

**CHASKA PLANNING COMMISSION
MINUTES
JULY 11, 2018**

1. Call to Order

Chairperson Huang called the meeting to order at 7 pm.

2. Roll Call

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

Members absent: Commissioner Dahlke

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

3. Adopt the Agenda

Motion by Commissioner Keyport, second by Commissioner Pfeiffer to adopt the agenda as presented.

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Approve the Minutes of the June 13, 2018 Planning Commission Meeting

Commissioner Pfeiffer requested a change to the minutes and referred to page 19 of the minutes in the agenda packet, regarding Condition 32 under item 7C as she felt it was missing proper context and clarification. The Commission agreed to have Commissioner Pfeiffer work with City Planner Hanson to revise the minutes to reflect the context and clarification needed.

Motion by Commissioner Pfeiffer, second by Commissioner Keyport to approve the minutes of the June 13, 2018 Planning Commission meeting subject to Commissioner Pfeiffer conferring with Staff to make the recommended modification of the minutes.

Motion carried.

6. Consent Agenda

Motion by Commissioner Cross, second by Commissioner Kelley to approve the Consent Agenda as follows:

- a. Accept the New Planning Commissioners Handbook
- b. Approve the Preliminary Site/Building Plans and Preliminary Plat for Phase II of the Chaska Building Center (Formacoat), subject to the following conditions:
 1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative, submitted by Formacoat, dated June 6, 2018.

- b. Proposed Site Plan (A1.1), submitted by Rosa Architectural Group, Inc., dated June 27, 2018
 - c. Truck Turning Movement Site Plan (A1.2), submitted by Rosa Architectural Group, Inc., dated June 27, 2018
 - d. Proposed Main Level Floor Plan (A2.1), submitted by Rosa Architectural Group, Inc., dated June 26, 2018
 - e. Proposed Second Level Floor Plan (A2.2), submitted by Rosa Architectural Group, Inc., dated June 26, 2018
 - f. Proposed Building Elevations w/ Notes (A3.1), submitted by Rosa Architectural Group, Inc., dated June 26, 2018
 - g. Proposed Landscape Plan (L1.1), submitted by Rosa Architectural Group, Inc., dated June 27, 2018
 - h. Photometric Exhibit
 - i. Grading, Drainage, Erosion Control & Utility Plan (C1), submitted by Rehder & Associates, Inc., dated June 28, 2018
 - j. Details & Specifications (C2), submitted by Rehder & Associates, Inc., dated June 28, 2018
 - k. Boundary and Topographic Survey, submitted by Rehder & Associates, Inc.
 - l. Preliminary Plat, submitted by Rehder & Associates, Inc.
 - m. Sanitary Sewer Connection Exhibit
 - n. Building Renderings (pgs 1-3)
2. Provision/modification of any drainage and utility easements as required by the City Engineer in the course of his review.
 3. Provision of easements for the private drives (vehicular cross access easements) and utilities (utility easements) that services these lots, to be recorded with the plat.
 4. Coordination with the City Engineer with regard to utilities, grading and drainage.
 5. Installation of all site lighting at a 0-degree angle with the light source fully concealed at the property line.
 6. Utilization of modular face brick as a Class I material.
 7. No exterior storage will be permitted.
 8. Approval by Carver County for: the access plan to CSAH 61 and Right of Way requirements for CSAH 61 prior to recording of the Final Plat.
 9. Provision of the required 50 feet setback from the edge of the top of the creek bank to all buildings and impervious surfaces.
 10. Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.

