



AGENDA
CHASKA PLANNING COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Wednesday, April 10, 2024
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 March 13th, 2024 Planning Commission Meeting Minutes
6. Consent Items
7. Action Items
 - 7.A. POSTPONED TO MAY 8TH PLANNING COMMISSION: Preliminary Plat, Rezoning & Variance for Highpoint Vistas/Forestar Group/PC #2024-02
 - 7.B. Recommend Approval of the Concept Plan for Jasper Circle/Todd Olin/PC #2024-06
8. Other Business
9. Receive Other Meeting Minutes
 - 9.A. Receive the Feb 26th, March 4th, and March 18th City Council Meeting Minutes
10. Adjourn

**CHASKA PLANNING COMMISSION
MINUTES
MARCH 13, 2024**

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, Aasen, Purdy, Kerber, Campbell, and Chairperson Brass.

Members absent: Commissioners Baswa, Gaare, and Urbanski.

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

3. Adopt the Agenda

Motion by Commissioner Olson, second by Commissioner Kerber 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 February 14, 2024 Planning Commission Meeting Minutes

Motion by Commissioner Kerber, second by Commissioner Purdy, to approve the minutes of the February 14, 2024 Planning Commission meeting.

Motion carried.

6. Consent Agenda

Motion by Commissioner Aasen, second by Commissioner Purdy, to approve the Consent Agenda as follows:

- a. Recommend Approval of the Final Site & Building Plan and Final Plat for 3740 Chestnut Street/Audrius Asakenas/PC #2024-05

Motion carried.

7. Action Items

- A. Recommend Approval of the Concept Plan for Hazeltine National Golf Club/Hazeltine National Golf Club/PC #2024-04

City Planner Hanson presented the item to the Commission and noted that, if approved, this is slated to come before the City Council on March 18, 2024.

Commissioner Kerber asked how this area was utilized during the Ryder Cup.

Phil Anderson, PGA General Manager, Hazeltine National Golf Club, explained that during the Ryder Cup this area was all used for parking. He noted that one of the considerations was how they will handle that for large events in the future and explained that they are looking at using the pumpkin patch on the back side. He stated that they are also working with PGA America on how they are doing their build outs and because of some design changes to build upward so their build-out is anticipated to be smaller.

Chair Brass asked if they may have other off-site parking options that would utilize shuttles.

Mr. Anderson stated that they would and gave examples of using the high school and the busing system. He noted that one of the big reasons they are coming back was because of the ease of use and how the whole system was set up.

Commissioner Campbell stated that he was glad to see the sidewalks were getting looked at around that area. He noted that even if people cannot play Hazeltine, they want to see it and suggested that they may also want to consider a bike path.

Mr. Anderson noted that one of the largest things that came from the community meeting was ease of use for the neighborhood and how it flows in the area. He explained that he believes this is definitely an opportunity considering the ways that they are redoing the entrance and how the neighborhood will flow moving forward.

Commissioner Olson stated that he has an opposing view on the issue of sidewalks on the east side of Hundertmark and why they are being considered now. He stated that they are making an improvement on their property which is a private golf club and are not adding resources. He noted that if they were going to consider adding bike paths, he thinks they should look at doing it along the west side and keep the east in its current form. He asked Mr. Anderson to elaborate a bit on the constraints of the parking for normal events that happen at Hazeltine and not just the Ryder Cup.

Mr. Anderson explained that generally speaking, on a day-to-day basis, they have ample parking. He noted they do a bit tight when there is a Saturday wedding when the golf course is full and a major event happening at the banquet facility.

Chair Brass asked if the new concept would add more parking.

Mr. Anderson explained that the new concept would not add or take away parking and would essentially be a wash.

Chair Brass asked if the vision was for the villas to be filled during events and then randomly filled at times when a client comes to town.

Mr. Anderson stated that it would just be members and guests and would not be open to anything beyond that. He noted that the bigger component would be during golf season or perhaps when a member is throwing a wedding and may want to use those units all weekend.

Chair Brass noted that the renderings that have been submitted remind him a bit of Deacon's Lodge. He asked if there were any designs in the works for the short course.

Mr. Anderson explained that they are in the final stages for the design work for the short course and should be able to share those with the City by the next step. He stated that Love Golf Designs, with Davis Love, leading up the architectural designs. He noted that they are planning to share this with the membership on April 11, 2024.

Chair Brass noted that on a private course, you like to believe that people are a bit better golfers, but shared that he was a bit concerned about the possibility of golf balls hitting vehicles.

Mr. Anderson explained that from a design standpoint, he believes that there would really only be 2 shots that would be parallel to the road, in the initial design. He stated that the berm and landscaping, including trees, will help protect from that. He explained that from a beginning golfer standpoint, one of the beautiful parts of the design is that it is tightly mowed grass everywhere, which means if they don't feel comfortable hitting those longer shots, they can putt instead.

Chair Brass asked if illumination had come up at the neighborhood meeting and noted that 'low level lighting' is pretty ambiguous. He stated that the picture included in the packet material made it look like it was pretty lit up.

Mr. Anderson stated that there had not been any questions about that raised at the meeting. He stated that they were pretty up front with what the lighting would look like and explained that they are looking at tree height or below, which is low level lighting and would not be stadium style.

Commissioner Olson asked about the service road on Hundertmark and asked why it was important for it to be lined up with a secondary access that would also be minimally used.

City Planner Hanson answered that because they use the service road access for their large events for parking, there is a slew of vehicles that will be coming in and out of the site in that location, so they want to understand how that will operate and how it will interact with the Kohl's site.

Commissioner Olson stated that he did not see those two things as related. He explained that similar to his thoughts on the sidewalk issue, he was less concerned with the alignment of these things because the large events only happen every 2 years or so.

Chair Brass asked if, related to the service road if it would be possible for employees to just use the gated access and asked if the staff concern was that this service road would only have high amounts of use every few years.

Community Development Director Kabat stated that the Ryder Cup is a very large event and staff thinks it is prudent to work with Hazeltine when they have events like that to make sure that they are thinking ahead and setting the facility up to do what it is intended to do. He stated that staff just wanted to be thorough and did not think, at this point, that they were saying anything about

requiring this access at a given location but wants to make sure it is being reviewed and looked at as they go through this process.

Chair Brass asked if the City would be concerned about the day-to-day usage by employees or if it was more about the large events.

Mr. Anderson explained that employees don't use it and noted that golf course maintenance may come in every one in a while if there is a large truck but clarified that this is not an employee entrance.

John Getsch, 5 Hazeltine Estates, stated that this access road is only used for construction purposes but noted that during the Ryder Cup it was heavily used to bring in all the buildings that were built for the event. He stated that beyond that the road has a cable across it so it is roped off. He explained that his concern for the sidewalks is that once they get off of Birdie Lane, if you want to walk somewhere you have to walk in the roadway down to Hundertmark. He stated that the neighborhood is very interested in having a sidewalk that would service that area, but understands that is probably not the responsibility of the Club. He stated that there also wasn't anything for Carver's Green or Hazeltine Shores either and noted that people are frequently walking in the street. He stated that his thought was that while they are doing major realignment of the roadway that they also try to find a solution for pedestrian traffic. He noted that he also wants to make sure that when it is done people don't think Birdie Lane continues on even though it already says 'No Outlet'. He gave an example of an event that was held last week were within a time span of 30 minutes there were over 30 cars that drove down there and had to turn around and come right back out.

City Planner Hanson noted that there was one person on line that has indicated a desire to address the Commission.

Laurie Kelly, 26 Carver's Green, explained that her biggest concern was safety on Hazeltine Boulevard which she has not heard anybody mention yet. She stated that she had attended the neighborhood meeting but she has watched Hazeltine guests drive down Hazeltine Boulevard extremely fast. She noted that she has also seen people coming of the existing access come down the 'up' Hazeltine Boulevard which is super scary to see. She stated that she sees many of her neighbors walk up Hazeltine Boulevard with family members and dogs and noted that there is not a speed limit sign on Hazeltine Boulevard. She explained that she has lived here since 1980 and has seen many large events happen and has even volunteered for many of them, but wanted to express her concern about safety on Hazeltine Boulevard.

Chair Brass stated that he felt as though Ms. Kelly's concern is genuine and noted that it may make sense to consider a contribution from the City for a sidewalk in that area.

Community Development Director Kabat explained that it would not be typical to have a speed limit sign posted within a neighborhood, but they could evaluate whether it would make sense, in this instance.

Commissioner Olson stated that he feels that this is highlighting something that is more of a City concern rather than a Hazeltine concern. He stated that he would like the City to take a look at this prior to the Hazeltine project getting started because it will also bring construction traffic.

Chair Brass asked that Public Works take a look at this situation and look into speed limit signs and possible sidewalk installations. He stated that he thinks the new proposed access point makes sense and will be an improvement.

Commissioner Purdy stated that he would like to be able to keep the gawkers off the road with something like the sidewalk or bike path on either side of the road.

Commissioner Olson referenced condition #13 that has a provision for a future sidewalk on the east side of Hundertmark be shown in preliminary plans. He asked if that was something that the Commission felt this was a 'requirement' or a 'request'.

Chair Brass asked how far they envision extending the sidewalk.

City Planner Hanson clarified that how they have stated that condition in the staff report is the City wants to the site to contemplate a future connection. She explained that they were not saying that it is a part of the overall site plan, but at least showing the potential of pedestrian facility on the east side of Hundertmark but reiterated that it was not something that the City was saying needed to be installed as part of their overall site plan, but noted that sidewalk improvements are a requirement of development. She explained that this meant that it would be at the expense of an applicant or developer to put in sidewalks.

Chair Brass stated that he would be find with that condition being left as is because it can always be addressed in the future.

Commissioner Olson expressed concern that because Hazeltine wants to add 8 rentable villas to their private golf course they now have to show provisions of a sidewalk on the south side of Hazeltine and the east side of Hundertmark. He stated that he was all for safety, but their plans will not add any additional traffic and the unsafe conditions have already been there.

City Planner Hanson explained that the way the City has looked at development in the past is that if there is a new development going in, they are looking at the opportunity to add to the pedestrian facilities to make connections with that area. She shared examples of other developments who had trails and sidewalks included in the requirements on sides that abutted other pedestrian facilities.

Chair Brass stated that it does seem like a sidewalk is needed and this would be the appropriate time to address that need. He asked if the idea would be to have a crosswalk for the neighborhoods.

City Planner Hanson stated that the City would have to take a closer look at that to ensure that there are opportunities for safe crossings.

Commissioner Olson stated it will be interesting to see if Hazeltine and the City can come to an agreement about where that future sidewalk should land. He explained that he did think they should specifically say that it needed to be on the south side and should just say, 'provision for a sidewalk'.

Commissioner Purdy suggested that it may be also 'a safe pedestrian passage'.

Chair Brass noted that he was in favor of the sidewalk and did not care if it was on the north or south side.

Commissioner Campbell noted that like Commissioner Olson had stated earlier, he also did not think that Hazeltine, as a private golf course, should be responsible for the sidewalk.

Commissioner Olson agreed and noted that he did not think Hazeltine should be responsible for the sidewalk just because they are putting in a private development.

Chair Brass noted that the same argument could be made when a private business is putting a building in an industrial park, they would still have the requirement for a sidewalk.

Commissioner Olson stated that the City did not require sidewalks when those residences were built. He noted that the Hazeltine members would not be walking to the gatehouse and would, instead, be driving.

Commissioner Kerber agreed, but noted that Hazeltine was the reason that there would be traffic.

Chair Brass stated that he would be fine changing to the wording of that condition to just say 'sidewalk'.

City Planner Hanson stated that the City's policy requires sidewalks to be adjacent to new developments or proposals, which in this case, would be the south side.

Chair Brass noted that does bring up the idea of how they would go about getting the necessary land on the north side. He stated that this plan is in concept form right now and feels the wording of the condition is appropriate.

Motion by Commissioner Brass, second by Commissioner Kerber, to recommend approval of the Concept Plan for the Hazeltine National Golf Course – Northwest, subject to the following conditions:

1. Approvals shall be based on the following exhibits:
 - a. Project Narrative (pgs 1-3)
 - b. Neighborhood Meeting Summary (pgs 1-2)
 - c. Hazeltine Nation Golf Club – Master Plan and Lodging (pgs 1-11), prepared by Shea Design, dated February 6, 2024.
 - d. Alta/NSPS Land Title Survey, prepared by Sambatek, dated January 31, 2024
 - e. Existing Conditions, prepared by Sambatek, dated January 31, 2024
 - f. Concept Site Plan with Existing Conditions
 - g. Concept Grading & Utility Analysis

2. Coordination with the City Engineer for the provision of public utilities to the site.
3. Provision of a storm water management plan meeting City and Carver County WMO standards.
4. Provision of a wetland delineation report to be submitted at preliminary submittal.
5. Provision that any wetland impacts are reviewed and approved by the TEP.
6. Any and all new signage shall be submitted separately, comply with zoning ordinance Section 15.32, and shall require approval of a sign permit by staff prior to installation.
7. Compliance with applicable zoning requirements, in particular zoning section 15.28 (Special Regulations).
8. Provision of a parking analysis that includes a summary and site plan of existing operations, proposed operations and parking for larger events, to be submitted at preliminary submittal.
9. Provision of a traffic analysis submitted at preliminary that summarizes the following:
 - a. Traffic generation and routes of the existing, proposed, and large-event operations;
 - b. How the new main vehicle entrance on Hazeltine Boulevard will operate; and
 - c. How the Hundertmark Road service access will operate being offset to Hazeltine Plaza's access
10. Provision of a fire truck turning exhibit to be submitted at preliminary.
11. Provision of a landscape plan that meets Section 15.28.070.E.4 Planting Islands, and to be shown on the preliminary plans.
12. Provision of a sidewalk on the south side of Hazeltine Boulevard between Hundertmark Road and the Golf Course main entrance, and to be shown on the preliminary plans.
13. Provision of a future sidewalk on the east side of Hundertmark Road and to be shown on the preliminary plans.
14. Provision of a photometric plan and lighting fixture specs for all new lighting and to be provided at preliminary submittal.
15. Provision that the new site plan does not obstruct existing utilities and utility easements, and to be shown on the preliminary plans.
16. Provision of a site plan that shows the new service road location in relation to the existing electric line, and to be submitted at preliminary

Motion carried.

8. Other Business

9. Receive Other Meeting Minutes

- a. Receive the February 5, 2024 City Council Meeting Minutes
- b. Receive the December 12, 2023 Park Board Meeting Minutes

10. Adjourn

Motion by Commissioner Kerber, second by Commissioner Aasen to adjourn the meeting at 8:04 pm.

Motion carried.

REQUEST FOR ACTION CHASKA PLANNING COMMISSION 4/10/2024

Subject: Jasper Circle – Concept Plan

Applicant: Todd Olin, on behalf of Land & Resource Consulting

Location: 1876 Chestnut Street North and an adjacent, unaddressed parcel

Case No.: P.C. No. 2024-06

Synopsis: The applicant is requesting Concept Plan approval for a 16-lot single-family subdivision

Prepared By: Ashley Cauley

Staff Recommendation: Motion to recommend approval

Background and Neighborhood Meeting

The following is intended to summarize development within the surrounding area:

Development	Year	# of lots
Willow Wood 2 nd Addition	2000	22
Willow Wood	1998	27
Northgate 1 st Addition	1973	30
Northgate 3 rd Addition	1978	44
West Oaks	1986	13
Royal Oaks 1 st Addition	1990	22
Royal Oaks 2 nd Addition	1990	4

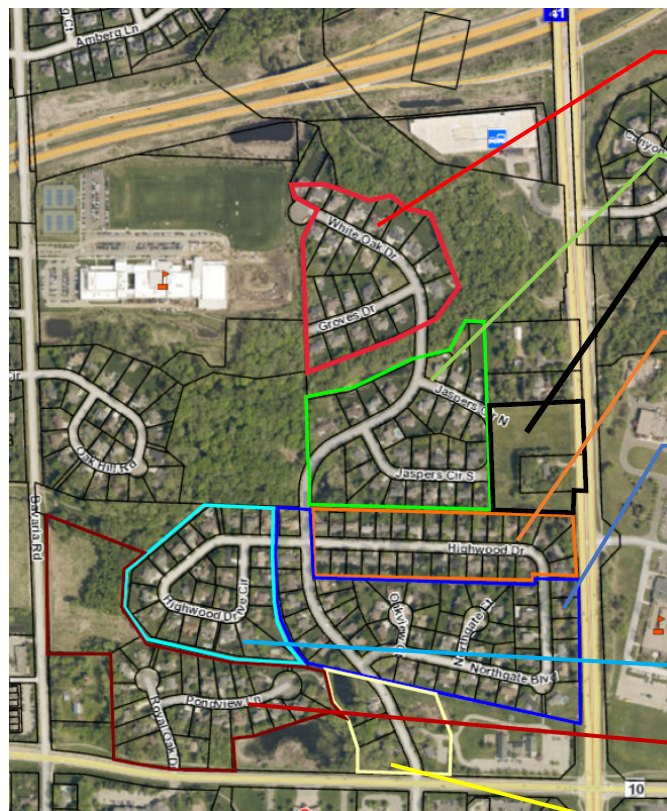


Figure 1: Existing Development

Willow Wood
2nd Addition

Willow Wood

Project site

Northgate 1st
Addition

Northgate 3rd
Addition

West Oaks

Royal Oaks 1st
Addition

Royal Oaks
2nd Addition

The developer held a neighborhood meeting on Dec. 18, 2023. Roughly 50 people attended the meeting and asked questions. A developer-submitted meeting summary and materials shared during the meeting are attached. The following is intended to briefly summarize residents' questions and concerns:

- Housing types and price points;
- Lot count and sizes;
- Noise mitigation;
- Stormwater and drainage;
- Future development of northern properties;
- Traffic increases and access to 41;
- Increase buffer in the southwest corner of the development;
- Construction timing.

Concept Plan

The following is intended to summarize the applicant's plans:

- **Existing Conditions.**

The site is comprised of two properties. The site, excluding land encumbered by right-of-way, is 4.92 acres in size. The highest point [900 ft] of the property is in the northeast corner. Another high point [929 ft] exists just to the south of the site. The site slopes downward from these points the lowest point [895 ft] generally located in the northwest quadrant of the property. A full tree inventory has not yet been completed¹ but existing trees are clustered around the existing structures.



Figure 2: 2023 Aerial

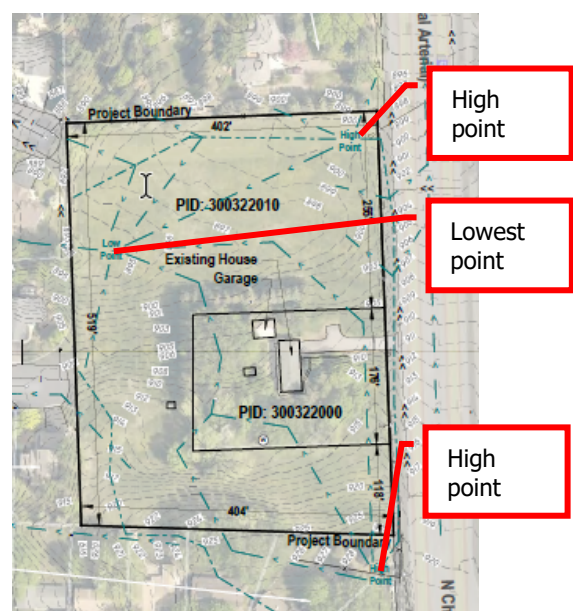


Figure 2: Existing Conditions

¹ A tree inventory would be required for a Rezoning and Preliminary Plat application to be considered complete.

- **Concept Plan.** The concept plan contemplates the extension/ connection of the ROW connection along the western property line and 16-single single-family lots.

Goals: The applicant has identified the following goals for the project: (1) provide Chaska with high-quality housing options; (2) provide housing in a high-quality neighborhood with proximity to community amenities such as parks and trails; and (3) work within the existing neighborhood character to support the community values of current residents.



Figure 3: Plan shown at Neighborhood Meeting



Figure 5: Current Concept Plan

Lot Design: A 17-lot plan was shown at the Dec. 2023 neighborhood meeting. The plan was revised to 16-lots, to allow for an increased buffer in the southwest corner, in response to comments heard during the Dec. 2023 neighborhood meeting.

Generally, lots would range from 50 feet – 87 feet in width and in size from 6,000 – 16,190 sq. ft.

Lot Number	LOT AREA		Lot Width (in ft)	Lot Depth (in ft)
	<i>in Sq. ft*</i>	<i>In Acres</i>		
1	7,120	0.16	71	117
2	7,085	0.16	50	130
3	14,155	0.32	50	147
4	9,595	0.22	50	135
5	6,110	0.14	50	120
6	6,000	0.14	50	120
7	6,820	0.16	52	120
8	10,820	0.16	52	143
9	16,185	0.37	52	155
10	9,520	0.22	52	133

11	6,600	0.15	55	120
12	6,700	0.15	55	123
13	11,050	0.25	87	130
14	7,665	0.18	65	120
15	6,022	0.14	50	120
16	9,305	0.21	66	125
* rounded to the nearest 5 sq. ft.				

Lot 13 (southwest corner) would have the widest width to allow for the buffer. The largest are Lots 3 and 9, at the “bends” of Jasper Circle.

Building Type and Design: The developer anticipates custom-built homes on the new lots, however, has submitted four elevations for contemplation. As shown, the houses would be a mix of: (1) roughly 2,100 – 3,000+ sq. ft. in size; (2) one and two stories; and (3) two and three-car garages. The developer anticipates sale prices starting at \$550,000.

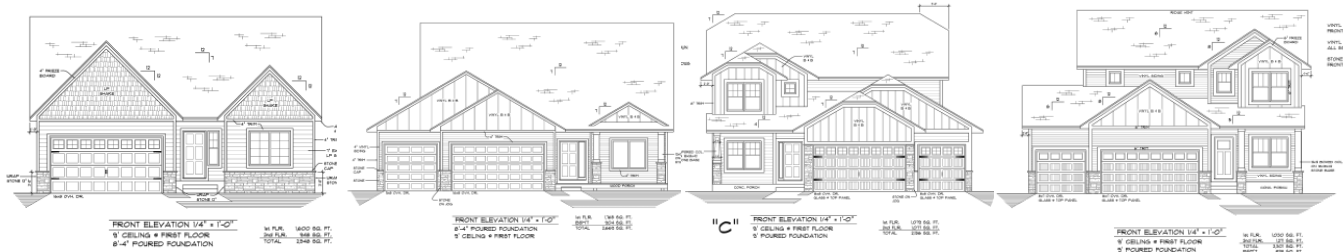


Figure 6: Housing Types - for illustrative purposes only (not to scale)

All new homes within the development would be subject to the city’s architecture and anti-monotony ordinances². New homes on Lots 3-9 [eastern most lots] must also provide 360-architecture.

Outlot: The plans include three outlots. The largest would be for the stormwater pond along the western property line. The remaining two are for a future right-of-way connection to the north and a small 0.06-acre remanent piece in the northwest corner.

Access: Two right-of-way connections and temporary turnarounds (for what became Jasper Circle North and Jasper Circle South) were constructed as part of the Willow Wood subdivision in 1997. It was intended for the temporary turnarounds be removed to connect the two stubs at the time of the subject site’s development.

