



AGENDA
CHASKA PLANNING COMMISSION
ONE CITY HALL PLAZA, CHASKA CITY HALL
Wednesday, September 11, 2019
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
 - 5.A. Approve the August 14, 2019 Planning Commission Meeting Minutes
6. Consent Items
7. Action Items
 - 7.A. Approve the Preliminary Plat and Conditional Use Permit for Shepherd of the Hill Twinhomes/Habitat for Humanity/PC #2019-17
8. Other Business
 - 8.A. Receive Other Meeting Minutes
 - 8.A.i. Receive the August 5th, 2019 City Council Meeting Minutes and the draft Minutes of the August, 19th City Council Meeting
 - 8.A.ii. Receive the Draft Minutes of the August 12, 2019 Park Board Meeting
9. Adjourn



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CHASKA PLANNING COMMISSION
MINUTES
August 14, 2019

1. Call to Order

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

2. Roll Call

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

Members absent:

Also present: Liz Hanson, City Planner.

3. Adopt the Agenda

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

Motion carried.

4. Visitor Presentation - None

5. Minutes

Motion by Commissioner Lacey, second by Commissioner Sailer to approve the minutes of the June 12, 2019, Planning Commission meeting.

Motion carried.

6. Consent Items -None

7.A. Approve the Final Site & Building Plan for American Flexible Products at 124 Peavey Circle/R J Ryan/PC# 2019-16

City Planner Liz Hanson presented the item to the Commission.

Commissioner Pfeiffer stated that her issue is not with the site plan, but with the City's process for approval of this type of request. She stated that it is coming before the Planning Commission for final approval and truly all they have seen prior to this is a shape. She read aloud from the Request for Approval that was written by the City in 1998 that stated an addition over 9,600 sq. ft. would have to go through the full application process again. She stated that she is not opposed to their plans, but feels that the City needs to follow the correct process with a Concept Plan, a Preliminary Plan and then a Final Plan. She reiterated that this is not about this particular case but noted that this is the second time that something has been approved in similar circumstances. She stated that she does not want to set a precedent for not following the full process.

City Planner Hanson stated that if other Commissions share Commissioner Pfeiffer's concern, the Planning Commission should discuss it in more detail.

Commissioner Brass stated that he agrees with Commissioner Pfeiffer's concerns. He noted that he wouldn't apply it to this case, but moving forward he would like to see these types of projects go through the full process.

Chair Dahlke stated that he believes this would be a worthwhile topic for a workshop discussion.

Commissioner Brass asked if there was a new loading area and whether it was flush with the building.

City Planner Hanson stated that it is an exterior dock and is not enclosed.

Commissioner Brass asked if there was a fire lane or somewhere to drive around the building.

City Planner Hanson stated that this has been looked at and it was concluded that they did not need a full turn around and what is out there now is adequate for their vehicles.

Commissioner Pfeiffer noted that there will be additional height on the building and asked if there would be additional tree coverage.

City Planner Hanson stated that they will be adding plantings on the edge of the property on the Highway 41 side of the building. She stated that the trees will not cover the entire building but the mechanical units will be screened.

Commissioner Sailer asked if the State had given any inkling as to what they are planning to do to Highway 41. He expressed concern that the future plan for Highway 41 may include an expansion and would mean taking down all the trees that they are planting.

City Planner Hanson stated that she had not heard anything from the State that indicated that they will be widening that roadway in that stretch of the road.

Commissioner Cross stated that the State is planning a roundabout further up Highway 41 at Lyman and possibly at 82nd. She noted that all sides of the arboretum are currently under a traffic study. She stated that her opinion is that Highway 41 will not be expanded in this area.

City Planner Hanson stated that she agreed, but there is always the potential for things to change.

Jeremy Thomas, RJ Ryan Construction, introduced himself and stated that he is happy to answer any questions the Commission may have.

Chair Dahlke stated that he drives in this area frequently and feels that Americal Flexible Products does a good job of keeping their existing public view well kept and in good shape and assumes they will do the same with their addition.

Commissioner Cross stated that her only minor concern is regarding the grading that they will have to do near the railroad track. She stated that she hopes the trees they are planning will hold the embankment.

Motion by Commissioner Cross, second by Commissioner Brass, to recommend to City Council approval of a Final Site & Building Plan for American Flexible Products at 124 Peavy Circle (PC #2019-16); subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. ALTA Survey (pg V1.0), submitted by Civil Site Group, dated June 20, 2019
 - b. Removals Plan (pg C1.0), submitted by Civil Site Group, dated June 28, 2019
 - c. Site Plan (pg C2.0), submitted by Civil Site Group, dated June 28, 2019 and revised July 16, 2019
 - d. Grading Plan (pg C3.0), submitted by Civil Site Group, dated June 28, 2019
 - e. Utility Plan (pg C4.0), submitted by Civil Site Group, dated June 28, 2019 and revised July 16, 2019
 - f. Overall Utility Plan (pg C4.1), submitted by Civil Site Group, dated June 28, 2019 and revised July 16, 2019
 - g. Civil Details (pg C5.0 and C5.1), submitted by Civil Site Group, dated June 28, 2019
 - h. SWPPP – Existing Conditions (pg SW1.0), submitted by Civil Site Group, dated June 28, 2019
 - i. SWPPP – Proposed Conditions (pg SW1.1), submitted by Civil Site Group, dated June 28, 2019
 - j. SWPPP – Details (pg SW1.2), submitted by Civil Site Group, dated June 28, 2019
 - k. SWPPP – Narrative (pg SW1.3), submitted by Civil Site Group, dated June 28, 2019
 - l. SWPPP – Attachments (pg SW1.4 and SW1.5), submitted by Civil Site Group, dated June 28, 2019
 - m. Site Plan (pg A1), submitted by Lampert Architects, dated June 24, 2019
 - n. Floor Plan (pgs A2 and A2.1), submitted by Lampert Architects, dated July 10, 2019
 - o. Building Elevations (pg A3), submitted by Lampert Architects, dated June 4, 2019
 - p. Landscape Plan (pg L1), dated June 24, 2019
 - q. Schematic Lighting Plan (pg L2), dated June 24, 2019
 - r. Mirada Wall Sconce (pgs 1-3)
2. Provision that all mechanical equipment will be fully screened from view.
3. Coordination with the City Engineer for the provision of public utilities to the site.
4. Provision of a storm water management plan meeting City and Carver County WMO standards.
5. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
6. Provision to submit Utility and Site Plan As-Builts prior to issuing a certificate of occupancy.
7. Provision that the building will be fire sprinkled.
8. Provision to coordinate with the Electric Department on the service needs for the site and building.
9. Provision that wall pack lighting cannot exceed 18 feet in height.
10. Provision to coordinate with the City Engineer on drainage for the site.
11. Provision that a utility easement is executed over Lot 3, Block 1 Peavey Industrial 2nd Addition for the connection to the stormwater pond in Outlot B prior to issuance of a building permit.

12. Provision of parking planting islands with trees be installed at time of additional parking being constructed and to occupy at least 10% of the total parking lot.

Motion carried.

8. Other Business

8.A. Receive Other Meeting Minutes

8. A.i Receive the Minutes of the May 20, June 3rd, June 17th, July 1st, and July 15th 2019 City Council Meetings.
8. A. ii Receive the Draft Minutes of the July 1, 2019 EDA Meeting.
8. A. iii Receive the Minutes of the June 10th and July 8th 2019 Park Board.

Commissioner Cross

- Noted that a property that used to belong to the University on 82nd Street will become a tax income property at the end of the month for a single-family home.

Commissioner Olson

- Stated that River City Days was a success and thinks fun was had by all.

Commissioner Bowe

- Stated that she was excite that construction on County Road 44 is underway.

Commissioner Pfeiffer

- Shared her excitement about the Star Tribune article on Carver County.

Commissioner Dahlke

- Thanked Flags and Honor for their car show last Saturday that raised money for veterans in need.

Commissioner Sailer

- Stated that a lot of people on the hill of Big Woods Boulevard won't have water on Saturday.