11. Provision to submit Utility and Site Plan As-Builts prior to issuing a building permit.
12. Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.
13. Provision of a storm water management plan meeting City and Carver County WMO standards.
14. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
15. Provision that all mechanical equipment will be fully screened from view.
16. Compliance with section 9.11 Building Design/Materials and Site Design.
17. Adherence with the Engineers Memo dated July 4, 2018.
18. Provision to revise landscape plan to relocate/include at least 4 more overstory trees on the northeast portion of the site and to be submitted at time of building permit.
19. Provision that the landscape plan shows proof of parking planting islands with trees and shrubs to be installed at time of construction.
20. Coordination with Electric Department on service locations.
21. Elimination of all un-used driveway accesses on Chaska Boulevard prior to issuance of a Building Permit.
22. Coordination with the Engineering Department and EDA for a site demolition plan and schedule.
23. Final Plat to list City of Chaska as a part of the plat.
24. Provision of a private utility easement over the sanitary sewer connection.
25. Compliance with the County Memo dated June 8, 2018.
26. Provision to provide accesses into the site consistent with Carver County's guidance and requirements.
27. Provision to provide a future access on the southeast portion of the site to access the eastern site.
- c. Approve the Final Site & Building Plan and Final Plat for 650 700 and 710 Chestnut Street North (PC #2018-25), subject to the following conditions:
 1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-4), submitted by Matt Borowy, dated June 25, 2018.
 - b. Certificate of Survey, submitted by Trosen Land Surveying, dated April 14, 2018
 - c. Site Demo Plan (C1), submitted by LTN Engineering, dated May 29, 2018
 - d. Civil Site Plan (C2), submitted by LTN Engineering, dated June 26, 2018

- e. Grading/Paving & Drainage Plan (C3), submitted by LTN Engineering, dated May 29, 2018
 - f. Utilities & Piping Demolition Plan (C4), submitted by LTN Engineering, dated May 29, 2018
 - g. Utilities & Piping Plan Exist. Fire Hydrant Plan(s) (C5), submitted by LTN Engineering, dated June 26, 2018
 - h. SWPPP/Erosion Control Plan & Details (C6), submitted by LTN Engineering, dated May 29, 2018
 - i. Photometric Site Plan (E6-10), submitted by ISG, dated May 29, 2018
 - j. Sheet A1, submitted by RDS Architects, dated April 27, 2018
 - k. Sheet A2, submitted by RDS Architects, dated May 16, 2018
 - l. Floor Plan, Notes & Partition Type (A1.0), submitted by Bright Pixel Design, undated
 - m. Exterior Elevation & Details (A5.0), submitted by Bright Pixel Design, undated
 - n. Exterior Elevation & Details (A5.1), submitted by Bright Pixel Design, undated
 - o. Sheet A0, submitted by Bright Pixel Design, dated April 27, 2018
 - p. Landscape & Site Signage Plan (L1.1), submitted by Bright Pixel Design, dated June 29, 2018
 - q. Typical Landscape Details & Specifications (L1.2), submitted by Bright Pixel Design, dated March 13, 2018
 - r. Typical Irrigation Details (L1.3), submitted by Bright Pixel Design, dated March 13, 2018
 - s. Sitrine Studies (SL1.1), submitted by Bright Pixel Design, dated March 13, 2018
 - t. Sitrine Studies (SL1.2), submitted by Bright Pixel Design, dated March 13, 2018
 - u. Final Plat, submitted by Trosen Land Surveying, LLC
 - v. Sight Line Analysis (pgs 1-4), submitted by Bolton & Menk, dated June 17, 2018
- 2. Compliance with section 9.11 Building Design/Materials and Site Design.
 - 3. Provision of curb and gutter to be provided in parking lot design.
 - 4. Provision of sidewalk to be at least 8 feet wide and to be located in between the boulevard and parking lot.
 - 5. Provision of a decorative fence to be incorporated on the northerly building area and a detail to be included in the building permit submittal.

6. Decorative fence by northerly building to be painted Hunter Green to match Walgreens fence.
7. Provision that signs will meet Section 10 of the zoning ordinance.
8. Provision that 4'x4' brick mockups for all Chaska brick blends are provided on site and reviewed and approved by the Planning Department prior to application.
9. Provision that the Chaska brick blend is reviewed and approved by Planning staff prior to application.
10. Provision of modular face brick is used for all brick applications in order to be classified as a Class I material.
11. Building fire suppression system to be implemented if required by Fire Department.
12. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
13. Provision that an access permit is obtained from MnDOT.
14. Adherence with MnDOT's memo dated June 6, 2018.
15. Compliance with the Engineers Memo dated July 4, 2018.
16. Coordination with Walgreens to reconstruct and improve the shared driveway between Walgreens and the proposed sites.

Motion Carried.