² By ordinance, new houses:

- may not be similar to any house within two houses to each side, directly across the street, or diagonal;
- provide LP Smartside on the front elevations, at least 4-inch window trim on all windows, and provide varied color packages; and
- are subject to 360-architecture on homes/ elevations abutting major roadways.

Utilities and stormwater: Utility connections are available and extended through the site. Stormwater would be directed to the newly constructed stormwater pond within the outlot (described above).³

- **Land Use.** The property is currently zoned O, Open Development⁴. The site would likely be rezoned to PRD, Planned Residential Development, similar to the surrounding developments.

Issue Identification and Staff Analysis

The following is intended to summarize issues identified during review of the concept plan that will require additional review during the Rezoning/ Preliminary Plat review:

- **Is the plan consistent with the comprehensive guide plan?**

Yes. The comprehensive plan guides the site as low-density residential.

	Comp Plan	Proposal
Density (per acre)	2-5 units	3.3 units

Staff will ensure the density continues to be consistent with the comprehensive guide plan if the project moves forward.

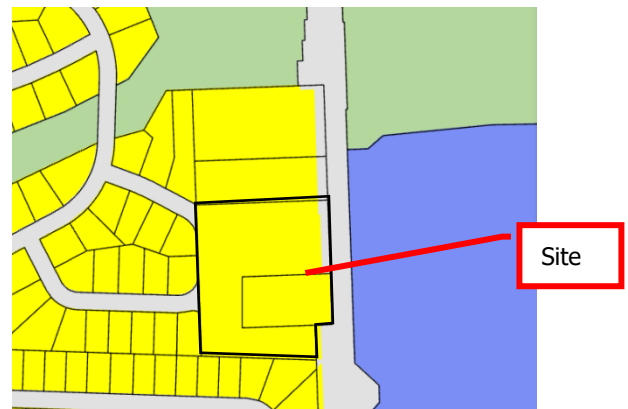


Figure 7: 2040 Comprehensive Guide Plan

- **Are the lot configurations appropriate?**

Generally, yes. The lots are smaller in size and width than the lots in the adjacent development. However, staff acknowledges that “smaller” lots typically result in “smaller” homes at a “more affordable” price point.

Ghost plat and price points: A ghost plat⁵ for the site and northern properties was submitted and reviewed as part of the Willow Wood plat review in 1997. The plat illustrates eight lots, two of which would access directly onto Hwy 41.

³ Detailed stormwater plans and information would be submitted with applications for Rezoning and Preliminary Plat.

⁴ By [City Code Sec. 15.12.190](#), the intent of the O – Open Development district is to provide a “holding zone” for land which is currently served by trunk sanitary sewer facilities but which has not yet been developed for urban use. The bulk of undeveloped land within the City’s urban service area is zoned O-Open Development. As various urban developments are proposed, the “O” District will be rezoned to the appropriate zoning district.

⁵ A ghost plat contemplates a configuration - lot lines, streets, easements, and other improvements – of future development. A ghost plat does not authorize or guarantee any approvals.

	Ghost Plat	Proposed
Number of lots	8	16
Lots accessing onto 41	2	None
Min. Lot Width	55 ft	50 ft
Max. Lot Width	203 ft	87 ft
Min. Lot Area *	12,305 sq. ft.	6,000 sq. ft.
Max. Lot area *	35,070 sq. ft.	14,155 sq. ft.
Avg. Lot area *	20,790 sq. ft.	

* rounded to the nearest 5 ft

The average lot size in Willow Wood is 16,630 square feet (0.4 acres) and the development density is 2.0. At the time of development, the targeted sale price for a lot/ house within Willow Wood was \$190,000 - \$250,000. The developer anticipates the construction of homes, similar in size to the surrounding neighborhood, and is targeting price points starting at \$500,000.

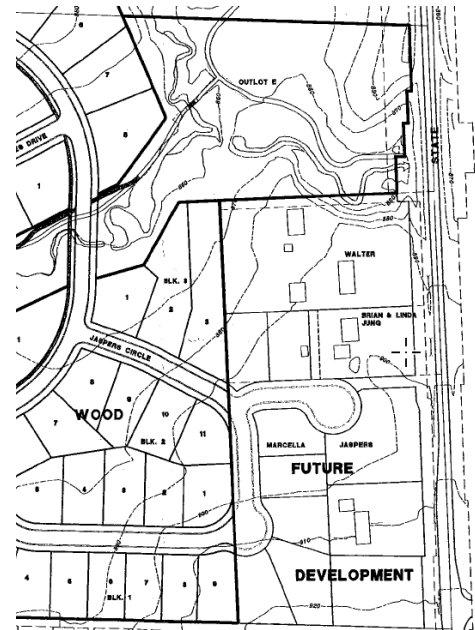


Figure 8: Willow Wood Ghost Plat

Development costs to build out the 1997 ghost plat would be substantially higher and would inevitably increase the price points of the new homes. Additionally, conversations with MnDOT have indicated a request to keep/relocate the existing driveway, with an additional driveway access, would likely not be supported.

Lot sizes: The proposed lot sizes are smaller than the existing surrounding development pattern. The following table is intended to summarize existing development pattern:

	Development	Year	# of lots	Lot width (range) in Ft	Average lot width (in ft)
	Concept Plan	-	16	50 – 87	56
Adjacent to site	Willow Wood	1998	27	67 – 372	106
	Northgate 1 st	1973	30	61 – 180	79
Surrounding Neighborhood	Willow Wood 2 nd	2000	22	79 – 143	106
	Northgate 3 rd	1978	44	58 – 221	97
	West Oaks	1986	13	90 – 211	104
	Royal Oaks 1 st	1990	22	83 – 167	158
	Royal Oaks 2 nd	1990	4	83 – 167	95

But for a housing type within Reserve at Autumn Woods in 2022, the lot sizes are also “smaller” than recently approved single-family residential projects. However, developments with the “larger” lots have also resulted in higher price points. The following table is intended to summarize recent developments, their size, and targeted price points. It’s important to note that the price points included in the table are not adjusted for inflation.

	Approval	Typical/ Avg. lot size (in acres)	Lot Width Range / Typical	House size (in sq. ft.)*	Price point *
Concept Plan	Under review	0.19	50 – 87 Avg. 56	2,100 +	\$500,000+
Ensconced Woods 2 nd **	2024 (concept)	0.5 ***	75 ft	3,000 – 4,000	\$800,000+
Rivertown Heights 2 nd	2023	0.21	65 ft	2,500-3,400+	\$500,000+
Club West 11 th	2023	.31	75 ft	3,500+	
Hidden Maples	2022	0.23	70 ft	3,000+	\$500,000+
Ensconced Woods	2022	.20	75 ft	2,500-3,500+	\$650,000+
Reserve at Autumn Woods	2022	.25	Discovery: 50' Landmark: 75'	Discovery: 2,200+ Landmark: 3,000 +	Discovery: \$450,000+ Landmark: \$550,000+
* anticipated at time of approval **Applications to rezone and subdivide the site have been submitted as Carlson Bluffs *** The lot sizes on the concept plan are large as a result of property extending into the wooded steep slope. Conditions of approval required the rear lot line be adjusted so the lot sizes will be smaller					

The concept plan is contemplating a smaller lot size to reduce the housing price point to a lower price point.

- **Can the anticipated traffic be accommodated?**

Yes. Development traffic would utilize the existing local roadway network to Engler Blvd. Engler Blvd, at the intersection, is classified as an A-minor Expander⁶.

Currently, 127 single-family detached lots utilize the local roadway network [White Oak Dr, Northgate Blvd, Highwood Dr, Highwood Dr Cir, Jasper Cir S, Jasper Cir N, Groves Dr] resulting in an average daily trip load to Engler Blvd of roughly 1,200 vehicles. As proposed, the development could add an additional 151 trips based on the following calculations utilizing 2017 ITE data:

⁶ City of Chaska 2040 Comprehensive Guide Plan, Chapter 6: Transportation

	Trip Rates *						
	Average Daily Trips	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
ITE - Single Family Detached Housing Unit	9.44	0.19	0.56	0.74	0.62	0.37	0.99
Development total	151	3.04	8.96	11.84	9.92	5.92	15.84
* Trip rates from 10 th Edition of the Trip Generation Manual (Institute of Transportation Engineers) 2017							

ITE has indicated, and is gathering data to show, that while detached single-family residential units are the highest trip generator of all residential housing types, average daily trips are generally declining due to work from home options and adoption/ utilization of alternative transportation options.

Increased traffic on localized roadways is often a concern raised by neighbors at the time of a development. While staff acknowledges the development would increase traffic to the localized network, this is a reasonable increase that can be accommodated on the larger regional network (Engler Blvd/ Hwy 41).

	Typical Average Daily Traffic Volumes			
	Comp Plan	Existing	Proposed	Total
Local Roadway Network	Less than 1,000	1,200	151	1351
Minor arterials and other arterials	5,000 – 30,000+	19,500 (at the 41/Engler intersection)		19,651

Additionally, Carver County, MnDOT and Chaska are collaborating to identify and implement vehicular and pedestrian improvements on Engler Blvd/ Hwy 10 to Park Ridge Drive in Chaska. This includes a newly constructed roundabout at White Oak Drive and Engler Blvd. The plan has been included here but more information can be found on the [Carver County project page](#).

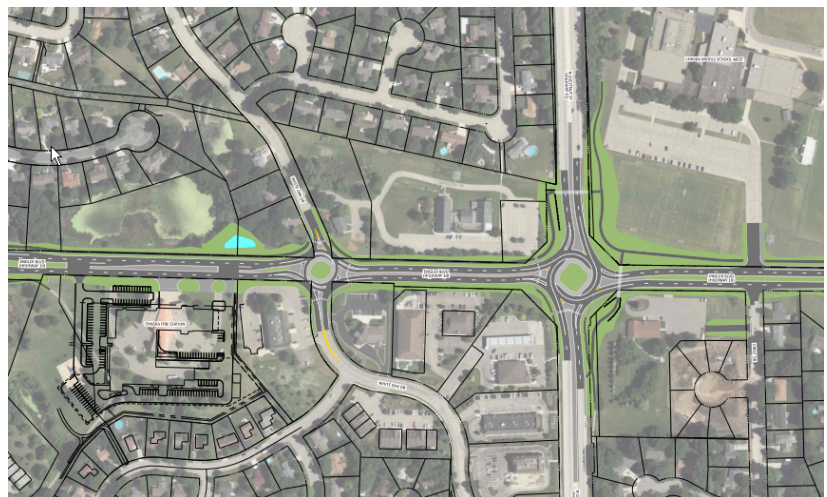


Figure 9: Engler Blvd Plans from Carver County

These improvements will increase the safety and capacity at the intersection.

- **Are the proposed setbacks reasonable?**

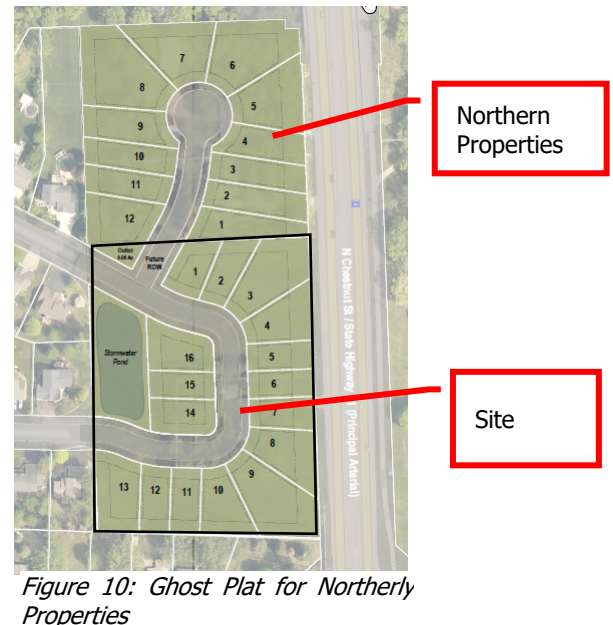
Yes. The setbacks are reasonable and will be similar to recently approved developments.

	Proposal
<i>Front</i>	20 ft
<i>Side</i>	
<i>interior</i>	5 ft
<i>street</i>	20 ft
<i>Rear</i>	25 ft
<i>Hwy 41</i>	75 feet as measured from the centerline

- **Is the submitted ghost plat for the northerly properties acceptable?**

Yes. As required, the applicant submitted a ghost plat to consider future development of two properties - 1890 and 1910 Chestnut Street N – north of the site. The plan contemplates development of the properties into 12 single-family residential lots.

While staff does not have enough information to comment on the lot sizes, they appear to be generally consistent with the currently proposed concept. Staff also conceptually finds the access to these properties reasonable and appropriate. Future review of natural features (trees, topography, drainage, etc.) and infrastructure (cul-de-sac, utility, and stormwater designs) will occur at such a time of their respective development.



- **Could an access to Hwy 41 be allowed and will a noise wall be required?**

Preliminary conversations with MnDOT have suggested that an access (full or partial) will not be permitted. Staff will continue to be engaged in these conversations and have also requested consideration for construction access onto Hwy 41. More information will be available at Rezoning/ Preliminary Plat review if the project moves forward.

They have also advised that a noisewall would not be required but strongly encouraged a landscaped berm to provide for noise mitigation and buffer along Lots 3-9. The developer has identified possible area on the plans. A detailed landscaping plan that includes the berm for noise mitigation has been included as a condition of approval.

Deadline for Agency Decisions

Application Received	60-day review *	120 – day **
March 5, 2024	May 4, 2024	July 3, 2024
* 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 period if further review is needed.		

Planning Commission Action Requested:

Motion to recommend approval to the City Council approval of the concept plan for Jasper Circle, a 16-lot subdivision, subject to the following conditions:

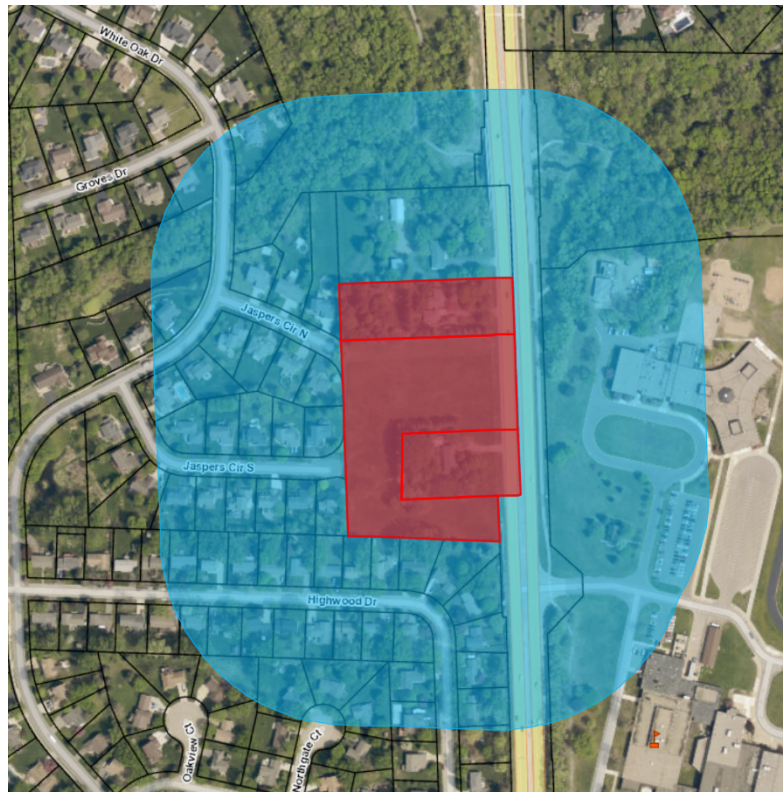
1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
 - a. Narrative, revision dated March 5, 2024
 - b. Existing Conditions and Site Forces and Features Exhibits submitted on March 5, 2024
 - c. Concept Plan Dated March 22, 2024
 - d. Scale and Mass exhibit submitted March 5, 2024
 - e. Landscape Elements, Grading and Drainage Exhibit submitted March 5, 2024
 - f. Views and Composite Exhibit submitted March 5, 2024
 - g. Elevations and Architectural Concept Exhibits submitted March 5, 2024.
 - h. Ghost plat submitted March 5, 2024
2. The applicant must review existing development patterns and explore design opportunities to incorporate the new development into the surrounding context. These design concepts should be submitted for review with an application to rezone or subdivide the properties.
3. In addition to the items required by City Code Sec. 15.36.050, the following must be submitted for a preliminary plat application to be complete:
 - a. Tree inventory and preservation plan;
 - b. Grading plans; and
 - c. Landscaping plans in conformance with City Code Sec. 15.28.070. This plan must also incorporate a landscaped berm along Lots 3 – 9 for highway noise mitigation.
4. Coordination with:
 - a. City Engineer regarding utilities, grading, access, and drainage.
 - b. MnDOT regarding noise mitigation plans, permanent and construction access.
 - c. Electrical department on service locations.
5. Compliance with City Ordinances, including:
 - a. Sec. 15.28.290, Anti-monotony and Design requirements: including LP Smartside on front elevations and 4-inch window trim on all windows.
 - b. Sec. 15.28.100, Setback from Steep Slopes: including 50 feet from the edge of the 18-percent slope and 30-foot “no-grade/ mow” zone adjacent to the 18-percent slope for purposes of erosion control.
 - c. Sec. 15.36.080, Subdivision Design Standards: including streets and sidewalk
6. Setbacks are follows:
 - a. Front yard setback: 20 - feet
 - b. Side yard setbacks:
 - Interior: 5 – feet
 - Street: 20 – feet

- c. Rear yard setback: 25 – feet
 - d. Setback measured from centerline of Hwy 41: 75 feet.
- 7. A construction management plan will be required prior to the release of a permit for any construction [site or building]. The plan must address work hours, construction access and parking, and overall site maintenance compliance.

SUPPORTING INFORMATION

Address: Approval documents for Willow Wood required Jasper Circle (as originally proposed) be renamed to Jasper Circle N and Jasper Circle South to avoid confusion. The staff reports, however, suggest the road name should convert back to Jasper Circle at the time of connection. Staff acknowledges that renaming would be ideal, it is no longer practical almost 30 years later. Staff requested the developer consider addressing in future applications. The developer revised the plan to clarify the addressing break would occur between Lots 14/ 15 and Lots 6/7. Staff concurs aligning the addressing break with the midpoint of the development is the most logical.

Mailing Area: This map shows the mailing area of the project:



Liz Hanson, City Planner
1 City Hall Plaza
City of Chaska, MN 55318

**RE: Concept Site Plan Application
Jasper Circle Single-Family Residential Development
Chaska, MN**

Dear Ms. Hanson,

Attached please find our Concept Site Plan Application for Jasper Circle Single-Family Residential Development. Gavnat Properties, LLC is requesting Concept Plan approval from the City of Chaska for a new 16 lot Single-Family Residential Development on two parcels totaling 4.9 acres between Jasper Circles N and S, and State Hwy 41. The parcel IDs for the project site are: 300322010 and 30032200.

The application includes the following components of the Concept Site Plan Application:

- Project Narrative
- Neighborhood Meeting Summary
- Existing Conditions Plan
- Site Forces and Features Exhibit
- Programming and Project Opportunity Development Exhibits

Please review the application package materials and contact our office if there are any questions or concerns. We look forward to working with you through the course of review.

Sincerely,

Land & Resource Consulting, Inc.



Todd J. Olin, President

Project Narrative

The proposed development is a 16-lot plat for Single-Family detached housing. The site is located off Jasper Circle S and Jasper Circle N and is adjacent to State Hwy 41. It is comprised of two existing parcels, one with a single-family home, and the other vacant.

The parcel with the existing home is currently accessed from Hwy 41. This project re-orientes the two parcels toward Jasper Circle by completing the Jasper Circle loop road, which will provide access to the proposed lots.

It's intended that lots will be sold and developed with homes individually after the platting process is complete. The estimated sales price of the homes is \$450,000-\$650,000.

This project is aligned with several of Chaska's core values. The proposed plan aims to provide high quality housing that fits into the existing character of the neighborhood. It seeks to enhance the established community and provide additional housing in an area that has access to open space, parks, and trails.

The proposed site layout is sensitive to the existing site characteristics and to adjacent properties. The layout was largely driven by the existing streets, topography and water drainage patterns. Open space is strategically allocated in the proposed layout to provide buffers between the development and existing adjacent properties, and between the development and State Hwy 41.

Goals of the Project

- Provide Chaska with high-quality housing options
- Provide housing in a high-quality neighborhood with proximity and connections to community amenities such as parks and trails.
- Work within the existing neighborhood character to support the community values of current residents.