Commissioner Lacey

- Enjoyed River City Days and thinks the City is a bright spot in the West Metro area

Commissioner Brass

- Asked about the construction on Pioneer Trail outside of Jonathan Elementary.

Commissioner Urbanski

- The Minneapolis Association of Realtors will hold a housing symposium at the end of September and the speaker will be Paul Finton who is a national expert on walkability. He stated that if the Commission was interested in attending just let him know and he will get invitations for them.

9. Adjourn

Motion by Commissioner Lacey, second by Commissioner Pfeiffer to adjourn the meeting at 7:34 pm.

Motion carried.

REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

09/11/2019

Subject: Shepherd of the Hill Twin Homes – Preliminary Plat & Conditional Use Permit (CUP)

Applicant: Habitat for Humanity

Location: East of Highway 41, south of Engler Boulevard and west of Crest Drive

Case No.: 2019-17

Synopsis: Applicant seeks to obtain approval of 4 twin homes (8 total dwelling units) on approximately 2 acres of land on the Shepherd of the Hill Church property

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval to the City Council

ITEMS BROUGHT UP DURING CONCEPT PLAN & HOW APPLICANT HAS REACTED

The following items were brought up as items for the applicant work on for their preliminary submittal. The applicant has addressed these items in the following way:

- **Architecture:** the Planning Commission noted that the architecture, specifically for the rear of the homes, should show more articulation.
 - Response: the applicant has responded to this by providing bump-outs on the rear facades, which creates more variation in the massing. The northern dwelling units (2-stories above grade) will provide an 8-inch trim board around the mid-section of the home, which will help in breaking up the massing. All homes will have LP Smartside siding and 4-inch window trim on all windows. Windows will be provided on all four sides of the homes as well.
- **Traffic:** the Planning Commission requested that a traffic study be done since concerns were raised on added traffic to the area with the proposed development.
 - Response: the applicant has conducted a traffic study for this submittal. In sum, the report concludes that the proposed development will generate an estimated 7 trips per day per unit, resulting in a total of 56 trips per day for the entire development. This is a 5.6% volume increase along Crest Drive. No change is expected to the level of service for Crest Drive with this proposed development, meaning the development will not have any negative impacts on the surrounding area for traffic.
- **Drainage:** the neighboring properties to the south of the proposed development expressed concerns with drainage onto their property.
 - Response: the applicant has provided a drainage analysis for the proposed development. Under the proposed grading plan, the area that is currently draining to the southern property edge in to the neighboring backyards is being reduced from 1.8 acres to approximately 0.5 acres with only 0.073 acres of impervious surface being added. Most of the overland drainage is proposed to

be redirected towards Crest Drive and will flow from the neighborhood along Crest Drive until reaching the storm sewer located at the corner of Scenic View and Crest Drive. Additional options to better manage the backyard drainage would be to evaluate the grading options for a berm along the south edge of the property or an extension of the existing storm sewer that would collect overland drainage.

- **Headlight Glare:** the Planning Commission commented on the proposed street entrance lining up to the property at 1561 Crest Drive, and the potential headlight glare concerns that arise from that.
 - Response: the applicant has engaged in conversation with the new owner at 1561 Crest Drive. The applicant advised that some solutions to mitigating the headlight glare would be to provide room-darkening shades, landscape screening, or moving the street entrance 5 feet to the north. The property owner was not amenable to either of those options expressed. The applicant will continue to engage with the property owner to come to some agreement.

BACKGROUND

Habitat for Humanity is a national non-profit organization that works in local communities with a mission to provide everyone a decent place to live. Habitat works toward their vision by building strength, stability and self-reliance in partnership with families in need of decent and affordable housing. Habitat homeowners help build their own homes alongside volunteers and pay an affordable mortgage. This organization has built homes in Chaska before, specifically in the Clover Ridge development.

PROJECT GOALS

The developer has identified the following goals below in creating this new neighborhood:

- Provide high-quality housing that is affordable for a wide range of families who currently live or work in Chaska or adjacent communities
- Maximize the use of the available property allowed within the zoning district without the need for variances or rezoning
- Provide a type of life-cycle housing that meets the needs of limited mobility residents and visitors
- Have the project fit in seamlessly into the existing fabric of the neighborhood, influenced by the characters of the site and previously stated goals.

Land Use & Comprehensive Plan

The land is currently zoned Low Density Residential (R1); duplexes are allowed by Conditional Use Permit (CUP). The proposal tonight is consistent with the zoning and Comprehensive Plan's guidance. A conditional use permit (CUP) will be required to be obtained for the duplex/twin home use. We are not planning a rezoning as a part of this request as it is the applicant's intention/goal to meet the minimum requirements for twin homes within this zoning district.

CURRENT PROPOSAL

A preliminary plat and conditional use permit (CUP) are being requested for the 4 twin home proposal on approximately 2-acres of land that will be sold off by Shepherd of the Hill Church. This new addition will provide 4 twin homes, totaling 8 dwelling units that will be owner-occupied, being accessed off a cul de sac coming from Crest Drive

Adjacent properties

The site is bound on the north by Engler Boulevard and Shepherd of the Hill Church, to the west by Shepherd of the Hill Church and Highway 41, the south by single-family residential, and the east by Crest Drive and single-family residential.

Existing Conditions

The approximately 2-acre site is currently excess open land on the Church property. The property slopes from a highpoint on the northeast side to a low point on the southeast side toward the single-family residential. There are no trees within the area being developed.

Layout

The development will be accessed via a public street from Crest Drive to the east and terminate into a cul de sac. All 8 dwelling units will be accessed from this cul de sac. Each unit will have access to a shared driveway.

The lot sizes appear to meet minimum requirements for duplexes. The lots are averaging at 0.4 acres in size (0.2 acres per dwelling unit) with 125 feet in width and 109 feet in depth.

Park space is not proposed for this development, nor does the Comprehensive Plan call out an area for parkland in this vicinity. Parkland dedication fees will be required for this development.

Transportation/ROW

The Preliminary Plan proposes to provide for a public street that will be accessed off Crest Drive. This street will terminate into a cul de sac to access the 8 dwelling units.

The current plan appears to show road right-of-way widths that are consistent with the designs in the existing adjacent developments.

It should be noted that the project area will only encompass the southeast corner of Shepherd of the Hill's property. Carver County has expressed a future plan of potentially eliminating the Church's north access onto Engler Boulevard due to future improvements planned. An easterly access from Crest Drive into the Church's parking lot can still be achieved if necessary. This access opportunity should be maintained moving forward in the event that the County requires removal of the Engler Boulevard access.

Utilities

Sewer and water utilities are available. Minor extensions will need to be provided to service the proposed neighborhood.

Stormwater

The existing drainage for the area that is being development for the site generally flows south, offsite through backyards of the adjacent neighborhood until it reaches Scenic View Drive and continues east along the street. Only a small portion is currently directed towards Crest Drive.

Under the proposed grading plan, the area that currently is draining to the southern property edge into the neighborhood backyards is being reduced from 1.8 acres to approximately 0.5 acres with only 0.073 acres of impervious surfacing being added which accounts for mostly the planned housing roof drainage. Most of the overland drainage is proposed to be redirected towards Crest Avenue and will flow from the neighborhood along Crest Drive until reaching the existing storm sewer located at the corner of Scenic View and Crest Drive.

In terms of stormwater requirements, the total amount of new impervious surface for the development falls below the City and Watershed's standards that would require ponding or on-site storage before being discharged. Given the amount of proposed new impervious surfacing, the City's standards for the rate in which water is being released from the site to the existing storm sewer system would apply so not as to impact the existing storm sewer system downstream. The storm sewer that exists today is currently located at the intersection of Crest Drive and Scenic View. Since the development does not require on site ponding the extension of storm sewer to serve the proposed development would not be required. Additional options to better manage the backyard drainage to the existing homes to the south would be to evaluate the grading options for a berm along the south edge of the development or an extension of the existing storm sewer that would collect overland drainage. Stormwater ponding will have to meet all Carver County WMO and City standards.

Setbacks

The setbacks will be consistent with the R1 standards. Namely, the front yard setback shall be no less than 30 feet. The rear yard setback shall be 30 feet. The side yard setback shall be 10 feet for the house, 7 feet for the garage. Corner lots shall have a side yard setback of 15 feet.