7. Action Items

7.A. POSTPONED TO AUGUST 8TH PLANNING COMMISSION: Approve the Rezoning of Planned Industrial District (PID-2) to Planned Industrial District (PID-8)/City of Chaska/PC #2018-28

7.B. Public Hearing: Approve the Conditional Use Permit for Two Solar Panels at Clover Ridge Elementary School/ISD #112/PC #2018-26

City Planner Hanson presented the item to the Commission.

Commissioner Keyport looked to clarify the surface area of the panels.

The applicant replied off-mic what the dimensions are, and City Planner Hanson projected into the microphone that they are ten feet wide. Chairperson Huang commented that they are about the footprint of a car.

Commissioner Kelley asked approximately how far these panels are from the hockey rink, and how easy they are to break.

City Planner Hanson stated that they are fifteen to twenty feet away from the hockey rink and that the applicant conducted an analysis as to where to locate these panels and likely considered that they will be located near recreational fields. She commented that based on their expertise in choosing the location, they must be confident that it will operate well.

Crystal Knutson with Avant Energy, representing the applicant Minnesota Municipal Power Agency (MMPA), introduced herself and an installation contractor with Blue Horizon, Griffin Dooling.

Griffin Dooling stated that the panels are faced with a tempered glass, the frame is anodized aluminum, and the entire rear is covered in a metallic mesh which prevents contact to the backside from a flying object like a hockey puck. He explained the only instance that a panel built to these same specifications has cracked was during a very intense hailstorm. He also mentioned that the tempered glass face is tested against ball bearings and other sort of projectiles.

Commissioner Keyport stated that this sounds like a wonderful project but wanted reassurance on Item A in the conditional use permit requirements. He looked to clarify what five kilowatts typically powers.

The installation contractor stated that five kilowatts is slightly less than enough to power a typical home.

Commissioner Keyport inquired what risk is present with all of that power sitting in the panels.

The Griffin Dooling explained how the power generated by the panels is converted by the inverter into AC power which can be used in the electrical system. He further explained the inverter is UL listed and tested to a variety of standards such that if it sees that the grid voltage goes down, it will shut down the solar array so it ceases production. He stated that if the inverter is not active, there is generally no live power on that site.

Commissioner Keyport then asked if things will be plugged into it for teaching and training purposes.

Ms. Knutson stated that they would not plug things into it, but rather for educational purposes use an iPad kiosk on site to view daily, weekly, monthly output depending on the weather or time of year and explained it is more of a monitoring tool.

Commissioner Keyport looked to clarify that there would not be a risk of running into live wires.

Ms. Knutson stated that all the wires are in rigid plastic conduits in the panel poles and underground to the school building and everything meets the NEC code standards.

Commissioner Cross mentioned that this concept might be a bit difficult for elementary age kids to grasp and asked if divots will form from water runoff off of the panels and suggested demonstrating what types of plants can grow under these instead of taking agriculture land out of use.

Ms. Knutson stated that they recommend schools plant a shade garden under the panels to prevent mowing needs under the panel and keep people away from them. She stated they are not part of the grant program, but that some schools have elected to put them in.

Commissioner Pfeiffer commented that this is a great idea and opined that any experiential education is valuable. She mentioned that she understood students could see data from their computers, but inquired if they would also be able to see data at the site of the panels.

Ms. Knutson stated that they would need an app on their device to monitor it and clarified that there is not data on the panel structure.

Chairperson Huang looked to clarify that the panels are not an interactive display.

Ms. Knutson confirmed that he was correct and stated that the link is accessible and students could also monitor data from home. She also mentioned that solar panels and the educational information given for the project do fall within fourth grade science standards and so the project does add to the education they are required to know in fourth grade.

Chairperson Huang opened the public hearing at 7:30 pm.

Lee Peterson, 2882 Faulkner Drive, commented that this is a great educational opportunity and inquired if this location takes away from the play area of the kids. He also inquired who is responsible for the maintenance of the panels and if they fail, does this become a burden on the school district. Mr. Peterson also suggested having a snow removal plan in place as the location of the panels has in past been a snow piling area.

Chairperson Huang closed the public hearing at 7:31 pm.

Ms. Knutson stated that after conferring with the school building and grounds crew and school principal, they were assured that this location will not be in the way of any normal activities of the school nor impede the school's snow removal.