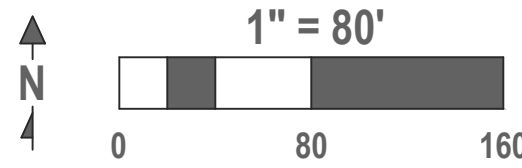


Existing Conditions

Application: Concept Site Plan Review
Project: Residential Development
Project By: Gavnat & Associates

Legend

- Project Boundary
- ROW
- OE Overhead Electric
- OTV Overhead Communications
- X Fence
- Existing Contour - minor
- Existing Contour - major
- Water
- Storm
- Sanitary Sewer
- Existing Water Drainage paths
- Watershed Boundaries





Programming and Project Opportunity Development

- Revised Concept Plan 03/22/2024 -

Page 1 of 7

Application: Concept Site Plan Review
Project: Residential Development
Project By: Gavnat & Associates

Site Information

Site Area: 4.92 acres
Unit Count: 16
Net Density: 3.63 units / acre
(includes road area, doesn't include stormwater area)

Zoning Information

Existing Zoning District: Open Development
Proposed Zoning District: Planned Development District - Residential
Guided Land Use: Low Density Residential
Guided Density: 2-5 units / acre

Building Setbacks Provided

Front: 20'
Rear: 25' typical / 100' from centerline of State Hwy 41 for lots abutting highway
Side, interior: 5'
Side, street: 20'
Side, for buffer: 25'

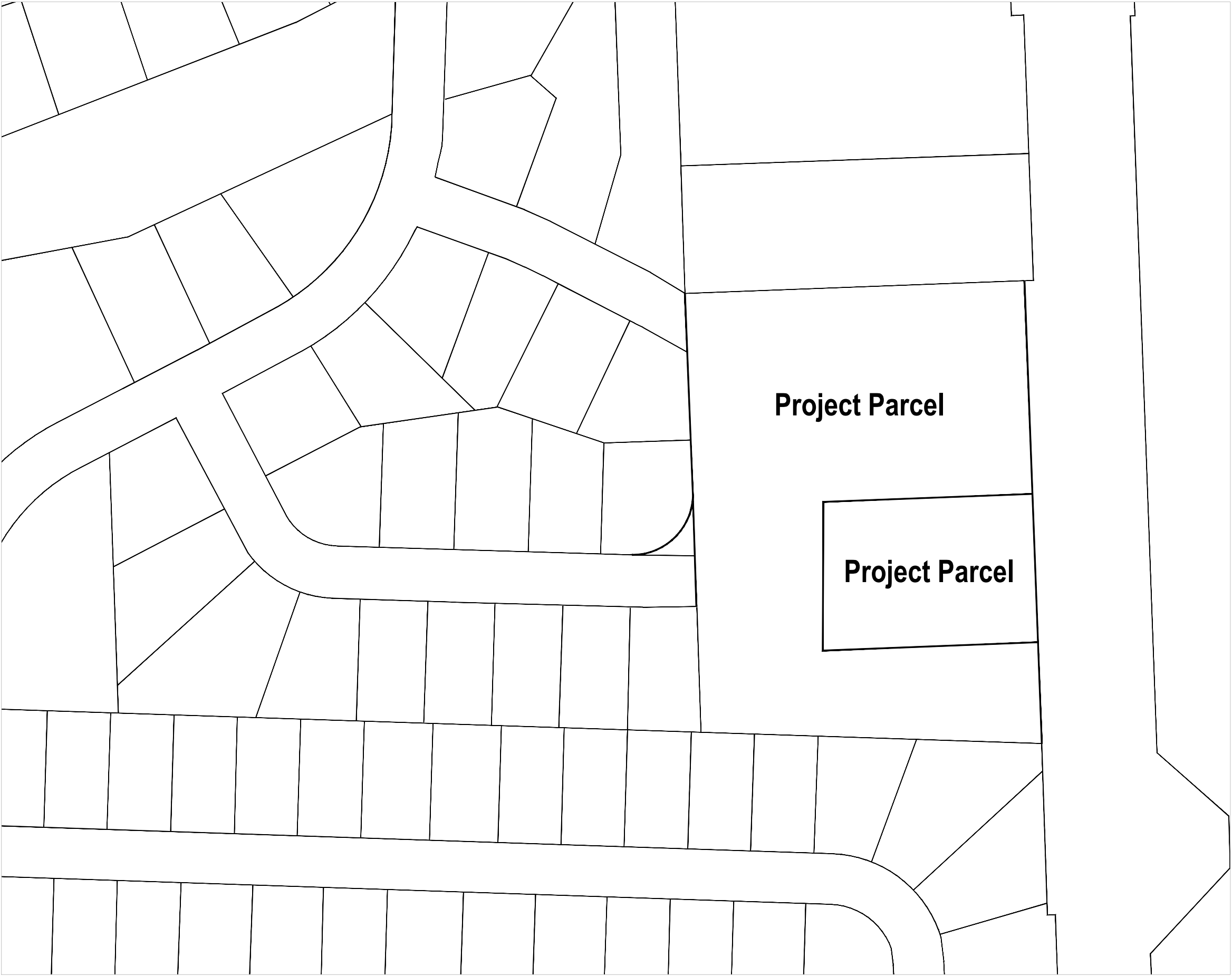
Lot Information

Lot Number	Area sf	Area acres
1	7,121	0.16
2	7,083	0.16
3	14,153	0.32
4	9,596	0.22
5	6,110	0.14
6	6,000	0.14
7	6,820	0.16
8	10,821	0.25
9	16,186	0.37
10	9,522	0.22
11	6,600	0.15
12	6,700	0.15
13	11,052	0.25
14	7,664	0.18
15	6,022	0.14
16	9,306	0.21

Minimum Lot Width: 50'
Maximum Lot Width Provided: 87'
Minimum Lot Depth: 120'
Maximum Lot Depth Provided: 166'

Legend

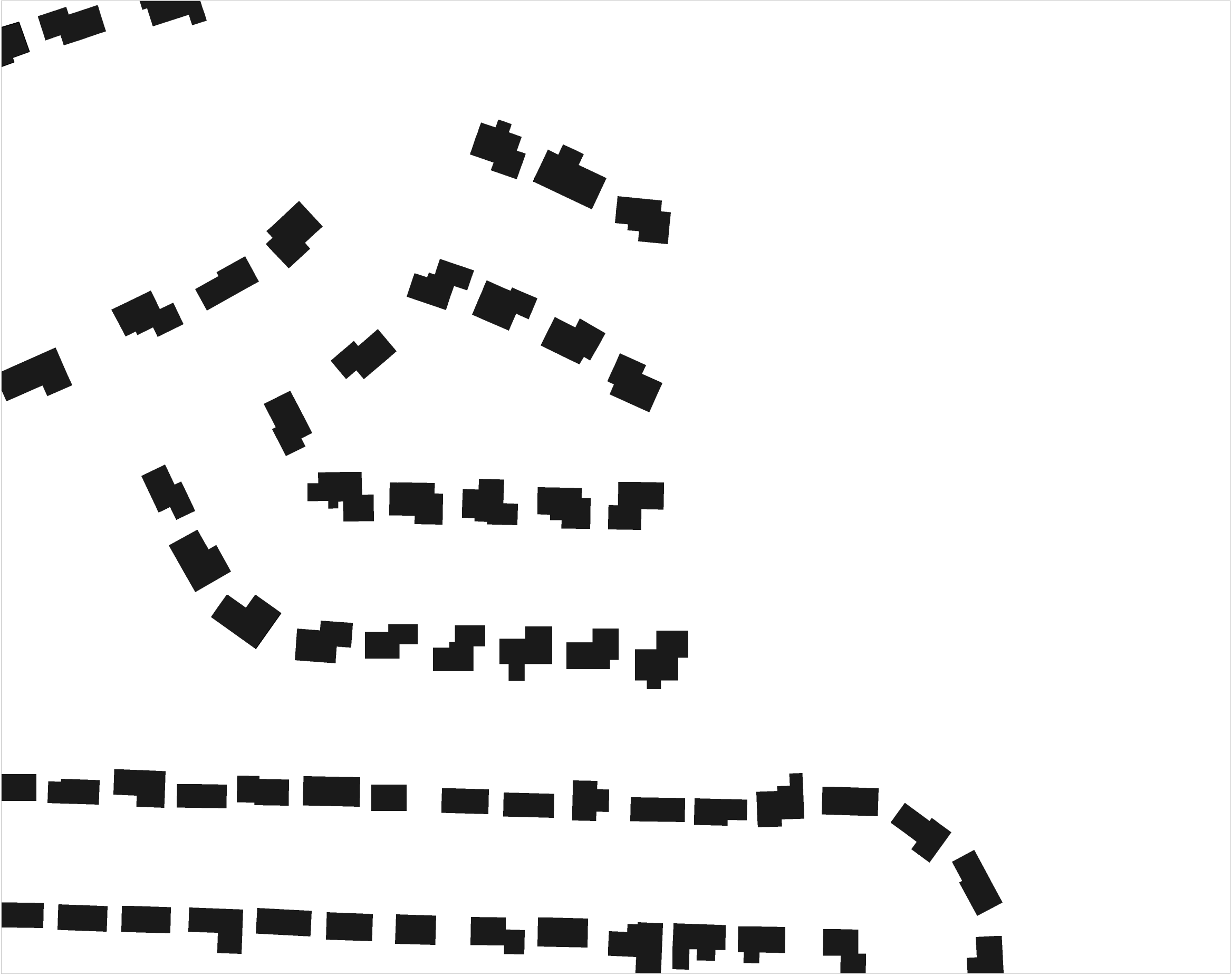
- Building Setbacks
- Hwy Centerline
- Area for Noise Abatement



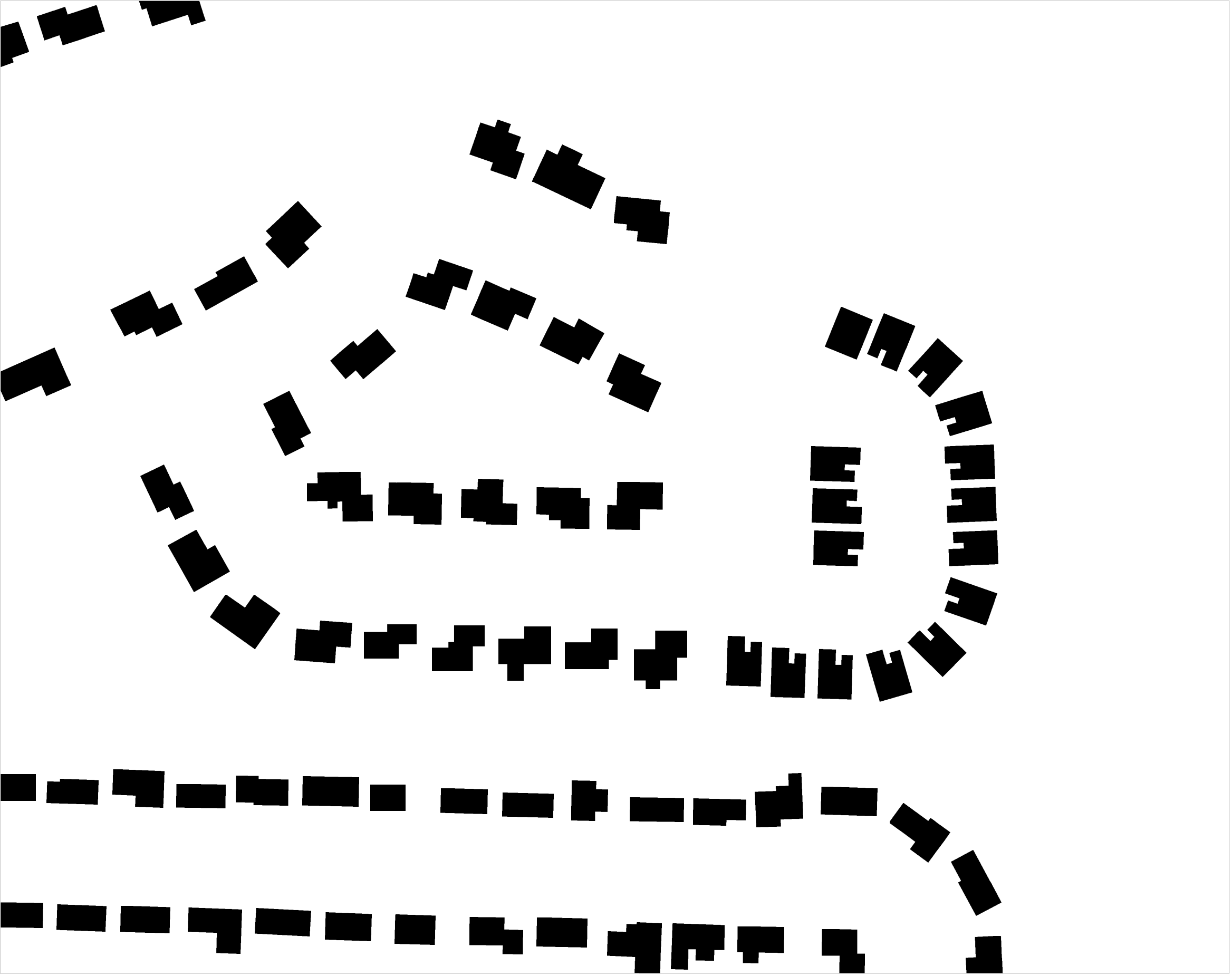
Existing Lots



Proposed Lots



Existing Figure Ground - Houses



Proposed Figure Ground - Houses

Programming and Project Opportunity Development

- Scale & Mass -

Page 2 of 7

Application: Concept Site Plan Review
Project: Residential Development
Project By: Gavnat & Associates

All mapping is approximate based on GIS data and Aerial maps

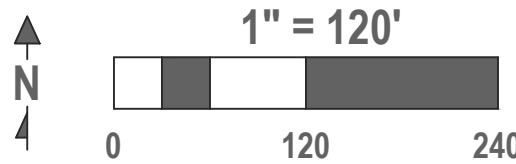
Site Layout

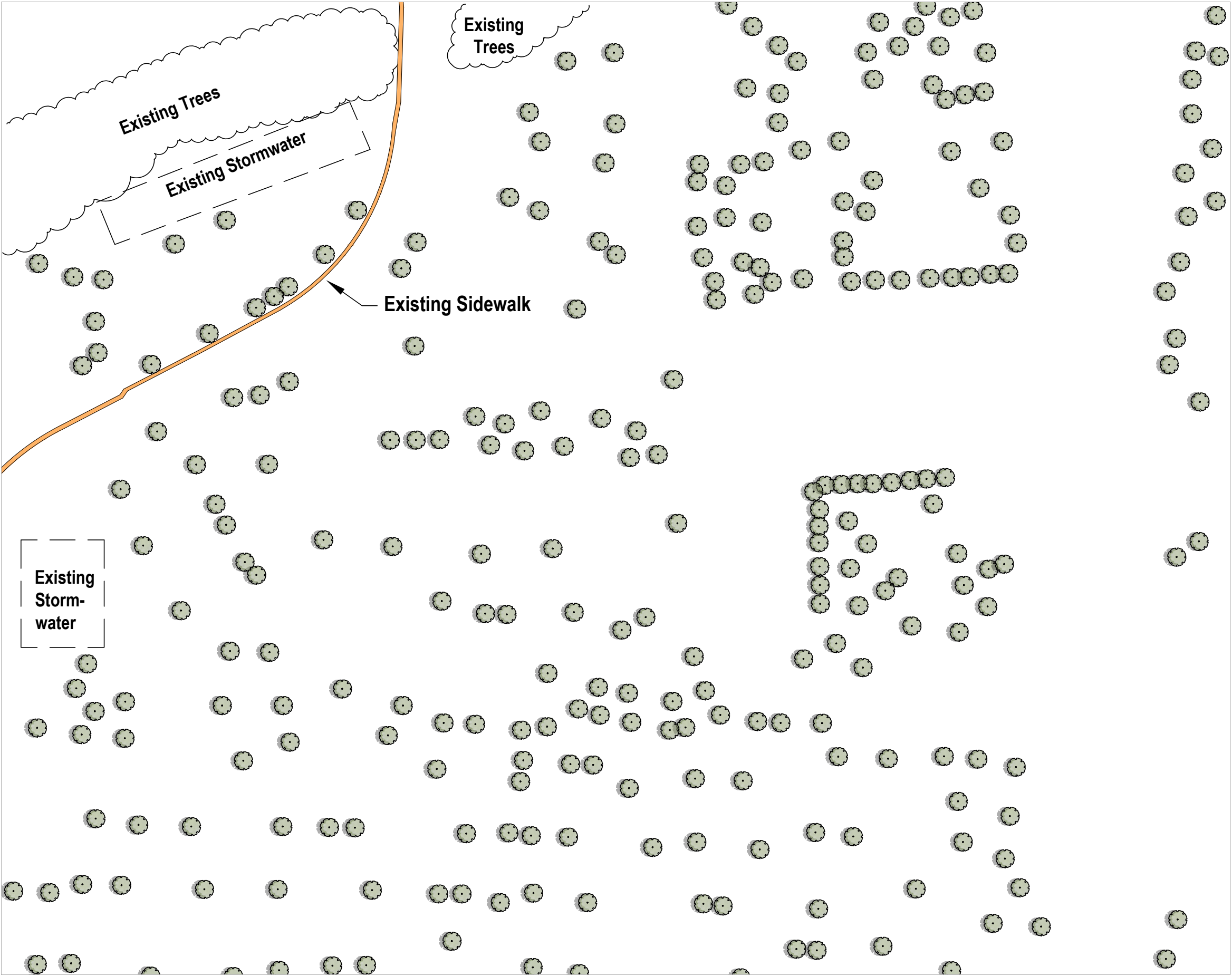
Two big drivers for the site layout and placement of lots and future houses are, topography and the opportunity to complete the Jasper Circle loop road.

The topography of the site generally slopes from the east side of the site, the high side, to the west side of the site, the low side. There's an existing natural depression on the west side of the site which determined the location of the stormwater pond.

Proposed Houses and Unit Count

The house footprints shown in the Proposed figure Ground are example footprints based on the Big Sky Model, an example unit that could be built on this site.





Existing Landscape Features and Sidewalks



Proposed Landscape Features (Concept Tree Locations)



Existing Drainage



Proposed Drainage - add stormwater pond at low point within site

Programming and Project Opportunity Development - Landscape Elements, Grading & Drainage -

Page 3 of 7

Application: Concept Site Plan Review
Project: Residential Development
Project By: Gavnat & Associates

All mapping is approximate based on GIS data and Aerial maps

Proposed Trees

The locations of the proposed trees are conceptual but they illustrate the character of the intended landscaping. Trees will continue and enhance the existing character of the street and neighborhood. Street trees are provided around Jasper Circle and yard trees are provided for landscape interest, shade, and screening. Trees are heavily provided along State Hwy 41 to buffer views and sounds.

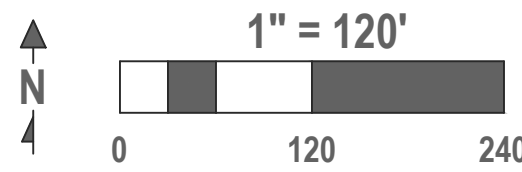
Proposed Grading and Drainage

The proposed grading and drainage for the site follows existing topography with a stormwater pond sited on the low side of the site and homes sited on the high side.

There is an existing storm water drainage structure along the west property line that collects surface drainage and routes it to the north and then west. The proposed storm water will be directed to flow in the same drainage patterns as the existing drainage patterns.

Grading and Drainage Legend

- Water drainage flow line
- Existing Storm Utilities





Existing Viewsheds into Site



Proposed Viewsheds



Composite - Existing Condition



Composite - Proposed Condition

Programming and Project Opportunity Development

- Views and Composite -

Page 4 of 7

Application: Concept Site Plan Review
Project: Residential Development
Project By: Gavnat & Associates

All mapping is approximate based on GIS data and Aerial maps

Views
Viewsheds into the site were studied and considered from the private properties adjacent to the site. The viewsheds are approximate, estimated based on existing barriers and topography.

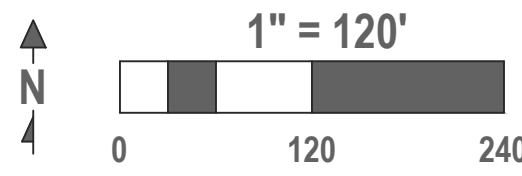
The project property is currently open, which allows views through the site, up to the state Hwy from some locations. The proposed project would shorten these views, terminating at the proposed homes.

The proposed site layout provides open space buffers along the west side of the site, with trees, to mitigate the impacts of the project on adjacent home owners and to soften proposed viewsheds.

Connection to the Community
This project's primary connection to the community is via the extension of Jasper Circle. The nearest sidewalk is on White Oak Drive. There aren't any existing sidewalks on Jasper Circle and therefore no sidewalk connections are planned for the Jasper Circle extension.

Traffic Impacts
The addition of 16 homes will add some additional traffic on Jasper Circle and White Oak Drive, which is the main road out of the neighborhood. However, no significant traffic impacts are anticipated.

Reorienting the site toward Jasper Circle and away from State Hwy 41 eliminates the direct driveway connection from the existing property onto Hwy 41.



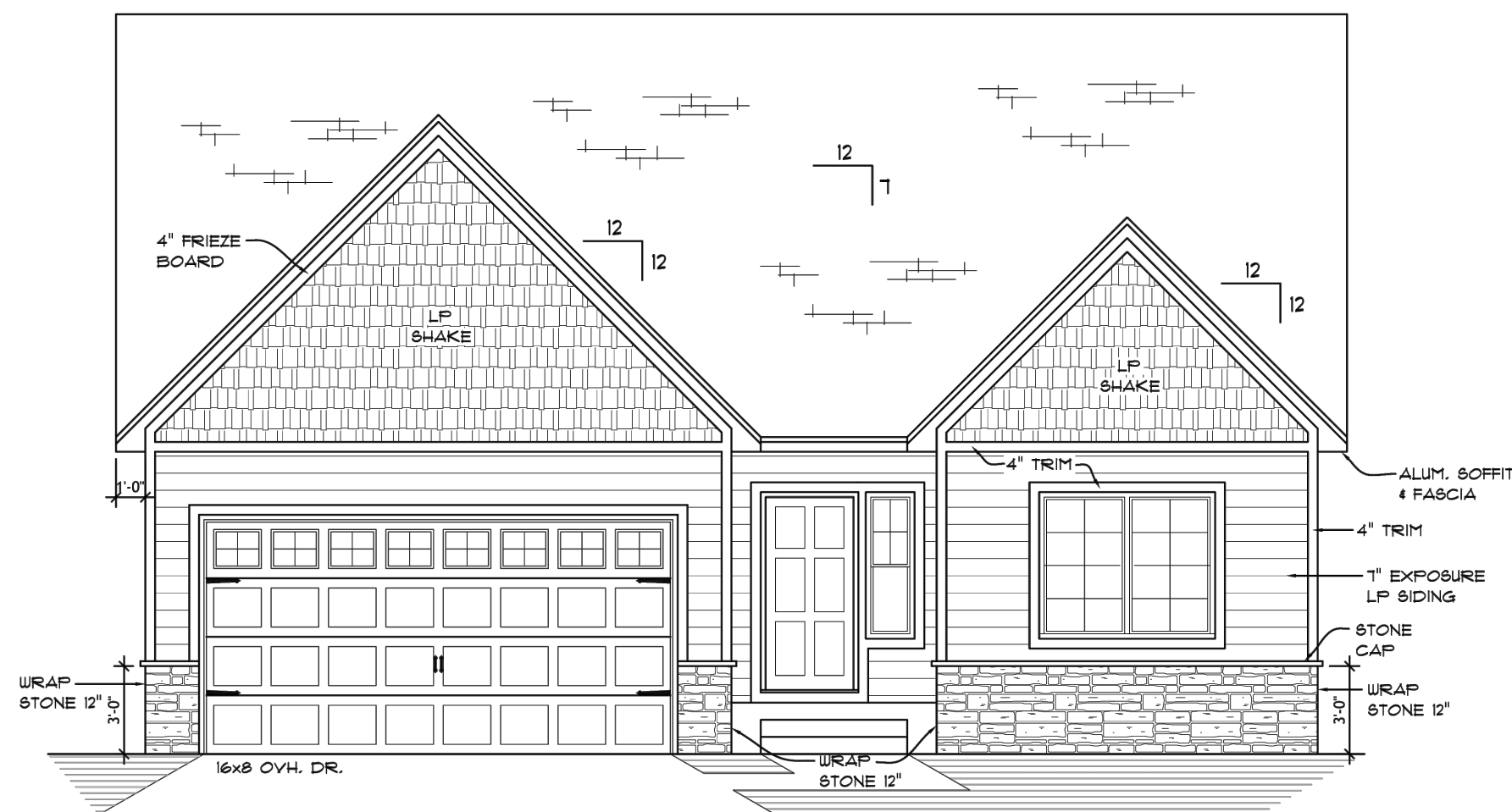
Programming and Project Opportunity Development
- Elevations of Example Units -
Page 6 of 7

Application: Concept Site Plan Review
Project: Residential Development
Project By: Gavnat & Associates

This project is a Detached Single Family Residential Plat and therefore won't include selecting units to be built on this site.

When homes are built, it's expected they will conform to the City's Architectural Standards and Requirements. They will also conform to the buildable area defined for each lot based on zoning requirements.