Architecture

Habitat for Humanity will be the builder for these twin homes. The proposed housing type is front-loaded garage, two-level and single-level twin homes. The houses on the north side of the cul de sac will be slab on grade, with two-story front facades (~ 2,100 finished square footage per dwelling unit, not including garage). The houses on the south side of the cul de sac are look-out ranches with one-story front facades (~ 2,000 finished square footage per unit, not including garage). The at-grade floor plans are the same as the non-at-grade floor plans. Both types of housing provide a visitable first floor (zero-step entry, bath on at-grade-floor, 2'8" wide doorways), while dealing with the slope of the site from northwest to southeast.

The homes will be constructed of LP Smartside, utilize Andersen windows, and provide energy star appliances within. These units are estimated to be valued at \$275,000.

The homes across the street are traditional detached single-family homes. Having the twin homes accessed off their own cul de sac will provide a natural separation from the traditional detached single-family homes. This layout, or intermixing of units, is not unlike what is present in southeast Chaska off of Ravoux Road and Ravoux Circle. Because of this, staff does not see a significant concern with the product in this context.

Landscaping

Trees will be required in the boulevard in order to meet the City's Boulevard Tree Policy, which the applicant is showing in their landscape plan. One item of note is that the boulevard trees have to be at least 2.5 inch caliper or more. The landscape plan only shows 1.5 inch caliper trees. Additional trees will be added to the rear yards of each dwelling unit, as well as shrubs along the front edges of the units.

Development Costs (Infrastructure Improvements)

Some development area fees are the following:

- Storm Sewer
- Parks
- Trails

Prior to final platting, Staff will need to work with the applicant to determine which of these are applicable and what those fees will be.

Neighborhood Meeting February 26, 2019

The applicant conducted a neighborhood meeting for their concept plan on February 26, 2019. In sum, there was one concern raised on drainage, but overall the developer indicated that the concept plan was well received.

CONDITIONAL USE PERMIT

The applicant is requesting a Conditional Use Permit (CUP) in order to operate a duplex use in the Low Density Residential (R1) zoning district.

A Conditional Use Permit may be granted by the City Council after demonstration by evidence that:

- a) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare;
- b) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood;
- c) The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- d) Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided;
- e) Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets;
- f) The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare. The property is currently zoned R1 and could readily accommodate 5-6 detached single-family units based on the size of the site, however the applicant is proposing 8 twin-home (duplex) units. The zoning allows for duplexes with a Conditional Use Permit. The adjacent neighborhood consists of single-family units. There is nothing inherent to the establishment, maintenance or operation of a two-family

dwelling that differs meaningfully from that of a single-family dwelling. The special use allows for a slight increase in density of 2 units. The increase in density/number of units impacts the adjacent neighborhood by a subtle increase in traffic on Crest Drive, as is estimated in the Traffic Analysis. The operation of 2 additional residences in a residential neighborhood does not endanger the public health, safety, comfort or general welfare of the community beyond what would be allowed outright for single family dwellings.

The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood. The special use of two-family detached housing resulting in 2 additional units being allowed will not cause any of the above negative impacts, except for the headlight glare issue at 1561 Crest Drive, which has been addressed above. Despite the allowance for additional density, the development will actually decrease run-off from the subject property onto properties to south, which should reduce the existing injury that these properties feel and increase the enjoyment of those properties during wet weather. The special use of two-family dwellings and associated 2 unit increase in density will not diminish or impair property values in the neighborhood.

The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. The special use will have no impact on the development of surrounding property. The subject property is completely surrounded by developed property. The development will be located off its own cul de sac, which will provide a natural break between the detached single-family residences and the twin-homes.

Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided, and adequate measures have and will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets. Adequate infrastructure exists at the site already. Crest Drive is a local street that can easily accommodate the 5.6% volume increase represented by the increased number of units allowed by the special use. Drainage has been addressed above and will be improved for the site. Water and sewer access are available and adequate to accommodate the additional load presented by the additional units.

Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion on public streets. Ingress and egress to the site will be provided by a publicly-dedicated street. The street has been designed to meet the requirements of the City of Chaska and will provide adequate access onto Crest Drive without creating traffic congestion. The increase in traffic from all the units will increase traffic on Crest Drive approximately 5.6%, while the increase in units allowed by the special use will account for an increase of less than 1% volume increase compared to 5-6 detached single-family units going in. The level of service on Crest Drive will not be changed nor be negatively impacted by the proposed development.

The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located. The proposed development complies with all other applicable regulations of the R1 zoning district and other engineering and architectural guidelines. The lots will meet the minimum requirements for a duplex use.

It appears that the applicant is meeting the intention of the zoning district that they are in, as well as the standards set forth for a Conditional Use Permit.

PLANNING COMMISSION ACTION REQUESTED

Motion to recommend to City Council approval of the Shepherd of the Hill Twin Home Preliminary Plat and Conditional Use Permit (CUP), subject to the following conditions:

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Headlight Glare Analysis (pgs 1-4), prepared by Chad Dipman
 - b. Narrative (pgs 1-4), prepared by Chad Dipman
 - c. Project Location & Sheet Index (G-01), prepared by BARR Engineering Co., dated August 5, 2019
 - d. Existing Conditions and Survey (C-01), prepared by BARR Engineering Co., dated August 5, 2019
 - e. Site Plan (C-03), prepared by BARR Engineering Co., dated August 5, 2019
 - f. Grading Plan (C-04), prepared by BARR Engineering Co., dated August 5, 2019
 - g. Utility Plan (C-05), prepared by BARR Engineering Co., dated August 5, 2019
 - h. Utility Sections (C-06), prepared by BARR Engineering Co., dated August 26, 2019
 - i. Utility Details (C-07), prepared by BARR Engineering Co., dated August 26, 2019
 - j. Landscape Plan (L-01), prepared by BARR Engineering Co., dated August 22, 2019
 - k. Existing Conditions Watersheds (H-01), prepared by BARR Engineering Co., dated August 22, 2019
 - l. Proposed Conditions Watersheds (H-02), prepared by BARR Engineering Co., dated August 22, 2019
 - m. Preliminary Plat, prepared by Sambatek, undated
 - n. North Units Elevation Drawings
 - o. Two-Story House Rendering & Floor Plan, prepared by Habitat for Humanity
 - p. South Units Elevation Drawings
 - q. One-Story House Rendering & Floor Plan, prepared by Habitat for Humanity
 - r. Traffic Analysis for Shepherd of the Hill Development, prepared by BARR Engineering Co., dated August 23, 2019
- 2. Adherence with the City Engineers Memo dated August 30, 2019.**
- 3. Provision of a 60 feet Right of Way width for all local streets.**
- 4. Adherence to the City's Boulevard Tree Policy and local street section design.**
- 5. Provision that boulevard trees are at least 2.5 inch caliper or more and to be shown on the landscape plan at final submittal.**
- 6. Provision that an easterly parking lot access is available on Crest Drive for the Church site.**
- 7. Adherence to the following building setbacks:**
 - a. Front: 30 feet
 - b. Rear: 30 feet
 - c. Side: 10 feet house/ 7 feet garage
 - d. Side (corner): 15 feet
- 8. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.**
- 9. Provision of a storm water management plan meeting City and Carver County WMO standards.**
- 10. Provision to further evaluate the grading options for a berm along the south edge of the development or an extension of the existing storm sewer that would collect overland drainage directed towards the south abutting properties to be addressed by final submittal.**



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: August 30, 2019
Subject: Shepard of the Hill Development– Site Plan

The Shepard of the Hills Development in Chaska is a proposed development bound by Crest Drive to the east, Engler Boulevard to the north, Chestnut Street to the west, and the Scenic View Neighborhood to the south.

The existing drainage for the area that is being development for the site generally flows south, offsite through backyards of the adjacent neighborhood until it reaches Scenic View Drive and continues east along the street. Only a small portion is currently directed towards Crest Drive.

