



AGENDA
CHASKA PLANNING COMMISSION
ONE CITY HALL PLAZA, CHASKA CITY HALL
Wednesday, March 13, 2019
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 Draft Minutes of the Feb 13th, 2019 Planning Commission Meeting
6. Consent Items
7. Action Items
 - 7.A. Approve the Concept Plan for Hazel View Senior Cooperative/Perry James/PC #2019-04
 - 7.B. Approve the Preliminary Site Plan for China Pagoda at 798 Yellow Brick Road/China Pagoda/PC #2019-05
8. Other Business
 - 8.A. Receive Other Meeting Minutes
 - 8.A.i. Receive the Minutes of the January 28, 2019 and Draft minutes of the Feb 25, 2019 City Council Meetings.
 - 8.A.ii. Receive the Minutes of the Jan 28, 2019 EDA Meeting
 - 8.A.iii. Receive the Minutes of the Feb 11, 2019 Park Board
9. Adjourn



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**CHASKA PLANNING COMMISSION
MINUTES
February 13, 2019**

1. Call to Order

Chair Dahlke called the meeting to order at 7:00 pm.

2. Roll Call

Roll call was taken. Members present: Commissioners Bowe, Cross, Dahlke, Pfeiffer, Urbanski, Sailer, Lacey, Brass, Olson.

Members absent: None

Also present: Kevin Ringwald, Community Development Director; and, Liz Hanson, City Planner.

3. Adopt the Agenda

Motion by Commissioner Cross, second by Commissioner Bowe, to adopt the agenda as presented.

Motion carried.

4. Visitor Presentation

None.

5. Minutes

Commissioner Cross noted that Commissioner Pfeiffer was marked both present and absent in the minutes.

Motion by Commissioner Cross, second by Commissioner Lacey to approve the minutes of the Dec 12, 2018, Planning Commission meeting, as amended.

Motion carried.

6. Consent Agenda

Commissioner Cross stated that she thought there was a minimum size lot for Club West at 60 feet and there is one on the plat that is about 50 feet. She noted that with the setbacks, it will leave about a 35-foot lot and feels this would not meet the City requirement.

City Planner Hanson explained that Club West has started to introduce a smaller product within this portion of the development.

Commissioner Cross noted that for Savanna Estates the language says the Planning Commission is approving 25 lots, however the plat shows 26 lots.

City Planner Hanson explained that there are 25 new lots and an existing lot that is having 10 feet added onto it, so it has been incorporated into this final plat. She apologized for not clarifying this information within the staff report.

Motion by Commissioner Pfeiffer, second by Commissioner Sailer, to approve the Consent Agenda as follows:

- a) Approve the Final Plat for Savanna Estates 3rd Addition/Koosman Homes/PC#2019-02, subject to the following conditions:
 1. Approvals shall be based on the following graphic exhibits:
 - a. Final Plat – Savanna Estates 3rd Addition (pgs 1-2), prepared by Alliant Engineering, undated
 - b. Construction Documents (pgs 1-18), prepared by Alliant Engineering, dated November 27, 2018
 2. Adherence to the City's Boulevard Tree Policy and local street section design.
 3. Provision of sidewalks on both sides of all local streets.
 4. Compliance with Ordinance No. 934 (PRD-69).
 5. Prior to final plat recording, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
 6. Payment of development fees prior to recording of final plat.
 7. Compliance with the City's existing anti-monotony housing ordinance.
 8. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
 9. 360-degree architecture shall be provided for all corner lots and all lots whose rear or sides are visible from public right's-of-way or across from open spaces, specifically for Lots 1-15, Block 1 of Savanna Estates 3rd.
- b) Approve the Final Plats for Club West 9th Addition/Traditions Development/PC 2019-03, subject to the following conditions:
 1. Approvals shall be based on the following graphic exhibits:
 - a. Club West 9th Addition Final Plat (pgs 1-2), submitted by Alliant Engineering
 - b. Club West 9th Addition Construction Documents (pgs 1-11), submitted by Alliant Engineering, dated January 8, 2019
 2. Payment of park dedication fees prior to recording the Final Plat.
 3. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
 4. Compliance with Section 9.27 Anti Monotony and Design Requirements in Detached Single-Family Residential Developments.
 5. Provision of a stormwater management plan meeting City and Carver County WMO standards.
 6. Provision of an executed development agreement prior to recording Final Plat.
 7. Provision of sidewalks on both side of all local streets.
 8. Adherence to the City's Boulevard Tree Policy and local street section design.
 9. Provision of a 60 feet Right of Way width for all local streets.
 10. Adherence to the following building setbacks:
 - a. Front (house): 23 feet
 - b. Front (porch): 15 feet
 - c. Rear: 30 feet
 - d. Side (house/garage): 10 feet/5 feet
 - e. Side (corner): 23 feet

Motion Carried.

7.C. Approve the Concept Plan for Chaska Building Center Phase 3/DDK Construction, LLC/PC 2019-01

City Planner Liz Hanson presented the item to the Commission.

Commissioner Brass asked about the semi-truck parking in the back and asked if they were 53 footers with a cab.

City Planner Hanson stated that she thinks they are more of a box truck size and not semi-truck size. She noted that this is still in concept plan so some of those details will come in at a later date.

Commissioner Brass stated that he is concerned about the 53-foot trucks being a hindrance to the fire lane access.

Commissioner Urbanski asked if this proposed plan fit into the stormwater plan.

City Planner Hanson stated that at this phase it is very conceptual and those types of details will come in during the preliminary plan process.

Commissioner Urbanski asked if there were plans to update the fire lanes as part of this plan.

City Planner Hanson stated that she thinks that is something that will have to be addressed during the preliminary plat submittal to provide more traffic analysis surrounding how many trucks will be out back.

Community Development Director Ringwald noted that the County plan has improvements planned at that intersection but he is unsure of the timing.

Commissioner Pfeiffer stated that one of her concerns is with the buildings blending together and one of them having a flat roof and the other a pitched roof. She asked if the City would be comfortable with the buildings sharing some materials to help them blend but still having the roofing be different.

City Planner Hanson stated that the City is looking at this area as a whole in order to get harmony between the different buildings. She stated that the City may have to be creative with the applicant to come to a happy medium.

Commissioner Brass asked if the office spaces would be leased spaces or more like condo type offices where the businesses own the space.

City Planner Hanson stated that the developers preferred outcome would be condo type office space where each unit owned their particular portion.

Commissioner Cross expressed her concerns with the loading dock layout and the approach through another business.

City Planner Hanson stated that there is a permanent cross access easement connected to the title of all of the sites.

Community Development Director Ringwald stated that this easement is essentially a driveway easement for the northern 24 feet of the road area and stated that this type of access is not unusual.

Mike Melton, CEO of DDK, stated that they are excited about the opportunity to collaborate with the City on this project. He stated that once they receive concept approval they will move forward and nail down some of the specific end users which will clarify their plans.

Commissioner Bowe asked if DDK had connected with the local market for brokers of office and industrial space to understand the needs is in the area.

Mr. Melton explained that they have had a few conversations in this regard and noted that he feels very comfortable with the back industrial portion, but know they need to work on the office/condo portion a bit.

Commissioner Bowe stated that the bay sizes for the industrial portion of the project seem on the small side to her.

Commissioner Brass agreed and asked if the industrial bays would be leased tenant space or condo space.

Mr. Melton stated that there are a lot of users in the 4,000-5,000 sq. ft. range. He stated that this building gives them a lot of flexibility for business sizes. He said it could end up being just two larger tenants in the building. He noted that they are expecting the trucks to be more panel type box trucks and not the 53-foot-long trucks and explained that they are in discussion with some possible users.

Commissioner Bowe encouraged Mr. Melton to consider dock high and drive-in doors especially for the smaller bays. She asked how much pre-leasing for the condo space would have to happen before the construction would officially begin.

Mr. Melton stated that they plan to move forward as quickly as they can once they get a few users locked in. He stated that he is not sure which building will move forward first because it depends on who shows interest.

Chair Dahlke stated that it appears as though there is a significant challenge in the parking situation that will need to be resolved. He stated that he thinks that DDK will need to be able

to accommodate 53-foot trucks because there may be vendors that show up with that style truck.

Commissioner Sailer stated that in winter conditions the 24-foot road may become 20 feet wide because of snow fall and that should be taken into consideration when thinking about the access to the bays.

Mr. Melton stated that the constraints of the site will essentially dictate what types of users will be attracted to the site.

Chair Dahlke stated that the fire lane needs significant improvement and repairs and asked what type of driveway would be in the back of the project.

Mr. Melton stated that it will be a collective process between the users, but he expects it will be asphalt.

Commissioner Bowe confirmed with the City Engineer that this will continue to be a private road and the 3 parcels will be responsible for maintaining it themselves.

Commissioner Cross stated that she thinks the project, as proposed, is too condensed and too tight.

Commissioner Urbanski stated that he agreed that things may be too tight but noted that he is excited to something come in at this location.

Commissioner Bowe stated that she agrees with most of the staff's comments in the report and noted that she feels that the two planned uses are not complimentary. She would prefer to see a larger industrial building or all office space.

Motion by Commissioner Pfeiffer, second by Commissioner Brass, to recommend to City Council approval of a concept plan for Phase III of the Chaska Building Center (DDK), PC #2019-01; subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Concept Plan (pgs 1-15), submitted by DDK Construction.
2. Provision/modification of any drainage and utility easements as required by the City Engineer in the course of his review.
3. Provision of easements for the private drives (vehicular cross access easements) that service the lots of the Chaska Building Center.
4. Coordination with the City Engineer with regard to utilities, grading and drainage.
5. Installation of all site lighting at a 0-degree angle with the light source fully concealed at the property line.
6. Provision that east façade on industrial building provides 360-degree architecture like its south façade.
7. Utilization of modular face brick and natural stone as a Class I material.

8. No exterior storage will be permitted.
9. Provision of the required 50 feet setback from the edge of the top of the creek bank to all buildings and impervious surfaces.
10. Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.
11. Provision that accesses into site align with adjacent Cuzzy's accesses on Fire Lane, specifically for the central access.
12. Provision that the shared driveway on the north side of the site will be at least twenty-four feet wide and unobstructed at all times.
13. Provision that the professional office buildings will be designed to fit in with the industrial buildings within this development.
14. Provision that the professional office buildings be pushed more south to line up with the adjacent Formacoat building.
15. Provision that the industrial building and professional office buildings are designed to fit into Chaska.
16. Provision that the buildings adhere to the setbacks and regulations of Ordinance No. 950.
17. Provision of a truck turning exhibit and a loading dock exhibit with vehicle sizes to be provided at preliminary submittal.
18. Provision of a direct pedestrian connection from Fire Lane to the City's local trail running along East Chaska Creek.
19. Provision of a parking summary to be submitted at time of preliminary submittal.
20. Provision to submit Utility and Site Plan As-Builts at the time a building permit is issued.
21. Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.
22. Provision of a storm water management plan meeting City and Carver County WMO standards.
23. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
24. Provision that all mechanical equipment will be fully screened from view.
25. Compliance with section 9.11 Building Design/Materials and Site Design.
26. Adherence with the Engineers Memo dated February 8, 2019.
27. Elimination of all un-used driveway accesses on Chaska Boulevard prior to issuance of a Building Permit.
28. Compliance with the County Memo dated June 8, 2018.
29. Provision to provide accesses into the site consistent with Carver County's guidance and requirements.

Motion carried.

8. Other Business

A. Receive Other Meeting Minutes

- i. Receive the Minutes of the December 03, 2018 December 17, 2018 and January 07, 2019 City Council Meetings.
- ii. Receive the Minutes of the December 10, 2018 and January 14, 2019 Park Board
- iii. Receive the Draft Minutes of the December 17, 2018 EDA Meeting

Commissioner Urbanski

- Gave a brief background on how he came to Chaska and his history in public service
- Noted that he has a family vacation planned and will not be able to attend the next Planning Commission meeting

Commissioner Sailer

- Gave some background information on himself and where he has lived and gone to school

Commissioner Pfeiffer

- Noted that she had served on the Planning Commission for about 3.5 years and gave some information on her background.

Commissioner Cross

- Stated that this is the beginning of her last term on the Planning Commission and gave some background information on her experience

Commissioner Bowe

- Stated that she had been serving on the Planning Commission for about 2 years and gave some background information on herself.

Commissioner Lacey

- Gave some background information on himself and his past work experience

Commissioner Brass

- Gave some background information on himself and his work experience

Commissioner Olson

- Gave some background information on himself and his work experience

Chair Dahlke

- Explained that he is the new Chair of the Planning Commission and gave some history of his experience in the City
- Asked if the City could send out the guidelines for the Class 1, 2, and 3 materials to the full Commission
- He stated that he is happy there is finally work happening on Pioneer Trail
- Asked that the agenda be added to the iPad version of the files

9. Adjourn

Motion by Commissioner Lacey, second by Commissioner Sailer to adjourn the meeting at 8:33 pm.

Motion carried.

**REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
03/13/2019**

Subject: Hazel View Senior Cooperative – Concept Plan

Applicant: Lake West Development, LLC

Location: Southeast corner of Hundertmark Road and Pioneer Trail

Case No.: P.C. No. 2019-04

Synopsis: The applicant is requesting approval of the Concept Plan for a new Senior Housing Cooperative

Prepared By: Elizabeth Hanson

Staff Recommendation: Recommend approval of the request

BACKGROUND

In May and July of 2000, the Pioneer Pointe development was fully approved. This development is directly south of the subject property (also known as the former Fred Molnau parcel) being looked at tonight. During the 2000 Pioneer Pointe approvals Fred Molnau's 2.7-acre property was referenced. Mr. Molnau decided to hold off on developing his parcel with Pioneer Pointe as his desires were to rezone the parcel to Commercial. At that time staff indicated that they are not in support of such rezoning and that the parcel should remain residential based on its size, configuration, and the City's Comprehensive Plan that guides it to be residential.

Goals

Provide Senior Housing Alternative:

This project provides a Senior Housing Cooperative which allows seniors with a unique ownership opportunity unlike apartment or condo rental or full condo ownership. A cooperative is a housing development, which members buy in and own an equal share of the cooperative corporation; which owns the building, land and common areas. Members pay a monthly fee, based on the size of their unit, to cover the shared costs of the cooperative's monthly operating expenses.

Preservation of open space and selective trees:

The project as proposed will provide a tremendous amount of open space on the 2.7 acre parcel. With the building footprint at approximately 17,000 square feet and a parking area of approximately 14,100 square feet, the project will have nearly 74% green space and impervious area. Furthermore, select stands of existing trees will be preserved on the west half of the site and all of the trees on the east half of the site will be preserved.

Active Senior Lifestyle:

The location of the project with adjacencies to local shopping, trails, and schools will allow an active lifestyle for seniors. See Context Map showing adjacent uses and amenities.

Sense of Community:

Senior coops provide numerous common areas and activities that provide a sense of belonging and community to all of the residents.

ZONING & COMPREHENSIVE PLAN

Currently, the site is zoned Open (O), which is a holding zone until it is redeveloped to a more appropriate zoning district. The Comprehensive Plan guides this parcel to be Medium Density Residential. The use that is being proposed is consistent with this guidance.

EXISTING CONDITIONS

The site is located on the southeast corner of Hundertmark Road and Pioneer Trail. It is a 2.7 acre triangular parcel with a scattering of significant trees. The site is currently vacant, and was a remnant of the Pioneer Pointe development. There are two bituminous public trails on the property; one on the northern portion of the site that runs parallel with Pioneer Trail, and one on the west side that runs parallel with Hundertmark Road. There also exists a drainage swale that runs north-south that splits the property in half.

CURRENT REQUEST

The applicant, Lake West Development, LLC, is requesting Concept Plan approval for the construction of a senior housing cooperative totaling 37 units and 4-stories in height. This housing will be targeted for seniors 62 years and older.

Adjacent properties

The new building's site is bounded on the south by the residential development Pioneer Pointe; the north by Pioneer Trail and a City trail; the east by Pioneer Trail; and the west by Hundertmark Road and a City trail.

Site Layout

The 4-story senior housing building and parking is situated mainly on the western side of the site, due in part to the narrow shape of the site and the fact that the eastern end has very little buildable room. One access point is proposed on the west edge of the site to connect into Hundertmark Road. This ingress/egress will provide access to the surface parking lot as well as the underground parking lot proposed. The parking lot is proposed on the southern portion of the site with the building just north of that. An outdoor recreational area is situated on the eastern portion of the site.

The applicant has stated that several layouts were reviewed for the placement of the building and parking area. As the access from Hundertmark Road will be the only access and its location limited to the southern-most point of the property, it only made sense to place the parking lot on the south side with the building just north of that. Another reason was to provide more separation between the senior building and the townhomes to the south. The applicant wanted to provide separation since the townhome buildings and senior building will be varying heights and scales.

Overall, staff is generally favorable of the site layout. There are not many options for this site and the applicant has made decisions that seem to make the most sense. Providing more of a separation between the senior building and townhome buildings to the south seems most appropriate as they will be varying in scale. The building will be the main focus on the intersection of Hundertmark Road and Pioneer Trail rather than the parking lot, which staff is favorable of. It will be important, however, that there is an adequate buffer and screen between the parking lot and residential to the south.

Building Design

The building is a subtle u-shape in footprint and will be four-stories tall. The footprint is meant to provide interest and form to the site while allowing sight lines near the intersection of Hundertmark Road and Pioneer Trail. The proposed building will be constructed with lap and shake siding, brick, glass, and have a pitched roof. The City of Chaska has certain building design and material requirements for multi-family residential buildings. A portion of it is stated as follows:

"Multi-family buildings shall use at least three (3) Class I materials and shall be composed of at least eighty (80) percent Class I materials, and no more than five (5) percent Class III materials"

The applicant will have to show in their preliminary submittal how they will meet this requirement. An item of note is the brick to be used. In order to be classified as a Class I material, the brick needs to be a full modular face brick.

The applicant has provided a couple renderings/drawings of the building. The building's exterior appearance appears to show a well-balanced application of materials and depth. Given that this building will have high visibility on all of its sides, staff would advise that 360 degree architecture is achieved throughout the building. In addition to that, the building will have to show how it fits into the context of Chaska.

Another point that staff would like to point out is the roof profile. This building is proposed to be 4-stories tall, which already is taller than the adjacent townhomes. An option to look into is a flat roof, like the one at Lake Jonathan Flats. Not only will this shave off some height on the building but it will also provide opportunities for rooftop amenities. Staff would advise the applicant to look into this more. If this is explored, staff would advise that the building still provide visual interest on the roofline by way of varying roof lines and parapet detailing.

Setbacks

The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	Setback
Hundertmark Road	100 feet from centerline
Pioneer Trail	125 feet from centerline
South Property Line	20 feet

PARKING SETBACKS	
Direction	Setback
ROW	10 feet
South Property Line	10 feet

The Pioneer Trail setback will have to be discussed more in depth. The applicant is asking for a reduction in the Pioneer Trail setback so that there is more usable space on the property. The property is tight to begin with because of its shape. In essence, half of the property is unbuildable with setbacks applied. The applicant's request to reduce the Pioneer Trail setback is reasonable given the fact that they are not connecting into the Pioneer Pointe property to the south. Because of this there is additional setback from the south as was originally intended. Staff's main concern with the reduction is the safety component and whether there will be adequate sight lines at the corner of Hundertmark Road and Pioneer Trail. Because of the placement and shape of the building, the site does not appear to pose a sight line concern.

Parking/Access/Circulation/Traffic

50 parking spaces are proposed as a part of this project. The following chart summarizes the overall parking demand on the site, based on the approximated sizes of the conceptual uses.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Multi-Family Res. - Senior	37 dwelling units	1ps/2 dwelling units	19 parking spaces
		REQUIRED	19 parking spaces
		PROVIDED	50 parking spaces

According to this table the applicant is meeting the required amount of parking spaces needed for the proposed use of the site. The parking lot is situated on the south side of the site facing Pioneer Pointe to the south. Because of this staff would advise that significant landscaping be provided between the parking lot and southern property line to help screen.

The access into the site will be from one ingress/egress on Hundertmark Road. The access is shown on the southern-most portion of the site in attempts to line up with the access into SuperTarget. The access point is recommended to be on the southern-most portion of the site to provide sufficient distance from the Hundertmark/Pioneer Trl intersection.

Access into the site will then provide access to the surface parking lot and the underground parking lot. The underground parking lot is showing two ingress/egress points on the west and east sides of the building. Staff would advise that the westerly access be removed for the purpose of preserving more trees on the west side of the site. It appears that one access on the east side of the building is sufficient enough for this use and scale.

It should be noted that when the Pioneer Pointe development went in the three driveways on its northern edge were stubbed off for the purpose of connecting into the site to north of it (this subject site) when it decided to develop. However, it should be noted that this was done so that the same type of development (Townhomes) could extend onto this site. That is not the case with this proposal. With that said, the HOA of Pioneer Pointe have denied the ability to connect to their site as they do not want the additional traffic added to their development. An access point off of Pioneer Trail was also explored, however, Carver County has also denied the opportunity of gaining access on their road. Because of this the applicant has proposed to gain access off of Hundertmark Road.

The applicant is stating that traffic generation for senior housing (5-6 trips per day) is much less than that of standard single-family housing (8-10 trips per day). Additionally, the typical hours of trips are not at the same time as single-family housing. With the proposed 37 units, the minor additional trip generation appears that it can be handled by the capacity of Hundertmark Road. Staff will require a traffic study to be completed to evaluate the proposed changes and to ensure the access onto Hundertmark Road is safe and non-disruptive to the intersection.

Pedestrian Connections

The site currently has two public trails that transcend through the site; one on the west side that runs parallel with Hundertmark Road; one on the north side that runs parallel with Pioneer Trail. The applicant is showing in their concept plan connections to both of these trails from the site.

The applicant is showing the re-alignment of the public trail on the north side of the site. Currently the trail meanders through the site. This was done intentionally to help preserve trees on site. Staff has looked into this more and have determined that this is an acceptable re-alignment. There is currently a drainage issue in this area that will ultimately have to be fixed with this project. Because of this the trees will be disrupted regardless. Having the trail closer to the road, while still providing an adequate buffer, is the most ideal option from a City perspective. Additionally, the trees that are to be disrupted are mainly cottonwoods and box elders, which are not necessarily the most desirable in saving.

Tree Preservation & Landscaping

Tree Preservation will be important on this site. There are significant clusters of trees that exist. The applicant has provided a tree survey to indicate where these trees are located. A majority are located on the western half of the site where the building and parking lot are going. Other clusters exist on the eastern half, which are proposed to be preserved. There is also a cluster of trees on the western-most side of the site that are proposed to be preserved as well. There is a cluster on the north side of the site that are shown to be effected by the proposed re-alignment of the public trail. As iterated before, this re-alignment is acceptable by staff given the trees to be effected are not considered desirable. It should be noted that there is sizable oak tree (33" caliper) just south of the existing trail which should be looked at the potential of preserving. In addition, as noted above, the westerly ingress/egress point to the underground parking should be removed for the purpose of saving more trees on the westerly side of the site.

Saving the trees where the building and parking lot are going will be rather difficult since their options for site layouts are fairly limited. With that in mind, staff would suggest to preserve the areas to the greatest extent possible on the west, north and east sides. Staff has marked up the tree survey in red to show what areas to preserve. This is shown below:



The table below indicates the landscaping requirements for this site:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	213 caliper inches (68 trees)	unknown
Understory Trees	17	unknown
Shrubs	227	unknown

The applicant will have to show in their preliminary submittal how they meet these requirements. If tree preservation is accomplished then some existing trees can count towards the overstory caliper requirement.

Staff would like to point out that the south end of the site will need to provide sufficient screening from the parking lot and driveway into the underground parking; preferably coniferous, to help provide screening between this site and the residential property to the south.

The outdoor recreational area shall also be looked at for landscaping provisions. Specifically, show how the landscaping can beautify the space and make it a place for residents to want to come to.

Usable Open Space

The project proposes to install walkways to the outdoor recreational area shown on the eastern portion of the site. There will be a passive walking area with benches that will connect into the existing trail on Pioneer Trail.

Multi-Family residential building sites are required to provide sufficient, usable open space, which is defined as defined as "a portion of a lot which provides the purpose for outdoor recreation, scenic amenity, and/or shared exterior space for people to gather and use". A minimum of 15% of the gross site area shall be shared open area; the minimum dimensions for such open spaces shall be 75 feet in length and 75 in depth. The applicant will have to show in their preliminary submittal how they meet this requirement.

The area on the east side of the site poses as a beneficial outdoor amenity opportunity. Staff would advise that the usable open space component should be unique and a place where residents want to be and make use of. There are ways to provide more uniqueness and usability to the site. One additional way is to look into the incorporation of rooftop amenities, like what was done at Lake Jonathan Flats. Patios, vistas, seating, firepits, grills, or components of the like that provide a plethora of usability are encouraged.

