

PLANNING COMMISSION & PARK BOARD JOINT WORK SESSION
5:45pm-6:45pm Council Chambers
Review Planning Commission and Park Board Roles



AGENDA
CHASKA PLANNING COMMISSION
ONE CITY HALL PLAZA, CHASKA CITY HALL
Wednesday, May 08, 2019
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
 - 3.A. Planning Commission Agenda 05.08.19
4. Visitor Presentation
5. Approve Previous Meeting Minutes
 - 5.A. Approve Planning Commission Meeting Minutes from April 10, 2019
6. Consent Items
 - 6.A. Approve Final Site & Building Plan for China Pagoda at 798 Yellow Brick Road/China Pagoda/PC #2019-09
7. Action Items
 - 7.A. Review the Concept Plan for Market Rate Apartments and Transitional Housing at 401 Hickory Street/Community Asset Development Group/PC #2019-10
8. Other Business
 - 8.A. Receive Other Meeting Minutes
 - 8.A.i. Receive the Minutes of the April 1st 2019 and Draft Minutes of the April 15th 2019 City Council Meetings

8.A.ii. Receive Draft the Minutes of the April 15, 2019 EDA Meeting

8.A.iii. Receive the Minutes of the April 8, 2019 Park Board

9. Adjourn

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**CHASKA PLANNING COMMISSION
MINUTES
APRIL 10, 2019**

1. Call to Order

Chairperson Dahlke called the meeting to order at 7 pm.

2. Roll Call

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

Members absent: Commissioner Bowe

Also present: Luke Melchert, City Attorney; and, Liz Hanson, City Planner.

3. Adopt the Agenda

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

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Approve the Minutes of the March 13, 2019 Planning Commission Meeting

Motion by Commissioner Brass, second by Commissioner Pfeiffer, to approve the minutes of the March 13, 2019 Planning Commission meeting.

Motion carried.

6. Consent Agenda

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

a. Approve the Final Plat for Sagewood 2nd Addition/DR Horton/PC #2019-08

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

a.Sagewood 2nd Addition Final Plat (pgs 1-2), prepared by James R. Hill, Inc., undated

b.Title Sheet (pg C1.0), prepared by James R. Hill, Inc. dated February 20, 2019 and revised March 12, 2019.

c.Sanitary Sewer & Watermain Construction (pgs C2.0 & C2.1), prepared by James R. Hill, Inc. dated February 20, 2019 and revised March 12, 2019.

d.Storm Sewer Construction (pgs C3.0, C3.1, C3.2 & C3.3), prepared by James R. Hill, Inc. dated February 20, 2019 and revised March 12, 2019.

e.Street Construction (pgs C4.0 & C4.1), prepared by James R. Hill, Inc. dated February 20, 2019 and revised March 12, 2019.

f.Construction Details (pgs C5.0, C5.1, C5.2, & C5.3), prepared by James R. Hill, Inc. dated February 20, 2019 and revised March 12, 2019.

g.Tree Preservation Plan (pg C7.0), prepared by James R. Hill, Inc. dated August 22, 2018 and revised September 25, 2018

- h. Final Landscape Plan (pgs L6.1), prepared by Calyx Design Group, dated July 2, 2018 and revised September 8, 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 per policy.
- 4. Adherence to the following building setbacks:
 - a. Front (house): 26 feet
 - b. Rear: 20 feet
 - c. Side: 5 feet
 - d. Side (corner): 26 feet
- 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 the final plat.
- 7. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).
- 8. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
- 9. Provision of a storm water management plan meeting City and Carver County WMO standards.
- 10. Provision that adequate maintenance accesses are provided for the stormwater ponds, and to be approved by the Engineering Department.
- 11. Monument signs to receive separate sign permit approval prior to installation and adhere to Section 10 of the zoning ordinance.
- 12. Provision that cluster mailboxes are provided on site for the development.
- 13. Provision that homes do not exceed 35 feet in height.
- 14. Provision that park space and amenities are constructed at first phase of development construction.
- 15. Conservation Easement to be recorded prior to releasing the final plat over the following trees:
 - a. Maple 515 and Oak 516 on Lot 3, Block 1, Sagewood 2nd Addition
 - b. Maple 381 on Lot 9, Block 1, Sagewood 2nd Addition
 - c. Maples 236 and 248 on Lot 12, Block 1, Sagewood 2nd Addition
 - d. Maples 19 and 82 on Lot 2, Block 2, Sagewood 2nd Addition
 - e. Maples 22, 23, 28, 29, 30, 32 and Oak 27 on Lot 3, Block 2, Sagewood 2nd Addition
 - f. Maple 35 on Lot 4, Block 2, Sagewood 2nd Addition
 - g. Oaks 36 and 40 on Lot 5, Block 2, Sagewood 2nd Addition

Commissioner Cross stated that she hoped that the developer is dealing with a lumber man and not just a tree cutter because there is some very good lumber on this site.

Deb Ridgeway, DR Horton, stated that they hired a company to take the trees away so they are already off site, but noted she was not sure what would happen to them.

Motion carried.

7. Action Items

City Planner Hanson asked if the Commission could flip the order of the public hearings because the consultant for Daniel Andersen has been delayed due to weather.

A.PUBLIC HEARING: Approve the Zoning Ordinance Amendment to Section 9.15.25 for Small Cell Wireless Aesthetics/City of Chaska/#2019-06
City Planner Hanson presented the item to the Commission.

Commissioner Brass asked if small cell wireless was the same as what is called 5G.

City Planner Hanson answered that he was correct and this is 5G.

Commissioner Urbanski asked what the spacing will be when they actually start implementing the service in the City.

City Planner Hanson stated that they have to be at least 150 feet apart from each other, which is about a half of a block.

Commissioner Pfeiffer asked if City Planner Hanson took a look at what other cities were doing when they came up with the aesthetics guidelines.

City Planner Hanson stated that a lot of the proposed language was pulled from other cities documents.

Commissioner Brass asked if the language can be further amended at a later date if something comes up, since this is new to the City.

City Planner Hanson stated that when this is adopted it becomes part of the Zoning Ordinance, but in the event that there are any issues with the language, it can be amended again.

Chair Dahlke opened the public hearing for comment at 7:13 p.m.

There being no comment, Chair Dahlke closed the public hearing at 7:13 p.m.

Motion by Commissioner Brass, second by Commissioner Urbanski, to recommend to the City Council approval of a Zoning Ordinance Amendment that would modify Section 9.15.25 of the Zoning Ordinance (PC#2019-06), to read as the attached draft Ordinance.

Motion carried.

B. PUBLIC HEARING: Approve the Preliminary Plat, Preliminary Site and Building Plan and Rezoning for Structures, Inc. /Daniel Andersen/PC #2019-07
City Planner Hanson presented the item to the Commission.

Commissioner Brass asked if the applicant was working with the other property owner to have a cross access easement on the title.

City Planner Hanson stated that there is a shared driveway agreement in place and they will amend that to include this parcel.

Commissioner Brass if that agreement was recorded on the title.

City Planner Hanson stated that it will be recorded with the property.

Commissioner Brass asked about lighting on the south side where the shop is located. He asked if there could be motion sensors so the neighborhood homes to the south would not have lighting issues overnight. He stated that motion lights would turn on if there was intrusive behavior on the site.

City Planner Hanson noted that she will have the applicant answer that question.

Commissioner Brass asked if the rezoning was compliant with the Comprehensive Plan.

City Planner Hanson confirmed that it was compliant with the Comprehensive Plan.

Commissioner Brass asked if the fence was made of composite materials.

City Planner Hanson stated that it will be a composite material.

Commissioner Pfeiffer stated that she asked where on the building was going to be corrugated metal.

City Planner Hanson stated that the black areas on the building will be the metal paneling.

Commissioner Cross stated that the building is taking up 25% of impervious surface and asked if the existing holding pond will be able to handle that.

City Planner Hanson stated that engineering has reviewed it and there will need to be some changes made to the stormwater ponding in order to accommodate the site.

Commissioner Cross stated that she understands dark buildings are in fashion, but noted that she feels it is a little bit too dark. She stated that the whole site will need to be graded and leveled because it was farmed last year. She asked if it is against the rules to change the grading under the high lines.

City Planner Hanson stated that their major concerns are with things growing into the high lines.

Commissioner Olson asked how much of the back lot will be consumed by external storage and asked if there was any concern about run off from those materials into the water retention pond.

City Planner Hanson stated that there will be 8 cinder block open storage bins for things like landscape rock and mulch.

Commissioner Brass stated that oftentimes those types of materials come in on a larger truck and asked if those trucks will be able to navigate the site.

City Planner Hanson stated that those types of trucks will be coming to the site about twice a month and will have room to navigate on the site.

Commissioner Brass asked about the maximum allowable height for a building in the industrial zoning.

City Planner Hanson answered that there really isn't a height restriction, but typically an industrial building can go up to about 40 feet.

Commissioner Pfeiffer asked if staff had received any comments from the public voicing concerns about the plan.

City Planner Hanson stated that she had not received any calls.

Daniel Andersen, 3541 Montgomery Avenue, Deephaven, stated that he is the applicant and feels there is a large problem with the hard cover requirements and controlling the runoff. He stated that the materials that are stored in the back are typically organic, raw materials so they will not cause problems with seepage into the pond. He stated that it appears as though the City will require them to blacktop the entire back area. He noted that typically in other cities this kind of back area is more of a gravel area. He stated that for dust control, they put down a Class 5 product but there is still the mastic in it like you would see in blacktop, but water can seep through and the site can be managed much better. He stated that in discussion with the owners of the easement, there cannot be a typical berm. He reiterated that if the entire area is smooth black top, even if it drains correctly, he believes it will cause an issue. He reviewed the landscape plan and explained that he would like to switch around some of the screening. He asked if there was a color ordinance in the City.

City Planner Hanson stated that there is not a color ordinance but there is a provision in the Building and Materials Ordinance that prevents garish colors.

Mr. Andersen stated that the proposed colors are very organic and would like to stay with the colors as presented. He noted that they had added the wood to soften the look of the darker metal. He stated that his suggestion for lighting is to change to a wall pack light near the residential area, so they won't light up the neighborhood.

Commissioner Brass asked if it was possible to do motion lighting.

Mr. Andersen confirmed that they are open to doing motion lighting. He stated that their goal is to not to make it look like a landscape or wall block company.

Commissioner Brass asked if Mr. Andersen's suggestion that the site would be easier to maintain the water by using the Class 5 gravel materials in the back is unique to this site because of the grading, or if that was just his thoughts, in general.

Mr. Andersen stated that he feels it is both unique to this site, and in general. He gave an overview of this site and water control at nearby sites. He stated that he feels it makes more sense for water to seep through the parking area rather than just running from the hard cover into the pond.

Commissioner Brass asked if the City knew the capacity of the holding pond.

City Planner Hanson stated that she did not have those values.

Commissioner Pfeiffer stated that the planned trees right up against the fence may cause another problem for pavement with their root structure.

Chair Dahlke asked if the City was asking for the asphalt for environmental or dust control reasons.

City Planner Hanson stated that it is a pretty strict requirement for any exterior storage areas to be paved and is a provision in all the industrial zoning districts.

Commissioner Pfeiffer asked for the reasons behind this requirement.

City Planner Hanson explained that it is for aesthetics, dust control, as well as providing a sturdy surface for heavier equipment that may be there.

Commissioner Brass stated that he sees it both ways as an industrial broker and doesn't think it being paved or unpaved is unreasonable.

Mr. Andersen reviewed the elevations of the lot, the pond and the nearby neighborhood. He stated that he can make the calculations work, but reiterated that he feels the water would be controlled better if it was allowed to seep down into the ground rather than traverse to the holding pond.

Commissioner Brass stated that he thinks the building looks great and asked about the clear height in the shop space and whether they are racking in that area.

Jeremy Banken, owner of Structures, Inc., explained that there will be hoists as well as being able to pull in the tractor trailers and large excavators.

Commissioner Cross stated that the planned fencing is larger than the blacktop that the City is requesting. She asked if the area west of the blacktop within the fence area was grass.

Mr. Andersen stated that is a snow storage area and will be grassy. He stated that it also allows them room to move around on the site.

Commissioner Sailer asked how long the construction of the building will take.

Mr. Andersen answered that it would likely be between 4 to 6 months with the goal of having it landscaped and looking good by the fall.

Chair Dahlke opened the public hearing at 8:09 p.m.

Bruce Nord, 871 Ravoux Circle, stated that he agreed with the developer regarding paving the large lot. He stated that there are asphalt products that are pervious and allow water to go through them that should be considered. He stated that if the City requires paving there will be a problem with run off into the pond and possibly into the neighborhood if there is a large storm. He asked if there would be any equipment outside other than the usual heating and air conditioning units that may create noise, especially at night. He stated that he likes the idea of building the mini berm up and putting extra landscaping in that area because it will help abate the sound. He noted that he supported the hours of operation that they are planning as well as the lighting ideas and motion detectors.

Commissioner Brass asked if Mr. Nord was an advocate of gravel rather than paving.

Mr. Nord stated that pavement would be great but there are products that allow water to seep through rather than run off. He stated that if the whole area is paved there will need to be catch basins installed. He stated that he would rather see pervious asphalt installed even though it is more expensive because he feels it would be a good compromise between the City and the developer.

Shi Tran, 832 Ravoux Circle, stated that she just moved in to her home at the beginning December. She noted that before she moved in, she had spoken with someone in the City because she was concerned when she saw the For Sale sign that stated it was for industrial land use. She stated that she is very happy it is just a landscaping company going into this location and not some business that uses hazardous materials. She asked about smells or fumes that may come from the site or from the large vehicles that will be coming and going from the site. She stated that she has two small children and is concerned that this may affect their health. She asked about the southside of the building which she believes is the office portion and questioned how it will look from the residential area. She noted that there was a large section of the building that had the opaque windows at the top and wonder if the lighting fixtures would be visible. She also asked if the fencing would also be on the back side of the building. She would like to know when construction will begin and if it will be disruptive for its 6 months duration.

City Planner Hanson stated the allowed construction start time is 7:00 a.m., Monday through Saturday. She stated that the developer will have to work with the City Engineer to figure out access to the area to figure out the least disruptive to the residential area.

Mr. Andersen stated that he could address a few of the concerns raised by Ms. Tran. He stated that the visual of the building from the residential area will have the berm and some trees with good height between the residential area and the building. He stated that the opaque large windows along the back could be changed so there isn't any glow towards the residential area. He stated that they had included them for extra light, but also because it is a large wall and the windows break it up a little.

Commissioner Brass stated that he likes the way it looks although he does understand Ms. Tran's concern. He stated that he thinks the architect did a great job of making the building look a little more residential.

Mr. Andersen stated that to address the light issue, he could also use wall mounted lights in that portion of the building too to help reduce the light. He stated that it will be more of a glow than typical lighting.

Commissioner Brass reiterated that he likes the proposed design of the building and doesn't think light will protrude from the site.

Mr. Andersen stated that he is using porous pavement on a project on Lake Minnetonka. He stated that with this material if you use a large truck, the material will disintegrate. He stated that there is another product that you can lay down that allows grass to grow up within it. He stated that he would like to use a material that a truck can drive on and water can go straight down through it.

Commissioner Brass asked how heavy the vehicles are that will be coming to the site.

Mr. Andersen stated that it depends on what is on the truck.

Mr. Banken gave a description of "grass paving".

Chair Dahlke asked if there could be a compromise on the surface material while maintaining the industrial zoning.

City Planner Hanson stated that the City can look into the pervious paver or similar options with the applicant. She stated that her only comment is that the City should refrain from allowing them to go to raw ground cover because that may set a precedent. She reiterated that other surface options can be investigated. She explained that this is a Planned Industrial District (PID), so it will need to meet some of the industrial zoning standards.

Mr. Andersen explained that there really are pervious products that are still hard.

Commissioner Cross asked if the Commission should add to the list of conditions that the City will consider alternate pervious paving options.

City Planner Hanson stated that it does not need to be a condition of approval, but could just be a recommendation.

Chair Dahlke asked the applicant to address the question regarding noise at night.

Mr. Andersen stated that he understands the concerns about smells from the large trucks. He stated that nothing gets started up on site. He stated that many of the employees have the trucks and equipment that they drive to and from work. He stated that there will probably be an occasional bobcat running, but noted that in the winter time there will not be a lot going on. He stated that they will use a forklift to lift heavy things, but it will not sit and idle, so there will

not be a plume of smoke. He noted that in regard to the question about noise on the site, it will not be very loud. He stated that they do not use jackhammers or prep any material at the building because they drop-ship to the work site. He stated that the other equipment that is used will be in the shop with the doors closed.

Mr. Banken clarified that this is not a retail operation so there will not be deliveries in and out every day.

Laurie Kokesh, 1360 Prairie Street, asked for a description of what things would look like from Audubon Road.

Mr. Andersen stated that it will be off street grass that will be mowed and noted that it will be set back pretty far from Audubon Road.

Ms. Kokesh stated that she assumed that they cannot put in a berm in this location because of the power line, but asked if the landscaping would be flat.

Mr. Banken stated that it would be a graduated and reminded Ms. Kokesh that they will be setback 125 feet from the surrounding properties.

Chair Dahlke closed the public hearing at 8:30 p.m.

Commissioner Cross stated that handling the water on this site has been one of her major concerns from the very beginning. She stated that City Planner Hanson stated that it did not have to be a condition of approval, but would like it understood that the surface material inside of the fence needs to be looked into to find something more permeable.

Commissioner Pfeiffer stated that number 5 in the conditions states that "either the metal panels or the brick be changed to a lighter color". She stated that there was strong feeling from the applicant not to change to a lighter color. She asked how the Commission felt about the proposed color and noted that she is okay with the darker color.

Commissioner Sailer stated that he also supports the darker color and thinks it will be a good transition from the neighborhood to the north.

Commissioner Urbanski stated that he hopes this building sets a precedent for future buildings because it looks really nice.

Commissioner Olson stated that he also thinks the windows on the south side help break up the darkness.

Chair Dahlke stated that he agrees with the comments made on the aesthetics of the building. He stated that, in his opinion, it is good for a new player in town to bring a different look and he likes the look of the building.

The Commission discussed eliminating condition number 5.

Motion by Commissioner Cross, second by Commissioner Brass, to recommend to the City Council approval of the Preliminary Site and Building Plan and Preliminary Plat for Structures, Inc. (PC #2019-07), subject to the following conditions and with the omission of condition number 5 and renumbering the conditions thereafter:

1. Approvals shall be based on the following graphic exhibits:
 - a. Narrative – Preliminary Plat/Preliminary Site Plan Review, submitted by Structures
 - b. Narrative – Rezoning Request, submitted by Structures
 - c. Yard Equipment and Noise Summary, submitted by Structures
 - d. Daniel Andersen Email, dated March 29, 2019
 - e. Storage Detail Images, submitted by HTG Architects
 - f. Aerial & Snow Storage Exhibit (pg EX-A), submitted by HTG Architects, dated March 5, 2019
 - g. Existing Conditions Survey (pg C1), submitted by HTG Architects, dated February 12, 2019
 - h. Preliminary Plat (pg C2), submitted by HTG Architects, dated March 27, 2019
 - i. Demolition Plan (pg C3), submitted by HTG Architects, dated March 27, 2019
 - j. Grading & Drainage Plan (pg C4), submitted by HTG Architects, dated March 27, 2019
 - k. Utility & Paving Plan (pg C5), submitted by HTG Architects, dated March 27, 2019
 - l. Sediment & Erosion Control Plan (pg C6), submitted by HTG Architects, dated March 27, 2019
 - m. Site Details (pg C7), submitted by HTG Architects, dated March 27, 2019
 - n. Site Details-2 (pg C8), submitted by HTG Architects, dated March 27, 2019
 - o. Planting Plan & Details (pgs L1 & L2), submitted by HTG Architects, dated March 22, 2019
 - p. Photometric Plan (pg E1.0), submitted by HTG Architects, dated March 5, 2019
 - q. Site Plan (pg A1.1), submitted by HTG Architects, dated March 27, 2019
 - r. Site Sections (pg A0.0), submitted by HTG Architects, dated March 27, 2019
 - s. Renderings (pgs 1-7), submitted by HTG Architects, dated March 27, 2019
 - t. Material Elevations (pg EX9), submitted by HTG Architects, dated March 26, 2019
 - u. Main Level Floor Plan (pg A2.1), submitted by HTG Architects, dated March 5, 2019
2. Adherence with the Engineers Memo dated April 5, 2019.
3. Compliance with section 9.11 Building Design/Materials and Site Design for all three buildings.
4. Provision that full modular face brick will be used on any brick applications in order to be classified as a Class I material.
5. Provision that either the metal panels or the brick be changed to a lighter color and to be approved by the Planning Department prior to application.
6. Any exterior storage shall be placed on pavement; storage on open ground/land is prohibited.
7. Provision that additional coniferous trees are added on the fence's exterior perimeter on the south side adjacent to the trash enclosure, and to be revised on the landscape plan for final submittal.
8. Provision that wall lighting on the south and west façades be lowered at least two feet.
9. Provision that all mechanical equipment will be fully screened from view.
10. Coordination with the City Engineer for the provision of public utilities to the site.
11. Provision of a storm water management plan meeting City and Carver County WMO standards.
12. Provision of a wetland delineation report be submitted.
13. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
14. Any and all building signage shall be submitted separately, comply with zoning ordinance Section 10, and shall require approval by staff prior to installation.

Commissioner Urbanski reminded the Commission that the idea of changing the landscaping was brought up by the developer to move the trees from the north to the south and west side.

City Planner Hanson stated that this did not need to be a condition of approval.

Commissioner Urbanski explained that he just wanted it noted somewhere.

Commissioner Sailer stated that the Commission also wanted the developer to continue working with staff on the paving material.

Motion carried.

Motion by Commissioner Urbanski, seconded by Commissioner Olson to recommend approval of the rezoning from PRD-29 to PID-9 for Lot 1, Block 1 Structures, Inc.

Motion carried.

C. Ernst House Redevelopment – Planning Commission/2030 Comprehensive Plan Compliance for TIF #22

City Planner Hanson presented the item to the Commission.

Motion by Commissioner Pfeiffer, second by Commissioner Sailer, to approve Planning Commission Resolution No. 2019-01 stating that the Plans are consistent with the Comprehensive Plan for the City and conform to general plans for development or redevelopment of the City as a whole.

Motion carried.

8. Other Business

A.Receive Other Meeting Minutes

- i. Receive the Minutes of the March 4, 2018 and March 18, 2019 City Council Meetings
- ii.Receive the Draft Minutes of the March 4, 2019 EDA Meeting
- iii.Receive the Minutes of the March 11, 2019 Park Board Meeting

9. Other Business

Commissioner Cross

- Commented on the stakes on 4th Street near the school for planting trees and asked for assurance that the City was communicating with homeowners when they are placed in their front yards.
- Noted that the white paint in the crosswalk is already faded near the school.
- Asked for an update on whether there will be access to Highway 41 from Hammers property.

Commissioner Sailer

- Asked staff to find out if there was a purpose for the cameras on the street signs along County Road 11

Chairperson Dahlke

- Commented that he is looking forward to spring and Schram Brewery opening up in less than a month

City Planner Hanson

- Reminded the Commission of the Joint Work Session meeting scheduled for June 17, 2019 at 4:30 p.m.
- Commented that there has been interest in scheduling a Joint Meeting with the Planning Commission and the Park Board and suggested May 8, 2019 at 5:30 p.m.

10. Adjourn

Motion by Commissioner Lacey, Jr, second by Commissioner Brass to adjourn the meeting at 8:56 pm.

Motion carried.

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

05/08/19

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

Applicant: China Pagoda, Inc.

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

Case No.: PC No. 2019-09

Synopsis: The applicant is requesting approval of a Final 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. The Preliminary Plan was approved in March 2019 (PC #2019-05).

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 the 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

No additional comments were brought up in the preliminary submittal for the applicant to correct in this final submittal.

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 Final 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 when they submitted their preliminary application, 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-stripped.

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. The applicant is utilizing the existing pole lights but replacing the fixtures to be more efficient. These are 20 feet tall.

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.

CONCLUSION

Staff is happy to see that the vacant building at 798 Yellow Brick Road is taking steps to receive its final 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 Final Site & Building Plan for China Pagoda at 798 Yellow Brick Road (PC#2019-09), subject to the following conditions:

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

- a. **Project Narrative (pgs 1-5), submitted by Jeff Hafferman, dated April 4, 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 (L100, L200, L300 & L400), submitted by InSpire Architects, dated January 9, 2019.**
 - g. **Lighting Photometric & Specs, submitted by Premium Quality Lighting (pgs 1-7), dated March 11, 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.**
 11. **Provision that drive aisles are at least 24 feet in width.**



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Ham Lake, MN 55304
(763) 807-1044
Jeff@ArchitectMN.com

Final Site Review Submittal

TO: Elizabeth Hanson

FROM: Jeff Hafferman

DATE: 04/4/19

RE: 798 Yellow Brick Road-China Pagoda

Dear Mrs. Hanson:

Please accept the attached submittal for the final site plan review of the China Pagoda at 798 Yellow Brick Road, Chaska MN for the city's Planning Commission and City Council Meetings review and approval.

Mr. and Mrs. Wong have hired InSpire Architects to help them transform the old Kentucky Fried Chicken Restaurant into the China Pagoda Restaurant. We are passionate about this project and believe we can bring the historical city charm to the site while incorporating a modern appeal.

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. The contract documents are almost completed, MET council has received the latest set of drawings, and the owner has a loan from their bank to proceed with construction.

The attached submittal includes updated drawings conveying site, landscape, exterior lighting, and building improvements. These drawings along with the material samples previously provided convey the design intent and the narrative below describes the improvements in greater detail.

City of Chaska

The city of Chaska is located in the scenic Minnesota River Valley. Their downtown historic buildings feature the “Chaska Brick” which was made from the clay found in the area back in 1857. In 1940 the clay supply was depleted and brick making had come to an end. These bricks were also used in building the MN State Capitol, the Grain Belt Brewery, the Northwestern National Bank, and the Minneapolis flour mills. The city of Chaska is well known for its historic brick and would like to see the story continue. Chaska has a series of published documents to help protect and grow its historical characteristics. Chaska is committed to maintaining and enhancing the high quality of life, the sense of community, and small town values.

Site and Landscape Improvements

798 Yellow Brick Road is in the Brick Clayhole District and on the edge of the East Chaska Blvd and Downtown East Districts historically. It is one of the most visible buildings from Chaska Blvd and could be a defining building in connecting the downtown area to its neighboring retail hub. Yellow Brick road connects the downtown with Cooper’s Grocery, the neighboring strip retail stores, the new Dunkin Doughnuts, Walgreens, and Arby’s. And at the center of it all is the New China Pagoda Restaurant.

The proposed landscape plan have greatly enhanced the site 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.

Exterior Lighting Improvements

The parking lot has 4 existing light poles each located at the corners of the property. The existing light fixtures are outdated and inefficient. By changing out the existing fixtures the proposed design can meet the city’s light levels for the parking lot and building entrance and exits but because the light poles are at the perimeter of the parking lot, the light levels exceed the city’s allowable light levels at the property lines. Given this we still believe the existing light poles best serve the area for many reasons. The fixtures are:

1. directed- away from Chaska Blvd not causing glare to the drivers on the main road in and out of town.
2. directed downward in a perpendicular manner 20’-0” above grade- not too tall to overpower the multifamily residential buildings a block away
3. located to provide safety and security on paved surfaces
4. Other than the back side of Chaser’s Beverage Center there are no other buildings near by.

The 4 Light Poles are located as follows:

1. Southeast corner- Serves neighboring property with the pole located on the neighbor's lot- The China Pagoda will have to verify ownership and may require permission to replace the existing light fixture to match the proposed. Chaser's Beverage Center and The Chine Pagoda Restaurant may have to draw up an agreement of ownership of light, pole, maintenance, and usage in the best interest of the 2 parties.
2. Southwest corner- Propose doubling the current light level to provide enough light for the corner of the building, the parking lot drive, large amounts of tree coverage, and the neighboring parking lot and service exit at Chaser's Beverage Center.
3. Northeast corner- Proposed fixture lights up most of the parking lot, the main entrance to China Pagoda, and faces away from Yellow Brick Road.
4. Northwest corner- Lights up the electrical transformer box, the neighboring parking lot drive to Cooper's Grocery,

The building's existing light fixtures was an old fluorescent strip of lights that wrapped around the building making it look like a carnival symbolic of the old KFC signature branding. The proposed design is to incorporate simple goose neck light fixtures in a repetitive manner to break up the flatness of the building but also provide lights strategically at doors and windows where light can be shared and multifunctional.

Building Improvements

We did a study of the buildings in the downtown Chaska area and found some common themes established which we would like to match. It becomes apparent Chaska is identified by their cream brick. Many of the modern buildings use a slightly varied mix of cream colored brick so the walls have texture and do not feel flat. Because the existing building does not have exterior masonry anywhere on the building- it becomes expensive as new foundations would have to be added, therefore limiting this product in certain areas on the building would be best. We would recommend emphasizing the main entrance and the corners of the building facing the main road for using cream brick. (failing glass atrium would be removed)

There is also a strong historical significance of wood siding or wood looking siding. In order to meet today's building standards a Fiber Cement siding (like James Hardie). Rather than blending with the brick- the siding should contrast and would cover a majority of the building.

To help contrast with the brick and break up the lap siding, a 2'-0" high tan metal band would wrap the building just above the windows and tie into the existing corner building sign. By wrapping the corner building sign the goal is to make it feel more like a clock tower. The proposed metal, and/ or copper sign. By framing the existing sign or replacing it with a better proportion, the sign feels more of a part of the building.

The site would also require a significant level of change. We would propose removing the Drive-Thru lane, the Drive-Thru windows, add a trash enclosure to the Northwest side of the building, and add landscaping to direct attention to the main entrance on the East. The existing traffic pattern would remain and employee parking would be on the West side.

Material Selection

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

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.

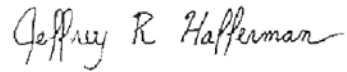
The sample provided is manufactured by Firestone. The Delta 12 panel is an Aluminum concealed fastener continuous horizontal panel 1'-0" wide, 2 courses tall. The finish/ color is Sierra Tan with a long lasting and durable finishing process.

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.

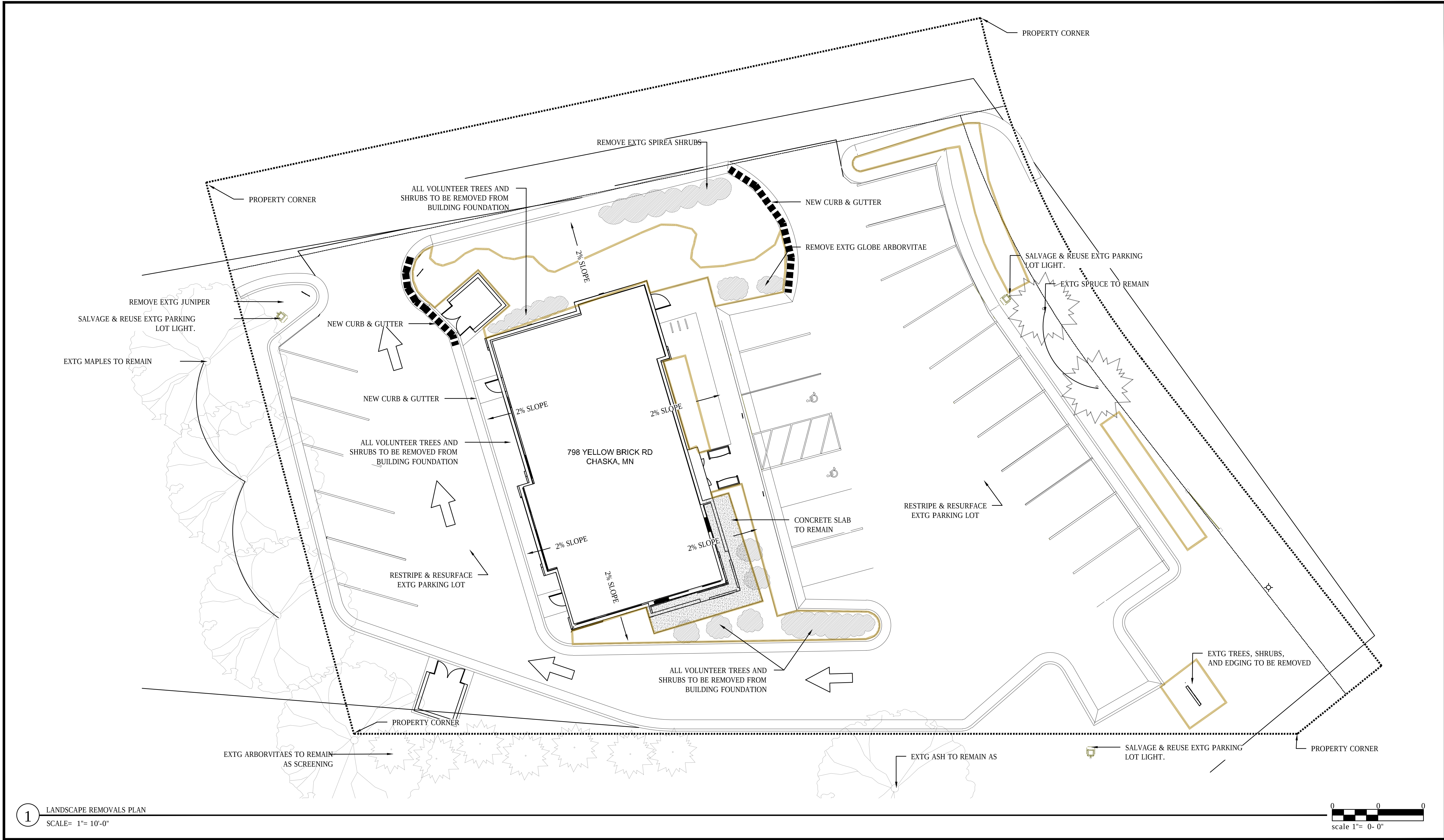
Reaching the Goals

The design goal is to act as a beacon and to initiate the start of downtown with this building and site. 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



1 LANDSCAPE REMOVALS PLAN
SCALE= 1"= 10'-0"

NOTES:

- 1) CALL GOPHER STATE ONE-CALL AND OWNER 48 HOURS PRIOR TO ANY DEMOLITION TO COORDINATE EXISTING AND ANY EXISTING ELEMENTS TO REMAIN.
- 2) ALL TREE PROTECTION MEASURES AND EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION. AFTER DEMOLITION, TREE PROTECTION FENCING MAY BE RELOCATED WITH APPROVAL FROM LANDSCAPE ARCHITECT. ALL TREE PROTECTION FENCING AND EROSION CONTROL DEVICES SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PERIOD.
- 3) ANY AND ALL QUANTITIES LISTED ARE PROVIDED AS A COURTESY ONLY TO THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES FOR BIDDING.
- 4) CONTRACTOR SHALL NOT STORE ANY MATERIALS OR PARK ANY VEHICLES IN TREE PROTECTION ZONES. CONTRACTOR AND SUBCONTRACTOR(S) SHALL REVIEW AND SIGN A MEMORANDUM OF UNDERSTANDING FOR TREE PROTECTION. SEE SPECIFICATIONS.
- 5) CONTRACTOR SHALL PROTECT ALL EXISTING ITEMS TO REMAIN.
- 6) THE CONTRACTOR SHALL USE DESIGNATED CONSTRUCTION ENTRANCES AND STAGING AREAS.
- 7) SAWCUTTING SHALL OCCUR AT THE NEAREST CONTROL JOINT TO THE AREA TO BE REMOVED. ADDITIONAL CONCRETE REMOVAL COSTS SHALL BE INCIDENTAL AND AT NO ADDITIONAL CHARGE TO THE OWNER.
- 8) FOR LAYOUT PURPOSES, AN AUTOCAD dwg FILE WILL BE PROVIDED TO THE CONTRACTOR'S SURVEYOR UPON REQUEST.
- 9) ALL DIMENSIONS ARE FROM THE BACK OF CURB AND BACK OF WALL OR AS NOTED ON PLANS.
- 10) LANDSCAPE ARCHITECT TO FIELD-STAKE LOCATIONS OF FURNISHINGS.