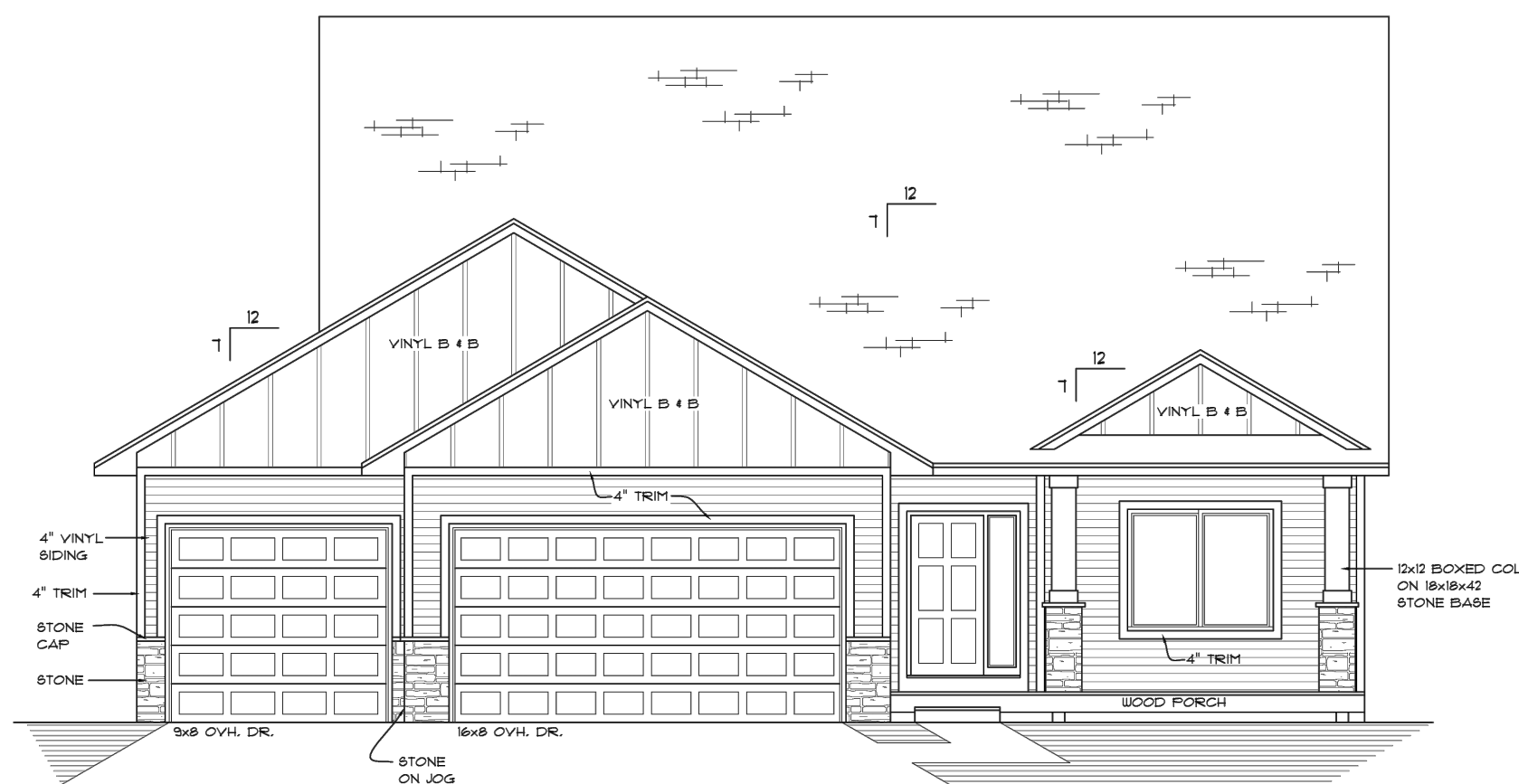
The four units on this exhibit represent examples of types of homes that could be built for this project.



FRONT ELEVATION 1/4" = 1'-0"
9' CEILING @ FIRST FLOOR
8'-4" POURED FOUNDATION

1st FLR.	1,600 SQ. FT.
2nd FLR.	948 SQ. FT.
TOTAL	2,548 SQ. FT.

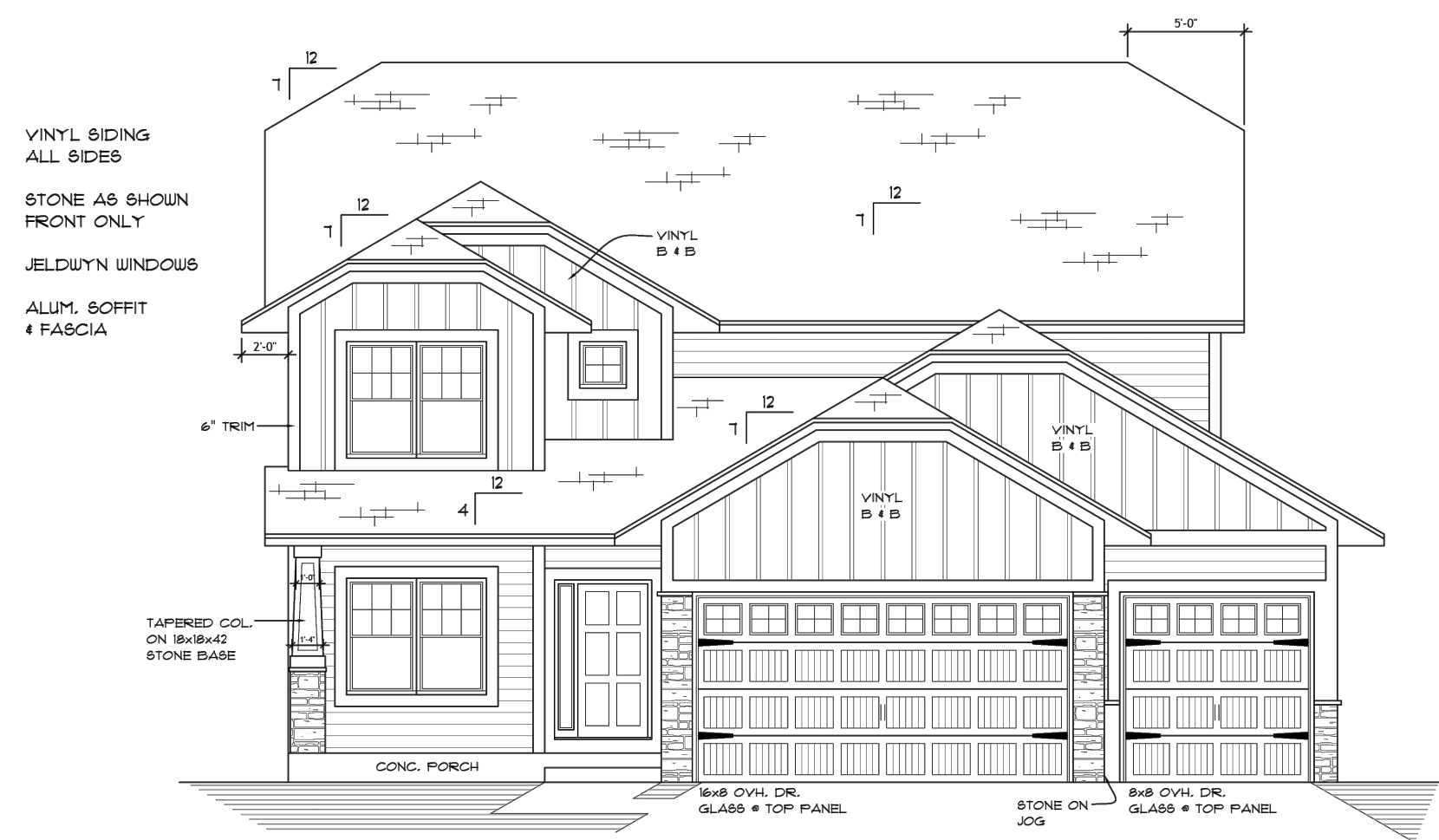
Big Sky Model
Stone Cottage Construction, Inc.



FRONT ELEVATION 1/4" = 1'-0"
8'-4" POURED FOUNDATION
9' CEILING @ FIRST FLOOR

1st FLR.	1,165 SQ. FT.
B5MT	904 SQ. FT.
TOTAL	2,069 SQ. FT.

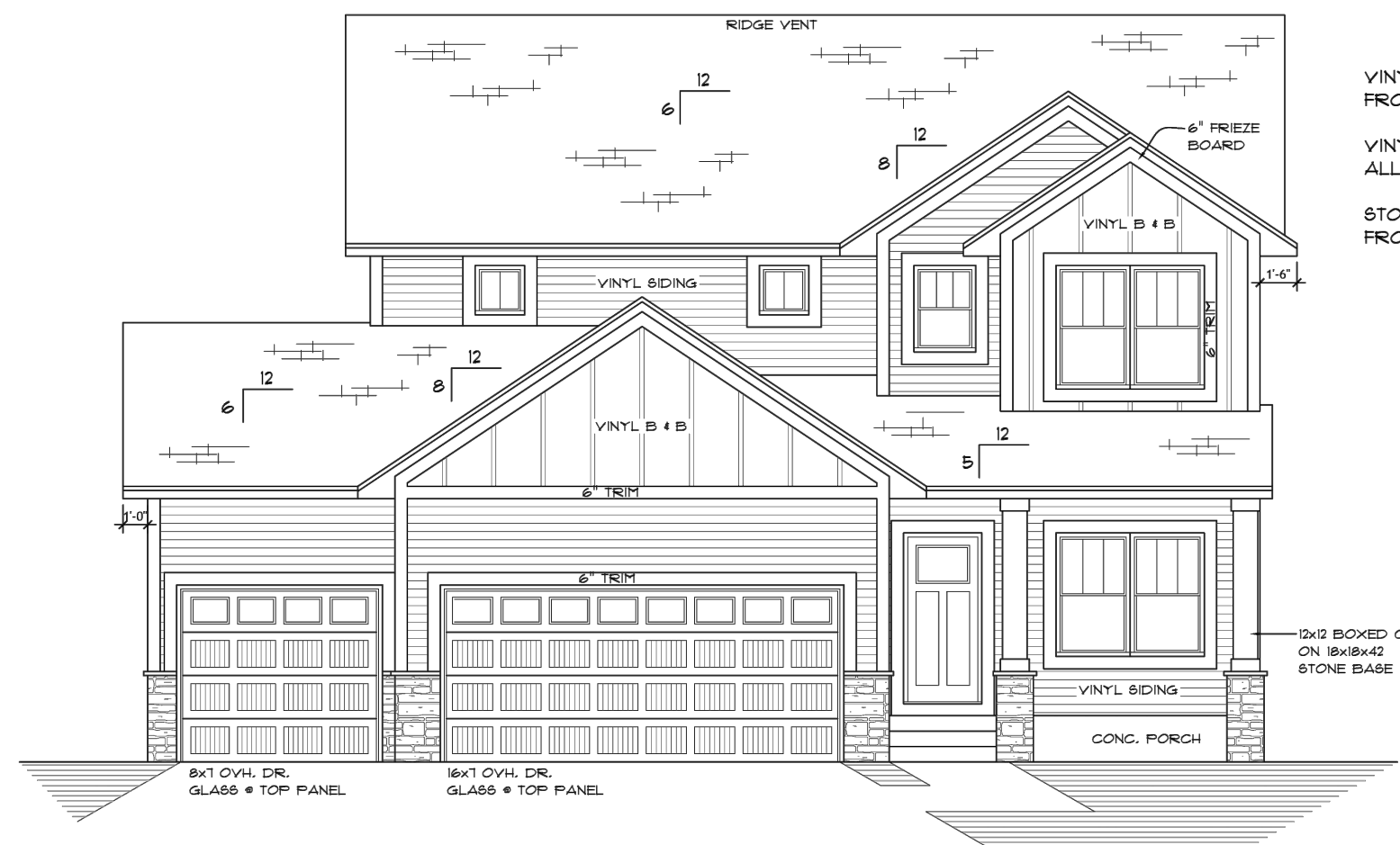
Unit Example
Stone Cottage Construction, Inc.



"C"
FRONT ELEVATION 1/4" = 1'-0"
9' CEILING @ FIRST FLOOR
9' POURED FOUNDATION

1st FLR.	1,075 SQ. FT.
2nd FLR.	1,071 SQ. FT.
TOTAL	2,146 SQ. FT.

Unit Example
Stone Cottage Construction, Inc.



FRONT ELEVATION 1/4" = 1'-0"
9' CEILING @ FIRST FLOOR
9' POURED FOUNDATION

1st FLR.	1,030 SQ. FT.
2nd FLR.	1,271 SQ. FT.
TOTAL	2,301 SQ. FT.
B5MT	828 SQ. FT.
TOTAL	3,129 SQ. FT.

Dunmore Model
Bellepar Homes

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Copyright applies to all units



Programming and Project Opportunity Development - Architectural Context -

Page 7 of 7

Applicaiton: Concept Site Plan Review
Project: Residential Development
Project By: Gavnat & Associates

These houses are located in the same neighborhood as the proposed project and provide a snapshot of the existing character and architecture.

Images were obtained from Google Maps.





Programming and Project Opportunity Development

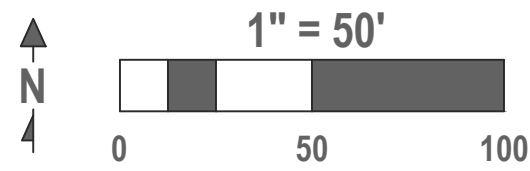
- *Ghost Plat of Adjacent Lots* -

Page 5 of 7

Application: Concept Site Plan Review
Project: Residential Development
Project By: Gavnat & Associates

Ghost Plat
This represents a ghost plat for two parcels north of the project site. It demonstrates access to a future development and estimates a lot count.

Legend
----- Building Setbacks



Neighborhood Meeting Information, Plans and Minutes Dec. 2023

Concept Site Plan Review Exhibit D

December 18, 2023 Jasper Circle Sigle-Family Residential Development Neighborhood Meeting Minutes

RE: Neighborhood Meeting Minutes
Jasper Circle Residential Development

To Whom it My Concern,

We started the meeting with a brief summary of what the proposed concept was, what was included and an outline of the existing zoning designation, proposed zoning designation and the guidance included in the comprehensive plan. After the project description, we opened for questions and comments.

Following are the comments, questions and responses we noted at the neighborhood meeting held on December 18, 2023 for the Jasper Circle Single-Family Residential project.

- What types of homes are you proposing on this development?

The owner explained that the homes will be built in accordance with the façade and dimensional standards included in the zoning code. They are intended to be part of a residential single-family detached housing development and each lot will be for sale. The owner/developer stated he may build a number of the homes that his children will likely occupy. The rest will be sold to future residents.

- What is the expected selling price of the homes?

The owner/developer stated the price point for the new homes would likely be in the \$475,000 to \$600,000 range.

- How many lots are proposed in the concept presented?

There are 17 single-family residential lots proposed on approximately 4.9 acres of property.

- What are the proposed lot sizes.

We did not have an outline of the range of lot sizes at the meeting, but shared the proposed lot widths, along with the proposed setbacks to the building envelope in the front side and rear yards. The lots sizes will be included in a table for the conceptual plan application.

- What is the designated zoning on the development property?

We explained the existing zoning as “open development” and the guidance in the comprehensive plan, but there was a great deal of confusion around there not being a specific future zoning designation. The heart of the question was clarified by this resident that then stated “then just make it exactly like the rest of the homes on Jasper”.

- How do you intend to address the noise from State Highway 41?

We are not certain how to establish the need for a noise barrier along 41. We did reach out to Diane Langenbach with MnDOT to request the standard for establishing the acceptable noise level and noise barrier standards, but have not received any return contact. We will reach out again to request direction.

- How will transitions from the existing Jasper Circle Roads to the new roads be completed?

There are a few irregular practices that were utilized at the dead-ends of Jasper Circle North & South, which created an odd right-of-way configuration and non-standard cul-de-sac turn around. In regards the road, the curb would be removed and replaced to the west edges of the existing drive approaches and then extended into the development site. The driveways would be repaired with the same material as is there now. Excess asphalt cul-de-sac would be removed. Areas to remain as green space would be restored to lawn area. We would work with the city to straighten out the right-of-way and vacate small triangular portions of the right-of-way that were not necessary.

- Explain how the storm water basin works and tell me how that WILL NOT flood my yard to the west.

The proposed storm water basin is placed to capture the surface drainage from the proposed development and route it safely to the northwest, which is the direction the surface water was going in under pre-developed conditions. The placement of the basin in the approximate center and west area will intercept the surface drainage as well as provide an alternative outlet for the drainage in the existing backyard area to the west. There is an existing storm water drainage structure along the west property line that collects surface drainage and routes it to the north and then west. The proposed storm water will be directed to flow in the same drainage patterns as the existing drainage characteristics as required.

- What is planned for the two homes that are occupied to the north of this property.

The owner/developer approached one of the home-owners to the north of the development in an effort to possibly purchase the property, but the owner was not inclined to want to sell the property at that time. We did not approach the second homeowner as one was not in a position to sell.

- There were several (nearly all in attendance) that expressed a concern regarding the increase in traffic by a development in this area. Several residents points out the limited access to the neighborhood and some provide a brief history of a master planned secondary access that is no longer feasible.

It is our understanding there is a project planned in the near future to make intersection improvements at Engler Blvd. and White Oak Drive. It was their understanding a roundabout was being designed and may be installed as early as the 2025 construction season. We were not aware of this at that time, but have requested information regarding possible intersection improvements.

Traffic concerns were by far the most often heard during the meeting. While best being heard from the residents directly, following is a list of the statements and concerns we noted.

- a. Too much traffic currently, any additional traffic is bad.*
- b. Backups during the am and pm peak hours is “ridiculous and dangerous” at Engler Blvd. and White Oak Drive.*
- c. Existing traffic “hauls down White Oak way faster than the posted speed and is dangerous”.*
- d. Build fewer homes so there is less traffic.*

- Is there any way there can be an entrance onto State Hwy. 41 even if it is restricted to right-in and right-out?

We shared our experience with MnDOT regarding access on a restricted access highway and the answer is typically to not allow additional access onto the highway outside the master planned road configurations and traffic movements. We explained there are many influences and studies performed by MnDOT that were completed to determine the most efficient and safe configuration that is there today. However, we committed to make the request of MnDOT to allow a restricted access.

- Why were we not notified? We had to hear about this meeting from someone in the neighborhood. There were accusations that we manipulated the boundary and should notify everyone.

We explained that the City Code requires that we notify residents that up to 500' from the project property, which is what we did. In addition, a notice of the meeting was published in the local paper.

- Why is this proposal different than the layout that was approved back when this neighborhood was built? This land was only approved for 7 lots originally.

I stated I was not sure what was approved and how many lots were included in the original submittal. I also stated we are required to complete a ghost plat of the balance of the vacant land to the north to provide an alternative to what a future development could look like, but that I was not aware that ghost plats were part of the final approval process and had to be completed as ghost platted.

- How many lots are expected to be shown in the ghost plat on the property to the north?

We did not have the ghost plat plan available at the meeting but it is included in the conceptual review application materials, but estimated there would be about 12-15 additional lots when that is developed.

- We would prefer to see a side yard buffer at the southwest corner of the development.

We agreed to discuss this with the owner/developer and adjust the plan to incorporate the revisions, if necessary.

- What is the expected review and construction schedule?

The review schedule is to make application to the city with a conceptual review in early 2024. The review can take 6-9 months depending on what issues arise during the course of review.

Assuming there is construction season left after entitlements, the road and utility construction would begin first followed by home construction. We expect the grading and infrastructure construction to last no more than 6 weeks. The home construction schedule will be based on sales and will be similar to any other house housing development project.

Application: Concept Site Plan
Project: Jasper Circle Residential Development
Project for: Gavnat Properties, LLC

Neighborhood Meeting

1. The day, date, time, location, and purpose of the neighborhood meeting(s);
Meeting Day and Date: Monday, December 18, 2023
Meeting Time: 6-8 pm
Meeting location: Chaska Community Center – White Oak Room
Purpose of the Meeting: Present concept information and gather feedback about the proposed development.
2. A copy of the mailed notice and a list of the people and addresses to whom the notice was sent
See Exhibit A-1 and A-2
3. The number of attendees and whether anyone attended via telephone or interactive technology
Number of attendees: ~50 attendees. 32 signed the Sign-In sheet.
No one attended via telephone or interactive technology
See Exhibit B
4. A copy of all materials presented or provided during the meeting
See Exhibit C
5. The comments and questions presented by the attendees
See Exhibit D
6. The responses to the questions from attendees
See Exhibit D
7. An explanation of the ways in which the submitted application demonstrates a response to the feedback provided during the neighborhood meeting.

The primary change made to the Concept Plan after the neighborhood meeting was reducing the lot count from 17 to 16. Meeting attendees noted that they would like a side yard buffer at the southwest corner of the development. Removing one lot allowed for that buffer space, and any remaining area was allocated throughout several of the remaining lots on the south and southeast side of the site.

Another concern was raised by meeting attendees about noise from State Highway 41. LRC has reached out to MnDOT to request the standard for establishing the acceptable noise level and noise barrier standards and are waiting for a reply. Notably, the proposed homes will likely provide a sound barrier for the existing homes on Jasper Circle. The existing project site is fairly open, with few structures to stop or absorb sound from the Hwy.

Jasper Circle - Context Map

Project: 1876 Chestnut St
City: Chaska, MN
Date: 12/18/2023

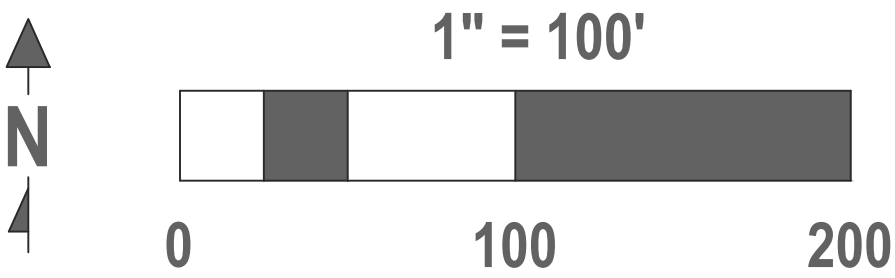
Project By: Gavnat & Associates
9300 Hennepin Town Rd
Suite 100
Edina, MN 55347

Land Use Information for Project Parcel

Existing Zoning: Open Development
A "holding zone" for land which is currently served by trunk sanitary sewer facilities but which has not yet been developed for urban use. As developments are proposed this will be rezoned to the appropriate zoning district. Rezoning proposals will be evaluated against Chaska's Comprehensive Plan

Guided Land Use: Low Density Residential
(from Chaska's 2040 Comprehensive Plan)
Lots or parcels guided for predominantly single-family detached dwellings but also allowing single-family attached dwellings and mid-rise multiple-family housing such as apartments and condos. Density range is from 2-5 dwelling units / net acres, including local access streets.