Lighting

Any lighting proposed for this plan should be fully screened and face downward. The applicant will have to show in their preliminary submittal the photometrics and specs for all lighting proposed. Included in that shall be a detail of the front canopies and the lighting within it. Lighting and fixtures need to be flush within the canopy.

Utilities

Water and sewer are available to serve this site.

Stormwater

The applicant will work with the City to determine the drainage necessities for the site. The applicant has stated in order to preserve more open area and trees, they will be proposing an underground stormwater retention system.

Neighborhood Meeting June 9, 2018

A Neighborhood Meeting was held with the Pioneer Pointe HOA on June 9, 2018 to discuss a previous concept plan. At that time, the applicant had shown access to the site through two of the access points through the HOA described in the Traffic section above. The overall consensus from those in attendance was that they did not support access through their development. This was taken into account as we are now showing access to the project from Hundertmark Road.

CONCLUSION

The development, with modifications required by the City, will be a positive addition to the community.

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend approval to the City Council of the Concept Plan for Hazel View Senior Cooperative, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Narrative (pgs 1-6), submitted by Lake West Development, LLC, and dated February 27, 2019.
 - b. Exterior Elevations (pgs 4.1 and 4.2), submitted by JSSH Architects, Inc., dated September 6, 2018.
 - c. Existing Conditions Plan, submitted by Premier Land Surveying, LLC, dated May 23, 2018
 - d. Concept Sketch Plan, submitted by Lake West Development, LLC, dated February 27, 2019
 - e. Context Map/Site Influences, submitted by Lake West Development, LLC, dated February 27, 2019
2. Coordination with the City Engineer with regard to utilities, grading and drainage.
3. Installation of all site lighting at a 0 degree angle with the light source fully concealed at the property line.
4. Provision of photometrics and specs for all exterior lighting proposed, including any canopy lighting.
5. Provision that canopy lighting is flush with the canopy.
6. Provision that all facades provide 360 degree architecture.
7. Provision to further explore a flat roof profile for the purpose of shorter height and rooftop amenities.
8. Provision of usable open space that provides a unique area(s) with usable amenities.
9. Provision of a detailed summary of indoor and outdoor amenities of the site to be provided at the preliminary submittal.
10. Provision of Usable Open Space to be provided on site that is compliant with Section 9.11.4.1.1.
11. Provision of a summary on trash storage/pick-up to be submitted at preliminary.
12. Utilization of modular face brick and natural stone as a Class I material.
13. No exterior storage will be permitted.
14. Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.
15. Provision of a direct pedestrian connections to the public trails running along Hundertmark Road and Pioneer Trail.
16. Removal of the westerly underground parking access for the purpose of preserving more trees on the west side of the site.
17. Provision to submit Utility and Site Plan As-Builts at the time a building permit is issued.
18. Provision of sufficient landscape screening to be achieved between the parking lot, easterly driveway access and southern lot line.
19. Provision of a tree preservation plan that optimizes tree preservation for the site, and is consistent with staff's marked up exhibit in the body of this report.
20. Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.
21. Provision of a storm water management plan meeting City and Carver County WMO standards.

22. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
23. Provision that all mechanical equipment will be fully screened from view.
24. Compliance with section 9.11 Building Design/Materials and Site Design.
25. Adherence with the Engineers Memo dated March 7, 2019.
26. Provision to provide Carver County's follow up on access restrictions for Pioneer Trail.
27. Provision of a traffic study to be completed for preliminary submittal.



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: March 7, 2019
Subject: Hazel View

The original concept plan for Pioneer Pointe development considered this property being accessed through the neighborhood. This layout and proposed senior housing is a change from what was planned and although senior living is traditionally a low traffic generator, staff would recommend a traffic study be completed that evaluates the proposed changes. The key items are to verify there are no impacts to main line traffic on Hundertmark Road for both current and future traffic volumes and access location minimizes traffic conflicts. Staff also recommends providing a more detailed follow up with access restrictions onto Pioneer Trail.

Gravity sanitary sewer and water main pipe stubs exist to serve the proposed property that were installed with the Pioneer Pointe Development. The locations are near the end of the stub street in the NW corner of Wilderness Drive. Stormwater is proposed as being served by underground storage system and will need to be designed to meet City and County standards.

LAKE WEST

DEVELOPMENT, LLC

Concept Review – Narrative

Hazel View Cooperative

Pioneer Trail and Hundertmark Road, Chaska, MN 55318
PID: 300280330



HAZEL VIEW
COOPERATIVE

February 27, 2019 Re-Submittal

Overview

Lake West Development, LLC requests Concept Review for the 2.71 Acre parcel located at the southeast intersection of Pioneer Trail and Hundertmark Road in Chaska, MN. The proposal is to construct a 4 story, 37 unit Senior Housing Cooperative with underground parking as shown in the attached site plan and architectural elevations.

Perry Ryan, PE – Vice President
Lake West Development, LLC
Office: 952-653-1359



A. Contact Information

Owner of Record	Lake West Development, LLC 14525 Highway 7, Suite 265 Minnetonka, MN 55345
Applicant	Perry Ryan, PE , Vice President Lake West Development, LLC, 14525 Highway 7, Suite 265 Minnetonka, MN 55345 Phone 952-653-1359

B. Site Data

Address	Southeast corner of Pioneer Trail and Hundertmark Road Chaska, MN 55318
Zoning	PDD Planned Development District (Existing) PDD Planned Development District (Proposed)
Parcel Size	2.71 +/- acres
PID	300280330
Description	That part of the SE 1/4 of the NW 1/4, Section 28, Township 116, Range 23 lying southerly of the centerline of Pioneer Trail and easterly of Hundertmark Road, Carver County, Minnesota.

C. Existing Conditions

The Site is currently vacant property which was a remnant of the Pioneer Pointe Townhomes developed by Pulte Homes in 2000. The parcel is a long, narrow triangular site with scattered open areas and trees as shown on the existing conditions / tree inventory survey. There is an existing bituminous trail which runs parallel to Pioneer Trail that meanders into the property as well as a bituminous trail parallel to Hundertmark Road on the property. There is also a drainage way which runs through the property with the drainage flowing southerly towards the Pioneer Pointe development.

There are currently 3 access points from the 3 northerly private roadway stubs within the townhome development to the south. A concept plan which was part of the Pioneer Pointe Townhomes depicted a continuation of the 3 access points from the association and construction of 16 additional townhomes on the Site area.



D. Project Goals / Guiding Principles

Provide Senior Housing Alternative:

This project provides a Senior Housing Cooperative which allows seniors with a unique ownership opportunity unlike apartment or condo rental or full condo ownership. See details of Senior Housing Cooperative more fully described in detail in Section E.

Preservation of open space and selective trees: The project as proposed will provide a tremendous amount of open space on the 2.7 acre parcel. With the building footprint at approximately 17,000 square feet and a parking area of approximately 14,100 square feet, the project will have nearly 74% green space and impervious area. Furthermore, select stands of existing trees will be preserved on the west half of the site and all of the trees on the east half of the site will be preserved.

Active Senior Lifestyle: The location of the project with adjacencies to local shopping, trails, and schools will allow an active lifestyle for seniors. See Context Map showing adjacent uses and amenities.

Sense of Community:

As described in Section E below, senior coops provide numerous common areas and activities that provide a sense of belonging and community to all of the residents.

E. Description of the Project

The Project proposes to construct a 4 story, 37 unit Senior Housing Cooperative with underground parking. Architectural components of the building include a combination of lap and shake siding with brick accents as shown on the plans and color perspective.

Senior Housing Cooperative:

A senior housing cooperative is a housing development in which members (62+) buy in and own an equal share of the cooperative corporation; which owns the building, land and common areas. Members pay a monthly fee, based on the size of their unit, to cover the shared costs of the cooperative's monthly operating expenses.

Cooperatives operate through a member-elected board of directors. The board of directors govern policy, form committees and is responsible for decision making on behalf of the cooperative community. Professional management provides on-site staff, human resource management, accounting services and oversight of day-to-day operations.

Cooperatives bring back the spirit of community and sociability with numerous common areas throughout the building. The participatory nature of a cooperative enhances the lives of its members and contributes to healthier living. While members can enjoy the



privacy of their individual home, there are also many opportunities for social involvement.

Site Access / Traffic Impacts:

As described in the Existing Conditions, the site has access via private roadway stubs within the Pioneer Pointe Townhome Association. The project, however, proposes to construct a new access point from Hundertmark Road as shown. We have met with city officials and this concept is supported. The team did explore access to Pioneer Trail and this was not supported by the Carver County Engineering staff. Traffic generation for senior housing (5-6 trips per day) is much less than that of standard single family housing (8-10 trips per day). Additionally, the typical hours of trips is not at the same time as single family housing. With the proposed 37 units, the minor additional trip generation can be easily handled by the capacity of Hundertmark Road.

Trees:

The site currently has a variety of deciduous trees scattered throughout the site. As construction of the structure is proposed to be entirely on the westerly half of the site, we are able to preserve all of the viable trees on the eastern half of the site. We are also believe that we will be able to preserve some of the trees near the entrance to the project as well as along Pioneer Trail as depicted on the Site Plan. The delineation and condition report for the existing trees was provided by Soil Investigation & Design, Inc. along with services from Paul Brandt, Certified Arborist. We will continue to work with Mr. Brandt on site layout and construction plans to preserve select trees on site.

Stormwater Management:

In order to preserve open area and trees on the site, we will propose an underground stormwater retention system, likely under the proposed parking lot which will be designed to meet state and local regulations.

Outdoor Recreational Area: The project proposes to install walkways to the recreational area shown on the east side of the site. This area will be a passive walkway area with benches and also connect to the existing trail located along Pioneer Trail.

Building Placement / Location: Several layouts were reviewed for the placement of the building and parking area. As the access is from Hundertmark, it was only logical to place the building and parking on the west side of the property. Also, with the east side of the property narrowing due to its triangular shape, there was not sufficient space for both the building and parking lot on the east. Flexibility in the setback to Pioneer Trail has been discussed with staff as a means to provide additional tree preservation to stand of trees near Pioneer Trail as well as allowing the disturbed area to be maintained in a smaller overall area, in this case, disturbing only the west half of the property. We believe that with this placement and preserving the entire east half of the property along with maintaining nearly 74% impervious / green area, it will fit in well with the existing area.

F. Connectivity

Vehicular access will be directly to Hundertmark Road as shown. The project will also make a slight modification to the bituminous trail along Pioneer Trail to align more directly with the right of way. Both trails along Pioneer Trail and Hundertmark Road will allow for pedestrian traffic to circulate and give direct access to the multiple amenities as depicted on the Context Map. These amenities include the High School to the east, banking, shopping, groceries, home improvement stores, coffee shops and many others to the north and west, just to name a few.

G. Compliance with Chaska Mission Statement

Chaska Mission Statement: to be the “Best Small Town in Minnesota”

Definitely not a “throw-away” statement. With the primary mission of the City of Chaska being to enhance and maintain the high quality of life of its “shareholders”, the citizens of Chaska, this project truly integrates that mission.

This project provides a balanced residential component that any community needs for true full life-cycle housing. As mentioned above and worth repeating, Cooperatives bring back the spirit of community and sociability with numerous common areas throughout the building. The participatory nature of a cooperative enhances the lives of its members and contributes to healthier living. While members can enjoy the privacy of their individual home, there are also many opportunities for social involvement.

Hazel View Cooperative promises to be a great asset to the Best Small Town in Minnesota!



H. Chaska Core Strategy Reinforcement

Chaska's Mission Statement is further enhanced by 5 Core Strategies. Below are several ways we believe this project meets those strategies:

Chaska's High Quality of Life is Enhanced – This project provides a low impact development on the 2.7 acre site by maintaining the majority of the site in its natural state providing open spaces and environmental preservation. This will allow the residents to enjoy these open spaces as well as the general public; both automobile traffic as well as pedestrian.

Well Planned and Orderly Community Development is a Priority – This new development will have a positive impact to the community in providing much needed senior housing options. The project sits adjacent to an existing townhome development and therefore consistent with the land use contemplated for the area. The infrastructure is already in place, thus allowing a cost-effective development for the City and its shareholders.

A Sense of Community and Small Town Values are Maintained – This project will certainly provide an emphasis on family, neighborhood and integration. It integrates along with townhome development to the south, as well as single family development to the west. As mentioned above, the Chaska High School is within walking distance to the east. The High School also supports many public activities as well as a local meeting space for local church services. This will allow active participation in civic, religious and other volunteer activities given its proximity to these amenities.

Commitment To Excellence – We believe that Hazel View Cooperative will bolster this commitment. Our development team has an excellent track record in providing high quality developments in other smaller Minnesota towns with similar visions of excellence that the City of Chaska possesses.

I. Neighborhood Meeting

A Neighborhood Meeting was held with the Pioneer Pointe HOA on June 9, 2018 to discuss a previous concept plan. At that time, we had shown access to the site through two of the access points through the HOA described in Section C above. The overall consensus from those in attendance was that they did not support access through their development. This was taken into account as we are now showing access to the project from Hundertmark Road.

CONTEXT MAP / SITE INFLUENCES

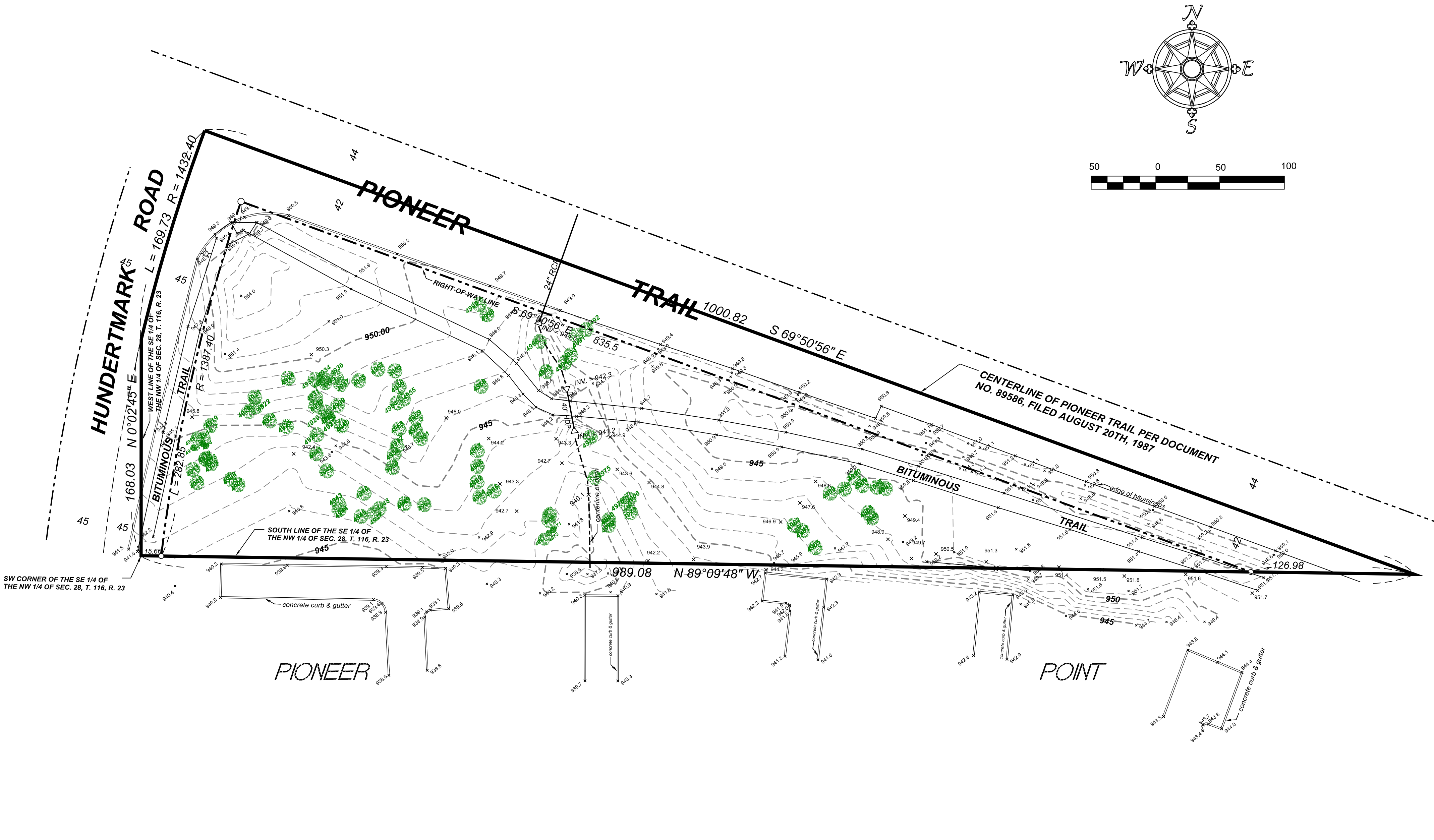


LEGEND

- VIEWSHEDS (OPEN FIELDS & GOLF COURSE)
- VIEWSHEDS (TOWARDS SITE)
- SITE ACCESS
- TRAIL CONNECTIONS
- EXISTING TRAILS

Topographic and Tree Inventory Survey

~ for ~ Lake West Development, LLC



Species List	ID	DBH	Condition	Notes
Bur oak	4999	7	8	
Hackberry	4998	7	6	
Bur oak	4996	8	5	
Eastern cottonwood	4995	25	7	
Eastern cottonwood	4994	23	7	
Box elder	4993	7	5	
Box elder	4992	10	5	
Box elder	4991	10	5	
Box elder	4990	7	5	
Hackberry	4989	11	6	
American elm	4988	23	2	Dangerous tree should be removed
Bur oak	4987	7	4	
Box elder	4986	15	3	Dangerous tree should be removed
Box elder	4985	18	2	Dangerous tree should be removed
Bur oak	4984	6	6	
Bur oak	4983	8	6	
White oak	4982	8	1	
American elm	4981	40	5	Dangerous tree should be removed
American elm	4980	10	5	
American elm	4979	13	5	
American elm	4978	7	5	
Bur oak	4976	34	5	
Box elder	4975	12	5	
Box elder	4974	12	4	
Bur oak	4973	7	4	
Bur oak	4972	42	7	
Bur oak	4971	10	4	
Bur oak	4970	7	4	
Bur oak	4969	9	4	
Bur oak	4968	33	7	
White oak	4967	6	7	
Bur oak	4966	34	5	
Eastern red cedar (juniper)	4965	2	7	
Eastern red cedar (juniper)	4964	2	7	
White oak	4963	7	7	
White oak	4962	7	6	
White oak	4961	9	6	
Green ash (red ash)	4960	7	7	
White oak	4959	8	6	
Box elder	4958	7	5	
American elm	4957	13	6	
American elm	4956	9	6	
American elm	4955	9	5	
Bur oak	4954	35	3	
White oak	4953	6	8	
American elm	4952	7	5	
Bur oak	4951	27	6	
Green ash (red ash)	4950	6	7	
American elm	4949	8	5	
Bur oak	4948	28	3	Dangerous tree should be removed
Bur oak	4947	22	3	Dangerous tree should be removed
American elm	4946	6	5	
American elm	4945	6	3	Dangerous tree should be removed
American elm	4944	6	4	
Bur oak	4943	28	3	
American elm	4942	7	5	
American elm	4941	7	3	Dangerous tree should be removed
Bur oak	4940	40	1	
American elm	4939	10	5	
White oak	4938	6	7	
White oak	4937	6	7	
White oak	4936	6	7	
White oak	4935	6	4	
White oak	4934	6	4	
White oak	4933	7	7	
White oak	4932	6	4	
Box elder	4931	8	5	
White oak	4930	29	2	Dangerous tree should be removed
White oak	4929	8	5	
White oak	4928	30	5	
Bur oak	4927	20	5	
Box elder	4926	7	4	
American elm	4925	6	4	
White oak	4924	6	7	
White oak	4923	53	1	Dangerous tree should be removed
White oak	4922	6	2	Dangerous tree should be removed
White oak	4921	6	2	Dangerous tree should be removed
American elm	4920	7	5	
White oak	4919	6	6	
White oak	4918	6	6	
American elm	4917	7	5	
White oak	4916	7	5	
American elm	4915	8	5	
White oak	4914	9	5	
Bur oak	4913	25	7	
Bur oak	4912	28	7	
Box elder	4911	10	5	
American elm	4910	6	4	
Bur oak	4909	26	7	
Bur oak	4908	33	0	Dangerous tree should be removed
American elm	4907	7	4	
Box elder	4906	8	4	
Hackberry	4905	7	5	

NOTE: Tree inventory data furnished by Soil Investigation & Design, INC.

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Minnesota.

Steven V. Ische 22703 05/23/18
License No. Date

PROJ. #1577-00

LEGEND	
×	Spot Elevation
⊕	Fire Hydrant
△	Survey Control Point
○	Set 1/2" X 14" rebar marked with cap no. 22703
---	Contour Line
●	Deciduous Tree