EXISTING CONDITIONS PHOTOS



EXISTING CONDITIONS PHOTOS



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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



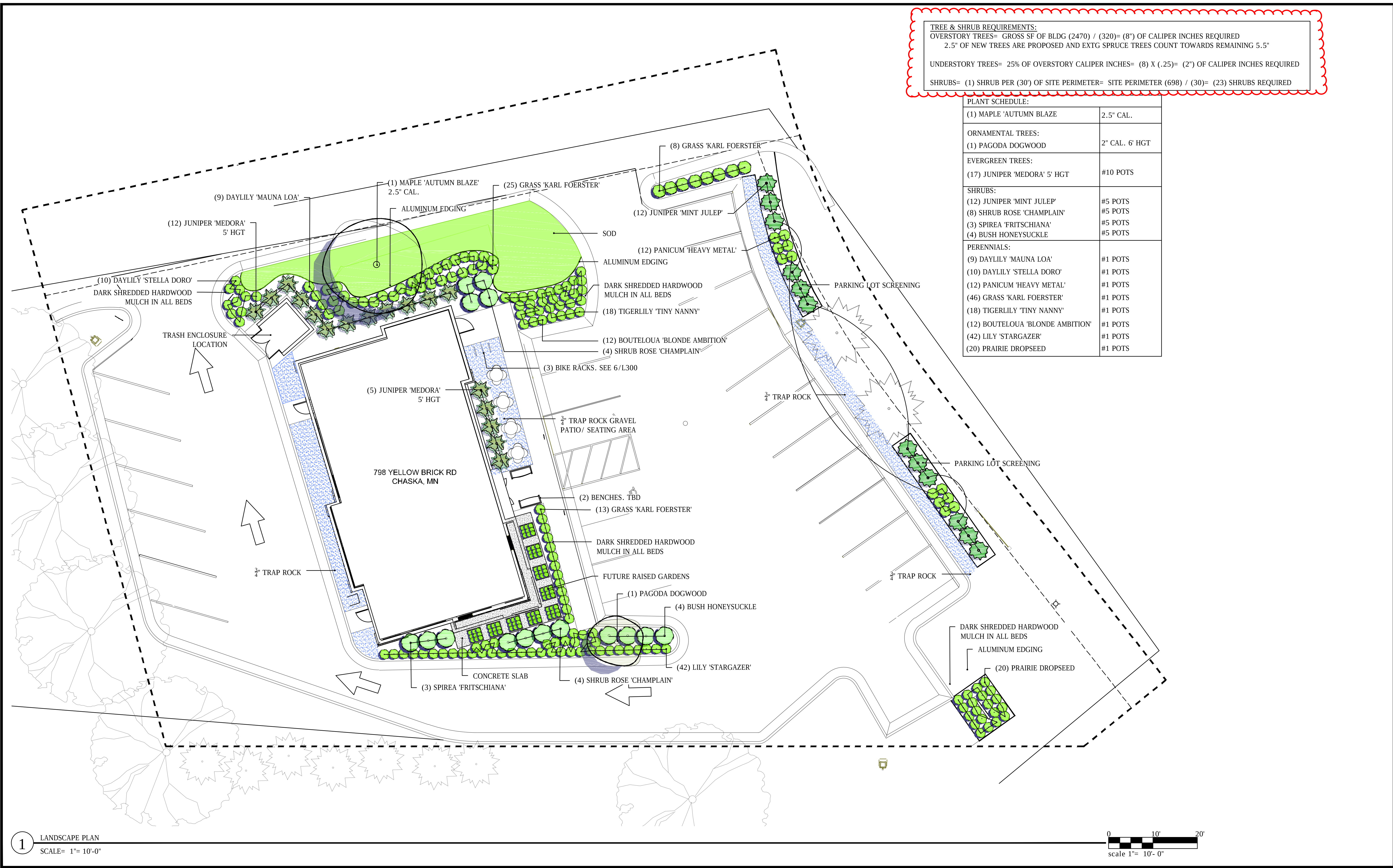
Ben Erickson
Landscape Designer
612-382-0902
ben@belandscape.com



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 REMOVALS

L100



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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 Landscape Architect under the laws of the State of Minnesota
Ben Erickson
Signature:
1/9/2019 11:05:39 AM
License # 50130



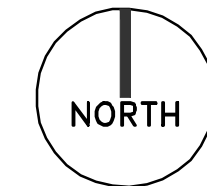
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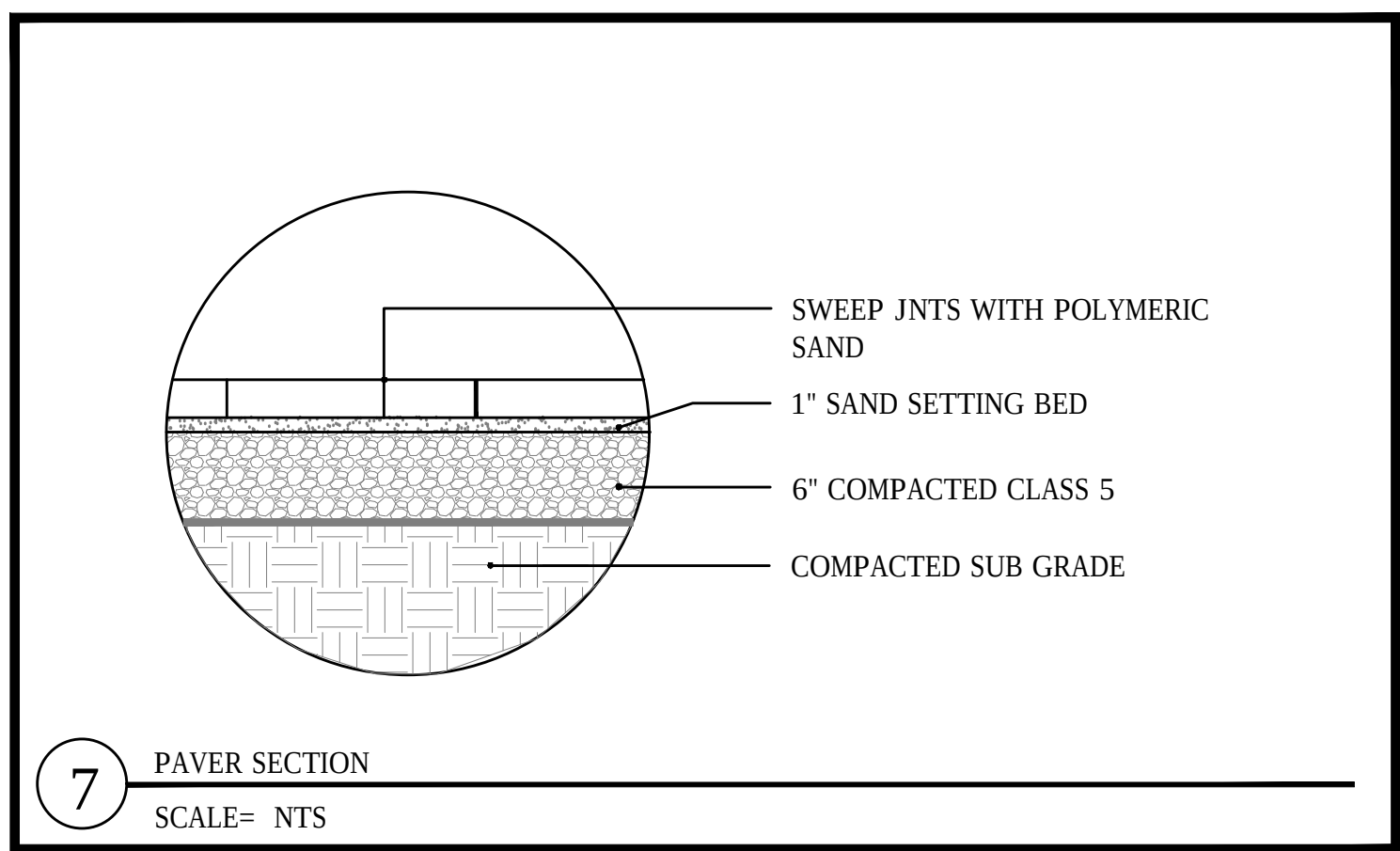
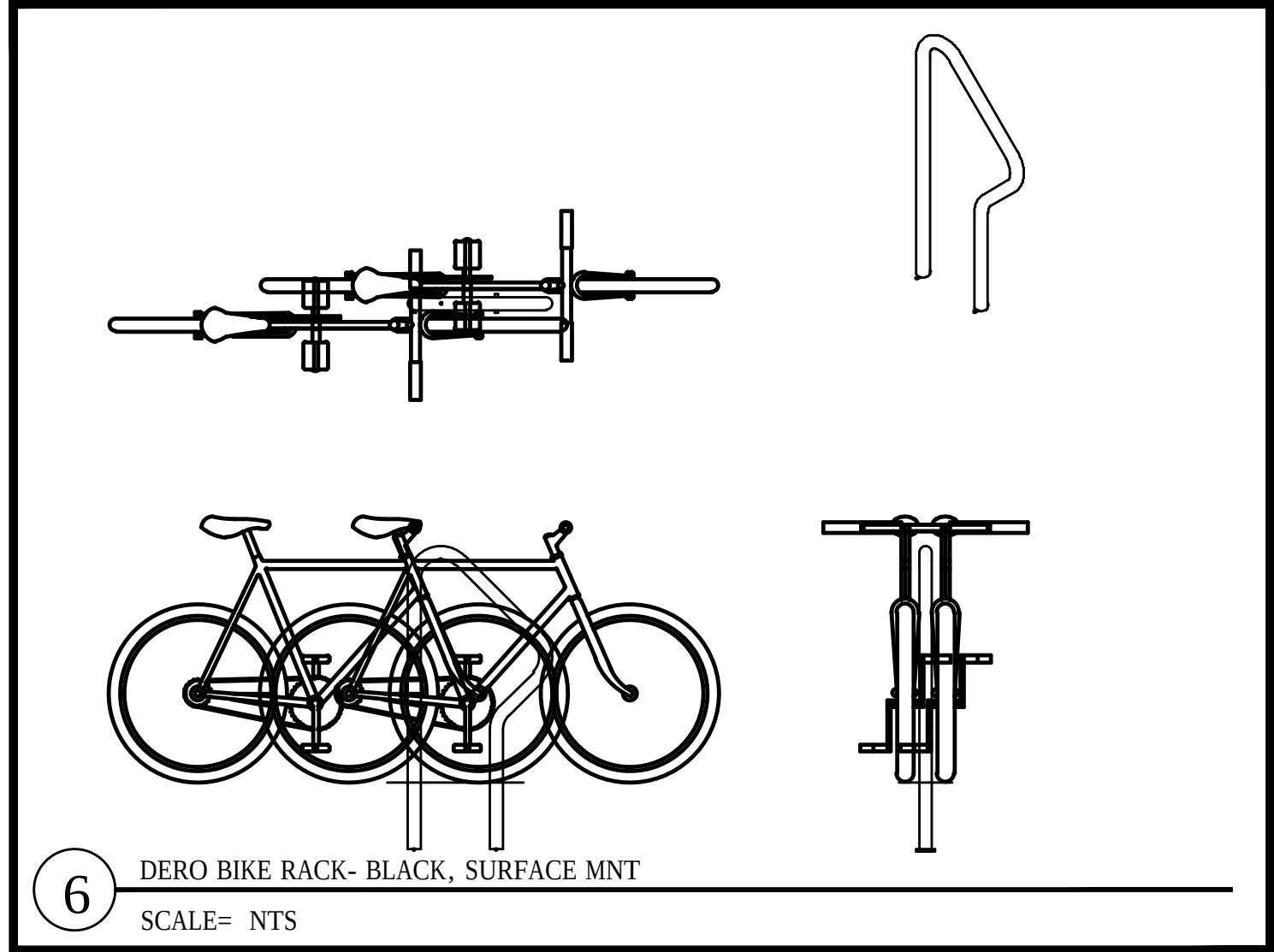
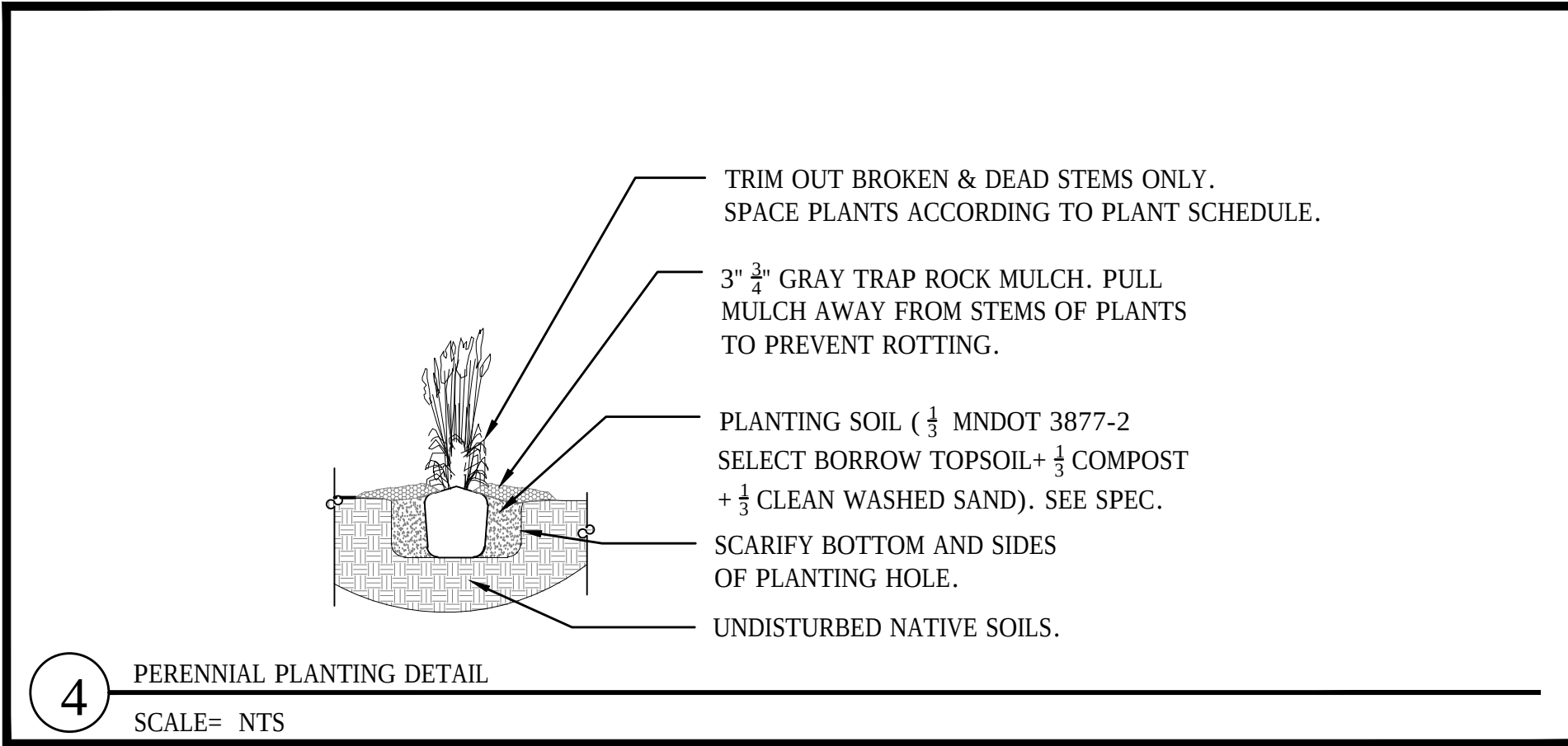
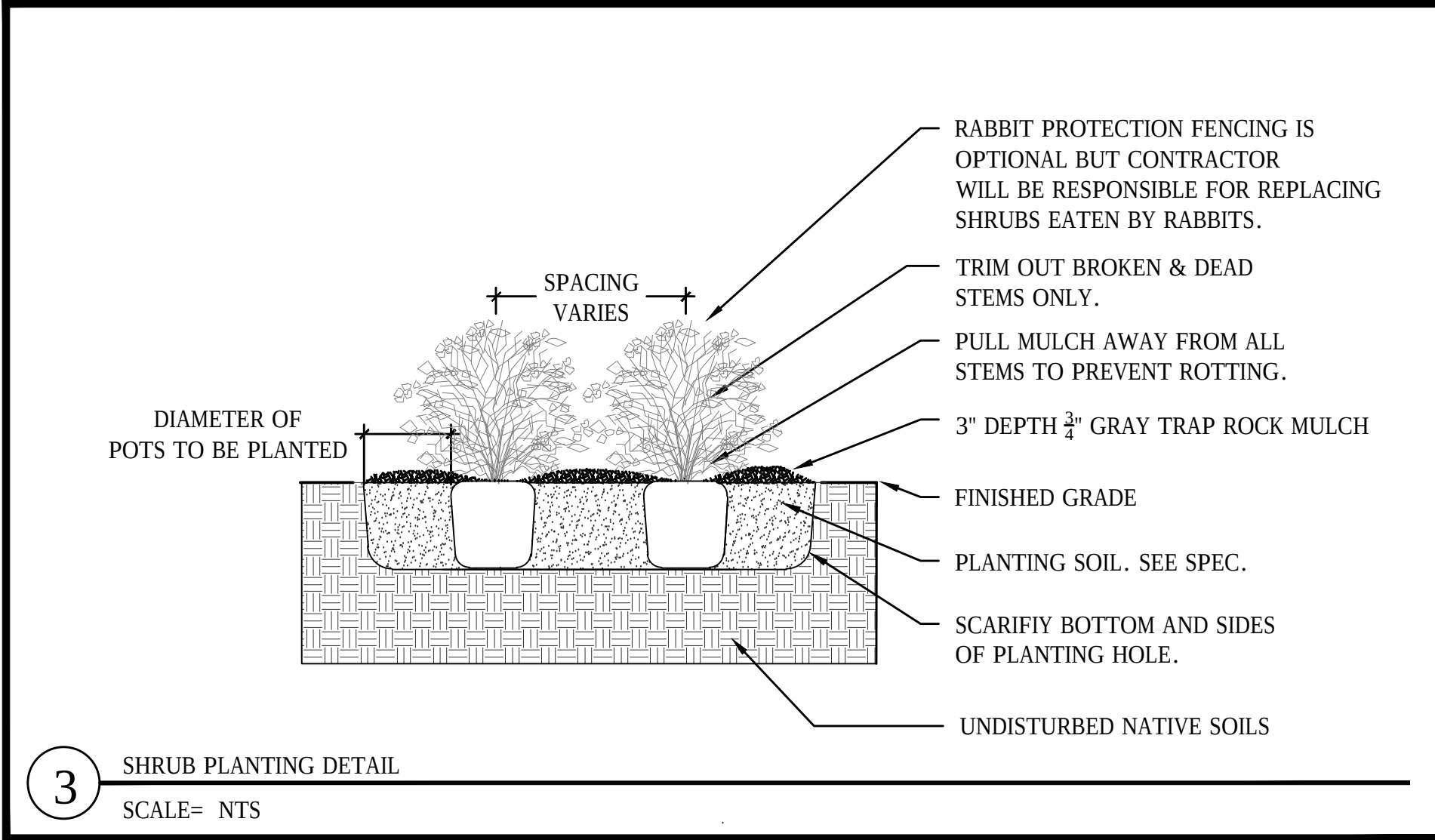
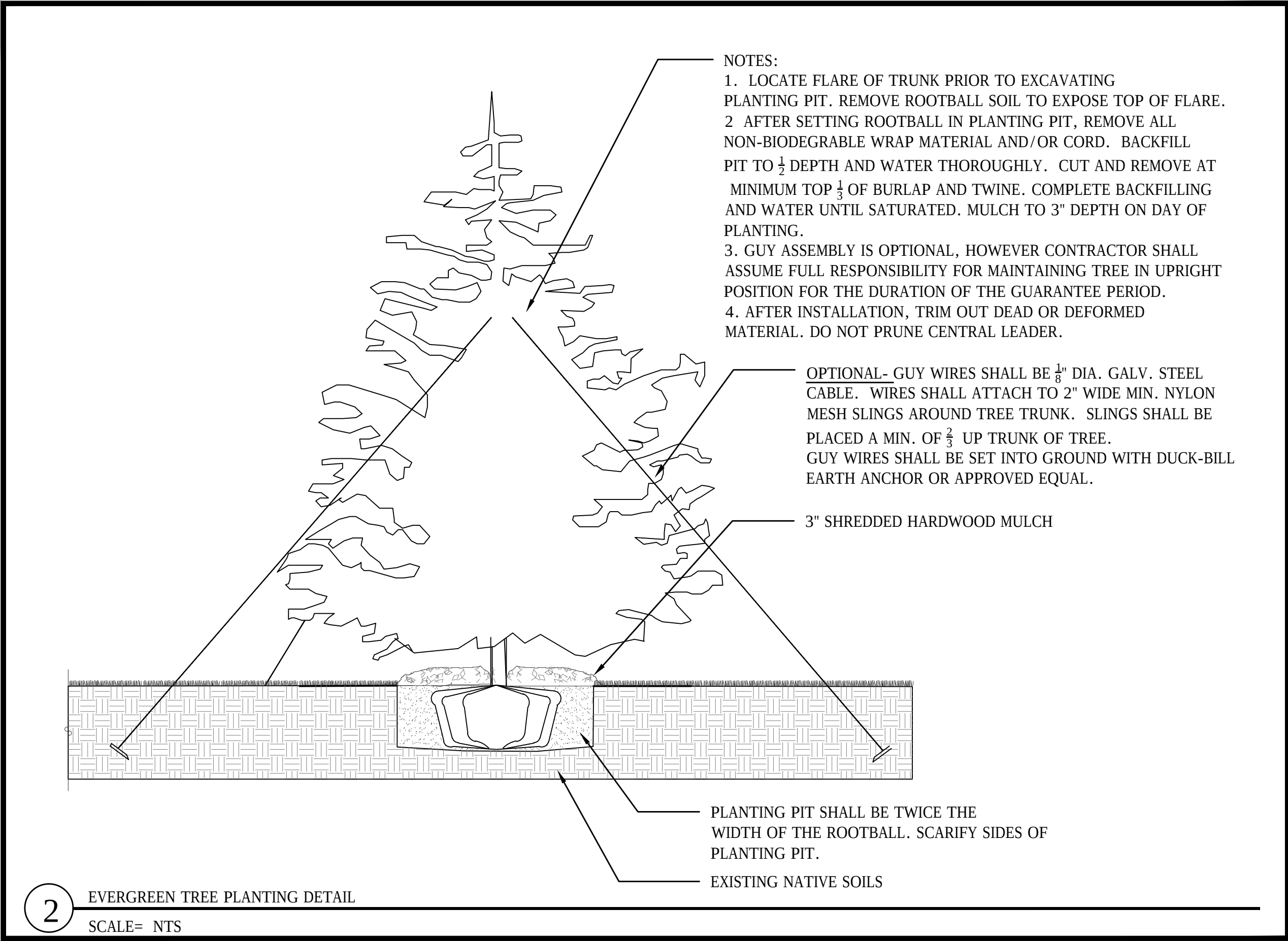
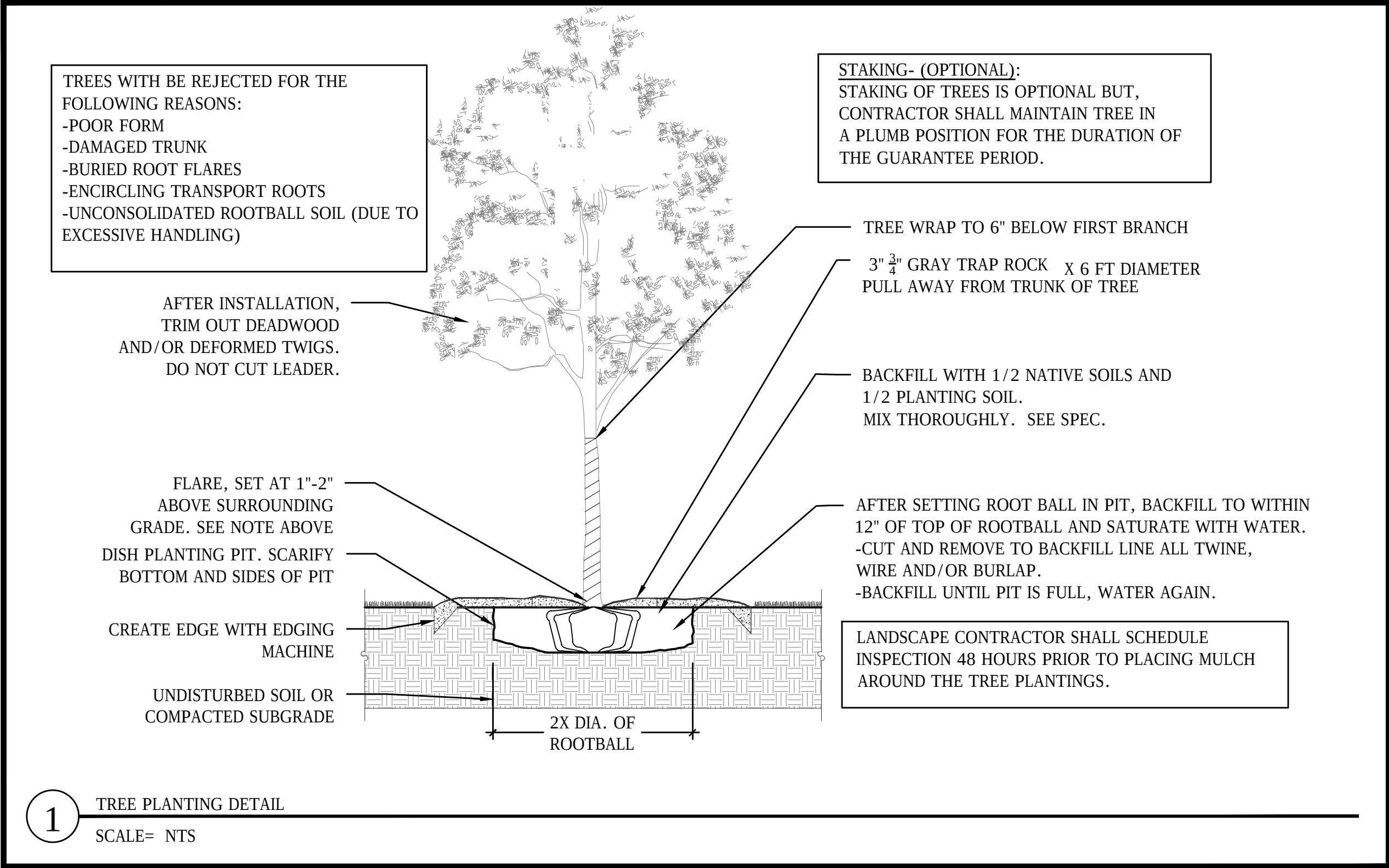


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Drawn by be
Checked by be

L200





- NOTES:
1. ALL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHALL BE VERIFIED AND ADJUSTED AS REQUIRED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. REVIEW WITH LANDSCAPE ARCHITECT PRIOR TO DIGGING.
 2. LOCATE ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGES TO SAME.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN. VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
 5. THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL SOD/TURF WHICH HAS BEEN REMOVED FOR NEW PLANT BEDS. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
 6. THE CONTRACTOR SHALL KEEP PAVEMENTS, PLANTERS AND BUILDINGS CLEAN AND UNSTAINED. ALL WASTE SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 7. THE PLAN TAKES PRECEDENCE OVER THE PLANT SCHEDULE IF DISCREPENCIES EXIST. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
 8. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
 9. ALL PLANTING STOCK SHALL CONFORM TO THE 'AMERICAN STANDARD FOR NURSERY STOCK' ANSI, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
 10. SEE SPECIFICATIONS FOR PLANT WARRANTY AND MAINTENANCE REQUIREMENTS
 11. SEASONS/TIME OF PLANTING: SPRING: APRIL 15TH- JUNE 30TH
FALL: AUGUST 21- OCTOBER 15TH.
 12. NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN THE OFF-SEASONS ENTIRELY AT HIS/HER RISK.
 13. PLANTING SOIL FOR TREE AND SHRUB PITS: BY VOLUME, MIX 1/2 NATIVE SOILS WITH 1/2 IMPORTED PLANTING SOILS.
 14. PLANTING SOIL FOR PERENNIAL BEDS. THOROUGHLY MIXED IN EQUAL PARTS BY VOLUME-1/3 AMENDED TOPSOIL, 1/3 WASHED SAND, 1/3 PEAT OR ORGANIC COMPOST.
 15. DECOMPACT & AERATE ALL COMPACTED SOILS PRIOR TO PLANTING OR SODDING.
 16. MULCH FOR 24" MAINT STRIP: 3" DEPTH, $\frac{3}{4}$ " GRAY TRAP ROCK - CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, AND OTHER DELETERIOUS MATERIAL. MULCH FOR PLANTINGS: 3" DEPTH, DARK SHREDDED HARDWOOD MULCH. USE FOR ALL TREE PLANTINGS AND OVER ALL PLANTING BEDS FOR SHRUBS AND PERENNIALS.
 17. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIALS SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF ALL PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE AND THE PLANTING ACCEPTED, EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, PRUNING AND REMOVAL OF DEAD MATERIAL, AND KEEPING THE PLANTS IN A PLUMB POSITION. THE CONTRACTOR SHALL MAINTAIN ALL MATERIALS IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.
 18. THE CONTRACTOR SHALL REQUEST IN WRITING A FINAL ACCEPTANCE INSPECTION.
- 5 PLANTING NOTES
SCALE= NTS



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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 Design, LLC
612-382-0902
ben@belandscape.com



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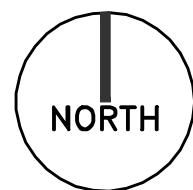
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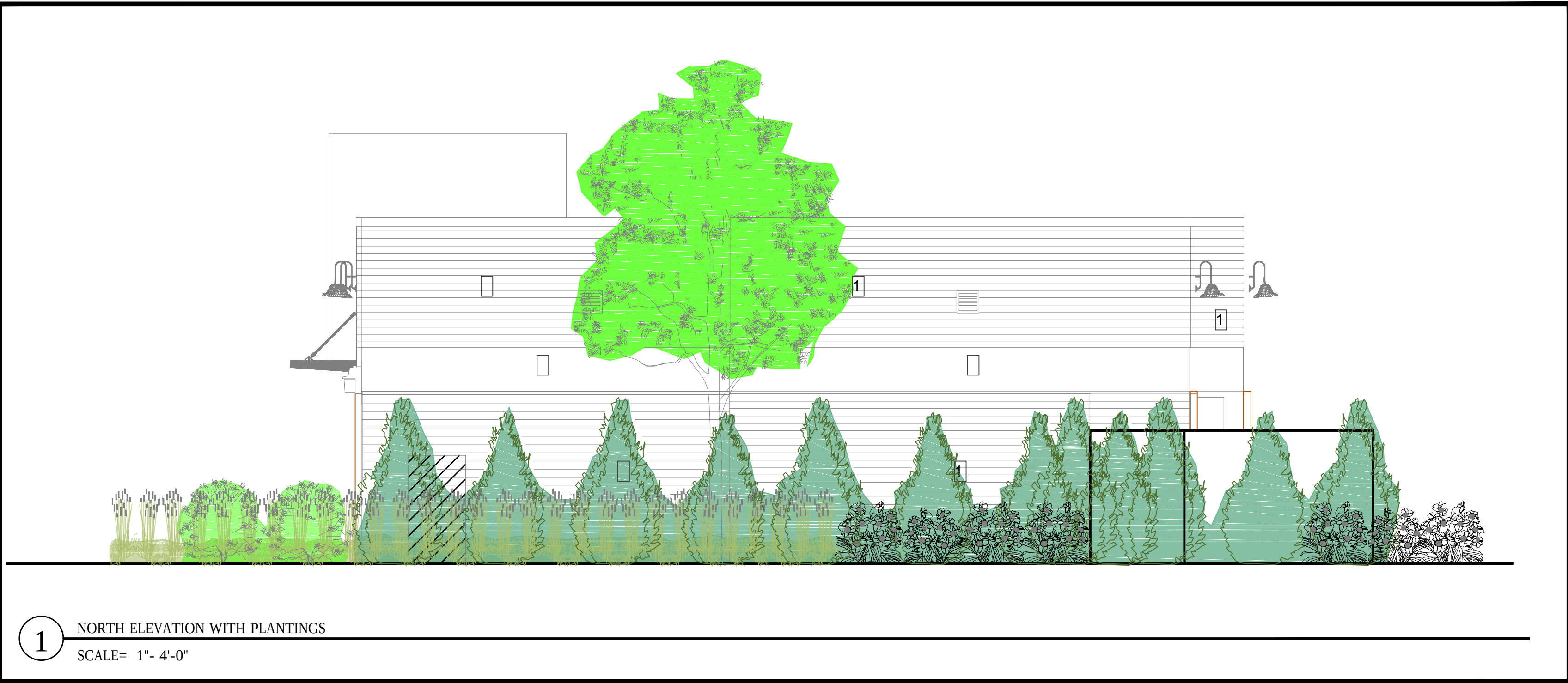
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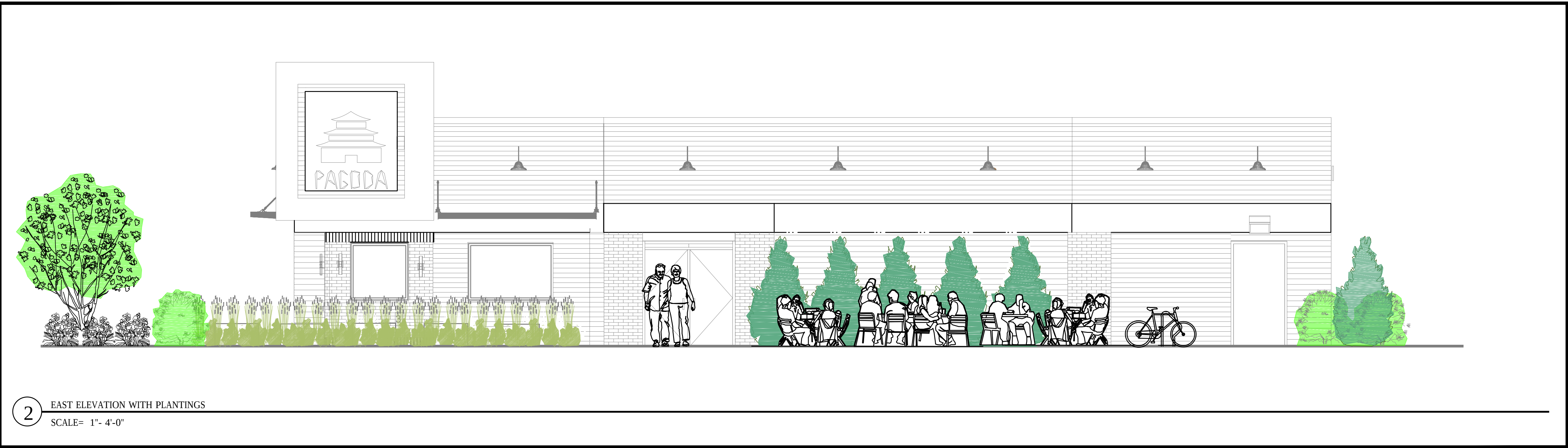
LANDSCAPE DETAILS

L300





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



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



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 Landscape
Architect
under the laws of
the State of Minnesota
Ben Erickson
Signature:

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



Ben Erickson
b.e. landscape designs, llc
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

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

EASEMENT

NEW MONUMENT SIGN

NEW LIGHT FIXTURE ON
EXISTING LIGHT POLE

N89° 32' 09" W 207.33

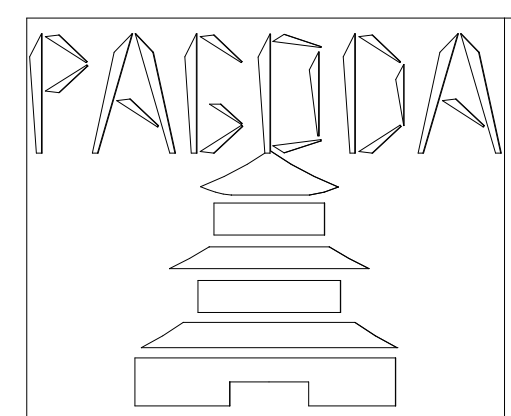
S51° 11' 09" W 29.34

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
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I hereby certify that this
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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



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

P100

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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	

Roof
116' - 0"

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	

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	



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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

Preliminary Site Plan Review

Sheet Title:
Project Name:

Project number 2018-13

Drawn by BF

Checked by JRH

Conceptual Design

P101



Metal Wall Panel Example



Metal Awning Example



Chaska Brick, Fiber Cement, and
Soldier Course Example

Soldier Couse Brick



Chaska Brick



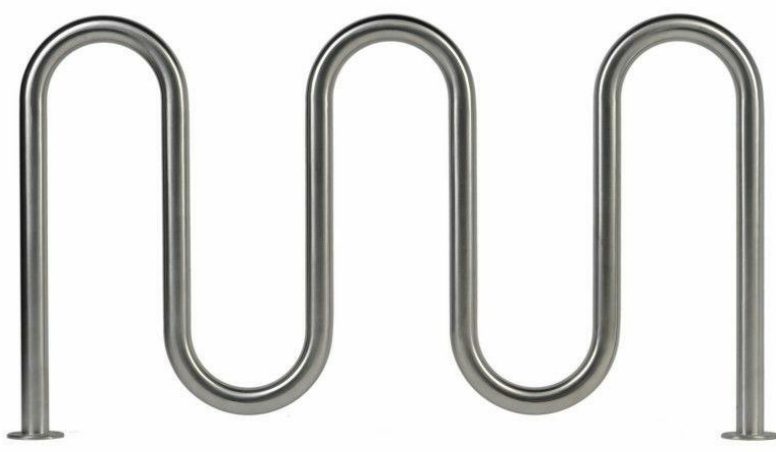
Light Champagne Metal Panels



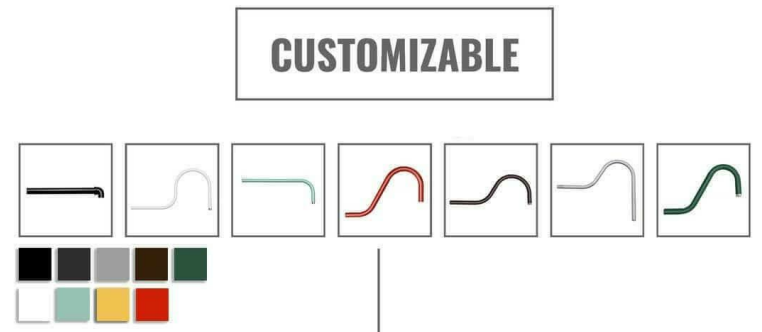
Fiber Cement Board Siding



Metal Awnings



Bike Rack



Goose Neck Lighting



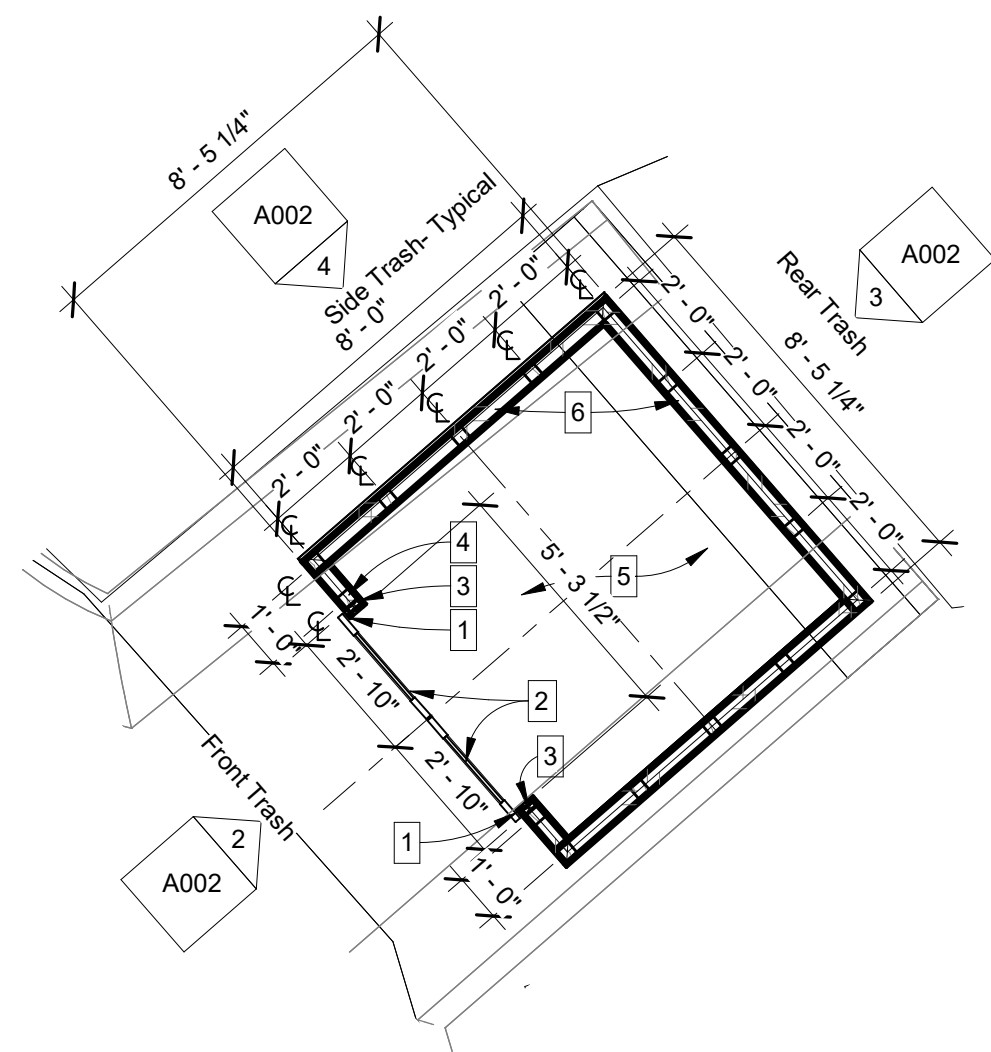
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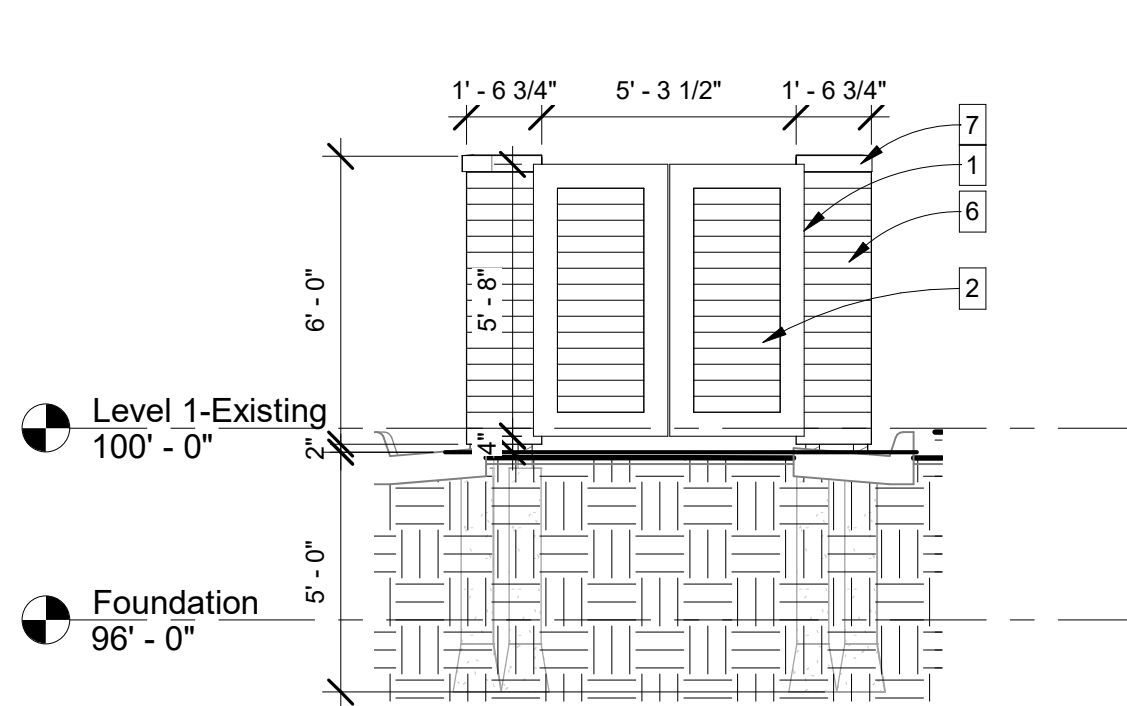


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Project Name: China Pagoda Restaurant
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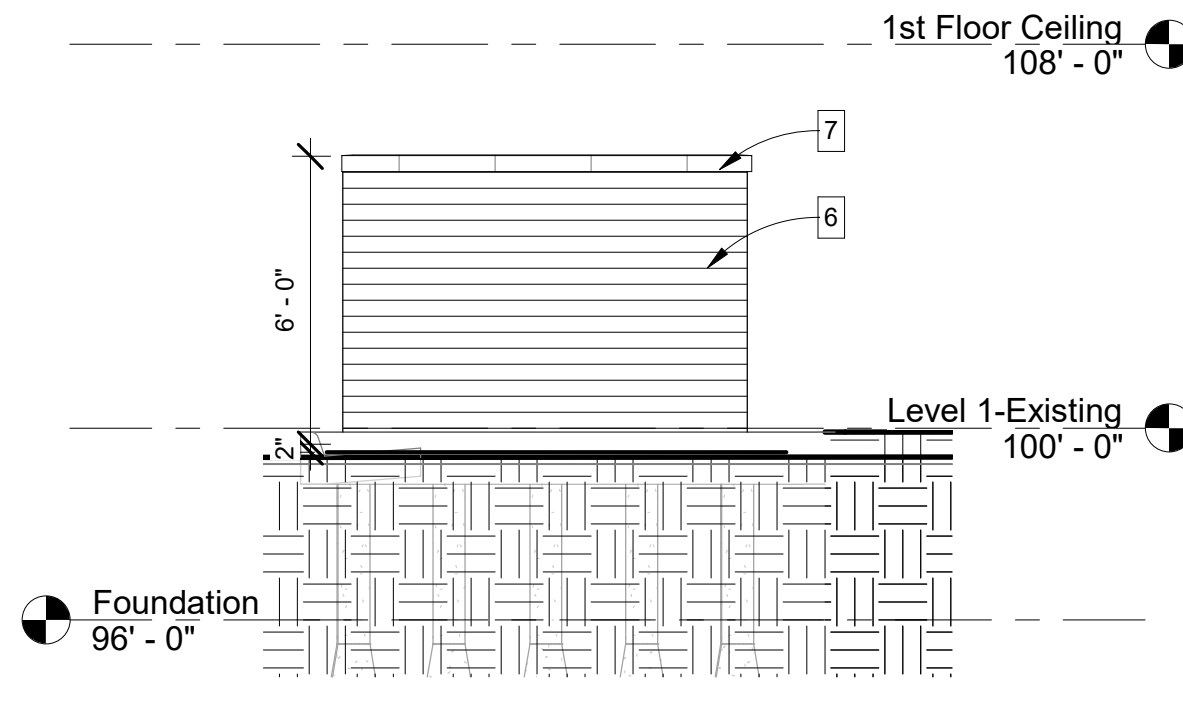
Project number 2018-13
Drawn by BF
Checked by JRH
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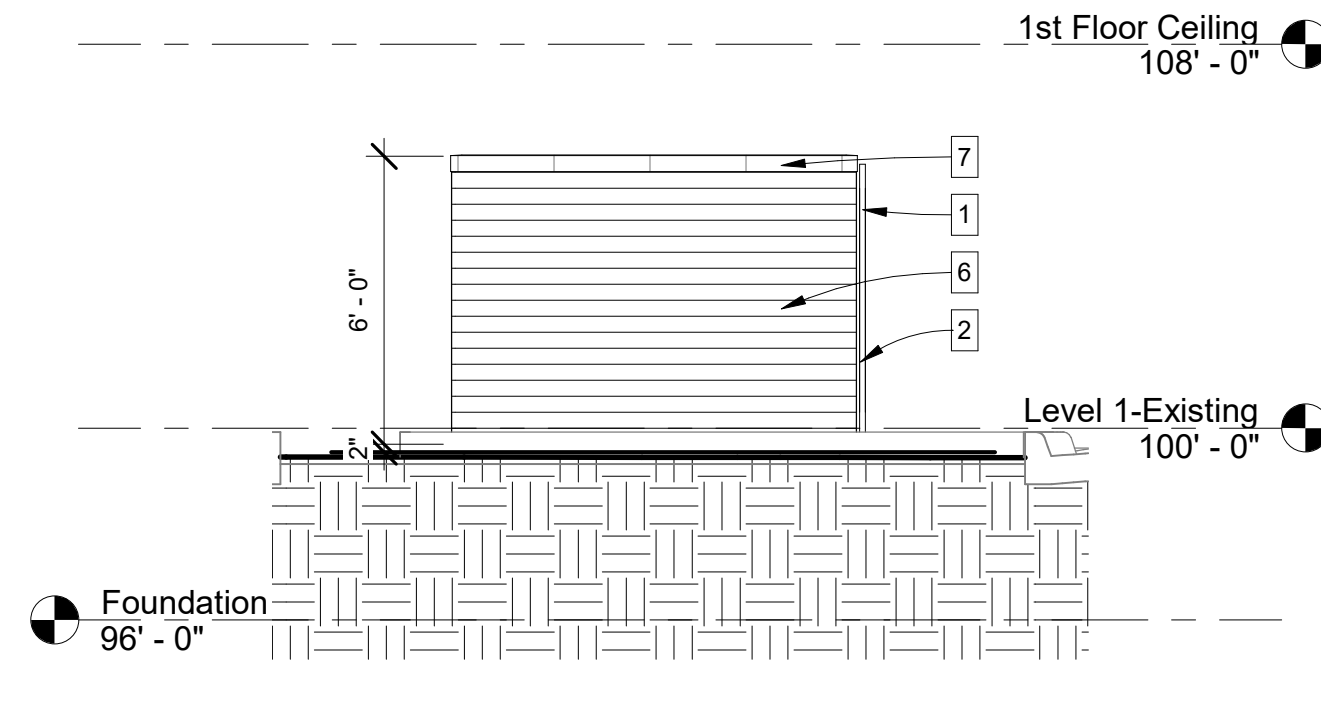
1 Site - Callout 1
1/4" = 1'-0"



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



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

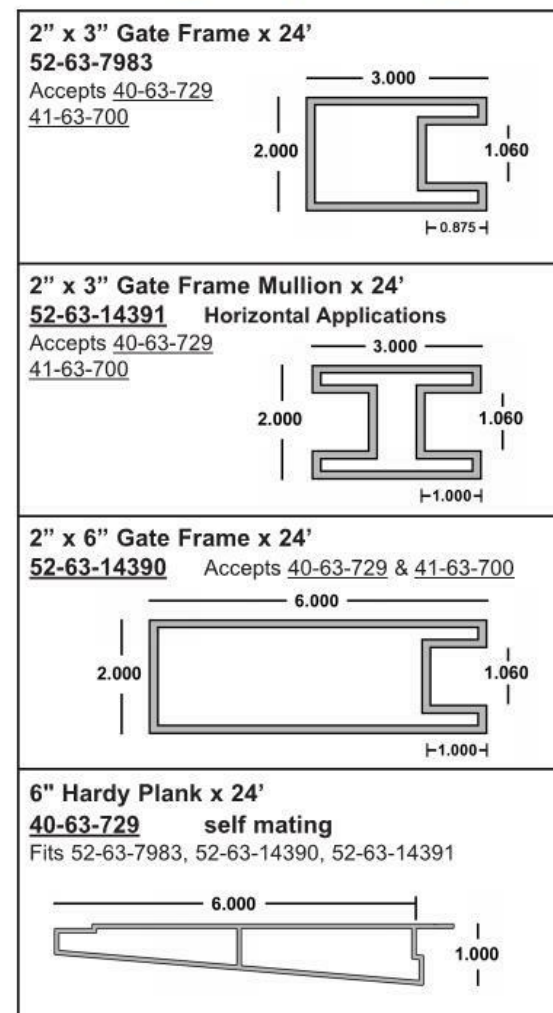


4 Side Trash - Typical
1/4" = 1'-0"

- 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



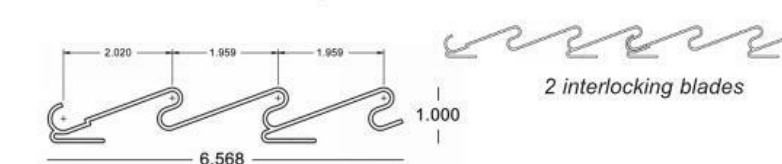
Features and Benefits:

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

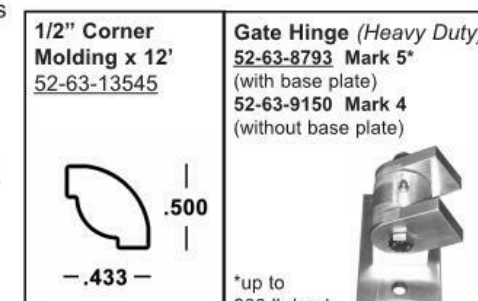
Applications:

- 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
Eastern Metal Supply
Quality Shapes In Aluminum

EMS FL
1-800-432-2204
(561) 588-4780 - 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

EMS NC
1-800-343-8154
(704) 391-2267 - fax
(281) 656-2297 - fax (314) 344-3349 - fax

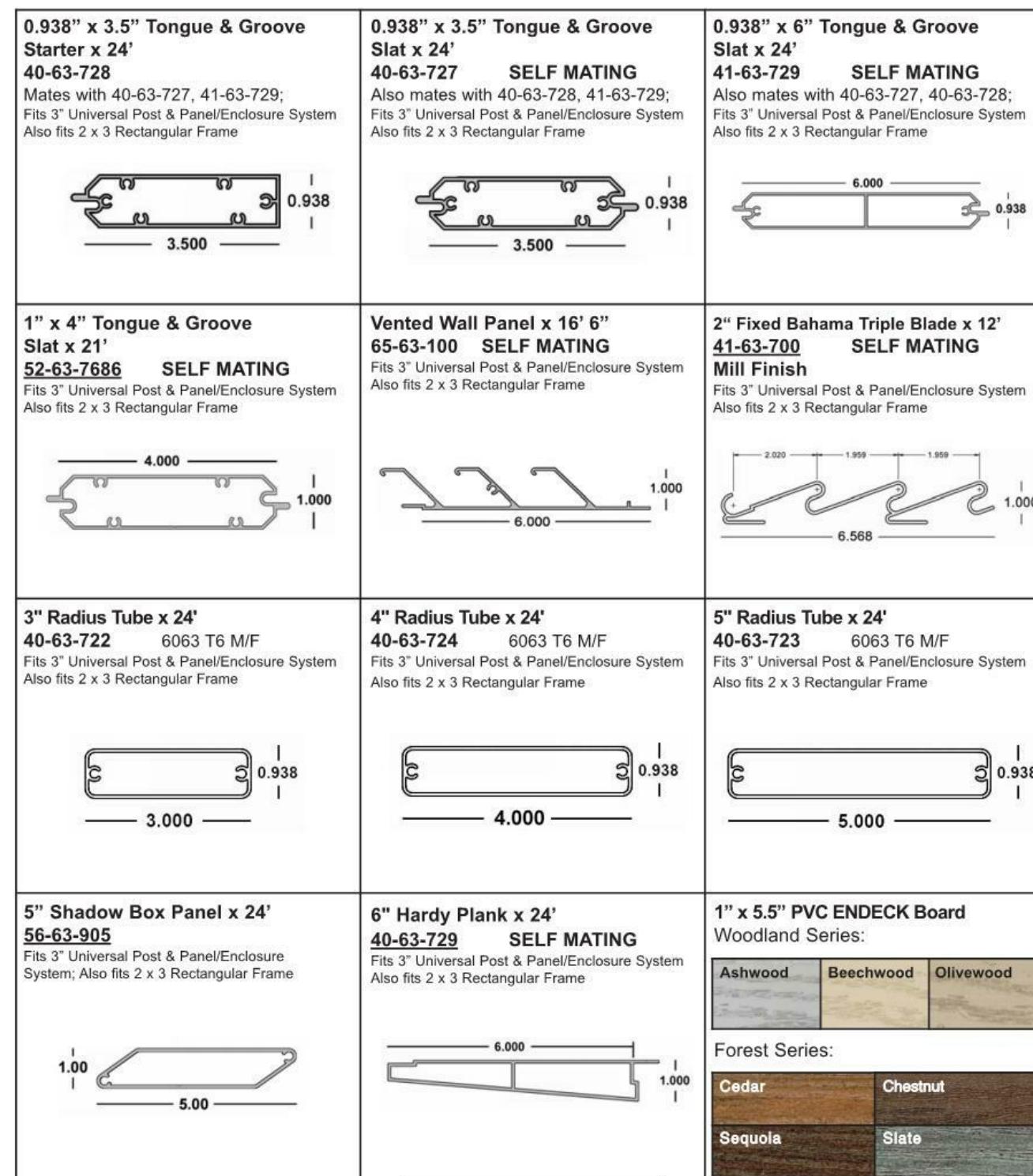
EMS TX
1-800-996-6061
(281) 656-2297 - fax (314) 344-3349 - fax

EMS MO
1-888-822-6061
(314) 344-3349 - fax

3" Universal Enclosure System

Multiple Insert Panels Available (below)

All ALUMINUM items are MILL FINISH.



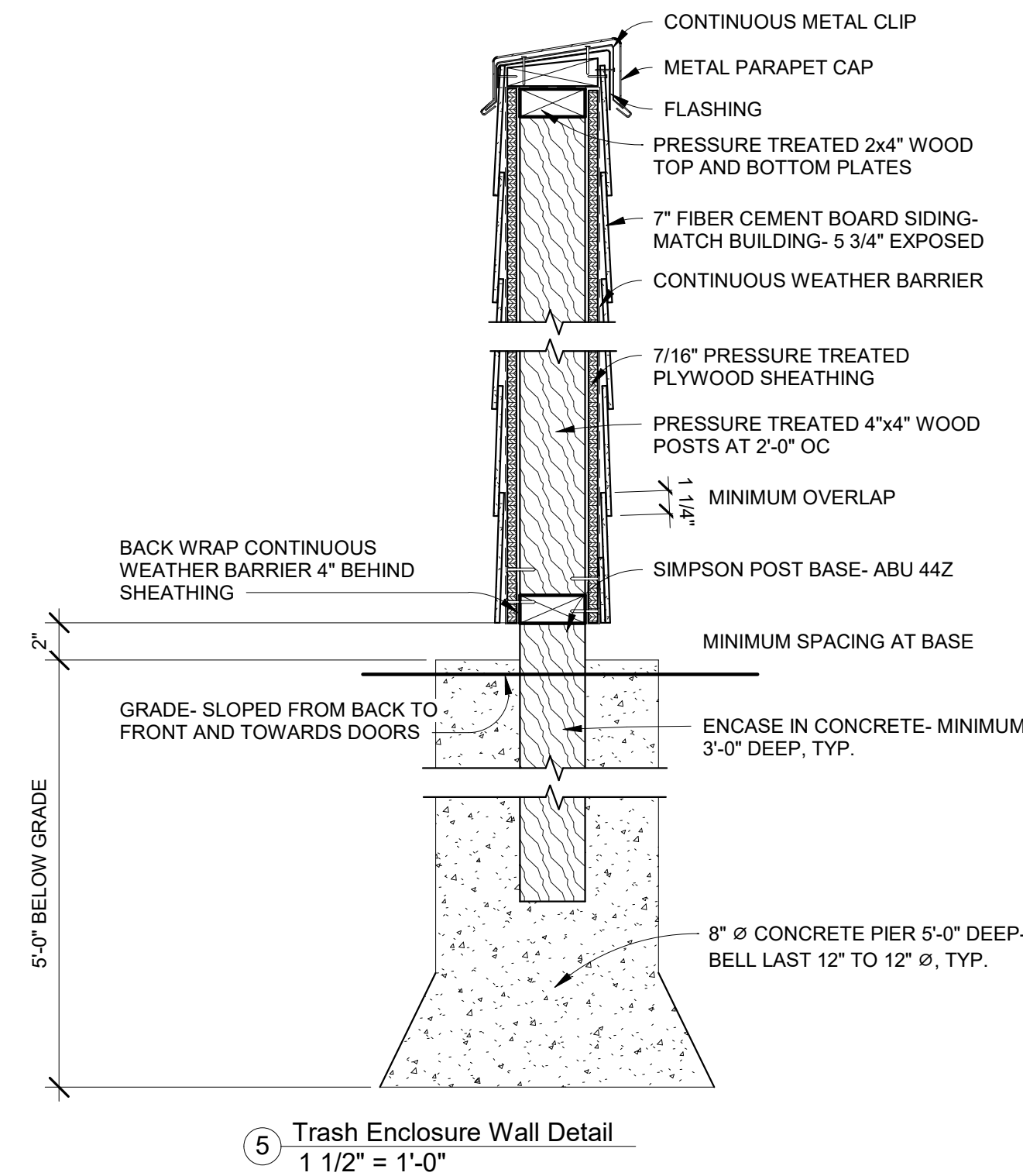
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EMS TX
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(281) 656-2297 - fax (314) 344-3349 - fax

EMS MO
1-888-822-6061
(314) 344-3349 - fax



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



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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

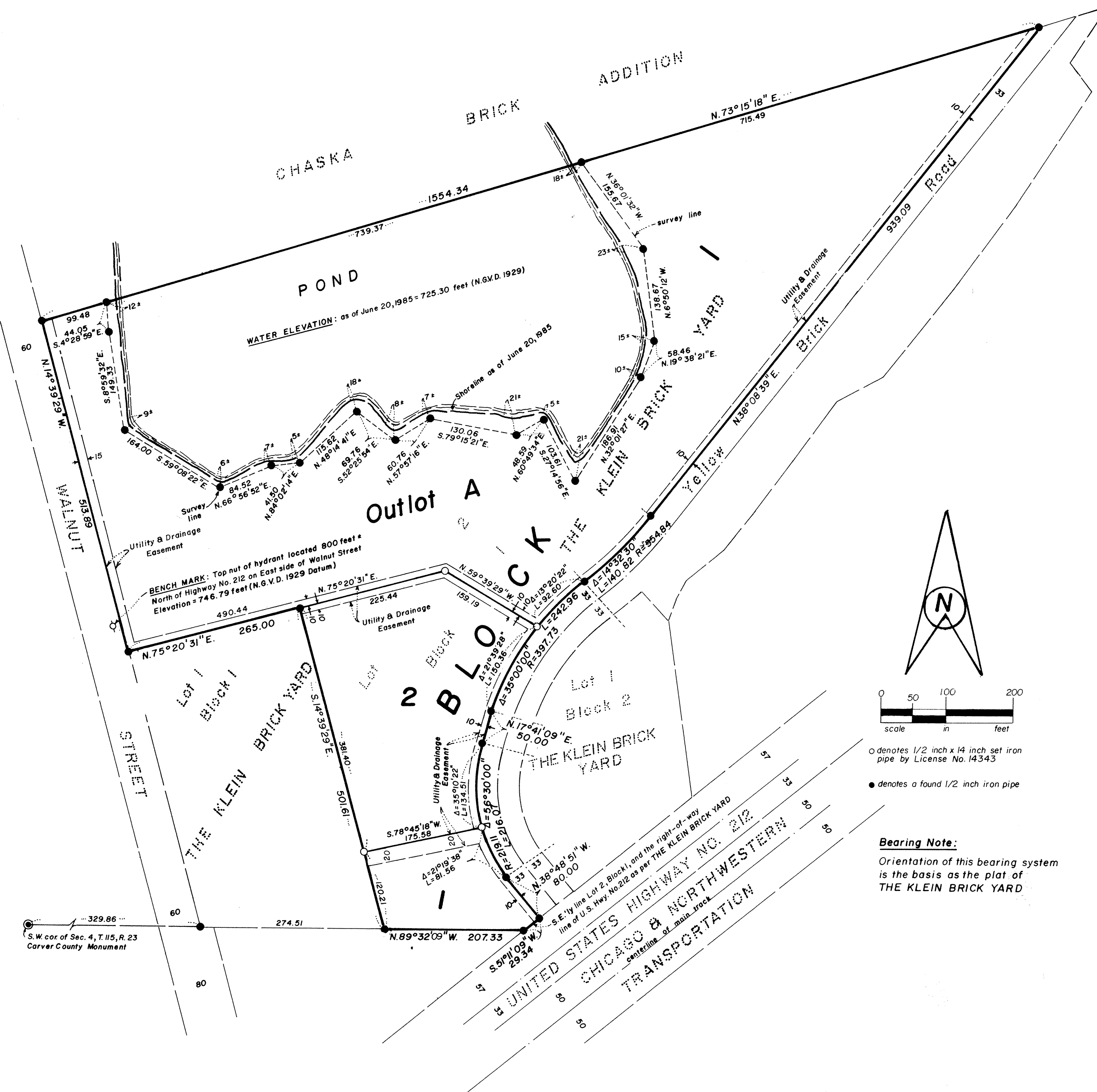
Checked by Checker

Conceptual Design

A002

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, and 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

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.

PLANNING COMMISSION OF THE CITY OF CHASKA, MINNESOTA

By Henry J. Sarselle 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.

By Carl W. Hanson Jr.

By Carl W. Hanson Jr.

By Carl W. Hanson Jr.

By Carl W. Hanson Jr.

By Carl W. Hanson Jr.

By Carl W. Hanson Jr.

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By Carl W. Hanson Jr.

By Carl W. Hanson Jr.

By Carl W. Hanson Jr.

By Carl W. Hanson Jr.

By Carl W. Hanson Jr.



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	
	10	L011706002	0.950	SPJ 49-01	12	0	

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking lot	Illuminance	Fc	3.07	23.7	0.1	30.70	237.00

UWLR Area Summary			
Label	Area	UWLR	
Lumens Emmitted above 90 Deg	22888	0.024	

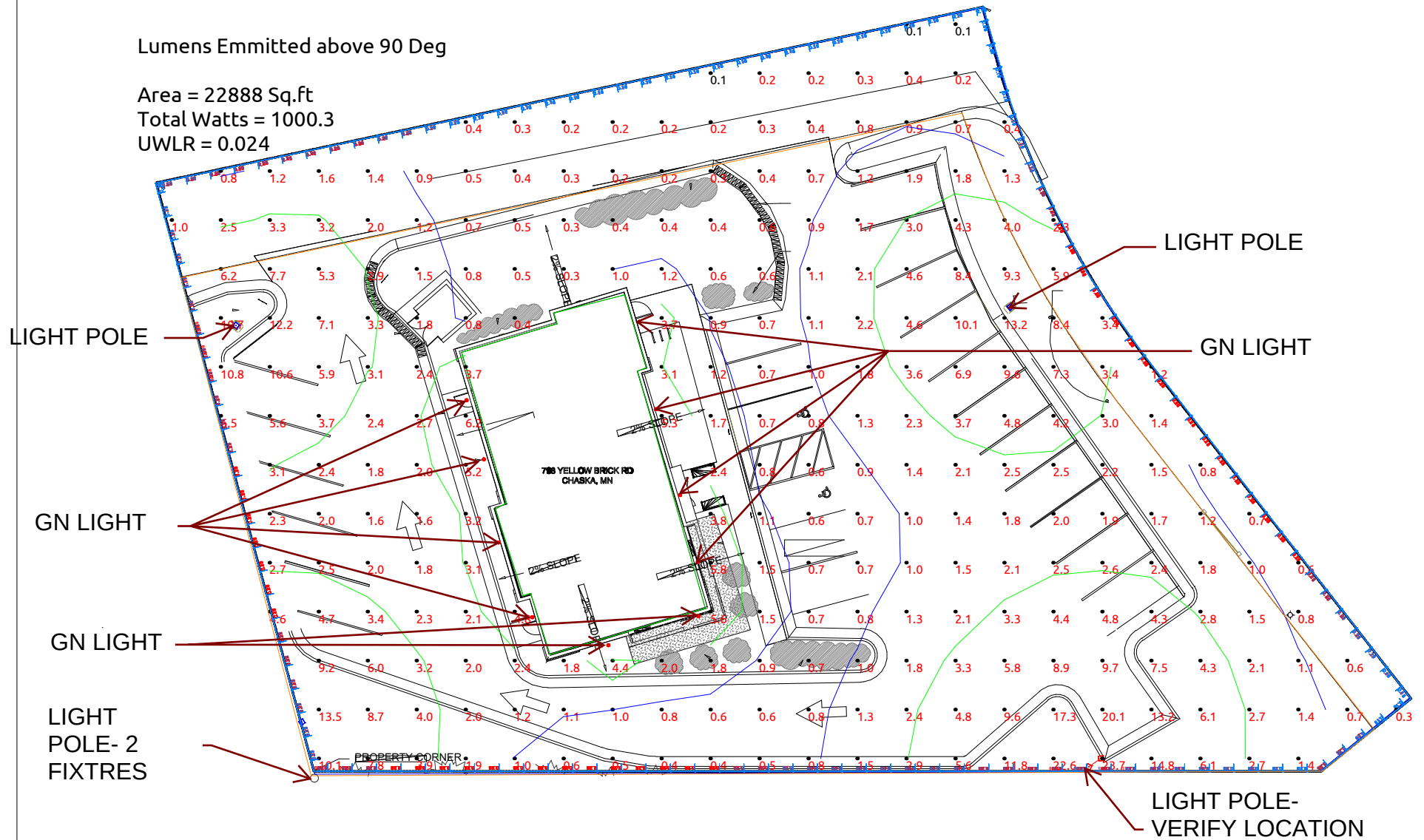
 GN LIGHT
  GOOSE NECK LIGHT ON BUILDING

Date:3/11/2019 TGJ

Page 1 of 4

Lumens Emmitted above 90 Deg

Area = 22888 Sq.ft
Total Watts = 1000.3
UWLR = 0.024



Date:3/11/2019 TGY

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



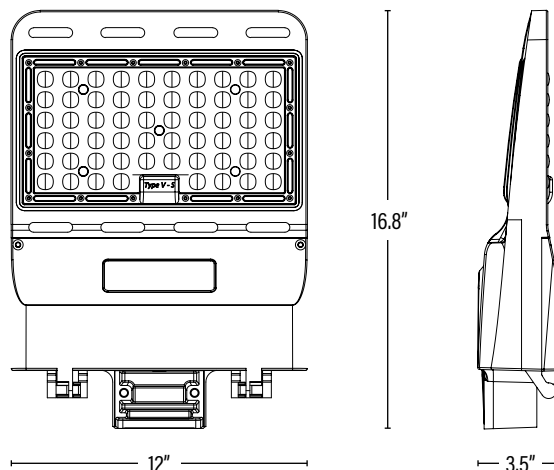
DIMENSIONS (Inches)

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.

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

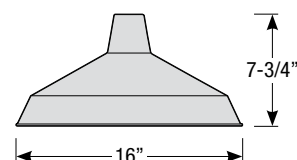
- Shade and mounting finish options
- Available in 21 standard and 2 specialty finishes with optional coastal coating to protect finish in coastal environments (add "-C" to the finish)
- Inner shade is painted gloss white
- Consult factory for custom finish options

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.)	☐ ABL (Aegean Blue)	☒ P (blank) (No coating)	☐ -CG (Clear Glass)	☐ -2 (1/2" IP)
	☐ GU2413 ¹ (13W GU24 / 2700K)	☐ BB (Burnished Bronze)	☐ -C ⁴ (Coating)	☐ -FG (Frosted Glass)	☒ -3 (3/4" IP)
	☐ GU2418 ¹ (18W GU24 / 2700K)	☐ BK (Gloss Black)		☐ -OG (Opal Glass)	☐ -B (Black Cord Pendant)
	☐ GU2426 ¹ (26W GU24 / 2700K)	☐ BLU (Blue)		☐ -CGG (Clear Glass w/ Cast Guard)	☐ -W (White Cord Pendant)
	☐ GU2432 ^{1,2} (32W GU24 / 2700K)	☐ DVG (Dove Gray)		☐ -FGG (Frosted Glass w/ Cast Guard)	☐ -F (Flush Mount)
	☐ GU2442 ^{1,2} (42W GU24 / 2700K)	☐ FLG (Flannel Gray)		☐ -OGG (Opal Glass w/ Cast Guard)	
	☐ LED1127 ^{1,3} (11W LED / 2700K / 90 CRI / 1188lm)	☐ GA (Galvanized)		☐ -CGWC (Clear Glass w/ Wire Cage)	
	☐ LED1130 ^{1,3} (11W LED / 3000K / 90 CRI / 1265lm)	☐ LG (Lime Green)		☐ -FGWC (Frosted Glass w/ Wire Cage)	
	☐ LED1135 ^{1,3} (11W LED / 3500K / 90 CRI / 1305lm)	☐ MB (Matte Black)		☐ -OGWC (Opal Glass w/ Wire Cage)	
	☐ LED1140 ^{1,3} (11W LED / 4000K / 90 CRI / 1364lm)	☐ MBL (Midnight Blue)		☐ -WG (Wire Guard)	
	☐ LED1527 ^{1,3} (15W LED / 2700K / 90 CRI / 1620lm)	☐ PNA (Painted Natural Aluminum)			
	☐ LED1530 ^{1,3} (15W LED / 3000K / 90 CRI / 1725lm)	☐ PNC (Painted Natural Copper)			
	☒ LED1535 ^{1,3} (15W LED / 3500K / 90 CRI / 1780lm)	☐ RD (Red)			
	☐ LED1540 ^{1,3} (15W LED / 4000K / 90 CRI / 1860lm)	☐ 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)			

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:

Date:

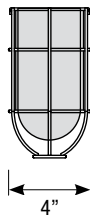
Type:

Notes:



Glass Enclosure

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



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)



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 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

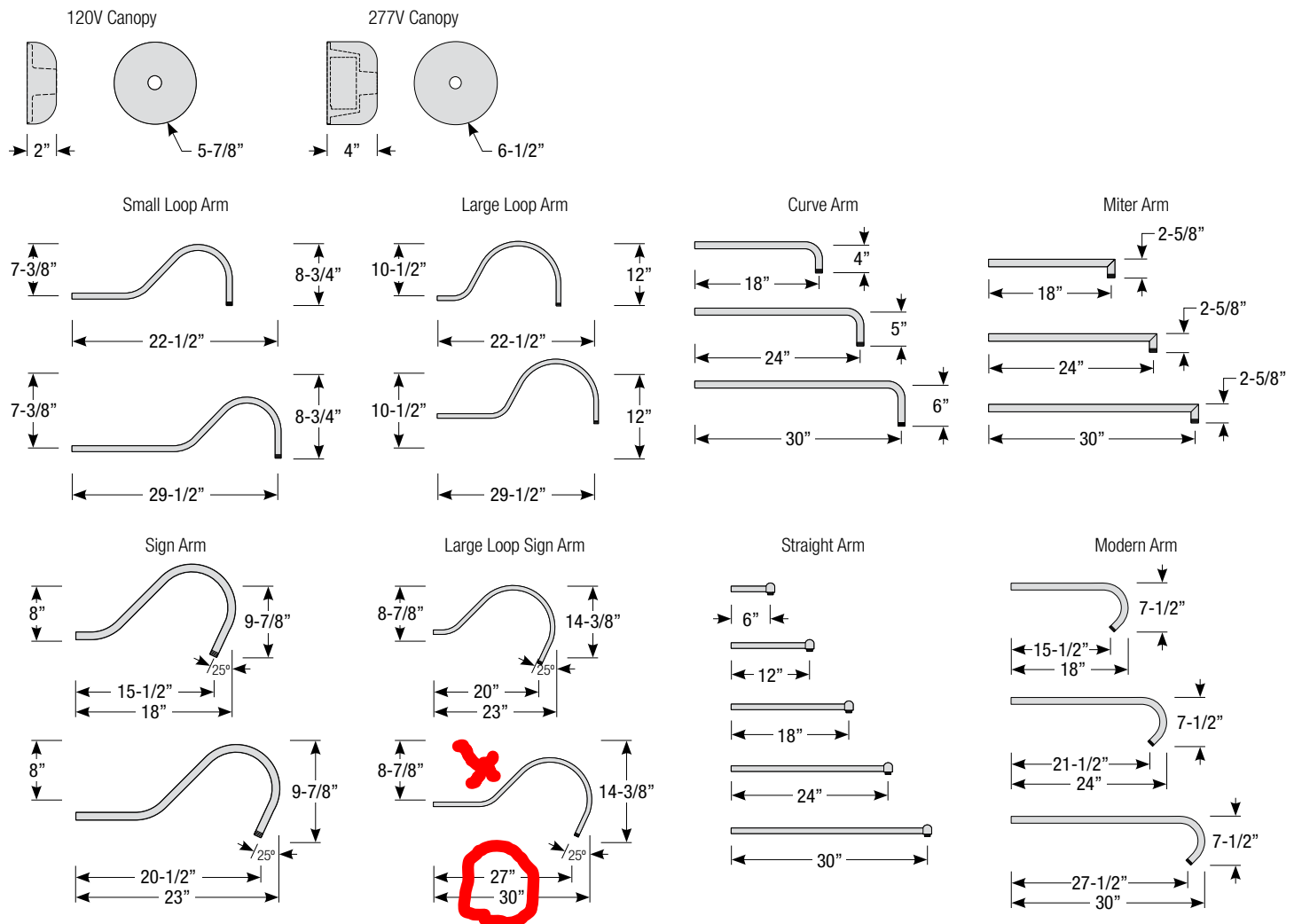
☒ ABL (Aegean Blue)	☐ PNC (Painted Natural Copper)
☐ BB (Burnished Bronze)	☐ RD (Red)
☐ BK (Gloss Black)	☐ SGR (Sage Green)
☐ BLU (Blue)	☒ SGW (Semi Gloss White)
☐ DVG (Dove Gray)	☐ SND (Sand)
☐ FLG (Flannel Gray)	☐ SS (Satin Silver)
☐ LG (Lime Green)	☐ TBZ (Textured Bronze)
☐ MB (Matte Black)	☐ TGP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