Griffin Dooling mentioned there is a lot of open ground at the site and suggested piling snow in a different location. He gave the length of warranty for the main components of the solar panel system, and noted that while their company provides a two-year workmanship warranty, the only service they have had to provide for similar projects is reprogramming information when the internet provider is changed. He stated there is generally not a lot of maintenance for the system to operate on a day-to-day basis.

Chairperson Huang inquired if the school district is the ultimate owner from a responsibility standpoint.

Ms. Knutson stated that when installation is complete, the school district will own and operate the solar array and stated that their main contact would be Blue Horizon if it was a warranty issue.

Chairperson Huang looked to clarify that MMPA provides the grant funding for this project and facilitates support to Blue Horizon or any other service provider the school may need for maintenance, but ultimately the school district has responsibility to maintain it.

Ms. Knutson confirmed this and stated MMPA does not have any part of it after construction.

Commissioner Kelley inquired about the specifications on these panels in regard to wind as there is only one post holding them up.

The Griffin Dooling explained that these undergo a structural engineering process and the system itself is mounted on a fourteen-inch diameter steel post that goes six feet into the ground and there is a concrete and rebar foundation around that supporting the structure from the bottom.

Ms. Knutson added that there is a steel racking system that supports the actual panels.

Griffin Dooling also explained each panel is supported by four points to the steel framework.

Commissioner Pfeiffer inquired if the all kids in the Eastern Carver County School District have access to this and can learn about this, or if it is just specific to Clover Ridge Elementary.

Nate Slinde, Clover Ridge Elementary School Principal, explained how the school worked with MMPA and surrounding schools to find the best site for this project. He informed the Commission that the intent of this project is to start with Clover Ridge, but the information will be accessible to all students in the District if teachers want to implement it into their curriculum as well.

Commissioner Pfeiffer asked if the expense falls solely on Clover Ridge Elementary or on the District.

Mr. Slinde stated that it would depend on what the repair would be, but minor maintenance would be handled by Clover Ridge Elementary's budget and any major issues would need support from the District. He explained that as they understood, there is little to no maintenance needed with these projects, so they have not planned or prepared for a huge line item for this installation.

Ms. Knutson mentioned that the main maintenance need is to clean off the panels if they get dusty, or brush snow off and reiterated that it is not a high-maintenance installation.

Griffin Dooling agreed and stated that it requires no annual checks.

The Commission agreed as a whole that this is a great project.

Motion by Commissioner Kelley, second by Commissioner Pfeiffer, to recommend to City Council to approval the Conditional Use Permit in order to construct two solar panels on the Clover Ridge Elementary site, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:

- a. Conditional Use Permit Application (pgs 1-40), prepared by MMPA, dated July 3, 2018

2. Compliance with section 2.3 of the Zoning Ordinance.
3. Submittal and approval of a building permit prior to construction of the solar panels.
4. Provision to install educational sign with solar panels.
5. Provision that the panels will be at least 7 feet above grade at their lowest point.
6. Provision that the electrical boxes and all other hazardous components are secured appropriately.
7. Provision that no expansion to these panels or the number of panels will occur.
8. Provision that the solar panels are for educational purposes only.

Motion carried.

7.C. Approve the Final Plat for Clover Field 7th Addition/Fieldstone Family Homes/PC #2018-27
City Planner Hanson presented the item to the Commission.

Commissioner Cross inquired what the average depth is for the homes.

City Planner Hanson stated that she believed they were about forty feet in depth and stated that because of the density in the Clover Ridge Neighborhood, the setbacks are smaller.

Chairperson Huang asked City Planner Hanson to elaborate on the thought process for Clover Ridge in terms of having less individual homeowner open space compared to public space that is shared, as this likely predates some of the Commissioner's terms.

City Planner Hanson stated that this did predate her as well, but explained that the thought process behind Clover Ridge was to create higher densities in smaller areas to preserve more open space for the development. She explained this is why there are big clusters of tighter neighborhoods within this development so as to create more pockets of open areas.

Chairperson Huang looked to confirm that this philosophy was also applied to Chevalle.

City Planner Hanson confirmed that it was and is, in other words, considered cluster development.