Under the proposed grading plan, the area that currently is draining to the southern property edge into the neighborhood backyards is being reduced from 1.8 acres to approximately 0.5 acres with only 0.073 acres of impervious surfacing being added which accounts for mostly the planned housing roof drainage. Most of the overland drainage is proposed to be redirected towards Crest Avenue and will flow from the neighborhood along Crest Drive until reaching the existing storm sewer located at the corner of Scenic View and Crest Drive.

In terms of stormwater requirements, the total amount of new impervious surface for the development falls below the City and Watershed's standards that would require ponding or on-site storage before being discharged. Given the amount of proposed new impervious surfacing, the City's standards for the rate in which water is being released from the site to the existing storm sewer system would apply so not as to impact the existing storm sewer system downstream. The storm sewer that exists today is currently located at the intersection of Crest Drive and Scenic View. Since the development does not require on site ponding the extension of storm sewer to serve the proposed development would not be required. Additional options to better manage the backyard drainage to the existing homes to the south would be to evaluate the grading options for a berm along the south edge of the development or an extension of the existing storm sewer that would collect overland drainage.

In regard to traffic, the traffic analysis that was completed concludes that no change is expected to the existing local system. With the minimal number of trips being generated by the 8 homes, City staff has no concerns with what's being proposed.

Matt Clark



Kevin Ringwald
Community Development Director
City of Chaska
One City Hall Plaza
Chaska, MN 55318

Mr. Ringwald,

Based on the discussion of the City of Chaska City Council of our concept plan for the property at Shepherd of the Hill Presbyterian Church regarding the location of the proposed cul-de-sac in relation to the neighboring house across Crest Dr at #1561 (Photo 1) and the resulting headlight wash onto the façade of the house, we have investigated the proposed condition of T-intersection occurring at a residential location, and other such conditions.

We acknowledge that creating a new condition such as this does represent a significant change to the occupants of this home and are interested in finding mutually agreeable means to mitigate this condition.

Based on our investigation, we have made the following findings and proposed remedies:

1. This condition is ubiquitous in the urban and suburban context and is in fact common in this neighborhood. Photos 2-6 demonstrate that just to the south of this location, there exists the exact same condition and nearby there exist several other similar examples of right-angle turns and cul-de-sacs that result in headlight wash into and across the across facades of residences.
2. In all these cases, headlight wash moves across the facades of houses as cars turn the corner, such that while direct-on headlights may have the largest impact, that impact is both temporary and partial. Therefore, slight adjustments to the alignment of the intersecting roadway would have limited effect on the overall impact of the condition.
3. As is evident in the photos, it appears as though no affected homeowner has attempted to mitigate these situations by erecting or planting screening that would block headlight wash into their house, except by planting large shade trees which would have limited effect in the summer and little to no effect in the winter. 1561 Crest Dr has such shade trees. Based on these findings, it is our conclusion that the headlight wash impact is either a non-issue or is being mitigated internally via window coverings. It is our estimation that window coverings are the preferred method because they can be manipulated and do not permanently block the view out of the house.
4. In conclusion, it is our opinion that window coverings are the most appropriate means to mitigate the impact of the new condition we are proposing. Upon demonstration by the owners at 1561 Crest Dr of an unreasonable impact of headlight wash that is not mitigated by their current window coverings, Twin Cities Habitat would offer to replace the window coverings on

the front windows of the house with mutually acceptable coverings. Alternatively, we would offer to plant reasonably acceptable plant screening in the front yard of the house.

We hope that both the owners of 1561 Crest Dr and the City of Chaska will accept this offer as acceptable to mitigate the new T-intersection condition that we are proposing. We look forward to future discussion to amicably address this situation.

Sincerely,

Chad Dipman

Project Manager

Photo 1 – Subject Property – view from proposed cul-de-sac



Photo 2 – 1491 Crest Dr

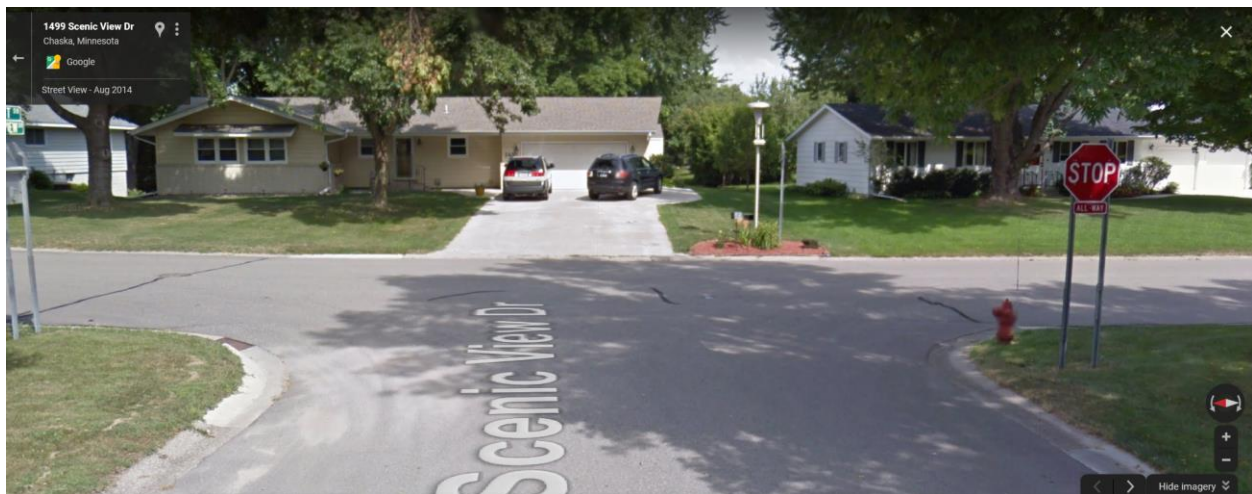


Photo 3 – 1464 Scenic View Dr



Photo 4 – 1476-1480 Scenic View Dr



Photo 5 – 1307-1313 Hillside Cir



Photo 6 – 1522-1528 Sunshine Cir



Kevin Ringwald
Community Development Director
City of Chaska
1 City Hall Plaza
Chaska, MN 55318

Mr. Ringwald,

Twin Cities Habitat is pleased to submit the enclosed documentation for Preliminary Plat and Special Use Permit review for a portion of the Shepherd of the Hill Presbyterian Church property at 145 Engler Blvd, based on the concept plan that was approved by the Chaska City Council on June 17, 2019.

Shepherd of the Hill Church has owned this large parcel for quite some time now but has only been using a portion of the property for active use. The southeast corner of the property has remained undeveloped and largely unused to date, and the church has determined that they have no future plans for the property and they have grown weary of maintaining this space. Instead, it is their desire that the property be sold and developed as affordable housing.

In cooperation with the Church, Twin Cities Habitat has devised a plan to develop the property into 4 twinhome buildings (aka two-family detached housing) containing 8 separately owned units arrayed around a publicly dedicated cul-de-sac. These homes would be sold to low- to moderate-income, first-time homebuyers at fair market value and made affordable to them through a variety of public and private financing. Habitat is also partnering with the Carver County Community Development Agency Land Trust in order to secure affordability funding from the Minnesota Housing Finance Agency and would place the units into the Land Trust in order to create permanently affordable family housing at this site. We are very excited about the three-way partnership that is coming together to make this project a reality.

The development of this property as affordable housing will provide a number of benefits to the City of Chaska including the creation of property-tax paying parcels on currently exempt property and in fulfilling a number of the Comprehensive Plan goals for the provision of affordable, life-cycle housing in the City. It is our understanding that the Twin Cities Metro and the City of Chaska are in dire need of more affordable housing, especially larger units for families and ownership opportunities.

We have taken great pains to design the proposed development in accordance with the requirements of the zoning code. It is our understanding at this time that no variances or other special dispensation are required for our proposed site plan, but for a special (conditional) use permit which as required for twinhomes. We feel that the design of the property makes greatest use of the available land, maximizing its use within the confines of the R1 zoning, while not altering the character of the neighborhood or creating undue external impacts. Based on the proposal's compliance with the City of Chaska's rules, its limited impact on the neighborhood, and the benefits derived from it, we feel the City of Chaska should approve this plan.