Specialty Finishes

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

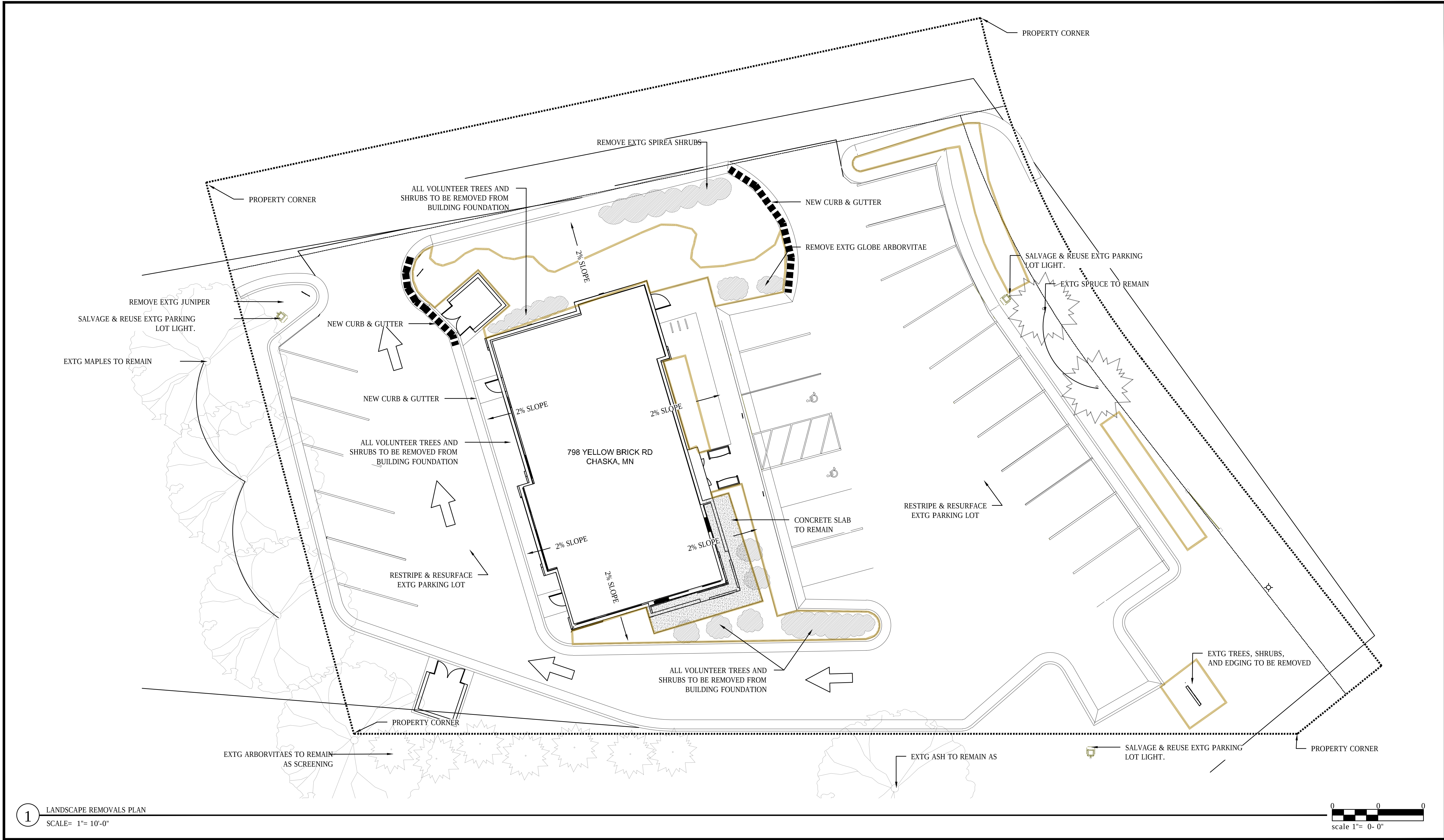
Note: All arm mounts include canopy

4. Satin aluminum cannot be coated



Revised 06/01/2018





NOTES:

- 1) CALL GOPHER STATE ONE-CALL AND OWNER 48 HOURS PRIOR TO ANY DEMOLITION TO COORDINATE EXISTING AND ANY EXISTING ELEMENTS TO REMAIN.
- 2) ALL TREE PROTECTION MEASURES AND EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION. AFTER DEMOLITION, TREE PROTECTION FENCING MAY BE RELOCATED WITH APPROVAL FROM LANDSCAPE ARCHITECT. ALL TREE PROTECTION FENCING AND EROSION CONTROL DEVICES SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PERIOD.
- 3) ANY AND ALL QUANTITIES LISTED ARE PROVIDED AS A COURTESY ONLY TO THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES FOR BIDDING.
- 4) CONTRACTOR SHALL NOT STORE ANY MATERIALS OR PARK ANY VEHICLES IN TREE PROTECTION ZONES. CONTRACTOR AND SUBCONTRACTOR(S) SHALL REVIEW AND SIGN A MEMORANDUM OF UNDERSTANDING FOR TREE PROTECTION. SEE SPECIFICATIONS.
- 5) CONTRACTOR SHALL PROTECT ALL EXISTING ITEMS TO REMAIN.
- 6) THE CONTRACTOR SHALL USE DESIGNATED CONSTRUCTION ENTRANCES AND STAGING AREAS.
- 7) SAWCUTTING SHALL OCCUR AT THE NEAREST CONTROL JOINT TO THE AREA TO BE REMOVED. ADDITIONAL CONCRETE REMOVAL COSTS SHALL BE INCIDENTAL AND AT NO ADDITIONAL CHARGE TO THE OWNER.
- 8) FOR LAYOUT PURPOSES, AN AUTOCAD dwg FILE WILL BE PROVIDED TO THE CONTRACTOR'S SURVEYOR UPON REQUEST.
- 9) ALL DIMENSIONS ARE FROM THE BACK OF CURB AND BACK OF WALL OR AS NOTED ON PLANS.
- 10) LANDSCAPE ARCHITECT TO FIELD-STAKE LOCATIONS OF FURNISHINGS.



EXISTING CONDITIONS PHOTOS



EXISTING CONDITIONS PHOTOS



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Ben Erickson
Signature:

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Sheet Title: Preliminary Site Plan Review

Project Name: China Pagoda Restaurant
798 Yellow Brick Road
Chaska, MN 55314

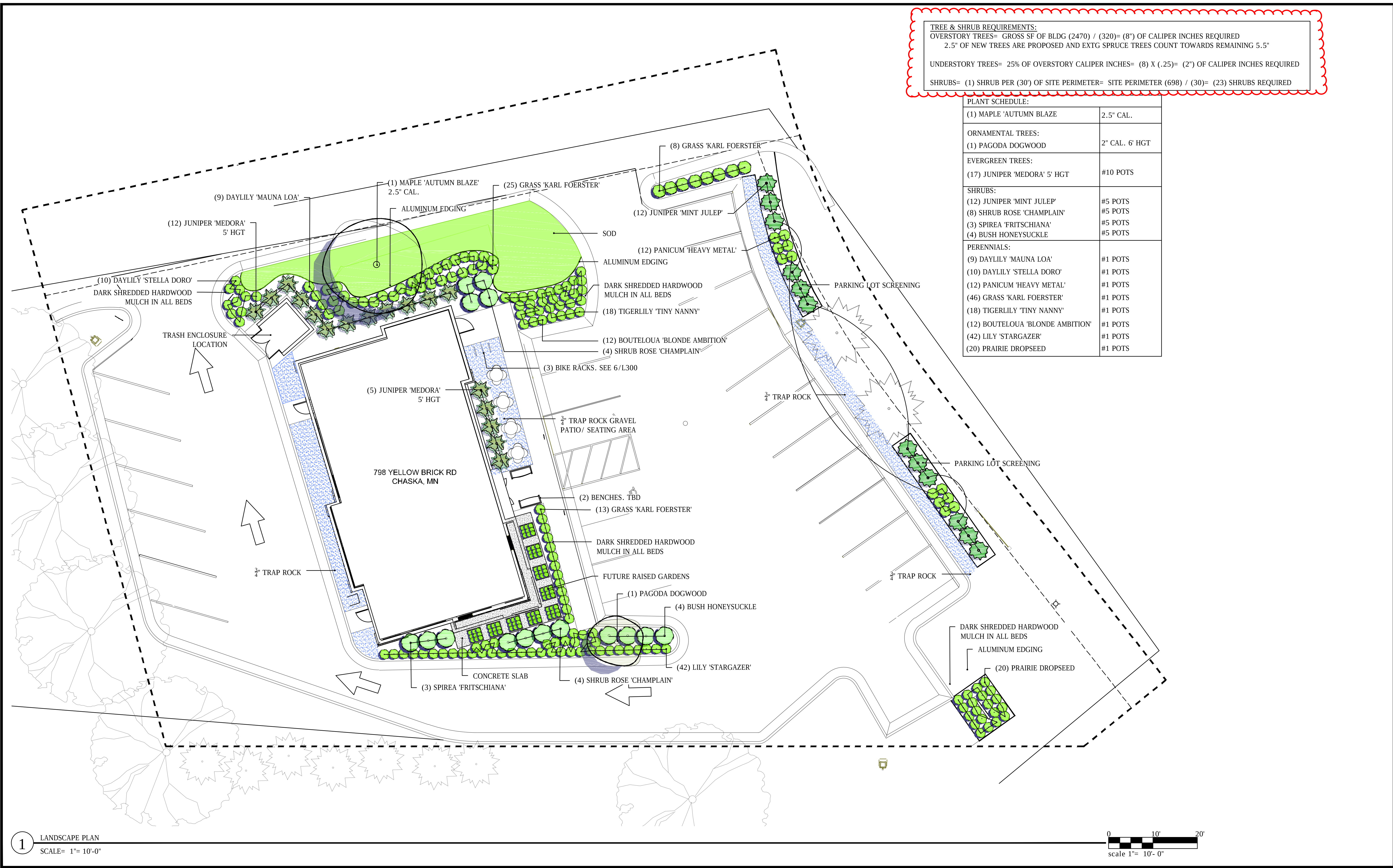
Project number 2018-13

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Checked by be

LANDSCAPE REMOVALS

L100



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

PLANT SCHEDULE:	
(1) MAPLE 'AUTUMN BLAZE'	2.5" CAL.
ORNAMENTAL TREES:	
(1) PAGODA DOGWOOD	2" CAL. 6' HGT
EVERGREEN TREES:	
(17) JUNIPER 'MEDORA' 5' HGT	#10 POTS
SHRUBS:	
(12) JUNIPER 'MINT JULEP'	#5 POTS
(8) SHRUB ROSE 'CHAMPLAIN'	#5 POTS
(3) SPIREA 'FRITSCHIANA'	#5 POTS
(4) BUSH HONEYSUCKLE	#5 POTS
PERENNIALS:	
(9) DAYLILY 'MAUNA LOA'	#1 POTS
(10) DAYLILY 'STELLA DORO'	#1 POTS
(12) PANICUM 'HEAVY METAL'	#1 POTS
(46) GRASS 'KARL FOERSTER'	#1 POTS
(18) TIGERLILY 'TINY NANNY'	#1 POTS
(12) BOUTELOUA 'BLONDE AMBITION'	#1 POTS
(42) LILY 'STARGAZER'	#1 POTS
(20) PRAIRIE DROPSEED	#1 POTS



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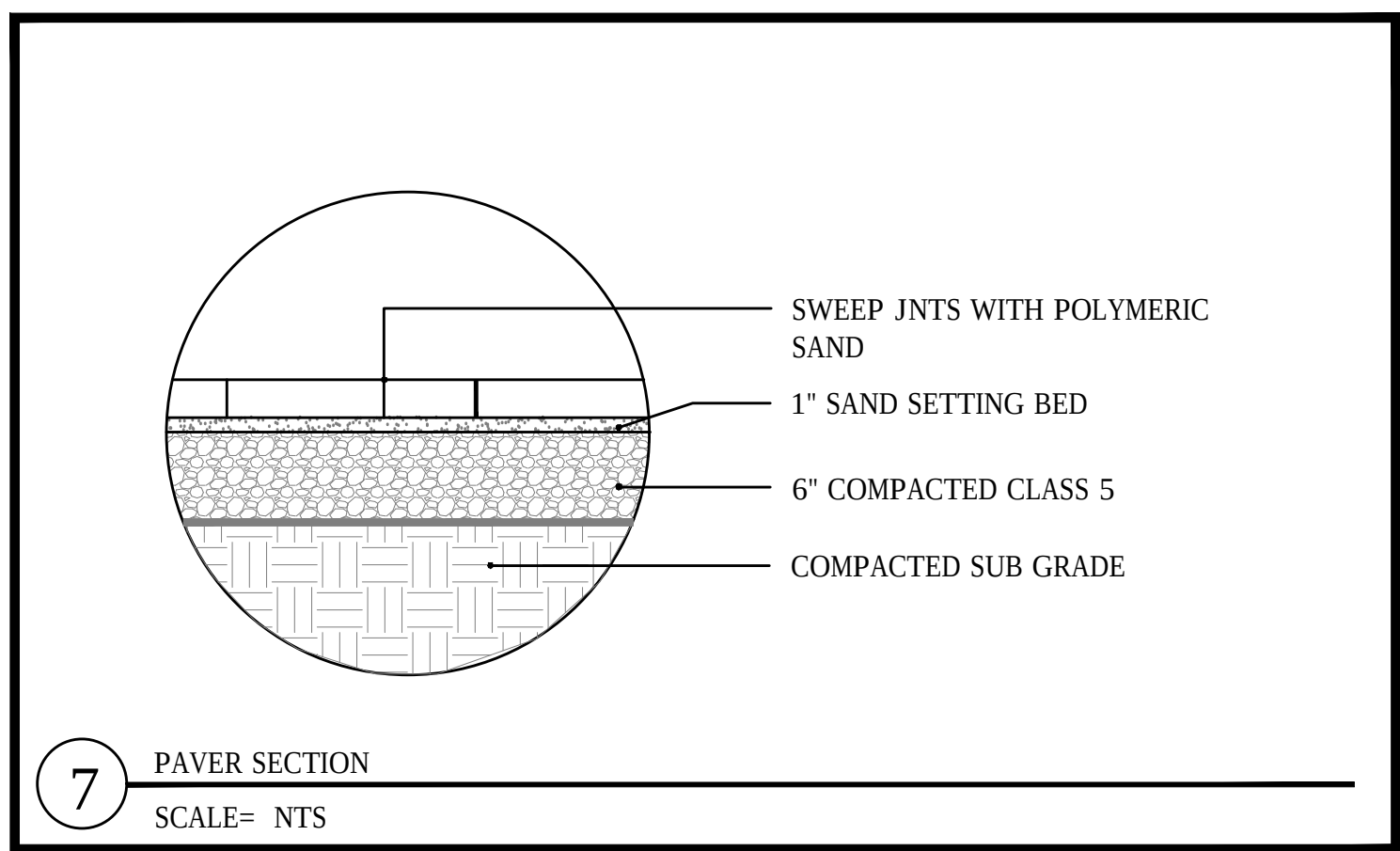
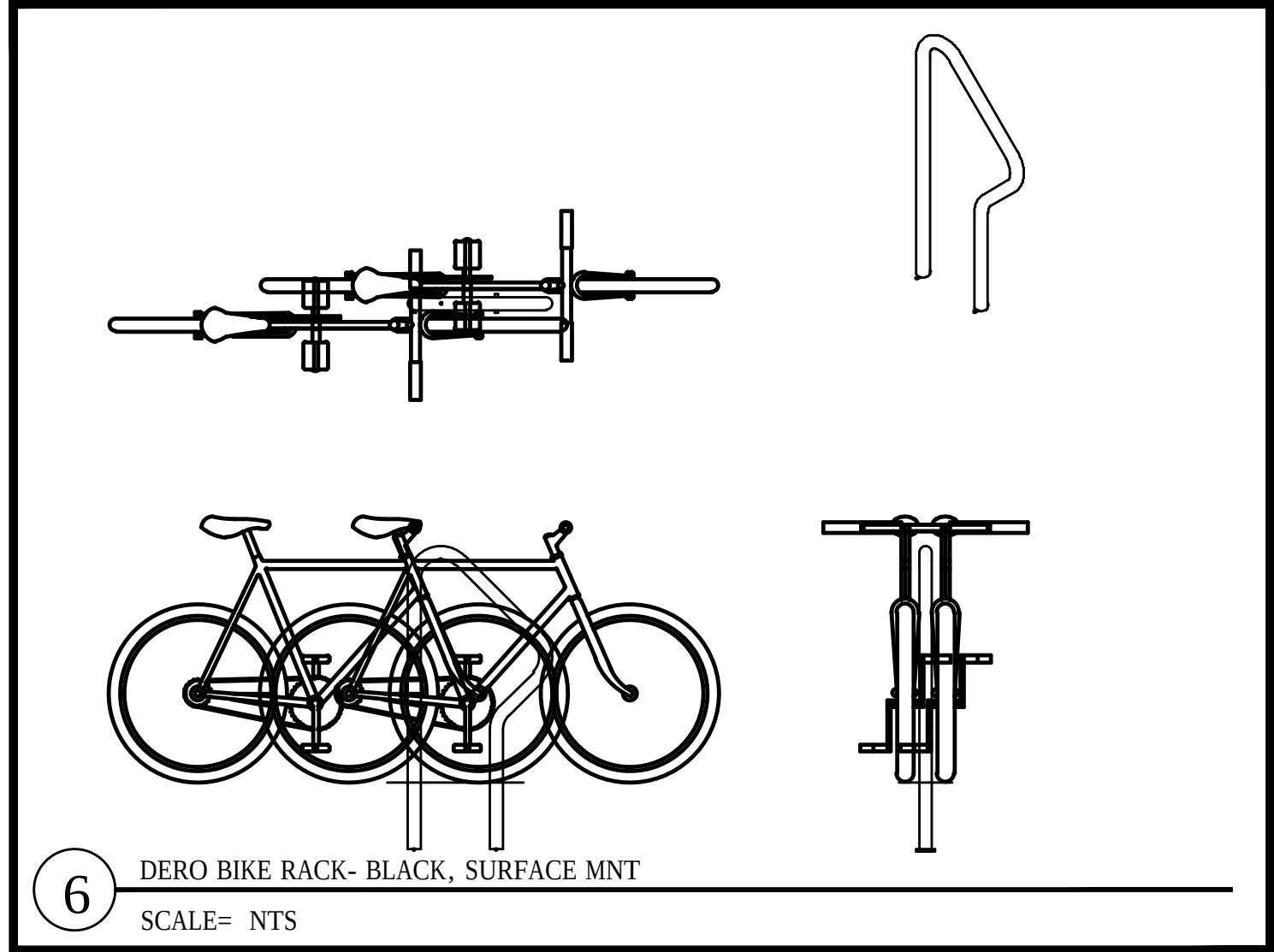
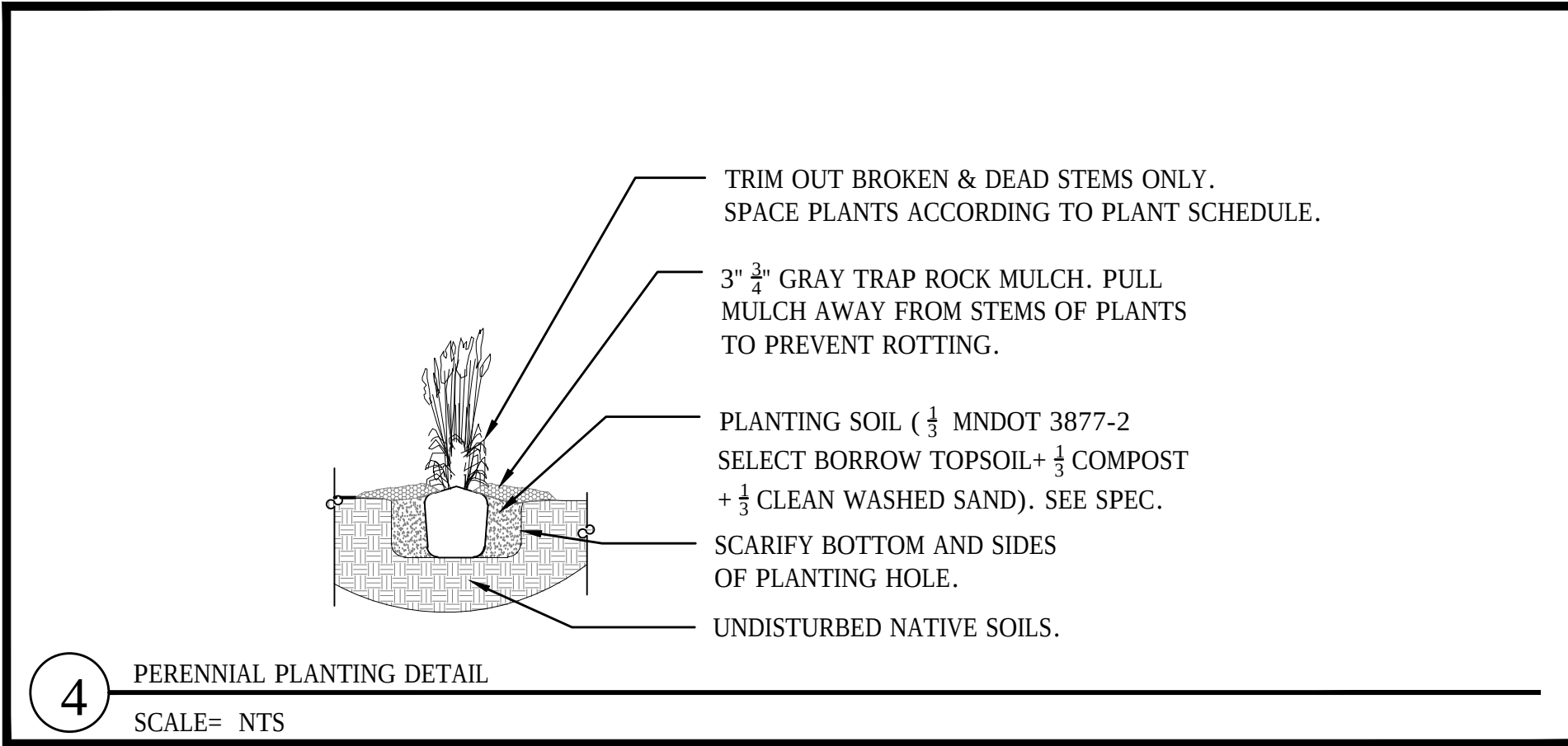
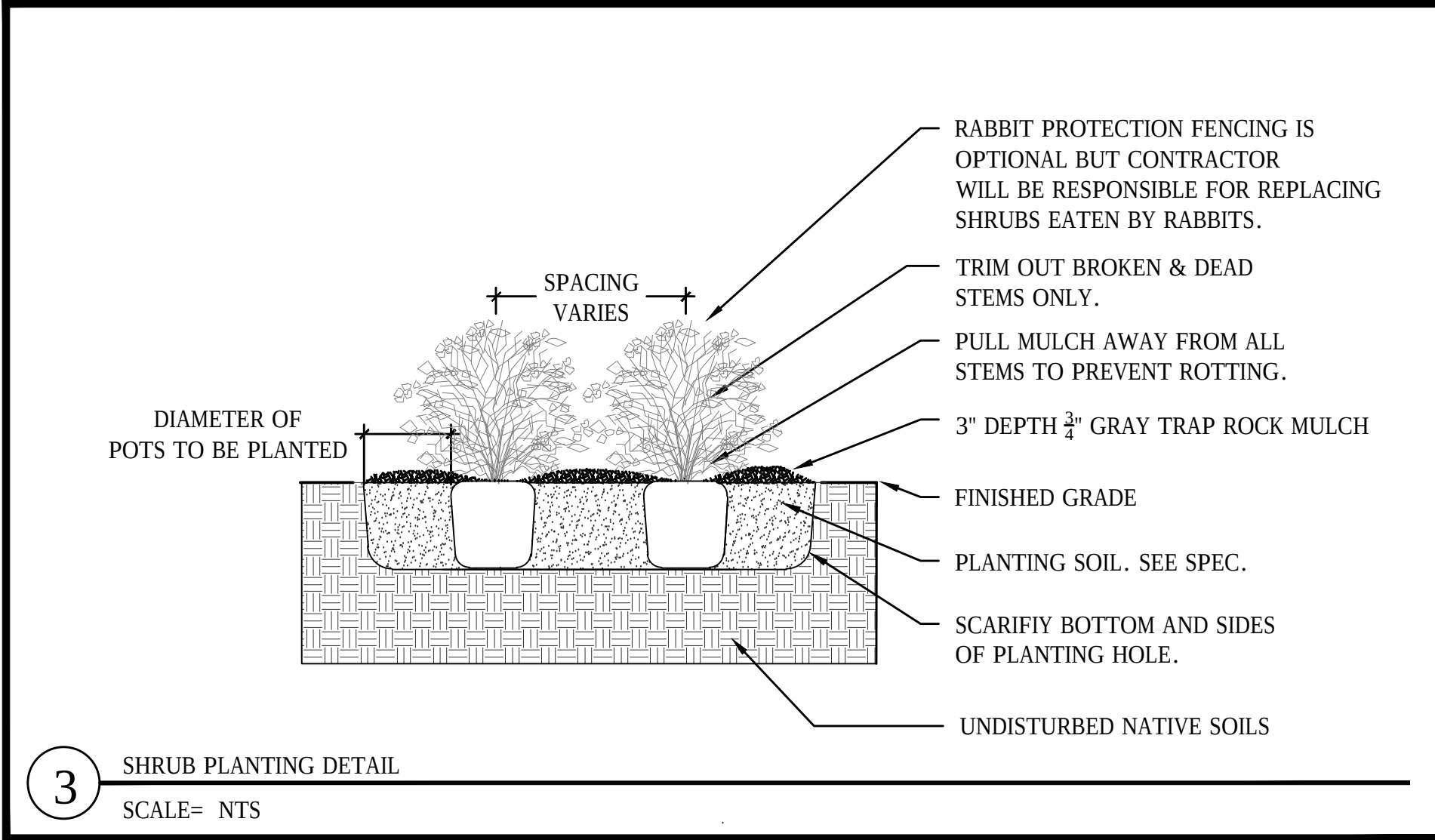
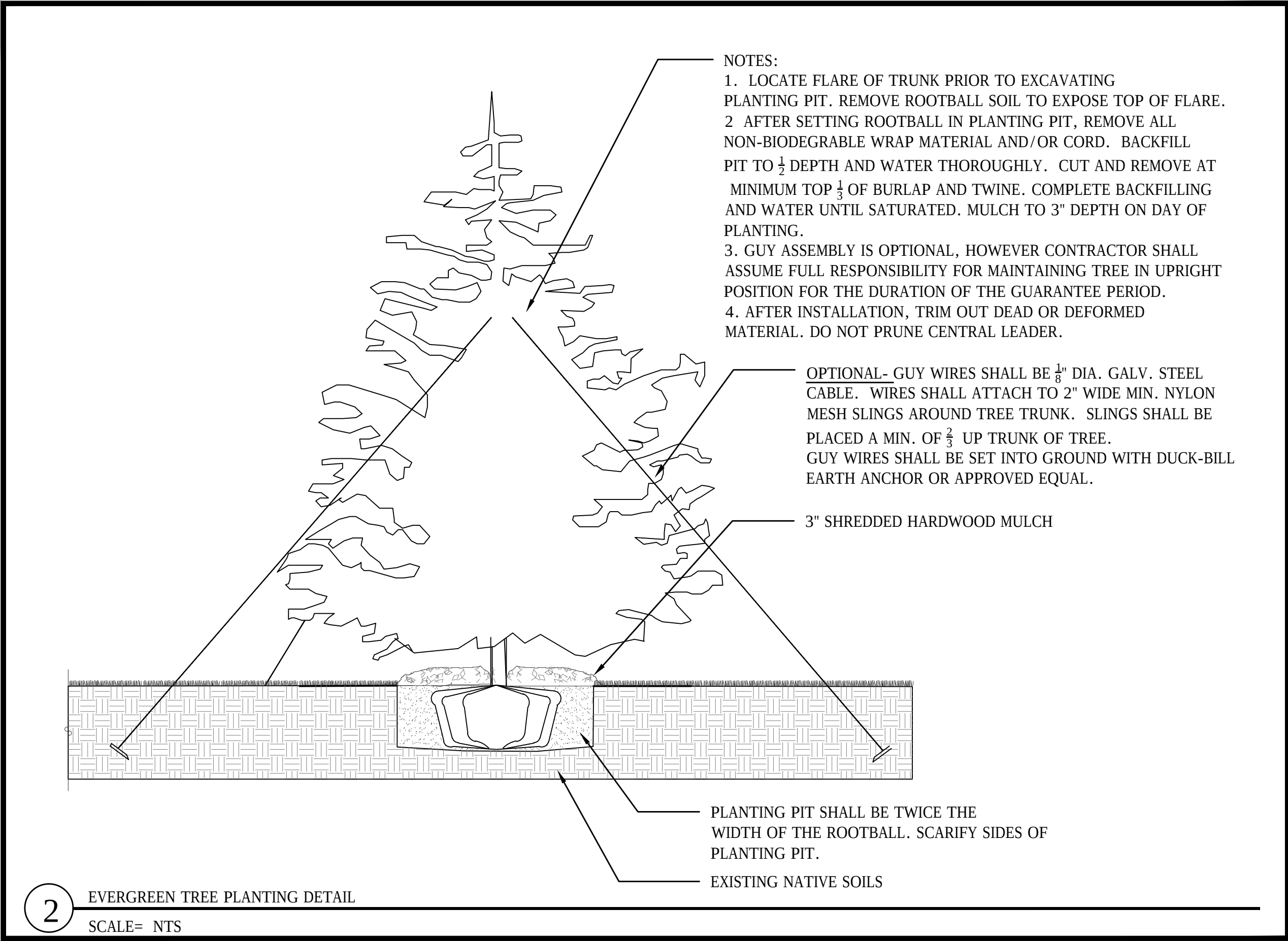
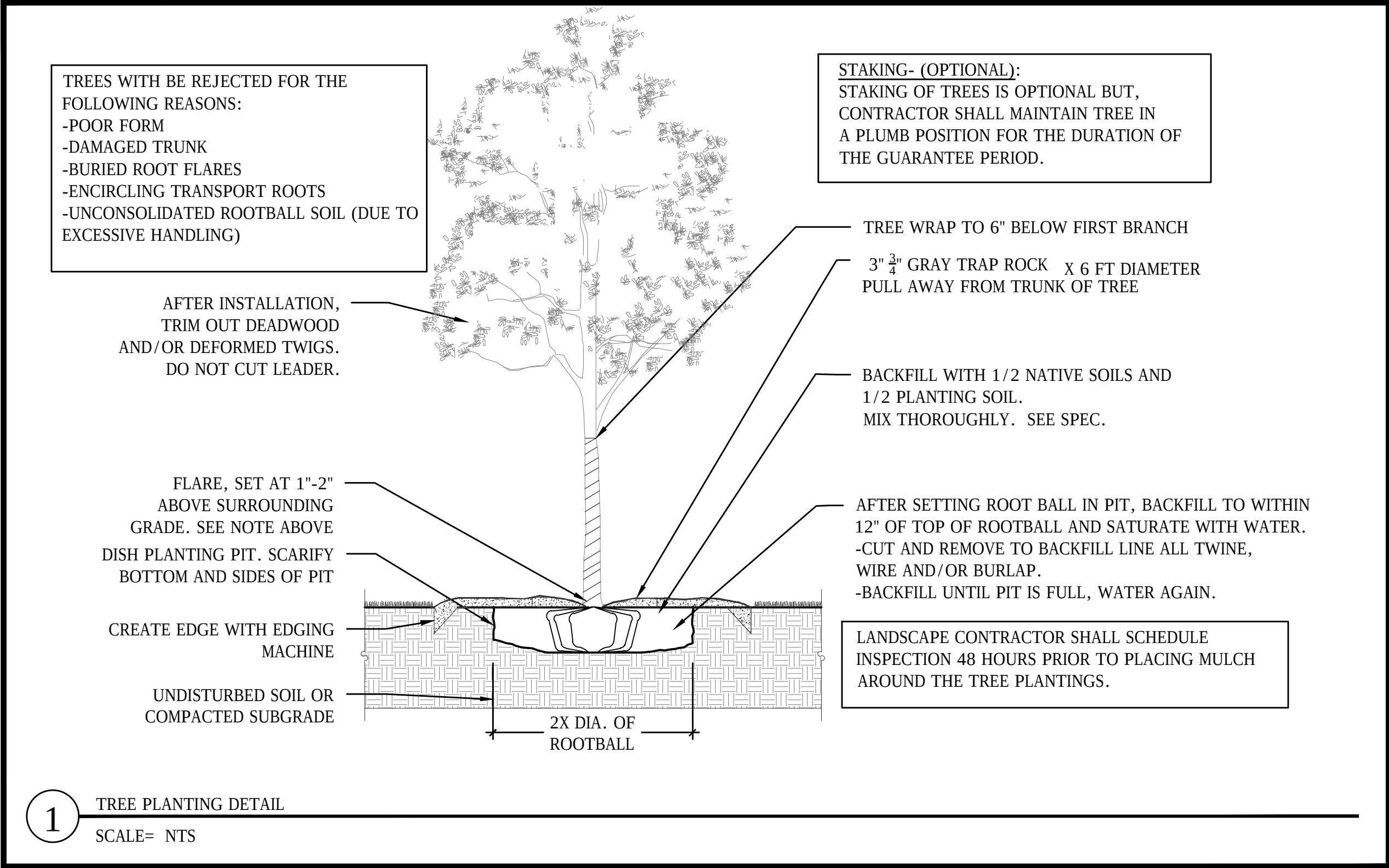
Sheet Title: Preliminary Site Plan Review

Project Name:

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L200





- NOTES:
1. ALL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHALL BE VERIFIED AND ADJUSTED AS REQUIRED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. REVIEW WITH LANDSCAPE ARCHITECT PRIOR TO DIGGING.
 2. LOCATE ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGES TO SAME.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN. VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
 5. THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL SOD/TURF WHICH HAS BEEN REMOVED FOR NEW PLANT BEDS. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
 6. THE CONTRACTOR SHALL KEEP PAVEMENTS, PLANTERS AND BUILDINGS CLEAN AND UNSTAINED. ALL WASTE SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 7. THE PLAN TAKES PRECEDENCE OVER THE PLANT SCHEDULE IF DISCREPENCIES EXIST. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
 8. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
 9. ALL PLANTING STOCK SHALL CONFORM TO THE 'AMERICAN STANDARD FOR NURSERY STOCK' ANSI, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
 10. SEE SPECIFICATIONS FOR PLANT WARRANTY AND MAINTENANCE REQUIREMENTS
 11. SEASONS/TIME OF PLANTING: SPRING: APRIL 15TH- JUNE 30TH FALL: AUGUST 21- OCTOBER 15TH.
 12. NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN THE OFF-SEASONS ENTIRELY AT HIS/HER RISK.
 13. PLANTING SOIL FOR TREE AND SHRUB PITS: BY VOLUME, MIX 1/2 NATIVE SOILS WITH 1/2 IMPORTED PLANTING SOILS.
 14. PLANTING SOIL FOR PERENNIAL BEDS. THOROUGHLY MIXED IN EQUAL PARTS BY VOLUME-1/3 AMENDED TOPSOIL, 1/3 WASHED SAND, 1/3 PEAT OR ORGANIC COMPOST.
 15. DECOMPACT & AERATE ALL COMPACTED SOILS PRIOR TO PLANTING OR SODDING.
 16. MULCH FOR 24" MAINT STRIP: 3" DEPTH, $\frac{3}{4}$ " GRAY TRAP ROCK - CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, AND OTHER DELETERIOUS MATERIAL. MULCH FOR PLANTINGS: 3" DEPTH, DARK SHREDDED HARDWOOD MULCH. USE FOR ALL TREE PLANTINGS AND OVER ALL PLANTING BEDS FOR SHRUBS AND PERENNIALS.
 17. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIALS SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF ALL PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE AND THE PLANTING ACCEPTED, EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, PRUNING AND REMOVAL OF DEAD MATERIAL, AND KEEPING THE PLANTS IN A PLUMB POSITION. THE CONTRACTOR SHALL MAINTAIN ALL MATERIALS IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.
 18. THE CONTRACTOR SHALL REQUEST IN WRITING A FINAL ACCEPTANCE INSPECTION.
- 5 PLANTING NOTES
SCALE= NTS



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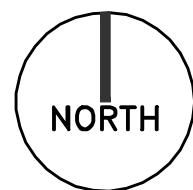
Project number 2018-13

