

**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.