EXISTING CONDITIONS PLAN

PREMIER
LAND SURVEYING, LLC

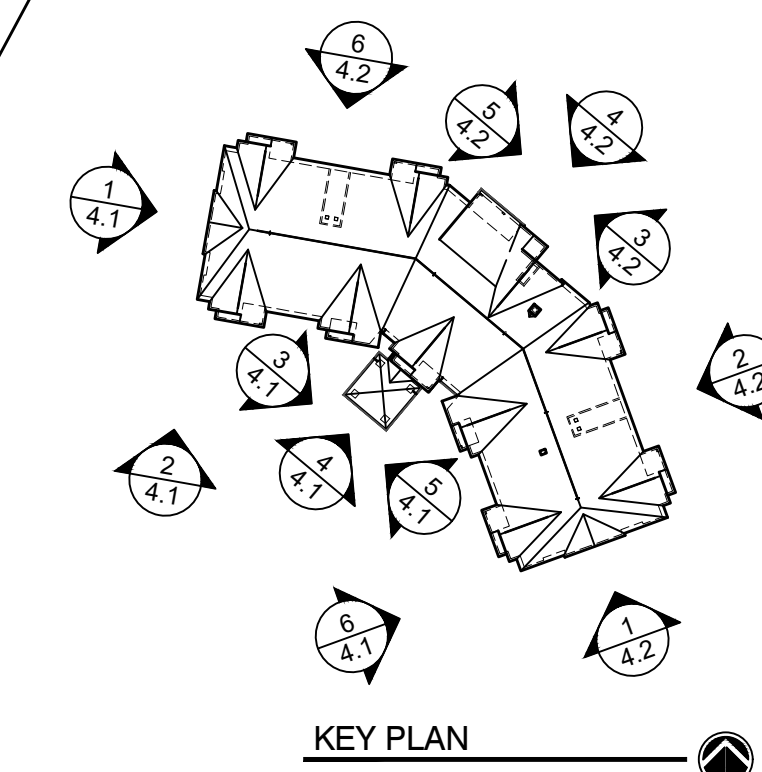
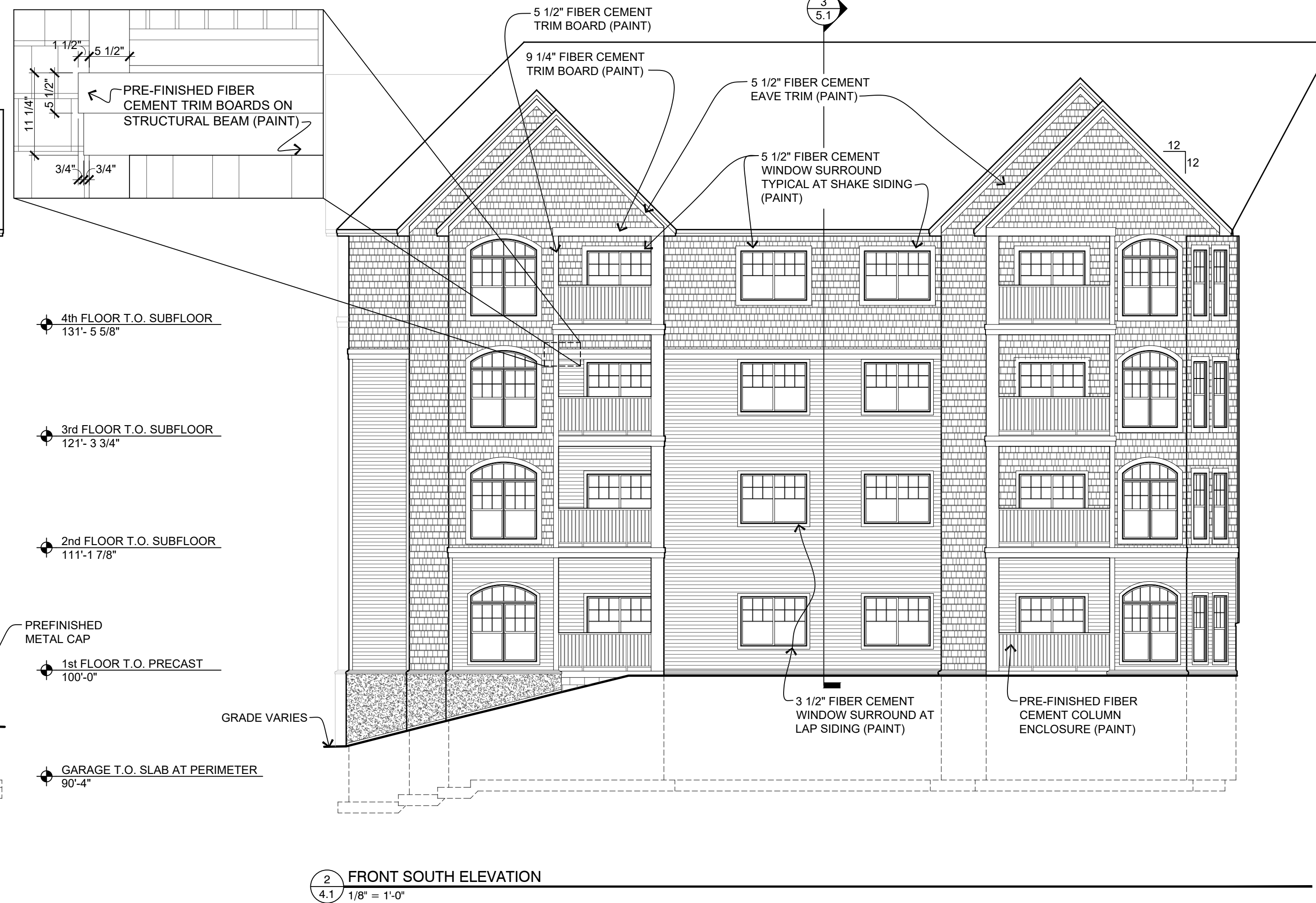
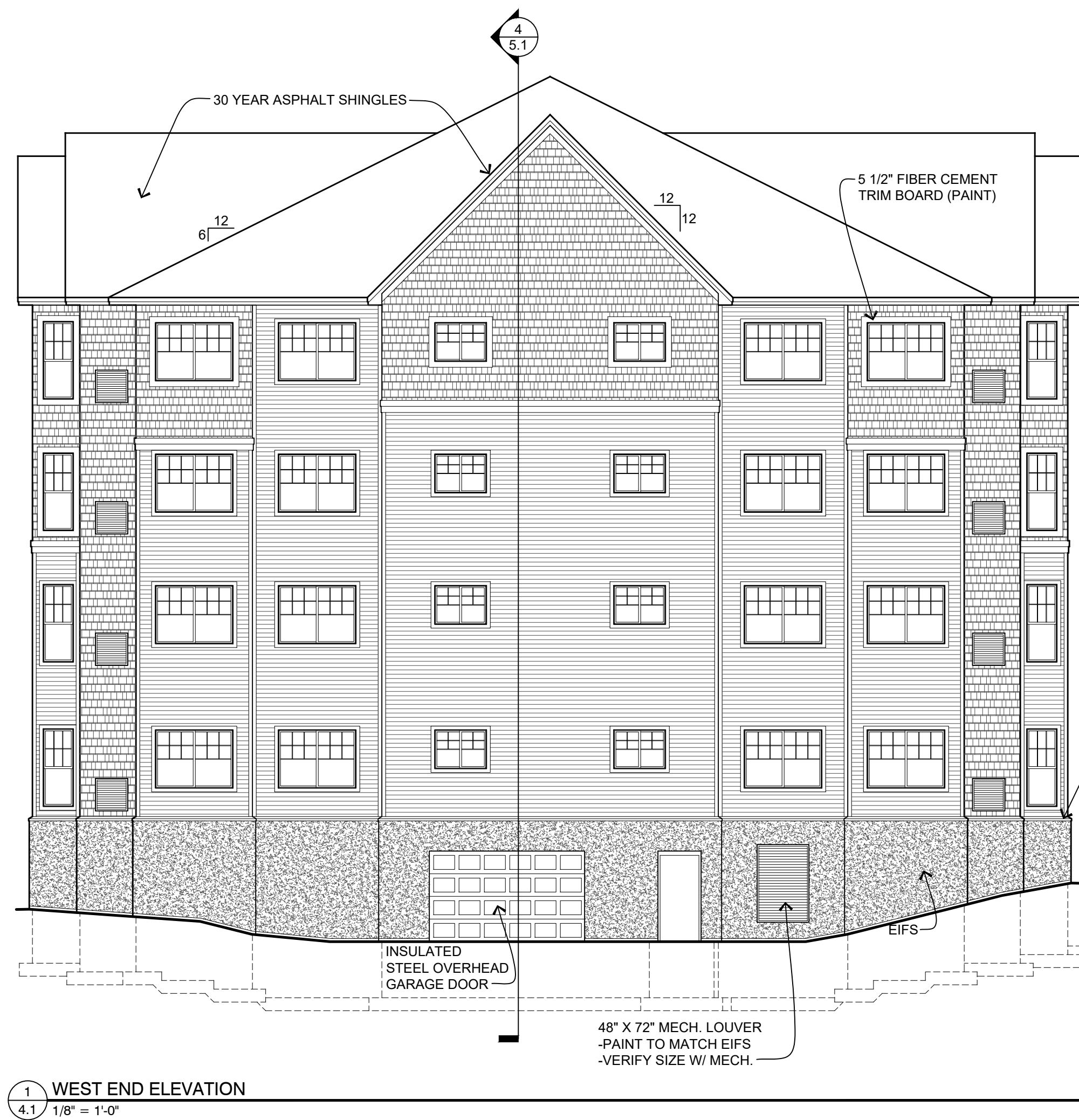
1600 Arboretum Blvd., Suite 203
Victoria, MN 55386
952-443-3010

CONCEPT SKETCH PLAN

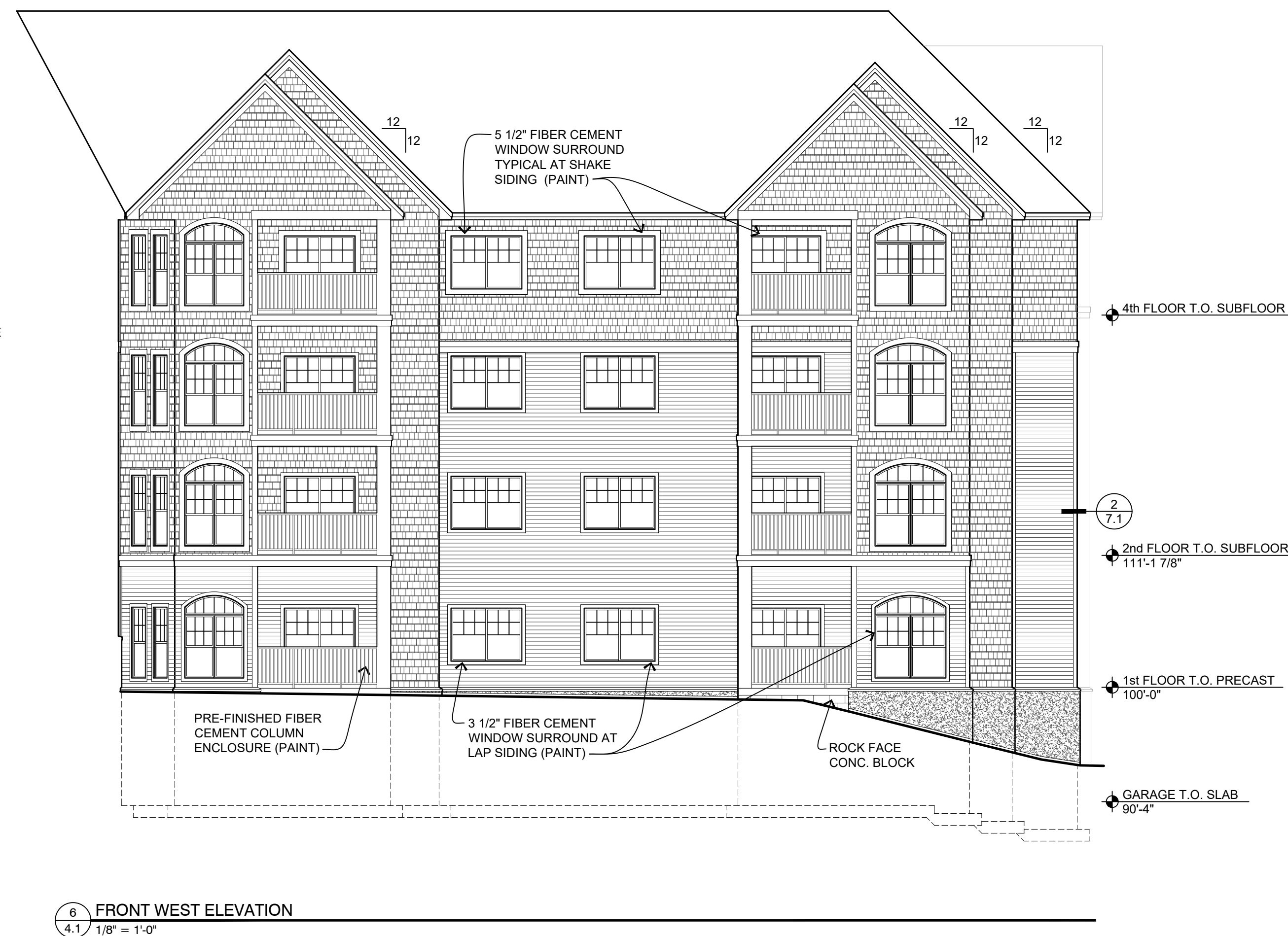
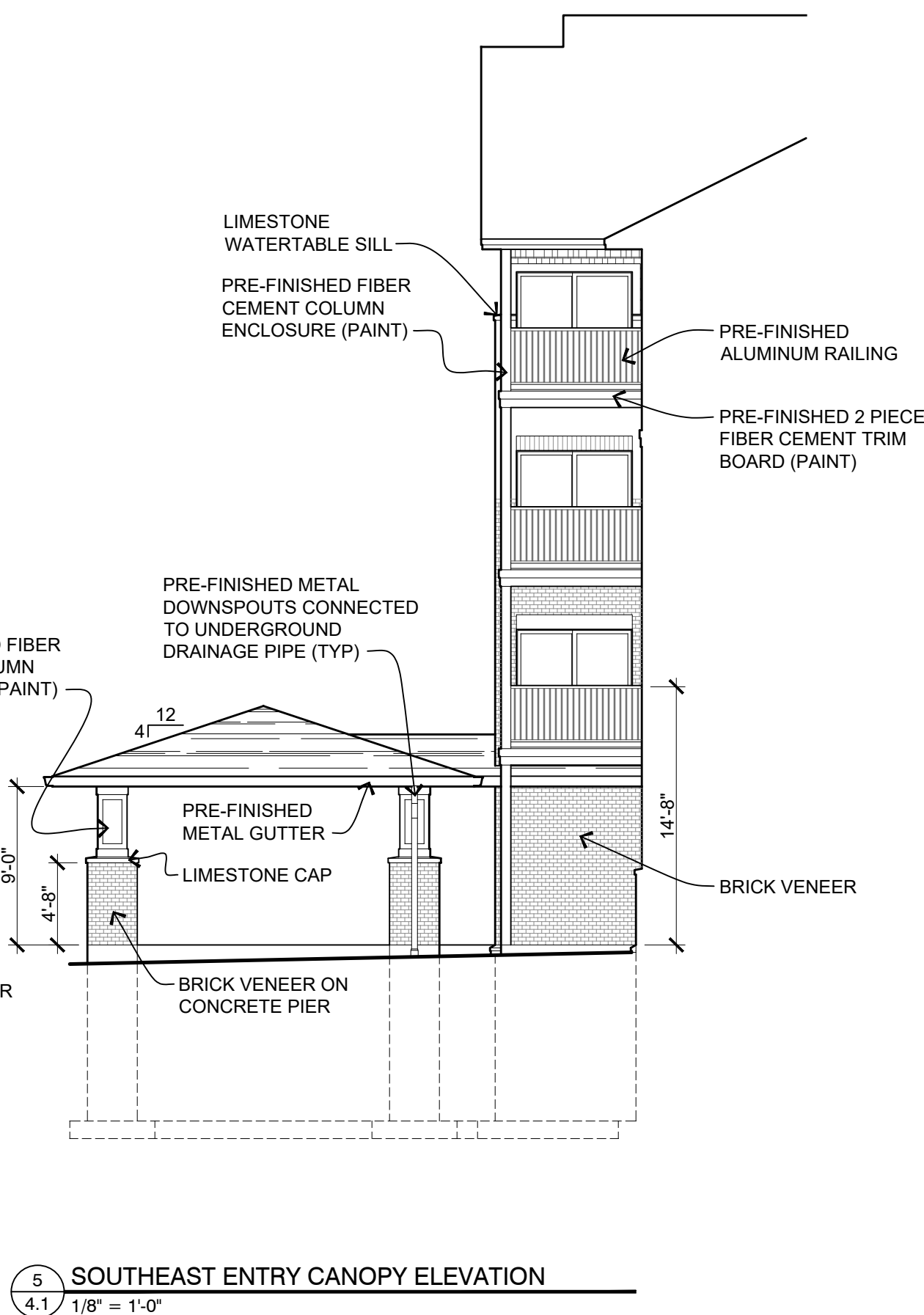
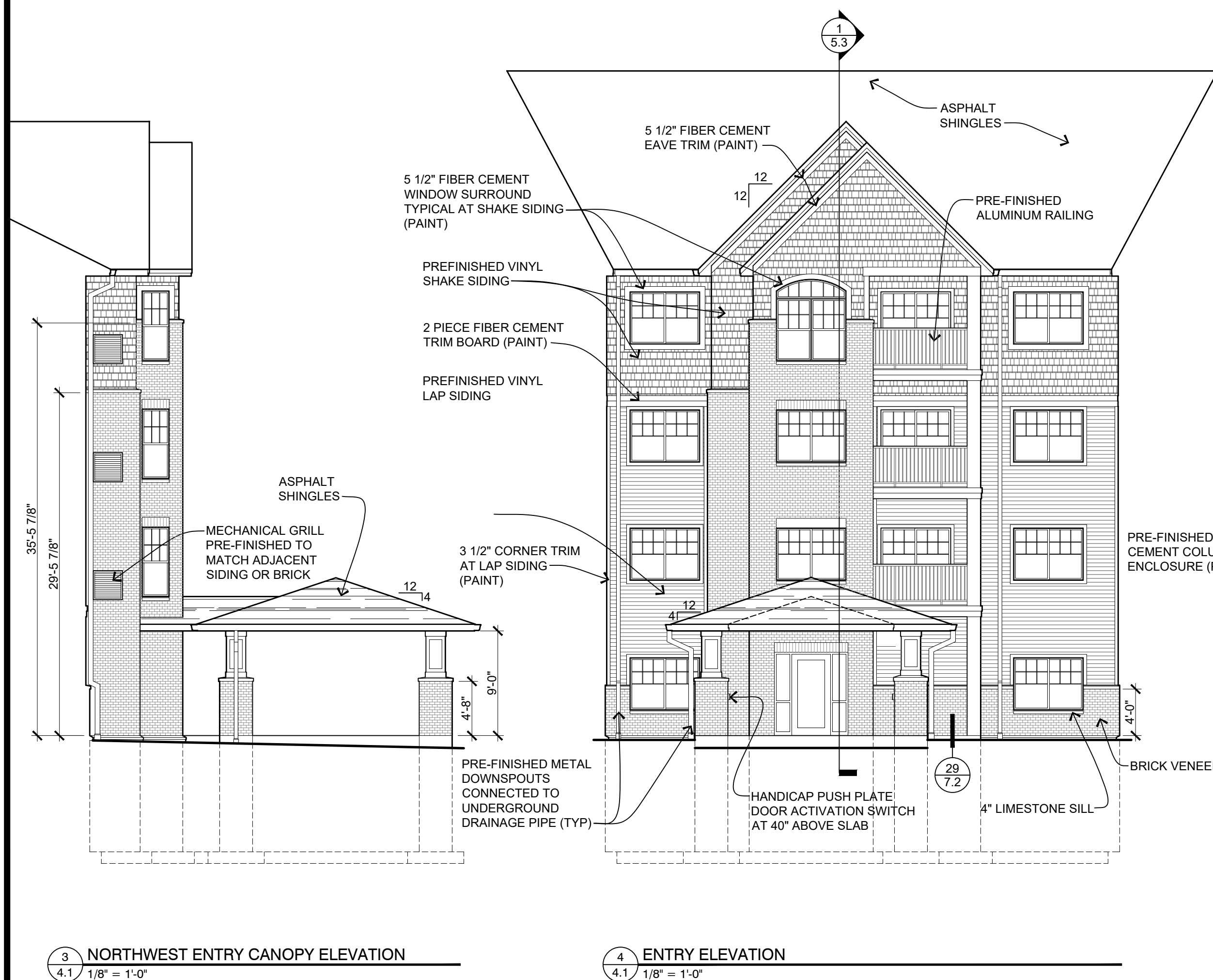
HAZELTINE NATIONAL
GOLF CLUB



* THIS GRAPHIC IS ARTIST'S RENDITION FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE



GENERAL NOTE
1. SPOT ELEVATIONS ARE SET TO 100'-0" AT THE TOP OF THE 1ST FLOOR PRECAST PLANK. ACTUAL ELEVATION TO BE COORDINATED WITH CIVIL.



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.
Print Name: _____
Signature: _____
Date: _____
License #: _____

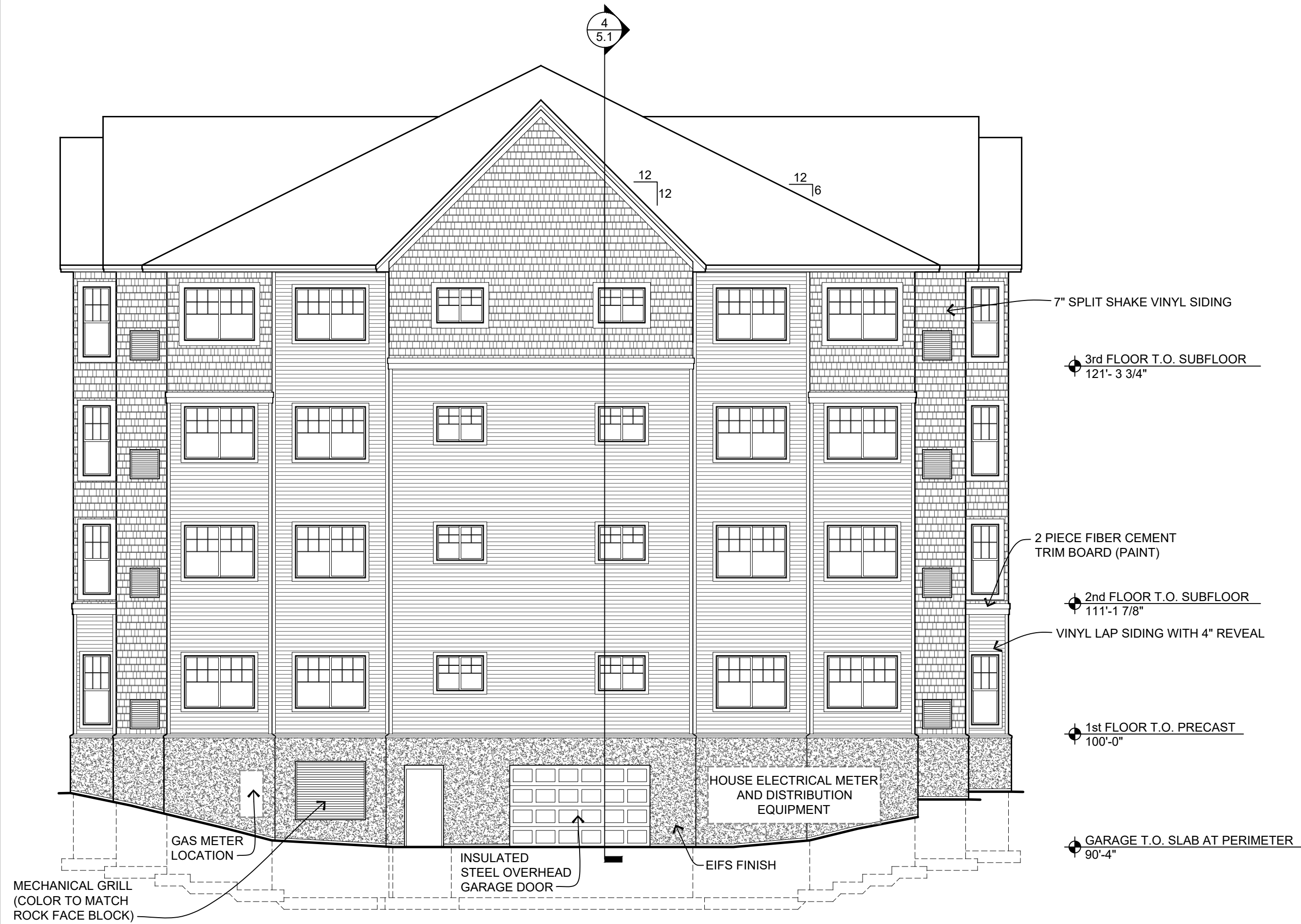
date	revisions	date	revisions
9/6/2018			
down	ERM	chkd	RFJ

project
HAZEL VIEW COOPERATIVE
37 UNIT SENIOR COOP

contents
EXTERIOR ELEVATIONS
job no.
18-09

of sheets
4.1

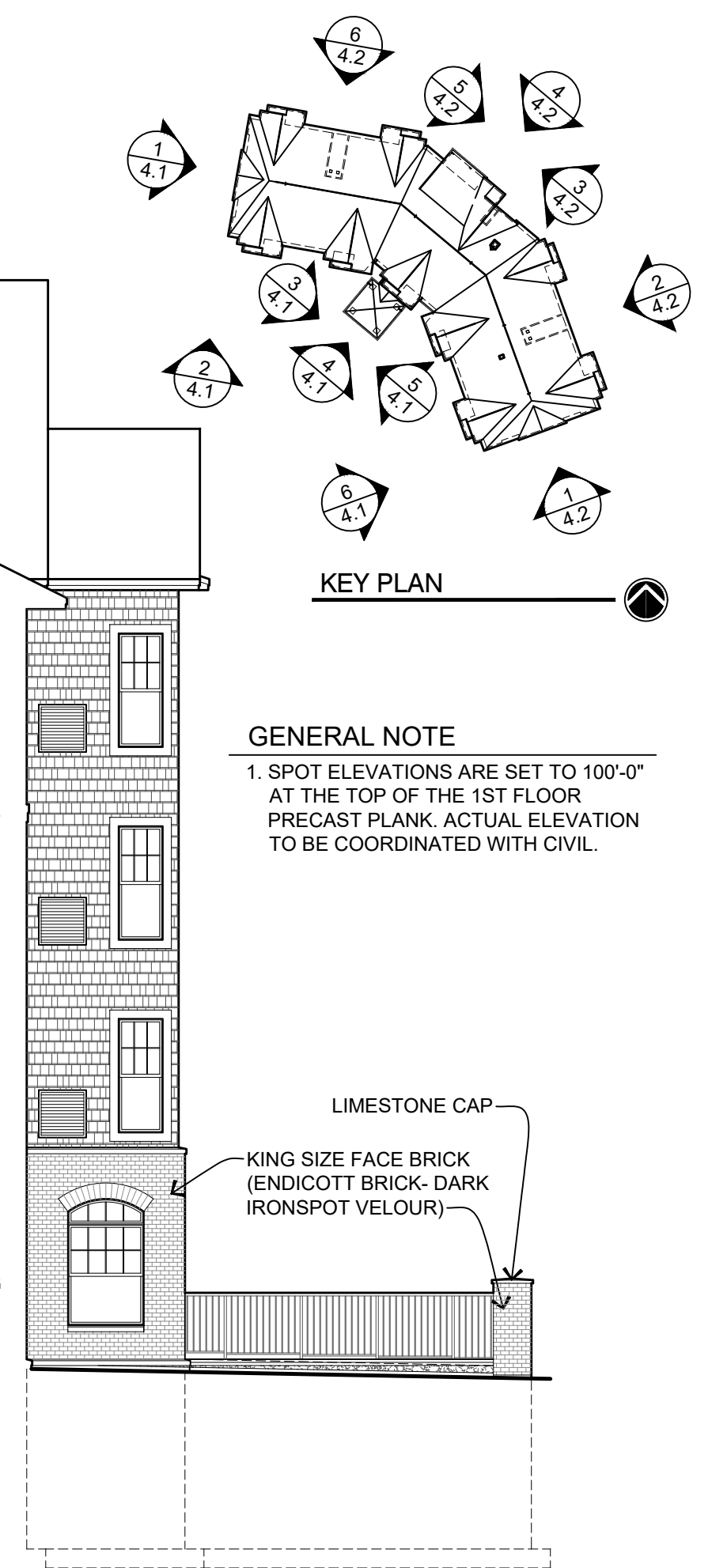
JSSH
JSSH ARCHITECTS, inc.
14525 highway 7 suite 375
minnetonka, mn. 55345
ph. 952-935-6337 fax. 952-935-0878
email: jssh@jssh.com