Commissioner Bowe inquired if these homes will be included as part of the Jonathan Association.

City Planner Hanson stated that it will be and that there are some members of the association in the audience.

Commissioner Bowe also inquired if there had been a neighborhood meeting to receive feedback.

City Planner Hanson stated that they made a connection to start discussions on what additional standards and requirements will be and are continuing to discuss those pieces.

Commissioner Cross commented that a townhome addition that was built out there over two years ago is still not finished and she assumed it was so because no one wants to buy. She stated that although she feels the houses and alley are tight, she'd rather see those going in as opposed to the townhouse.

Bill Johnson, representing the applicant, informed the Commission that Fieldstone Family Homes has built all over the metro area, including homes in Clover Field in the narrow lots. He presented the reasons for some of the amenities and layouts of the project and stated that there is a demand for homes like these and they estimate to sell out in six months.

Commissioner Keyport inquired if there were sidewalks on the front of these homes.

Mr. Johnson stated that there were.

Commissioner Bowe commented that she was pleased they were putting a door in on the back side of the homes because it allows for guest parking and clear entrance. She also asked what price point the applicant is aiming for with these homes.

Mr. Johnson estimated that they would be in the \$300,000 range.

Chairperson Huang inquired what the square footage is.

Mr. Johnson stated they will vary; the one-story homes will be about 1,000 feet, the two-story homes about 1,800 square feet, and the multi-level will finish out at about 2,200 square feet.

Chairperson Huang looked to clarify that these would all have basements.

Mr. Johnson stated that they would.

Commissioner Keyport asked City Planner Hanson if there will be variation in the homes to comply with anti-monotony facades.

City Planner Hanson stated that Clover Ridge has a provision where the front facades have to be varied.

Mr. Johnson confirmed that these homes will vary in their façade and design.

Commissioner Keyport commented that he was glad to hear this and stated that he really liked the elevations and that the look of these homes is terrific.

Commissioner Pfeiffer inquired why most homes in this area have white window frames and if that would be part of the plan for this development.

Mr. Johnson stated that they use a Simonton window that has a high U-value and lifetime warranty on the frame and twenty years on the glass. He explained that these windows also meet energy star program requirements, but only come in white. Mr. Johnson stated that to get

a different color, you need to go to a different brand and spend more money for less efficiency and without the warranty. He also stated that window molding could be a different color.

Lee Peterson, 2882 Faulkner Drive, explained that in terms of a neighborhood meeting, they found out about this two weeks ago when they received notice from the City. He mentioned that today or perhaps late yesterday, they received email communication from the applicant. He stated that the design of these homes is great, and explained that there are two associations here, the Clover Ridge Association, and the Jonathan Association. Mr. Peterson gave a detailed description of private agreements and reciprocal easement agreement for access to alley ways for development needs and that the associations would take on maintenance of those alley ways. He then explained that they would get an assessment for the entire year on December 1st for their dues, and these would be assessed to the owner on January 1st. He explained that dues not received would result in foreclosure of those homes. He stated he was concerned that the applicant or future buyers might not know these fees would be due right away. He also explained that a mail station was to be finished as part of the condition of the reciprocal easement agreement, but that the developer for this went bankrupt and these did not get built. He went on to inform the Commission that he is a home owner but also the president of the Clover Field Community Association and has not had a chance to see what other members feel about homes being put in where the mail stations were supposed to go. He stated that the private legal agreement that was in place shows mail stations, and this is what the community was expecting. Mr. Peterson mentioned that the applicant would need to agree to the reciprocal easement agreement in order to gain access to the alley ways.

Chairperson Huang inquired what Mr. Peterson's objective is tonight.

Mr. Peterson stated that his objective is to delay the project until dialogue occurs in order to come to a mutual understanding of what the resolution would be.

Chairperson Huang also inquired if there was any City land involved in this or if these were agreements between multiple private parties.

Mr. Peterson explained it is for sure multiple private parties, and that the plat maps are very chopped up but that there might be some sidewalks that are City.

Chairperson Huang then clarified that the City is not responsible for building the mail station, it does not own the road way, does not do the snow removal, and does not have the easements. He stated that given all of that information, the Planning Commission does not have any purview on this perspective and suggested that this is a good time to broach that conversation with the applicant and start having those discussions. Chairperson Huang inquired what distance is required in Clover Ridge to receive notice of proposed development.

