers Grau, Hatfield, Hubbard, and Huang.

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Kevin Wright, Community Engagement Manager; Elise Durbin, Assistant City Administrator; Nate Kabat, Community Development Director; Liz Hanson, City Planner; Christophe Morschen, City Attorney; Krista Mark, Communications Coordinator and Matt Clark, City Engineer.

4. Adopt the Agenda

Motion by Councilmember Hubbard, second by Councilmember Grau to adopt the agenda as presented. Motion carried.

5. Visitor Presentation

5.A. Update from Chief Seibert on changes made during the 2023 Legislative Session impacting School Resource Officers

Chief Seibert noted the current contract is for two School Resource Officers (SROs) through June 2025 and detailed the responsibilities of SROs.

Chief Seibert explained in 2023, lawmakers included provisions in an education bill amending MN Chapter 121A that limits use of force towards students by SROs. Following the amendments, the authority to use force for the sole purpose of restraining a student has been removed from the law. However, certain compressive restraints and prone positioning are occasionally necessary for SROs to employ.

Chief Seibert added legislation has created a two-tiered system where the new rule applies to SROs or other contracted officers but not to patrol officers. There is resulting ambiguity regarding training and guidelines. He shared a few scenarios highlighting the differing roles between an SRO and regular-duty officer with the new regulations.

Chief Seibert pointed out Chaska Police Department (CPD) met with representatives of the School District to address concerns. SROs remain committed to working in their roles, and leadership has provided guidance to SROs regarding the new regulations.

Chief Seibert stated the Minnesota POST Board issued interpretation on Chapter 121A. The POST Board declared that violations of the new regulations could result in serious sanctions on officer licenses. Up to 50 agencies in Minnesota have removed SROs from contracts or schools and many other agencies have been evaluating and addressing challenges.

Councilmember Huang pointed out some officers may not be comfortable serving as SROs due to the risk for their license. Chief Seibert stated SROs could resign from their positions, then CPD leadership would have to decide if the role should be refilled.

Chief Administrator Podhradsky noted a large majority of the role of SROs is building rapport and relationships within the schools, and it is rarer for SROs to implement force within the schools. The City doesn't want to lose the important community being built up with youth.

Mayor Windschitl stated he doesn't want to lose SROs in the schools, but the Council has to think of what is best for the City. He asked if counsel has an opinion. City Attorney Morschen stated he could compose a memo for the Council.

Mayor Windschitl asked if the schools are lobbying for a change or if it would be the responsibility of the respective cities. Chief Seibert stated the schools are not currently lobbying for a change.

Councilmember Grau stated there is a website where individuals can pledge their support to SROs.

Councilmember Huang stated he respects the opinion of Chief Seibert and the SROs regarding the best actions moving forward. Councilmembers Hatfield and Hubbard noted their agreement with Councilmember Huang.

The Council thanked Chief Seibert for the presentation.

Mayor Windschitl introduced the City's new Communications Coordinator Krista Mark.

6. Approve Previous Meeting Minutes

6.A. Approve the August 21, 2023 City Council Meeting Minutes

Motion by Councilmember Hubbard, second by Councilmember Hatfield to approve the minutes of the August 21, 2023 City Council meeting.

Motion carried.

7. Consent Agenda

Motion by Councilmember Hubbard, second by Councilmember Grau to approve the Consent Agenda Items A through F:

- A. Approve Temporary On-Sale Intoxicating Liquor License – Crown of Glory Lutheran Church

Motion to approve the Temporary On-Sale Intoxicating License TW 22-07 for Crown of Glory Lutheran Church, that allows them to serve intoxicating beverages at their fund-raising event, on October 14, 2023.

B. Adopt Resolution No. 2023-72 Termination of Tax Increment District No. 15

Motion to adopt Resolution No. 2023-72, Relating to the Termination of Tax Increment District No. 15.