Below is a list of the issues that arose in the discussion of the concept plan and our responses to those questions, as well as the rationale for the provision of a special use permit.

- Construction Timeline
 - o Site work – Spring 2020
 - o Construction of Building 1 – Summer 2020-Spring 2021
 - o Construction of Buildings 2 & 3 – Spring 2021- Winter 2021
 - o Construction of Building 4 – Spring 2022-Fall 2022

- Drainage
 - o The Shepherd of the Hill development creates less than one acres of new impervious surface, therefore the project does not trigger the City of Chaska or Carver County Water Management Organization (CCWMO) requirements for rate control or water quality treatment. While the overall site does not trigger stormwater management requirements, the proposed project has been designed to maintain or reduce peak runoff rates and volume to the adjacent properties to the south. In existing conditions, 3.863 acres (0.157 acres impervious) flows offsite to the south from EX-01 and EX-02. In proposed conditions, 2.431 acres (0.196 acres impervious) flows offsite to the south from PR-01 and PR-02. The results in a reduction of drainage area of 1.432 acres (but increase of 0.039 acres impervious) to the south. This decrease in drainage area results in a decrease in both peak runoff rates and volume to the adjacent properties to the south for the 2-year, 10-year, 100-year, and 10-day snowmelt events.

- Architecture
 - o The long rear walls of the buildings have been broken up by a center “bump-out” as depicted in the attached elevations and renderings. We believe this mitigates the concern of the long, monotonous walls as shown in the concept plans. All elevations have windows. The LP SmartSide siding will continue down all walls to within 1 foot of grade, although along the side walls, the concrete foundation will be stepped some to match the grade, and thus the siding will be stepped.

- Headlight glare at 1561 Crest Dr.
 - o We have engaged in conversation with the new owner of 1561 Crest Dr. Jeff Felmlee recently purchased the house (8/2/19) and moved in a couple of weeks ago. He is now on vacation until 8/28. In between first meeting him on 8/14 and 8/16, we were able to discuss the project and some ideas to mitigate headlight glare, as we discussed in our memo, which include room-darkening shades, screening or moving the road 5' to the north. At this time, he does not feel that any of these will mitigate the situation. Furthermore, moving the road 5' north while fitting the currently proposed homes in the remaining area north of the road would require a rear setback variance. We look forward to continuing the conversation with Mr. Felmlee when he returns and hope to have a resolution to present to the Planning Commission on 9/11/19.

- Special (Conditional) Use Permit
 - o The Zoning Code allows for the construction of twin homes in Section 3.1.2.3 “Uses by Special Permit - a) Two family detached dwellings: duplex and/or

double bungalow;" In order to receive this permit, the following standards must be met. Our rationale for meeting these standards is below.

- a) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare;

The property is currently zoned R1 and could readily accommodate 6 single family units. The adjacent neighborhood consists of single-family units. There is nothing inherent to the establishment, maintenance or operation of a two-family dwelling that differs meaningfully from that of a single family dwelling. The special use allows for a slight increase in density of 2 units. The increase in density/number of units impacts the adjacent neighborhood by a scant increase in traffic on Crest Dr, as is estimated in our Traffic Letter. The operation of 2 additional residences in a residential neighborhood does not endanger the public health, safety, comfort or general welfare of the community beyond what would be allowed outright for single family dwellings.

- b) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood;

The special use of two-family detached housing resulting in 2 additional units being allowed will not cause any of the above negative impacts, save for the headlight glare issue at 1561 Crest Dr, which has been addressed above. Despite the allowance for additional density, the development will actually decrease run-off from the subject property onto properties to south, which should reduce the existing injury that these properties feel and increase the enjoyment of those properties during wet weather. The special use of two-family dwellings and associated 2 unit increase in density will not diminish or impair property values in the neighborhood. Evidence suggests that new construction of many types actually tends to increase adjacent property values.

- c) The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

The special use will have no impact on the development of surrounding property. The subject property is completely surrounded by developed property. Any development of surrounding property would involve redevelopment of existing property and structures, which has inherent limitations that are not caused by the special use. The only near property that is likely subject to redevelopment is the remaining Shepherd of the Hill Church property. The likelihood of expansion, development, or redevelopment of this property is extremely limited, and the Church has acknowledged the limitations of expansion or redevelopment in a letter to the City.

- d) Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided;

Adequate infrastructure exists at the site already. Crest Drive is a local street that can easily accommodate the less than 1% increase in daily trips represented by the increased number of units allowed by the special use. Drainage has been addressed above. Water and sewer access are available and adequate to accommodate the additional load presented by the 2-3 additional units.

- e) Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets;

Ingress and egress to the site will be provided by a publicly-dedicated street. The street has been designed to meet the requirements of the City of Chaska and will provide adequate access onto Crest Dr. without creating traffic congestion. The increase in traffic from all the units will increase traffic on Crest Dr. approximately 5.6%, while the increase in units allowed by the special use will account for an increase of less than 1%. Crest Dr appears to more than adequately built to handle this slight increase in traffic.

- f) The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

The proposed development complies with all other applicable regulations of the R1 zoning district and other engineering and architectural guidelines.

We respectfully request review of this Preliminary Plat and Special Use Permit application and look forward to continuing the conversation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chad Dipman', followed by a long horizontal line extending to the right.

Chad Dipman
Project Manager



LOCATION MAP

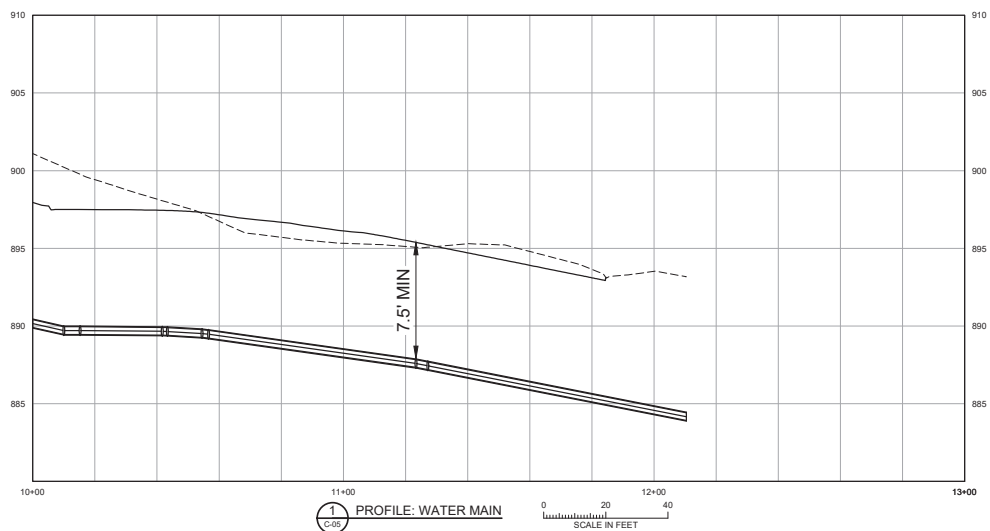
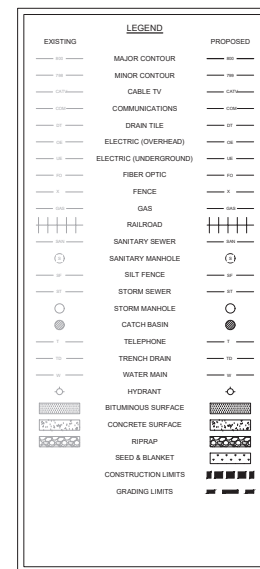
A map of the area around the intersection of Engler Blvd / CSAH 10 and Broadview Dr. The map shows a grid of roads including US Hwy 212, Mn Hwy 41, Engler Blvd / CSAH 10, Victoria Dr, Broadview Dr, Orest Dr, View Rd, Crosstown Blvd, Chaska Blvd / CSAH 61, and Audobon Rd / CSAH 15. A red dot marks the intersection of Broadview Dr and Engler Blvd / CSAH 10.