Guided Density: 2-5 units / acre. 10-25 units
Provided Density: 3.45 units / acre. 17 Units



Address: 14260 23rd Ave N
Plymouth, MN Phone: 763-340-0699





Jasper Circle - Site Plan

Project: 1876 Chestnut St
City: Chaska, MN
Date: 12/18/2023

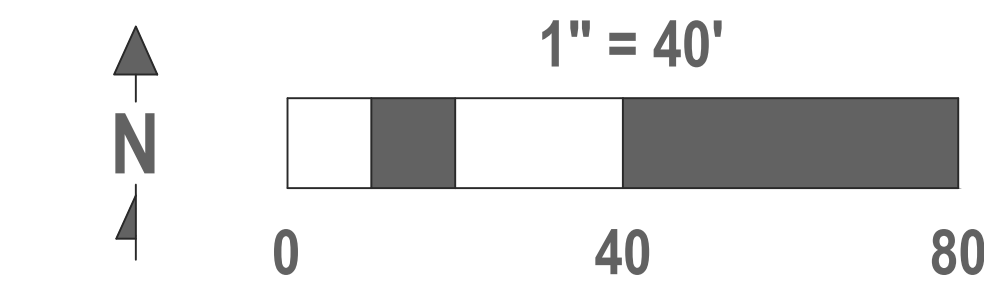
Project By: Gavnat & Associates
9300 Hennepin Town Rd
Suite 100
Edina, MN 55347

Site Information

Site Area: 4.92 acres
Unit Count: 17
Density: 3.45 units / acre

Legend

Building Pad
*Represents buildable area,
doesn't represent house footprint*



LRC Land & Resource
Consulting

Address: 14260 23rd Ave N
Plymouth, MN Phone: 763-340-0699

Streetscape Examples

Streetscapes with homes setback from the street at varying distances

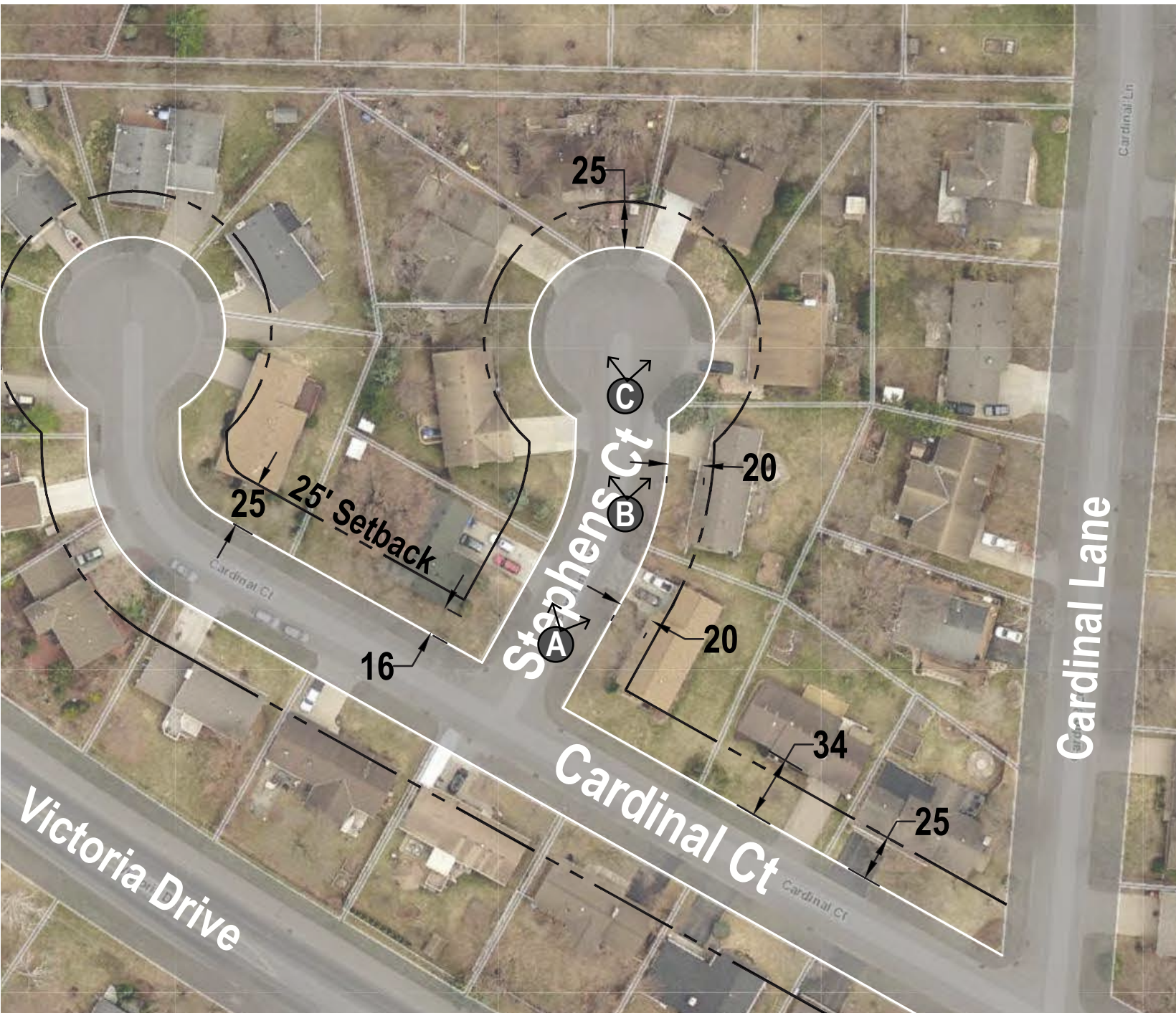
① Highwood Drive



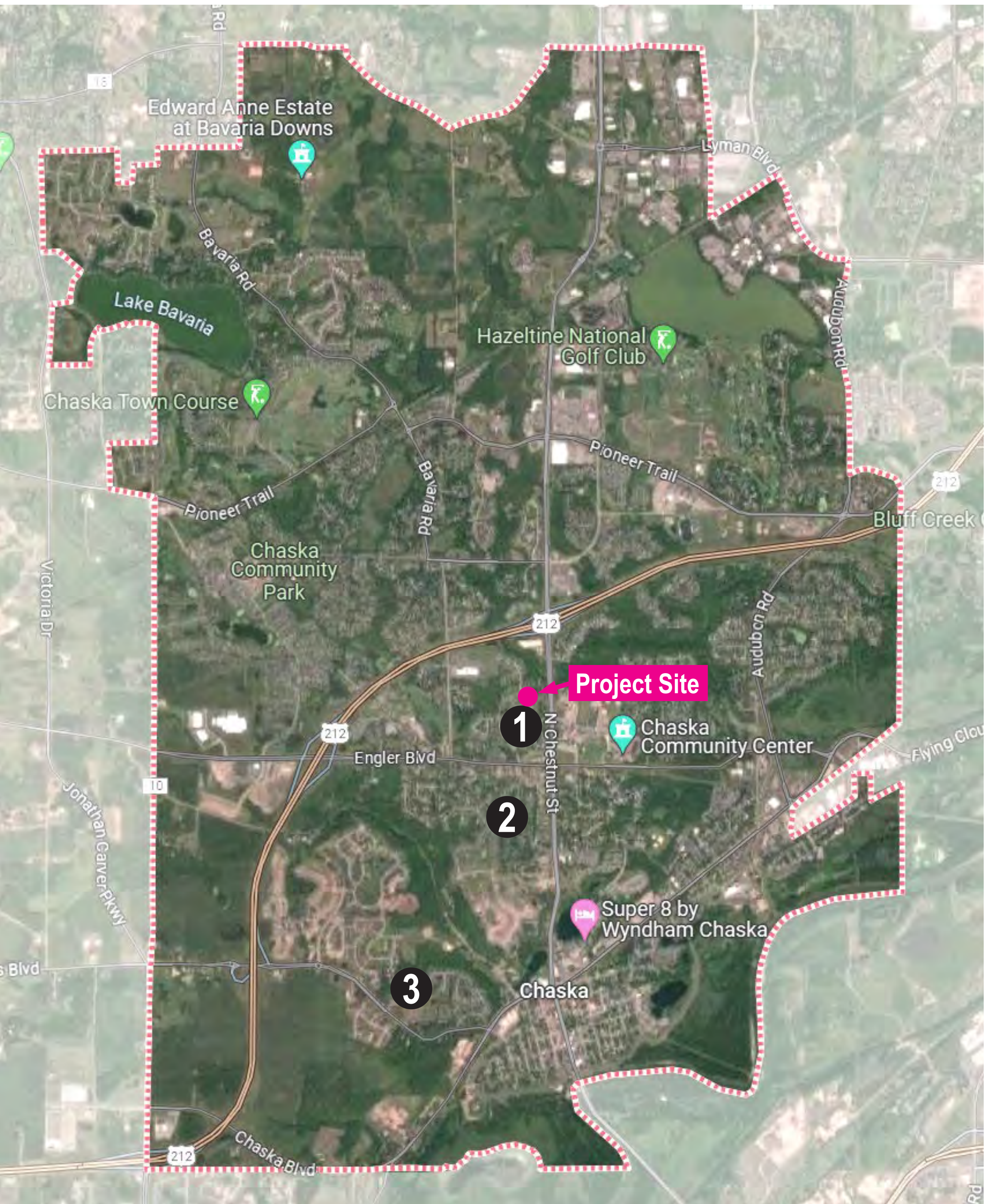
② Cascade Drive



③ Stephens Court



Context Map - City of Chaska



Highwood Streetview



Casade Streetview



Stephens Streetview



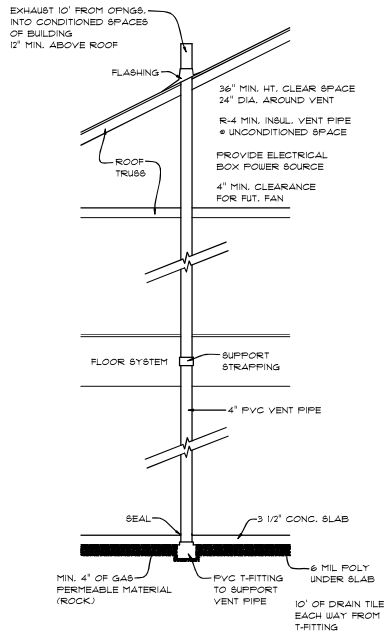


FRONT ELEVATION 1/4" = 1'-0"

9' CEILING @ FIRST FLOOR

8'-4" POURED FOUNDATION

1st FLR.	1,600 SQ. FT.
2nd FLR.	948 SQ. FT.
TOTAL	2,548 SQ. FT.



RADON GAS VENT SYSTEM 3/8" = 1'-0"

VINYL B & B
FRONT ONLY

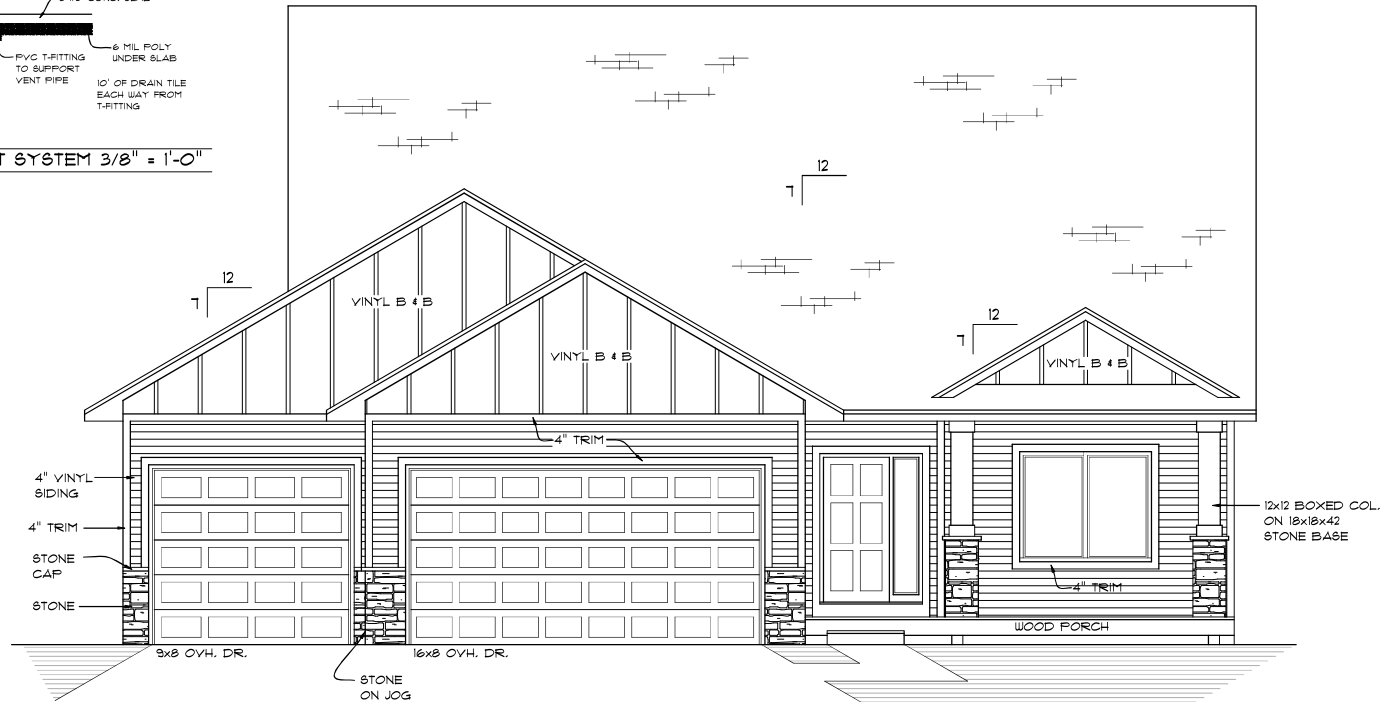
4" VINYL SIDING
ALL SIDES

STONE AS SHOWN

4" VINYL TRIM
FRONT ONLY

SIMONTON
WINDOWS

ALUM. SOFFIT & FASCIA
ALL SIDES



FRONT ELEVATION 1/4" = 1'-0"

8'-4" POURED FOUNDATION
9' CEILING @ FIRST FLOOR

1st FLR.	1,765 SQ. FT.
BSM'T	904 SQ. FT.
TOTAL	2,669 SQ. FT.

*ALL DOOR & WINDOW HEADERS
TO BE S.P.F. #2 OR BETTER

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#22-049 SMA

RESIDENCE FOR:

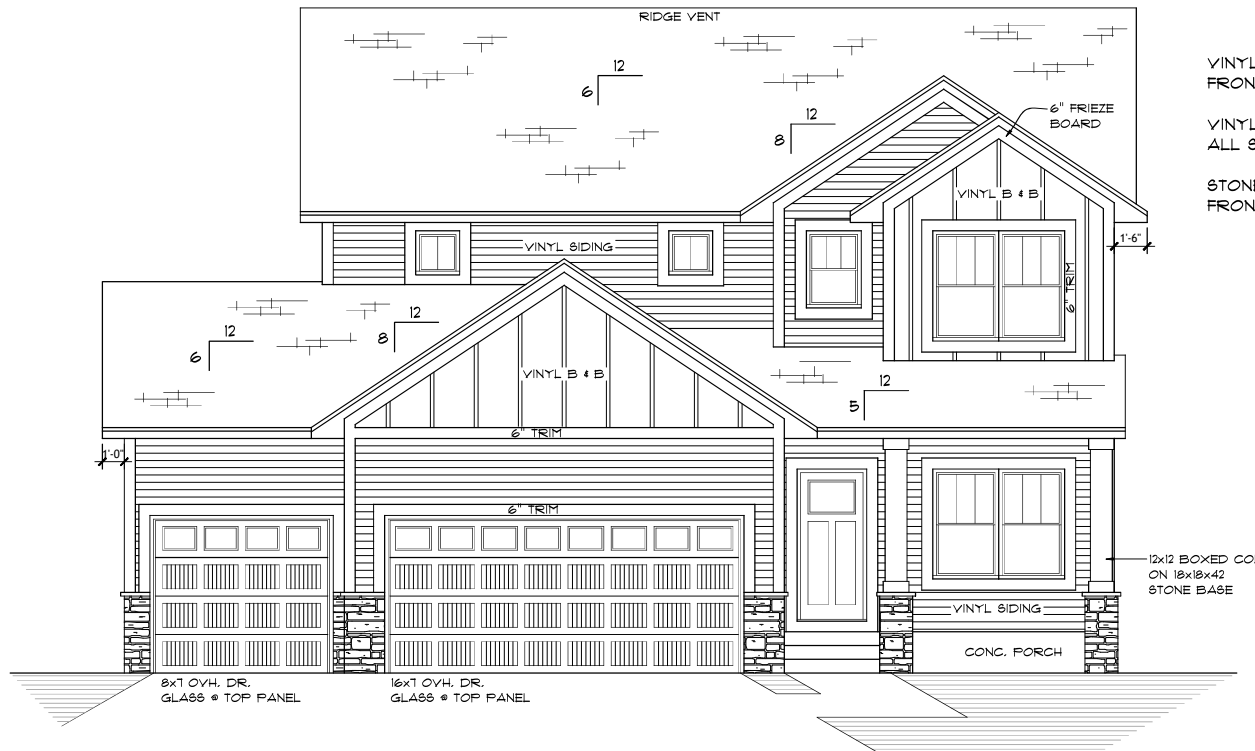
LUKE & SERENA CHIAL
STONE COTTAGE CONSTRUCTION, INC.

1/6



PLANCO
MINNESOTA, INC.
Complete Residential
Drafting & Design Services
7887 Ramsey Way, Inver Grove Heights, MN 55076 651-452-0724

9-23-22



VINYL B & B
FRONT & SIDES

VINYL SIDING
ALL SIDES

STONE AS SHOWN
FRONT ONLY

ALUM. SOFFIT & FASCIA
ALL SIDES

ANDERSEN 100 SERIES
WINDOWS

WDW. GRIDS AS SHOWN
FRONT ONLY

12x12 BOXED COL.
ON 18x18x42
STONE BASE

FRONT ELEVATION 1/4" = 1'-0"

9' CEILING @ FIRST FLOOR
9' POURED FOUNDATION

1st FLR.	1,030 SQ. FT.
2nd FLR.	1,271 SQ. FT.
TOTAL	2,301 SQ. FT.
BSMT	828 SQ. FT.
TOTAL	3,129 SQ. FT.

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*ALL DOOR & WINDOW HEADERS
TO BE S.P.F. #2 OR BETTER

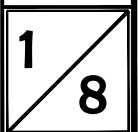
© Planco MN, Inc. 2023

#23-020 S/M

13400 CADOGAN WAY, ROSEMOUNT LOT 7, BLOCK 2

RESIDENCE FOR:

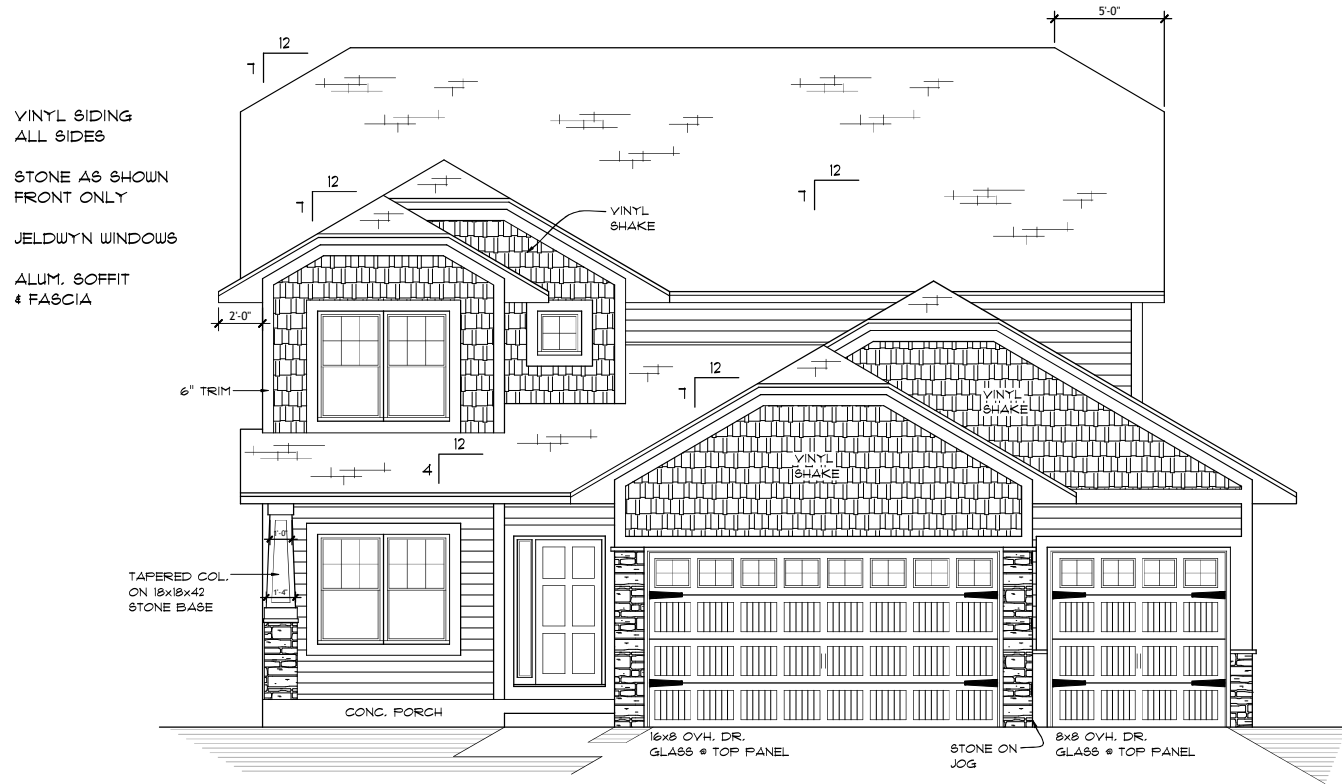
DUNMORE MODEL
BELLEPAR HOMES



PRELIM. 9-12-13
REVISE 9-23-13
FINAL 10-3-13

RESIDENCE FOR:

1



"B"

FRONT ELEVATION 1/4" = 1'-0"
9' CEILING @ FIRST FLOOR
9' POURED FOUNDATION

1st FLR.	1,073 SQ. FT.
2nd FLR.	1,071 SQ. FT.
TOTAL	2,156 SQ. FT.