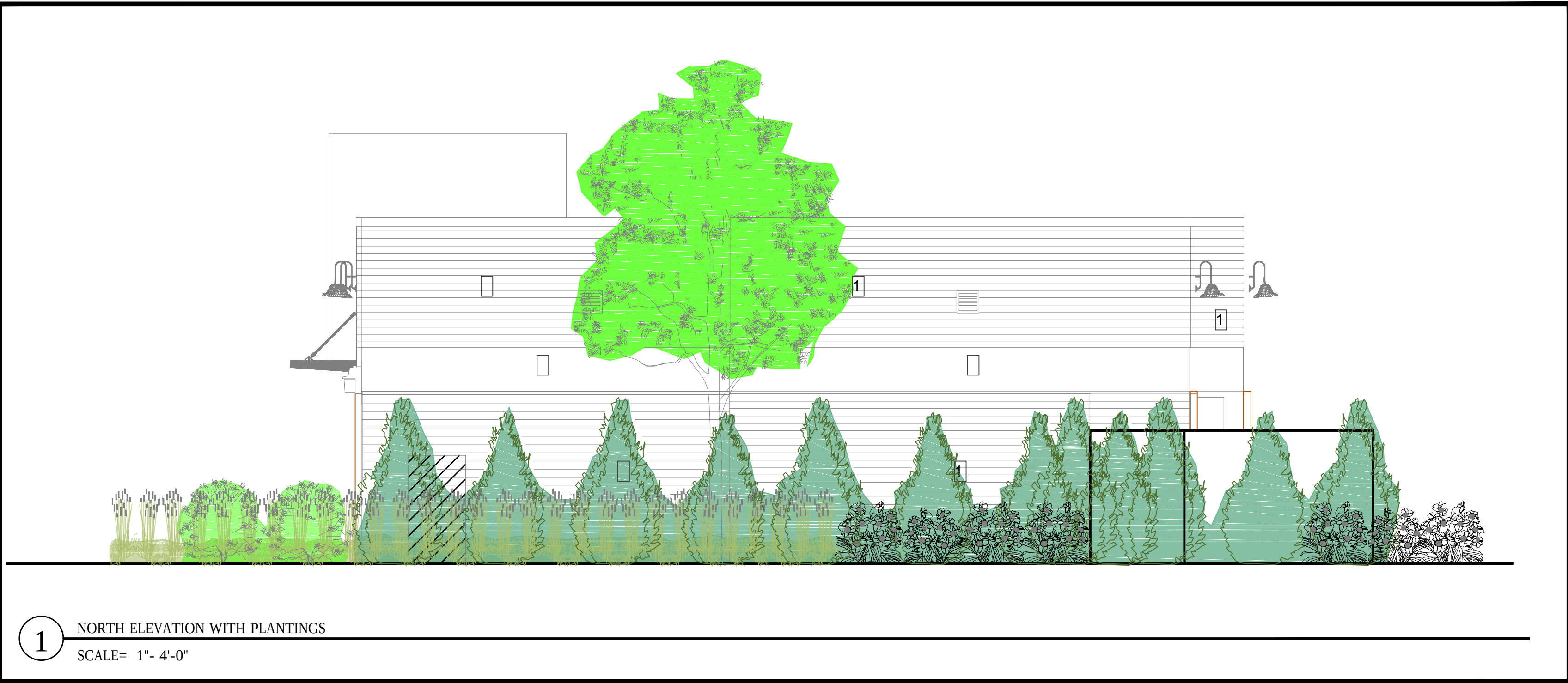
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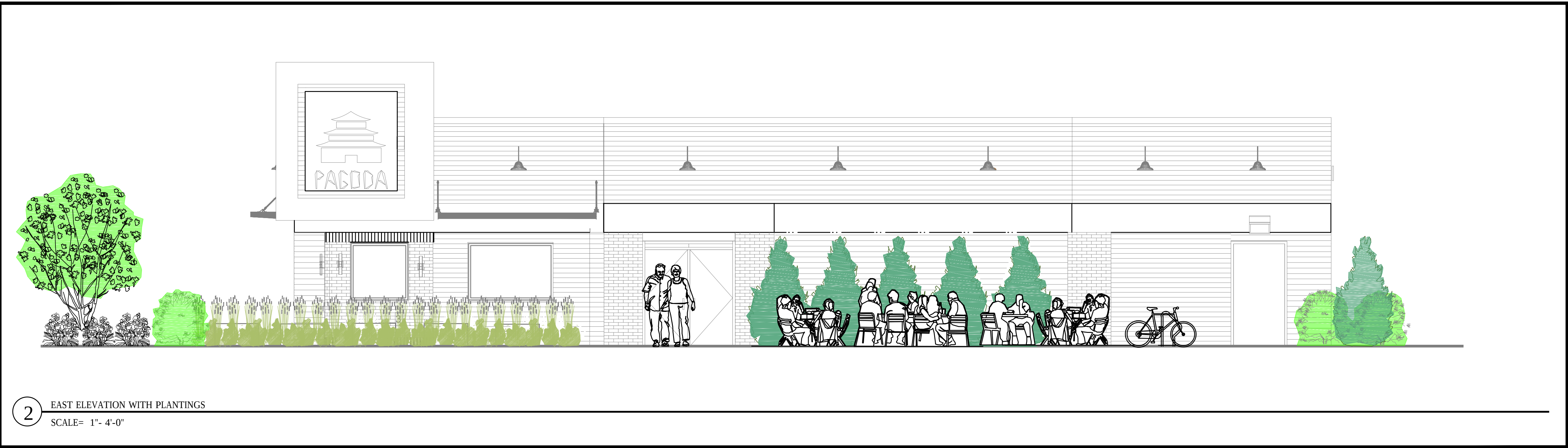
LANDSCAPE DETAILS

L300





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



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



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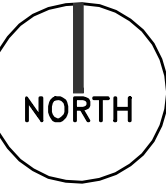
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LANDSCAPE DETAILS

L400



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
10'-0"

EASEMENT

S 51° 11' 09"
W 29.34

NEW MONUMENT SIGN

NEW LIGHT FIXTURE ON
EXISTING LIGHT POLE

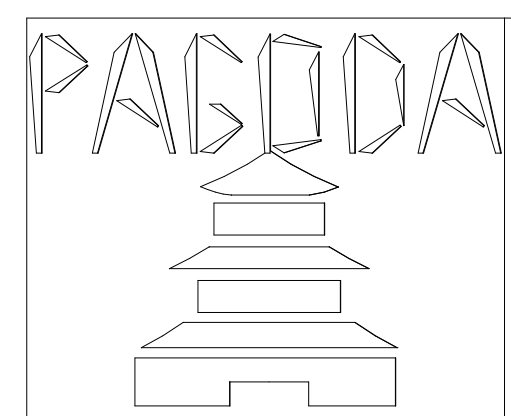
N 89° 32' 09" W 207.33

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"



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Hafferman AIA NCARB
Signature:
Jeffrey R. Hafferman
2/25/2019 4:16:44 PM
License # 44333



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Chaska, MN 55314

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

P100

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"

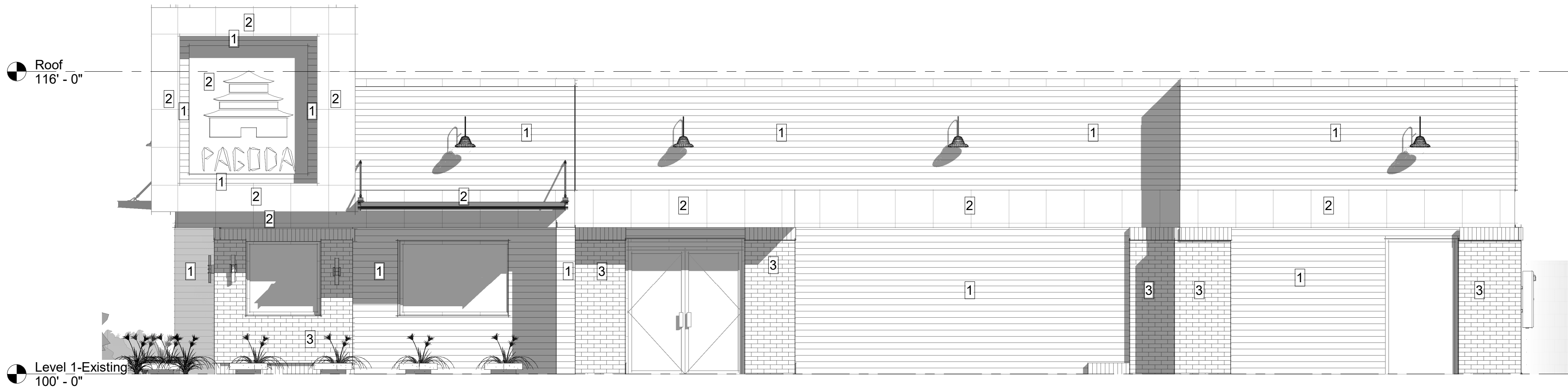
② North- Revised-Presentation
1/4" = 1'-0"

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



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	

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	



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China Pagoda Restaurant

798 Yellow Brick Road
Chaska, MN 55314

Project Name:

Project number 2018-13

Drawn by BF

Checked by JRH

Conceptual Design

P101



Metal Wall Panel Example



Metal Awning Example



Chaska Brick, Fiber Cement, and
Soldier Course Example

Soldier Couse Brick



Chaska Brick



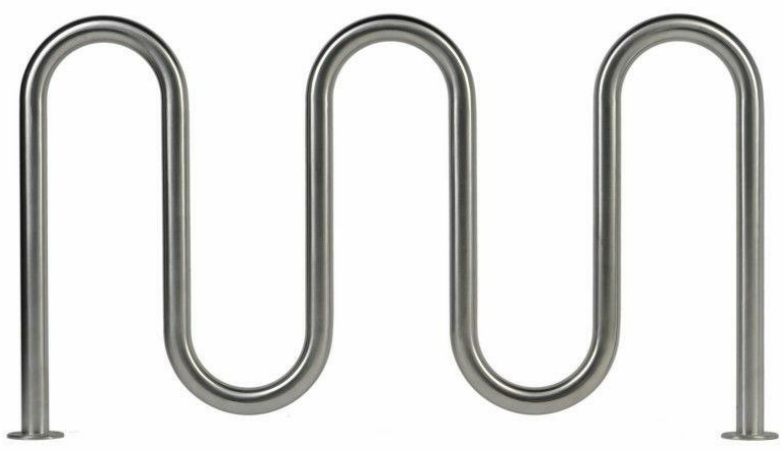
Light Champagne Metal Panels



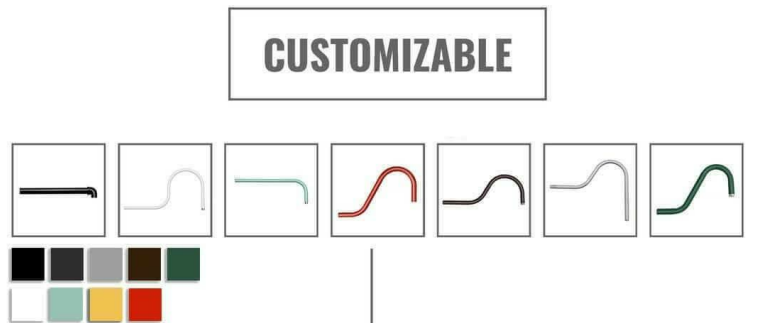
Fiber Cement Board Siding



Metal Awnings



Bike Rack



Goose Neck Lighting



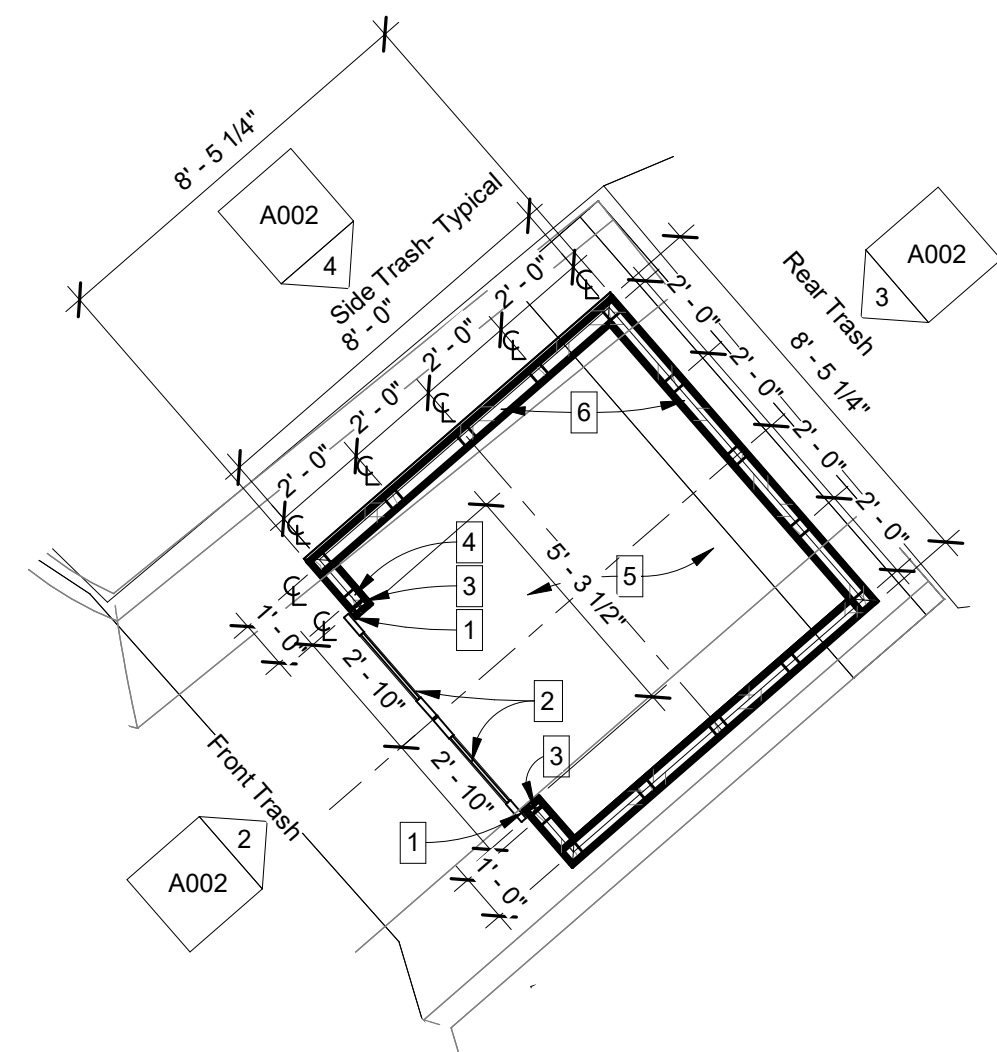
InSpire Architects
620 Civics Heights Drive,
#109
Circle Pines MN 55014
763-316-5342
Info@ArchitectMN.com

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:
2/1/2019 11:43:30 AM
License # 44333

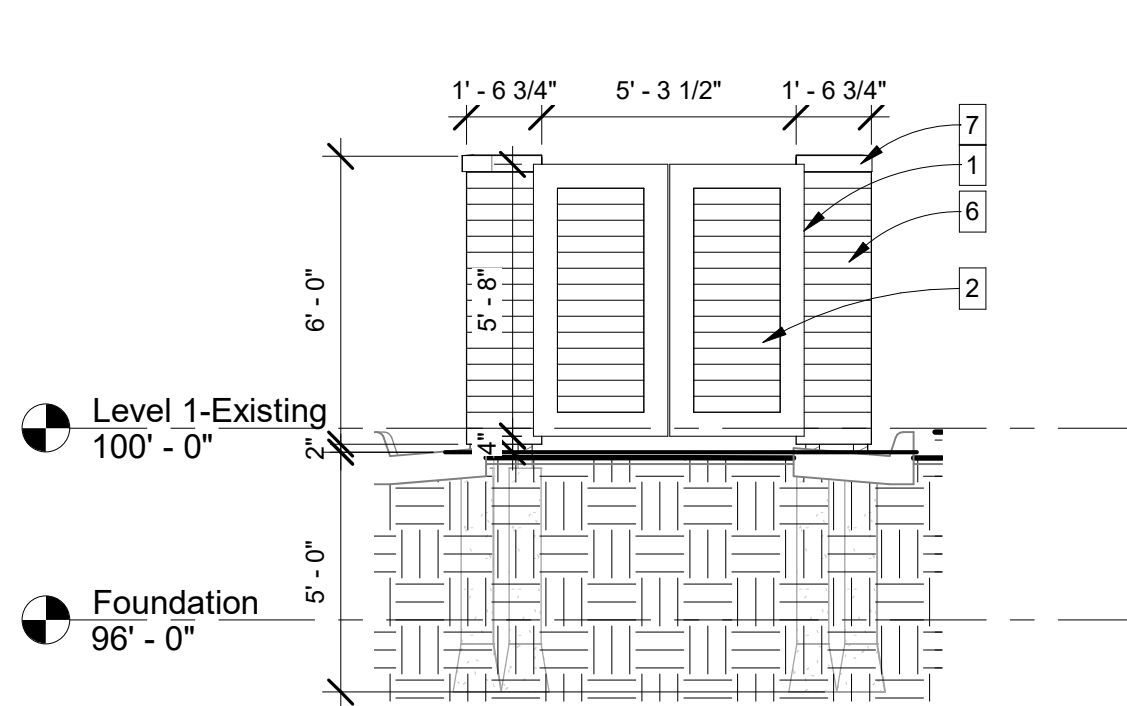


Sheet Title: Preliminary Site Plan Review
Project Name: China Pagoda Restaurant
798 Yellow Brick Road
Chaska, MN 55314

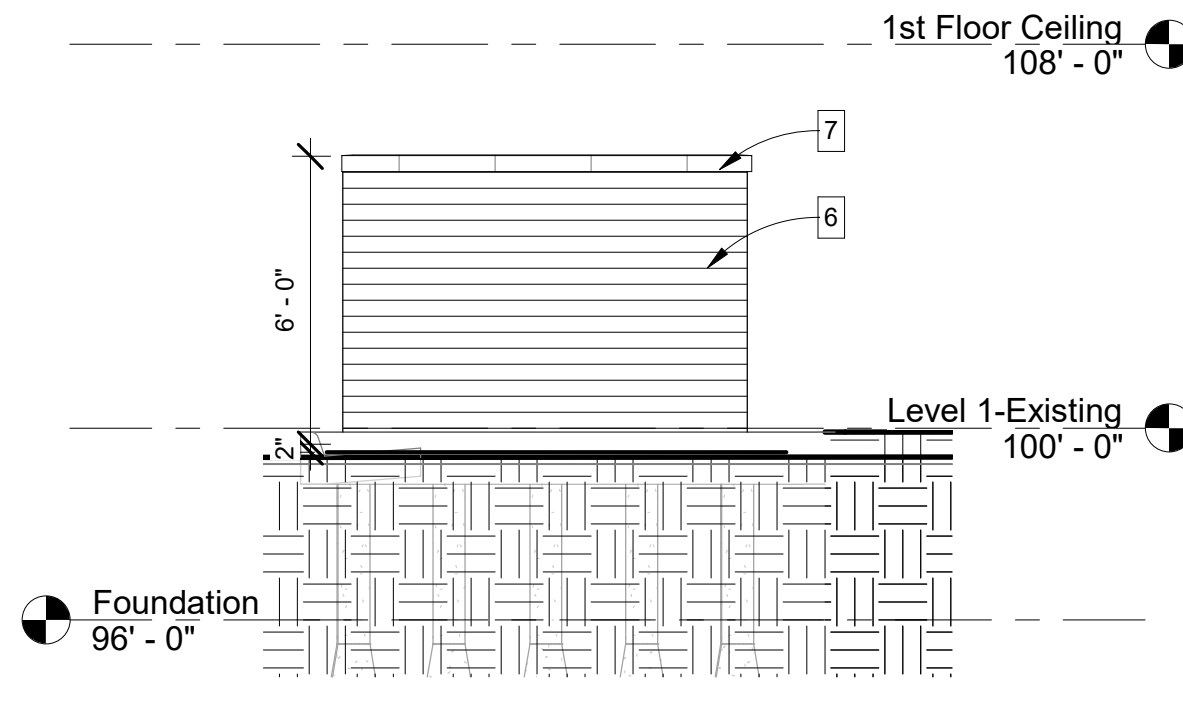
Project number 2018-13
Drawn by BF
Checked by JRH
Conceptual Design



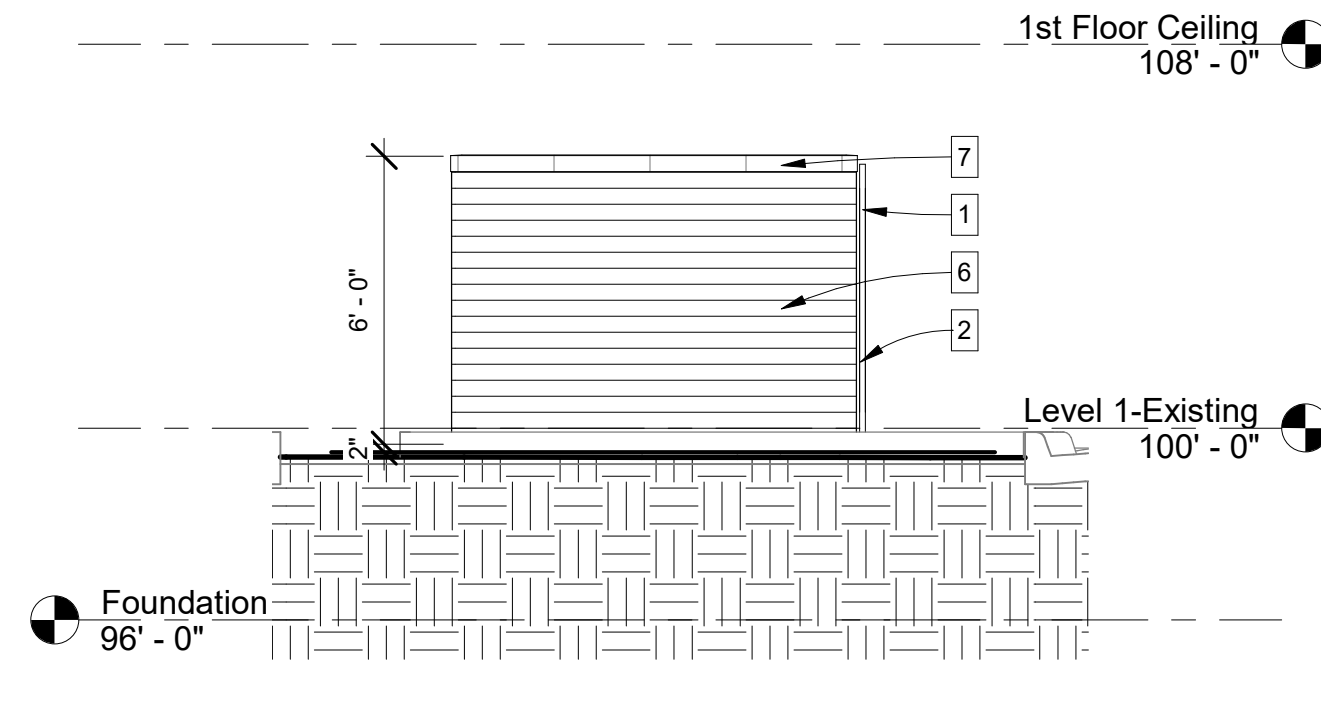
1 Site - Callout 1
1/4" = 1'-0"



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



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

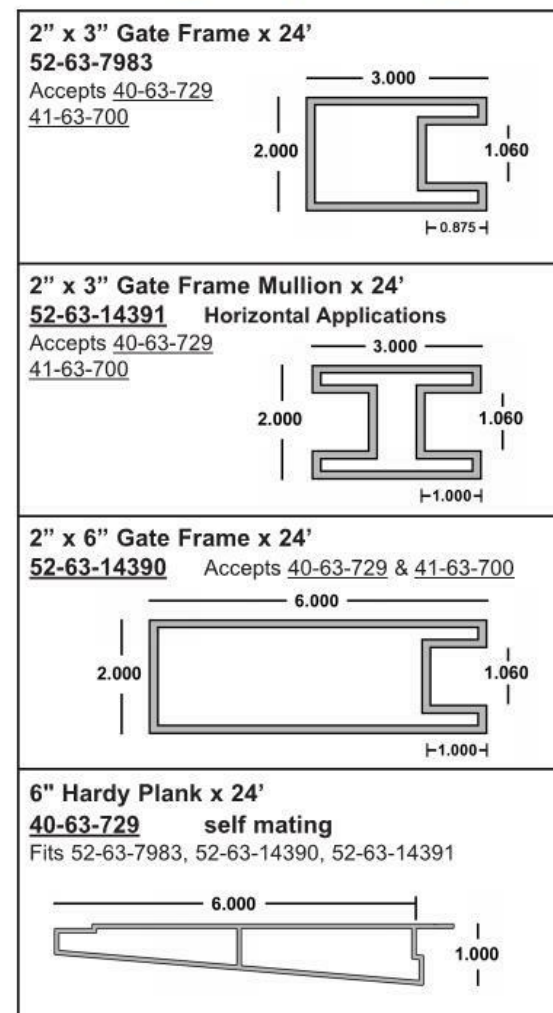


4 Side Trash - Typical
1/4" = 1'-0"

- 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



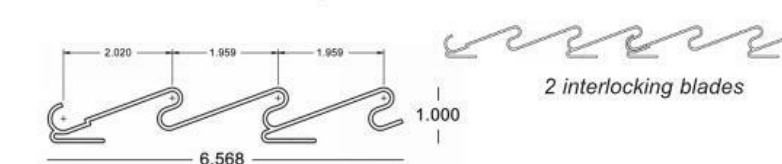
Features and Benefits:

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

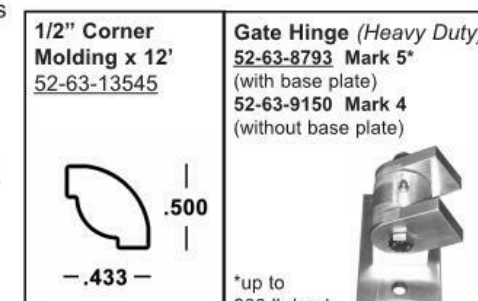
Applications:

- 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
Eastern Metal Supply
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EMS FL
1-800-432-2204
(561) 588-4780 - 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

EMS NC
1-800-343-8154
(704) 391-2267 - fax
(281) 656-2297 - fax (314) 344-3349 - fax

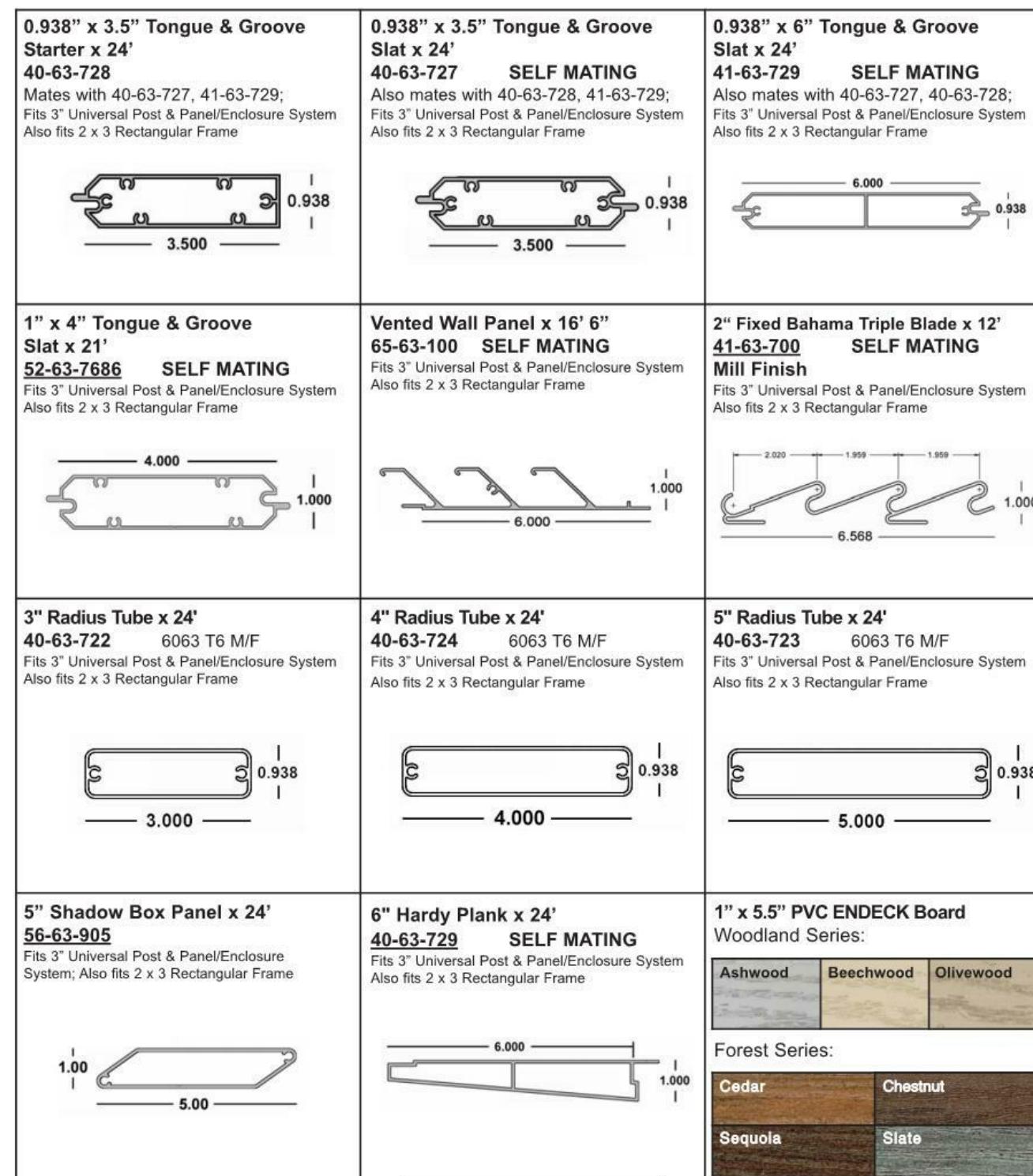
EMS TX
1-800-996-6061
(281) 656-2297 - fax (314) 344-3349 - fax

EMS MO
1-888-822-6061
(314) 344-3349 - fax

3" Universal Enclosure System

Multiple Insert Panels Available (below)

All ALUMINUM items are MILL FINISH.



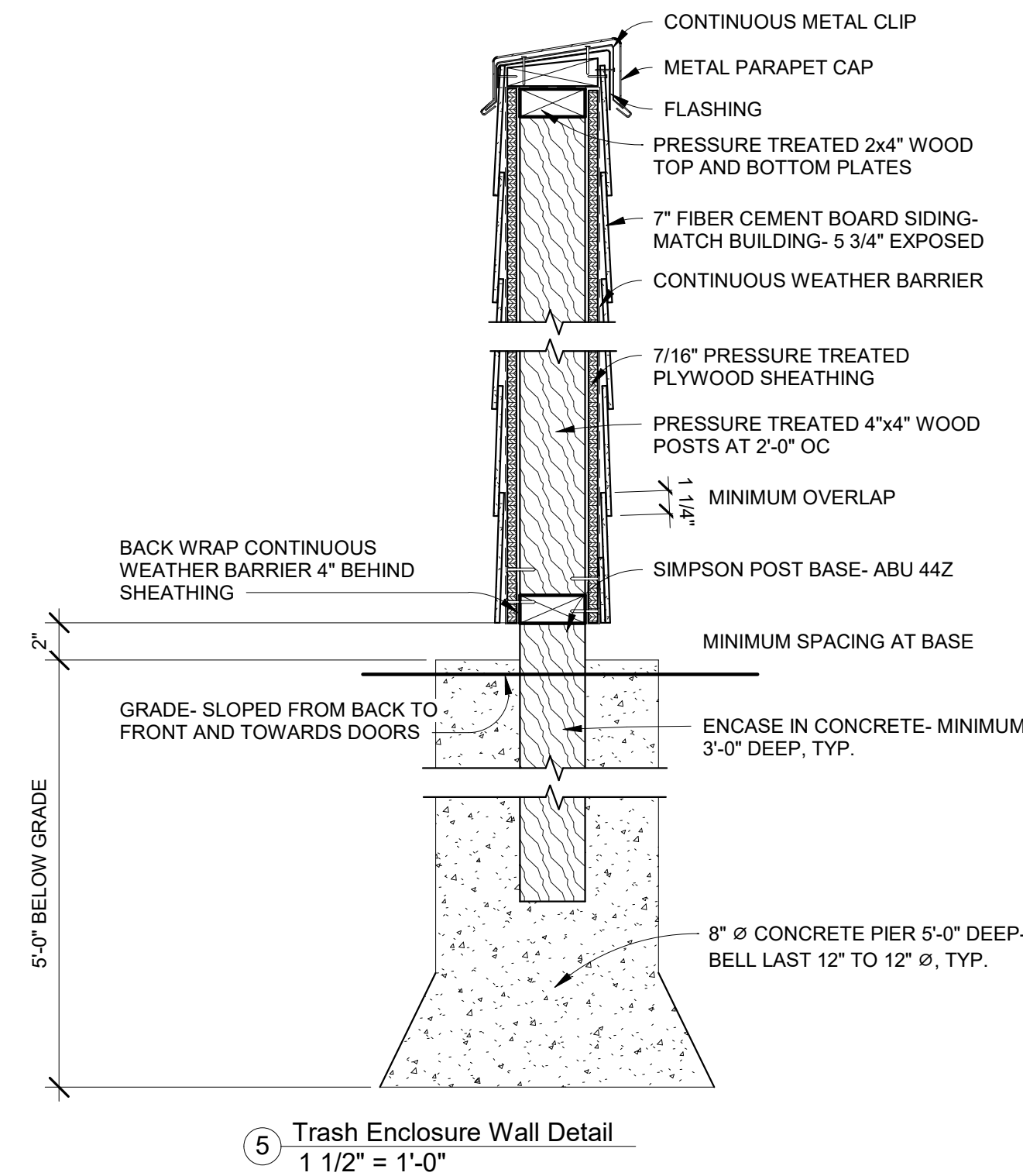
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EMS TX
1-800-996-6061
(281) 656-2297 - fax (314) 344-3349 - fax

EMS MO
1-888-822-6061
(314) 344-3349 - fax



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
China Pagoda Restaurant
798 Yellow Brick Road
Chaska, MN 55314

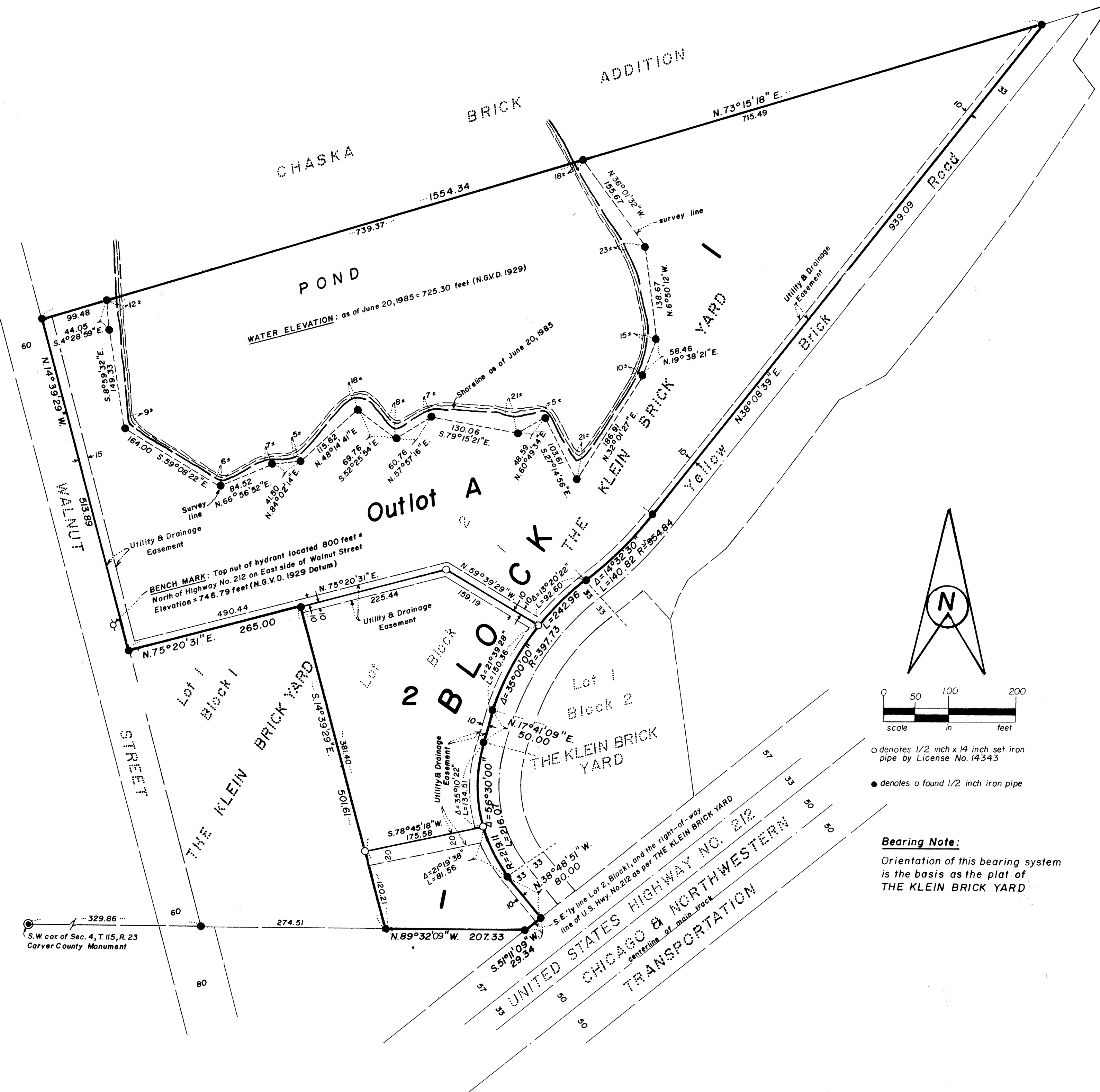
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Project number 2018-13
Drawn by Author
Checked by Checker
Conceptual Design

A002

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.

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. W. Hanson Jr.

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.



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	
	10	L011706002	0.950	SPJ 49-01	12	0	

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking lot	Illuminance	Fc	3.07	23.7	0.1	30.70	237.00

UWLR Area Summary			
Label	Area	UWLR	
Lumens Emmitted above 90 Deg	22888	0.024	

 GN LIGHT
  GOOSE NECK LIGHT ON BUILDING

Date:3/11/2019 TGJ

Page 1 of 4

Lumens Emmitted above 90 Deg

Area = 22888 Sq.ft
Total Watts = 1000.3
UWLR = 0.024



Date:3/11/2019 TGY

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



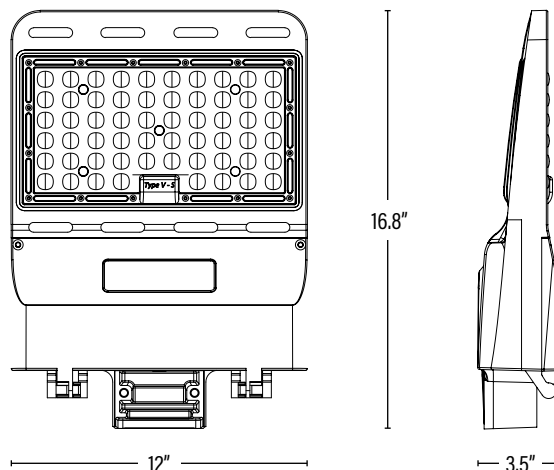
DIMENSIONS (Inches)

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.