VICINITY MAP 

<u>SHEET NO.</u>	<u>TITLE</u>
G-01	 PROJECT LOCATION AND SHEET INDEX
G-02	 CREST DRIVE TEMPORARY TRAFFIC CONTROL PLAN
C-01	 EXISTING CONDITIONS SURVEY
C-02	 DEMOLITION PLAN
C-03	 SITE PLAN
C-04	 GRADING PLAN
C-05	 UTILITY PLAN
C-06	 UTILITY SECTIONS AND DETAILS
C-07	 STORMWATER PLAN
C-08	 STORMWATER SECTIONS AND DETAILS
C-09	 PAVING SECTIONS AND DETAILS
C-10	 EROSION AND SEDIMENT CONTROL PLAN
C-11	 EROSION AND SEDIMENT CONTROL DETAILS
C-12	 LANDSCAPE PLAN
C-13	 LANDSCAPE DETAILS
D-01	 EXISTING DRAINAGE AREAS
D-02	 PROPOSED DRAINAGE AREAS

PRELIMINARY
DRAFT

7.A. Approval of Preliminary Plat and										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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.										 									
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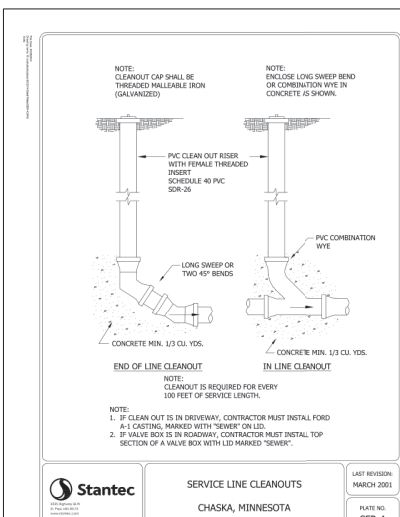
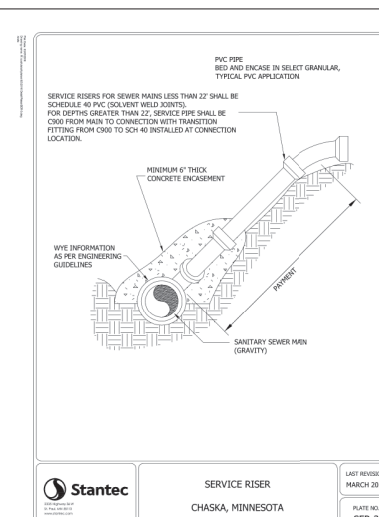
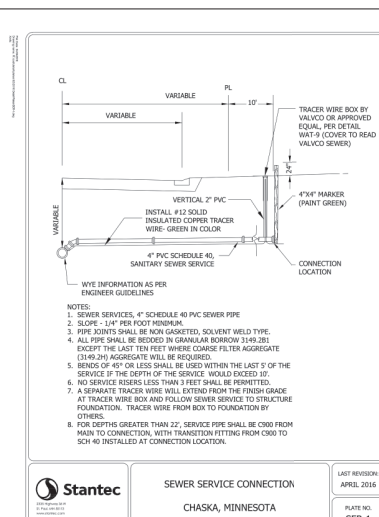
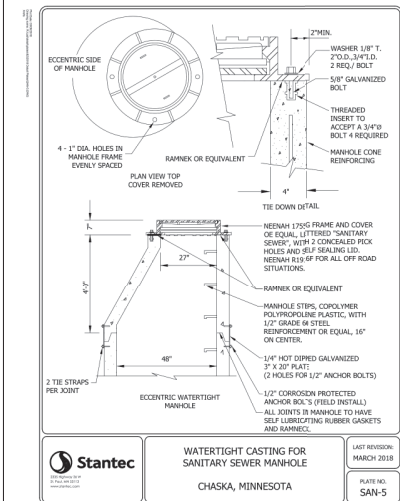
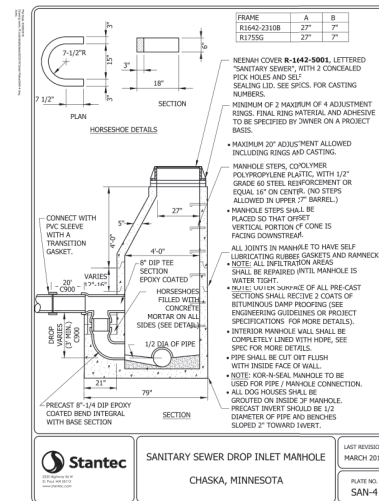
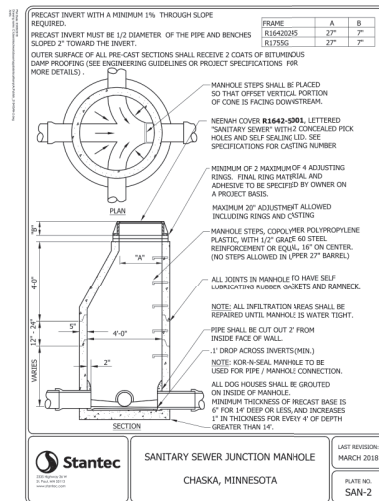
TWIN CITIES HABITAT FOR HUMANITY
ST. PAUL, MN

UTILITY SECTIONS

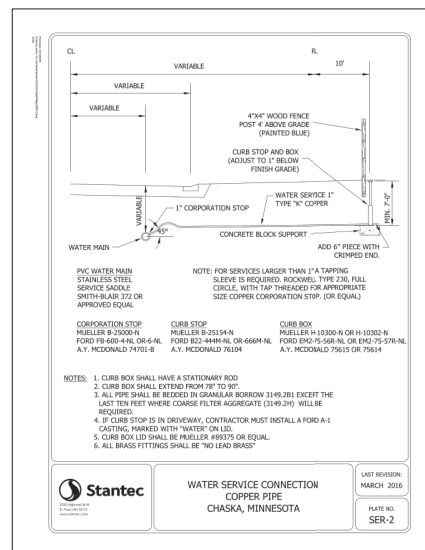
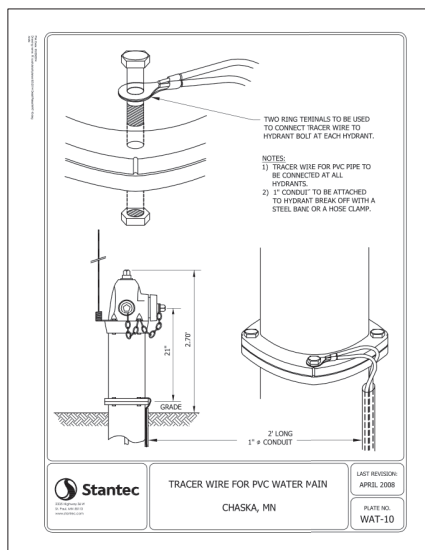
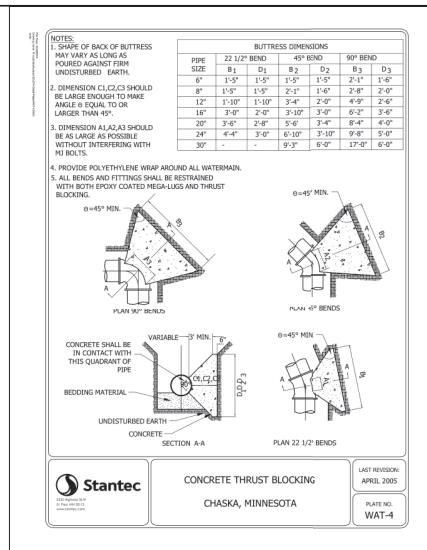
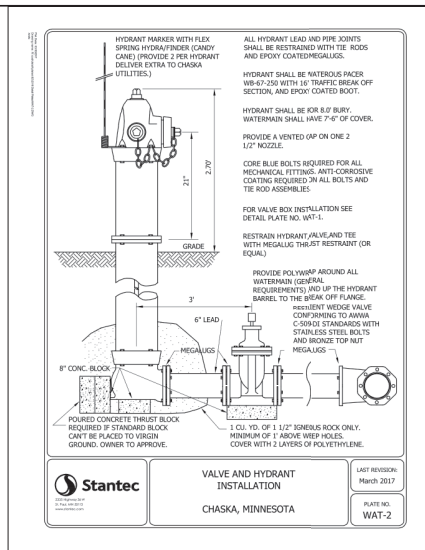
DWG No.	REV
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DWG. NO.	REV.
C-06	A