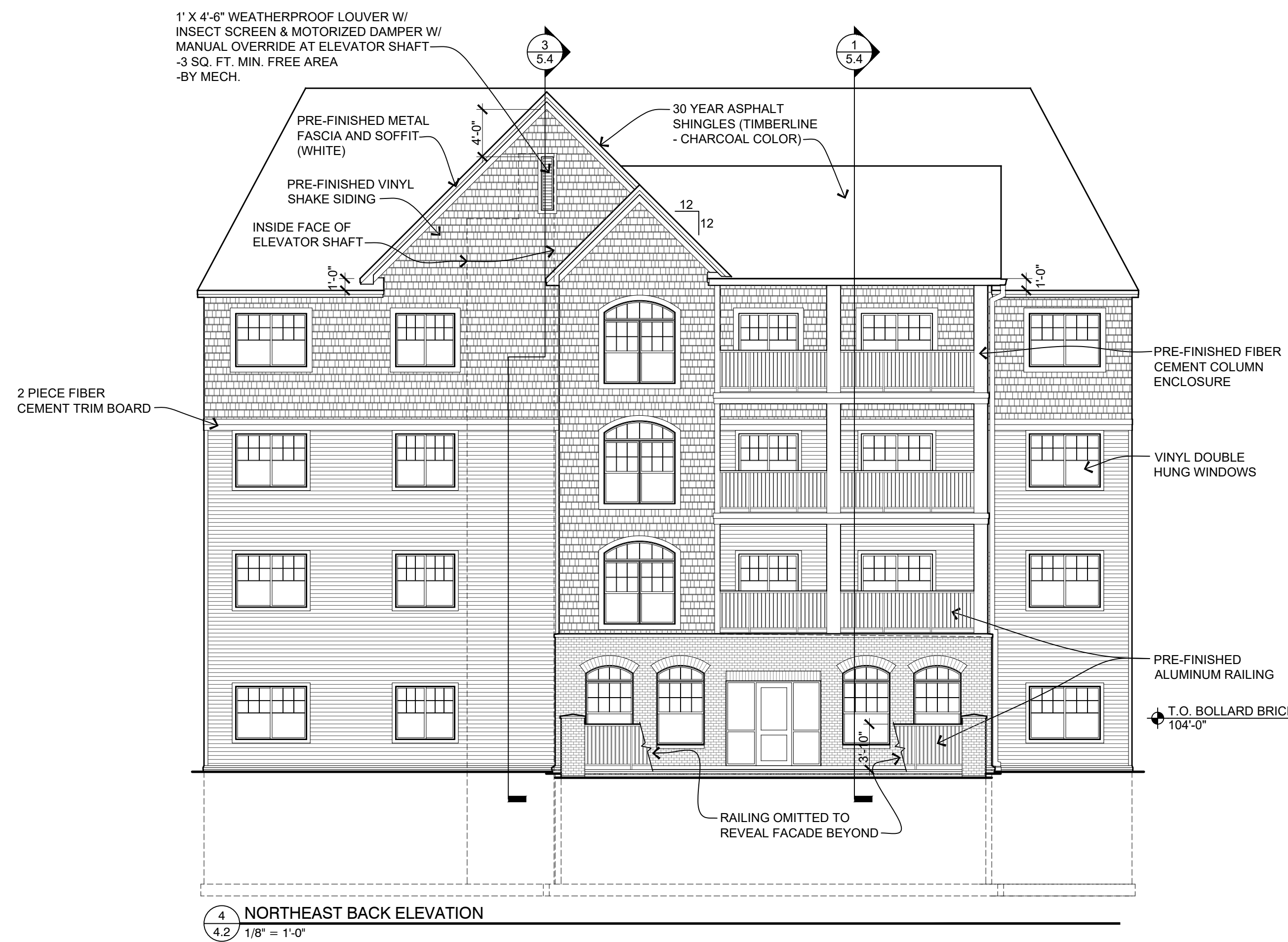
1 SOUTH END ELEVATION
4.2 / 1/8" = 1'-0"



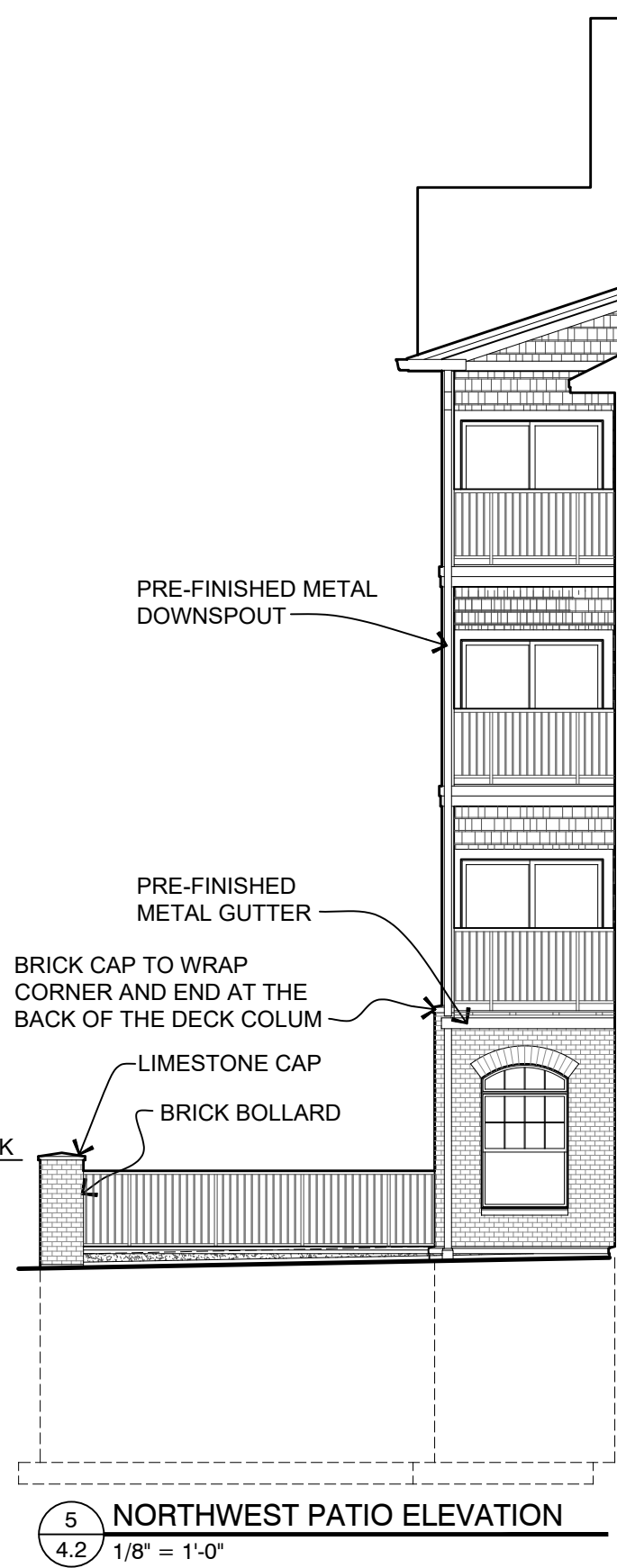
2 EAST BACK ELEVATION
4.2 / 1/8" = 1'-0"



3 SOUTHEAST PATIO ELEVATION
4.2 / 1/8" = 1'-0"



4 NORTHEAST BACK ELEVATION
4.2 / 1/8" = 1'-0"



5 NORTHWEST PATIO ELEVATION
4.2 / 1/8" = 1'-0"



6 NORTH BACK ELEVATION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.
Print Name: _____
Signature: _____
Date: _____
License # _____

revisions	date	drawn	checked	by
	9/6/2018	ERM		RFJ

project
HAZEL VIEW COOPERATIVE
37 UNIT SENIOR COOP

contents
EXTERIOR ELEVATIONS
job no.
18-09

of sheets
4.2

JSSH ARCHITECTS, inc.
14525 highway 7 suite 375
minnetonka, mn. 55345
ph. 952-935-6337 fax. 952-935-0878
email: jssh@jssh.com

RENDERING MEANT AS VISUAL REPRESENTATION OF PROJECT;
NOT TRUE TO HEIGHT (ONLY 3 STORIES SHOWN)



REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

03/13/19

Subject: Former KFC Building (798 Yellow Brick Road) – Preliminary Site Plan

Applicant: China Pagoda, Inc.

Locations: North of Chaska Boulevard and west of Yellow Brick Road

Case No.: PC No. 2019-05

Synopsis: The applicant is requesting approval of a Preliminary Site & Building Plan that would allow them to redevelop the former KFC building and site (798 Yellow Brick Road)

Prepared By: Elizabeth Hanson

Staff Recommendation: Recommendation of Approval

BACKGROUND

The building at 798 Yellow Brick Road formerly housed the KFC restaurant. The site has been sitting vacant for the last several years. It has been an eyesore in downtown due to its deteriorating condition.

China Pagoda has been a business in the community for a long period of time. Their original location has been on the corner of the strip mall in downtown off of 4th Street, across from City Hall. They are hoping to find a more permanent location for their restaurant at the former KFC building.

The Concept Plan was approved in June 2018 (PC #2018-22) to renovate the former KFC.

Comments/Concerns Brought Up During Concept Plan

There were a couple comments brought up during the Concept Plan review that the applicant has addressed in this preliminary submittal. They are the following:

- Building colors too dark; the applicant has revised the color selections to include more earthy/lighter tones; the dark gray color that was initially selected was eliminated from the building
- East and south facades to show articulation; the applicant has focused the articulation of brick and windows on these facades; they will also be incorporating a significant amount of landscaping on the east and south sides of the building to 'dress up' the building more
- North façade to show a landscaped edge; the applicant will be removing the drive-aisle on the north side of the site and replace it with sod and landscaping; the landscaping will be done so that it is closer to the north façade to help break up the massing, and provide

year-round screening; brick is also being added to the north edges of the building to show consistency with the east and south facades

- Parking lot to be improved; the applicant is proposing to resurface and restripe the parking lot
- Pedestrian area; the applicant is proposing a patio area on the east side of the building for patrons to eat; there is also a bike rack proposed for bikers visiting this site

Goals

The applicant's goals for this plan are as follows:

- Understanding of Chaska and its motto to be the "Best Small Town in Minnesota".
- Understanding of the site and the improvements to remove blight and make the site usable again.
- Understanding of design and how it relates to its context.

Existing Conditions

The overall site area is 0.63 acres and consists of a 2,300 square foot building and parking lot. The main accesses are on the north side of the site to gain access off of the private drive in the Cooper's parking lot.

CURRENT REQUEST

The request this evening is for Preliminary Site & Building Plan approval to redevelop the building and site. The existing building will remain and be rehabilitated for the needs of the new China Pagoda. Parking will also remain on the west and east sides of the site, with some minor changes to improve traffic flow.

Adjacent properties

The site is bounded on the north by the Brickyard Shopping Center, the south by Chaska Boulevard, the west by a City-owned property and Chaser's, and the east by Yellow Brick Road and Arby's.

Use

The use of this site is consistent with the approved zoning for the property (PCD-3 – Planned Commercial Development).

Site Layout

The plan is to continue to use the existing accesses into the site from the private drive. The building is situated in the center of the site with vehicle movement around the building; the parking lot will remain intact however the west portion will become a one-way system. A drive-thru component exists on the west and north façades, however this component will be removed as a part of the remodel.

Building Materials & Design

The building proposed is the existing building with modifications being done to the exterior. Suggested design language includes: use of face brick in a color that recalls Chaska's rich history of brick production, metal accent, glass, and cementitious lap siding.

Staff Recommendation/Analysis

Staff believes the applicant has done a good job in studying the surrounding context for this site, as it relates to common design and elements found in Chaska. The building is in deteriorating shape and thus it will be a challenge to rehabilitate. The applicant will essentially be providing this building a face lift.

The City of Chaska has certain building design and material requirements for commercial buildings. A portion of it is stated as follows:

"Office, Commercial, Public and Institutional buildings shall use at least three (3) Class I materials and shall be composed of at least seventy (70) percent Class I materials and shall not exceed thirty (30) percent Class II or Class III materials."

The building is proposing a majority of the building to be constructed of brick and cementitious siding, which are class I materials. Below are the material requirements and how the applicant is meeting them:

China Pagoda Building Materials	
Class I	Brick, Glass, Cementitious Siding (76%)
Class II	Metal (22%)
Class III	None
CLASS I REQUIRED	70%; three different materials
PROVIDED	76% Class I material; 3 different materials

Staff would like to point out that the south and east facades are highly visible and thus their articulation will be significantly important. The applicant has focused their main attention on these facades with the articulation and landscaping. A metal accent is being added as a horizontal element to help add more depth to the building. Brick applications are being focused on the corners and front entrance of the building.

Staff has had a chance to sit down with the applicant to discuss the proposed design and the areas to focus on for preliminary submittal, as noted above. Another item brought up was the color selections for the building. Staff encouraged the applicant in the Concept Plan to look into other color options on some of the elements to bring in more lightness. Staff also advised the applicant to look into other opportunities to show downtown Chaska elements, such as gooseneck lighting, additional areas for brick, brick detailing, etc. The applicant has since changed the colors to be more earthy tones. The applicant has also added gooseneck lighting to the building and focused the brick applications on the more visible parts of the building. Overall, staff is happy with the changes that have been made.

The north side of the building was also discussed. The existing drive aisle on this side of the building will be removed and changed to have additional green space and landscaping for the site. Staff is favorable of this change. The north side of the building does not provide a lot of articulation on this facade today due to the location of the kitchen, storage and bathrooms in

this general area of the building. Because of this it is difficult to provide additional articulation and windows to this façade. The applicant has added brick to the north edges, as well as significant landscaping to break up the massing.

The west side of the building is not heavily visible due to the location of mature trees on the edge of the site. Because of this, staff is favorable of focusing more of the articulation on the east and south facades. This façade is mainly composed of cementitious siding.

Setbacks

The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	Setback
Chaska Boulevard	100 feet from centerline
Interior Property Lines	10 feet

PARKING SETBACKS	
Direction	Setback
ROW	10 feet
Interior Property Lines	5 feet

Parking/Access/Circulation

22 parking spaces are proposed as a part of this project. The following chart summarizes the overall parking demand on the site, based on the approximated sizes of the conceptual uses.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Retail	2,300 sf	1ps/200sf	12 parking spaces
		REQUIRED	12 parking spaces
		PROVIDED	22 parking spaces

According to this table the applicant is meeting the required amount of parking spaces needed for the use. Parking spaces will be provided on the west and east sides of the buildings. The proposed parking lot will provide full access into the site on the easterly access on the north side. Customers will mainly park on the east side of the building. The west side is mainly designated for employees. The west side of the parking lot will be a one-way system to allow people to exit the site. People will not be able to enter the site from this side. As stated before, the drive-thru aisle on the north side of the building will be removed and replaced with green space. The parking lot will be resurfaced and re-striped.

Landscaping

The table below indicates the landscaping requirements for this site and how the applicant meets or does not meet them:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	8 caliper inches (3 trees)	1 new; 2 existing (spruces)
Understory Trees	1	1
Shrubs	23	27

The applicant is showing a majority of landscaping being added to the north, east and south facades, which were advised during the Concept Plan. They are mainly showing Junipers (coniferous) plantings up against the north façade to provide year-round screening to this area since the articulation of the building was limited. Staff is favorable of this incorporating. Landscaping is also being added around the monument sign on the southeast portion of the site.

Pedestrian Places

The applicant has included a patio area on the east side of the building for patrons to eat outside. There will be landscaping near it to provide a generally pleasing area. A bike rack is also proposed within this area.

Lighting

Any lighting proposed for this plan should be fully screened and face downward. Lighting shall also be designed to be sensitive to the historic context and scale. Gooseneck lighting is traditional in historic downtowns and would be seen as a favorable option. The applicant is proposing to add this type of lighting to the building. New pole lighting will replace the current parking lot lighting. The photometric plan will have to be revised to show its compliance with the lighting ordinance in terms of foot candles.

Monument Sign & Trash Enclosure

The existing monument sign will be replaced by a new one. The applicant will have to go through a separate permitting process to install the sign. The sign will have to meet size, height and setback requirements.

A new trash enclosure is proposed on the north side of the site.

Utilities

Water and sewer are available to serve this site.

Next Steps

The applicant will have to apply for final site plan as the next step in the process. A final site plan application will be the last step after preliminary approvals are obtained.

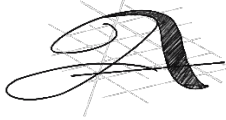
CONCLUSION

Staff is happy to see that the vacant building at 798 Yellow Brick Road is taking steps to receive improvements. Staff will continue to work with the applicant to ensure the site and building become a visually pleasing amenity to the community and downtown once again.

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend approval of the Preliminary Site & Building Plan for China Pagoda at 798 Yellow Brick Road (PC#2019-05), subject to the following conditions:

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Project Narrative (pgs 1-4), submitted by Jeff Hafferman, dated February 21, 2019.**
 - b. Site Plan (P100), submitted by InSpire Architects, dated February 25, 2019.**
 - c. Building Elevations (P101), submitted by InSpire Architects, dated February 1, 2019.**
 - d. Building Details (P102), submitted by InSpire Architects, dated February 1, 2019.**
 - e. Trash Enclosure (A002), submitted by InSpire Architects, dated February 25, 2019.**
 - f. Landscape Plan (L200 & L400), submitted by InSpire Architects, dated January 9, 2019.**
 - g. Lighting Photometric & Specs, submitted by Premium Quality Lighting (pgs 1-7), dated February 5, 2019**
 - h. The Klein Brick Yard Second Addition Plat**
- 2. Compliance with section 9.11 Building Design/Materials and Site Design.**
- 3. Provision of curb and gutter to be provided in parking lot design.**
- 4. Provision to remove or re-face the existing monument sign on the southeast corner of the site.**
- 5. Provision that signs will meet Section 10 of the zoning ordinance and a 10 foot setback from all property lines.**
- 6. Provision that the Chaska brick blend is reviewed and approved by Planning staff prior to application.**
- 7. Building fire suppression system to be implemented if required by Fire Department.**
- 8. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).**
- 9. Provision that all mechanical equipment will be fully screened from view.**
- 10. Provision that full modular face brick will be used on the buildings in order to be classified as a Class I material, and to be called out on all elevation/material plans at Preliminary submittal.**
- 11. Provision that drive aisles are at least 24 feet in width.**
- 12. Provision of a photometric plan meeting lighting ordinance Section 9.24.**



INSPIRE ARCHITECTS

465 148th Ave NE
Ham Lake, MN 55304
(763) 807-1044
Jeff@ArchitectMN.com

Preliminary Site Plan Review Submittal

TO: Elizabeth Hanson

FROM: Jeff Hafferman

DATE: 02/21/2019

RE: 798 Yellow Brick Road-China Pagoda

Mrs. Hanson:

Thank you for the opportunity to submit the Preliminary Site Plan for the China Pagoda at 798 Yellow Brick Road, Chaska MN. Please see attached documents and material samples submittal.

Mr. and Mrs. Wong have hired InSpire Architects to help them transform the old Kentucky Fried Chicken restaurant into a China Pagoda restaurant. InSpire Architects is located in Circle Pines, Minnesota and we work both with commercial and residential, new and remodel. The majority of our projects are commercial tenant improvements. We are passionate about bringing the old city charm up to date while incorporating new modern elements.

We appreciate all of your support and guidance to this point. We are looking forward to working with city staff through the review process and hope to begin the building improvements as soon as the review process is finalized.

Feedback to Conceptual Design Submittal

In our Conceptual Plan we discussed the historical and symbolic importance of using similar materials, as Chaska has a well-defined pallet of materials and colors. The city's planning commission and city council comments suggested several changes to improve this relationship in our design. These improvements include:

- Add More windows in the Seating Areas- See P101 South, East, and West Elevations
- Move some of the locations of brick to the more public sides of the building- See P101
- Adding Layers of Landscaping that hide the flatness of the building in certain areas- especially the North and East side of the building- See L100-L200
- Provide Data to support Landscaping Plan meets city's Ordinance requirements
- Adding Exterior Lighting on the building to break up the building's flatness- See goose neck lighting added on P101
- Resurface and Restripe the Parking Lot
- Replacing Light Fixtures on the 4 Pole Lights in Parking Lot See P100
- The proposed Trash Enclosure is located at the Northwest Corner of the building- See P100.
- Provide percentages of Exterior Materials for each elevation- See P101

Site Design Improvements

The Presentation submittal includes 3 Architectural and 2 Landscape Presentation pages that clarify the design intent. The landscape plan has been greatly improved by removing the existing Drive-Through Lane and adding a layering of short to tall plantings designed by Ben Erickson Landscape Design Inc. Additionally, functional and attractive outdoor seating was added along with bike racks outside the main entrance. Flowering plants were added close to the entrance and parking areas to add color and variety to sidewalks and mulch beds. Large taller landscape shrubs were added to help screen expansive walls of siding, utility meters, the service entrances, and the trash enclosure.

Additional Supplemental Information

In addition the Preliminary Site Plan Review Submittal requires additional information including:

- Provide a Survey- See Attached Existing Survey
- Lighting Plan with photometric calculations provided by PQL Lighting in Minnetonka- See attached Supplemental Photometric Plan and Light Fixture Specifications
- Provide Exterior Material Selection with samples- See P101, P102, descriptions under Material Selection, and Supplemental material samples.
- Provide Trash Enclosure Details- See Supplemental Drawings A002
- Identify existing utilities on the building- See P100-P101
- Provide Landscape Details- See Supplemental Drawings L300.

Material Selection

The exterior materials have been reevaluated and percentages of each material is specified on the Elevations P101.

The windows are mostly on the southern 1/3rd of the building where the sitting areas are inside the building. The kitchen and restrooms are on the northern 2/3rd's of the building. This limits the window areas to only 6% of the exterior even after adding new window openings where possible.

The brick selection is a full modular face brick provided by Metro Brick and manufactured by Summit Brick and is meant to mimic Chaska's Curling Center brick. The two colors are 70% blend Fawn (lighter color) with a Grain Texture and 30% blend Ginger (darker). The top and bottom courses of brick would be soldier accents and be 100% Fawn brick (Curling Center's accent is Ginger). The brick only amounts to approximately 8% of the exterior materials but is used strategically to segment the spans of fiber cement board siding. It occurs on the corners of the seating areas along the south. The brick is also used at the main entrance, and in small areas north of the entrance where vehicles enter the parking lot.

The Fiber Cement Board Sample provided is James Hardie Board- Hardie Plank HL Lap Siding- Color- Timber Bark- 1 of 15 standard colors. The dark color is meant to contrast with the brick and metal wall panels. The 7" planks leave approximately 6" spacing which will contrast with the smaller textured brick and the larger shiny metal panels. It makes up 62% of the exterior walls however are broken vertically by a large horizontal stripe made up of metal panels just above the windows. The siding is segmented horizontally by windows and patches of brick and where brick and windows cannot be used landscaping is added to break up, enhance, and pull attention away from the fiber cement board siding spans. Up high where there is no windows and brick large goose neck light fixtures are added to provide a repetitive rhythm around the building.

The Metal Wall Panel break up the siding vertically by adding a large 2'-0" wide horizontal stripe around the building just above the windows. A metal horizontal strip also occurs at the parapet cap finishing off the fiber cement siding parapets. Together metal represents approximately 22% of the exterior of the building.

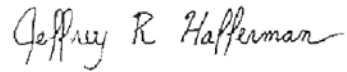
The sample provided is manufactured by Firestone. The Delta 12 panel is an Aluminum concealed fastener continuous horizontal panel 1'-0" wide, 2 courses tall. The finish/ color is Sierra Tan with a long lasting and durable finishing process.

Metal wall panels also wrap the perimeter of the signs on the Southeast corner of the south and east elevations. The signs are approximately 2% of the total exterior area and is meant to be a metallic cut-out finish on an acrylic translucent backlit background.

Working towards a Successful Outcome

One goal for this restaurant is to act as a beacon and to initiate the start of downtown. Another goal would be to help highlight Yellow Brick Road- connecting its commercial retail to the downtown area. We believe by making the changes as suggested and using materials local to the community we can establish a building of significance for years to come. It's an honor to present to a very focused and goal oriented city.