City Planner Hanson stated that it is 350 feet.

Chairperson Huang explained that tonight's meeting from the Planning Commission perspective is an advisory to the City Council and from that perspective that they do not have any jurisdiction over private party negotiations or contractual obligations and will have to make some recommendations to City Council tonight. He explained that Mr. Peterson could go to City

Council to try to delay this project but there are still other mechanisms in place prior to this project moving forward.

Commissioner Keyport pointed out that one of the conditions of approval of this final plat is coordination with the Jonathan Association on any further requirements, and stated that based upon what he is hearing, this condition needs to be expanded to include the Clover Ridge Association, and subject to existing easement agreements. He stated that this amendment would cover any of these issues brought up.

Mr. Peterson noted that there is also a drainage issue currently that he believes will impact the City and that the City has already had to patch an alley way because of similar issues.

Commissioner Keyport inquired of City Planner Hanson if they should also add as a condition that the engineer makes an assessment of the drainage concern.

City Planner Hanson stated that they could do this. It was clarified that it is not Clover Ridge Association but Clover Field Community Association.

Chairperson Huang noted that the Commission is amending the Jonathan Association condition to also include the Clover Field Community Association.

Commissioner Keyport stated his proposed amendment to condition number 12: coordination with the Jonathan Association and the Clover Field Community Association on any further requirements and also subject to any existing easement agreements. He then suggested adding condition number 13: that the City engineer provide an assessment of drainage issues relating to this development.

Chairperson Huang inquired if the applicant was okay with having discussion regarding these issues.

Mr. Johnson stated that they will work things out and until today did not know there was anything to work out. He also stated that Phil Johnson will have to be involved in discussion as he was the one involved in these previous agreements.

Chairperson Huang inquired if the ownership change of the land has taken place already or if it is still just an intent to buy.

Mr. Johnson stated that it has not closed and the agreement with Mr. Phil Johnson was that it would close once everything got approved.

Commissioner Keyport stated he likes the project, the articulation of the buildings, the change from multi-family to single-family on those lots, and that the last few lots of Clover Ridge are getting built out. He stated that the issues here are solvable problems and thinks this can keep moving forward subject to those changed conditions.

Chairperson Huang agreed that the articulation of the homes is really nice and for the existing homes it will be nice to see what is effectively front of homes from their alley way. He stated he is optimistic that the final disposition of all this stuff brought up tonight will be resolved.

Motion by Commissioner Keyport, second by Commissioner Kelley, to recommend to City Council approval of the Final Plat for Clover Ridge 7th Addition, subject to the following amended conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Clover Field 7th Addition Final Plat, prepared by Bohlen Surveying & Associates
 - b. Tree Plan, prepared by CES Consultants, LLC, dated June 26, 2018
 - c. Site Grading with Setbacks, prepared by CES Consultants, LLC, dated June 26, 2018
 - d. SWPPP Plan and Notes, prepared by CES Consultants, LLC, dated June 26, 2018
 - e. Sanitary Sewer and Water Services Plan, prepared by CES Consultants, LLC, dated June 26, 2018
 - f. Details (pgs 1-2), prepared by CES Consultants, LLC, dated June 26, 2018
2. Adherence to the following building setbacks:
 - a. Front: 23 feet
 - b. Front (unenclosed porch): 15 feet
 - c. Front (Block 3, Clover Field 7th Addition): 10 feet
 - d. Rear: 10 feet
 - e. Side: 5 feet
 - f. Side (corner): 15 feet
3. Compliance with Section 9 of the zoning code.
4. Compliance with zoning district PMD-15, Ordinance No. 708.
5. Provision to locate new boulevard trees on Clover Ridge Drive behind the sidewalk in the front yards.
6. Provision to construct the additional alleyway out to Faulkner Drive.
7. Provision of the final alleyway designs to be reviewed and approved by the Engineering Department and Fire Department prior to installation.
8. Provision of a final grading and drainage plan to be reviewed and approved by the Engineering Department.
9. Coordination with the Engineering Department for utility services to the sites.
10. Adherence to the Engineers Memo dated July 4, 2018.