Packet Page 30 of 53



Page 24 of 35





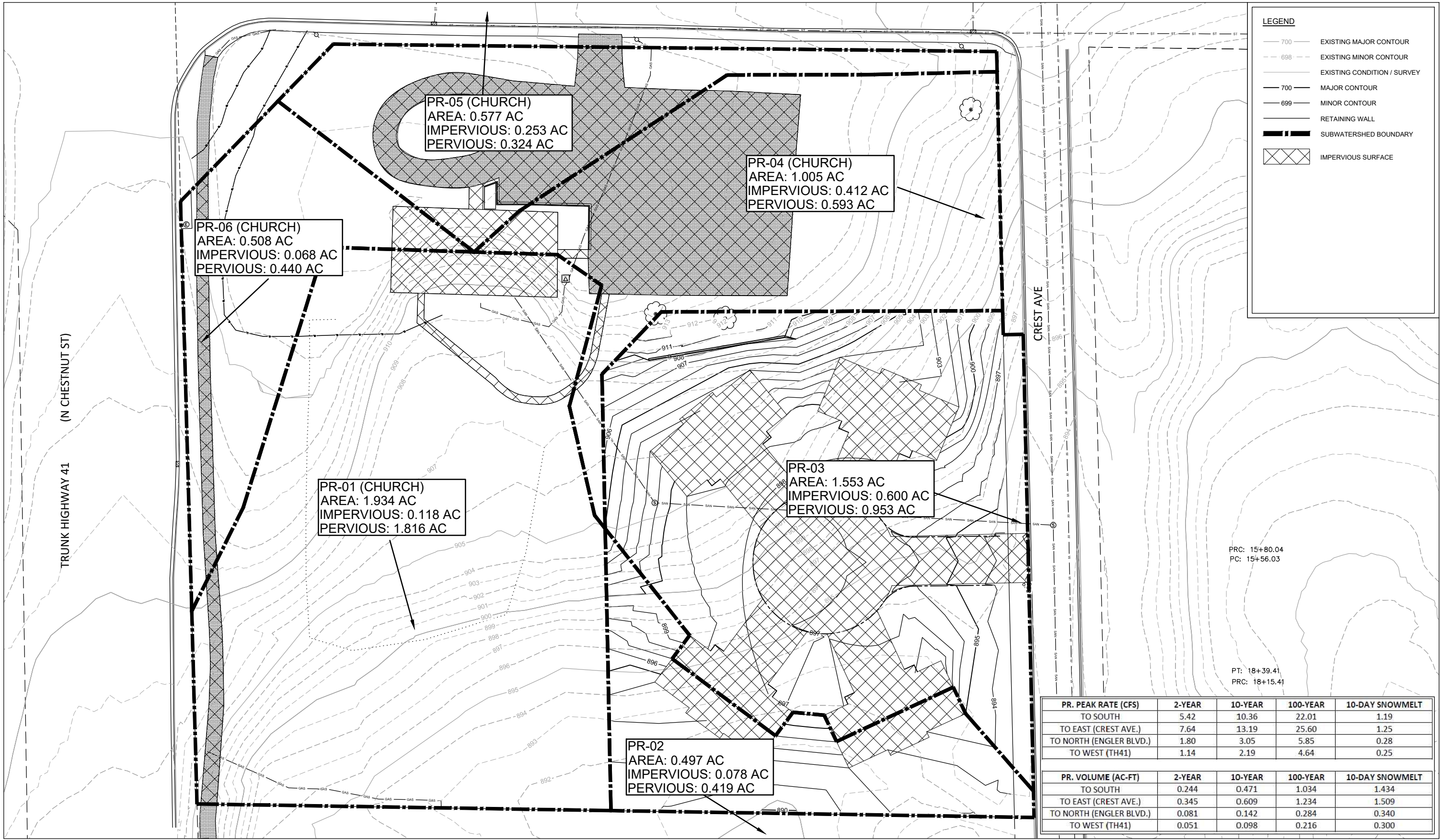
PLANT SCHEDULE

SHRUBS				
Common Name	Botanical Name	Size	Spacing	Quantity
Dwarf Bush Honeysuckle	Diervilla lonicera	1 GAL.	48" o.c.	56

PRELIMINARY
DRAFT

										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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.										CLIENT BID CONSTRUCTION																			
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CADD USER: Josh Phillips FILE: M:\DESIGN\03101026\003101026000_H-02_PROPOSED WATERSHEDS.DWG PLOT SCALE: 1/2 PLOT DATE: 8/22/2019 3:45 PM
BARR AutoCAD 2011 AutoCAD 2011 Support\enutemplateBarr_2011_Template.dwt Plot at 1 10/05/2010 14:03:50



PRELIMINARY
DRAFT

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.		CLIENT BID CONSTRUCTION		A B C 0 1 2 3		Project Office: BARR ENGINEERING CO. 4300 MARKETPOINTE DRIVE Suite 200 MINNEAPOLIS, MN 55415 Ph: 1-800-632-2277 Fax: (952) 832-2601 www.barr.com		Scale AS SHOWN Date 8/22/2019 Drawn JPP Checked NDC Designed JPP Approved		TWIN CITIES HABITAT FOR HUMANITY ST. PAUL, MN		SHEPHERD OF THE HILL DEVELOPMENT CHASKA, MN		BARR PROJECT No. 23/10-1029.00 CLIENT PROJECT No.	
PRINTED NAME SIGNATURE DATE		RELEASED TO/FOR		DATE RELEASED		Corporate Headquarters: Minneapolis, Minnesota Ph: 1-800-632-2277						PROPOSED CONDITIONS WATERSHEDS		DWG. No. H-02 REV. No. A	
NO. CHK. APP. DATE		REVISION DESCRIPTION													

LEGEND		
● FOUND MONUMENT	— BOUNDARY LINE	--- EASEMENT LINE
○ FOUND CAST IRON MONUMENT	--- RIGHT-OF-WAY LINE	--- SETBACK LINE
○ FOUND RIGHT-OF-WAY MONUMENT	--- UNDERLYING / ADJACENT LOT	--- RESTRICTED ACCESS
○ SET MONUMENT MARKED LS 44530	--- SECTION LINE	--- TIE LINE
⊗ GATE VALVE / HYDRANT	--- DEED DISTANCE (100.00)	--- CONCRETE CURB
○ SANITARY LIFT STATION	--- WATERMAIN	--- BUILDING LINE
○ SANITARY MANHOLE	--- SANITARY FORCE MAIN	--- BUILDING CANOPY
○ CLEAN OUT	--- SANITARY SEWER	--- BITUMINOUS SURFACE
○ STORM MANHOLE	--- STORM SEWER	--- CONCRETE SURFACE
⊗ STORM CATCH BASIN	--- UNDERGROUND ELECTRIC	
△ FLARED END SECTION	--- UNDERGROUND TELEPHONE	
△ CULVERT	--- UNDERGROUND GAS	
△ TRANSFORMER	--- OVERHEAD ELECTRICAL WIRE	
☆ LIGHT	--- CHAIN LINK FENCE	
○ GUY ANCHOR	--- WOOD FENCE	
○ UTILITY POLE	--- WIRE FENCE	
■ GUARD POST	--- WET LAND	
⊗ GAS METER	--- RETAINING WALL	
⊗ GAS MANHOLE	--- BLOCK RETAINING WALL	
⊗ ELECTRIC MANHOLE	--- STONE RETAINING WALL	
⊗ ELECTRIC METER	--- POND / WATER LINE	
⊗ TELEPHONE PEDESTAL	--- FEMA FLOOD ZONE LINE	
⊗ CABLE TV BOX		
⊗ COMMUNICATIONS MANHOLE		
		○ DECIDUOUS TREE
		○ CONIFEROUS TREE
		○ SPOT ELEVATION
		○ CONTOUR
		○ SOIL BORING
		○ REGULAR PARKING
		○ STALL COUNT
		○ TRAFFIC MARKERS
		○ ADDITIONAL R/W TAKING

DESCRIPTION

That part of the Northwest Quarter of Section 4, Township 115, Range 23, Carver County, Minnesota, described as follows:

Beginning at a point on the North line of said Northwest Quarter 33.04 feet East from the Northwest corner thereof; said point being the point of intersection of the North line of Section 5, and the Easterly right-of-way line of State Highway No. 41; thence South along said right-of-way line 540.95 feet; thence East parallel with the North line of the Northwest Quarter of Section 5 a distance of 563.08 feet; thence North 540.85 feet to a point on the North line of said section a distance of 565.46 feet East from the point of beginning; thence West along said North line to the point of beginning.