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

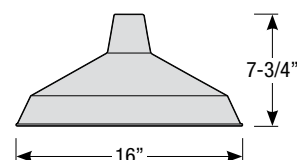
- Shade and mounting finish options
- Available in 21 standard and 2 specialty finishes with optional coastal coating to protect finish in coastal environments (add "-C" to the finish)
- Inner shade is painted gloss white
- Consult factory for custom finish options

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.)	☐ ABL (Aegean Blue)	☒ (blank) (No coating)	☐ -CG (Clear Glass)	☐ -2 (1/2" IP)
	☐ GU2413 ¹ (13W GU24 / 2700K)	☐ BB (Burnished Bronze)	☐ -C ⁴ (Coating)	☐ -FG (Frosted Glass)	☒ -3 (3/4" IP)
	☐ GU2418 ¹ (18W GU24 / 2700K)	☐ BK (Gloss Black)		☐ -OG (Opal Glass)	☐ -B (Black Cord Pendant)
	☐ GU2426 ¹ (26W GU24 / 2700K)	☐ BLU (Blue)		☐ -CGG (Clear Glass w/ Cast Guard)	☐ -W (White Cord Pendant)
	☐ GU2432 ^{1,2} (32W GU24 / 2700K)	☐ DVG (Dove Gray)		☐ -FGG (Frosted Glass w/ Cast Guard)	☐ -F (Flush Mount)
	☐ GU2442 ^{1,2} (42W GU24 / 2700K)	☐ FLG (Flannel Gray)		☐ -OGG (Opal Glass w/ Cast Guard)	
	☐ LED1127 ^{1,3} (11W LED / 2700K / 90 CRI / 1188lm)	☐ GA (Galvanized)		☐ -CGWC (Clear Glass w/ Wire Cage)	
	☐ LED1130 ^{1,3} (11W LED / 3000K / 90 CRI / 1265lm)	☐ LG (Lime Green)		☐ -FGWC (Frosted Glass w/ Wire Cage)	
	☐ LED1135 ^{1,3} (11W LED / 3500K / 90 CRI / 1305lm)	☐ MB (Matte Black)		☐ -OGWC (Opal Glass w/ Wire Cage)	
	☐ LED1140 ^{1,3} (11W LED / 4000K / 90 CRI / 1364lm)	☐ MBL (Midnight Blue)		☐ -WG (Wire Guard)	
	☐ LED1527 ^{1,3} (15W LED / 2700K / 90 CRI / 1620lm)	☐ PNA (Painted Natural Aluminum)			
	☐ LED1530 ^{1,3} (15W LED / 3000K / 90 CRI / 1725lm)	☐ PNC (Painted Natural Copper)			
	☒ LED1535 ^{1,3} (15W LED / 3500K / 90 CRI / 1780lm)	☐ RD (Red)			
	☐ LED1540 ^{1,3} (15W LED / 4000K / 90 CRI / 1860lm)	☐ 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)			

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:

Date:

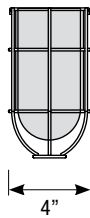
Type:

Notes:



Glass Enclosure

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



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)



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 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)

Revised 06/01/2018



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

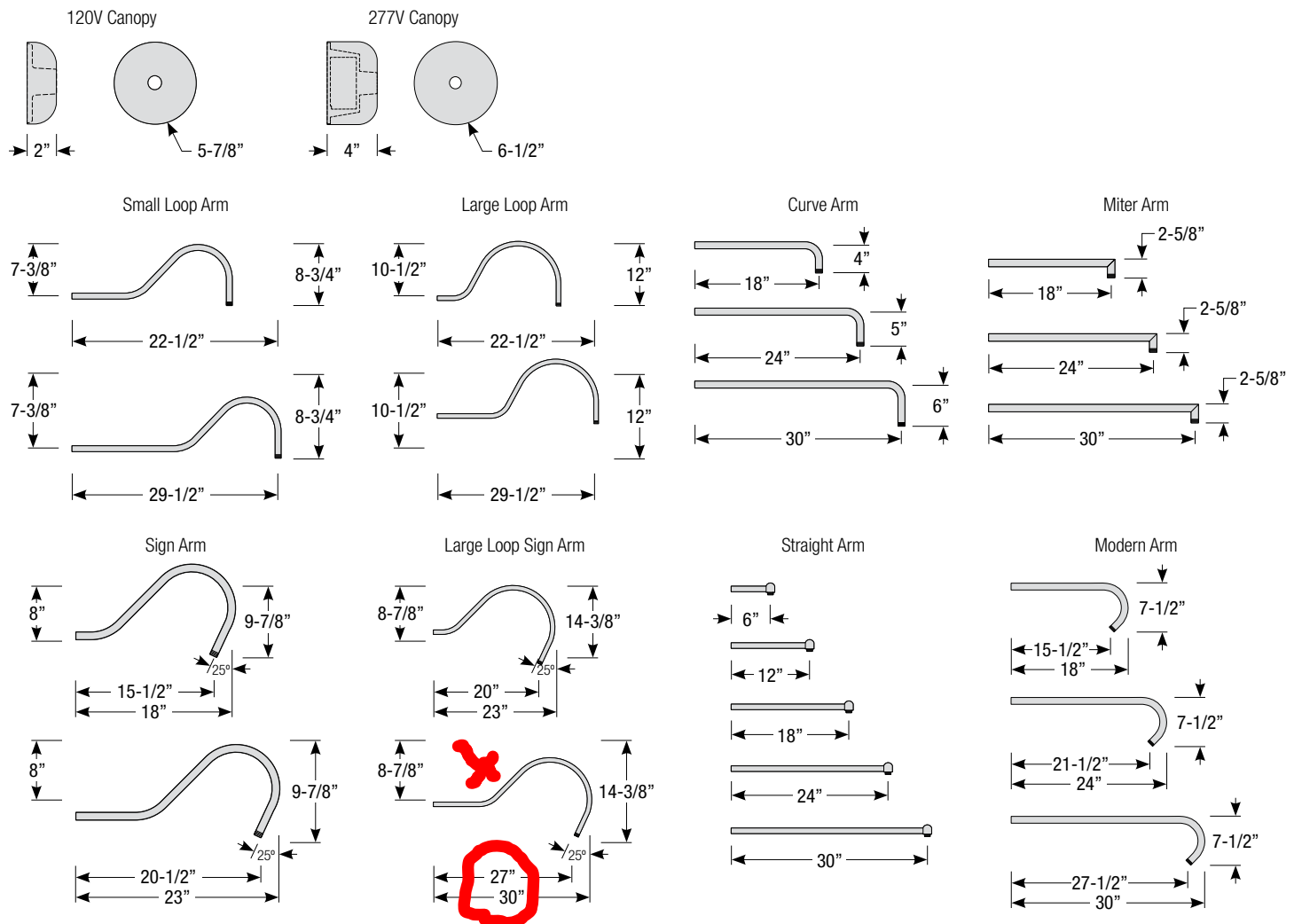
☒ ABL (Aegean Blue)	☐ PNC (Painted Natural Copper)
☐ BB (Burnished Bronze)	☐ RD (Red)
☐ BK (Gloss Black)	☐ SGR (Sage Green)
☐ BLU (Blue)	☒ SGW (Semi Gloss White)
☐ DVG (Dove Gray)	☐ SND (Sand)
☐ FLG (Flannel Gray)	☐ SS (Satin Silver)
☐ LG (Lime Green)	☐ TBZ (Textured Bronze)
☐ MB (Matte Black)	☐ TGP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

Specialty Finishes

☐ GA (Galvanized)	☐ SA (Satin Aluminum)
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Note: All arm mounts include canopy

4. Satin aluminum cannot be coated



Revised 06/01/2018



REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
05/08/19

Subject: **Hickory Street Apartments - Concept Plan**

Applicant: Community Asset Development Group

Location: 401 Hickory Street; south of Chaska Boulevard, west of Hickory Street

Case No.: PC No. 2019-10

Synopsis: The applicant is requesting approval of a concept plan to construct a market rate apartment and transitional housing building.

Prepared By: Elizabeth Hanson

Staff Recommendation: See Staff Recommendation Section of Report

BACKGROUND

At its May 15, 2017 City Council meeting, the applicant made their first introduction of a Homeless Transition Housing project at 401 Hickory Street to the Council under visitor presentation. At this time the applicant informed the Council on a proposal for supportive housing that would be targeted towards homeless individuals looking to find long term housing. The project was to provide a temporary place to live and counseling services to help them avoid homelessness. 28 dwelling units comprised of studios, one bedroom and two bedrooms were proposed on the Hickory Street site and approximately 1 acre of City-owned land. At this time, the applicant was seeking support from the City for the project to apply for State Funding. A letter of support from the City was necessary in their application. The Council directed Staff to draft a letter of support to be reviewed at the June 5, 2017 City Council meeting.

At its June 5, 2017 City Council meeting, the letter of support from staff was reviewed as a discussion item. There were a number of representatives there from organizations such as 180 Degrees, Launch Ministry, Carver County, and some residents that expressed support in the project. There were also a number of residents that expressed concern for the project. Concerns ranging from amount of time homeless residents are allowed to stay in the facility, proximity of project to residential neighborhoods, lack of affordable housing options, density, traffic, impacts on property values, and safety. The Council Members expressed support for the project's objective of helping the homeless, however, they were not in a position of supporting the project's site until it goes through the necessary planning approvals and more information is received. The letter of support drafted by the Mayor also reinforced this perspective. Only two Council Members voted aye, three voted nay against the consideration of providing a letter of support for the project. Motion failed.

Homeless Transitional Housing

In January 2018, 94 persons were on the Carver County Homeless Waiting List with families accounting for 26% and individuals the remaining 74%. These surveys only count people that are known to housing case workers and who give permission for their information to be included so the numbers could be much higher. There are currently no emergency housing options for single adults or families in either Carver or Scott County, with the closest options being referrals to shelters in Minneapolis. Of particular concern, and the focus of the effort, is homelessness in the young adult population. In January 2019, 63 youth between the ages of 18-29 were on Carver County's "certified homeless list". 44 were single with an even split between males and females. Of the total individuals 60% originally resided in Carver County and the remainder were from Scott County.

In late 2015, a group of community partners gathered together to discuss strategies to meet these needs. These partners include members of nonprofit organizations, pastors and leaders of faith communities, local government, and concerned citizens. Throughout the last year, our emphasis has been developing a strategy to take the next step in addressing young adult homelessness by construction a new facility.

In partnership with Launch Ministries, the Community Asset Foundation is proposing to construct a 16 unit apartment building in Chaska targeted to single young adults. Founded in 2009, the mission of The Community Asset Foundation is to develop, construct, and renovate community assets in partnership with community operating entities. The Foundation operates as a nonprofit and is managed by a 5 member board of directors. The Foundation is committed to working closely with local community groups and the city to develop quality projects that meet the local community's identified needs. Currently, the Foundation has assets in excess of \$14 million and will be the prime financial backer of the 16-unit building

Although not fully finalized, resident selection would be based on the following criteria:

- Young adults 18 to 29 years of age
- Currently homeless and recommended by Launch Ministries
- Employed
- Previous resident or employed in Carver County, or attended school in the County
- Must continue to participate in Launch case management and other required programs
- Must maintain employment

CURRENT REQUEST

The request this evening is for Concept Plan approval for the construction of a market rate apartment building totaling 26 units and 3 stories high, and a transitional housing building totaling 16 units and 2 stories high. The transitional housing building is catered towards young adults ranging in age from 18-29 who are coming out of homelessness.

Project Goals as identified by Developer

The applicant has listed out the following goals regarding the project:

- Adhere to the guidelines of Chaska Comprehensive Plan and Downtown Master Plan
- Address Chaska's demand for market rate apartments that are unique to the downtown area

- Provide an apartment that meets an affordable level for single young adults coming out of homelessness
- Enhance Hickory Street as entrance to downtown
- Utilize architecture consistent with historic Chaska
- Enhance the pedestrian connections to downtown and the existing community trail system
- Preserve the woods along Chaska Blvd & west of the site
- Improve Chaska's perception as a "quality small town" for all

Existing Conditions

The overall site is 2.5 acres in size (including one acre area from the City-owned property to the northwest) and consists of a single family home and detached garage. The site abuts the City's flood channel which is situated on the site's south edge. The northern portion of the property is wooded and acts as a buffer between the site and Chaska Boulevard. The topography of the site slopes down from Chaska Boulevard. The west side of the site is also wooded. There are two large storm sewer pipes that encumber the property.

Adjacent properties

The site is bounded on the south by the Flood Channel; the north by City-owned property and Chaska Boulevard; the east by Hickory Street and the ISD #112 Bus Barn site; and the west by the Flood Channel and open space.

Easements & Proximity to Flood Channel

The property is encumbered by two large storm sewers; one is 54 inches in diameter and the other is 60 inches in diameter. These storm sewers accommodate drainage from a large portion of Southwest Chaska and convey it into the flood channel. The 54 inch storm sewer pipe is on the site and generally runs adjacent to the Hickory Street right-of-way. The 60 inch storm sewer pipe bifurcates the site generally from the northeast to the southwest. Based on the concept plan it would appear that the market rate apartment building impacts both of these storm sewers.

Chaska's Flood Control system (i.e., Levee, Flood Channel, and adjacent appurtenances) is controlled by the Army Corps of Engineers. The City has engaged them to review the Concept Plan but have yet to hear any feedback on the project or its potential impacts on the Chaska Flood Control System.

The city property, which is being proposed to be utilized in this project, contains two overhead electric distribution facilities for the Chaska Electric Department. The market rate building and the general site grading may impact the southerly of these two electric distribution lines.

As the development of this site moves forward, these potential impacts to the Flood Control System and the Electric Distribution System will require closer evaluation, which may necessitate modifications to the concept.

Comprehensive Plan

The current 2030 Comprehensive Plan guides this site to be Office. The City-Owned property to the northwest is guided to be Open Space. The proposal for residential is not consistent with these designations. The City is currently going through an update for the 2040 Comprehensive

Plan which has not been formally adopted by the City or the Metropolitan Council. It is anticipated that the update will be complete and ready for implementation in 2019.

The proposed 2040 plan shows this site to be Downtown Mixed Use and the City-Owned property to be Open Space. The description of the Downtown Mixed Use is still in review/production however, in general terms, it does list residential as a guided use. The City has analyzed several options on how to address the Land Use component of this request and have provided the following directions:

- Current 2030 Comprehensive Plan is in Effect Until 2040 Plan is Formally Adopted; the applicant has stated that they currently meet the 2040 Comprehensive Plan's guidance for the site. It should be noted that this plan has not been formally adopted by the City nor the Metropolitan Council in order for it to be in effect. In fact, it will be months before this is seen before the Metropolitan Council. Comprehensive Plan Amendments are not allowed on the 2030 Comprehensive Plan during this update period as well. With that said, evaluating this site for residential is premature since the current guidance only allows for Office. A concept plan is an appropriate request at this time, however, any future requests/entitlements would not be acted upon if it is inconsistent with the 2030 Comprehensive Plan and the 2040 Comprehensive Plan has not been formally adopted by MetCouncil.
- City-Owned Land Guided for Open Space; the one-acre City owned land piece that the applicant hopes to incorporate into the development is guided for Open Space in the current 2030 Comprehensive Plan, and has been that way through several Comprehensive Plans. The City has to evaluate if they would be amenable to incorporating this piece into the project site. Incorporating this piece into the project site would mean that the City would need to re-evaluate the Comprehensive Plan's current guidance for it. The site would also have to be evaluated to see how buildable it is. Currently the area is encompassed by a storm sewer pipe, wooded areas and steep slopes; it is unclear how much is specifically encompassed by wooded steep slopes which in turn would be protected by ordinance. Another item is the 125 foot centerline setback from Chaska Boulevard and where that falls on site. The applicant has iterated that they have another site plan to explore if the City is not amenable to selling off a portion of their property.
- Downtown Mixed-Use vs Office Designation; the 401 Hickory Street site has been guided a variety of ways through the Comprehensive Plan and Southwest Chaska Plan. It has been guided for Industrial (2020 Comprehensive Plan), Office (current guidance; update from SW Chaska Plan adopted in 2016), and Downtown Mixed Use (proposed 2040 Comprehensive Plan). The Downtown Master Plan has also guided this piece of property as Office (adopted in 2012). Downtown Mixed-Use essentially allows a variety of uses entailing commercial, office, civic, park, and residential.

To iterate we are asking the following questions from the Commissions:

- What land use designation seems most appropriate for the 401 Hickory Street site? Is it downtown mixed-use or is it solely office? Or is it something different?
- Is the City amenable to incorporating/selling off one-acre from City-Owned land into the project site, and thus amenable to updating the 2040 Comprehensive Plan to be consistent with that?

Interaction Between Transitional Homeless Housing and Market Rate Apartments

Two different housing uses are proposed on this 2.5 acre site, which brings up the question of how these two different uses will relate/interact. The sites will have to share a driveway into the site, as well as views into each other's areas. The applicant shall provide a compatibility study that explains how the Transitional Homeless Housing will operate on a day-to-day basis, and how that may or may not impact the marketability of the Market Rate Apartment.

Site Selection

One of the topics that came up in the 2017 meetings was the appropriate selection of the site. The applicant has not indicated that they have explored other site options before submitting this concept plan, which was requested by the Council in 2017. They have, however, indicated that this site was beneficial due to its proximity to downtown retail, social services, transit, grocery, employment and community gathering spaces. This site will also be close to their management office for Launch Ministries located on 2nd Street West, which will manage the young adults who occupy the proposed transitional housing building.

The following are ways to approach this discussion and their implications:

- Continue with proposed site (401 Hickory Street) as an appropriate site selection for the proposed use/project
 - Implications: the developer will have to wait until the 2040 Comprehensive Plan is fully adopted by the MetCouncil before proceeding forward with the site as it is currently guided for Office by the 2030 Plan.
- Allow the developer to come in with different site options over time for the Commissions to weigh in on
 - Implications: this approach provides an unpredictable order of actions, and could yield an unsatisfied reaction from the Commissions depending on the site(s).
- Draft a set of characteristics that are needed/desired for the transitional housing use and select a site that meets that criteria
 - Implications: this will take time and energy from Staff, the public and the developer to come up with a list of necessities, however, it allows for a more community-driven process in selecting a site.

Staff would also like iterate the importance of this site's location. It is seen as a gateway into downtown Chaska and thus has significant implications in how it represents the overall downtown area. It's overall design and presence should be a positive representation of downtown.

Zoning

The current zoning on the property is Medium Density Residential (R-2). The permitted uses in this zoning district are: single family homes, group homes serving six or fewer residents, and public uses.

Market Rate Apartment Building Location/Design

The Market Rate Apartment will locate on the eastern portion of the subject site and be adjacent to Hickory Street. The building proposes to be three stories tall with a lower level parking garage gaining access on the west side (interior side of the site) of the building. 26 dwelling units ranging from one and two bedrooms are proposed. Private balconies for each unit will also be provided. Amenities will include meeting room, exercise area, and outdoor

patio/barbeque area. The proposed design of this building is rectangular in footprint. Photos and the narrative indicate that the main materials may be brick/stone, glass and maintenance free siding. The intended demographic for this apartment is young professionals and older active adults seeking a high quality apartment in the downtown area.

Analysis

The City of Chaska has certain building design and material requirements for multi-family 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 must show in the preliminary submittal how they meet the City's Building Design/Materials ordinance by calling out each material on the elevations and their percentage make-up. Given the proposed building's high visibility staff would require the building to use 360-degree architecture for all sides of the building. Or in other words, have a consistent design and material composition throughout.

Since two buildings are locating on the site it will be important to show complementary qualities between each other. Similar materials or colors is one way of doing this. Another item of note, is showing a design that is compatible with downtown Chaska, and more importantly providing a positive downtown image as a gateway site. The applicant will have to show in their preliminary submittal how they will be doing the aforementioned.

Transitional Housing Building Location/Design

The 16 unit transitional housing building will be 2 stories with single-occupancy units targeted towards 18-29 year old transitioning out of homelessness. The intended look is to be more 'residential' with roof lines and window/siding treatments that are more similar to detached single family homes. Amenities will include lobby/gathering space, office, common laundry, and an outdoor picnic barbeque space. The proposed building will be owned by the Community Asset Foundation, a local non-profit. Rents will be below market with rents set at a level affordable by a single person earning \$15 per hour. The partner in the project will be Launch Ministries, which currently is the case manager for 16 young adults housing in scattered sites across the County.

Analysis

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Parking/Access/Circulation

The site is proposing 73 parking spaces (26 underground stalls; 47 above ground). 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	42 Units	2ps/dwelling unit	84 parking spaces
		REQUIRED	84 parking spaces
		PROVIDED	73 parking spaces

According to this table the applicant is deficient by 11 parking spaces. The market rate apartment is providing 52 parking stalls (26 underground; 26 above ground) for its facility, which meets the parking code requirements for multi-family. The transitional housing building is providing 21 surface parking stalls for its 16-unit facility. These units will be single-occupancy units and thus only require one vehicle per unit. Staff will need to understand the parking needs for the management team, employees, and potential guests at the facility. The applicant will be required to provide this information during the preliminary submittal. The site will not be able to use parking on Hickory Street as there is no room for on-street parking.

The parking lots of each facility will be separated from each other, however, the access into the site will be shared. Cross access easements will be needed. In addition to that, staff will emphasize the importance in meeting the City's requirement for planting islands within the parking lot. That requirement is to provide at least 10% of the hard surface area of the parking lot for planting islands. Moreover, staff will emphasize that the inside width of the planting islands shall be a minimum of 10 feet.

Access into the site will come from an access point at the southern portion of the property. This access point will be generally in line with the Bus Barn's access point, which staff is favorable of. The Army Corps of Engineers will have to comment on whether or not the location of the access driveway is conducive to the flood channel as it is located within the easement that holds the storm drain pipe. The driveway will provide access to both the Market Rate Apartments and Transitional Housing surface parking lots. Staff would advise that the driveway connection between the Market Rate Apartment and Transitional Housing's parking lot on the north side of the site be removed. It appears to be an unnecessary connection point, and would further disconnect both sites from each other.

Due to the unit count, the applicant does not foresee any major traffic impacts to the area. 210-300 trips per day are anticipated. The City will still require a traffic study to be completed

for this project. It will be important to understand how the intersection at Chaska Boulevard and Hickory Street, and Hickory Street in general will perform with the added traffic

Transit

Staff has questions on how the occupants of the transitional homeless building travel. It would seem that some, or most, might not have access to personal vehicles and thus require a form of public transportation to travel around. Because of this, transit is an important topic of discussion that should be further explored by the applicant. The site does not afford itself to be located near public transportation opportunities/bus stops so it will be important to understand what the transportation options will be available to the occupants and whether the site being looked at is conducive to this initiative.

Setbacks

The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	Setback
Chaska Boulevard	125 feet from centerline
From Hickory Street	20 feet
From Steep Slopes	50 feet/30 feet no grade, no mow
Interior Property Lines	10 feet

PARKING SETBACKS	
Direction	Setback
Property Lines	5 feet

The Army Corps of Engineers may provide additional feedback as it relates to the proximity of the site to the Flood Channel.

Landscaping & Tree Preservation

Landscaping will have to meet the City's ordinance in terms of quantity and size. The applicant will be required to submit a landscape plan with the preliminary submittal to show how they meet this ordinance. The landscape plan will also have to show how the site will meet the planting island requirement in the parking lot.

The applicant will be required to provide a tree survey in their preliminary submittal. They are proposing to preserve the tree edges on the north and west sides of the site. Wooded steep slopes of 18% slope or greater will be preserved by ordinance. Staff will have to see what other efforts are being made to save the trees on site.

Usable Open Space

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 through a detail drawing of each usable open space.

The applicant has indicated that each building will provide for outdoor patios/barbeque areas. Staff would advise that the applicant further look into the option of rooftop amenities for the market rate apartment.

Pedestrian Connections

Currently there exists a public trail on the east side of Hickory Street that connects up to the Chaska Boulevard intersection and continues along Big Woods Boulevard. There is also a sidewalk on the west side of Hickory Street that stubs at the end of the Flood Channel bridge. The applicant is proposing to continue this sidewalk to the intersection of Chaska Boulevard and Hickory Street. The applicant will also have to show how this sidewalk will provide adequate and safe connection across Hickory Street to connect into the trail system on the east side.

Lighting

The exterior lighting proposed for this plan should be fully screened and face downward. The applicant must provide specs for any new lighting proposed during their preliminary submittal.

Utilities

Water and sewer are available to serve this site. Details on the connections to the public utilities will need to be coordinated with the City Engineer.

Stormwater

The applicant is proposing stormwater ponding on the southwest portion of the site. The site will have to provide a system that will meet all Carver County WMO and City standards.

Platting

The overall site will need to be replatted into two lots as part of the preliminary and final processes; including any necessary cross access easements.

Rezoning

The site will need to be rezoned as a part of the preliminary process in line with the proposal and direction by the Commissions.

Neighborhood Meeting May 7th, 2019

The applicant is holding a neighborhood meeting on Tuesday, May 7th at 7:00pm at Crown of Glory Church. Updates from this meeting will be shared at the Planning Commission meeting.

Deadline for Agency Action

The City of Chaska received the complete application for this request on Tuesday, April 2, 2019. Pursuant to Minnesota State Statutes the City is to act on this request by **Saturday, June 1, 2019 (60 days)**, however the City can provide the petitioner with a written letter for an additional 60-day review period for further review if so needed. This additional review period can extend to Wednesday, July 31, 2019. The City may, with the petitioner's consent, extend the review period beyond the Wednesday, July 31, 2019 date for an additional 60 days. Lastly,

if the City denies the petitioners request "... it must state in writing the reasons for the denial at the time it denies the request."

CONCLUSION

Generally speaking, the City believes that addressing homelessness is an important issue in the community and should be further explored. The project as proposed introduces a list of concerns and topics to be addressed. It comes without question that there are a couple different ways on how to advance/proceed with this application. The City also believes the site chosen comes with challenges that have not yet been resolved in terms of its future use, which affords the question of the timing and appropriateness for the proposed use.

The following are the issues/topics that have been previously mentioned, and what staff is hoping the Commissions can provide direction on:

Comprehensive Plan

- What land use designation seems most appropriate for the 401 Hickory Street site? Is it downtown mixed-use or is it solely office? Or is it something different?
- Is the City amenable to incorporating/selling off one-acre from City-Owned land into the project site, and thus amenable to updating the 2040 Comprehensive Plan to be consistent with that?

Site Selection

- Is this site an appropriate site the for the proposed transitional housing building? If it is or not, the City will have to ensure the 2040 Comprehensive Plan reflects the direction of the Commissions for this site.
- Being that this site is a gateway into downtown Chaska, is this proposed use appropriate?
- Should additional voices and sites be explored related to this type of use? If so, you would also request the City Council to further explore this question by starting a community dialogue addressing the desired locational criteria for the transitional housing use within the community.

STAFF RECOMMENDATION

There are 2 Ways the Commission Can Act on this Request:

1. Recommend Denial of the Concept Plan, based on the finding that it does not meet the current 2030 Comprehensive Plan. (NOTE: this action will mean that the City/Commissions will have to re-evaluate the 2040 Comprehensive Plan guidance for this site); or
2. Recommend Approval of the Concept Plan (NOTE: this action will still mean that future applications of the project as proposed cannot be accepted until the 2040 Comprehensive Plan is formally adopted by MetCouncil and shows this site eligible for multi-family residential) – below is a draft motion that would facilitate the concept plan approval of this project

Motion to recommend approval of the Concept Plan for Hickory Street Apartments (PC#2019-10), subject to the following conditions:

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Concept Plan (pgs 1-16)**
 - b. Survey-Geyen Exhibit, submitted by Stantec, dated April 30, 2019**
- 2. Compliance with section 9.11 Building Design/Materials in Commercial and Industrial Districts.**
- 3. Provision of material boards showing the proposed material selections for the Market Rate Apartment and Transitional Housing Building to be submitted at preliminary.**
- 4. Provision that both buildings show complementary qualities between each other and be designed to fit in with downtown Chaska.**
- 5. Provision of planting islands to be at least 10 feet in width.**
- 6. Provision of a parking summary for the Transitional Housing Building to be submitted at preliminary.**
- 7. Provision of lighting specs and photometric to be submitted at preliminary.**
- 8. Provision of a tree survey to be submitted at preliminary.**
- 9. Provision to provide a detail drawing for each usable open space area to be submitted at preliminary.**
- 10. Provision of a sidewalk on the west side of Hickory Street and safe pedestrian connection between the east and west sides of Hickory Street at the Chaska Blvd and Hickory St intersection.**
- 11. Parking on Hickory Street between Chaska Blvd and 4th Street will be prohibited.**
- 12. Provision of a compatibility study between the Transitional Housing Building and the Market Rate Apartment Building.**
- 13. Provision to remove the driveway connection between both surface parking lots on the north side of the site.**
- 14. Provision of a traffic study to be submitted at preliminary.**
- 15. Provision of a transit need study of the homeless transitional housing occupants to be submitted at preliminary.**
- 16. Coordination with the City Engineer for the provision of public utilities to the site.**
- 17. Provision of closer evaluation of the Flood Channel and Electric Distribution Lines and their implications on the site to be addressed by preliminary submittal.**
- 18. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).**
- 19. Provision of a storm water management plan meeting City and Carver County WMO standards.**
- 20. Provision of a wetland report be completed and submitted at preliminary.**
- 21. Application for preliminary site plan, preliminary plat and rezoning cannot occur until the 2040 Comprehensive Plan is formally adopted by MetCouncil.**



**- MINUTES -
CHASKA CITY COUNCIL
May 15, 2017**

Draft

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7:00 pm.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Boe, Geisler, Rohe, Schulz, and Mayor Windschitl.

Absent: none.

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

4. Adopt the Agenda

Motion by Councilmember Boe, second by Councilmember Geisler, to adopt the agenda.

Motion carried.

5. Visitor Presentation

- Proclamation – Poppy Days: American Legion Auxiliary, Unit 57

Mayor Windschitl read the proclamation and proclaimed May 25, 26, and 27, 2017 as Poppy Days.

Patty Bjorklund, presented the Council and audience with a poppy. She announced they will be at Cub Foods, Coopers, and Chasers in Chaska, and Fleet Farm in Carver to accept donations. Suzette Maluchnik recognized the veterans in attendance at the meeting.

- Presentation by Jenny Bodurka, on Tour de Tonka

Jenny Bodurka, Coordinator for Youth and Adult Programs with Minnetonka Community Education, gave a presentation of Tour de Tonka, which will take place on Saturday, August 5, 2017, beginning around 7:00 am, depending on the ride. The tour goes through Chaska from 12:00 pm until about 3:30 pm. Volunteers can go to www.tourdetonka.org or call 952/401-6800.

Councilmember Schulz commented he was on a bike ride last year during this event and it was not a good experience as he was run off the trail by both bikers and volunteers in motorized vehicles. He suggested Tour de Tonka train their staff on safety standards and communicate to the bikers they are not on a closed trail.

- Presentation by Bob Roepke and Dave Pokorney on Homeless Transition Housing

Dave Pokorney, Community Asset Development Group, commented they will be submitting an application to the State for homeless transitional housing funding and they need a letter of support from the local community. They are proposing to build supportive housing, which is targeted to individuals to help them find long term housing. It provides a temporary place to live and counseling services to help them avoid homelessness. The concept plan includes studio, one and two bedroom apartments and will be located at the corner of Hickory and

Highway 212. The Mike Lindell Foundation will contribute \$2,000,000 of the total \$5,800,000 project cost. Fourteen local community organizations have committed to sponsor an apartment unit. They plan to submit a funding application in June and will know what type of funding they have received in October. They hope to begin construction in 2018 and open the building with no debt.

Councilmember Rohe inquired if there are other similar types of housing in the Twin Cities. Mr. Pokorney responded Edina, Anoka, Plymouth, and Burnsville have similar projects underway.

City Administrator Podhradsky commented the project in Edina has gotten the most attention.

Mayor Windschitl inquired why the County is not involved. Mr. Pokorney responded the County will not be an owner, but the primary funding will come through the County through GRH. They have been involved in the planning process.

Councilmember Geisler commented she knows of someone who lost his job and will be living in his car. Mr. Pokorney stated Carver County residents will have priority.

Jen Romero, Housing Coordinator for Carver County Health and Human services, stated they partner with Scott County in finding housing for homeless people. They currently have 128 people on that list and about 50 percent of them are from Carver County, with about 15 to 20 homeless families on the list that have access to a program that will help them pay for this proposed housing. These Carver County families will have priority for this housing, and if there are still units available, they will fill them with other eligible people from Scott County.

A mother commented her son is homeless due to medical and physical problems. It is difficult to have a job when a person does not have a place to live and she is happy to see that this project may happen in Carver County.

Corey Magstadt, Executive Director of Launch Ministry, commented they have served 92 youth so far this year. He shared stories of people he has worked with that need this type of housing here in Chaska.

Mayor Windschitl inquired how this project will stop the urgent need for housing since there are no limitations on how long a person can stay at the facility. Mr. Magstadt responded this program will limit the waiting time for people who have been accepted into a program and are looking for affordable apartment housing. They will have case workers working with them to help find affordable permanent housing.

Mike Sindelar, Valley Evangelical Free Church, commented he is representing a coalition of 25 churches and ministries in the area. They want to work to build healthy communities and supportive housing is part of that conversation. They all agree this project is something they support and it is line with their calling and passion to serve those that are invisible among us. They are excited to see Chaska to take this bold step forward and encouraged the Council to think about leading the way for surrounding communities.

Greg Snow, St. John's Lutheran Church, commented there are so many questions that need to be answered. He encouraged the Council to take a larger look at the project and their decision can change the stories and lives of the homeless.

Chaz Nichols, Westwood Community Church, commented their church owns a house on its property that has recently been used for teens in crisis. Their heart is to help people in need and the church supports this housing project. They will give \$10,000 toward a unit this year, and will continue to support it both financially and with volunteers in years to come.

Char Weber, Chaska Rotary President, commented they support this project. They are familiar with the Edina project which is funded by several rotaries, and see that this project would be done the same way with the Scott and Carver County rotary clubs. This would be done through a grant from their foundation or through a fundraiser.

Dan Ress, 321 W. First Street, a long-time Chaska resident, commented the town has invested a lot to make people want to live here and this proposed housing project will make it more incredible. He commented on Beacon Interfaith Housing program that had 20 of their 21 families find both jobs and homes last year. The proposed housing project will allow homeless people to focus on finding a job and housing, and he does not think the length of stay will be an issue.

Bob Moeller, a long-time Chaska resident, stated he has worked with the Beacon Families Moving Forward program. It has shown them there is a problem in the community and nice people with families are working to get out of the problem. He has lived in Jonathan across from subsidized housing and has never had any problems with it. He is in favor of this supportive housing project.

Dean Seal, Shepherd of the Hills Church of Chaska, commented they house the Families Moving Forward program. The project in Edina was built for homeless teenagers in Edina and was supported by church communities. This supportive housing proposal is for people that are here in this community. It is not luxury housing. It is enough to get by and build a sense of sanity and there will be a steady amount of turnover.

Mr. Pokorney stated they know they have to go through the City Planning process, but they do think that building a new building and doing it right is the best solution. They are seeking the City's support of their application to the State. If the application is successful, they will work with staff to make sure the building is a facility the community can be proud of.

City Administrator Podhradsky advised the Council they could direct staff to draft a letter of support that can be reviewed at the June 5 City Council meeting.

Mr. Pokorney commented the proposal they are submitting is site specific and if it changes, they will have to get it amended.

Motion by Councilmember Rohe, second by Councilmember Schulz, to direct staff to draft a letter of support to be reviewed at the June 5 Council meeting.

Motion carried 4/1. Voting aye: Council Members Boe, Rohe, Schulz and Geisler. Voting nay: Mayor Windschitl

The Council discussed whether or not they could take action during the Visitor Presentation. City Administrator Podhradsky stated their direction to staff is clear and they will move forward with that action.

6. Minutes

Motion by Councilmember Geisler, second by Councilmember Boe to approve the minutes of the May 1, 2017 City Council meeting.
Motion carried.

7. Consent Agenda

Motion by Councilmember Rohe, second by Councilmember Schulz to approve Consent Agenda items a through e:

- a. Adopt Resolution No. 17-44, Supporting a Petition to Amend Watershed Boundary Authority
Motion to adopt Resolution No. 17-44 supporting change boundary between Carver County Watershed Management Organization, Minnehaha Creek Watershed District, and Riley Purgatory Bluff Creek Watershed
- b. Adopt Resolution No. 17-45, Approving Solicitor Permits for 11 Representatives for Aptive Environmental
Motion to adopt Resolution No. 17-45, Approving Solicitor Permits for Representatives of Aptive Environmental
- c. Approve 2017/2018 Liquor License Renewals
Motion to approve liquor license renewals effective July 1, 2017 through June 30, 2018, with noted contingencies
- d. Adopt Resolution No. 17-46, Approving the Final Plat for Club West 6th Addition/PC No. 17-09/Tradition Development
Motion to adopt Resolution No. 17-46 approving the Final Plat for Club West 6th/Tradition Development/P.C. No. 17-09
- e. Adopt Resolution No. 17-47, Approving the Plat Correction for Nickel Creek 4th Addition/PC No. 13-07/Chaska Investment
Motion to adopt Resolution No. 17-47 approving a correction to the Final Plat of Nickel Creek 4th addition/P.C. No. 13-07/Scott Carlston

Mayor Windschitl inquired how the City is affected by the watershed boundary in item No. 7(a).

City Engineer Clark responded all the watershed districts that have come together over the last year have collaborated on boundary descriptions based on their actual receiving water. It is a reflection of where their jurisdiction should be.

Motion carried.

9. Consideration of Providing Letter of Support for Proposed Transitional Housing Project
City Administrator Podhradsky presented the item to the Council.

Mayor Windschitl inquired why a letter of support is needed.

Dave Pokorney, Community Asset Development Group, responded a letter of support is needed in their Coordinated Housing Application to the State for homeless transitional housing funding, which is due June 15. They expect this project to qualify for a 9 percent tax credit which would fund 70 percent of the total project. To date, they have 50 percent of the total project committed for in cash. The extra money will be used toward initial operating expenses. They have received a letter of support from the Carver County Housing Authority. He provided background and statistics on homelessness in Minnesota and Carver County, and the key elements of their vision.