C. Adopt Resolution 2023-74 to Authorize Offers for Easements for Minnesota River Bluffs Regional Trail – Chaska Connection

Motion to adopt Resolution No. 2023-74 to authorize city staff to send offer letters to affected property owners for the Minnesota River Bluffs Regional Trail – Chaska Connection.

D. Adopt Resolution 2023-76 Approving the Comprehensive Plan Amendment (CPA) to Update the Local Surface Water Management Plan (Appendix G)/City of Chaska/PC #2023-22

Motion to adopt Resolution No. 2023-76 approving the Comprehensive Plan Amendment (CPA) to Section 5.3.2 of Appendix G: Local Surface Water Management Plan

E. Adopt Resolution 2023-75 Transportation Economic Development Infrastructure Funds for the Creek Road Trunk Sewer Project

Motion to adopt Resolution No. 2023-75 for Transportation Economic Development Infrastructure Funds for the Creek Road Trunk Sewer Project.

F. Adopt Resolution 2023-73 Ordering the improvements and Awarding Bid for the 2023 Creek Road Utility and Street/Trail Improvement Project

Motion to adopt Resolution 2023-73, Ordering the Improvements and Awarding the Bid for the 2023 Creek Road Utility and Street/Trail Improvement Project –to Kusske Construction Co., LLC, in the low bid total amount of \$2,624,480.00 and approving Change Order #1 in the amount of \$10,850 to incorporate state grant requirements.

Motion carried.

8. Action Items

8.A. Adopt Resolution 2023-79 Adopting the proposed 2024 Maximum Property Tax Levy

Mayor Windchitl asked if Action Item 8.A. Adopt Resolution 2023-79 Adopting the proposed 2024 Maximum Property Tax Levy could be addressed after Action Item 8.B. Adopt Resolution 2023-77 Approving the Concept Plan for the Public Safety Facility/City of Chaska/PC #2023-21. There was no objection from the rest of the Council.

8.B. Adopt Resolution 2023-77 Approving the Concept Plan for the Public Safety Facility/City of Chaska/PC #2023-21

City Administrator Podhradsky introduced the item to the Council and City Planner Liz Hanson provided a presentation on it.

Multiple members of the Council pointed out how well the planning process has gone.

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt Resolution No. 2023-77 approving the Concept Plan for the Public Safety Facility (PC #2023-21).

Motion carried.

8.A. Adopt Resolution 2023-79 Adopting the proposed 2024 Maximum Property Tax Levy

City Administrator Podhradsky introduced the item to the Council and provided a presentation on it.

Motion by Councilmember Grau, second by Councilmember Huang to adopt Resolution No. 2023-79 adopting the proposed assessed 2023 payable 2024 maximum property tax levy. Motion carried.

9. Bills

9.A. Accounts Payable Claims Roster 18-9-2023

The Council requested further information about bills on pages 9 and 12.

City Administrator Podhradsky provided further information regarding those bills.

Motion by Councilmember Huang, second by Councilmember Hatfield to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Hatfield, Hubbard, Huang, Grau and Mayor Windschitl. Voting nay: None
Motion carried.

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 18-9-2023

Councilmember Hatfield:

- Noted Coffee with a Cop will be on Wednesday, September 20, 2023 at McDonalds.
- Stated Food Distribution is on Thursday, September 21, 2023.
- Added the Latin Music and Food Fest is Friday, September 22, 2023.
- Met with the Downtown Business Alliance recently, and a number of events will take place in November.

Councilmember Hubbard:

- Attended Chaska Celebrates African Culture event.
- Noted there is an Open House for two construction projects on Wednesday, September 27, 2023 at the Arboretum.

Councilmember Huang:

- Attended Chaska Celebrates African Culture event.
- Noted there will be an upcoming wireless emergency alert on Wednesday, October 4 at 1:20 pm.
- Pointed out the Chaska Cares event is October 7, 2023.
- Stated House of Representatives will take a tour of Downtown Chaska to consider bonding.
- Noted Southwest Transit carried over 75,000 passengers to the State Fair this year. 91 percent of riders rated the service as good or excellent.