11. Provision that building facades shall be varied and articulated to provide visual interest.
12. Coordination with the Jonathan Association and Cloverfield Community Association on any further requirements.
13. City Engineer to provide assessments on any drainage concerns of the site prior to issuance of a building permit.

Motion carried.

8. Other Business

8.a. Receive Other Meeting Minutes

- 8.a.i. Receive the Minutes of the May 21, 2018 City Council Meeting
- 8.a.ii. Receive the Minutes of the June 4, 2018 City Council Meeting
- 8.a.iii. Receive the Minutes of the June 4, 2018 EDA Meeting
- 8.a.iv. Receive the Minutes of the June 11, 2018 Park Board Meeting

Commissioner Bowe

- Stated City Square West is delayed while they gather more information about potential library sites and they meet again in August.

Commissioner Keyport

- Noted he appreciates how quickly Hwy 41 was opened up after the flood.

Commissioner Kelley

- Stated he is happy to see the Hwy 41 project going in and there is a lot going in around the City. He mentioned that he saw a bike get hit today because the rider was impatient to get going and darted in front of a car. He reminded people to slow down and wait for the lights.

Commissioner Cross

- Inquired if the unfinished townhomes in Clover Ridge are in foreclosure. City Planner Hanson stated they are not in foreclosure and are still under construction.
- Noted that she saw a lot of odd things while driving around Clover Ridge, namely the two big trees along the main drive in do not have enough room, as well as the dead trees that were pulled out because there was not a large enough surface for them to be placed. She stated that this is a concern for her in the sense that they really have to pay attention as they are now recommending not planting maples because Chaska has a lot of them. She mentioned that they City has been pretty good lately about planting a variety. Commissioner Cross stated that she experienced Dutch Elm disease when all the Elm trees needed to come down in South Minneapolis and would like the City to be a bit more cautious about what they do in the future regarding tree plantings.

- Noted that she went in to Traditions and saw the oak they were hoping to save but is now looking like it cannot be saved because of the grading. She stated that the tree is likely at the age where it is reaching its maximum life span and pointed out that there is a daughter tree there and is hoping that it can be save despite the grading. Chairperson Huang commented that what he is hearing is that it is the grading during construction that is the issue and causing harm to the trees. He stated that as part of their planning process, they should perhaps start looking at making a point to preserve potential daughter trees. Commissioner Cross agreed and stated they have to think on a little bit longer term when it comes to trees.

Chair Huang

- Stated Hwy 41 construction is moving along and traffic seems to be flowing a little better now.
- Inquired if the notification area of 350 feet should be increased to a wider notification area. Commissioner Bowe stated that perhaps it should but it will be beneficial to see what other communities are doing before it is changed. Commissioner Keyport suggested having Staff take a look at what other communities are doing and how Chaska fits in that continuum. Chairperson Huang noted that it is important to take into account the context of the intent of these notifications and finding that balance that works for the community. He agreed that understanding what other communities are doing is important, as well as their intent behind their requirements. City Planner Hanson stated that Staff can look into that and see if there is a bigger radius for notification that other communities are implementing. Chairperson Huang reiterated that he would also like Staff to add to that obtaining the intent or goal of the notification radii of other communities and make sure they balance that with what is right for what Chaska is trying to accomplish.
- Noted that a few weeks ago he had the opportunity to attend a watershed education conservation corps hosted by Carver County Watershed District, as well as a number of other watershed districts. He conveyed the usefulness of the watershed education he received while he was there, namely the implications for watershed planning and conservation. He inquired if the Commission would be interested in learning more about watersheds through a workshop of some sort. The Commission agreed that this would be good. Chairperson Huang offered to give City Planner Hanson the contact information he had and asked her to set something up in a work session of some sort. He stated that this would be beneficial to continuing their education to allow them to be more knowledgeable in making future decisions. Commissioner Bowe agreed but cautioned they be careful that they would not be making suggestions that were outside their expertise. Chairperson Huang agreed and stated that he was just looking to gain knowledge in order to be informed enough to ask the right questions.

10. Adjourn

Motion by Commissioner Bowe, second by Commissioner Pfeiffer, to adjourn the meeting at 8:31 pm.

Motion carried.