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*ALL DOOR & WINDOW HEADERS
TO BE S.P.F. #2 OR BETTER

Willow Wood Staff Report - 1997

REQUEST FOR ACTION CHASKA CITY COUNCIL

February 24, 1997

Agenda Item No. 8

**Subject: Concept Plan/Rezoning and Preliminary Plat for Willow Wood Addition,
P.C. No. 97-03/Klingelhutz Construction**

Prepared by: Kermit Crouch

BACKGROUND

John Klingelhutz recently acquired 24.2 acres of the former Marcella (Marcy) Jaspers farm and has applied for rezoning to PRD-33 and Preliminary Plat approval for 48 single family residential lots. The following background information is relevant to the proposal:

1. The proposed plat is bordered by Northgate Addition to the south, Griep Park and cropland to the west, City-owned Chaska Creek wooded ravine to the north and northeast and three large unplatted single family homes/lots to the east which front on Highway 41.
2. Northgate Addition is zoned R1 - Low Density Residence and was platted in 1973 and 1978. The lots along Highwood Drive adjacent to the subject area are 75 feet wide; whereas, the lots platted in 1978 are typically 100 feet wide. White Oak Drive was platted as part of Northgate Addition and provides the only access to the subject property.
3. A tributary of Chaska Creek cuts east-west through the property and divides the area in two - 26 lots south of the creek and 22 lots north. This wooded drainageway is part of the City-owned linear open space system and contains a community trail on the north side of the creek.
4. Griep Park is a 10 acre upland wooded area that was acquired as part of the linear open space system in the early 1970's. The park is undeveloped except for the community trail which crosses to the south side of the creek just west of the proposed plat. In recent years, nearby residents in Northgate, West Oaks and Oak Hill Additions have expressed a desire for a neighborhood park facility, but most do not want the natural character of the park to be sacrificed for active park facilities. City planning and park staff have proposed that two to three acres of open farmland owned by Francis Hammers on the north side of the creek be dedicated as parkland when that area is developed in future. At this time, Mr. Hammers has no plans to develop or sell the property for development, and is reluctant to split off an area for park purposes prior to development.

5. Mr. Hammers owns about 54 acres of mostly cropland between the north half of the subject area and Bavaria Road. In 1989, a developer obtained an option on Hammers' land and proposed a 77 lot single family residential subdivision. The property was rezoned to R1-A - Low Density Single Family Residence but the plat was never developed and the property reverted back to Hammers. Previously, in the mid-1980's Francis had developed the wooded 24 lot Oak Hill Addition between Bavaria Road and Griep Park.
6. The north two unplatted lots along Highway 41 were split off from the former farm about 1960 and are about 2.5 acres (Walter) and 1.5 acres (Jung) in size. Marcy Jaspers' home is situated on a five acre tract. All three homes have direct driveway access to Highway 41 which would not be permitted by today's zoning standards nor by MnDOT.
7. In 1992, the City approved a split off of another 0.75 acre lot for Gary Jaspers, Marcy's son, at the corner of Griep Park and the tributary creek. The lot was configured to provide for the curved extension of White Oak Drive between the lot and an existing wetland to the south. Gary's lot has been included in Phase One as Lot 4, Block 4.
8. As previously stated, White Oak Drive is the only available access to the proposed subdivision. Access to Highway 41 at this location is not permitted by MnDOT or the City relative to access spacing and sight visibility standards. For many years, City staff's position has been that White Oak Drive should be extended northerly across the creek and then westerly to intersect Bavaria Road. This would eventually provide two access points off arterial/collector streets to the subject property. The 1989 plat of Hammers' farmland provided for such an extension as does the subject plat.
9. The subject 24.2 acres is all cropland except for a 0.5 acre wetland at the extreme southwest corner of the site. While much of the land is adjacent to the City-owned wooded creek/open space system, no woodland exists on-site. The northeast edge of the property is adjacent to the steep wooded bluffs of Chaska Creek owned by the City. Fortunately, the property line is 20 to 30 feet from the steep slopes which will preclude environmental disruption because buildings are required to set back another 40 feet from such property line. Within the site, there is a significant change in elevation of 40-50 feet which results in some relatively steep street grades (8%) in the plat. The central creek is not in a deep ravine as is the main channel. Rather, the tributary's wooded drainageway is only four to six feet in depth, which makes the proposed crossing by White Oak Drive fairly easy with relatively little environmental disruption.
10. The City of Chaska will join in this plat because White Oak Drive crosses City-owned land at two locations - the southeast tip of Griep Park and the creek crossing. In effect, the City will be formally dedicating some of its land for public street purposes by joining in the plat.

11. A small portion of the wetland at the southwest corner of the plat (0.09 acres) will be disrupted by the extension of White Oak Drive. The developer is proposing to mitigate such disruption by expanding the wetland easterly at a 2:1 ratio. Such disruption is subject to approval by the U.S. Corps of Engineers and the Hazeltine-Bavaria Watershed Management Organization. City staff supports the proposed mitigation.

PRELIMINARY PLAT DESCRIPTION/ANALYSIS

The proposed size and width of lots is a combination of the R1-A and R1-B Districts. The lots adjacent to the Chaska Creek ravine system are minimum 100 feet wide and 15,000 square feet in area. The remaining lots are a minimum of 90 feet and 11,500 square feet except for those lots adjacent to Northgate Addition which are a minimum of 80 feet wide. Average lot size is 16,630 square feet or 0.4 acres. - nearly one-half acre in size. Overall density is 2.0 lots per acre excluding the wetland. Anticipated house/lot sales prices range from \$190,000 to \$250,000.

The 26 southern lots are proposed as Phase One with the north 22 lots as Phase Two. No grading, street or utility work will be done initially in the Phase Two area; however, the developer would like to move some earth material from Phase Two to Phase One for balancing purposes. The disrupted area would then be restored to a stable condition by regrading and seeding.

This subdivision is somewhat unusual because it has four stub streets abutting adjacent properties which may be subdivided in the future - the 54 acres of cropland owned by Francis Hammers and Marcy Jaspers' five acre parcel. Temporary turn-arounds will be installed at the end of these stub streets until such time that the streets are extended.

The landscaping plan provides a variety of shade trees in the front yards to meet the required one tree per 50 feet of street frontage, both sides. In addition, the plan provides 30 coniferous trees in the rear yards that abut the City trail.

The plat provides for a future loop street (Jaspers Drive) to accommodate potential subdividing of the five acre parcel retained by Marcy Jaspers at such time that she so desires. In the meantime, Phase One development will include two stub streets leading to Marcy's property. Temporary turn-arounds will be installed at the end of the stub streets.

With the exception of White Oak Drive, the other secondary streets have been named after previous settlers - Jaspers and Groves.

The northwesternmost lot in Phase Two has been labeled an Outlot, along with other proximate remnants, which will allow a more desirable lot configuration when the adjacent Hammers property is developed in future.

Staff met with Ed Salden of Salden School Bus Service relative to accommodating buses in this subdivision. As a result, a 90 foot temporary turnaround will be installed at the end of White Oak Drive at the creek to service Phase One development. If Phase Two is developed prior to Francis Hammers' property, a similar turnaround will be provided at the Phase Two end of White Oak Drive. Buses will not drive down the other short stub streets.

Staff and developers have pursued various options to accommodate construction traffic by some other means than White Oak Drive off Engler Boulevard. The options are:

- A. Off Highway 41 through Marcy Jaspers' property. This may be acceptable to Marcy but appears doubtful for MnDOT approval due to safety concerns.
- B. Off Bavaria Road through Hammers' property. Francis is not in favor of this option.
- C. Off Highway 41 through City property using the existing access approved by MnDOT for the current creek underpass construction project. This appears to be the most plausible solution by all concerned since the access is currently used for that purpose and sight lines are relatively good.

This matter should be carried through as a condition of plat approval since it is not yet fully resolved.

STAFF EVALUATION/RECOMMENDATION

The Jaspers farmland is one of two undeveloped parcels of significant size remaining within the MUSA that are not already owned by developers, or that are not actively farmed by resident farmers. In recent years, numerous developers have been interested in acquiring the subject area. Marcy has leased out the cropland for several years.

Staff has worked closely with the developer to achieve a strong neighborhood design concept and also to relate appropriately to adjacent developed and undeveloped properties. Nearly half of the lots take advantage of backing up to the wooded creek/ravine system. Future residents will be able to conveniently access the community greenway trail system and travel extensively in three directions.

Staff recommends approval of the rezoning to PRD-33 and of the Preliminary Plat subject to the conditions and stipulations attached to the Planning Commission action.

PLANNING COMMISSION ACTION TAKEN 2-12-97

The Planning Commission held a public hearing on January 8, 1997 and continued it to February 12 to allow time for the developer to make certain revisions, primarily in relation to the Marcy Jaspers property and its future development potential. The plat was subsequently revised to the satisfaction of all parties. Four adjacent households were in attendance at the January hearing and made inquiries and offered suggestions. None of the households objected to the proposal. The following motions were made.

- A. Motion to recommend to City Council adoption of Ordinance No. 614 approving rezoning Willow Wood Addition from O - Open Development to PRD-33, and establishing permitted uses and regulations for PRD-33.
- B. Motion to recommend to City Council approval of the Preliminary Plat of Willow Wood Addition consisting of 48 single family lots together with various outlots subject to the following conditions and stipulations:
1. Park dedication requirements shall be satisfied by cash contribution in lieu of land dedication.
 2. The purpose of the various outlots are as follows:
 - a. Outlot A contains an existing wetland to be conveyed to the City for ownership and maintenance.
 - b. Outlots B, C and D are to be held out of development until such time that the Francis Hammers property to the east is developed, at which time they will be joined with portions of Hammers' property to create typical lot configurations.
 - c. Outlots E and F are City owned creek/open space land which are included in this plat, primarily for better record keeping purposes.
 3. The developer proposes to develop Willow Wood in two phases - Phase One south of the creek and Phase Two north of the creek. The City has some concern about opening up another 22 lots north of the creek to be accessed only by existing White Oak Drive prior to extending White Oak Drive westerly to Bavaria Road. Accordingly, the City reserves the right to evaluate the impact of such additional traffic at the time Phase Two is proposed for development.
 4. The developer shall construct a 5 foot concrete sidewalk on the west side of White Oak Drive as depicted on the Grading Plan. The need to require a similar sidewalk on Groves Street shall be evaluated at the time Phase Two is submitted for approval.
 5. Prior to approval of the Final Plat for Phase Two the City Council shall vacate the existing unused sanitary sewer easement south of Groves Drive.
 6. The developer shall provide at his expense mail boxes of similar design, not to exceed four boxes per post.
 7. City staff shall evaluate the need for stop signs at the intersection of White Oak Drive and Highwood Drive.
 8. The developer, together with City staff assistance, shall continue to pursue viable options for providing construction traffic access other than on White Oak Drive.

9. Approval of the Final Plat shall be subject to preparation and approval of a wetland mitigation plan by the appropriate agencies for disruption of the wetland in Outlot A by construction of White Oak Drive.
10. The developer shall provide for unrestricted use of the existing community trail systems during construction, and if disrupted, the trails shall be restored to the satisfaction of the City Engineer.
11. Jaspers Circle shall be renamed Jaspers Circle North and South to avoid address confusion.
12. The proposed pedestrian trail crossing of White Oak Drive shall be evaluated at such time Phase Two is proposed to be developed with regard to pedestrian safety, the need for stop signs, sight visibility, etc.
13. Some means of identifying the rear lot lines of those lots containing the water quality pond shall be installed.
14. No black dirt shall be exported from the site.

CITY COUNCIL ACTION REQUESTED

1. Motion to adopt Ordinance No. 614 approving rezoning Willow Wood Addition from O - Open Development to PRD-33, and establishing permitted uses and regulations for PRD-33.
2. Motion to adopt Resolution No. 97-18 approving the Preliminary Plat of Willow Wood Addition consisting of 48 single family lots together with various outlots subject to certain conditions and stipulations contained in such resolution.

jms

Memo

To: Kermit Crouch
From: Bill Monk
Date: February 7, 1997
Re: Willow Wood

While layout changes have greatly refined the plan, there has been no change in the engineering items as presented at the previous Commission meeting.

Sanitary Sewer

Existing sanitary sewer trunks already cross the site and will provide adequate service to the entire development. Said trunk is located within the City parkland and not in the easement of record that crosses the south portion of Phase 2. There is an error in the description so the easement needs to be vacated as the plat is approved.

Watermain

Two watermain stubs will be extended from the existing Northgate Addition to the south to service Phase 1. As additional areas develop, it is proposed to loop the watermain to existing lines in T.H. 41 and Bavaria Road.

Storm Sewer

A small water quality basin is proposed along the north edge of Phase 1 adjacent to the creek. The pond is sized to handle development runoff while not impacting the woodland portion of the existing creek. In addition, the City will be requiring some type of water quantity control where the culverts extend under the street connection between Phases 1 and 2. This quantity control will involve temporary retention by restricting flow in heavy rainfall events. Again, the design is intended to limit the impact on existing trees.

Grading

A combination of elevational changes and tight quarters require the site be almost entirely regraded to accommodate streets and lot pads. The lack of trees helps to minimize the grading impacts. The street grades, however, are steep and in one instance reach the ordinance maximum of 8 percent. Vertical and horizontal curve data is being reviewed to insure reasonable design standards with good sight distance.

Since all the streets extend to undeveloped parcels, temporary cul-de-sacs will need to be constructed at the plat boundaries. Separate easements will be needed for these turnarounds. Lots at the end of the line will need to be reviewed carefully in terms of grading and setbacks.

The steep grades will also require submittal of a detailed erosion control and stabilization plan as part of the construction documents.

Wetlands

The wetland on Outlot A has been delineated. The street extension will require filling that must be mitigated at a 2 for 1 ratio. A Corps and State permit will be required to conduct the filling and mitigation.

Traffic

At present over 100 single family residential lots use White Oak Drive as their single access to and from Engler Boulevard. Adding in the church and limited commercial traffic, White Oak currently carries over an average of 1,000 trips per day. Each phase of the proposed development increases that volume by about 25%. Because of the load this places on a single street, the developer has been notified that the street connection to Bavaria Road may well be required as a part of Phase 2.

Construction access will be an issue because of the single entry situation. The developer has been advised to prepare a construction access plan that does not utilize White Oak Drive. Options for temporary access from T.H. 41 or Bavaria Road are still being reviewed.

ORDINANCE NO. 614

AN ORDINANCE AMENDING ORDINANCE NO. 229 (ZONING ORDINANCE)
BY REZONING CERTAIN REAL ESTATE WITHIN THE
CITY OF CHASKA TO PRD-33 AND BY ESTABLISHING
PERMITTED USES AND REGULATIONS FOR PRD-33
(WILLOW WOOD ADDITION)

THE CITY COUNCIL OF THE CITY OF CHASKA DOES HEREBY ORDAIN AS FOLLOWS:

Section I. Purpose and Intent. The boundaries of the Zoning Districts 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 situated in the City of Chaska is hereby removed from the O - Open Development District and rezoned to PRD-33.

(Legal Description to be completed.)

Section II. R1-A District uses and regulations shall apply to the PRD-33 District except that minimum lot widths and areas shall be 100 feet and 15,000 square feet, respectively for lots adjacent to the Chaska Creek ravine/open space system, and that minimum lot widths adjacent to Northgate Addition shall be 80 feet.

Section III. Additional development standards applicable to the PRD-33 District shall be as follows:

- A. Minimum building setback from wetlands shall be 30 feet for principal and accessory buildings and 20 feet for exterior decks.
- B. Individuals, builders or groups of builders shall not construct house styles having substantially similar appearance from the street to houses on each side or directly across from the same unit. No building permit shall be issued for a house inconsistent with this requirement.

Section IV. 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 24th day of February, 1997.

Robert P. Roepke, Mayor

Attest: _____
Jeanette M. Simoneau, Deputy Clerk

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE FEBRUARY 24, 1997 RESOLUTION NO. 97-18

MOTION BY COUNCILMEMBER _____ SECONDED BY COUNCILMEMBER _____

Resolution approving the Preliminary Plat for Willow Wood Addition, P.C. No.
97-03/Klingelhutz Construction

WHEREAS, the Planning Commission at its meeting of January 8, 1997 reviewed a request from Klingelhutz Construction for Preliminary Plat approval of Willow Wood Addition; and

WHEREAS, the Preliminary Plat consists of 48 single family lots on 24.2 acres of the former Joe and Marcy Jaspers farm; and

WHEREAS, the developer is requesting rezoning to PRD-33 which provides for a blending of lots ranging from 80 to 100 feet wide; and

WHEREAS, the subject property is basically all cropland with the exception of a 1/2 acre wetland; and

WHEREAS, the plat provides for stub streets extending to the undeveloped Francis Hammers cropland to the west and a five acre tract to the east containing Marcy Jaspers residence; and

WHEREAS, White Oak Drive will be the sole access to Willow Wood Addition until such time that it is extended northerly and westerly through the Hammers property to connect with Bavaria Road; and

WHEREAS, the property will be developed in two phases - 26 lots in Phase One south of a Chaska Creek tributary and 22 lots as Phase Two north of the creek; and

WHEREAS, with the exception of White Oak Drive which extends through the property, the other secondary streets have been named after previous settlers - Jaspers and Groves; and

WHEREAS, four nearby households were represented at the public hearing and after responses to suggestions and inquiries, no objections to the proposal were made; and

WHEREAS, the Planning Commission continued the January public hearing to February 12 to allow time for the developer to make certain design revisions; and

WHEREAS, the Planning Commission at its meeting of February 12, 1997 recommended to City Council approval of the Preliminary Plat of Willow Wood Addition subject to various conditions and stipulations as listed in the staff report.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Chaska, Minnesota hereby approves the Preliminary Plat of Willow Wood Addition consisting of 48 single family lots together with various outlots subject to the following conditions and stipulations:

1. Preliminary Plat exhibits approved by this Resolution and dated 2-4-97 shall be as follows:
 - a. Existing Conditions
 - b. Overall Preliminary Plat
 - c. Development Area Preliminary Plat
 - d. Phasing Plan
 - e. Overall Area Layout
 - f. Preliminary Overall Utility Plan
 - g. Preliminary Grading & Drainage Plan
 - h. Preliminary Landscaping Plan
2. Park dedication requirements shall be satisfied by cash contribution in lieu of land dedication.
3. The purpose of the various outlots are as follows:
 - a. Outlot A contains an existing wetland to be conveyed to the City for ownership and maintenance.
 - b. Outlots B, C and D are to be held out of development until such time that the Francis Hammers property to the east is developed, at which time they will be joined with portions of Hammers' property to create typical lot configurations.
 - c. Outlots E and F are City owned creek/open space land which are included in this plat, primarily for better record keeping purposes.
4. The developer proposes to develop Willow Wood in two phases - Phase One south of the creek and Phase Two north of the creek. The City has some concern about opening up another 22 lots north of the creek to be accessed only by existing White Oak Drive prior to extending White Oak Drive westerly to Bavaria Road. Accordingly, the City reserves the right to evaluate the impact of such additional traffic at the time Phase Two is proposed for development.
5. The developer shall construct a 5 foot concrete sidewalk on the west side of White Oak Drive as depicted on the Grading Plan. The need to require a similar sidewalk on Groves Street shall be evaluated at the time Phase Two is submitted for approval.

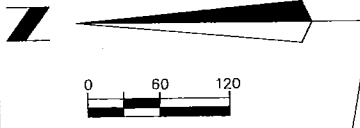
6. Prior to approval of the Final Plat for Phase Two the City Council shall vacate the existing unused sanitary sewer easement south of Groves Drive.
7. The developer shall provide at his expense mail boxes of similar design, not to exceed four boxes per post.
8. City staff shall evaluate the need for stop signs at the intersection of White Oak Drive and Highwood Drive.
9. The developer, together with City staff assistance, shall continue to pursue viable options for providing construction traffic access other than on White Oak Drive.
10. Approval of the Final Plat shall be subject to preparation and approval of a wetland mitigation plan by the appropriate agencies for disruption of the wetland in Outlot A by construction of White Oak Drive.
11. The developer shall provide for unrestricted use of the existing community trail system during construction, and if disrupted, the trails shall be restored to the satisfaction of the City Engineer.
12. Jaspers Circle shall be renamed Jaspers Circle North and South to avoid address confusion.
13. The proposed pedestrian trail crossing of White Oak Drive shall be evaluated at such time Phase Two is proposed to be developed with regard to pedestrian safety, the need for stop signs, sight visibility, etc.
14. Some means of identifying the rear lot lines of those lots containing the water quality pond shall be installed.
15. No black dirt shall be exported from the site.

Passed and adopted by the City Council of the City of Chaska, Minnesota this 24th day of February, 1997.

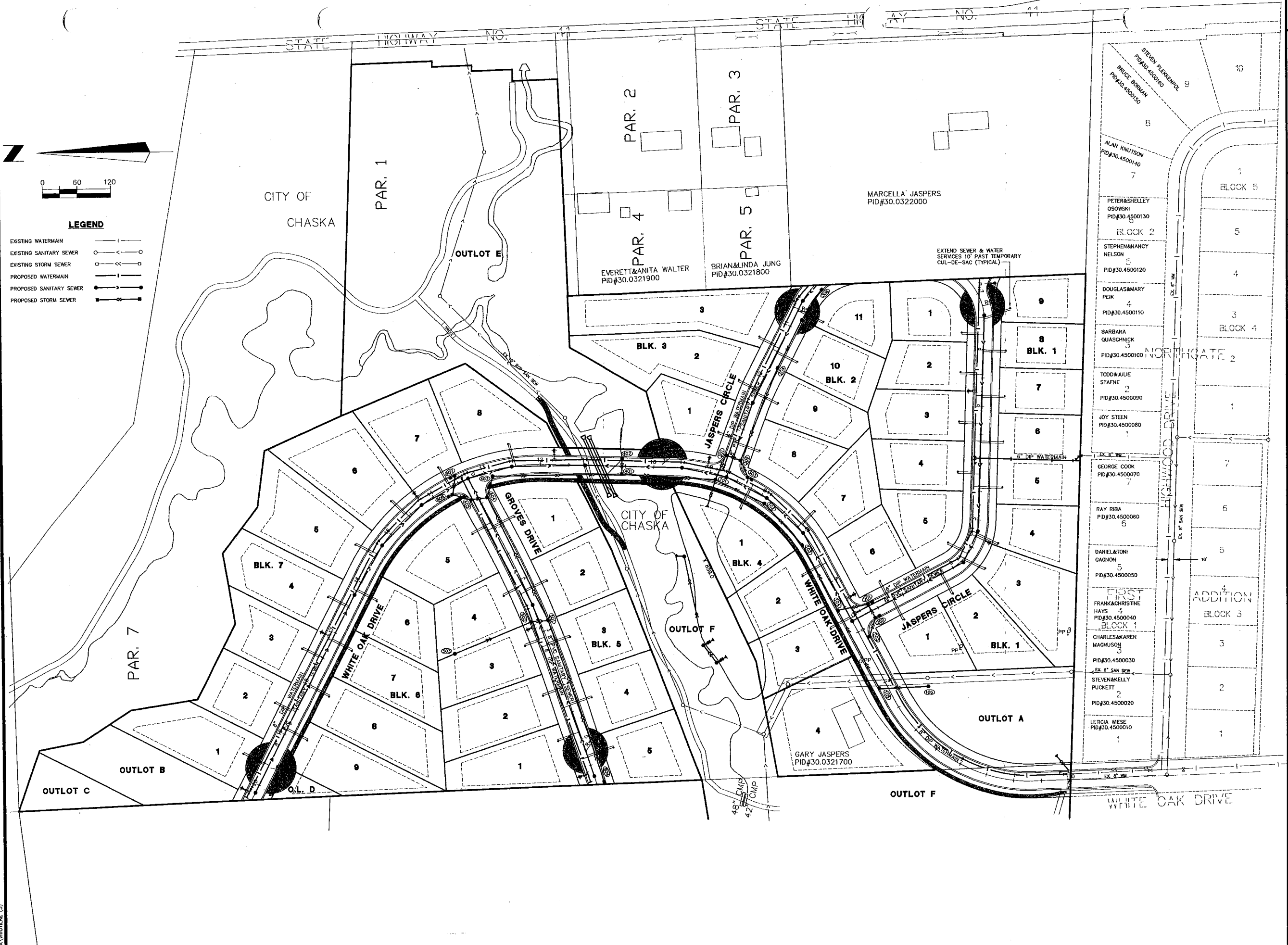
Robert P. Roepke, Mayor

Attest: _____
Jeanette M. Simoneau, Deputy Clerk

jms



- LEGEND**
- EXISTING WATERMAIN
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - PROPOSED WATERMAIN
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER



ENGINEER	CERTIFICATION	REVISIONS		OWNER	PROJECT	SHEET TITLE	DATE
		DATE	DESCRIPTION				
WILLIAM R. ENGELHARDT ASSOCIATES, INC. CONSULTING ENGINEERS 1107 HAZELTINE BOULEVARD • SUITE 480 CHASKA, MINNESOTA 55318	I hereby certify that I am a duly Licensed Professional Engineer in the State of Minnesota, and I am the Engineer of Record for the project described herein.			MR. JOHN KLINGELHUTZ	WILLOW WOOD CHASKA, MN	PRELIMINARY OVERALL UTILITY PLAN	JANUARY, 1997
		2/14/97					SCALE 1"=60' PROJ. NO. 96-100-21 SHEET NO. 7 OF 9

Neighborhood Comments

From: [Donelle McMahon](#)
To: [Ashley Cauley](#); [Elizabeth Hanson](#)
Cc: [Jon Grau](#); [Nate Kabat](#); [Andrew Heieie](#)
Subject: [EXTERNAL]Concerned resident regarding proposed development plan
Date: Friday, March 15, 2024 8:40:54 AM
Attachments: [PRD-33 ORDINANCE NO.docx](#)
[image0.jpeg](#)
[image1.jpeg](#)

Good morning,

I am writing in regards to a neighborhood development plan recently submitted for your consideration. The land in question is part of the existing Willow Wood development, at the end of Jaspers Circle North and Jaspers Circle South and is being led by Land & Resource Consulting.