Councilmember Grau:

- Attended Fire Station Open House.

Mayor Windschitl:

- Recognized Jack Worm for retiring after 45 years with the City of Chaska.
- Noted the Council had a work session before the current meeting regarding construction in the City.
- Shared a concern about shrubbery and a trail project.

10.B. Financial Reports

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hubbard to adjourn the meeting at 10:28 p.m.

Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
OCTOBER 2, 2023

1. Call to Order

The meeting was called to order by Mayor Pro Tem Huang at 7 p.m.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Mayor Pro Tem Huang and Councilmembers Grau, Hatfield, and Hubbard.

Absent: Mayor Windschitl.

Also Present: Kevin Wright, Community Engagement Manager; Krista Mark, Communications Coordinator; Elise Durbin, Assistant City Administrator; Christophe Morschen, City Attorney; and Julie Grove, Economic Development Coordinator.

4. Adopt the Agenda

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adopt the agenda as presented. Motion carried.

5. Visitor Presentation

John Wittman, Chaska resident, asked if the people of Chaska can afford the consistently increasing taxes. Last year the property taxes increased significantly. Also, the one percent sales tax is negatively impacting residents. Inflation for groceries and gas is unsustainable. Increasing taxes for infrastructure is just another straw that may break the backs of residents. He asked the Council to not be tone-deaf.

Mayor Pro Tem thanked Mr. Wittman for his comments. He noted there are a number of opportunities for community members to provide additional input in the budget process.

6. Approve Previous Meeting Minutes

6.A. Approve the September 18, 2023 City Council Meeting Minutes

Motion by Councilmember Grau, second by Councilmember Hatfield to approve the minutes of the September 18, 2023 City Council meeting.

Motion carried.

7. Consent Agenda

Motion by Councilmember Hubbard, second by Councilmember Hatfield to approve the Consent Agenda Items A through B:

A. 2024 Prosecution Contract

Motion to authorize the Mayor Pro Tem and Assistant City Administrator to execute the 2024 County Prosecution Contract.

B. Calling for a Public Hearing to Consider a Grant Application to the Minnesota Investment Fund (MIF) Program

Motion to set a Public Hearing for October 16, 2023 to Consider a Grant Application to the Minnesota Investment Fund (MIF) Program.

Motion carried.

8. Action Items

8.A. Adopt Resolution 2023-80, Public Assessment Hearing and Resolution Approving the Imposition of Service Charges for the 2024 Chaska Downtown Special Services District

Assistant City Administrator Durbin introduced the item to the Council and Economic Development Coordinator Julie Grove provided a presentation on it. Dan Keyport, Chaska Downtown Business Alliance President, also provided information.

Councilmember Hubbard thanked the business owners for their contributions to the Chaska community. The Councilmembers provided a number of positive comments about the impact of the businesses in Downtown Chaska.

Mayor Pro Tem Huang opened and closed the public hearing at 7:24 p.m. as no one wished to address the Council.

Motion by Councilmember Hatfield, second by Councilmember Grau to adopt Resolution 2023-80 Imposing Service Charges and Setting the 2024 Operating Budget and Plan for the Chaska Downtown Special Service District.

Motion carried.

8.B. Public Hearing to Consider Certification of Fall 2023 Delinquent Utilities and Adopt Resolution 2023-81 Approving Certification of Delinquent Utilities and Miscellaneous Unpaid Charges

Assistant City Administrator Durbin introduced the item to the Council and provided a presentation on it.

Mayor Pro Tem Huang asked why the smaller amounts were included in the report even though it was described as listing only fees owed in excess of \$50. Councilmember Hatfield stated the list is broken down by different utility types, so the total fees owed by a unit are above \$50.

Mayor Pro Tem Huang pointed out Chaska offers a number of assistance programs to help pay for utilities. Assistant City Administrator Durbin confirmed that was correct and noted Staff works closely with those with delinquent utilities to connect them with support.