Mr. Pokorney reported the concept plan includes 28 units of studio, one, and two bedroom apartments, common meeting spaces, and office spaces for staff. The three initial sites included Yellow Brick Road, north of Charter Bank, and the corner of Hickory Street and Highway 212. They have focused on the Hickory Street site. It consists of about 1.4 acres donated by John Klingelhutz, and will also include 1.2 acres adjacent to the site currently owned by the City. It would be a two-story building with underground parking. They will know what type of funding they receive from the State in October, and hope to begin construction in 2018. He provided a rendering of the concept plan for the proposed site. The project will be owned by a local nonprofit, managed by a nonprofit manager, and they would like to engage the community in ownership.

Bob Roepke, Community Asset Development Group, introduced Sarah Cronin representing the Lindell Foundation, and stated they have committed \$2,000,000 towards this project.

Dan Pfarr, CEO of 180 Degrees, commented they have experience in helping people become self-sufficient. Many people become homeless because of medical bills, and supporting people in their own community is the best concept. When people have stable, transitional housing, they do not become chronically homeless. As caretaker and service providers of the property, they want to make sure people live with dignity, have quality services, and every opportunity to get a fresh start. As done with their other properties similar to this, they plan to partner with the community, churches, and businesses to better understand the needs of the community. With Hope House, they lease the property for \$1.00, and Westwood Community Church takes care of all the maintenance.

Mary Lambert, 1212 Crosstown Boulevard, commented there is no affordable housing in Chaska and inquired where people will live after they transition out of this housing.

Mr. Pfarr commented they consider a resident's job and provide vocational training to increase wages and provide the ability to afford higher rents. Lack of affordable housing is a community issue and finding housing can be a challenge. However, sometimes a transition is needed to address debt relief or medical issues.

Mr. Roepke continued his presentation. He commented they are working with Love In the Name of Christ (Love INC), which has 26 churches as partners and has expressed strong support for this project. They have 10 letters of support and commitment from churches and community organizations, with other letters in process for approval. Some have committed to a one-time \$10,000 donation to sponsor an apartment unit for furnishings. There are not resources for the homeless in suburban areas like there is in major cities. This project is not going to end homelessness, but it will make it a rarer, briefer, and a nonrepeatable experience. He understands the frustration that other communities should share in this responsibility, and hopes this will provide awareness to suburban homeless issues.

Mayor Windschitl requested clarification on residents that are able to pay rent, who would qualify from Carver County to live in this facility, and what other areas residents would be chosen from. He expressed concern with the number of families from Carver County that are able to serve due to the qualifications.

Mr. Roepke responded this project is primarily to support residents from Carver County.

Jen Romero, Housing Coordinator for Carver County Health and Human Services and manager of the homeless priority list for Carver and Scott County, explained they partner with Scott County to find housing for homeless people. When there is a vacancy in the proposed project, it will be reported to her. She will then find the next potentially eligible candidate on her list that would be a good fit for the unit available. Eligibility requirements could include homelessness for over a year, a disability, criminal background checks, or employment to pay for part of the unit. She has proposed that veterans have top priority for every unit. Eligibility criteria will be determined in the next steps of the planning process and she anticipates they will be able to fill this housing project with Carver and Scott County residents only. However, if they cannot, they will then go to the continuum of care partners and the greater metro.

Councilmember Rohe inquired about the disability requirement.

Ms. Romero stated about 60 to 70 percent of the units will have a disability requirement. The units that do would need to have a disability form completed by a medical professional in order to be eligible.

Mr. Roepke commented a board made up of community members would be created to oversee and identify the guidelines and policies for eligibility.

Councilmember Rohe inquired if funding was contingent on the number of counties this housing will serve.

Mr. Pokorney stated no and that is why they are setting it up as a local nonprofit. They can include criteria that states people in Carver County are a priority. He described certain types of funding and their requirements, but stated they would not receive that funding because the requirements do not meet their mission. There are six units that will be eligible for project based vouchers, eight units that will be funded by the nonprofit, and seven units for people with disabilities.

DRAFT

Ms. Romero stated there are various funding sources that will assist people to live in the property. If there is an opening that does not have funding from a supportive housing project, then a certain number of those will require a disability. Twelve of the units require a voucher that requires a disability, and that is what makes up the 60 to 70 percent that will require a disability.

Councilmember Rohe inquired if the applicants have to go through a process that show this is a last resort.

Ms. Romero commented all the agencies will work together and the priority for this project will be for people who have not been able to locate housing in the general market. It is a tight market and it does not take much to not be able to find a unit. Case managers are trying to house people with these vouchers, but they run out of time to find housing since there are few vacancies. This proposed transitional housing allows people to use their voucher sooner and to begin working on the obstacles they are facing in finding permanent housing.

Mr. Pokorney commented within the funding application, it states they will set their own selection criteria for tenants, but will select them through Ms. Romero's list and the coordinated social service process.

Councilmember Geisler expressed concern there is no specific end date that a tenant could stay.

Mr. Pokorney responded the State does not think that transitional housing works because it forces people out too soon. Supportive housing means they have counseling in moving out. They will not kick someone out, but the system will force them out. They will run out of a voucher program and they will not be able to pay rent.

Councilmember Rohe inquired if there are milestones the residents have to meet.

Mr. Pokorney responded the counseling services create a program for each resident of how they can transition into normal housing.

Ms. Romero stated each of the vouchers has its own requirements and each of units do as well. A support service person meets with the residents regularly to work on goals and progress towards the goal of self-sufficiency.

Mr. Pokorney commented the support service people are paid through the nonprofit or through County vouchers.

In response to the Council, Ms. Romero commented a 17-year-old could live at Hope House until they turned 18, which is the minimum age requirement for this proposed project.

Mayor Windschitl inquired how they know who is a Carver County resident if they are homeless.

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Ms. Romero responded when people come to them seeking homeless services, they do an extensive homeless history, figure out where they have been living for the past three years, and determine their residency from that.

Corey Magstadt, Executive Director of Launch Ministry, explained there are access points throughout the County for homeless people to go and be put on the waiting list. They have been the access point for homeless youth (18-25 years old) in Carver County. Last year they had 202 youth go through their drop-in center last year. 65 percent of them were from Carver County, 35 percent were from Scott County, and two youth were from Hennepin County. This shows they are not seeing people who are experiencing homelessness from Hennepin County or other counties.

Councilmember Boe commented he is glad to hear the goal is to move people along and help them to meet their goals. He inquired about the implications of the Olmstead Act and if it could impact the ability of who they let in.

Ms. Romero explained the Olmstead Act says the client gets to choose where they live. It does not require them to accept people they would not otherwise based on eligibility requirements. Their list is in order of those that are chronically homeless for over a year, long-term homelessness by the States definition, and then more recent experiences with homelessness. The longer a person has been homeless, the higher they are on the list.

Mayor Windschitl stated this discussion should happen at other City Council meetings, and inquired if Carver County has talked with other cities about homelessness.

Ms. Romero commented she was part of a meeting where different City staff members were at the table to discuss homelessness. Also, the Heading Home Scott-Carver Initiative has done presentations around Scott and Carver County.

Mark Holmes, City of Chaska resident, commented the Carver County Housing and Redevelopment Authority has purchased private homes, but there has only been one Carver County family placed in them. There is confusion on whether to use State or Federal guidelines with the different types of housing.

Mayor Windschitl stated they have tried to keep a mixture of one-third of each and they are close to those numbers. The market drives what is built and he cannot dictate what should be built.

Mr. Holmes inquired how many Chaska residents were placed in Creeks Run when it was first built.

Mayor Windschitl responded there were no promises it would be filled with Chaska Residents.

Mr. Magstadt commented when the Carver County Community Development Authority (CDA) is part of the property, they are obligated the following fair housing rules. Because they are working with a nonprofit on this project, they can set eligibility requirements.

The Council explained to the audience they are discussing a lot greater detail than what this topic is ready for. This agenda item is to approve a letter of support that is needed for the funding process regarding the concept, which will also address reservations about the location and how it will be run. It is not an approval of the project.

Kevin Swift, 830 Cascade Drive, inquired about the length of temporary housing for a resident, if a time limit could be imposed, and if this facility would exclude those with addictions due to the amount of resources already available to them. He also requested clarification on the number of units that will require no rent paid.

Mr. Holmes inquired if this project has been presented to other communities.

In response to Mr. Swift, the average length of time for a resident to part of the transitional program is a maximum of 24 months. There are other programs that help with addictions very well, but it is likely a resident could be in treatment or recovery.

Travis Morrison, 840 Cascade Drive, commented he agrees they should help the poor, but this is a huge facility. He expressed concern with the five to 10 percent retention rate, qualification requirements, no fixed end date, and lack of affordable housing available.

Karin Grubisch, 530 Cascade Drive, commented unless the proposed housing is only for Carver County residents, the Council should not vote to support the letter. She clarified the Edina homeless housing that was discussed at the previous meeting is for youth ages 18 to 24, and is located in a former TCF Bank building, not in a residential area. She expressed concern with who will be building the project. This land is owned by Klinghutz, who also owns DDK Construction. If he is the builder, he benefits from the project. She requested to know if there will be short term units available for people that need to stay one night, why the former City Manager has so much interest in proposing this project, who in Chaska is using past positions with the City to influence this project, and what other past City and business officials would benefit if this project is approved. The taxpayers owe it to themselves to understand all the background information and possible conflicts of interest for the people pushing for this project.

Mr. Magstadt responded they have talked about a Phase 2 plan which would provide emergency housing in the basement, but it is not part of the Phase 1 plan or part of the current application. There is a need for it in Chaska and it would require additional discussion, approval, and community support.

Mr. Pokorney commented they got involved in this because the community has been studying the homeless issue. He, along with Mr. Roepke, have developed six other senior housing projects across the State. They are proposing this as a new project because they feel it is the right way to do it. The total project cost is about \$6,000,000, and they get a fee of \$250,000

which will all be donated back. They would be glad to use DDK Builders since they have used them on many of their other projects and have done a good job. They would want to use a small builder like them because they do not want to build an institutional type apartment, but it will be up to the nonprofit board to make that decision.

Ms. Romero stated there are more affordable housing supportive programs, not affordable housing units, and that is why they have a hard time finding housing for people who get vouchers.

Councilmember Rohe commented Carver County is ranked as the 18th most affluent County in the Country.

Judy Lallak, 208 Hickory Street, lives four houses away from the location of this proposed project. Traffic has already increased on Hickory Street, she has been told her house value will go down 12 to 15 percent if this project is built, and the site use should remain as it was intended for an office building. The traffic on Hickory Street will be worse with an additional 28 housing units on that street.

Marilyn Thompson, 201 Hickory Street, commented Hickory Street is a major thoroughfare through downtown Chaska that cars drive too fast on and she inquired where the children that are living in the proposed housing will play.

Brian Astry, 3834 Founders Path, inquired how this location was chosen.

Mr. Pokorney responded they looked at a site on Yellow Brick Road, a site along Walnut Street, and the proposed site on Hickory Street. The Walnut Street site was not adequate in size to support a 30-unit building and parking requirements, and the Yellow Brick Road site could only handle a 20-unit building. The proposed site is also preferred due to its proximity to other services, the transit line, and is of adequate size. The topography also allows for a two-story building with underground parking. They will be addressing the traffic concerns in future planning, but they do not feel traffic counts would be any different than if an 30,000-square foot office building were there. It may even generate less traffic than an average apartment building.

Councilmember Geisler inquired about the land that is owned by the City of Chaska.

Mr. Pokorney responded the City owned land would be addressed through the development process. If the City did not want to release its property, the building would still fit on the site. Other issues on the site include an easement and a large storm sewer through the property. They also plan to tear down the Klingelutz house that is on the property.

Councilmember Boe inquired if the letter of support being requested is tied to this specific site.

Mr. Pokorney responded it is site specific, but if the funding is obtained and they are approved on another site in the City by the Council, the State can then move the location.

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City Administrator Podhradsky clarified the drafted letter identifies some of the site issues. The application must be site specific, but the letter from the City state whatever the Council decides.

Councilmember Rohe inquired what happens if the State approves financing, and then through the concept plan, the City decides the site will no longer work.

Mr. Pokorney responded if they do get funding and they site is moved within the same community, they may be able to shift the funding. The State is very focused on local support, otherwise the project will not work.

Councilmember Rohe commented he has known both Mr. Pokorney and Mr. Roepke for 20 years, served with them in a variety of different ways, and they are outstanding people that he is proud to have as part of the community.

Mr. Roepke commented the \$2,000,000 donations given by The Mike Lindell Foundation was driven by Mike wanting to do something in his home community to meet a growing need. He calls Chaska home and it is a condition of his donation. He requested support of the concept so that they can move forward to see if they get the funding.

Joy Murphy, 3906 Carver Path, commented she recently moved to Chaska, fully supports the concept, but her main concern is safety. They need to know what the eligibility requirements are and who they are bringing in to the neighborhood. They need more information before they can support this facility.

Mayor Windschitl commented this project is going through the same procedure that all projects do and nothing was sidetracked. He understands the safety concern, but they do extensive background checks and residents cannot have a felony on their record. These types of precautions are not done if someone were to build a house in the neighborhood. There are things being done to dictate who moves in there and safety is being addressed.

Mr. Magstadt commented building this facility does not bring homeless people to the City. They are already here and they are hoping to help them.

Rod Coleman, 634 Tupelo Way, inquired how Mr. Magstadt identified two homeless people on his way here. He supports the concept, but expressed concern with the location. It was not part of the master plan and people have invested in this area thinking that site would be something different.

In response to Mr. Coleman, Mr. Magstadt stated the couple he identified as homeless frequent the drop-in center that he is part of.

Councilmember Geisler clarified the June 15 deadline is only for the letter and filing the application for funding, not for plan approval.

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City Administrator Podhradsky advised the final draft of the letter will be made public when it is finished.

Tammy Seemann, 110307 Center Green Circle, commented anyone in the room could be homeless one day and they are helping their community citizens. There are members in the community that support this project.

Ray Grove, 908 Cascade Way, commented people are scared because they do not have information and some of it is contradicting what has been said previously. Everyone has said they want to help, but getting community support requires information. Regarding property values, there is no context on what this project will do, so it is hard to say how they will be affected. He inquired how they are going to move this process forward and get people involved so that they can support it.

Councilmember Rohe asked by show of hands how many people live within a half mile of the proposed site and if it was concept or location that they were against. A majority of the audience responded it was location.

Mr. Grove pointed out he is not against the site or location because he does not have enough information to make a decision. He inquired where Councilmember Rohe lived.

Councilmember Rohe stated he lives in Ward 4, he has fought battles for his Ward as well as battles for this neighborhood. He commented it is so different that people are so involved this early in the process. It is not a done deal just because it is before the Council and they are way ahead on this process. One thing that has made Chaska special is the residents have a bigger heart than other communities and a lot of strength from the service organizations. Every faith based church has had their lead pastor discuss and support the merit of this application, and it is important to shed light on things like this. He understands it is down the street from some residents, but there is a moral obligation to take care of their fellow citizens. They need more information and to give it the opportunity to go through the process.

Mayor Windschitl inquired if it would be helpful to have Mr. Roepke have a meeting with the residents.

Mr. Grove stated it would be helpful and Mr. Roepke has already agreed to that.

Councilmember Geisler commented the article in paper had so little information, but just enough for the public to wonder what was going on. The Council knows just as much about the project as the public.

Councilmember Schulz stated this project is different because it requires a letter of support for funding before it can get to the point where all the details are provided in the concept plan stage. The letter confirms there is a need, but the City does not support any specific site until the proposal goes through the planning process.

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Councilmember Rohe referred to a project in 2001 where they had long meetings throughout the planning process with the Mary's House project. He envisions that to happen with this project, but it is still very early in the process. They need to allow Mr. Pokorney to get the financing and then give them the opportunity to convince everyone how it is all going to work.

Councilmember Geisler commented she sees it as prequalifying for a mortgage. The letter of support is like prequalifying, but not saying they are going to get the money.

Mr. Roepke stated they are willing to have neighborhood sessions to share information as they move forward.

Doug Allen, 660 Cascade Drive, expressed concern with the kids in the facility and inquired if they want to have it located where on one side the speed limit is 50 mph, and on the other side is West Chaska Creek. The residents will be walking down to Coopers, and they do not know them. He knows some homeless people that have turned their lives around, but there are some that are unable to do so. 20 percent of the homeless are mentally ill and counseling is very important. The money will most likely be available in years to come, they should do this project, but it should be done the right way. A smaller facility should be considered and the Council needs to look at it more closely before they sign off on it and are able to fully support it.

Mike Grubisch, 530 Cascade Drive, commented he does not think anyone is against helping the homeless, but a different site should be considered. There are a lot of undeveloped areas in the County.

Mary Stapleton, former Chaska Planning Commission member, commented she supports the concept and hopes the Council will go through with the letter. She explained it is not a homeless shelter. It is transitional housing, the residents are busy, it is wonderful for the people there, and no one wants to spend their entire life there because they want to get out on their own.

Councilmember Boe supports the concept, but has concerns with the site. It is a long process and there are a lot of opportunities to discuss and fine tune the project.

City Administrator Podhradsky stated the letter addresses there are issues with the site, but does not list the site.

Mayor Windschitl stated he is concerned with supporting a project and then having it come back and they decide not to support it.

Kevin Connelly, 613 Tupelo Way, commented the application and letter are being submitted on the proposed site. Based on what was said at this meeting, they do not have support for the proposed site.

Mr. Allen stated there is only one site listed on the application and the Council needs to vote on that.

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Motion by Councilmember Rohe, second by Councilmember Boe, to consider approval of Letter of Support for proposed Transitional Housing Project as written.

Councilmember Schulz stated it is a tough decision. He understands the need for transitional housing, but more information is needed. He would also like to see this conversation driven in other communities. There are more needs and the requirement will be more of these types of facilities.

Councilmember Geisler explained the residents need access to the government center and transportation, so it cannot be located out in the middle of nowhere. She supports the need, but is not sold on the site. The letter will have to remain ambiguous because they cannot support a specific site.

Mr. Roepke agreed that these discussions need to happen in other communities and there needs to be a shared vision between communities. This provides an opportunity to build a broader vision that other communities can buy into.

Roll call was taken. Voting aye: Councilmembers Rohe and Boe. Voting nay: Councilmembers Geisler, Schulz, and Mayor Windschitl.
Motion failed.

Recess to Closed Session

(2:41:00) Mayor Windschitl advised the Council will now meet in a closed session regarding pending litigation for the Highway 212 Police Shootings. He read a statement regarding this item.

Motion by Councilmember Boe, second by Councilmember Schulz, to recess to a closed session.
Motion carried.

Reconvene Regular Meeting to Open Session

(2:45:00) Motion by Councilmember Rohe, second by Councilmember Boe, to close the closed session and reconvene the regular meeting.
Motion carried.

Consider Settlement Agreement on the Highway 212 Shooting Incident

City Administrator Podhradsky stated the official recommended settlement for the case that was discussed in the closed session is a Rule 68 offer of \$1,000,000 to the plaintiff. This is typically done to cap attorney's fees and was accepted by the plaintiff.

City Administrator Podhradsky explained under the League of Minnesota Cities policy, they have a \$1,500,000 limit on any single occurrence. The Rule 68 \$1,000,000 settlement was covered by their insurance policy and up to \$500,000 of attorney's fees. The attorney's fees exceeded this amount and the proposal approved by the judge caps these fees at \$750,000.

The Lodge: A Fresh Start to Self-Reliance

The Lodge is a place for restoration, to rest your head, before moving on.

A Fresh Start is the work of renewal and empowerment.

Self-Reliance is their destination They aren't there yet, but that is the goal.

Overview In the past few years, Carver and Scott Counties have made great strides toward ending homelessness among our neighbors. The community saw a need for emergency housing for families and Families Moving Forward was born. The community saw a need for emergency housing for youth in crisis and The Hope House was born. In January, Launch Ministries opened their new permanent drop in and service center for area youth struggling with homelessness. Now, the community sees that although these are great first steps, more needs to be done to meet our neighbors' needs.

The Need Are there really people experiencing homelessness in our suburban neighborhoods? Yes. In January of 2018, 94 persons were on the Carver County Homeless Waiting List with families accounting for 26% and individuals the remaining 74%. These surveys only count people that are known to housing caseworkers



and who give permission for their information to be included, so the numbers are actually much higher.

There are currently no emergency housing options for single adults or

families in either county, with the closest options being referrals to shelters in Minneapolis.

Of particular concern and the focus of this effort is homelessness in our young adult population. In January of 2019, 63 youth between the ages of 18 and 29 were on Carver County's "certified homeless list". Forty four were single with an

even split between males and females. Of the total individuals 60% originally resided in Carver County and the remainder were from Scott.

As one of the wealthiest counties in the State, we believe that we can do better in caring for our neighbors who need help particularly for OUR young adults.

Why would one of our neighbors become homeless? For those who are just able to get by, a crisis like the loss of a job, a breakdown of a marriage or relationship, an illness, the landlord raising the rent on the apartment or even a broken down car leading to the loss of transportation can be enough to send someone spiraling into homelessness. Most individuals who are experiencing homelessness in our community have jobs, but can't afford the cost of living and there are very few open rental properties. A solution is needed to help these individuals get a fresh start.

The Response In late 2015, a group of community partners gathered together to strategize about meeting these needs. These partners include members of nonprofit organizations, pastors and leaders of faith communities, local government, and concerned citizens. Throughout the last year, our emphasis has been developing a strategy to take the next step in addressing young adult homelessness by construction a new facility

The Vision In partnership with Launch Ministries, the Community Asset Foundation is proposing to construct a 16 unit apartment building in Chaska targeted to single young adults. The Lodge will be owned by a local non profit who will oversee its operation and hire a professional manager. Consisting of 16 efficiency apartments, at rents significantly below market, the proposed facility can make a difference in these lives.

Resident selection would be based on the following criteria:

- Young adults 18 to 29 years of age
- Currently homeless and recommended by Launch Ministries
- Employed
- Previous resident or employed in Carver County, or attended school in the County
- Must continue to participate in Launch case management and other required programs
- Must maintain employment
- Upon termination of lease, if in good standing, tenant retains furniture



This apartment building is a broad community collaboration operated by experienced housing professionals with many organizations working together to provide services like meals, mental health, employment and skills training, housing search assistance and more.

The Site Locating a home for persons transitioning out of homelessness not only necessitates a unique design for success, but also requires a site that is in close proximity to shopping, employment, transit, schools and social services. A site at the corner of Hickory St. and Chaska Blvd in Chaska has been secured. The property which is planned for future redevelopment addresses each of our site selection criteria. The site is designated as “neighborhood mixed used” in Chaska's Comprehensive Plan, which permits higher density residential.



The Cost The estimated total cost of the project is \$1.9 million. With these funds a quality facility can be constructed that is a source of community pride. Of the necessary funding sources, the non profit has received firm commitments totaling over \$700,000. An application for housing tax credits though the State of Minnesota will be made and we are optimistic that an additional \$750,000 to \$1.200,000 can be secured. If successful, the target is to begin construction in the Spring of 2020.

How Can I Help?

Our goal is to identify 15 community organizations who will partner with us to support the Lodge. Each of the partners will be asked to make a one time contribution of \$10,0000 to the project and commit to furnish one of the transitional apartment units. As residents move on they will be given the opportunity to take their furniture with them and the organization would coordinate refurnishing the apartment for the next individual .

THANK YOU FOR YOUR SUPPORT

For more information contact Bob Roepke at (612)-414-1284 or rproepke@gmail.com

Concept Plan for Hickory St Redevelopment



The Community Asset Development Group proposes to seek concept plan approval for the redevelopment of the 2.5 acre parcel located at the southwest corner of Hickory Street and Chaska Blvd. The master plan consists of a 26 unit apartment building and a small two story, 16 unit apartment. This site is identified as a priority redevelopment area in the recently adopted Chaska Downtown Master plan and is designated for mixed use in the 2040 Chaska Comprehensive Plan.

Goals

In preparing the concept plan for the site we began by establishing the following set of project goals:

- ✓ *Adhere to the guidelines of Chaska Comprehensive Plan and Downtown Master Plan*
- ✓ *Address Chaska's demand for market rate apartments that are unique to the downtown area*
- ✓ *Provide an apartment that meets an affordable level for single young adults coming out of homelessness*
- ✓ *Enhance Hickory Street as entrance to downtown*
- ✓ *Utilize architecture consistent with historic Chaska*
- ✓ *Enhance the pedestrian connections to downtown and the existing community trail system*
- ✓ *Preserve the woods along Chaska Blvd & west of the site*
- ✓ *Improve Chaska's perception as a "quality small town" for all*

Existing Conditions

Currently, the site is a rental single family home accessing onto Hickory Street. The site is served by sanitary sewer and water and has a major storm sewer running through the property with that pipe discharging into the



Project Narrative



West Creek Channel which is located on the south of the site. The location of the storm pipes and their accompanying easements where a significant impact on how the site can be redeveloped and where buildings can be located. The parcel has a fair amount of grade change with the site dropping 8 feet from the east to the west. Although now abandoned, at one time, the north portion of the site was a railroad corridor and that parcel is owned by the City of Chaska. To the east of the site is ISD 112's bus storage garage which is also slated for future redevelopment. Until the bus site is redeveloped, the bus storage, especially outdoor storage, will have a negative influence on the proposed site.

In conjunction with the Flood Control Project, Hickory St was reconstructed to a full urban section with curb and gutter. Recently, the City completed a major upgrading of the Hickory St/Chaska Blvd intersection adding turn lanes and a semaphore. Since it was assumed that this site would someday be converted to a higher use, the City determined that the site benefited from the intersection improvements and was assessed \$70,000 as a benefiting property. With the pending residential development planned in the former Township area, this intersection will change significantly. Hickory St. will become the access point for ultimately 2,000 to 2,500 new residential units into the historic downtown.

The property is well situated relative to the community's trail system. To the south of the flood channel is a paved bike/walking trail that travels along the flood levee and connects to the full City system. Sidewalks exist along both sides of Hickory with these leading into downtown adjacent to 4th Street. A community trail is located on the north side of Chaska Blvd connecting the site to Firemen's Park and a future trail is planned along Cty RD 140 connecting the site to the future new housing area.

Project Narrative (cont)

Comprehensive Plan Designation

The site is designated as “neighborhood mixed use” in the Chaska Comprehensive Plan. The proposed redevelopment intends to follow the guidelines of this designation. Consistent with the plan a minimum of 50% of the site is planned for higher density residential with a gross density of 28 units per acre. A 125 ft setback from the center-line of Chaska Blvd will be maintained. The proposed density, setback and parking are consistent with other multi family dwellings in the downtown area

Proposed Plan

The plan as proposed would consist of a 26 unit, 3 story market rate apartment building and a smaller two story, 16 unit building to the rear. These uses are proposed since we believe that there is current demand in the community, can be appropriately sited onto the property and compliment the historic downtown. The 26 unit building will be a mix of 1 and 2 bedroom apartments with balconies. These units will be more upscale with high quality interior finishes and slightly larger square feet than the existing market. The target market is young professionals and older active adults seeking a high quality apartment in the downtown. For this type of renter quality of the unit, location and enclosed parking are top priorities and and common amenities such as a party room,club area, coffee bar or playground spaces are a lower priority. Amenities anticipated are meeting room, exercise area and outdoor patio/barbecue space. Private balconies with views of the downtown are also important. By locating buildings on the site as proposed, the 2nd and 3rd floor units will have extended views across the open space to the southwest to the the Firemen's Park area to the northeast. Having a location that is walkable to community gathering places such as restaurants, the library, parks, coffee shops and other retail is a priority to potential tenants and is one of the main reasons the site was selected for this upscale “market rate” apartment. These “community” amenities are very important to the target market.

The site plan for 26 units anticipates acquiring a small portion of the adjacent abandoned rail road property from the Chaska EDA. By acquiring this parcel we can maximize the potential of the site. Extending the building any further to the north, though, was not deemed desirable since it would result in the removal of a row of mature trees and would potentially encroach into the required 125ft setback from the center line of Chaska Blvd. As proposed the plan maintains the existing tree line and is in compliance with the 125ft setback. If the EDA elects not to incorporate a portion of their property, the plan would be reduced to 20 units and can fit on the site we control.

Downtown Mixed Use

Downtown areas guided for the integration of more than one land use either vertically (e.g. multi-story buildings with residential and/or office uses above and commercial uses at street level) or horizontally as a planned development (e.g. planned mixed developments designed to integrate complementary land uses). Land uses allowed are commercial, office, residential, park, and civic. Density range allowed is 12 to 40 dwelling units per net residential acre including local access streets. Residential uses should generally represent a minimum of 50 percent of the overall mixed use area.



excerpt from Chaska 2040 Comprehensive Plan

Project Narrative (cont)

Utilizing the grade, the apartment will be designed as a 3 story building fronting onto Hickory Street with underground parking entering at grade from the southwest. On the lower level will be a 26 stall parking garage with an additional 26 surface parking to the rear. On street parking for additional parking is available. The building design is intended to be more “urban” as opposed to “suburban”. To promote the urban, “downtown” image, the apartment would be sited directly onto Hickory with enhanced streetscape and a sidewalk in the “front yard”. The open space adjacent to Hickory is envisioned to be the location of a common patio, a gathering area for tenants. The building exteriors will be a combination of brick/stone, glass and maintenance free siding. Vinyl siding will not be used. Although final architectural concepts have not been prepared for the two buildings, the materials and colors of the two will be complimentary but not identical. The goals will be to give each building its own separate image. In picking final colors and brick/stone materials, the goal will be to have materials that compliment historic downtown buildings.

Each building will be located on separate parcels with cross access easements for vehicular and utility access across the site. The easement agreements will be provided for joint maintenance of the parking and yard areas to assure consistency of appearance. If in the final plan a playground area is deemed necessary, the use could be accommodated to the north west of the 16 unit building.

In siting the two buildings a limiting factor is the location of the two storm water pipe easements running thru the site. Attached is an exhibit showing the location of the easements in relation to the buildings. Parking within the easements is permitted but no structures can be located within the confines of the easements. These easements are a prime reason buildings are sited as proposed.

The 16 unit building will be 2 stories with 7 efficiency units on the main floor and 9 efficiency units on the second. Included in the building will be a lobby/gathering space, office and a common laundry. To the rear is an area for a small picnic/barbecue space. Twenty-one surface parking spaces are planned which given the fact the units are designed for single occupancy is deemed to be adequate. We recognize that this is an exception to the standard requirement of two spaces per apartment unit, but since the units are all designed for single occupancy, 32 spaces would be excessive. If necessary the ownership would agree to include language in the individual leases limiting tenants to a maximum of one vehicle per unit. The architecture of the two story building is intended to be more “residential” than commercial with roof lines and window/siding treatments that are similar to detached single family homes. As with the 26 unit building, locating the building within the downtown area is important. Having access to the downtown retail, social services, transit, grocery, employment and community gathering spaces is also one of the reasons this site was selected for the 16 unit building.

The proposed building will be owned by the Community Asset Foundation, a local non profit, and units will be rented to young adults coming out of a homeless situation. Rents will be below market with rents set at a level affordable by a single person earning \$15 per hour. The partner in the project will be Launch Ministries, which currently is the case manager for 16 young adults housing in scattered sites across the county. Launch operates a drop-in center in downtown Chaska serving this population. The following is a summary of the vision for the building:

Project Narrative (cont)

Overview In the past few years, Carver and Scott Counties have made great strides toward ending homelessness among our neighbors. The community saw a need for emergency housing for families and Families Moving Forward was born. The community saw a need for emergency housing for youth in crisis and The Hope House was born. In January, Launch Ministries opened their new permanent drop in and service center for area youth struggling with homelessness. Now, the community sees that although these are great first steps, more needs to be done to meet our neighbors' needs.

The Need Are there really people experiencing homelessness in our suburban neighborhoods? Yes. In January of 2018, 94 persons were on the Carver County Homeless Waiting List with families accounting for 26% and individuals the remaining 74%. These surveys only count people that are known to housing caseworkers and who give permission for their information to be included, so the numbers are actually much higher.

There are currently no emergency housing options for single adults or families in either county, with the closest options being referrals to shelters in Minneapolis.

Of particular concern and the focus of this effort is homelessness in our young adult population. In January of 2019, 63 youth between the ages of 18 and 29 were on Carver County's "certified homeless list". Forty four were single with an even split between males and females. Of the total individuals 60% originally resided in Carver County and the remainder were from Scott.

As one of the wealthiest counties in the State, we believe that we can do better in caring for our neighbors who need help particularly for OUR young adults.

Why would one of our neighbors become homeless? For those who are just able to get by, a crisis like the loss of a job, a breakdown of a marriage or relationship, an illness, the landlord raising the rent on the apartment or even a broken down car leading to the loss of transportation can be enough to send someone spiraling into homelessness. Most individuals who are experiencing homelessness in our community have jobs, but can't afford the cost of living and there are very few open rental properties. A solution is needed to help these individuals get a fresh start.

The Response In late 2015, a group of community partners gathered together to discuss strategies to meet these needs. These partners include members of nonprofit organizations, pastors and leaders of faith communities, local government, and concerned citizens. Throughout the last year, our emphasis has been developing a strategy to take the next step in addressing young adult homelessness by construction a new facility

The Vision In partnership with Launch Ministries, the Community Asset Foundation is proposing to construct a 16 unit apartment building in Chaska targeted to single young adults. Founded in 2009, the mission of The Community Asset Foundation is to *develop, construct, and renovate community assets in partnership with community operating entities*. The Foundation operates as a nonprofit and is managed by a 5 member board of directors. The Foundation is committed to working closely with local community groups and the city to develop quality projects that meet the local community's identified needs. Currently, the Foundation has assets in excess of \$14 million and will be the prime financial backer of the 16 unit building

Although not fully finalized, resident selection would be based on the following criteria:

- Young adults 18 to 29 years of age
- Currently homeless and recommended by Launch Ministries
- Employed
- Previous resident or employed in Carver County, or attended school in the County
- Must continue to participate in Launch case management and other required programs
- Must maintain employment

Project Narrative (cont)

Access --Vehicles and Pedestrian

With the higher volumes of traffic forecast for Hickory/Chaska Blvd, access to the site will be located as far south of the intersection as possible without impacting the flood control channel. This access point will serve both uses and at this location good sight lines exist in each direction. With the change in use from a single family home to 42 apartment units, traffic on Hickory St will obviously increase. A typical suburban apartment generates 5 to 7 trips per day and this the 42 unit development will add between 210 to 300 trips per day. Based on most recent data Chaska Blvd carries 8,900 vehicles per day and Hickory St 1,450. Adding additional trips will not result in either street have travel in excess of similar designed streets in the community. For some time the City has planned for this area along Hickory Street to be redeveloped and traffic in excess of these forecasted levels was anticipated when the improvements to the Chaska Blvd/Hickory St. intersection were undertaken.

Trail access to the site is one of its positives and accessibility to the trail system is envisioned to be an attraction for future residents, thus a strong connection will enhance the site. The proposed plan is to create a larger sidewalk (10ft) from Chaska Blvd to the bridge with appropriated streetscape to make this a prominent element of the development.

Natural features, open space & storm ponding

The site is wooded on the north and the west and these areas will be preserved. The tree line along Chaska Blvd is planned to remain and potentially be enhanced. By combining the rear portion of the parcel with City owned land to the west, a large natural open space can be preserved. The survey identified two small natural wetland on the west end of the site. The concept plan envisions preserving these areas. Generally, the site surface drains to the southwest and consequently the plan will require small pond being developed for treatment and retention at the southwest corner of the parcel.

Addressing City Goals and Mission

- ✓ *Supports the community values of generosity, respect for others and human worth and dignity*
- ✓ *Completes redevelopment of one of the Downtown Master Plan priority areas in a manner consistent with the Community's Comprehensive Plan*
- ✓ *Promotes the economic vitality of downtown by adding additional quality residential units into the walkable market area*
- ✓ *Enhances the vehicle and pedestrian entrance into the downtown*
- ✓ *Proposes an urban development as envisioned by the Downtown Master Plan*

Project Narrative (cont)



Legend:

- Open Space Destination
- Main Street Destination
- Community Institution Destination
- Catalyst Redevelopment Site
- Downtown Gateway
- Future Neighborhood Parks
- Designated Historic Buildings

Vision:
Downtown
Destinations

Chaska Downtown Master Plan Vision

Downtown Vision:

"Revitalize downtown Chaska as the hub of community destinations and gathering places, which reflect and celebrate our historic character, traditional small town atmosphere and values"



West Chaska Boulevard District

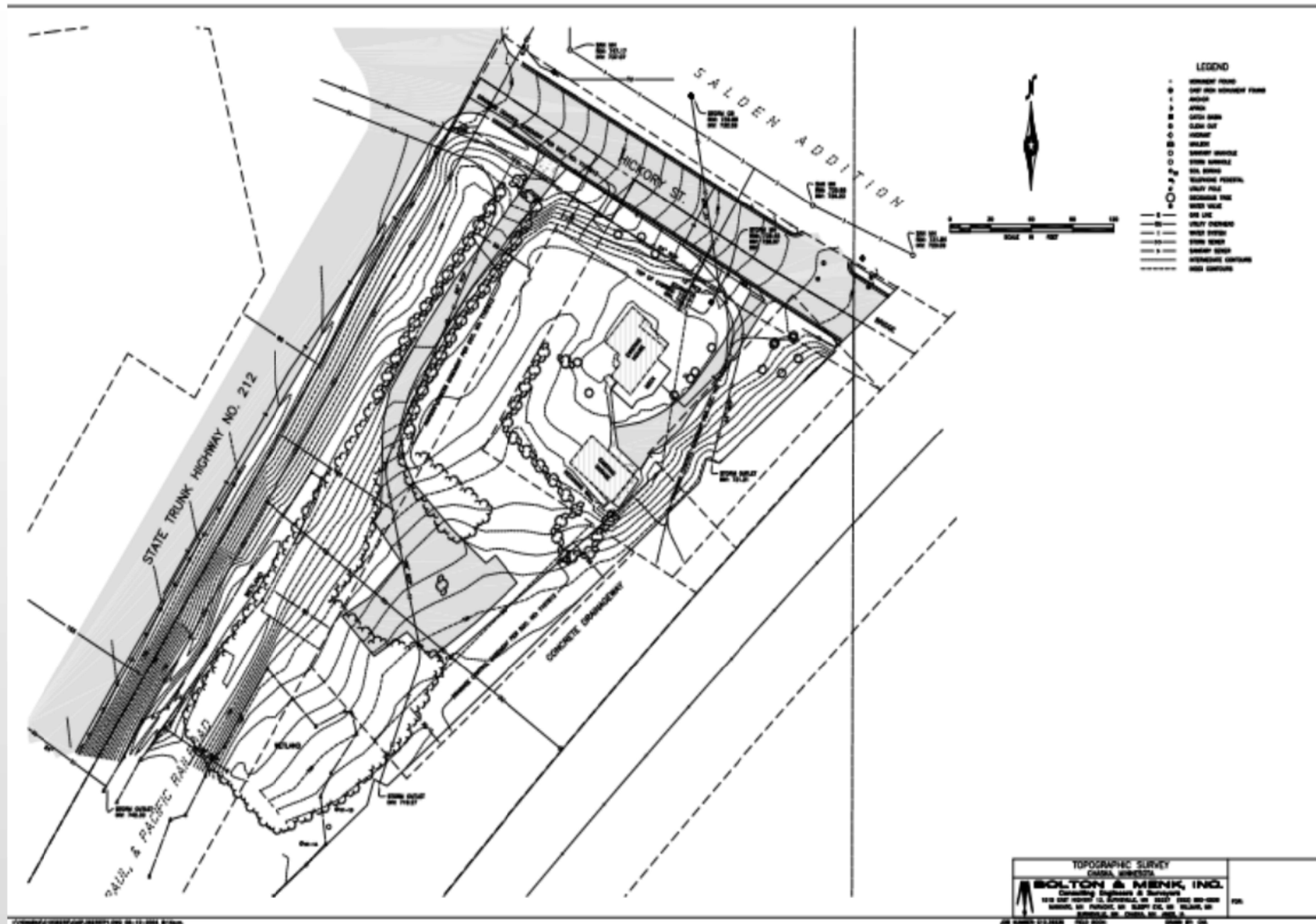
The West Chaska Boulevard District is the area west of downtown along both sides of Chaska Boulevard/County Road 61, between the Chaska Historical Marker (west) and the levee/West Chaska Creek diversion channel. This district essentially consists of two large redevelopment areas immediately west of downtown. The area east of Chaska Boulevard/County Road 61 is separated from the downtown core and neighborhoods by the levee and the former Union Pacific railroad corridor. Most of the area is currently used as the storage and maintenance site for school buses, while the site west of Hickory Street is a vacant residential site. The area west of Chaska Boulevard/County Road 61 consists of a large auto salvage operation and a Carver County Public Works facility.