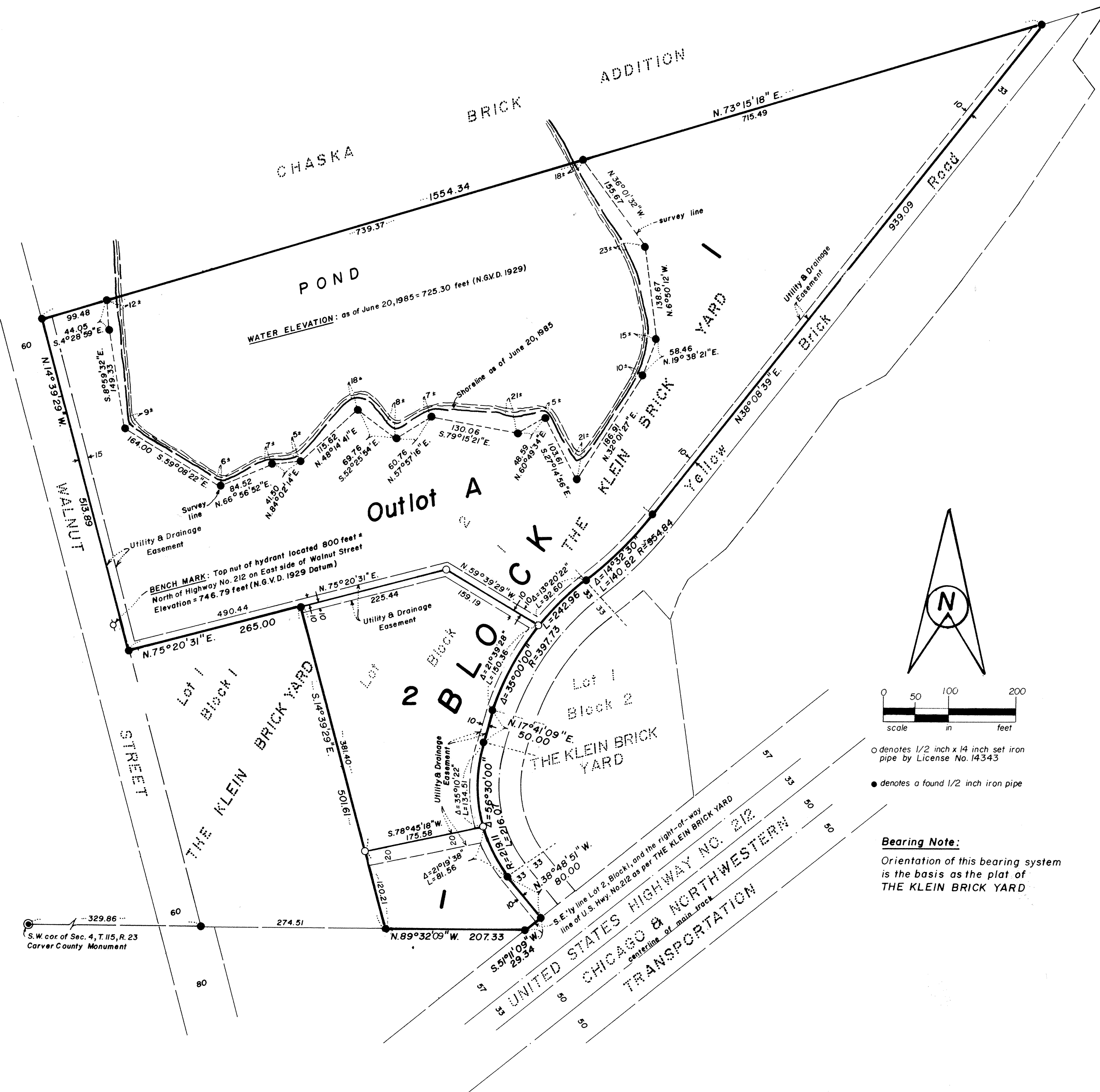
Thank You

A handwritten signature in cursive script that reads "Jeffrey R. Hafferman".

Jeffrey R Hafferman AIA NCARB, Owner,
InSpire Architects
763-807-1044
Jeff@ArchitectMN.com

THE KLEIN BRICK YARD SECOND ADDITION

PLAT FILE NO. 307
C.R.DOC.NO. 73884



KNOW ALL MEN BY THESE PRESENTS: That G.H. Klein Brick Company, a Minnesota Corporation, owner and proprietor and C.H. And C.P. Klein, Partnership, a partnership consisting of Daniel G. Klein and Alan C. Klein, purchasers under contract of the following described property situated in the County of Carver, State of Minnesota to wit: Lot 2, Block 1, THE KLEIN BRICK YARD, according to the plat thereof on file and of record in the office of the County Recorder in and for Carver County, Minnesota.

Have caused the same to be surveyed and platted as THE KLEIN BRICK YARD SECOND ADDITION and do hereby donate and dedicate to the public for public use forever the easements for utility and drainage purposes as shown on the plat.

In witness whereof said C.H. Klein Brick Company has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 3rd day of September, 1985, and that Daniel G. Klein and Alan C. Klein of said C.H. and C.P. Klein Partnership have set their hands this 3rd day of September, 1985 on behalf of the partnership.

C.H. KLEIN BRICK COMPANY

James C. Klein
James C. Klein, President

Daniel G. Klein
Daniel G. Klein, Vice President

C.H. AND C.P. KLEIN PARTNERSHIP

Daniel G. Klein
Daniel G. Klein, Partner

Alan C. Klein
Alan C. Klein, Partner

STATE OF MINNESOTA
COUNTY OF Carver

The foregoing instrument was acknowledged before me this 3rd day of September, 1985 by James C. Klein, President and Daniel G. Klein, Vice President of C.H. Klein Brick Company, a Minnesota Corporation, on behalf of the corporation.

Kristie A. Moldenhauer
Notary Public, Carver County, Minnesota
My commission expires 4-9-91

STATE OF MINNESOTA
COUNTY OF Carver

The foregoing instrument was acknowledged before me this 3rd day of September, 1985 by Daniel G. Klein and Alan C. Klein, partners of C.H. and C.P. Klein Partnership on behalf of the partnership.

Kristie A. Moldenhauer
Notary Public, Carver County, Minnesota
My commission expires 4-9-91

I hereby certify that I have surveyed and platted the property described on this plat as THE KLEIN BRICK YARD SECOND ADDITION, that this plat is a correct representation of said survey; that all distances are correctly shown in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown on the plat and that the outside boundary lines are correctly designated on the plat and that there are no public highways to be designed on the plat.

Edward J. Otto
Edward J. Otto, Minnesota License No. 14743

STATE OF MINNESOTA
COUNTY OF WRIGHT

The foregoing instrument was acknowledged before me this 25th day of July, 1985 by Edward J. Otto, Land Surveyor.

Wendy M. Otto
Notary Public, Wright County, Minnesota
My commission expires Sept. 25, 1987

Wendy M. Otto
Notary Public, Wright County, Minnesota
My Commission Expires 9/25/87

CHASKA PLANNING COMMISSION

This plat of THE KLEIN BRICK YARD SECOND ADDITION was approved by the Planning Commission of the City of Chaska, Minnesota, at a regular meeting held this 14th day of August, 1985.

Henry J. Sarkis
PLANNING COMMISSION OF THE CITY OF CHASKA, MINNESOTA
Chairman

CHASKA, MINNESOTA

This plat of THE KLEIN BRICK YARD SECOND ADDITION was approved and accepted by the City Council of the City of Chaska, Minnesota, at a regular meeting held this 5th day of August, 1985, and is in compliance with the provisions of Minnesota Statutes Section 505.03, Subdivision 2.

CITY COUNCIL OF THE CITY OF CHASKA, MINNESOTA.

By Robert P. Kopyke Mayor

By Shirley Ruman Clerk

COUNTY SURVEYOR, Carver County, Minnesota

Pursuant to Chapter 395, Minnesota Laws of 1971, this plat has been approved this 8th day of October, 1985.

By Theodore D. Kenna
Theodore Kenna, Carver County Surveyor

COUNTY AUDITOR, Carver County, Minnesota

I hereby certify that there are no delinquent taxes for all years prior to 1985 for land described on this plat and transfer entered. Dated this 10th day of October, 1985.

RICHARD J. STOLTZ, County Auditor

By Donna Stacken

COUNTY TREASURER, Carver County, Minnesota

I hereby certify that the taxes payable for the year 1985 for land described on this plat as THE KLEIN BRICK YARD SECOND ADDITION have been paid on this 10th day of October, 1985.

D.P. DAHLKE, County Treasurer

By Ph. Wengler

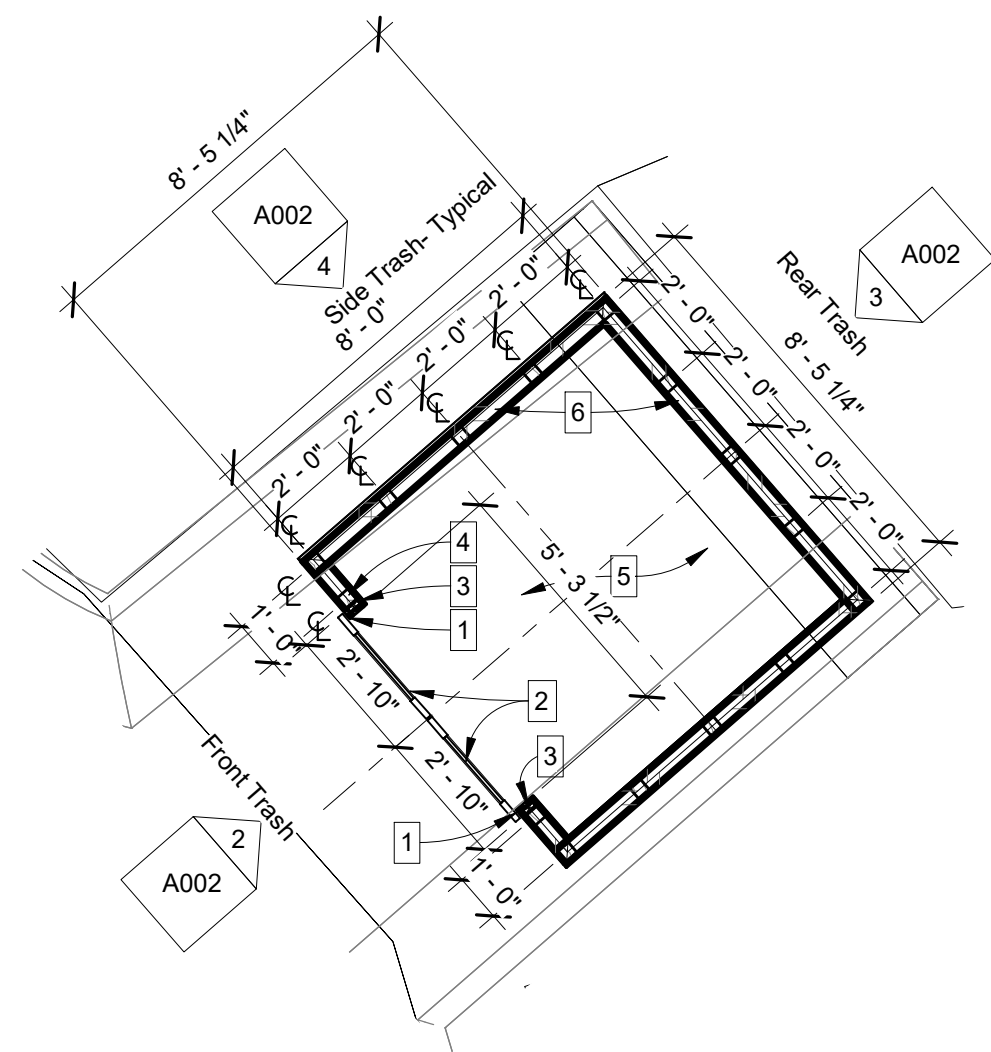
COUNTY RECORDER, Carver County, Minnesota

I hereby certify that this plat of THE KLEIN BRICK YARD SECOND ADDITION was filed this 10 day of October, 1985, at 3 o'clock P.M. as Document Number 73884.

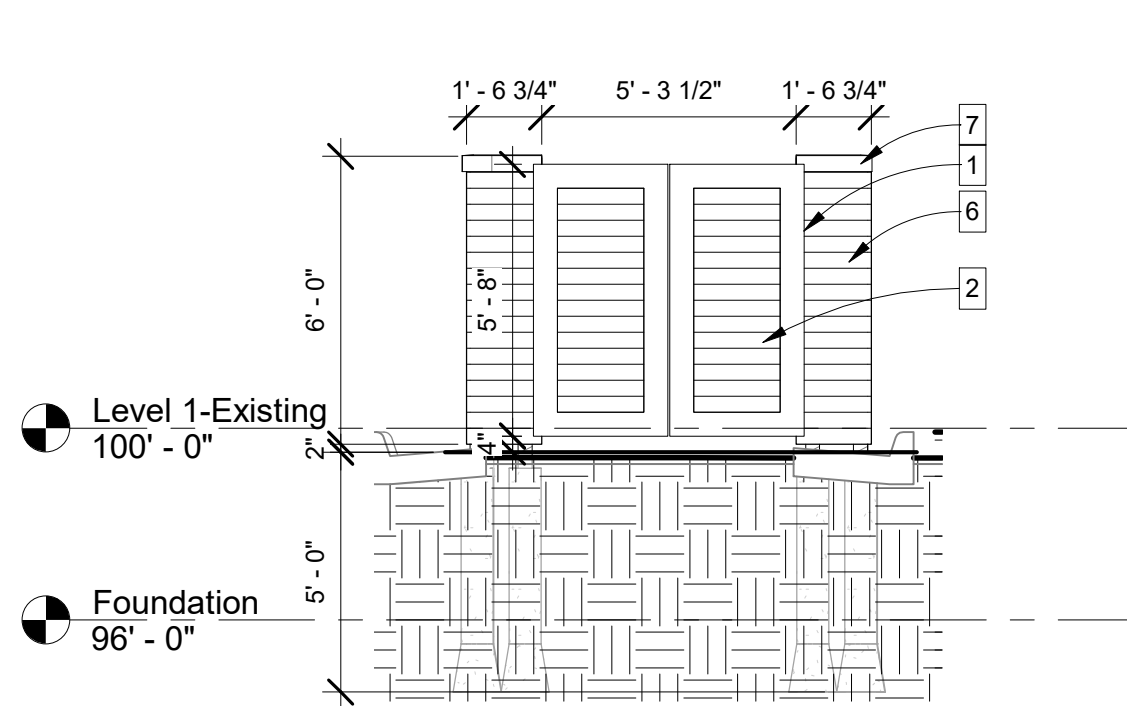
CARL W. HANSON JR., County Recorder

By Carl W. Hanson Jr.

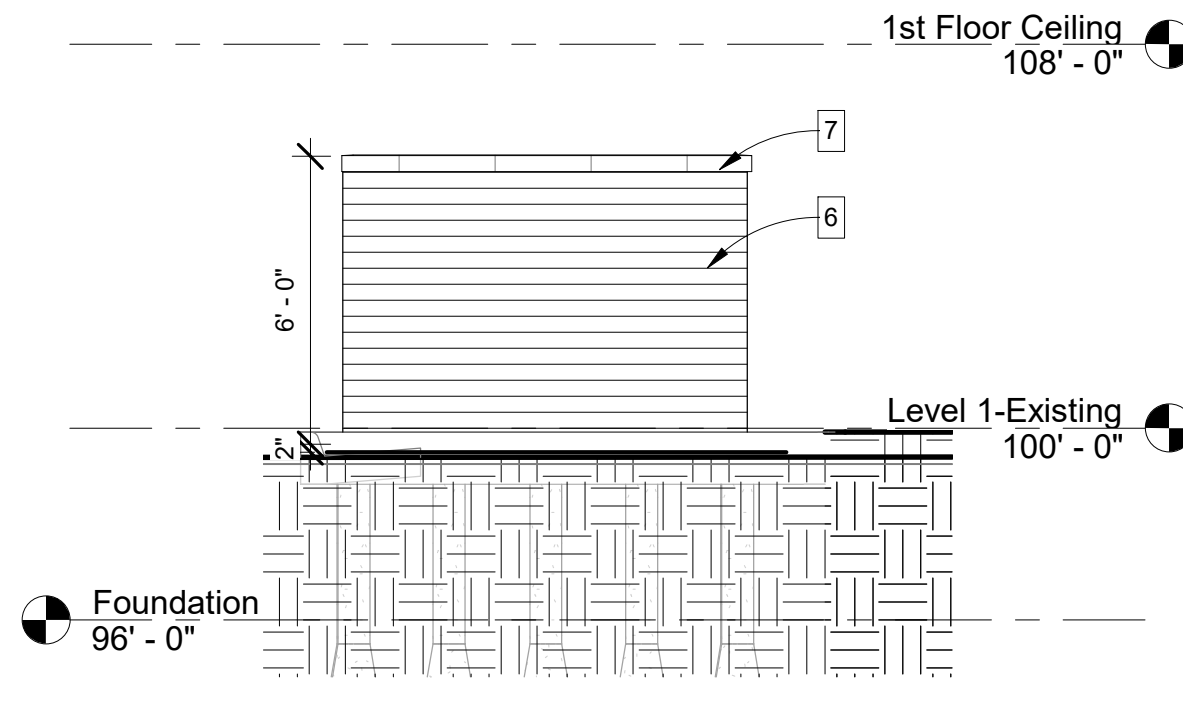




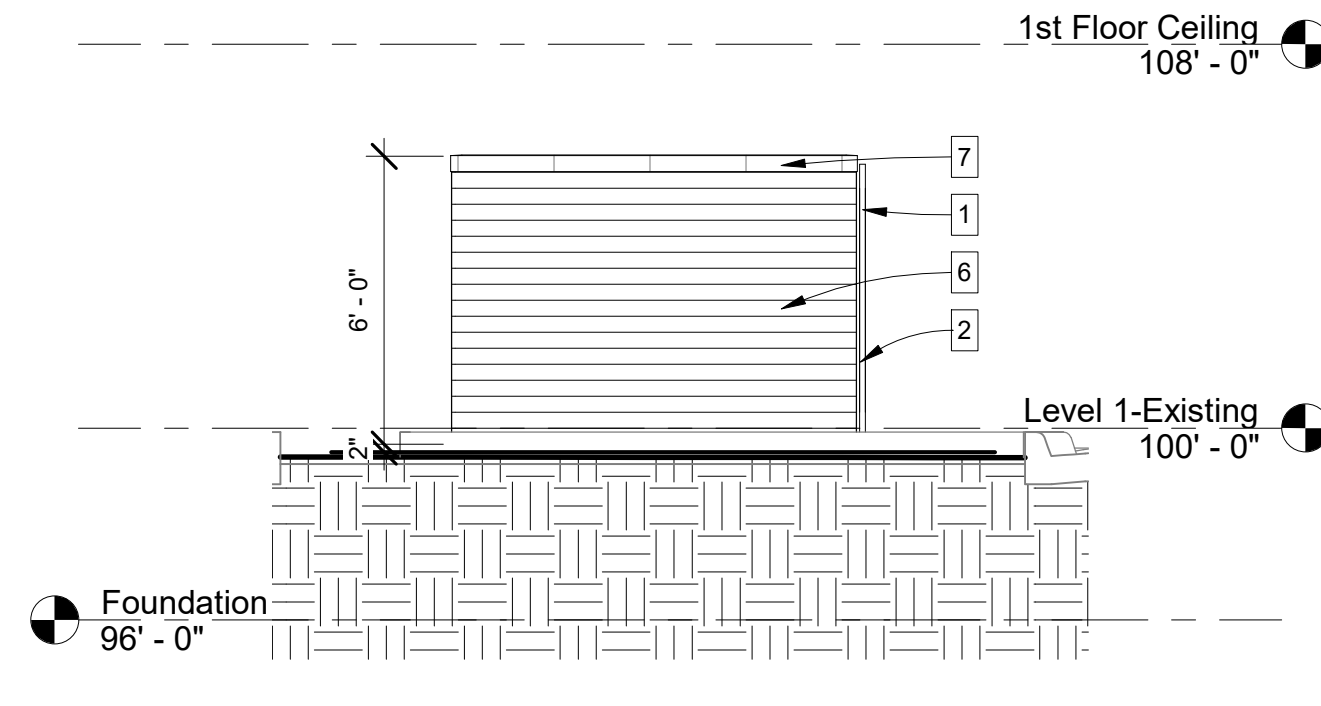
1 Site - Callout 1
1/4" = 1'-0"



2 Front Trash
1/4" = 1'-0"



3 Rear Trash
1/4" = 1'-0"

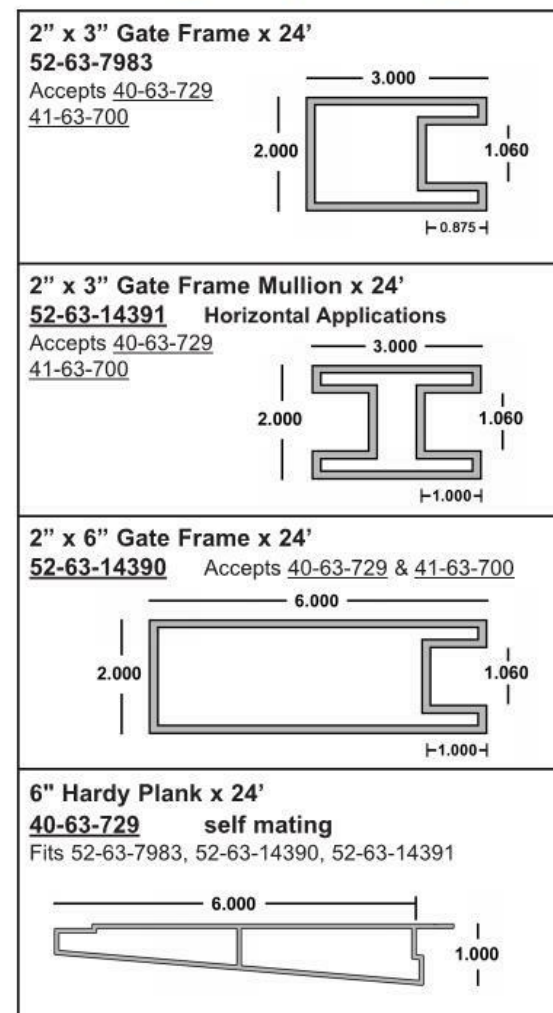


4 Side Trash - Typical
1/4" = 1'-0"

- 1 GATE HINGE- (3) PER PANEL- EMS HEAVY DUTY-52-63-8793
- 2 GATE PANEL-EMS WELDED ENCLOSURE FENCE SYSTEM- HARDY BOARD SYSTEM- PROVIDE SHOP DRAWINGS- 4" OFF GRADE 5'-8" HEIGHT- FIELD VERIFY OPENING SIZE IN FIELD
- 3 TREATED 2x4" WOOD JAMB SCREWED TO 4x4" AT (2) x 6" OC
- 4 TREATED 4x4" WOOD POSTS AT 2'-0" OC TYPICAL POURED INTO CAISSONS
- 5 4" CONCRETE SLAB SLOPED TOWARDS GATE AND INTO DRIVE
- 6 7" FIBER CEMENT BOARD SIDING- 5 3/4" EXPOSED- TYPICAL 2" ABOVE GRADE- 6'-0" MAXIMUM HEIGHT
- 7 4" METAL PARAPET CAP

Welded Enclosure/Fence & Gate Systems: Privacy & Sound Barriers

Self Mating Hardy Board System



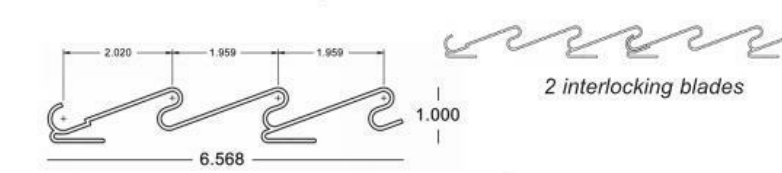
Features and Benefits:

- Ability to match existing structure's siding
- Sturdy Self-Mating & Interlocking panels

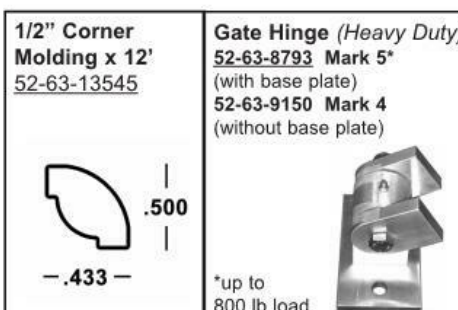
Applications:

- Commercial Dumpster Enclosures • Industrial Air Conditioning Enclosures
- Residential or Commercial Gates and Fencing

ALSO AVAILABLE: 2" Fixed Bahama Triple Blade x 12" self mating; Mill Finish Fits 52-63-7983 & 52-63-14358



