

**CHASKA PLANNING COMMISSION
MINUTES
NOVEMBER 8, 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, Urbanski, Baswa, Purdy, Kerber, Campbell, and Chairperson Brass.

Members absent: Commissioners Gaare and Aasen

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

3. Adopt the Agenda

Motion by Commissioner Urbanski, second by Commissioner Baswa, 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 October 11, 2023 Planning Commission Meeting Minutes

Motion by Commissioner Olson, second by Commissioner Purdy, to approve the minutes of the October 11, 2023 Planning Commission meeting.

Motion carried.

6. Consent Agenda

7. Public Hearing: Recommend Approval of the Preliminary Site and Building Plan and Rezoning for the Public Safety Facility/City of Chaska/PC #2023-25

City Planner Cauley presented the item to the Commission.

Commissioner Olson asked about change of the western drive and asked if his understanding was correct that the police would enter and exit out of the secured area through a parking lot, in order to get to Engler.

City Planner Cauley explained that, generally, the Police Department would utilize the eastern access and noted that the western drive is just to add some additional circulation options but would not be their primary access.

Commissioner Olson stated that the last time they spoken, he thought it was to be used for emergencies, but now it looks as though they are putting that in a place where there is a public parking lot and asked if that was the smartest choice.

Community Development Director Kabat stated that the primary plan, for example, 90% of the days, would be to have that western access to be used primarily for officers to come and go as they begin their shifts and the eastern access would be used for the emergency response function. He noted that the Police Department does not see these plans as a major concern and were comfortable with this plan.

Commissioner Olson noted that one of the renderings showed the park size and asked how it had gotten smaller than what it was originally.

City Planner Cauley explained that as more information was provided about the stormwater plans, they found that they would now be utilizing ponds rather than underground chambers.

Commissioner Urbanski noted that he was not present when the Concept Plan was presented to the Commission and asked if there was anything unique to this building from a sustainability standpoint.

City Planner Cauley suggested that the architect could answer that question.

Chair Brass asked for clarification on the changes planned to the pedestrian sidewalk on the north side.

City Planner Cauley explained that included as a condition of approval was a requirement to provide a connection along the northern property line for pedestrian access.

Community Development Director Kabat noted that part of that desire is looking at the pedestrian changes that may occur with the Engler project. He explained that this was a link that the City wanted to continue to explore.

Commissioner Olson asked if that would be part of the County's enhancement of Engler to incorporate a sidewalk on the south side or if it would be the City's.

Community Development Director Kabat stated that at the end of the day, those pedestrian facilities, as part of the Engler project, will be with the City's participation.

Chair Brass stated that he had asked because the connection for people getting across had come up in past discussions.

Community Development Director Kabat noted that it had been part of the conversation the whole time, but noted that there are other connections that are more circuitous, as well as a trail to the north.

Commissioner Olson stated that he was disappointed to see just 3 or 4 bullet points following their requirement of community meetings and reporting back to the Commission. He stated that

feels this should have been an opportunity for the Commission to know what the dialogue was however, they were not given much information they were given.

Community Development Director Kabat stated that he had attended the meeting which was pretty straight forward. He noted that there really wasn't much more to the dialogue than what was reflected in the bullet points.

Chair Brass asked if the overall feeling from the meeting was positive.

Community Development Director Kabat stated that there were questions about budget and how this would be paid for and how the municipal services building would be used which are things that aren't necessarily within the Planning Commission's purview. He stated that he thinks the other consistent comments were related to the park and what will happen there.

Chairperson Brass opened the public hearing at 7:35 p.m. There being no public comment, Chair Brass closed the public hearing at 7:36 p.m.

Quinn Hutson and Brooke Jacobson, CNH Architects introduced themselves and noted that they kept sustainability in mind when they were designing the building. He reviewed some of the elements that are included in the plans such as using the water from the stormwater pond for irrigation, high insulation argon windows, high efficiency energy systems, and also designing for potential future solar panels on the roof.

Commissioner Urbanski noted that if the City is going to be asking developers to incorporate various sustainability efforts within their plans, he feels the City, in its own projects, should be setting a good example for them.

Commissioner Olson asked about the design set up with the evolution of Electric Vehicles (EV), for example, if the police force decided to switch over to that type of vehicle.

Ms. Jacobson, CNH Architects, explained that they are providing conduit out to pretty much every section of parking areas, so if charging stations are needed in the future, they could easily be installed. She stated that the framework would all be there so they would just need to run it back to the electrical room. She noted that within the apparatus bays and parking garage, they will have plenty of space available to accommodate EV charging in the future.

Mr. Hutson stated that they are sizing the main electrical service for that extra load in the future as well.

Commissioner Purdy asked if there would be a traffic light installed at the exit coming out of the fire station.

Community Development Director Kabat noted that will be part of the whole Engler project discussions and explained that they are exploring a number of options as to what will happen out there. He stated that they are looking at a number of ways to provide a warning or signalized system that would notify drivers that there was an emergency vehicle approaching. He explained

that he would expect that to be connected to the Opticon system that is embedded in the emergency vehicles.

Commissioner Olson stated that they had discussed the issue of the police sharing the driveway on the west, but wanted to talk more specifically about fire now. He stated that there are 34 stalls that will be designated for fire in the 'U' area and the north side of the building. He asked if they would be able to access the building quickly if they were coming in for an emergency situation. He explained that he was trying to imagine the use of the west drive for both fire and police.

Ms. Jacobson explained that the internal parking in the 'U' area is where the duty crew or the first to respond to the calls will park. She noted that in a situation where there is a larger 'all call' event, that they will park in the northern parking area. She explained that usually when they are responding they are coming into the facility to learn about what is happening and where they are needed, rather than simply being expected to respond right away.

Commissioner Olson asked how they would know which area they should park in and noted that they have two different parking lots for the same team who are all trying to come to the same place.

Community Development Director Kabat explained that he feels these kinds of details will be handled in the training process. He stated that the model for staffing in their Fire Department is rapidly changing from a purely on-call response because they have duty crews that are on for most of the time which means they are actively stationed at the facility and ready for calls. He stated that most responses are able to be handled with the duty crew without the need for the additional volunteer Firefighters would need to respond.

Commissioner Campbell stated that he believes they will be able to figure it out after one call and gave examples of how the response in an all call situation works. He noted that there is really not a traffic jam of them trying to get in and out.

Commissioner Olson stated that he just wants it to be made clear to everybody what the expectations are.

Community Development Director Kabat noted that both the Police and Fire Departments have been integrated into the design process the entire time and the plans had been done with their needs and wants in mind.

Commissioner Urbanski noted that he thinks this looks like a nice building and asked if they should add a condition related to the warning system for drivers about the emergency vehicles.

Community Development Director Kabat explained that he was hesitant to add it as a condition since it would be undertaken through a separate process.

Commissioner Urbanski stated that he just wanted to make sure everyone was on the same page with that detail.

Motion by Commissioner Urbanski, second by Commissioner Purdy, 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 and 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 comply 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
4. Providing additional information about a warning sign for traffic regarding the emergency vehicles

Motion carried.

Motion by Commissioner Brass, second by Commissioner Baswa, 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.

Motion carried.

8. Other Business

9. Receive Other Meeting Minutes

- a. Receive the September 18, 2023 and October 2nd, 2023 City Council Meeting Minutes
- b. Receive the September 18, 2023 EDA Meeting Minutes

10. Adjourn

Motion by Commissioner Urbanski, second by Commissioner Kerber, to adjourn the meeting at 7:50 pm.

Motion carried.