On December 18th, to an absolutely packed White Oak Room at the CCC, the developer proposed building 17 lots on this land. The meeting was very well attended by the entire neighborhood and there were absolutely NO residents in favor of what was being proposed by the developer. Almost everyone in attendance agreed that we expect and support development of homes on this land, as there was an existing shadow plat (Willow Wood 2nd grading plan, attached) available for review from when Willow Wood was developed. The proposed 17 homes is an extreme deviation from the original 5 that were suggested on this shadow plat.

Two things that the developer argued to the neighborhood stuck out to me. First they argued that this was an entirely different development and should not have to adhere to the same building and lot guidance (PRD33, Ordinance # 614, Attached) as the Willow Wood development. Respectfully, this proposed development is clearly a part of our established neighborhood. It has no separate access point (ie recent development of Lennar at Reserve at Autumn Woods), will share roads with all adjacent homes, and will share greenspace with homes that already exist. The second point they argued was that "new home buyers do not value yard space." This is a ludicrous assertion, and one that no resident in our neighborhood agrees with. If any of this feedback was omitted from the neighborhood meeting notes provided to city staff from the meeting on the 18th, I urge you to follow up with the developer for a complete record of the numerous concerns expressed by our neighborhood.

Our current neighborhood is a gem within Chaska. We enjoy lots with front road and side yard setbacks that allow for beautiful green space, reasonable sized homes, and a level of privacy from neighbors not seen in any new developments. I strongly believe we must maintain our neighborhood's character in any new homes added to it and will fight for this vision until the first shovel goes into the ground.

I reached out to the developer for an update on Monday, as they had indicated they would notify residents prior to submitting their plan to city staff, and was told that it was submitted already, and they had only reduced the plan by a single lot. I am offended that they did not make significant adjustments based on the strong, clear neighborhood feedback given to them at the December 18th neighborhood meeting.

I respectfully request that you as staff, drive through our 20+ year old neighborhood and drive back to where these homes are proposed. Do these homes match those of the neighborhood? Will these new homes match the character of the existing neighborhood? Do these types of

homes at this density make sense being buried deep within an existing neighborhood? Any staff feedback for this developer should include that the preliminary plat maintain the same lot size requirements (lot width, front yard setbacks, side yard setbacks, home to lot ratio, lot acreage) outlined in the existing development requirements (PRD33) to keep the same charm and character as the established Greip Park neighborhood already does.

--

Best,

Donelle Heieie
303 Groves Drive

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Sent from my iPhone

ORDINANCE NO. 614

AN ORDINANCE AMENDING ORDINANCE NO. 229 (ZONING ORDINANCE) BY REZONING CERTAIN REAL ESTATE WITHIN THE CITY OF CHASKA TO PRD-33 AND BY ESTABLISHING PERMITTED USES AND REGULATIONS FOR PRD-33 (WILLOW WOOD ADDITION)

THE CITY COUNCIL OF THE CITY OF CHASKA DOES HEREBY ORDAIN AS
FOLLOWS:

Section I. Purpose and Intent. The boundaries of the Zoning Districts 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 situated in the City of Chaska is
hereby removed from the O - Open Development District and rezoned to PRD-33.

(Legal Description to be completed.)

Section II. R1-A District uses and regulations shall apply to the PRD-33 District except that minimum lot widths and areas shall be 100 feet and 15,000 square feet, respectively for lots adjacent to the Chaska Creek ravine/open space system, and that minimum lot widths adjacent to Northgate Addition shall be 80 feet.

From Zoning code: **Lot Width:** The horizontal distance between the side lot lines of a lot measured at the building setback line.

Section III. Additional development standards applicable to the PRD-33 District shall be as follows:

- A. Minimum building setback from wetlands shall be 30 feet for principal and accessory buildings and 20 feet for exterior decks.
- B. Individuals, builders or groups of builders shall not construct house styles having substantially similar appearance from the street to houses on each side, directly across or diagonally across from the same unit. No building permit shall be issued for a house inconsistent with this requirement.

Section IV. 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 24th day of February, 1997.

Robert P. Roepke, Mayor

Attest: _____
Jeanette M. Simoneau, Deputy Clerk

From: [Donelle Heiele](#)
To: [Ashley Caulley](#)
Cc: [Elizabeth Hanson](#); [Jon Grau](#); [Nate Kabat](#); [Andrew Heiele](#); [Matt Podhradsky](#); [Elise Durbin](#)
Subject: Re: [EXTERNAL]Concerned resident regarding proposed development plan
Date: Monday, March 25, 2024 10:20:30 AM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.png](#)

Thank you for your thorough response, Ashley. I appreciate that you provided the submitted proposal and encouraged me to be specific in what concerns I have and how any proposed development might specifically address those concerns.

I understand that this land is to be developed into single family residential homes. It is the density that the developer is proposing that I am opposed to. We live in a modest neighborhood and I have no doubt that the proposed houses will be as nice, if not nicer than the existing houses in the neighborhood. My opposition is not a question of home value, rather of character and preserving the visual feel and space our neighborhood was designed to offer existing and future Chaska residents. I believe we have a responsibility to our community to offer superior residential lots, with as much green space as possible, rather than allow sardine development for maximum individual profit for this developer. Most of the older, more affordable neighborhoods throughout Chaska enjoy the same sort of lot to building ratio that my current neighborhood does. There are also separate, existing developments that were planned to utilize a more dense footprint. The neighborhood in question is not one of them and should not be subject to an appended crowd of homes not cohesive to the original plan.

The following points are my specific requests for consideration:

Lot size: The developer is suggesting lot sizes ranging from .14 acres to .37, with an average of .23 acres per lot. The adjacent homes on both Jasper's circle South and North have a minimum lot size of .26 acres up to .57, with an average of .34 acres per lot. I request that the average lot acreage remain consistent with the current neighborhood, and provide an **average lot size of at least .34 acres** between all proposed new homes.

Lot width: The developer is proposing a minimum lot width of 50'. I request that the minimum lot width remain consistent with the current neighborhood, and provide a **minimum lot width of 80' for all proposed new lots**. Please note that some of the homes in this neighborhood actually have lot widths of 100', 80' is the minimum enjoyed by current residents.

Building setbacks: The developer is proposing 20' setbacks. A concern that residents noted at the December meeting was sightlines and increased vehicle traffic as people round the curve of the proposed road expansion. If the buildings are held to the same setback standards as the existing homes, this concern will be diminished. I request **at least a 25' building setback from the street**, which I believe is how the current homes were built.

Side lot setbacks: The developer is proposing a 5' side yard setback. If they build the maximum allowed size building, this would mean homes that are only 10' apart! I request the developer be required to **maintain at least a 10' side yard setback between houses**. As a product of residential St. Paul, I understand what it feels like to live on top of another home. While there are planned developments within Chaska that do allow for this minimal space between houses, this is not how our neighborhood was constructed, and would look and feel inconsistent. We have an opportunity to offer residents and future residents a better product with more green space!

The founders of Chaska valued green space. This is evident in the early zoning requirements that require preservation of land for trails and for park dedication funds on each new development. We will never be able to take back more greenspace and increase lot sizes within the city once the space is carved up. Please allow our neighborhood to maintain the same character and house to lot ratios we have so far enjoyed.

--

Best,

Donelle Heiele

From: [Neil Pomeroy](#)
To: [Ashley Cauley](#)
Subject: [EXTERNAL]Proposed Development - Jasper Circle
Date: Friday, March 29, 2024 12:57:23 PM

Ms. Cauley,

I am writing to you to express my concerns about the proposed development called Jasper Circle. We live in the Willow Wood neighborhood at the address below. This additional development was proposed to the city previously, and there was a neighborhood notice sent out about an informational meeting to be held at the Chaska Community Center. This meeting occurred on December 18, 2023. The meeting was very well attended (full room) and the leaders did not have anywhere near the amount of handouts required. What is significant from this meeting is that all those who were there spoke in opposition to the proposed plan, with many expressing reasons like the ones I will outline below. No one spoke in favor of the proposal.

In reviewing the revised current proposal it is clear that none of the concerns expressed at the public meeting have been addressed. The revised proposal has made one very minor change to the previous one (one less home). According the "Project Narrative" in the proposal, it is stated that the goal is to "provide high quality housing that fits into the existing character of the neighborhood". This proposal does not do that. We have an existing neighborhood design, and this proposal would be an extension of that neighborhood, and not a new development.

To summarize my additional reasons for my concern:

1. The new proposal does not match the original design of the Willow Wood development originally drawn up 25 years ago. It showed the addition of the land in the current proposal and added 4-6 additional homes beyond the homes eventually built in the north and south circles. These additional homes were not completed because the Jaspers family did not decide to sell the plots that included their home until recently. Instead of these 5-7 homes the new proposal shows 16 homes.
2. The lot sizes in the proposal are significantly reduced to accommodate these additional homes, and the home designs are distinctly different than the existing ones on the north and south circles. This relates to my comment above that the proposal does not match the existing neighborhood character.
3. There is only one access (from Engler Blvd.) to all the neighborhoods west and north of Valley Free Church, and this includes the Willow Wood section. The proposal would add approximately 35 additional vehicles going in and out of this one access. If 5-7 homes were added like the original development planned the traffic increase would be minor, versus all the additional vehicles for the 16 homes.

To conclude, this proposal is not acceptable and does not consider the existing neighborhood realities. Thank you for your time to consider my comments. Please reply to me if you would like further clarifications. I also plan to be at the Planning Commission meeting in April.

Sincerely,
Neil Pomeroy

From: [Lou Pomeroy](#)
To: [Ashley Cauley](#)
Subject: [EXTERNAL]Jasper Development
Date: Friday, March 29, 2024 4:15:54 PM

Ms. Cauley,

It has come to my attention by the sign on Route 41 that the proposed development of Jaspers Circle is moving forward. I attended the packed informational meeting in December that proposed 14-16 new homes in this very small area. The meeting was standing room only with the developer unprepared, having only 10 sets of information packets. People in attendance were from Jaspers Circle North and South, Groves, White Oak, Northgate and Highwood. It was not just a few people on one street that were concerned. No one expressed approval of the proposed development.

This is a continuation of the Willow Wood development bringing North & South Jaspers together. The plan does not have a similar lot size or set back making it totally different from what the land was zoned for when we bought our houses. Instead of the handful (5-7) of houses in the original plan and zoning, there are proposed to be 16. This is significantly overcrowded and does not match or even blend with the present houses on the Jaspers Circle.

Another issue is the traffic from not 5-7 houses - as the present zoning indicates - but from 16 houses nearly tripling the additional traffic on our street and adding to the backup at the intersection of White Oak and Engler. There will also be a parking issue with these houses as presented. With teen and college age drivers as well as young adults living at home, how many cars will be able to park on the limited street parking? Would our existing street become a permanent parking lot for these new homes?

We all knew that Jaspers Circle would one day be continued and houses would be built on this area. We believed that the style of houses with the same lot and set back would be maintained as per the zoning. We would like Willow Wood to continue to be a cohesively planned and built community.

I am also disappointed that the builder we met with in December did not address these concerns from those of us who live here. He only removed one house.

Lou Ann Pomeroy
225 Jaspers Circle South
Chaska, MN 55318
952-457-3502

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From: [Verna Metzger](#)
To: [Ashley Cauley](#)
Subject: [EXTERNAL]Proposed development of 5 acre lot adjacent to Jaspers circles north and south.
Date: Friday, March 29, 2024 11:15:50 AM

Good morning Ashley,

I am writing to let you know that I am opposed to the development of the property which is adjacent to both north and south Jaspers circle.

There will be a huge increase in traffic if the proposed development goes through. It is my understanding that they are now proposing 16 homes on this five acre lot.

We are land locked so adding 16 homes that will mean at least 32 more cars coming down our street numerous times a day.

Also the proposed site is five acres...when connecting to the current neighborhood this is nowhere near the lot size we have. We have at least half acres and if this goes ahead as planned the lot sizes will be tiny and will in no way resemble our current neighborhood.

I'm very aware the person who purchased this lot wants to make money but there were at least 50 people at the last meeting where we all vehemently opposed the current development. At that time he proposed 17 homes and from what I understand he has changed that to 16.

Obviously he didn't understand that we are very much opposed to this being connected to our neighborhood, which is Willow wood.

I realize that the issue of getting out onto Engler may be addressed at a later date but I simply can't imagine adding another possibly 20-32 cars to this nightmare. It is almost impossible to take a left turn off of White Oak onto Engler at certain times of day, now add some more vehicles to that !

I will attend the next two proposed meeting in April and I am hoping that you understand that this is a lot that which in my opinion can house 8-10 homes to give it anywhere near the feel of our current neighborhood.

Thank you.

Lee and Verna Metzger
265 Jaspers Circle South
Chaska, Mn.
Sent from my iPhone

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- MINUTES -
CHASKA CITY COUNCIL
FEBRUARY 26, 2024

1. Call to Order

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

2. Pledge of Allegiance

3. Roll Call

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

Absent: Councilmember Hubbard.

Also Present: Matt Podhradsky, City Administrator; Elise Durbin, Assistant Administrator; Nate Kabat, Community Development Director; Liz Hanson, City Planner; Christophe Morschen, City Attorney; Matt Clark, City Engineer; Ashley Cauley, City Planning; and Krista Mark, Communications Coordinator.

4. Adopt the Agenda

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

Motion carried.

5. Visitor Presentation

No one wished to present to the Council.

Mayor Windschitl offered his and the City's condolences to the families of the Paul Elmstrand, Adam Finseth, and Matthew Ruge who were killed in the line of duty in Burnsville. He also offered condolences to the Burnsville Police Department, Fire Department, and the larger Burnsville community. There are a number of connections between Chaska and Burnsville. For example, the Elmstrand family resides in Chaska. He thanked all police and fire personnel for their service and sacrificial nature.

6. Approve Previous Meeting Minutes

6.A. Approve the February 5, 2024 City Council Meeting Minutes

Motion by Councilmember Hatfield, second by Councilmember Huang to approve the minutes of the February 5, 2024 City Council meeting.

Motion carried.

7. Consent Agenda

Motion by Councilmember Grau, second by Councilmember Huang to approve the Consent Agenda Items A through H:

- A. Appointment of Human Rights Commission Chair and Vice Chair

Motion to appoint Sarah Carlson to serve as Chairperson of the Human Rights Commission and appoint Jennifer Welvaert to serve as Vice-Chairperson of the Human Rights Commission for the calendar year 2024.

B. Appointment of Planning Commission Chair and Vice-Chair

Motion to appoint Rob Brass to serve as Chairperson of the Planning Commission and Todd Urbanski as Vice-Chairperson of the Planning Commission for calendar year 2024.

C. Audit Engagement Letter for 2023 Audit

Motion to approve the 2023 Audit Engagement Letter with MMKR dated February 1, 2024, and authorize the Mayor and City Administrator to sign the Audit Engagement Letter.

D. Consider City Administrator Performance Based Salary Adjustment

Motion to approve administrator goals for 2024 and adjust the City Administrator's annual salary with a 4.5% performance increase retroactive to January 1, 2024.

E. Massage Business License - Kristine Loeffelbein

Motion to approve a Massage Therapy Business License No. MTB. 24-05 for Kristine Loeffelbein as Kristine Loeffelbein Massage Therapy, located at 546 Bavaria Lane, Chaska, Minnesota.

F. Adopt Resolution 2024-12 Accepting Mass Grading Improvements to Chaska Club West Industrial Property and Adjacent Property

Motion to adopt Resolution 2024-12 accepting mass grading improvements to Chaska Club West Industrial property and adjacent property.

G. Adopt Resolution 2024-17 Bavaria Road Turn Lanes at Southwest Christian High School Accepting Feasibility Study, Authorize Preparation of Construction Documents and Schedule Public Improvement Hearing

Motion to Adopt Resolution 2024-17, Accept the feasibility study, ordering the improvements, authorizing preparation of construction documents, and scheduling a Public Improvement Hearing for March 18th, 2024, for the Bavaria Road Turn Lane Improvements at Southwest Christian High School Improvement Project.

H. Lease Renewal for the Arts Consortium of Carver County

Motion to Council to Approve 3-year Lease Renewal with the Arts Consortium of Carver County. Motion carried.

8. Action Items

8.A. Adopt Resolution No. 2024 - 18, Approval of the concept plan for Ensconced Woods 2nd Addition, a 14-lot subdivision, at 3675 Big Woods Blvd (PC #2024-01)

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

Councilmember Grau asked what the scope of the neighborhood meeting was. City Planner Cauley explained any property within 500 feet of the development was notified. The area is largely undeveloped. Some portions of Founder's Ridge were included in the notification.

Councilmember Huang asked if homeowners have the purview to remove trees on their own property. City Administrator Podhradsky stated it has happened before, and the City responds by implementing a remediation plan.

Community Development Director Nate Kabat noted there is a steep slope ordinance to protect certain areas. The title information doesn't include land protections enacted via ordinance. A title may include a preservation easement on top of the area.

Councilmember Huang asked how a homeowner would know about restrictions. City Administrator Podhradsky stated the builder would typically inform the buyer of any restrictions.

Councilmember Grau pointed out it is more of an issue with secondhand and future buyers.

Councilmember Hatfield noted she welcomes the variety in homes, but she did notice the setbacks.

Councilmember Huang stated the varying setbacks can appear disjointed and some neighborhoods with smaller setbacks created a more urban feel. City Administrator Podhradsky explained the varying setbacks tend to reflect the affordability of the homes and the goals of the neighborhood.

Community Development Director Kabat added there are some safety requirements such as fire concerns that impact setbacks.

Paul Reiland, representative of Johnson Reiland Builders and Remodelers, offered to answer any questions.

Mayor Windschitl asked if the landmark sign would be one-sided. Mr. Reiland confirmed it would be one-sided. They are prepared to add a second sign.

Councilmember Grau asked how construction traffic will enter the neighborhood. Mr. Reiland explained they are a smaller builder and build in smaller chunks. They are looking to get their entitlements in place. They hope to do the construction of the roads by the end of the year, depending on the timing of entitlements.

Councilmember Grau noted there is a concern for construction traffic to go through Founder's Ridge. Also, the name doesn't make sense as it doesn't connect to the existing Ensconced Woods neighborhood. Mr. Reiland stated the homeowners will relate more to their address than the name of the neighborhood. The name of the neighborhood is purely for marketing.

Mr. Reiland added the side setbacks are important to them because most of the homes will be one-stories. They offered an alternative to Staff to connect the two Ensconced Woods neighborhoods, but it was denied due to steep slopes.

Councilmember Grau asked if there could be a barrier to prevent cars from cutting through construction. The road would need to be built first. Mr. Reiland predicted there would be a time while they still build homes while other developments are completed.

Mayor Windschitl agreed he has a concern with the Ensconced Woods name. It is a potential difficulty for public safety. He suggested the developer work with Staff to create a new name.

Councilmember Grau shared personal experiences of people referencing neighborhoods rather than specific street addresses.

Mr. Reiland stated there is a suggestion from their engineer to develop a neighborhood information sheet that buyers would be required to sign. A lot of land was given to the City in the first development, but the landscape has been a limiting factor. He has been working with the City to find a compromise.

Mayor Windschitl encouraged Mr. Reiland to continue working with Staff. Chaska is made up of several steep slopes, and they need to remain consistent. He asked if the ghost plats are being disclosed to potential buyers. Mr. Reiland confirmed the neighborhood is being marketed with that information.

Mayor Windschitl noted his overall support of the development.

Councilmember Huang suggested the ghost plat be included as a handout for potential buyers to prevent future conflict. Mr. Reiland stated they will work on their disclosures.

Councilmember Huang asked what the projected timeline is for construction to begin. Mr. Reiland stated the developer hopes to get all of their entitlements in 2024 and begin construction of roads. However, it depends on the progress of the entitlement process. They are both the developer and the builder for the site.

Motion by Councilmember Huang, second by Councilmember Grau to adopt the Resolution No. 2014-18, approving the concept plan for Ensconced Woods 2nd Addition, a 14-lot subdivision, at 3675 Big Woods Blvd. (PC #2024-01).
Motion carried.

8.B. Adopt Ordinance Nos. 1042 and 1043 Approving the Zoning Ordinance Amendments to Non-Conforming Structures & Uses, Non-Conforming Lots of Record, and Variances/City of Chaska/PC #2024-03

City Administrator Podhradsky introduced the item to the Council and City Planner Elizabeth Hanson provided a presentation on it. Community Development Director Kabat also provided information.

Councilmember Huang pointed out it is a good idea to seek out additional input.

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt Ordinance No. 1042 approving the Zoning Ordinance Amendment that would modify Section 15.04.050 (Non-Conforming Structures & Uses) and Section 15.04.060 (Non-Conforming Lots of Record).
Motion carried.

8.B.i Ordinance 1043

Motion by Councilmember Hatfield, second by Councilmember Grau to adopt Ordinance No. 1043 approving the Zoning Ordinance Amendment that would modify Section 15.08.080 (Variances).

Motion carried.

8.C. Adopt Resolution 2024-16 Public Improvement Hearing NE Collector in SW Area

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

Mayor Windschitl opened the public hearing at 8:33 p.m.