Stiffeners, Enclosures & Gates 09



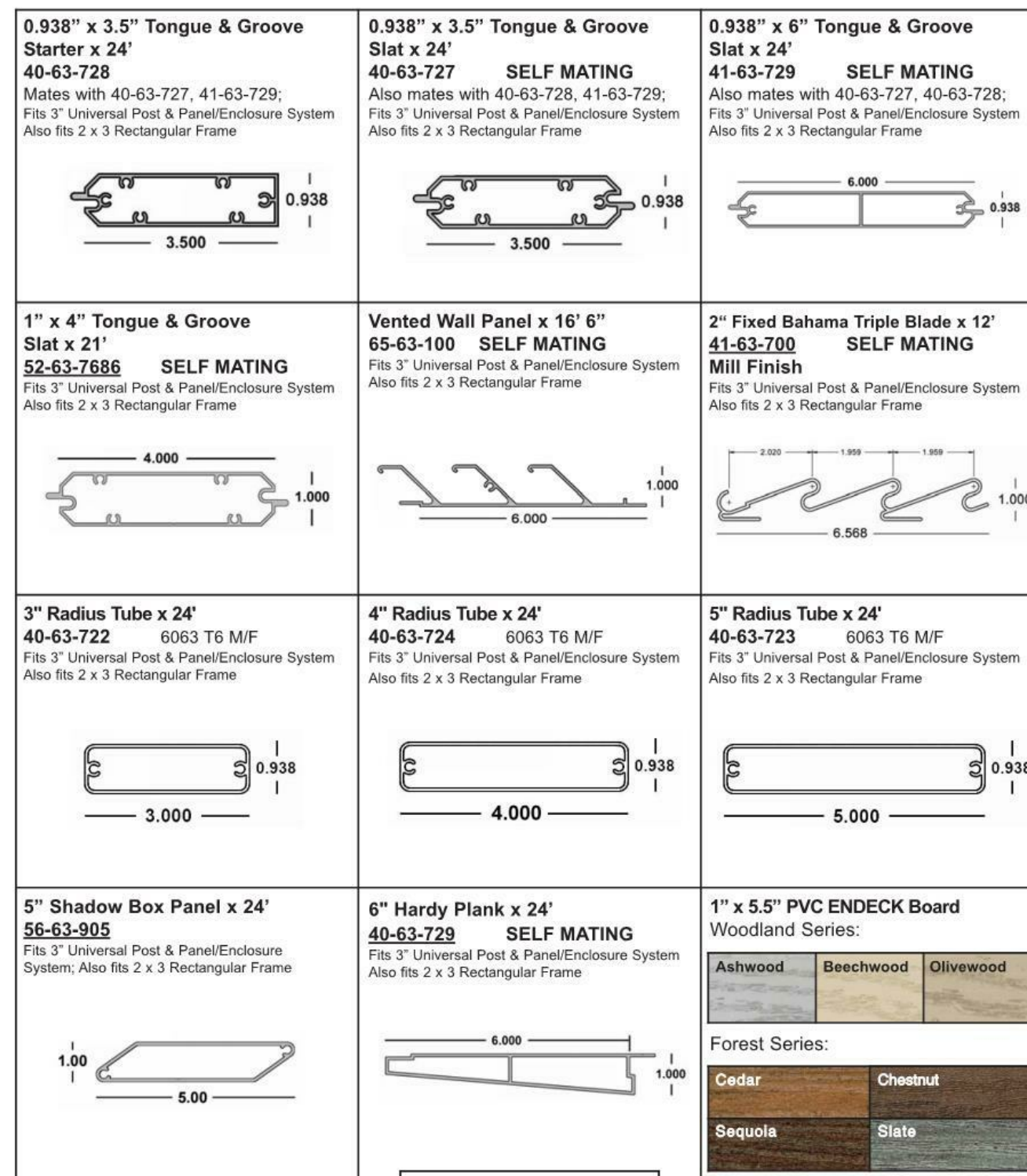
Stiffeners, Enclosures & Gates 11

EMS FL 1-800-432-2204 (561) 588-4780 - fax
EMS NC 1-800-343-8154 (704) 391-2267 - fax
EMS TX 1-800-996-6061 (281) 656-2297 - fax
EMS MO 1-888-822-6061 (314) 344-3349 - fax
Additional Locations: West Palm Beach & Lakeland, FL; Newark, DE; Akron, OH; Van Buren, AR; Atlanta, GA and Dallas, TX
website: www.EasternMetal.com e-mail: info@EasternMetal.com version: 01/04/19

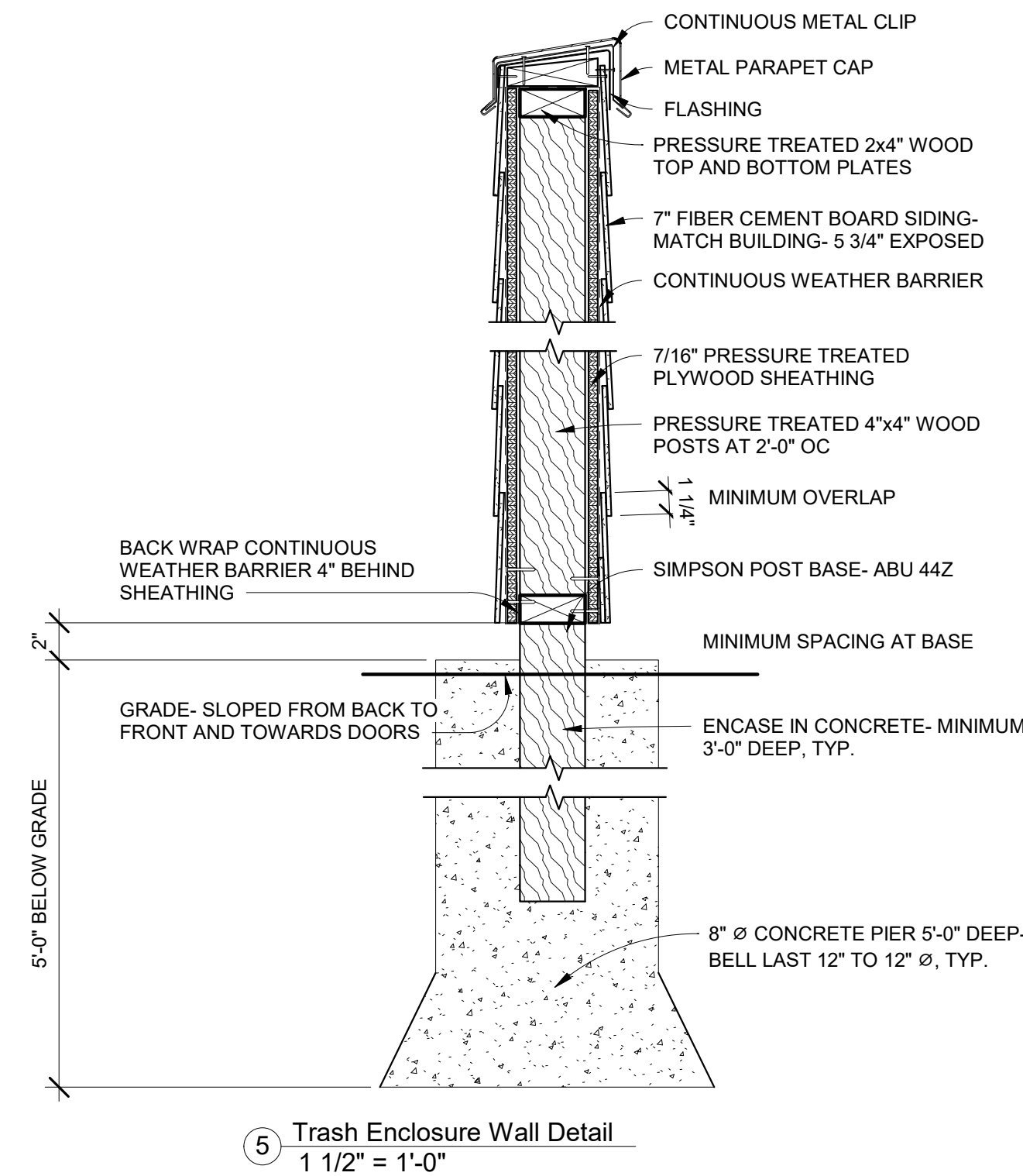
3" Universal Enclosure System

Multiple Insert Panels Available (below)

All ALUMINUM items are MILL FINISH.



EMS FL 1-800-432-2204 (561) 588-4780 - fax
EMS NC 1-800-343-8154 (704) 391-2267 - fax
EMS TX 1-800-996-6061 (281) 656-2297 - fax
EMS MO 1-888-822-6061 (314) 344-3349 - fax
Additional Locations: West Palm Beach & Lakeland, FL; Newark, DE; Birmingham, AL; Akron, OH and Van Buren, AR
website: www.EasternMetal.com e-mail: info@EasternMetal.com version: 02/14/18



5 Trash Enclosure Wall Detail
1 1/2" = 1'-0"



InSpire Architects
620 Civics Heights Drive,
#109
Circle Pines MN 55014
763-316-5342
Info@ArchitectMN.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota
Print Name: Jeffrey Hafferman AIA NCARB
Signature: *Jeffrey R. Hafferman*
2/25/2019 4:16:15 PM
License # 44333



Trash Enclosure
Sheet Title:
Project Name:
China Pagoda Restaurant
798 Yellow Brick Road
Chaska, MN 55314

Project number 2018-13
Drawn by Author
Checked by Checker
Conceptual Design

A002

RELANDSCAPE THIS AREA- REMOVE DRIVE THROUGH SIGNAGE, ADD DIRECTIONAL SIGNAGE

GAS, ELECTRICAL, AND WATER UTILITY SERVICE TO BUILDING

ADD TRASH ENCLOSURE

NEW LIGHT FIXTURES ON EXISTING LIGHT POLE

SNOW STORAGE

CLOSE OFF DRIVE THRU

RESURFACE AND RESTRIPE PARKING LOT

PAINT DIRECTIONAL ARROWS

NEW LIGHT FIXTURES ON EXISTING LIGHT POLE

ONE WAY SIGN

S 78° 45' 18"W 175.58

UTILITY & DRAINAGE EASEMENT

RESTAURANT
2,299 SF

BIKE RACK

RESURFACE AND RESTRIPE EXISTING PARKING LOT

SNOW STORAGE AREA

EXISTING LIGHT POLE

UPDATE ACCESSIBLE PARKING

MAIN ENTRANCE

EXISTING FIRE HYDRANT

N 38° 48' 51" W 80.00

EASEMENT

S 51° 11' 09" W 29.34

NEW MONUMENT SIGN

NEW LIGHT FIXTURE ON EXISTING LIGHT POLE

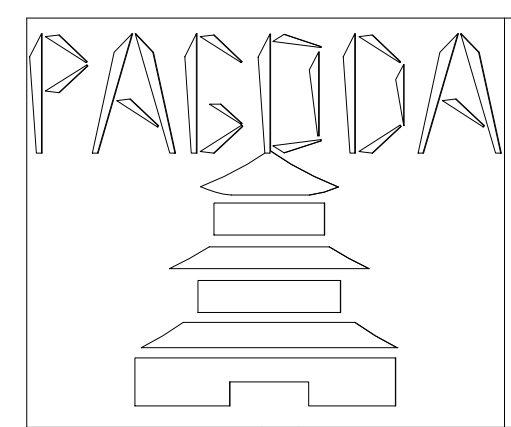
N 89° 32' 09" W 207.33

Preliminary Site Plan

1

1" = 10'-0"

22 PARKING SPACES
2-ACCESSIBLE SPACES



NEW MONUMENT SIGN-
REUSING EXISTING
SIGN BASE

5 New Monument Sign
1/2" = 1'-0"



InSpire Architects
620 Civics Heights Drive,
#109
Circle Pines MN 55014
763-316-5342
Info@ArchitectMN.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota
Print Name: Jeffrey Hafferman AIA NCARB
Signature: *Jeffrey R. Hafferman*
2/25/2019 4:16:44 PM
License # 44333



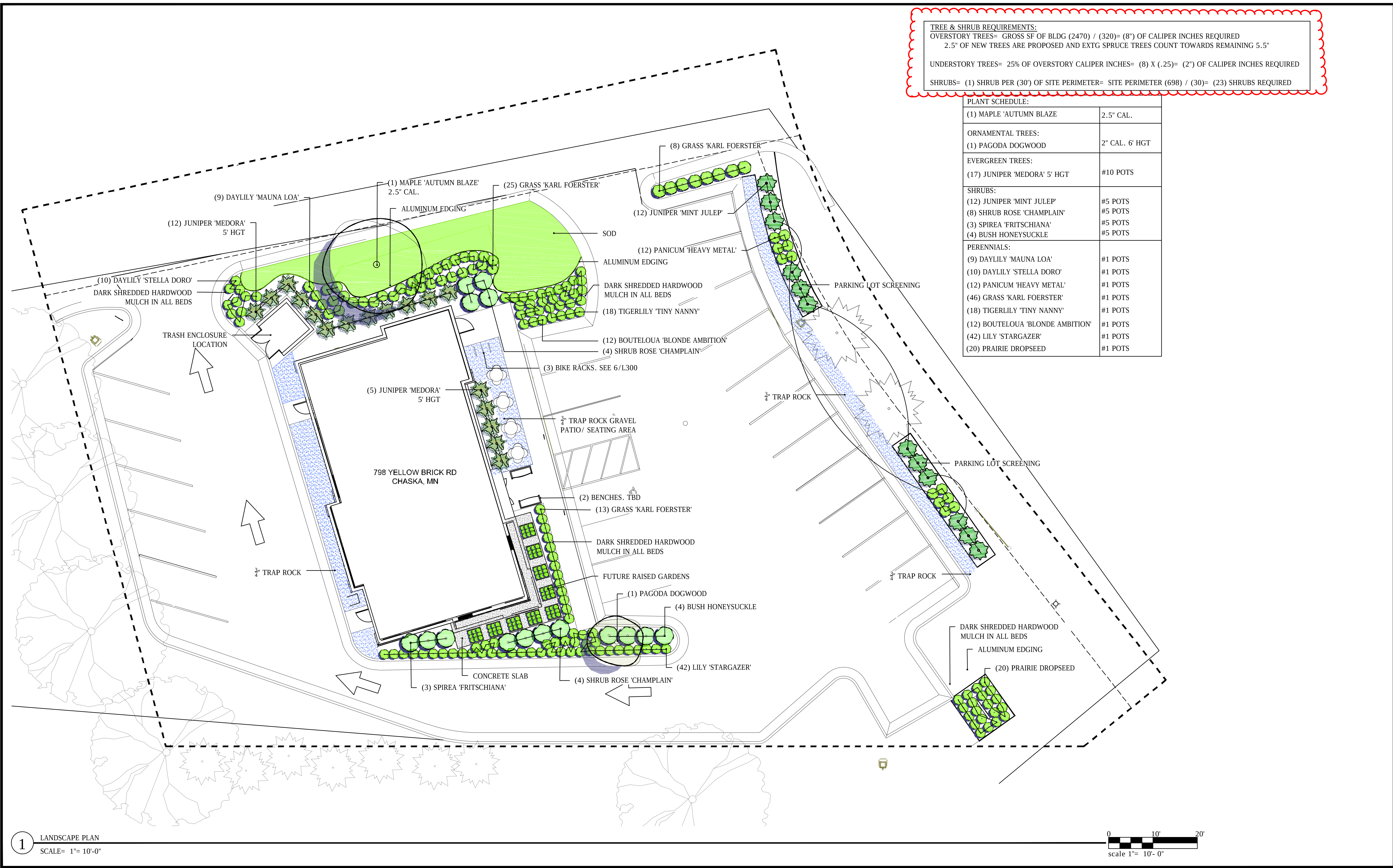
China Pagoda Restaurant
798 Yellow Brick Road
Chaska, MN 55314

Sheet Title: Preliminary Site Plan Review
Project Name:

Project number 2018-13
Drawn by BF
Checked by JRH
Conceptual Design

P100

copyright © InSpire Architects Inc 2018



TREE & SHRUB REQUIREMENTS:
OVERSTORY TREES= GROSS SF OF BLDG (2470) / (320)= (8") OF CALIPER INCHES REQUIRED
2.5" OF NEW TREES ARE PROPOSED AND EXTG SPRUCE TREES COUNT TOWARDS REMAINING 5.5"

UNDERSTORY TREES= 25% OF OVERSTORY CALIPER INCHES= (8) X (.25)= (2") OF CALIPER INCHES REQUIRED

SHRUBS= (1) SHRUB PER (30') OF SITE PERIMETER= SITE PERIMETER (698) / (30)= (23) SHRUBS REQUIRED



InSpire Architects
620 Civics Heights Drive,
#109
Circle Pines MN 55014
763-316-5342
Info@ArchitectMN.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Ben Erickson
Signature:

1/9/2019 11:05:39 AM
License # 50130



Ben Erickson
is a landscape designs, llc
612-382-0902
ben@belandscape.com



China Pagoda Restaurant
798 Yellow Brick Road
Chaska, MN 55314

Sheet Title: Preliminary Site Plan Review

Project Name:

Project number 2018-13

Drawn by be

Checked by be

L200



BOUTELOUA 'BLONDE AMBITION'

PAGODA DOGWOOD

PANICUM 'HEAVY METAL'

BIG BLUESTEM
'RED OCTOBER'

GRASS 'KARL FOERSTER'

JUNIPER 'MEDORA'

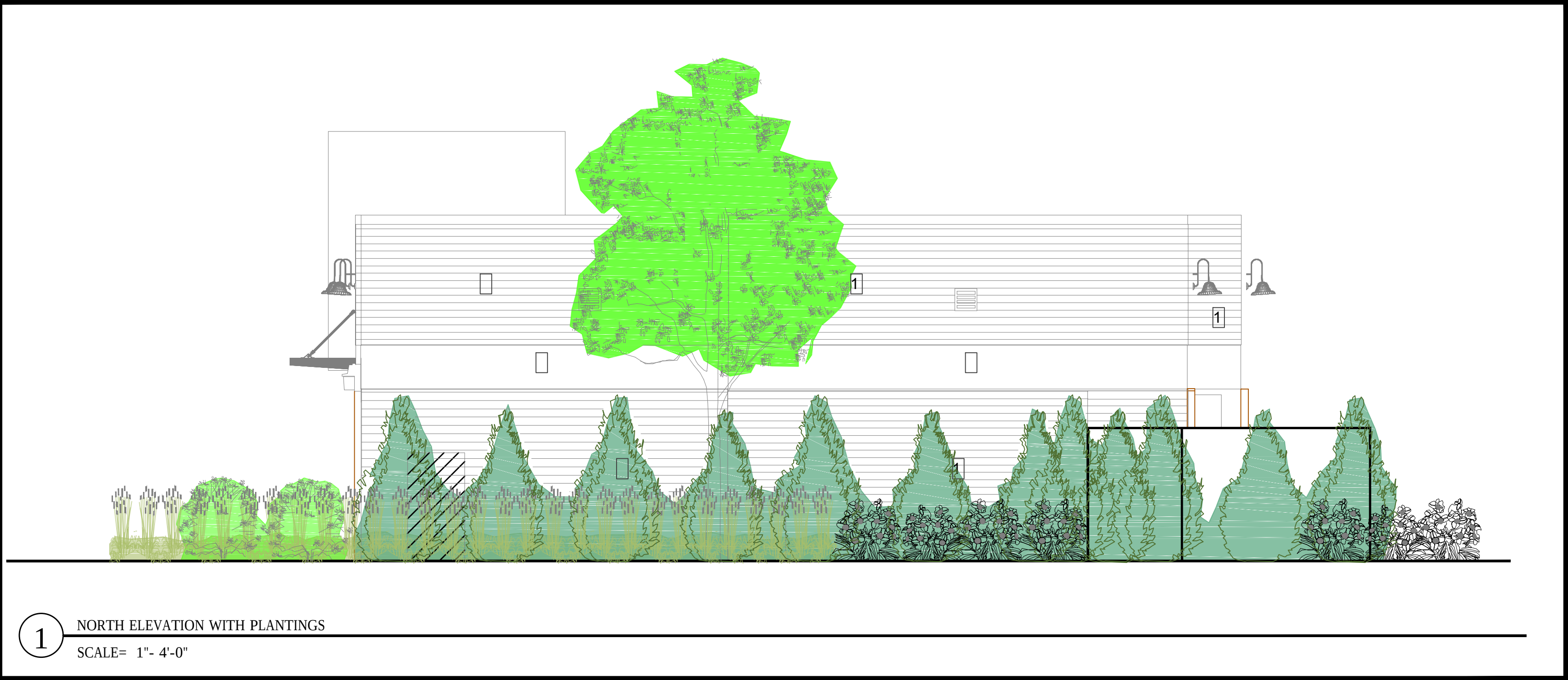
LILY 'STARGAZER'

DAYLILY 'MAUNA LOA'

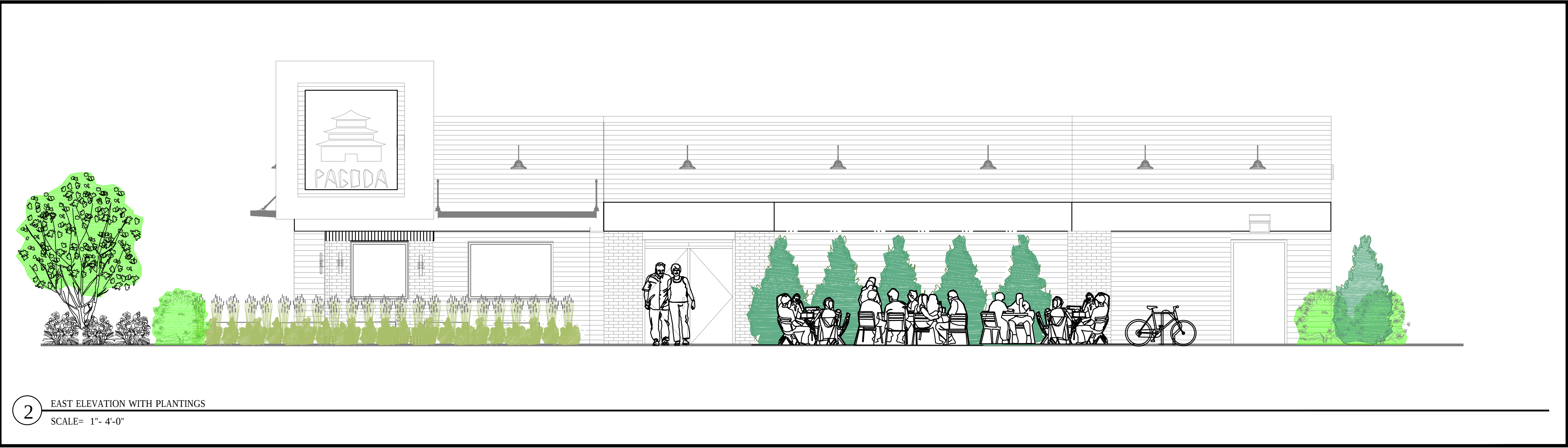
SHRUB ROSE 'CHAMPLAIN'

CATMINT 'WALKERS LOW'





1 NORTH ELEVATION WITH PLANTINGS
SCALE= 1"= 4'-0"



2 EAST ELEVATION WITH PLANTINGS
SCALE= 1"= 4'-0"



InSpire Architects
620 Civics Heights Drive,
#109
Circle Pines MN 55014
763-316-5342
Info@ArchitectMN.com

I hereby certify that this
plan, specification,
or report was prepared
by me or under my
direct supervision and
that I am a duly
Licensed Landscape
Architect
under the laws of
the State of Minnesota
Ben Erickson
Signature:

1/9/2019 11:05:39 AM
License # 50130



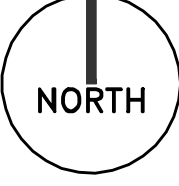
Ben Erickson
Landscape Architect
612-382-0902
ben@belanddesigns.com



Sheet Title: Preliminary Site Plan Review
Project Name: China Pagoda Restaurant
798 Yellow Brick Road
Chaska, MN 55314

Project number 2018-13
Drawn by be
Checked by be
LANDSCAPE DETAILS

L400



Tower Ht
119' - 4"

Level 1-Existing
100' - 0"

① South-Revised-Presentation
1/4" = 1'-0"

MATERIAL SQUARE FOOTAGE

1. FIBER CEMENT BOARD	319.2 SF	47%
2. FLAT METAL PANEL-LIGHT CHAMPAGNE	152.6 SF	22%
3. BRICK	82.6 SF	12%
4. GLASS	82.7 SF	12%
5. SIGN	42.4 SF	6%
TOTAL	680 SF	

ELECTRICAL
PANEL

Level 1-Existing
100' - 0"

② North-Revised-Presentation
1/4" = 1'-0"

MATERIAL SQUARE FOOTAGE

1. FIBER CEMENT BOARD	484.3 SF	71%
2. FLAT METAL PANEL-LIGHT CHAMPAGNE	147.7 SF	22%
3. BRICK	48 SF	7%
4. GLASS	0 SF	0%
TOTAL	680 SF	

GAS METER

CMU
TRASH
ENCLOSURE

BUILDING MATERIAL SQUARE FOOTAGE TOTALS

1. FIBER CEMENT BOARD	2,317 SF	62%
2. FLAT METAL PANEL-LIGHT CHAMPAGNE	802 SF	22%
3. BRICK	291 SF	8%
4. GLASS	228 SF	6%
5. SIGN	84.4 SF	2%
TOTAL	3,722 SF	

Roof
116' - 0"

Level 1-Existing
100' - 0"

③ East-Revised-Presentation
1/4" = 1'-0"