This district is envisioned as a major redevelopment opportunity area that could benefit the viability of downtown Chaska as a vibrant commercial district. The site east of Chaska Boulevard is guided for redevelopment to business park uses. Similar to the East Chaska Boulevard District, the goal is to increase the diversity and concentration of jobs within the downtown area. Multi-story buildings may be appropriate to achieve higher jobs per acre and the needs of site redevelopment. The site west of Chaska Boulevard is guided for redevelopment to higher density residential uses. This site's unique characteristics, including its elevation above downtown and the river valley, wooded bluffs to the west, attractive views, and convenient access to downtown's services and amenities make it a premium redevelopment site for downtown housing.

Chaska Vision from Downtown Master Plan



Adjacent Trails and Parks



Site Survey

7.A. Review the Concept Plan for Market...

Page 39 of 51

Packet Page 98 of 127



Site Conditions

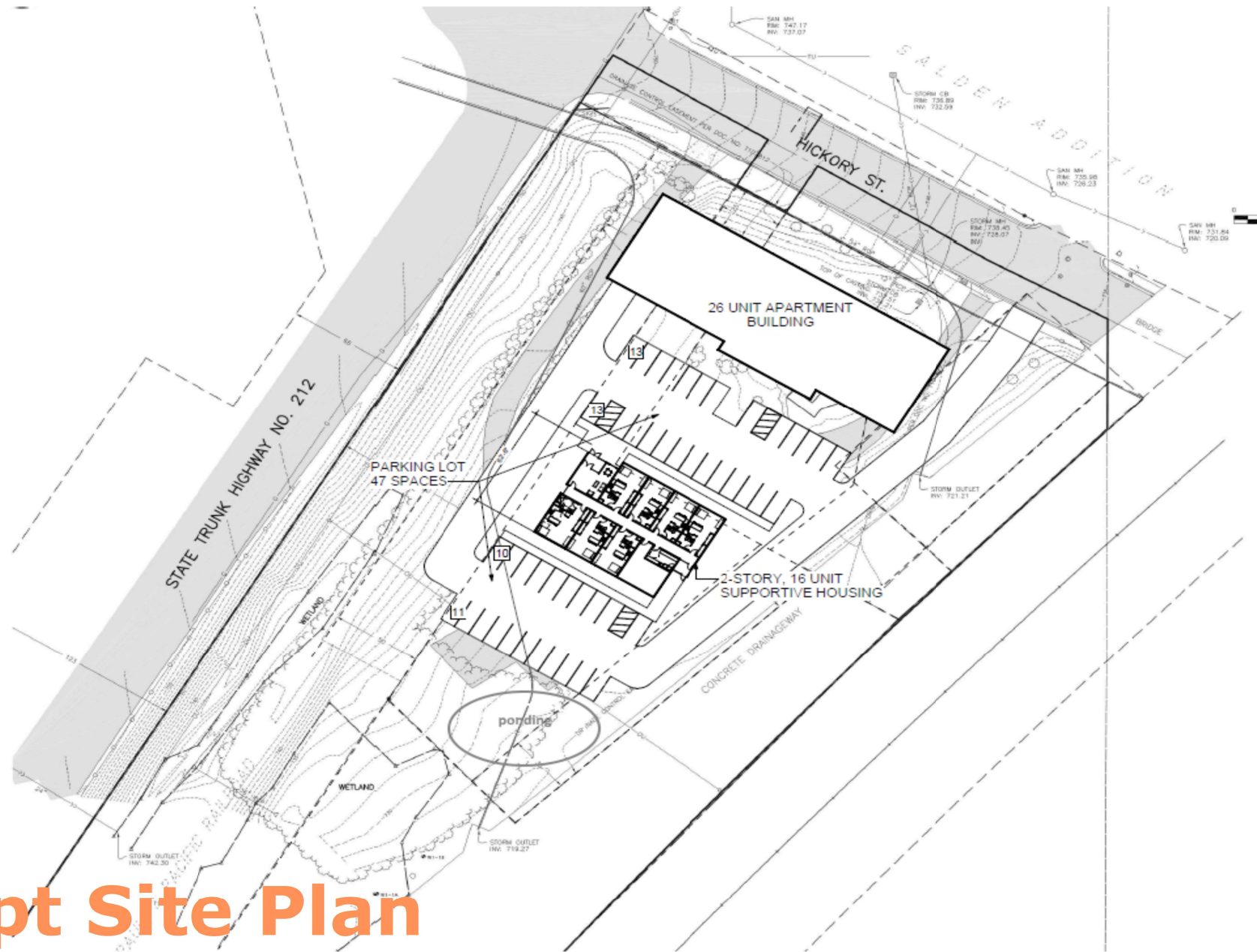




STORM EASEMENT LOCATIONS

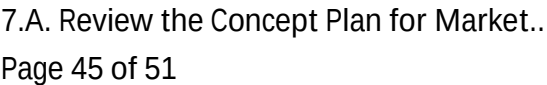
Concept Site Plan

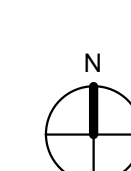
① FIRST FLOOR - SITE PLAN
1" = 30'-0"





Concept Images





Scale $1" = 30'-0"$



CHASKA, MN



Date: 7/10/2019 - 11:59am
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Stantec

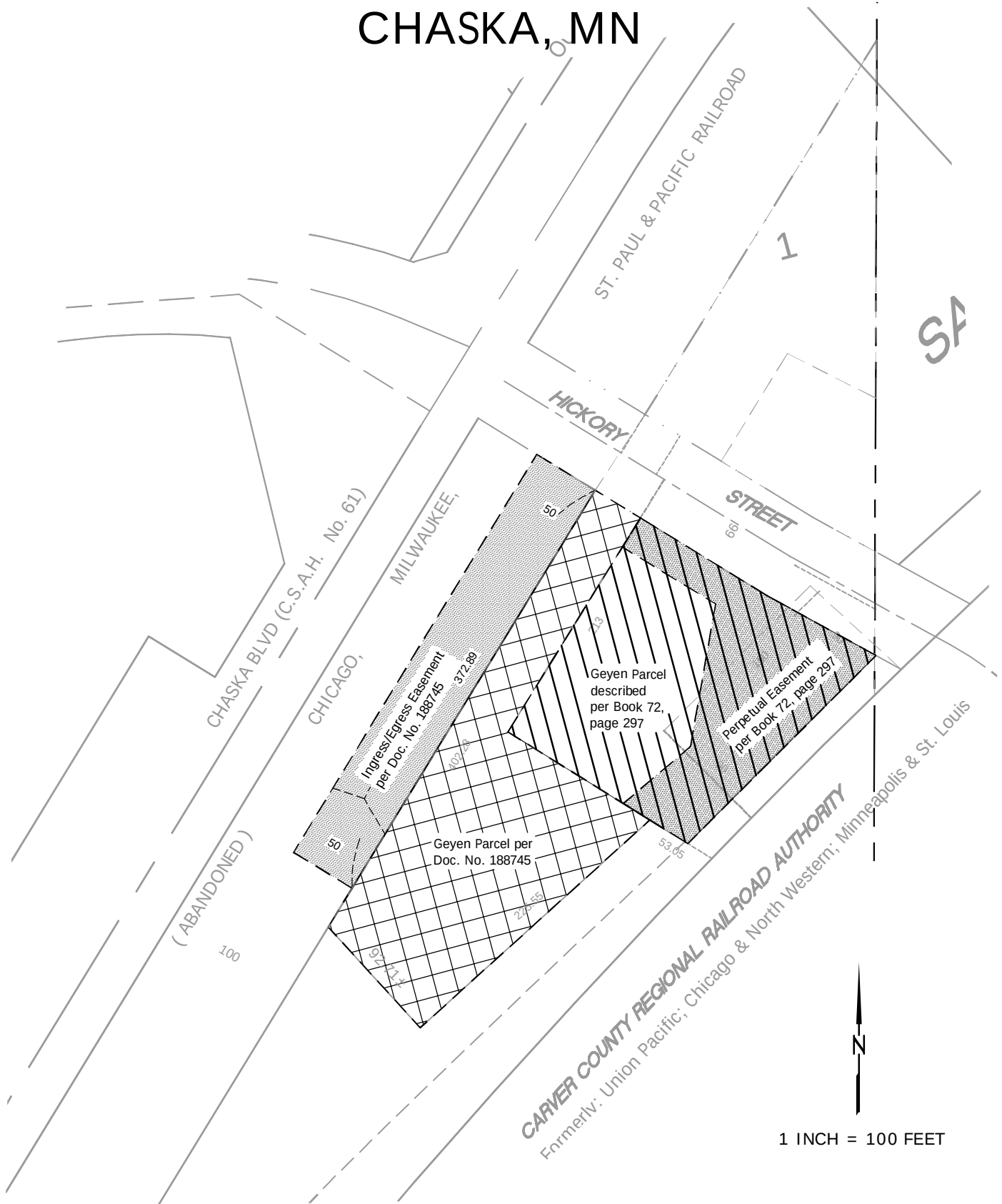
Minneapolis Office
 733 Marquette Ave
 Suite 1000
 Minneapolis, MN 55402
 Phone: 612-712-2000
 Website: www.stantec.com

SURVEY
 GEYEN_EXHIBIT.dwg

DRAWN
 DJR

PROJ. NO.

CHASKA, MN



Plot Date: 7/10/2019 - 12:01pm
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User: jdw



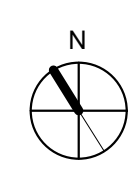
Stantec

Minneapolis Office
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
Phone: 612-712-2000
Website: www.stantec.com

SURVEY
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DRAWN
DJR

PROJ. NO.



292DESIGN

292 DESIGN GROUP
3533 E. LAKE STREET MINNEAPOLIS, MN 55406

Licensed Architect under the laws of the
MINNESOTA

_____, itzell

Date: 1 _____ Reg. No: 15125

Revisions

FLOOR PLAN -
SECOND FLOOR

A202

Scale 1/4" = 1'-0"

- MINUTES -
CHASKA CITY COUNCIL
APRIL 1, 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 Hatfield, Bostrom, Huang, Grau, 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 Bostrom to adopt the agenda as presented.

Motion carried.

5. Visitor

5.A. Carver County Library Report

Heidi Hoks, Carver County Library Director, and Janet Karius, Branch Manager, presented the Chaska State of the Library 2018 Annual Report.

Mayor Windschitl recognized Ms. Karius and thanked her for her years of service through the Chaska Library.

Councilmember Bostrom inquired if an appointment is necessary to use the services of the help desk.

Ms. Hoks stated an appointment is not necessary but at times may be optimal.

The Council and Staff shared their appreciation for the services the library provides to Chaska residents.

5.B. Inclusive Communities Coalition Carver County – ICONIC

Cecelia Laube provided information and details regarding Inclusive Communities Coalition Carver County (ICONIC).

City Administrator Podhradsky noted that an adaptive coordinator position was created and filled recently at the Community Center and that this will be a great resource to help parents navigate through options.

The Council thanked Ms. Laube for her insights and proactive approach.

6. Minutes

Motion by Councilmember Huang, second by Councilmember Grau to approve the minutes of the March 18, 2019 City Council meeting.

Motion carried.

7. Consent Agenda

Aaron Schram, Schram Haus Brewery, provided a brief update on the Brewery progress.

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

- A. Approve Temporary On-Sale 3.2 Malt Liquor License for Chaska Lions
Motion to approve Temporary On-Sale 3.2% Malt Liquor License T32.19-02 for Taste of Chaska,
May 8, 2019 (May 15th rain date) on behalf of the Chaska Lion's Club.
- B. Adopt Resolution 2019-30, Approve Transient Permit for Kurt Anderson of Pretty Great Cheesecake
Motion to adopt Resolution No. 2019-30 approving Transient Permit TRA.19-4 in the name of Pretty Great Cheesecake of 867 Woodridge Dr. South, Chaska, Minnesota, 55318, valid April 1, 2019 through August 31, 2019.
- C. Adopt Resolution 2019-27, Approving Solicitor Permit for Suburban Waste Services
Motion to adopt Resolution No. 2019-27 approving Solicitor Permit Nos. SOL.19-09, for the above representative of Suburban Waste Services, located at 12400 Princeton Ave S Suite F, Savage, Minnesota, 55378, for the period of April 1, 2019 through December 31, 2019.
- D. Approval of Liquor Licenses for Schram Haus Brewery, LLC.
Motion to approve an On-Sale Brewer's Taproom and Sunday Sale Liquor License, and the OffSale Intoxicating Liquor License for Aaron Schram of Schram Haus Brewery, LLC located at 3700 Chaska Blvd, Chaska.
- E. Wetland Replacement Plan for TH 212 Interchange and CSAH 44 Improvement Project
Motion to approve the wetland replacement plan for the TH 212 and CSAH 44 Improvement Project.
- F. Adopt Resolution 2019-28, Approve Construction Plans and Specifications for TH 212 Interchange and CSAH 44 Improvement Project
Motion to adopt Resolution No. 2019-28 ordering the improvements, approve the construction documents for the TH 212 Interchange and CSAH 44 Improvement Project, and authorize the solicitation of public bids.
- G. Adopt Resolution 2019-29, Calling for a Public Hearing for Establishment of TIF district No. 22/Ernst House Redevelopment
Motion to adopt Resolution No. 2019-29 calling for a public hearing by the City Council on Monday, April 15, 2019, at approximately 7:00 P.M., on the modification of the Redevelopment Plan for Redevelopment Project No. 4, the establishment of Tax Increment Financing (Redevelopment) District No. 22 (Ernst House Redevelopment), and the adoptions of a Tax Increment Financing Plan therefor.

Motion carried.

8. Action Items

8.A. Adopt Resolution 2019-31, Approving Joint Powers Agreement with Carver County for Arboretum Area Transportation Study

City Administrator Podhradsky presented the item to the Council.

Mayor Windschitl inquired what the area is zoned.

City Administrator Podhradsky explained that it is zoned rural residential and there is potential to develop it as a clustered area.

Mayor Windschitl asked if there is a possibility of the Arboretum moving their main entrance.

City Administrator Podhradsky stated that this is something that will be determined in this study.

Councilmember Huang looked to clarify that lack of available utilities has prevented development.

City Administrator Podhradsky confirmed that this was so and provided further detail regarding development options in this area.

Staff and Council discussed Chaska's potential fair-share for this project and potential traffic flow issues.

Assistant Administrator Kabat provided further insight into the depth of the study and inclusion of environmental impact assessment.

Councilmember Huang noted that this phase of the study looks at identifying the requirements and ballpark cost for agencies to look at funding.

City Administrator Podhradsky agreed and likened it to the concept study in planning.

Mayor Windschitl asked if there is the possibility that the County will front the money.

City Administrator Podhradsky stated that it depends on the cost, and commented that timing of the project is important as nothing can be done to Highway 5 unless 82nd Street is done first.

Council and Staff further discussed the project and development in that area.

Motion by Councilmember Bostrom, second by Councilmember Huang to approve Resolution No. 2019-31 adopting the Carver County Arboretum Area Transportation Study Joint Powers Agreement. Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 4-1-19

Councilmember Huang requested clarification on several items in the bills.

City Administrator Podhradsky provided further detail into the bills and their layout.

Councilmember Bostrom inquired about the bill for a control panel and locker room expansion.

City Administrator Podhradsky gave more information regarding those bills.

Mayor Windschitl looked to confirm the bill for the farmer's market was for sponsorship.

City Administrator Podhradsky stated that it was.

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

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 4-1-2019

10.B. Other Meeting Minutes

10.B.i. Receive the Draft Minutes of the January 24, 2019 Human Rights Commission Meeting.

10.C.ii. Receive the Draft Minutes of the March,13th 2019 Planning Commission Meeting.

Councilmember Huang:

- Commented that the League of Women Voters presentation on March 19, 2019 was very informative and well attended. He also noted there is a League of Women Voters candidate forum on April 4, 2019 at City Council Chambers at 7pm.
- Noted District 112 is still having their equity discussions and to check their website for more information. City Administrator Podhradsky provided further insight regarding these discussions.
- Reported there is a Jonathan-Carver Parkway Corridor Study public information meeting on April 11, 2019 and the County website will have more details for anyone who is interested. City Administrator Podhradsky have more information regarding this potential project.

Councilmember Bostrom:

- Commented there was a special article in the Herald honoring a Chaska resident who recently passed.
- Noted the section of the Human Rights Commission minutes regarding 'Chaska for everyone' dovetails well with what Cecelia Laube presented today.

- Inquired about the census count referred to in the Human Rights Commission minutes. Assistant Administrator Kabat and City Administrator Podhradsky provided further detail regarding the census count program.

Councilmember Hatfield:

- Noted that absentee voting is now open for Wards 2 and 4 and all information regarding this is on the City website. Assistant Administrator Kabat differentiated absentee voting and in-person voting and the schedule for each.

Mayor Windschitl:

- Noted the Hwy 212 Coalition meeting is Friday, April 5th at 7:30 am at City Hall.
- Commented that Guardian Angels has another fish fry Friday, April 5th from 4:30pm-7:30pm.
- Reported the next Council Meeting is April 15, 2019.

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hatfield to adjourn the meeting at 8:40 pm.

Motion carried.

DRAFT

**- MINUTES -
CHASKA CITY COUNCIL
APRIL 15, 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 Hatfield, Bostrom, Huang, Grau, 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

5.A. Presentation of Proclamation in Recognition of Apex International Day

Mayor Windschitl read the proclamation recognizing Apex International.

5.B. Minnesota Heart Safe Community Recognition

Melissa Neilson and Cameron Blake, both with Beckman Coulter, explained the Heart Safe recognition that the company recently received.

Councilmember Bostrom inquired about the partnership between Ridgeview and Lakeview.

Ms. Neilson and Mr. Blake provided further detail regarding that partnership.

Councilmember Bostrom also asked if they have noticed a bond form among employees as a result of this class.

Mr. Blake and Ms. Neilson replied that they have.

Mayor Windschitl inquired if having multiple buildings presents difficulty with having trained people spread among them.

Ms. Neilson explained that several people in each building are on the team and detailed the protocol during an emergency.

DRAFT

Mayor Windschitl asked if they have had to use the training yet.

Mr. Blake responded that they have used it but not for a cardiac arrest yet.

City Administrator Podhradsky commented that response time for cardiac arrest is critical and having this available on-site will be beneficial to the employees.

Councilmember Huang inquired how often they drill.

Mr. Blake explained they drill once-a-month.

Mayor Windschitl commented that they should be proud of this designation.

City Administrator Podhradsky stated that they should share their experience with the program with the Chamber.

Councilmember Grau commented that the entire community benefits from the training these employees at Beckman Coulter received.

Councilmember Bostrom stated that Beckman Coulter's Heart Safe designation should be highlighted on the City website.

Assistant Administrator Kabat noted that training such as this is a topic the Safety Committee has been discussing.

5.C. Easter Egg Hunt

Suzette Meluchnik, Chaska American Legion Auxiliary, noted on April 20, 2019 at 10am the 67th annual Easter Egg Hunt will occur at City Center Park.

6. Minutes

Motion by Councilmember Bostrom, second by Councilmember Huang to approve the minutes of the April 1, 2019 City Council meeting.
Motion carried.

7. Consent Agenda

Councilmember Bostrom inquired about boulevard planting for Item 7D.

City Planner Hanson provided further detail regarding the developer's role with that.

Motion by Councilmember Bostrom, second by Councilmember Grau to approve the Consent Agenda Items A through F:

- A. Adopt Resolution 2019-32, Approve Appointment of Election Judges for the Special Election

Motion to Adopt Resolution No. 2019-32 appointing those persons listed on Exhibit A as Judges of Election for the Special Election, Tuesday, May 14, 2019.

- B. Approval of On-Sale Intoxicating Liquor License for D'Amico Holding Company

DRAFT

Motion to approve an On-Sale Intoxicating Liquor License for Richard and Larry D'Amico and Paul Smith, owners of D'Amico Holding Company DBA D'Amico Catering LLC at Bavaria Downs, a facility located at 3919 Bavaria Rd of Chaska from April 15, 2019 to June 30, 2020.

- C. Approve Transient Accommodation Business License Renewals
Motion to approve the 2019-2020 transient accommodations business licenses effective May 1, 2019 through April 30, 2020.
- D. Adopt Resolution 2019-34, Approving the Final Plat for Sagewood 2nd Addition/DR Horton/PC #2019-08
Motion to adopt Resolution adopt Resolution No. 2019-34 approving the final plat for Sagewood 2nd Addition (PC #2019-08).
- E. Adopt Resolution 2019-35, Lease Agreement for Fitness Equipment at Fire Station
Motion to adopt Resolution No. 2019-35 approving the Lease Documents with Life Fitness.
- F. Adopt Resolution 2019-36, Award Bid for the 2019 Downtown Street Reconstruction Project
Motion to adopt Resolution No. 2019-36 awarding the bid for the 2019 Downtown Street Reconstruction Project to Kusske Construction Company, in the low bid total amount of \$2,484,804.

Motion carried.

8. Action Items

8.A. Adopt Resolution 2019-33 and Ordinance 963, Approving the Preliminary Site & Building Plan and Preliminary Plat and Approving the Rezoning to PID-9 for Structures, Inc./Daniel Andersen/PC #2019-07

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Mayor Windschitl noted that the two parking lots do not connect.

City Planner Hanson stated that is correct and that there is an option for them to potentially connect, but as of right now the developer is keeping them separate.

Councilmember Huang inquired if the connection would be fenced in if they decided to connect the lots.

City Planner Hanson stated that it would.

Mayor Windschitl asked where the shop space is located.

City Planner Hanson indicated the shop's location on the proposed site plan and continued her presentation of the item.

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Councilmember Huang noted the photometric analysis ends at the fence line and explained his concern regarding light impact for the residents to the south. He also inquired if there is a shuffleboard layout on the east side of the building.

The applicant indicated off-microphone that it is.

Councilmember Bostrom asked for an explanation of proof of parking.

City Planner Hanson and City Administrator Podhradsky provided detail on what proof of parking is/requires.

Mayor Windschitl commented that this is a great site for this building and asked if they will be breaking ground this year.

City Planner Hanson stated that she believes they will.

Dan Anderson, architect and developer, provided detail regarding the hard cover in the rear of the building, the lighting, and the building design.

Councilmember Huang commented that the staggering of the fence will be effective.

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt Resolution No. 2019-33 approving the Preliminary Site & Building Plan and Preliminary Plat for Structures, Inc. (PC# 2019-07). Motion carried.

Motion by Councilmember Grau, second by Councilmember Bostrom to adopt Ordinance No. 963 approving the rezoning from PRD-29 to PID-9 for Lot 1, Block 1 Structures, Inc. Motion carried.

8.B. Adopt Ordinance 964, Approving the Zoning Ordinance Amendment to Section 9.15.25 for Small Cell Wireless Aesthetics/City of Chaska/PC #2019-06

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Councilmember Huang inquired what would happen to this ordinance if changes need to be made after today.

City Planner Hanson explained the City is still allowed to make changes to the ordinances after this date.

City Administrator Podhradsky explained regulations regarding aesthetics need to be in place by April 15, 2019, but that changes to those aesthetic regulations can be made after that date.

Councilmember Bostrom inquired if they can only look at aesthetic regulations moving forward, or if they may address existing towers.

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City Administrator Podhradsky stated this can only be regulated moving forward and commented about private versus public placement of the towers.

Motion by Councilmember Huang, second by Councilmember Grau to adopt Ordinance No. 964 approving the Zoning Ordinance Amendment to Section 9.15.25 of the Zoning Ordinance (PC #2019-06). Motion carried.

8.C. Public Hearing: Adopt Resolution 2019-39 Establishing a Redevelopment Tax Increment District (TIF 22 - Ernst House Redevelopment) and Approving a Tax Increment Financing Plan
City Administrator Podhradsky introduced the item to the Council.

Assistant Administrator Kabat presented the item to the Council.

Mayor Windschitl explained how the City obtained control of the Ess House.

Assistant Administrator Kabat continued his presentation of the item.

Mayor Windschitl inquired if these units would be leased or owned.

Assistant Administrator Kabat stated they would be leased.

Councilmember Bostrom stated that these units look to support density of housing sought by the City, and asked if they meet affordable housing.

Assistant Administrator Kabat stated they are market-rate housing and would be about \$2000 per month, depending on the unit.

Councilmember Bostrom inquired if the carriage homes are separate-leased home.

Assistant Administrator Kabat explained they would all be managed and operated by the same group.

Councilmember Bostrom also inquired if there is a similar product as this in neighboring communities.

City Administrator Podhradsky stated this is not an uncommon type of project seen in urban areas.

Assistant Administrator Kabat stated Talle & Associates typically develop larger multi-family complexes but that proximity of this site to their larger projects makes this doable for them.

The Council and Staff discussed the benefits of this project.

Mayor Windschitl opened the public hearing at 8:29 pm.

Mayor Windschitl closed the public hearing at 8:30 pm.

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Motion by Councilmember Bostrom, second by Councilmember Huang to adopt Resolution No. 2019-39 establishing a redevelopment tax increment financing district and approve a tax increment financing plan therefor (Ernst House Redevelopment Project). Motion carried.

8.D. Adopt Resolution 2019-37 and Resolution 2019-38 Limited Use Permit for Off-Road, Single-Track Multi-Use Trail

City Administrator Podhradsky introduced the item to the Council.

Parks & Rec Director Grange presented the item to the Council.

Tim **Vossburg**, Steve **Koldbaugh**, and Reed Conrad, board members Carver Trails, further detailed the need and desire for off-road single-track trails in Chaska.

Councilmember Grau commented that he is excited about the passion those involved with this project have.

Councilmember Bostrom inquired how closing of the trail (points 5 and 9 in the memo) is enforced.

City Administrator Podhradsky provided clarity regarding the enforcement of trail closure.

Councilmember Huang inquired if the City would pay for signage for these trails.

Mr. **Vossburg** and City Administrator Podhradsky provided further detail regarding signage and marketing.

Parks & Rec Director Grange explained how this will help promote biking within the schools and community.

City Administrator Podhradsky mentioned that this would be a practice facility, but could pave the way for bringing a competition and destination-type facility in to the City in another location.

City Attorney Melchert discussed his views on the legal side of the project and potential liability.

Motion by Councilmember Grau, second by Councilmember Huang to adopt Resolution No. 2019-37 approving the City of Chaska to obtain a Limited Use Permit/Agreement from Carver County. Motion carried.

Motion by Councilmember Hatfield, second by Councilmember Bostrom to adopt Resolution No. 2019-38 approving the City of Chaska to obtain a Limited Use Permit/Agreement from MnDOT. Motion carried.

9. Bills

Councilmember Huang inquired about the Hot Spot consulting on page 3, CCP Industries on page 5, Energy Management Solutions on page 9, and payment to Metropolitan Council for SAC units on page 13. City Administrator Podhradsky provided further detail regarding those items.

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9.A. Accounts Payable Council Roster 4-15-19

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

10. Other Business

10.A. City Administrator's Report

10.B. Bi-Weekly Report 4/15/19

10.C. Receive the March 11, 2019 Parks & Rec Board meeting minutes.

Councilmember Hatfield:

- Reiterated the Easter Egg Hunt will take place on Saturday, April 20.

Councilmember Bostrom:

- Recognized the work of Officer Janke in her community outreach role.
- Congratulated Chaska Rotary on their Annual Gala and monies raised for New Beginnings.
- Noted the Park Board had discussions regarding Fireman's Park 2. City Administrator Podhradsky provided further information into Fireman's Park 2.

Councilmember Huang:

- Reported the Parent Leadership Committee for Chaska High School met April 3, 2019 to go over the equity, vision, and framework and that there is another meeting for the District 112 on April 16, 2019 at Clover Ridge.
- Noted the Jonathan-Carver Parkway Corridor Study meeting was rescheduled to April 30, 2019 from 6:30 pm-8:30 pm at Carver Elementary.
- Noted Taste of Chaska is May 8, 2019.
- Reported the Chaska PD Senior Expo is April 18, 2019 at the Community Center.
- Reported Dick Beardsley's talk was moved to April 18, 2019 at the Community Center Theater.
- Inquired when the Pioneer Trail permanent fix will be completed. City Administrator Podhradsky provided further detail on that schedule.

Councilmember Grau:

- Noted April 19, 2019 is the last day for orders with the Chaska Shade Tree Program.
- Reported he will be at Dunn Brothers on April 27, 2019 from 1-2pm for a community listening session. Councilmember Huang commented he had thought of doing something similar and suggested Councilmember Grau advertise on the City website.
- Commented his thoughts and prayers go out to the family of the boy injured at the Mall of America.

City Administrator Podhradsky:

- Noted Christmas in May is May 4, 2019 starting at 7:30 am at Guardian Angels.

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- Thanked PGA for tickets made available to residents for practice rounds.

Assistant City Administrator Kabat:

- Noted the Ward 2 and 4 special election process is currently going on.

Mayor Windschitl:

- Reminded folks it is Tax Day.
- Noted Highway 41 is open.
- Thanked residents for supporting the downtown businesses.
- Noted the Chaska High School Chaska Bash will be May 3, 2019 at the Event Center.
- Noted the turf at Athletic Park is looking good.
- Recognized the recipient of the George Klein Service Above Self Award.

11. Adjourn

Motion by Councilmember Grau, second by Councilmember Huang to adjourn the meeting at 9:46 pm.

Motion carried.

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
APRIL 15, 2019

DRAFT

1. Call to Order

President Windschitl called the meeting to order at 9:47 pm.

2. Roll Call

Roll call was taken. Present: Commissioners Hatfield, Bostrom, Huang, Grau and President Windschitl.

Absent: None.

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

3. Agenda

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

4. Minutes

Motion by Commissioner Hatfield, second by Commissioner Bostrom to approve the minutes of the March 4, 2019 EDA meeting. Motion carried.

5. Discussion Items

5.A. Adopt Resolution EDA 2019-3, Establishing a Redevelopment Tax Increment District (TIF 22 - Ernst House Redevelopment) and Approving a Tax Increment Financing Plan)

Executive Director Podhradsky presented the item to the Commission.

Commissioner Huang inquired if there is an interest rate associated with this.

Executive Director Podhradsky gave further information regarding the TIF District and interest.

Motion by Commissioner Bostrom, second by Commissioner Hatfield to adopt Resolution No. EDA 2019-3 establishing a redevelopment tax increment financing district and approve a tax increment financing plan therefor (Ernst House Redevelopment Project).

Motion carried.

6. Other Business

President Windschitl inquired about the construction at Dunkin Donuts and when Aldi will open.

Executive Director Podhradsky gave brief updates regarding those projects.

7. Adjourn

Motion by Commissioner Huang, second by Commissioner Bostrom to adjourn the meeting at 9:55 pm. Motion carried.

Chaska Park Board
Meeting Minutes
April 8th, 2019

DRAFT

1. Call to Order

The April 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, Ives, Olsen, Branch, Flaherty-Wilcox, Mihajlov, Kim, Udermann, Wynveen

Absent: Ruiz Gutierrez, Wittrock

Staff Present: Marshall Grange, Mary Monteith

3. Adopt the Agenda

Motion by Mihajlov, second by Flaherty-Wilcox, to approve the April 8th, 2019 meeting agenda. Motion carried.

4. Visitor Presentation

Paul May was in attendance, however, he declined to come to the podium, he said he was there to simply observe.

5. Approve Meeting Minutes

Motion by Downs, second by Branch, to approve the Chaska Park Board meeting minutes of March 11th, 2019. Motion carried.

6. New Business

Firemen's Park II-Grange brought the Commissioners up to date on recent happenings specific to the park land being listed "For Sale" by District 112. The City has filed a "first right of refusal" on the property in order to be notified if an offer is made on the land. Grange mentioned lining a meeting up with St. John's Lutheran Church leaders to discuss the opportunity of partnering on a neighborhood park project.

Mr. May did share some of his knowledge on history of this park during this discussion. The Park Board thanked Mr. May for that and attending tonight's meeting.

7. Other Business

7A. Mountain Bike Trail Update

Grange mentioned that the project will be before the county and city council next week, then on to MnDOT. We are looking to get approval on the Memorandum of Understanding (MOU) with Carver Trails. Once that is done, the build out of the trails could start.

Wayfinding Update

Grange shared with the commissioners the new interactive trail map that Kevin Wright, Chaska's Communication Manager created. Once you pull up the program, and then share your location it will show you various trails and amenities you are closest to. This is just one of the many pieces to be addressed as part of identifying the wayfinding plan. Once the community trails assessment is done by the Bike Alliance of MN, we will also be able to put a plan together to better address those needs in order to submit the application for the Bike Friendly Community designation.

May 17th is also Bike to Work Day, so Grange is looking to promote that day in partnership with Carver County to challenge others to participate.

- 7B. Received Council Meeting Minutes from February 25th, March 4th, and March 18, 2019.
Received Planning Commission meeting minutes from February 13th, 2019.

8. Staff Reports

- 8A. Department Happenings-Grange shared various happenings in Parks and Recreation.

Due to the anticipated flood levels, the decision was made by our Public Works department to do a controlled flood of Athletic Park. This way there won't be a massive amount of water coming into the stadium all at once. Grange thanked the staff at public works for all their efforts over the winter and leading into spring.

Lions Park OLDA-Trails in the larger area are expected to be completed by early May. There are delays on the shelter building with door install and flooring, as the contractor got hurt and is currently recovering.

Monteith shared information on Christmas in May, which is coming up on May 4th. Five homes have been chosen for assistance. Volunteers are needed to help get houses completed on the one day. Come to Guardian Angels gymnasium for a continental breakfast, sign up to work a home, get a t-shirt and help to make a difference in someone's life!

The Brickyard Clayhole, on the east side of Highway 41, will be worked on this spring. The retaining wall and trail has had significant erosion.

Due to the major deep freeze this winter, the ball fields will not be opening any time soon. The park shelters are set up to open April 23, however that will also be weather dependent.

The Chaska Community Center (CCC) Spring/Summer brochure was mailed out Mar. 11th to all Eastern Carver County households. It also is on-line on the CCC website and available for pick up at the CCC front desk.

The Perks Sales Promotion has ended. 104 members earned their perks. The most popular Perk? The six guest passes as well as the personal training sessions.

The daycare numbers continue to increase, they have exceeded Jan-Mar. 2018 numbers by 200!

Curling Center-League play offs are in progress. The USCA U18 National Championships were held Mar. 13-17th. These young teams with their families, came to Chaska for 5 days! Chaska's boys team gained valuable experience in game play and sportsmanship. The winning boys' team was from St. Paul Curling Club and the girls' team was from Boston. Spring league registration is now open as well. The curling center staff are to be commended for all their efforts with this National championship event.

The Event Center has 15 events booked in May four are weddings.

The annual Garden Tea Party at the CCC is April 13th.

The 5-5-5 walk/run will begin April 9th.

The new Athletics Supervisor, Zac Johnson, will be starting with us, May 6th.

The Chaska High School Capstone program will be showing their artwork during the month of April in the Community Center gallery.

Round Table:

- Mihajlov-Her kids participated in the Prairie Fire Theater group, was great!
- Olsen-Tuesday April 16th, there will be a Community Conversation on Equity in our schools at Clover Ridge school. The Chaska Bash will be held at the Event Center, May 3rd.
- Ives-Appreciate all the information from staff tonight on projects.
- Flaherty-Wilcox-Good work on the park naming and Firemen's Park II.
- Kim-Excited about the progress on the mountain bike trail. Thanked Paul May for attending tonight's meeting.
- Wynveen-Barth- Good work on the park naming discussion.
- Udermann-Last month we had concerned citizens come forward on Firemen's Park II, this month we've had updates for them. A good example of how government can work.
- Roan-Agreed with other commissioners on a good work session and progress of some of these projects.

9. **Next Meeting**-Joint work session with the Planning Commission on May 8th at 5:45 pm in Council Chambers

10. **Adjourn** Motion to adjourn the April Park Board meeting by Olsen, second by Downs. Motion Carried.