No one wished to address the Council.

Mayor Windschitl closed the public hearing at 8:34 p.m.

Motion by Councilmember Hatfield, second by Councilmember Huang to adopt Resolution No. 2024-16, Ordering the Improvements for the NE Collector in SW Chaska – Savanna Way Phase 2 and Authorizing the preparation of Construction Documents.

Motion carried.

8.D. Adopt Resolution 2024-14 Accepting the Feasibility Report for the 2024 Street & Utility Reconstruction Improvements, Calling for a Public Improvement Hearing, and Authorizing Preparation of Construction Documents

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

Councilmember Huang noted the project looks great.

Councilmember Grau added the communication about the project speaks for itself.

Councilmember Hatfield asked which trees will be leaving and which will be staying, referring to Action Item 8.E. Adopt Resolution 2024-15 to Approve Plans & Specs and Authorize Bidding for Minnesota River Bluffs Regional Trail – Chaska Connection. City Engineer Matt Clark explained the plans are meant to be general, and the City controls what is in the easement. A construction group is going out this week to determine which trees will be impacted. From there, residents will be notified.

Motion by Councilmember Hatfield, second by Councilmember Huang to adopt Resolution No. 2024-14, accepting the feasibility report for the 2024 Street & Utility Reconstruction Improvements, Calling for a Public Improvement Hearing, and Authorizing Preparation of Construction Documents.

8.E. Adopt Resolution 2024-15 to Approve Plans & Specs and Authorize Bidding for Minnesota River Bluffs Regional Trail – Chaska Connection

Mayor Windschitl pointed out information regarding Action Item 8.E. Adopt Resolution 2024-15 to Approve Plans & Specs and Authorize Bidding for Minnesota River Bluffs Regional Trail – Chaska Connection was covered in the presentation for Action Item 8.D. Adopt Resolution 2024-14 Accepting the Feasibility Report for the 2024 Street & Utility Reconstruction Improvements,

Calling for a Public Improvement Hearing, and Authorizing Preparation of Construction Documents

Motion by Councilmember Grau, second by Councilmember Huang to adopt Resolution No. 2024-15 to approve plans and specifications and authorize city staff to solicit bids for the Minnesota River Bluffs Regional Trail – Chaska Connection.
Motion carried.

8.F. Letter Regarding the Missing Middle Housing Bill HF 4009 and SF 3964

City Administrator Podhradsky introduced the item to the Council and Community Development Director Nate Kabat provided a presentation on it.

Mayor Windschitl noted his support for affordable housing, but Chaska would have to give up a lot if the Bills were to pass.

Councilmember Huang provided an example of when the City's process benefits all involved parties. He asked if the Bill has the potential to override the City's Comprehensive Plan. Community Development Director Kabat explained the Bill is rather ambiguous. Pieces of the proposal are not aligned with existing legislation. The Bill reduces the City's ability to limit developments.

Councilmember Huang pointed out the proposed Bill would override the zoning downtown for historic buildings. Mayor Windschitl added it would also impact the anti-monotony rules.

Mayor Windschitl asked if the Bills could become an Omnibus Bill. Community Development Director Kabat stated one Bill is before the House while the other is before the Senate.

City Administrator Podhradsky noted there is bipartisan support for the Bills.

Mayor Windschitl asked for an explanation of the name of the Bills. City Administrator Podhradsky explained new homes are being built as expensive single-family homes or affordable housing. The Bill would incentivize builders to create housing options in between the two extremes.

Councilmember Huang noted the current system leaves the power within the local constituency while the proposed Bills makes determinations at the State level.

Motion by Councilmember Huang, second by Councilmember Hatfield authorizing the Mayor to sign a letter in opposition to the Missing Middle Housing bill HF 4009 and SF 3964 and submit to Senator Coleman, Representative Steve Nash, and Representative Lucy Rehm.
Motion carried.

9. Bills

9.A. Accounts Payable Claims Roster 26-2-2024

The Council requested further information about bills on pages 25.

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, 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 2-26-2024

10.B 4th-Qtr-2023 Investment Report dated February 26, 2024

10.C Chaska High School – Hawk Pride Recap

Councilmember Hatfield:

- Celebrated the Library's 101st Birthday.
- Noted the new Chaska history book is out and is available at the History Center. She encouraged community members to visit the History Center.
- Pointed out the Community Center Carnival is March 1, 2024.
- Added March 1, 2024 is National Employee Appreciation Day. She noted her appreciation of City Staff.
- Stated Cooper's will be closing soon. She recommended folks visit before its closing. She thanked the business owners for their contribution to the community.

Councilmember Huang:

- Congratulated Staff who recently won awards.
- Noted April 12, 2024 is the Chaska Badge, a fundraiser for Chaska High School.
- Pointed out May 4, 2024 is Christmas in May.
- Stated the opening of the revitalized park The Loop will be May 5, 2024.
- Noted Taste of Chaska is May 8, 2024.
- Added River City Days is July 26, 2024.
- Stated the memorial for the Burnsville officers will be March 28, 2024 at Grace Church in Eden Prairie.
- Recognized three National Merit finalists, three Knowledge Bowl teams advancing to post-season play, 48 students are advancing to State competitions, the seventh-place win at the Science Bowl State, and the successful wrestling team at Chaska High School.
- Congratulated to Team Guentzel for winning the International Spiel at St. Paul Curling Club.

Councilmember Grau:

- Recognized the Chaska Tech Center for its opening.
- Recognized the progress of Costco's build.
- Asked for an update on the West Creek development. City Administrator Podhradsky provided an update on its progression.
- Visited City-owned facilities with public branding in West Des Moines. He stated it was well-done and the branding didn't overshadow the City's identity.

Mayor Windschitl:

- Pointed out a City representative has been in touch with the Elmstrand family and is looking forward to an opportunity to support them.
- Received a call from a community member with concerns about the new pay bill box. Assistant City Administrator Elise Durbin agreed it is difficult to insert anything into the box, though it is more secure and keeps the bills dry. Staff will continue to look at alternative options.
- Noted there is a lot of graffiti on the old conference center near the new Costco. City Administrator Podhradsky stated Staff would reach out to the property owner.
- Added the Dairy Queen is open again.
- Stated he has received concerns regarding Cooper's closing. He thanked the owners for their impact on the community. The City hopes to get a new grocery store in its place.
- Noted there is a City Staff and Council retreat coming up.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Grau to adjourn the meeting at 10:08 p.m.

Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
MARCH 4, 2024

1. Call to Order

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

2. Pledge of Allegiance

3. Roll Call

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

Absent: Mayor Windschitl.

Also Present: Matt Podhradsky, City Administrator; Elise Durbin, Assistant Administrator; Marshall Grange, Parks and Recreation Director; Mary Monteith, Parks and Recreation; Christophe Morschen, City Attorney; and Krista Mark, Communications Coordinator.

4. Adopt the Agenda

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

5. Visitor Presentation

5.A. Chaska Communities of Belonging

Councilmember Hubbard introduced the topic. Pat Stieg, representative of the Carver County Public Health Department, explained the history and purpose of Communities of Belonging. There are four cities in the County that participate in the program.

Ellie Krug, member of the Independent School District 112 School Board, reviewed the draft of the "Our Chaska" Chaska Communities of Belonging Initiative document. She pointed out the increasing diversity of the area. The goal of the Initiative is for all community members to thrive. The values of the Initiative include citizenship, environmentalism, generosity, human worth and dignity, integrity, learning, respect for others, responsibility, collaborative and transparent, inclusivity, safety, thriving, and trust. Mechanics and strategies are noted in the document.

Bob Roepke explained Communities of Belonging is an opportunity to redefine the core beliefs and values of the City. Donta' Hughes added there has been discussion of hosting a meal to build community.

Madina Abshir, Intercultural Specialist with Eastern Carver County School District, introduced herself as a long-term resident of Chaska and invited the Council to participate in Communities of Belonging.

Councilmember Hatfield asked if there are plans to promote the group. Donta' Hughes explained they hope to get the word out to everyone. They don't have plans as of yet.

Sarah Carlson pointed out the Chaska Human Rights Commission has been working with Communities of Belonging for two years, and they plan to continue the collaboration and host shared events.

City Administrator Podhradsky noted the Council typically assigns Councilmembers as representatives to local groups at the beginning of the year. He suggested they discuss Council representation at the upcoming retreat.

Councilmember Huang agreed the diversity in Chaska has grown greatly and inclusivity needs to be woven into the City's priorities.

6. Approve Previous Meeting Minutes

6.A. Approve the February 26, 2024 City Council Meeting Minutes

Motion by Councilmember Hatfield, second by Councilmember Huang to approve the minutes of the February 26, 2024 City Council meeting.

Motion carried.

7. Consent Agenda

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

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

Motion to set a Public Hearing for March 18, 2024 to Consider a Grant Application to the Minnesota Investment Fund (MIF) Program.

- B. Adopt Resolution 2024-19 Approve Construction Documents and Authorize Solicitation for Public Bids for the 2024 Downtown Street and Utility Reconstruction Project

Motion to adopt Resolution No. 2024-19, approving the construction documents for the 2024 Street & Utility Reconstruction Project, and authorizing the solicitation of public bids.

- C. Adopt Resolution 2024-20 Approve Construction Documents and Authorize Solicitation for Public Bids for the NE Collector Savanna Way Phase II Project

Motion to adopt Resolution No. 2024-20 to approve plans and specifications and authorize City Staff to solicit bids for the NE Collector in SW Area AKA Savanna Way Phase II.

- D. Adopt Resolution 2024-21 Relating to No Parking on Savanna Way between Farm Hill Boulevard and Creek Road

Motion to Adopt Resolution No. 2024-21 Prohibiting Parking on Savanna Way, beginning at Farm Hill Boulevard and ending at Creek Road.

- E. Temporary Liquor Licenses for the SouthWest Metro Chamber of Commerce - Taste of Chaska

Motion to approve Temporary On-Sale Intoxicating License TW.24-1 for the SouthWest Metro Chamber of Commerce at Taste of Chaska.

- F. Adopt Resolution No. 2024-22 Identifying the Need for Carver County Community Development Agency Community Growth Partnership Initiative and Authorizing Application for Grant Funds

Motion to adopt Resolution No. 2024-22 Identifying the Need for Carver County Community Development Agency Community Growth Partnership Initiative Account Funding and Authorizing Application for Grant Funds.

Motion carried.

8. Action Items

8.A. Recommendation to Council for Approval of the 2040 Pedestrian & Bicycle Master Plan

City Administrator Podhradsky introduced the item to the Council and Director of Parks and Recreation Marshall Grange provided a presentation on it.

Councilmember Hubbard noted she sat on the project's Steering Committee. They did a majority of planning remotely. The digital efforts for outreach and information sharing were extremely helpful in the process. There are a lot of opportunities for partnerships and community-building. Trails and connections are a top amenity in Chaska.

Councilmember Huang added it creates great opportunities for connecting with other communities.

Motion by Councilmember Hubbard, second by Councilmember Huang to approve the 2040 Chaska Pedestrian and Bicycle Master Plan.

Motion carried.

8.B. Awarding of Contracts for the Chaska Public Safety Facility

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

Councilmember Hubbard asked how community members could ask more questions about the project. Assistant City Administrator Durbin stated residents are welcome to call the City, and Staff can get them connected with RJM Construction Management.

Councilmember Hatfield asked when the project will be completed. City Administrator Podhradsky stated they hope to have everything completed by Fall 2025. Also, there are not likely to be any procurement issues because RJM has done an immense amount of work in advance.

Councilmember Huang asked if there are any high-risk items to procure. Drew Suggs, RJM representative, stated there are some specialized items, but there should be no issue obtaining those items.

Councilmember Hubbard thanked Staff and RJM for the effort they put into the project and bidding process.

Councilmember Huang noted his appreciation of the final bid number.

Motion by Councilmember Hatfield, second by Councilmember Huang to approve the awarding of the contracts and authorize the Mayor and City Administrator to execute the contracts.

Motion carried.

9. Bills

9.A. Accounts Payable Claims Roster 4-3-2024

The Council requested further information about bills on page 1.

City Administrator Podhradsky provided further information regarding the bill.

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

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 4-3-2024

Councilmember Hatfield:

- Received an email from a resident regarding road construction timing. City Administrator Podhradsky explained the timing of construction plans and the thought process behind the projects.

Councilmember Hubbard:

- Met with City Administrator Podhradsky regarding lodging tax and tourism.
- Pointed out a food drive is March 21, 2024.
- Noted March is Women's Month. International Women's Day is March 8, 2024.

Councilmember Huang:

- Shared Chaska Bash is Friday, May 12, 2024. Tickets are available.
- Pointed out May 4, 2024 is Christmas in May.
- Stated the opening of the revitalized park The Loop will be May 5, 2024.
- Noted Taste of Chaska is May 8, 2024.
- Added River City Days is July 26, 2024.
- Attended Suburban Transit Association's Legislative Breakfast. He provided updates on two legislative efforts.

Assistant City Administrator Durbin:

- Noted the utility billing drop box has been fixed.
- Provided an update on Chaska Tech Center and its leases.
- Added the previous KFC site was purchased in October 2023.

Officer Julie Janke:

- Stated Coffee with a Cop is March 20, 2024 at Caribou.
- Noted Zootopia will be shown on the Thursday of Spring Break in the afternoon.

Mayor Pro Tem Grau:

- Noted his appreciation of the videos posted on the City's social media.
- Congratulated his son's fifth grade basketball team on their championship win.

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hubbard to adjourn the meeting at 8:49 p.m.

Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
MARCH 18, 2024

1. Call to Order

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

2. Pledge of Allegiance

3. Roll Call

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

Absent: Mayor Windschitl.

Also Present: Matt Podhradsky, City Administrator; Elise Durbin, Assistant Administrator; Nate Kabat, Community Development Director; Liz Hanson, City Planner; Christophe Morschen, City Attorney; Julie Grove, Economic Development Coordinator; Matt Clark, City Engineer; and Krista Mark, Communications Coordinator.

4. Adopt the Agenda

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

5. Visitor Presentation

5.A. Chaska Historical Society New History Book – Chaska: A Minnesota River City, 1950-2000 – Lisa Oberski

Lisa Oberski, President of Chaska Historical Society, explained the role of the Chaska Historical Society. She presented the new book of Chaska history covering 1950 to 2000. They are available for purchase at the Chaska History Center. The Center is hosting an event celebrating the book on April 20, 2024.

Ms. Oberski provided information on two upcoming events: Murder and Mayhem and Mt. Pleasant Cemetery tours. She added there are Chaska brick soaps available for purchase at the Center.

Councilmember Huang pointed out he attended the Chaska History Center's Halloween tours, and it was extremely interesting. The reenactments are well-done.

Councilmember Hatfield thanked Ms. Oberski and the Historical Society for all of their work on the book. Councilmember Hubbard noted her agreement with Councilmember Hatfield.

6. Approve Previous Meeting Minutes

6.A. Approve the March 4, 2024 City Council Meeting Minutes

Motion by Councilmember Hubbard, second by Councilmember Hatfield to approve the minutes of the March 4, 2024 City Council meeting.
Motion carried.

7. Consent Agenda

Councilmember Hubbard stated she was surprised in the variation of bids, referring to Consent Agenda Item 7.A. Adopt Resolution 2024-27 Bid Approval for Bavaria Rd/Innsbruck Retaining Wall. City Administrator Podhradsky explained there are a number of factors that contribute to a lower bid. He stated Staff feels confident in the group with the lowest bid.

Councilmember Hatfield asked how long retaining walls can last. City Engineer Matt Clark explained the walls could last from 25 to 50 years.

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

A. Adopt Resolution 2024-27 Bid Approval for Bavaria Rd/Innsbruck Retaining Wall
Motion to approve Resolution No. 2024-27 awarding the bid for the replacement wall systems at Bavaria Road and Innsbruck Drive in the amount of \$174,147.00.

B. Adopt Resolution 2024-23, Authorizing submission of an application to the 2024 MN-DNR (DNR) Natural and Scenic Area Grant and Resolution 2024-24, Authorizing submission of an application to the 2025 Legislative-Citizen Commission on Minnesota Resources (LCCMR) - Land Acquisition, Habitat and Recreation for acquisition of 13.5 acres of the Big Woods at 4250 Chaska Blvd

Motion to adopt Resolution 2024-23, authorizing submission of an application to the 2024 MN-DNR (DNR) Natural and Scenic Area Grant

i. Resolution 2024-24

Motion to adopt Resolution 2024-24, authorizing submission of an application to the 2025 Legislative – Citizen Commission on Natural Resources (LCCMR).

C. Adopt Resolution 2024-25 - Amending 2023 Fund Budgets
Motion to adopt Resolution 2024-25 Amending 2023 Fund Budgets.

D. Adopt Ordinance 2024-1044 Amending Chapter 5, Article 4, Section 20 of the Chaska City Code

Motion to adopt Ordinance 2024-1044 amending Chapter 5, Article 4, Section 20 of the Chaska City Code related to Transient Merchant permits.

E. Approve Infrastructure Investment and Jobs Act Grant - Good Neighbor Agreement
Motion to approve the good neighbor agreement between the City of Chaska Electric Department and the City of Chaska City Council.

F. Adopt Resolution No. 2024-29 Approving the Final Site & Building Plan and Final Plat for 3740 Chestnut Street/Audrius Asakenas/PC #2024-05

Motion to adopt Resolution No. 2024-29 approving the Final Site & Building Plan and Final Plat for 3740 Chestnut Street (PC #2024-05).

Motion carried.

8. Action Items

8.A. Public Hearing - Adopt Resolution 2024-26 Approving the City's Application to MN Department of Employment of Economic Development for the MIF Program

City Administrator Podhradsky introduced the item to the Council and Economic Development Coordinator Julie Grove provided a presentation on it.

(22:00) Mayor Pro Tem Grau asked what the future goals of the business are. Dale Spaeth explained Marotta Controls is growing at a 30 percent rate, and there are a lot of good sales along with good turnover. The plan is to offer sales to more locations once the Minnesota location is up and running.

Mayor Pro Tem Grau asked how many employees work for Marotta Controls. Dale Spaeth stated they have 11 employees currently and hope to hire up to 50 people. Once their lease is done, there will be an opportunity for around 100 employees.

Councilmember Huang thanked Marotta Controls for investing in Chaska.

Dale Spaeth added there will be a ribbon cutting on April 22, 2024 at noon. He invited the Council and Staff.

Mayor Pro Tem Grau opened the public hearing at 7:28 p.m.

No one wished to address the Council.

Mayor Pro Tem Grau closed the public hearing at 7:29 p.m.

Motion by Councilmember Huang, second by Councilmember Hubbard to adopt Resolution 2024-26 Approving the City's Application to the Minnesota Department of Employment and Economic Development on behalf of Marotta Controls, Inc. to the Minnesota Investment Program.
Motion carried.

8.B. Public Hearing - Adopt Resolution 2024-30 Approving Construction Docs and Authorizes Advertisement for Bids – Bavaria Rd/Southwest Christian High School Turn Lane Improvements
City Administrator Podhradsky introduced the item to the Council and City Engineer Matt Clark provided a presentation on it.

Councilmember Hubbard noted there are orange cones set up at the school's exit during dismissal. She asked why a roundabout wasn't considered. City Engineer Clark explained the requirements are not met to need a roundabout because the traffic is only during a short peak time period. Staff is continuing to work with the school to address safety concerns.

City Engineer Clark concluded the presentation by explaining the process.

Mayor Pro Tem Grau opened the public hearing at 7:41 p.m.

No one wished to address the Council.

Mayor Pro Tem Grau closed the public hearing at 7:42 p.m.

Motion by Councilmember Hatfield, second by Mayor Pro Tem Grau to adopt Resolution No. 2024-30 to approve plans and specifications and authorize city staff to solicit bids for Bavaria Rd/Southwest Christian High School Turn Lane Improvements.
Motion carried.

8.C. Adopt Resolution No. 2024-31 Approving the Concept Plan for Hazeltine National Golf Club/Hazeltine National Golf Club/PC #2024-04

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

Phil Anderson, General Manager of Hazeltine National Golf Club, introduced himself and offered to answer any questions.

Councilmember Huang asked if the open green space is still being considered. Mr. Anderson explained the area in question will be used for parking instead.

Councilmember Huang asked if the updates would allow members to exchange with other clubs. Mr. Anderson stated the updates are primarily for members, and there is minimal potential for external reciprocity.

Councilmember Huang asked what the membership percentage is for people residing outside of Minnesota. Mr. Anderson stated 10 percent of the membership is national. There is potential to attract more widespread membership.

Mayor Pro Tem Grau asked if similar villas are utilized at other golf courses. Mr. Anderson pointed out destination golf has grown in popularity, and it is an impactful part of the golfing experience. The villa builds attractiveness for the course. The model works well across the country. There is one nearby course with similar amenities, and they are at 90 percent occupancy in the summer.

Councilmember Hubbard asked if there will be an analysis on the light features to minimize impacts on local residences. City Planner Hanson stated any lighting must abide by City Code.

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt Resolution No. 2024-31 approving Concept Plan for Hazeltine National Golf Course – Northwest (PC #2024-04).

Motion carried.

9. Bills

9.A. Accounts Payable Claims Roster 18-3-2024

The Council requested further information about bills on pages 27 and 28.

City Administrator Podhradsky provided further information regarding those bills.

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

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report Day-Month-2024

Councilmember Huang:

- Shared Chaska Bash is Friday, May 12, 2024.
- Pointed out May 4, 2024 is Christmas in May.
- Stated the opening of the revitalized park The Loop will be May 5, 2024.
- Noted Taste of Chaska is May 8, 2024.
- Added River City Days is July 26, 2024.
- Pointed out Office Janke was recognized in a local publication for her programming efforts within the Police Department.
- Asked for an update on the Oak Ridge Conference Center. City Administrator Podhradsky explained Staff has had meetings regarding the Center, but there hasn't been any progress.

Councilmember Hubbard:

- Noted Coffee with a Cop will be on March 20, 2024.
- Stated Food Distribution is on March 21, 2024.
- Added during Spring Break there will be Cocoa with a Cop and free skating on March 25, 2024.
- Pointed out Zootopia will be shown on the Thursday of Spring Break in the afternoon.
- Stated sign ups are open for Safety Camp during the summer.
- Explained a resident contacted her about her car being towed. She asked what the signage requirements are for towing notification. City Administrator Podhradsky stated he isn't sure about requirements for private lots. Small claims court is an inexpensive way to address minor disputes.

Councilmember Hatfield:

- Stated Earth Day is being celebrated on May 4, 2024.
- Suggested residents sign up for downtown construction notifications if they want regular updates on closures and projects.

City Administrator Podhradsky:

- Pointed out the Council and Department Head retreat will be March 21 and 22 at the Fire Station.
- Stated the local Mayors put together an editorial intended to educate the public on a Bill regarding single-family zoning. The purpose of the Bill is to create more affordable housing using a State-wide approach, but it will overrule local governance and doesn't consider the needs of suburban versus urban areas.

Mayor Pro Tem Grau:

- Explained the retreat is open to the public.
- Stated French Fries with a Firefighter will be at McDonald's on June 5, 2024.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adjourn the meeting at 8:42 p.m.

Motion carried.