MATERIAL SQUARE FOOTAGE

1. FIBER CEMENT BOARD	632.6 SF	55%
2. FLAT METAL PANEL-LIGHT CHAMPAGNE	251 SF	22%
3. BRICK	135 SF	12%
4. GLASS	96 SF	8%
5. SIGN	42.4 SF	4%
TOTAL	1157	

Roof
116' - 0"

Level 1-Existing
100' - 0"

④ West-Revised-Presentation
1/4" = 1'-0"

MATERIAL SQUARE FOOTAGE

1. FIBER CEMENT BOARD	881.6 SF	76%
2. FLAT METAL PANEL-LIGHT CHAMPAGNE	250.4 SF	22%
3. BRICK	25 SF	2%
4. GLASS	49 SF	4%
TOTAL	1157 SF	



InSpire Architects
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota
Print Name: Jeffrey Hafferman AIA NCARB
Signature: *Jeffrey R. Hafferman*
2/1/2019 11:43:30 AM
License # 44333



China Pagoda Restaurant
798 Yellow Brick Road
Chaska, MN 55314

Sheet Title: Preliminary Site Plan Review

Project Name:

Project number 2018-13

Drawn by BF

Checked by JRH

Conceptual Design

P101

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Metal Wall Panel Example



Metal Awning Example



Chaska Brick, Fiber Cement, and Soldier Course Example

Soldier Couse Brick



Chaska Brick



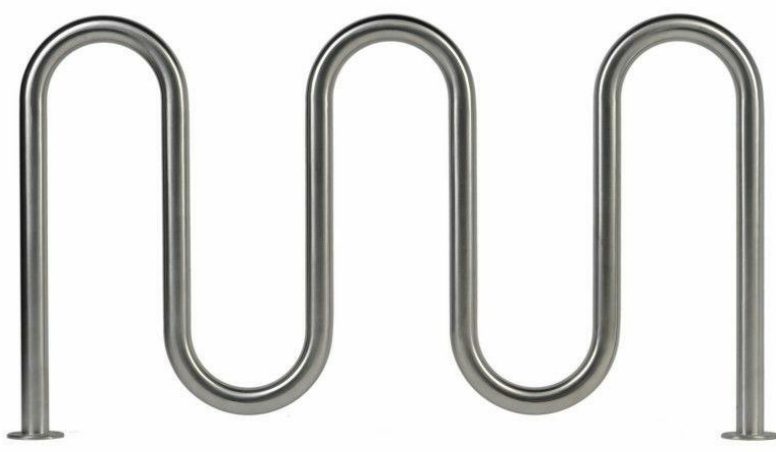
Light Champagne Metal Panels



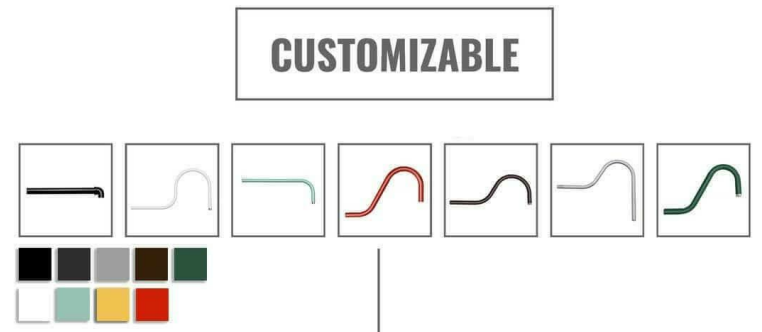
Fiber Cement Board Siding



Metal Awnings



Bike Rack



Goose Neck Lighting



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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota
Print Name: Jeffrey Hafferman AIA NCARB
Signature: *Jeffrey R. Hafferman*
2/1/2019 11:43:30 AM
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Sheet Title: Preliminary Site Plan Review
Project Name: China Pagoda Restaurant
798 Yellow Brick Road
Chaska, MN 55314

Project number 2018-13
Drawn by BF
Checked by JRH
Conceptual Design

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Pagoda Chinese Restaurant

Luminaire Schedule						
Symbol	Qty	Item No.	LLF	Description	Mt Height	Tilt (Deg)
+	3	83971	0.950	LED STEALTH 150W/50K/120V/DIMM	20	0
+	1	83971 x 2 @ 60Deg	0.950	LED STEALTH 150W/50K/120V/DIMM	20	0

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot Floor	Illuminance	Fc	3.31	18.4	0.2	16.55	92.00

UWLR Area Summary		
Label	Area	UWLR
Lumens Emmitted above 90 Deg	22888	0.027

Date:2/5/2019 TGJ

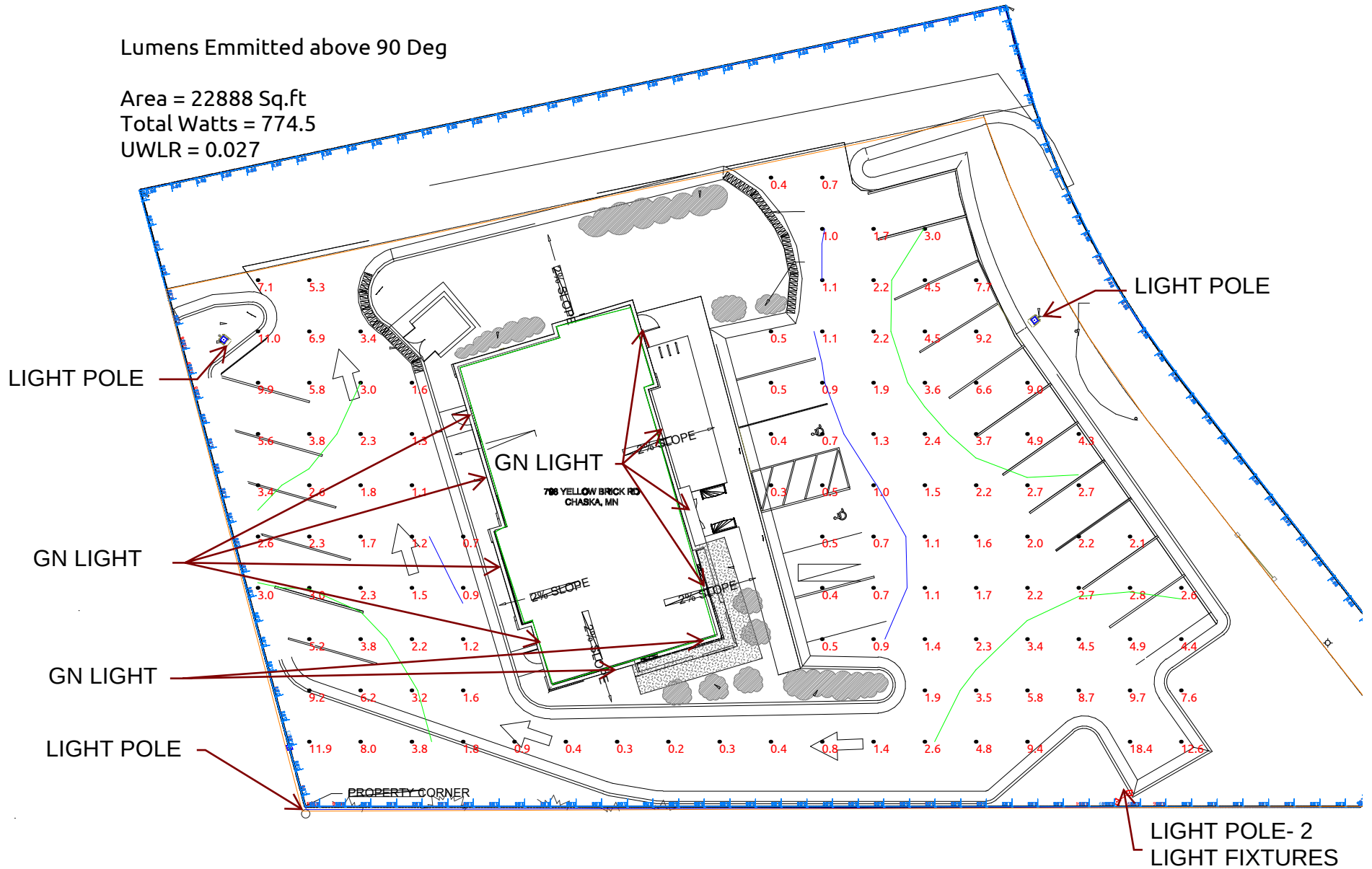
Page 1 of 4

Lumens Emmitted above 90 Deg

Area = 22888 Sq.ft

Total Watts = 774.5

UWLR = 0.027



Date:2/5/2019 TGJ

Page 2 of 4



Item#: **83971**

LED STEALTH™ FIXTURE

OUTDOOR POLE/ARM-MOUNTED AREA AND
ROADWAY LUMINAIRES • ARCHITECTURAL FLOOD
AND SPOT LUMINAIRES

FEATURES

- Engineered for high lumen per watt light output.
- Slim and modern appearance.
- Integrated heat sink, provides excellent thermal dissipation.
- Surge protection device.
- Easy 1 person installation with our quick mount bracket and hinged door frame; installer can be hands free when establishing electrical connections.

APPLICATION

Parking lot, street and building perimeter lighting. Can be used as flood or area light.

ELECTRICAL

Wattage	147W
Voltage	120-277V
Current	1.233A
Power Factor	0.9
Total Harmonic Distortion (THD)	14.2

LIGHTING PERFORMANCE

Lumens	20723
Lumens Per Watt (Lm/W)	141
Color Temperature (CCT)	5000K
Color Rendering (CRI)	84
R9 (Red Value)	N/A
R13 (Skin Tones)	N/A
Beam Angle	Type III M
Light Distribution	Type IV, Short
Dimmable Lighting Control	<i>Dimmable</i> 0-10V, Range 10% - 100%

ENVIRONMENT

Operating Temperature	-40° ~ 131°F
Suitable Location	WET
Ingress Protection Rating	IP66

LIFESPAN

Average Life (Hours)	50,000
Warranty (Years)	5

COMPONENTS

LED Light Source	Luxeon 3030 2D
Driver	Sosen SS-150E-58B

CONSTRUCTION

Housing	Aluminum
Lens	PC
Base / Power Supply	Hard Wire / Surge Protector
Finish	Bronze
Effective Projected Area (EPA)	0.23ft ²

QUALIFICATIONS

Model Number	L-STL-150-5000K-MV-D-YY-ZZ-3
--------------	------------------------------



Visit www.designlights.org/search to confirm qualification. • Published lumens on LED products are approximate and may vary slightly.

Item#: **83971**
LED STEALTH™ FIXTURE



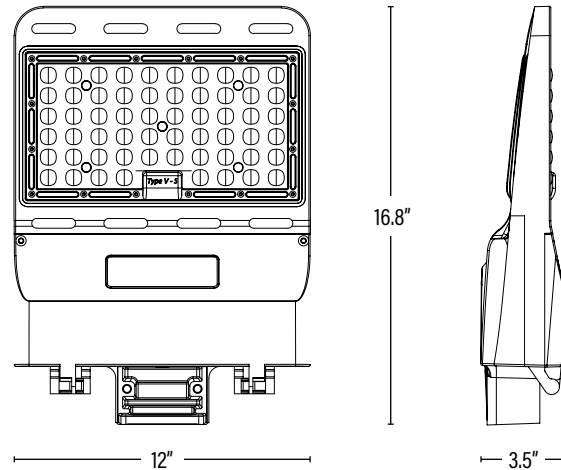
DIMENSIONS (Inches)

Length (MOL)	16.8"
Width/Diameter (MOD)	12"
Height	3.5"
Weight (Lbs)	--

Line drawings may not be to scale and are for general reference only.

SUPPORTING DOCUMENTS (Grey = not available at this time.)

Product Sheet	VIEW
Install Instructions	VIEW
Surge Protector	VIEW
IES Download from Web Item	VIEW
LM79	VIEW
LM80	VIEW



PACKAGING

		UPC	DIMENSIONS (LxWxH)	GROSS WEIGHT (Lbs)
Master Carton	1	811768028249	--	--
Country of Origin	China			
HS Tariff	9405.40.8200			

ORDERING* Qualification Model # L-STL-150-5000K-MV-D-YY-ZZ-3

ITEM#	DESCRIPTION	CASE
83971	LED STEALTH™ 150W/50K/120-277V/DIMMABLE/BRONZE/V2 - SUPERIOR LIFE® DLC	1

ACCESSORIES/REPLACEMENT PARTS

83960	QUICK-MOUNT TRUNNION MOUNT BRACKET FOR STEALTH™/BRONZE/V2 - SUPERIOR LIFE®	10
83956	QUICK-MOUNT ADAPTER TO MOUNT ON ROUND OR FLAT POLE FOR STEALTH™/BRONZE/V2 - SUPERIOR LIFE®	10
83955	QUICK-MOUNT SLIP FITTER FOR STEALTH™/BRONZE/V2 - SUPERIOR LIFE®	10
83646	ADAPTER TO MOUNT A SLIP FITTER ON A FLAT POLE OR WALL/BRZ/V2 - SUPERIOR LIFE®	1
83963	PHOTO CONTROL FOR LED STEALTH™ V2 FIXTURE	50
SS-150E-58B	150 WATT DIMMABLE LED REPLACEMENT DRIVER	1

ADDITIONAL INFORMATION:

Family Item(s): 83972 - White Finish
 83973 - Bronze Finish w/Dimming and Occupancy Sensor
 83982 - Bronze Finish - 480V

*The mounting bracket is not included with the fixture, it is ordered as a separate item number. For DLC qualification one of the Quick-Mount brackets must be purchased.

PERFORMANCE DATA

PACKAGING

STANDARD

Aluminum Shade
with Glass and Guard Options

GOOSE NECK EXTERIOR LIGHT FIXTURE

Catalog #:

Project:

Date:

Type:

Notes:

Electrical

- 120V input (277V available in arm and post option only)
- Integrated power supply allows the fixture to be connected directly into line voltage
- Pre-wired and ready for install
- LED is dimmable with Incandescent/Triac dimmers

Mounting

- 1/2" or 3/4" IP for arms. Flush mount, stems and post available only in 1/2"
- 9' Pendant cord available in black or white cord (includes 5" canopy with the same finish as the shade)

Finishes

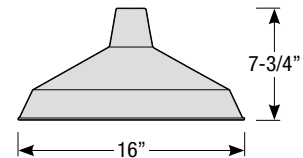
- Shade and mounting finish options
- Available in 21 standard and 2 specialty finishes with optional coastal coating to protect finish in coastal environments (add "-C" to the finish)
- Inner shade is painted gloss white
- Consult factory for custom finish options

Optional Accessories

- Glass, Cast Guard, Wire Cage or Wire Guard options available

Listing

UL listed to US and Canadian standards for wet locations



Standard Order Matrix (Example: RS16MBK-2)

Diameter	Lamp	Finish	Coastal Coating Option	Optional Accessories	Mounting Type
RS16 (16")	☐ M (Medium Base, 100W max.) ☐ GU2413 ¹ (13W GU24 / 2700K) ☐ GU2418 ¹ (18W GU24 / 2700K) ☐ GU2426 ¹ (26W GU24 / 2700K) ☐ GU2432 ^{1,2} (32W GU24 / 2700K) ☐ GU2442 ^{1,2} (42W GU24 / 2700K) ☐ LED1127 ^{1,3} (11W LED / 2700K / 90 CRI / 1188lm) ☐ LED1130 ^{1,3} (11W LED / 3000K / 90 CRI / 1265lm) ☐ LED1135 ^{1,3} (11W LED / 3500K / 90 CRI / 1305lm) ☐ LED1140 ^{1,3} (11W LED / 4000K / 90 CRI / 1364lm) ☐ LED1527 ^{1,3} (15W LED / 2700K / 90 CRI / 1620lm) ☐ LED1530 ^{1,3} (15W LED / 3000K / 90 CRI / 1725lm) ☒ LED1535 ^{1,3} (15W LED / 3500K / 90 CRI / 1780lm) ☐ LED1540 ^{1,3} (15W LED / 4000K / 90 CRI / 1860lm)	☐ ABL (Aegean Blue) ☐ BB (Burnished Bronze) ☐ BK (Gloss Black) ☐ BLU (Blue) ☐ DVG (Dove Gray) ☐ FLG (Flannel Gray) ☐ GA (Galvanized) ☐ LG (Lime Green) ☐ MB (Matte Black) ☐ MBL (Midnight Blue) ☐ PNA (Painted Natural Aluminum) ☐ PNC (Painted Natural Copper) ☐ RD (Red) ☐ SA (Satin Aluminum) ☐ SGR (Sage Green) ☐ SGW (Semi Gloss White) ☒ SND (Sand) ☐ SS (Satin Silver) ☐ TBZ (Textured Bronze) ☐ TGP (Textured Graphite) ☐ TNG (Tangerine) ☐ TTL (Tahitian Teal) ☐ WT (Gloss White)	☒ (blank) (No coating) ☐ -C ⁴ (Coating)	☐ -CG (Clear Glass) ☐ -FG (Frosted Glass) ☐ -OG (Opal Glass) ☐ -CGG (Clear Glass w/ Cast Guard) ☐ -FGG (Frosted Glass w/ Cast Guard) ☐ -OGG (Opal Glass w/ Cast Guard) ☐ -CGWC (Clear Glass w/ Wire Cage) ☐ -FGWC (Frosted Glass w/ Wire Cage) ☐ -OGWC (Opal Glass w/ Wire Cage) ☐ -WG (Wire Guard)	☐ -2 (1/2" IP) ☒ -3 (3/4" IP) ☐ -B (Black Cord Pendant) ☐ -W (White Cord Pendant) ☐ -F (Flush Mount)

1. Lamp included
2. Not for use in glass/cast guard/wire cage
3. Glass enclosure must be specified

4. Satin aluminum cannot be coated

KEY: Standard Finishes

☒ ABL (Aegean Blue)	☒ LG (Lime Green)	☒ SGR (Sage Green)
☒ BB (Burnished Bronze)	☒ MB (Matte Black)	☒ SGW (Semi Gloss White)
☒ BK (Gloss Black)	☒ MBL (Midnight Blue)	☒ SND (Sand)
☒ BLU (Blue)	☒ PNA (Painted Natural Aluminum)	☒ SS (Satin Silver)
☒ DVG (Dove Gray)	☒ PNC (Painted Natural Copper)	☒ TBZ (Textured Bronze)
☒ FLG (Flannel Gray)	☒ RD (Red)	☒ TGP (Textured Graphite)

Specialty Finishes

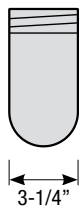
☒ TNG (Tangerine)	☒ GA (Galvanized)
☒ TTL (Tahitian Teal)	☒ SA (Satin Aluminum)
☒ WT (Gloss White)	

Revised 06/01/2018



STANDARD
Aluminum Shade
with Glass and Guard Options

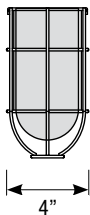
Catalog #:
Project: Type:
Date: Notes:



- Glass Enclosure**
- Glass is available in clear (-CG), frosted (-FG) or opal (-OG)



- Cast Guard with Glass Enclosure**
- Cast guard can be specified in all standard and specialized finishes, and will match shade finish unless otherwise specified (Note: For galvanized shade finishes, cast guard is unfinished Raw Aluminum)
 - Glass is available in clear (-CGG), frosted (-FGG) or opal (-OGG)



- Wire Cage with Glass Enclosure**
- Wire cage can be specified in all standard and specialized finishes, and will match shade finish unless otherwise specified (Note: For galvanized shade finishes, wire cage is finished in Painted Natural Aluminum)
 - Glass is available in clear (-CGWC), frosted (-FGWC) or opal (-OGWC)



- Wire Guard (-WG)**
- Wire cage can be specified in all standard and specialized finishes, and will match shade finish unless otherwise specified (Note: For galvanized shade finishes, wire guard is finished in Painted Natural Aluminum)



STANDARD

Aluminum Shade
with Glass and Guard Options

Catalog #:

Project:

Date:

Type:

Notes:

Arm Mount Order Matrix (Example: 3SL23BK)

Pipe	Arm Type	Finish	Coastal Coating Option	Input Voltage
☐ 2 (1/2" IP)	☐ SL23 (Small Loop - 23")	☐ ABL (Aegean Blue)	☒ (blank) (No coating)	☐ (blank) (120V)
☒ 3 (3/4" IP)	☐ SL30 (Small Loop - 30")	☐ BB (Burnished Bronze)	☐ -C* (Coating)	☐ -27 (277V)
	☐ LL23 (Large Loop - 23")	☐ BK (Gloss Black)		
	☐ LL30 (Large Loop - 30")	☐ BLU (Blue)		
	☐ LC18 (Curve Arm - 18")	☐ DVG (Dove Gray)		
	☐ LC24 (Curve Arm - 24")	☐ FLG (Flannel Gray)		
	☐ LC30 (Curve Arm - 30")	☐ GA (Galvanized)		
	☐ LM18 (Miter Arm - 18")	☐ LG (Lime Green)		
	☐ LM24 (Miter Arm - 24")	☐ MB (Matte Black)		
	☐ LM30 (Miter Arm - 30")	☐ MBL (Midnight Blue)		
	☐ SA18 (Sign Arm - 18")	☐ PNA (Painted Natural Aluminum)		
	☐ SA23 (Sign Arm - 23")	☐ PNC (Painted Natural Copper)		
	☐ LSA23 (Large Loop Sign Arm - 23")	☐ RD (Red)		
	☒ LSA30 (Large Loop Sign Arm - 30")	☐ SA (Satin Aluminum)		
	☐ A6 (Straight Arm - 6")	☐ SGR (Sage Green)		
	☐ A12 (Straight Arm - 12")	☐ SGW (Semi Gloss White)		
	☐ A18 (Straight Arm - 18")	☒ SND (Sand)		
	☐ A24 (Straight Arm - 24")	☐ SS (Satin Silver)		
	☐ A30 (Straight Arm - 30")	☐ TBZ (Textured Bronze)		
	☐ MA18 (Modern Arm - 18")	☐ TGP (Textured Graphite)		
	☐ MA24 (Modern Arm - 24")	☐ TNG (Tangerine)		
	☐ MA30 (Modern Arm - 30")	☐ TTL (Tahitian Teal)		
		☐ WT (Gloss White)		

Standard Finishes

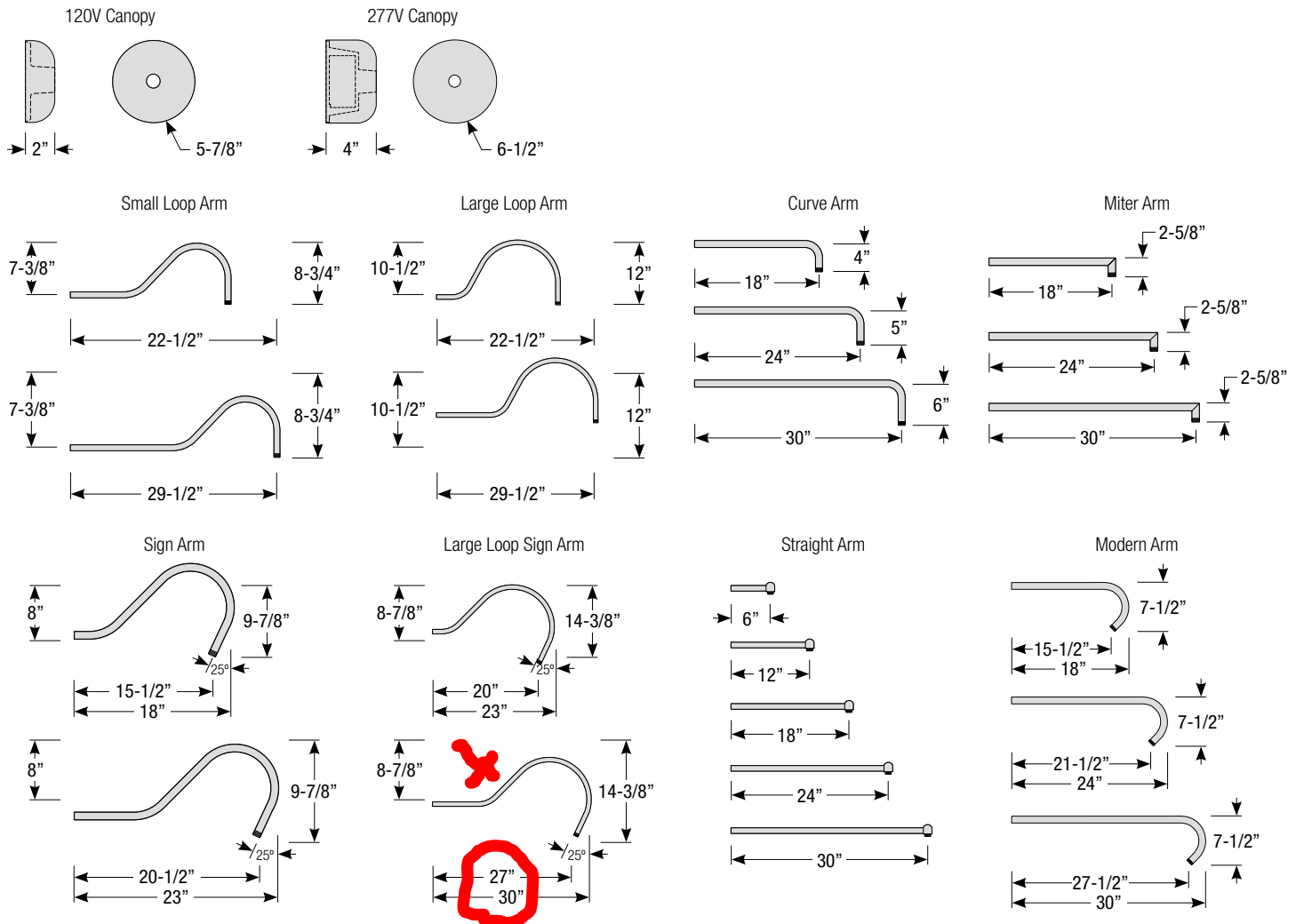
☒ ABL (Aegean Blue)	☐ PNC (Painted Natural Copper)
☐ BB (Burnished Bronze)	☐ RD (Red)
☐ BK (Gloss Black)	☐ SGR (Sage Green)
☐ BLU (Blue)	☐ SGW (Semi Gloss White)
☐ DVG (Dove Gray)	☒ SND (Sand)
☐ FLG (Flannel Gray)	☐ SS (Satin Silver)
☐ LG (Lime Green)	☐ TBZ (Textured Bronze)
☐ MB (Matte Black)	☐ TGP (Textured Graphite)
☐ MBL (Midnight Blue)	☐ TNG (Tangerine)
☐ PNA (Painted Natural Aluminum)	☐ TTL (Tahitian Teal)
	☐ WT (Gloss White)

Specialty Finishes

☐ GA (Galvanized)	☐ SA (Satin Aluminum)
--	--

Note: All arm mounts include canopy

4. Satin aluminum cannot be coated



Revised 06/01/2018

**- MINUTES -
JANUARY 28, 2019**

1. Call to Order

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

2. Pledge of Allegiance

3. Roll Call

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

Also Present: Kevin Ringwald, Community Development Director; Liz Hanson, City Planner; Quinn O'Reilly, City Attorney; Nate Kabat, Assistant Administrator; Matt Clark, City Engineer; and Matt Podhradsky, City Administrator.