Mayor Pro Tem Huang opened and closed the public hearing at 7:33 p.m. as no one wished to address the Council.

Motion by Councilmember Hubbard, second by Councilmember Grau to adopt a Resolution 2023-81 approving certification of delinquent utilities and miscellaneous unpaid charges to Carver County for collection with the payable 2024 property taxes.

Motion carried.

9. Bills

9.A. Accounts Payable Claims Roster 2-10-2023

The Council requested further information about bills on pages 11 and 19.

Assistant City Administrator Durbin provided further information regarding those bills.

Motion by Councilmember Hatfield, second by Councilmember Hubbard to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Hatfield, Hubbard, Grau and Mayor Pro Tem Huang. Voting nay: None
Motion carried.

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 2-10-2023

Councilmember Hatfield:

- Noted Guardian Angels recently held their event Downtown.
- Stated the Chaska Cares event is on Saturday, October 7, 2023.
- Added the Halloween Jamboree is on October 28, 2023.
- Encouraged residents to reach out to Councilmembers with their comments and concerns regarding the budget rather than just commenting on social media.

Councilmember Hubbard:

- Pointed out the 2040 Master Plan was made public.

Councilmember Grau:

- Noted the Miracle League baseball field is interesting and worth a conversation resources and abilities individuals have.
- Attended the Latin Music and Food Festival.
- Attended the Community Parks event prior to the present Council Meeting.

Mayor Pro Tem Huang:

- Attended the Latin Music and Food Festival.
- Stated the Costco site is still underway, and they hope to open on schedule.
- Attended the open house for the construction project at the Landscape Arboretum.
- Pointed out on Wednesday, October 4, 2023 around 1:20 p.m. will be an emergency alert drill.
- Stated a new group of legislators and the House Capital Committee will be hosted Tuesday, October 10, 2023 at the City Hall in the History Center.
- Asked for an update on the process regarding City Square Park. Assistant City Administrator Durbin provided an update on the park plans.

11. Adjourn

Motion by Councilmember Grau, second by Councilmember Hubbard to adjourn the meeting at 7:57 p.m.

Motion carried.

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
SEPTEMBER 18, 2023

1. Call to Order

President Windschitl called the meeting to order at 10:28 p.m.

2. Roll Call

Roll call was taken. Present: President Windschitl and Commissioners Hatfield, Hubbard, Grau, and Huang.

Absent: None.

Also Present: Elise Durbin, Assistant Executive Director and Matt Podhradsky, Executive Director.

3. Agenda

Motion by Commissioner Hatfield, second by Commissioner Huang to adopt the agenda as presented.

Motion carried.

4. Minutes

4.A. Approve EDA Meeting Minutes of 31-7-2023

Motion by Commissioner Grau, second by Commissioner Hubbard to approve the minutes of the July 31, 2023 EDA Meeting Minutes.

Motion carried.

5. Discussion Items

5A. Adopt Resolution EDA 2023-71 Termination of Tax Increment District No 15

Executive Director Podhradsky introduced and Assistant Executive Director Elise Durbin provided an overview of this item.

Motion by Commissioner Huang, second by Commissioner Grau to adopt EDA Resolution 2023-71 terminating Tax Increment District No. 15.

Motion carried.

5B. Adopt Resolution EDA 2023-78 Establishing a Preliminary Chaska EDA Maximum Tax Levy for Payable 2024

Executive Director Podhradsky introduced this item, and Staff provided an overview.

Motion by Commissioner Hubbard, second by Commissioner Huang to adopt EDA Resolution 2023-78 establishing a preliminary maximum property tax levy for payable 2024.

Motion carried.

6. Other Business

There was no other business.

7. Adjourn

Motion by Commissioner Hubbard, second by Commissioner Hatfield to adjourn the meeting at 10:36 p.m.

Motion carried.