

**CHASKA PLANNING COMMISSION
MINUTES
JULY 10, 2024**

1. Call to Order

Chairperson Brass called the meeting to order at 7 pm.

2. Roll Call

Roll call was taken. Members present: Commissioners Olson, Aasen, Baswa, Kerber, Campbell, and Chairperson Brass.

Members absent: Commissioners Gaare, Purdy, and Urbanski.

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

3. Adopt the Agenda

Motion by Commissioner Olson, second by Commissioner Aasen to adopt the agenda as presented.

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Approve Previous Meeting Minutes

- a. Approve the June 12, 2024 Planning Commission Meeting Minutes

Motion by Commissioner Aasen, second by Commissioner Kerber, to approve the minutes of the June 12, 2024 Planning Commission meeting.

Motion carried.

6. Consent Agenda

Motion by Commissioner Baswa, second by Commissioner Olson, to approve the Consent Agenda as follows:

- a. Recommend Approval of the Final Site & Building Plan for 8 Villas, Short Course and Putting Course at Hazeltine National Golf Course/Hazeltine National Golf Course/PC #2024-11.

Motion carried.

7. Action Items

- a. Recommend Approval of the Preliminary Site & Building Plan for the Performance Center at Hazeltine National Golf Course/Hazeltine National Golf Course/PC #2024-10

City Planner Hanson presented the item to the Commission and noted that this was scheduled to go before the City Council on July 15, 2024.

Commissioner Aasen stated that he felt the plans looked great and appreciated that the parking was about 30% over what was required by the City.

Motion by Commissioner Brass, second by Commissioner Kerber, to recommend approval of the Hazeltine National Golf Course (Performance Center)

Preliminary Site & Building Plan, subject to the following conditions:

1. Approvals shall be based on the following exhibits:

- a. Project Narrative (pgs 1-5), submitted by Hazeltine National
 - b. Response to Incomplete & Additional Items Needed Letter (pgs 1-2), submitted by Sambatek, dated July 2, 2024
 - c. Title Sheet (pg C1.01), submitted by Sambatek, dated June 25, 2024
 - d. Existing Conditions (pg C2.01), submitted by Sambatek, dated June 25, 2024
 - e. Site Plan (pgs C3.01), submitted by Sambatek, dated June 25, 2024
 - f. Short Course Site Plan (pg C3.02), submitted by Sambatek, dated June 25, 2024
 - g. Site Plan Aerial Overlay (pg C3.03), submitted by Sambatek, dated June 25, 2024
 - h. Grading Plan (pg C4.01 and C4.02), submitted by Sambatek, dated June 25, 2024
 - i. Topsoil Management Plan (pg C4.03), submitted by Sambatek, dated June 25, 2024
 - j. Grading Notes (pg C4.04), submitted by Sambatek, dated June 25, 2024
 - k. Phase 1 and 2 Erosion Control Plan (pgs C5.01 and C5.02), submitted by Sambatek, dated June 25, 2024
 - l. Erosion Phasing Plan (pg C5.03), submitted by Sambatek, dated June 25, 2024
 - m. Erosion Control Notes (pg C5.04), submitted by Sambatek, dated June 25, 2024
 - n. SWPPP (pg C5.05), submitted by Sambatek, dated June 25, 2024
 - o. Utility Plan (pg C6.01), submitted by Sambatek, dated June 25, 2024
 - p. Storm Sewer Plan (pgs C7.01 and C7.02), submitted by Sambatek, dated May 24, 2024
 - q. Standard Details (pgs C8.01-C8.03), submitted by Sambatek, dated June 25, 2024
 - r. Tree Removal Plan (pg L0.01), submitted by Sambatek, dated June 25, 2024
 - s. Tree Inventory (pg L0.02), submitted by Sambatek, dated June 25, 2024
 - t. Landscape Overlay Plan (pg L1.01), submitted by Sambatek, dated June 25, 2024
 - u. Shrubs Plan (pg L1.02), submitted by Sambatek, dated June 25, 2024
 - v. GPC Landscape Plan (pg L1.03), submitted by Sambatek, dated June 25, 2024
 - w. Landscape Notes & Details (pg L1.04), submitted by Sambatek, dated June 25, 2024
 - x. GPC Plan (pg C10.01), submitted by Sambatek, dated June 25, 2024
 - y. Photometric Plan, submitted by Sambatek, dated June 25, 2024
 - z. Berm Cross Section (pgs 1-3), submitted by Sambatek, dated June 4, 2024
2. Coordination with the City Engineer for the provision of public utilities to the site.
 3. Provision of a storm water management plan meeting City and Carver County WMO standards.
 4. Provision that any wetland impacts are reviewed and approved by the TEP.
 5. Any and all new signage shall be submitted separately, comply with zoning ordinance Section 15.32, and shall require approval of a sign permit by staff prior to installation.
 6. Compliance with applicable zoning requirements, in particular zoning section 15.28 (Special Regulations).
 7. Provision that exterior lighting meets the City's zoning ordinance Section 15.28.250, and specifically meeting a 90 degree cutoff for the parking lot and short course lights.
 8. Provision that maintenance access to the City's trunk water-sewer lines remain Unobstructed.

Motion carried.

8. Other Business

9. Receive Other Meeting Minutes

- a. Receive the June 3, 2024 City Council Meeting Minutes

10. Adjourn

Motion by Commissioner Brass, second by Commissioner Baswa, to adjourn the meeting at 7:11 pm.

Motion carried.