4. Adopt the Agenda

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

5. Visitor Presentations

None.

6. Minutes

Motion by Councilmember Hatfield, second by Councilmember Grau to approve the minutes of the January 7, 2019 City Council meeting.
Motion carried.

7. Consent Agenda

Motion by Councilmember Huang, second by Councilmember Hatfield to approve the Consent Agenda Items A through I:

A. Council Committee Assignments

Motion to appoint the following Council Members to the following Committees:

Councilmember Huang: SW Transit

Councilmember Hatfield: Downtown Business Alliance

Councilmember Grau: Community Education Board

Mayor Windschitl: Carver County Elected Leaders Group

B. 2019 Pay Classification Plan

Motion to approve the 2019 Pay Classification Plan and 2019 Salary Adjustment Rate Chart along with the Employer Benefit Contributions for 2019, which are approximately \$977 per month for single coverage and \$1428 for family coverage.

C. Adopt Resolution 2019-4 Bond Sale Reimbursement

Motion to adopt Resolution No. 2018-4 relating to financing certain proposed projects and establishing compliance with reimbursement bond regulations under

- the Internal Revenue Code.
- D. Adopt Resolution 2019-5, Chaska's Water Supply Plan
Motion to adopt Resolution No. 2018-5 approving Chaska's Water Supply Plan
 - E. Adopt Resolution No. 2018-6 Approving Solicitor Permits for Shay Enterprises Inc.
Motion to adopt Resolution No.2018-6 approving Solicitor Permit Nos. SOL.19-01 and SOL.19-02, for the above representatives of Shay Enterprises Inc., located at 1084 Hwy 3 South, Northfield, Minnesota, 55.57, for the period of January 28, 2019, through December 31, 2019.
 - F. Addition Adopt Resolution 2019-7, Approve Transient Permit – Laura Engleby of Smooth Move
Motion to adopt Resolution No. 2018-7 approving Transient Permit No. TRA.19-01 for Laura Engelby of 1065 Rosemary Ct, Chaska, 55318 to sell smoothies and fruit juice bars at Hazeltine National Golf Course, located at 1900 Hazeltine Blvd, Chaska on February 28, 2019.
 - G. Adopt Resolution 2019-8, Approve Transient Permit – Amy Varab of The Weenie Wagon Kettle Kravings
Motion to adopt Resolution No. 2018-8 approving Transient Permit No. TRA.19-02 for Amy Varab of 815 4th Ave. East, Shakopee, 55379 to hot dogs, kettle corn and misc. treats in the parking lot at Dolce Vita Wine Shop, located at 3115 Chaska Blvd, Chaska throughout the year.
 - H. Massage Therapy Registration for Gina Werremeyer
Motion to approve Massage Therapy Registration No. MTR-19-06 to allow Gina Werremeyer to practice Therapeutic Massage out of Chaska Family Chiropractic at 103 W 2nd Street.
 - I. Appointment of Human Rights Commission Chair and Vice-Chair
Motion to appoint Jen Welvaert as Human Rights Commission Chairperson and to appoint Sarah Carlson as Human Rights Commission Vice-Chairperson.

Motion carried.

8. Action Items

8.A. Ward 2 Vacancy

Councilmember Huang recused himself from the item.

City Administrator Podhradsky provided details and background on the item to the Council.

The Council discussed appointment versus holding a special election.

Sean Olsen, 1732 Prescott Lane, expressed his support for holding a special election for Wards 2 and 4 and encouraged the Council to authorize a special election.

Annah Frost, 606 W 1st Street, stated she felt there should be a special election so the constituents of Wards 2 and 4 may choose their representatives.

January 28, 2019

Jennifer Koenen, 3115 Francesca Drive, detailed the reasons for her support of a special election for Wards 2 and 4. Mayor Windschitl asked her to articulate the accusations she directed his way, and after her doing so, he provided his response.

Hunter Hawes, 125 Hickory Street, expressed his support of holding a special election for Wards 2 and 4.

Chris White, 1069 Traditions Ct, stated he was in support of holding a special election for Wards 2 and 4.

Councilmember Grau stated that because there are two two-year vacancies, he is in support of a special election for these Wards.

Councilmember Hatfield agreed that having two two-year vacancies makes the situation unique and that she supports having a special election.

Mayor Windschitl explained that he would support appointment, but in order to be a unified Council, he would vote to support the special election.

Motion by Councilmember Grau, second by Councilmember Hatfield to fill the vacancies through a Special Election process, and direct staff to prepare an ordinance for Council to adopt on February 25th establishing a Special Election to be held on May 14, 2019 for Ward 2 and Ward 4. Motion carried.

Motion by Councilmember Hatfield, second by Councilmember Grau to direct staff to temporarily fill the Ward 2 vacancy through an appointment process consistent with State Statute, and direct staff to advertise for candidates to interview in preparation for a February 25th appointment. Motion carried.

8.B. Adopt Resolution 2019-9, 2019 Street/Utility Reconstruction Project Public Improvement Hearing

City Administrator Podhradsky introduced the item to the Council.

City Engineer Clark presented the item to the Council.

Mayor Windschitl inquired if Walnut Street by the park would be done in the first phase.

City Engineer Clark replied that it would, and continued his presentation of the item.

Mayor Windschitl asked if the project is still close to estimates or if the cost has gone up.

City Engineer Clark explained that with the schedule outlined this year, obtaining good bids would be expected.

City Administrator Podhradsky gave further detail into the assessment amounts and process.

Mayor Windschitl commented that it will be beneficial to address the ash tree issue and plant the 33 varieties of trees with this project. He also stated that as this process has occurred over the years, citizens feedback has been very supportive.

City Administrator Podhradsky stated that these types of projects are a big deal and that the materials the old infrastructure will be replaced with will last a long time.

Mayor Windschitl opened the Public Improvement Hearing at 8:05 pm.

Mayor Windschitl closed the Public Improvement Hearing at 8:06 pm.

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt Resolution 2019-9 Ordering the 2019 Street & Utility Reconstruction Project; directing the City Engineer to prepare construction documents, and further, scheduling a Public Assessment Hearing for February 25, 2019 at Chaska City Council Chambers at 7pm. Motion carried.

9. Bills

9.A. AP COUNCIL ROSTER 1-28-19

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

10. Other Business

10.A. City Administrator's Report

10.B. Bi-Weekly 01-28-19

10.C. Financial Reports – November 2018

10.D. Receive the minutes of the December 27, 2018 Human Rights Commission Meeting

Councilmember Grau:

- Commented that the City did a good job communicating the water main break. City Administrator Podhradsky thanked Staff and crew for their work and provided an update on the break.

Councilmember Huang:

- Noted that with the coming cold weather, Chaska schools will be closed Tuesday and Wednesday. City Administrator Podhradsky stated that the Community Center would be open if parents wanted to bring their kids there for something to do. Mayor Windschitl cautioned residents to drive safely and bring extra clothing if traveling anywhere.
- Commented that construction at the Aldi and Dunkin Donuts sites is coming along. City Administrator Podhradsky stated that all tenant sites there are likely going to be filled up by the time Dunkin Donuts opens.

January 28, 2019

Councilmember Hatfield:

- Thanked Staff for staying on top of the plowing.
- Noted that the dog park is really nicely done.

Assistant City Administrator Kabat:

- Commented that the Martin Luther King Jr. breakfast was really well attended and received good feedback.
- Noted Transferred Memory is coming for the month of February at the Community Center, with the opening reception on February 6th at 2:30pm and on February 10th at 6:30pm, a holocaust survivor will be there sharing her story. Also stated on February 19th the SW Metro Chamber meet and greet will occur and be open to the public, and on February 21st the Chaska Rotary will host a holocaust survivor at their meeting at 7:30 am, which is open to rotary members. Also, on February 21st, at 10am, a discussion group with the holocaust survivor will meet at the Lodge, and the Chaska Library Book Club and Lodge Book Club are hosting a community read. Mayor Windschitl asked if there is a cost to the exhibit. Assistant City Administrator Kabat stated that there is and that the Human Rights Commission and Police Department are supporting the exhibit.

City Administrator Podhradsky:

- Pointed out the City closing on the second of two-thirds of the Southwest Chaska Community Park and provided a timeline of the project. Mayor Windschitl asked how the 55 acres compares to Community Park. City Administrator Podhradsky stated they are all in that range, but Community Park is probably a bit smaller. Mayor Windschitl expressed concern that they are getting enough acreage for what is needed. City Administrator Podhradsky stated he is confident they are getting enough and that he will bring a map to the next meeting. The Council discussed the various parks in Chaska and the perceived needs.

Mayor Windschitl:

- Reminded everyone of the annual Chaska Fire Department Ice Fishing Contest on February 9th and that Guardian Angels has their annual beef and sausage dinner on February 10th.
- Commented that there was good conversation tonight and now they can move forward.
- Stated there is an EDA meeting following the Council meeting tonight.

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Grau to adjourn the meeting at 8:29 pm.

Motion carried.

**- MINUTES -
CHASKA CITY COUNCIL
FEBRUARY 25, 2019**

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7:30 pm.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Grau, Huang, Hatfield, and Mayor Windschitl.
Absent: None.

Also Present: Kevin Ringwald, Community Development Director; Liz Hanson, City Planner; Luke Melchert, City Attorney; Nate Kabat, Assistant Administrator; Matt Clark, City Engineer; and Matt Podhradsky, City Administrator.

4. Adopt the Agenda

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

Motion carried.

5. Visitor

None.

6. Minutes

Motion by Councilmember Hatfield, second by Councilmember Huang to approve the minutes of the January 28, 2019 City Council meeting.

Motion carried.

7. Consent Agenda

Motion by Councilmember Huang, second by Councilmember Hatfield to approve the Consent Agenda Items A through J:

- A. Massage Therapy Business Application - Bee Well Massage MN
Motion approve Massage Therapy Business License No. MTB. 19-02 for Michelle Lason as Bee Well Massage MN, located at 123 W. 3rd St, Suite 3, Chaska, Minnesota.
- B. Designate Polling Place Location for May 14th Special Election
Motion to approve designating Chaska City Hall as the Absentee Voting Polling Locations for the May 14th Ward 2 and Ward 4 Special Election.
- C. Letter of Support - TH 212 Expansion
Motion to authorize the Mayor to sign a letter of support for federal funds needed to expand US Highway 212 from Carver to Cologne, MN.
- D. 2019 Carver County Solid Waste Reduction & Recycling Grant Agreement
Motion to authorize the Mayor to sign the Carver County City Solid Waste Reduction

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- & Recycling Grant Agreement.
- E. Temporary Liquor Licenses for SW Metro Chamber of Commerce
Motion to approve Temporary On-Sale Intoxicating License TW.19-02 and Temporary On-Sale 3.2% Malt Liquor License T32.19-01 for the SW Metro Chamber of Commerce at Taste of Chaska.
 - F. Temporary On-Sale Intoxicating License for Guardian Angels Church
Motion to approve Temporary On-Sale Intoxicating License TW 19-01 for Guardian Angels Church, that allowed them to serve intoxicating beverages at their Winter Fundraising Gala, on February 23, 2019.
 - G. Adopt Resolution 2019-10, Approve Solicitor Permit for Shay Enterprises Inc.
Motion to adopt Resolution, approving Solicitor Permit No. SOL.19-03, for the above representative of Shey Enterprises Inc., located at 1084 Hwy 3 South, Northfield, Minnesota, 55057, for the period of February 25, 2019, through December 31, 2019.
 - H. Adopt Resolution 2019-13, Approving Construction Plans for the 2019 Street and Utility Reconstruction Project
Motion to adopt a Resolution approving the construction documents for the 2019 Street & Utility Reconstruction Project and authorizing the solicitation of public bids.
 - I. Adopt Resolution 2019-11, Approving the Final Plat for Savanna Estates 3rd Addition/Koosman Homes/PC 2019-02
Motion to adopt Resolution No. 2019-11 approving the Final Plat for Savanna Estates 3rd Addition (PC #2019-02).
 - J. Adopt Resolution 2019-12, Approving the Final Plat for Club West 9th Addition/Traditions Development/PC #2019-03
Motion to adopt Resolution No. 2019-12 approving the Final Plat for Club West 9th Addition (PC #2019-03).

Motion carried.

8. Action Items

8.A. Commission Appointments

City Administrator Podhradsky introduced the item to the Council.

The Council thanked those who applied for their interest.

Motion by Councilmember Hatfield, second by Councilmember Grau to appoint Matt Udermann and Elizabeth Wynveen-Barth to the open positions on the Park Board to serve the term January 7, 2019 to December 31, 2021. Motion carried.

Motion by Councilmember Hatfield, second by Councilmember Grau to appoint Ernesto Guterrez and Vincent Kim to the open age group 16-20 position on the Park Board to serve the term January 7, 2019 to December 31, 2021. Motion carried.

Motion by Councilmember Grau, second by Councilmember Hatfield to Motion to appoint Gregg Davies, Kristine Kohman, and Steve Mueller to the open positions on the Heritage Preservation Commission to serve the term January 7, 2019 to December 31, 2021. Motion carried.

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Motion by Councilmember Hatfield, second by Councilmember Huang to appoint Darryl Scarborough and Seth Spreadbury to the open positions on the Human Rights Commission to serve the term January 7, 2019 to December 31, 2021. Motion carried.

8.B. Chaska City Council Ward 2 Appointment

City Administrator Podhradsky introduced the item to the Council.

The Council thanked those who applied for the open seat.

Motion by Councilmember Hatfield, second by Councilmember Huang to appoint Nate Bostrom to the Chaska City Council Ward 2 position for the remaining term of office February 25, 2019 to December 31, 2020, or ending upon completion of a Special Election, whichever comes first.

Motion carried.

8.C. Adopt Ordinance 962, Adopt Ordinance to simultaneously hold special elections to permanently fill vacancies in the City Council for Ward II and Ward IV

Councilmember Huang recused himself from the item.

City Administrator Podhradsky introduced the item to the Council.

Motion by Councilmember Grau, second by Councilmember Hatfield to approve Ordinance No. 2019-962 providing for the holding of simultaneous Special Elections to permanently fill vacancies on the City Council for Ward II and Ward IV in the City of Chaska. Motion carried.

8.D. Adopt Resolution 2019-14, Approving the Assessment Roll for the 2019 Street and Utility Reconstruction Project - Public Hearing

City Administrator Podhradsky introduced the item to the Council.

City Engineer Clark presented further information regarding the assessment process.

City Administrator Podhradsky provided detail regarding project consistency.

Mayor Windschitl inquired if St. Johns gets one fee for the entire property.

City Engineer Clark explained that the fees for St. Johns would be in addition to the assessments from last year and that the City will work with them to determine how they want those assessments spread.

City Administrator Podhradsky noted that many residents and businesses opt to conduct individual improvements during these projects.

Mayor Windschitl opened the public hearing at 8:04 pm.

Mayor Windschitl closed the public hearing at 8:05 pm.

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Motion by Councilmember Huang, second by Councilmember Grau to approve Resolution No. 2019-14 adopting the Special Assessment Roll for the 2019 Downtown Street and Utility Reconstruction Project. Motion carried.

8.E. Adopt Resolution 2019-15, Approving the Concept Plan for the Chaska Building Center Phase III/DDK Construction, LLC/PC #2019-01

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Mayor Windschitl inquired about the shared driveway agreement.

City Planner Hanson and City Administrator Podhradsky gave further detail into the shared agreement. City Planner Hanson continued her presentation of the item.

Mayor Windschitl inquired if the road improvements to Fire Lane would be done during this project.

City Administrator Podhradsky gave more information regarding the timing of the improvements to Fire Lane.

City Planner Hanson continued the presentation of the item.

Mayor Windschitl commented that he had understood the front business uses would be rather small and that it seems like a lot of designated parking for those units.

City Planner Hanson explained that the parking needs result from the office component of that site and they need to be able to accommodate parking if the front uses change to manufacturing. City Administrator Podhradsky and Community Development Director Ringwald provided further clarity into site's parking needs and the steps necessary within the Concept Plan stage.

The Council and Staff discussed the intricacies of the site.

Councilmember Hatfield inquired how big the front office spaces were.

City Planner Hanson stated they are each 1500 square feet and continued the item presentation.

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt Resolution No. 2019-15 approving the Concept Plan for Chaska Building Center Phase III (PC #2019-01).

Mike Melton, DDK CEO, stated that they are looking forward to continue working with Staff on this project.

Motion carried.

9. Bills

9.A. AP COUNCIL ROSTER 2-25-19

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

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly 02-25-2019

10.B. Receive the minutes of the February 13, 2019 Planning Commission

10.C. Receive the minutes of the January 14, 2019 Park & Rec Board

Councilmember Grau:

- Commented how great Chaska is with the amenities it provides.

Councilmember Huang:

- Commented that the turnout was great for the Fireman's Park Fishing Tournament.
- Noted that Launch Ministry had its grand opening at their new location and that they are always accepting hygiene consumables for donation.
- Transfer of Memory event went well and noted the exhibit is in Chaska through February 28th, 2019. Assistant City Administrator Kabat stated that the presentation of this event is available on the City website.
- Noted that Pioneer Trail is reopened. City Administrator Podhradsky thanked residents for their patience with this project and discussed the importance of the connection roads in the community.
- Commented that progress is happening at Hazeltine, Dunkin Donuts, and Formacoat.
- Reminded residents to dig out hydrants, clean off sidewalks, and clear vents on their homes.

City Administrator Podhradsky:

- Announced the Employee Years of Service is Tuesday, February 26th.
- Stated that Aaron Scharpe, a City employee, recently passed away.

Mayor Windschitl:

- Thanked the Public Works crews for their work clearing snow.
- Noted that the roads are narrowing due to snow banks, so encouraged residents not to park across from other vehicles. City Administrator Podhradsky pointed out that going to an odd/even parking and plowing schedule is inconvenient for residents, but extremely beneficial for clearing streets.

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Grau to adjourn the meeting at 8:58 pm.

Motion carried.

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
JANUARY 28, 2019

1. Call to Order

President Windschitl called the meeting to order at 8:30 pm.

2. Roll Call

Roll call was taken. Present: Commissioners Hatfield, Huang, Grau and President Windschitl.
Absent: None.

Also Present: Nate Kabat, Assistant Executive Director and Matt Podhradsky, Executive Director.

3. Agenda

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

4. Minutes

Motion by Commissioner Huang, second by Commissioner Grau, to approve the minutes of the December 17, 2018 EDA meeting.
Motion carried.

5. Discussion Items

5.A. Assignment and Assumption of Lease Agreement with NorthStar Regional P.S.C. for Property Located at 314 Walnut St.

Assistant Executive Director Kabat presented the item to the Commission.

President Windschitl looked to clarify this is just a change of the name on the lease.

Assistant Executive Director Kabat confirmed that it was.

Motion by Commissioner Grau, second by Commissioner Huang to authorize the EDA President and Executive Director to execute the Assignment and Assumption of Lease Agreement with NorthStar Regional P.S.C. for Property Located at 314 Walnut St.
Motion carried.

6. Other Business

President Windschitl commented on the progress out at the old Business Center Site.

7. Adjourn

Motion by Commissioner Huang, second by Commissioner Hatfield to adjourn the meeting at 8:36 pm. Motion carried.

Chaska Park Board
Meeting Minutes
February 11th, 2019

1. Call to Order

The February meeting of the Chaska Park Board was called to order by Chairman Roan at 7:00 pm in the Council Chambers at City Hall.

2. Roll Call

Present: Roan, Downs, Gutierrez, Wittrock, Ives, Branch, Flaherty-Wilcox, Mihajlov

Absent: Olsen

Staff Present: Marshall Grange and Mary Monteith

3. Adopt the Agenda

Motion by Downs, second by Ives, to approve the January 14th, 2019 meeting agenda. Motion carried.

4. Visitor Presentation

None.

5. Approve Meeting Minutes

Motion by Mihajlov, second by Wittrock, to approve the Chaska Park Board meeting minutes of January 14th, 2019. Motion carried.

6. Receive Council and Planning Meeting Minutes

6A Council Minutes

7. New Business

7A Staff Introductions

Director Grange introduced new department staff: Krista Tolstedt, the new Events Center Supervisor, new Community Center Manager, Kelsi McNutt, and newly promoted, Recreation Program Manager, Erin Link. Each person shared a bit about themselves, as well as things they are excited to start working on. Welcome!

7B Parks and Recreation Organizational Chart

Grange talked about the hiring of these key positions and completing the last of the re org as defined in 2017. Exciting to see this move forward and implemented.

8. Other Business

8A Mountain Bike Trail Update

Grange updated the board on the progress being made with this project over the last month. The city attorney has reviewed and approved the Memorandum of Understanding (MOU), now will go back to the bike group. Grange had a good meeting with Carver County, they also are reviewing the MOU as far as the language referring to the land they own and the delineation to be done in the spring. Discussions will need to address a parking plan, trail development, safety and ultimately a work permit.

8B Bicycle Friendly Community Update

Grange had good meetings with MN Bike Alliance and Carver County Public Health to further discuss the application process for the Bike Friendly Community designation. The progress being made on the mountain bike trail development also ties directly into this opportunity as well. The initial assessment report done by MN Bike Alliance, should be done by March, they will be present it to the board at that time. Timing is of the essence with this application process, as can only apply once every 4 years. Need to decide what is realistic, submit this fall or keep working on partnerships, wayfinding, trails, etc. to better position ourselves to apply later. MN Bike Alliance is going to share the 182 questions in the application with us. So, once we review the assessment report and look over the application questions, we may have a better idea on what is best at this time. Roan suggested the idea of connecting with other communities that have received a bike friendly designation and talk through the process with them as well as ask what they have learned so far to date.

At a minimum, the progress made to date on this, is building momentum in a positive way around bicycling.

9. Staff Reports

9A Department Happenings

Grange reviewed the happening and events that recently occurred, as well as upcoming events.

- The holiday "Pick Your Perk" membership sale data
- The annual Grandparents and Me event was a big success with 150 attending.
- Mixed Spiel at the Curling Center, Feb. 15-17, 24 teams
- U18 National Championships will be at Curling Center, March 13-17.
- The Adaptive Adventures numbers continue to increase!
- The art gallery is hosting the Transfer of Memory display, with various programming activities going on through the month.
- Ives shared he is looking forward to Friday's Sweetheart Dance with his daughter. He also mentioned that when visiting the dog park with his dog, he is noticing many dog owners who do not have their dogs on a leash when walking around the park, up to the park or when in the gated transition area. He asked if some sort of reminder could be posted at the park as well as something on social media? Possibly reference the cities pet leash law? Could CPD patrol around there? This information will be passed on and appropriate measures taken to get more awareness of rules out there.

10. Next Meeting-March 11th

11. Adjourn

Motion to adjourn the February Park Board meeting by Ives, second by Downs. Motion Carried.