EXCEPT Parcel 9, City of Chaska Right of Way Plat No. 1, according to the map or plat thereof on file and of record in the Office of the County Recorder, Carver County, Minnesota.

Abstract Property

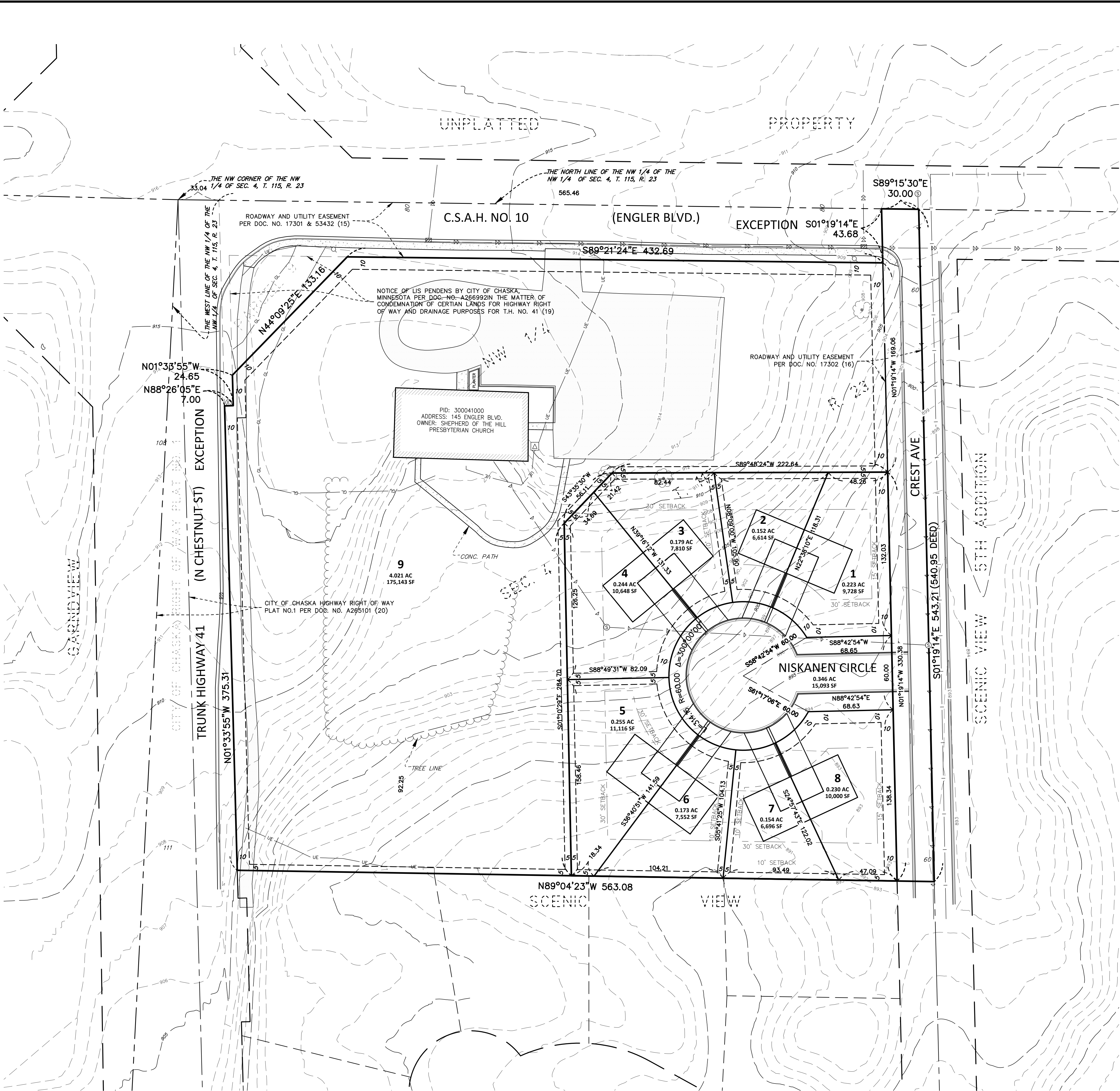
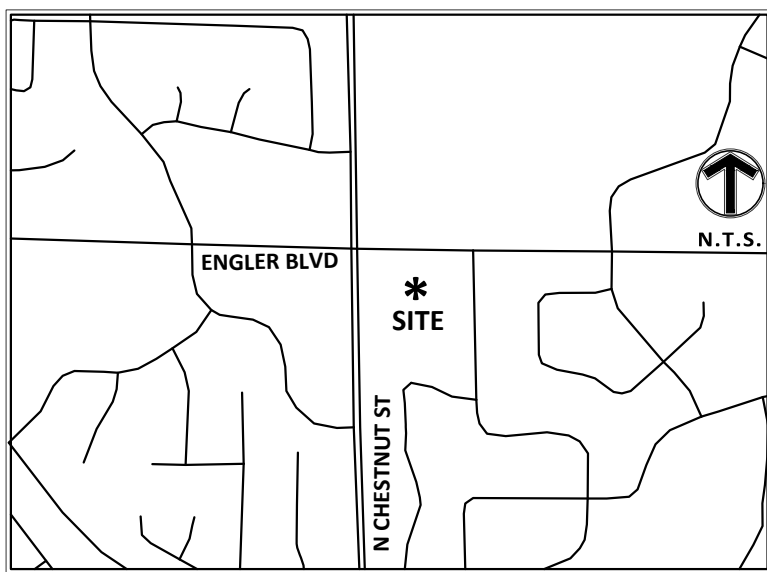
PROPERTY SUMMARY

1. Subject property's address and property identification number are not assigned.
2. The proposed gross area of the subject property is 70.696 Acres or 3,079,528 Square Feet.
3. Zoning information has not been provided.

SURVEY NOTES

1. The bearing system for this survey is based on the Carver County coordinate system, NAD83 (1986 Adjust).
2. This survey was prepared utilizing the Stewart Title Guaranty Company, Issued by its Agent, Land Title, Inc. Title Commitment No. 567834 bearing an effective date January 24, 2018.
3. A Gopher State One Call (GSOC) request was placed on 11/29/2018, under Ticket Number 183330955 for utility locates on this site. The underground utility locations, shown hereon, if any, are based upon locates from those utility providers that actually performed a locate as a result of this request. Utility suppliers often do not respond to these requests but may provide ambiguous maps, plans, and drawings in lieu of physical location. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Utility information shown hereon, if any, is a compilation of this map information and those visible utilities that were located during the survey field work. The surveyor further does not warrant that the underground utilities shown hereon, if any, are in the exact location as indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Pursuant to MS 216.D contact Gopher State One Call at (651-454-0002) prior to any excavation.
4. Field work was completed on 12/06/2018.
5. Topographical data shown on the survey is per a combination of field data and LIDAR data obtained from MN Department of Natural Resources MNTOP website (<http://arcgis.dnr.state.mn.us/maps/mntopo/>) on 12/12/2018.

VICINITY MAP



12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile

Engineering | Surveying | Planning | Environmental

Client

HABITAT FOR HUMANITY

1954 UNIVERSITY AVE W
ST. PAUL, MN 55104

Project

SHEPHERD OF THE HILL

Location

CHASKA

145 ENGLER BLVD
CHASKA, MN 55318

Certification

Summary

Designed:- Drawn:PLF
Approved:MRS Book / Page:1/1
Phase:PREPLAT Initial Issued:07/03/2019

Revision History

No.	Date	By	Submittal / Revision
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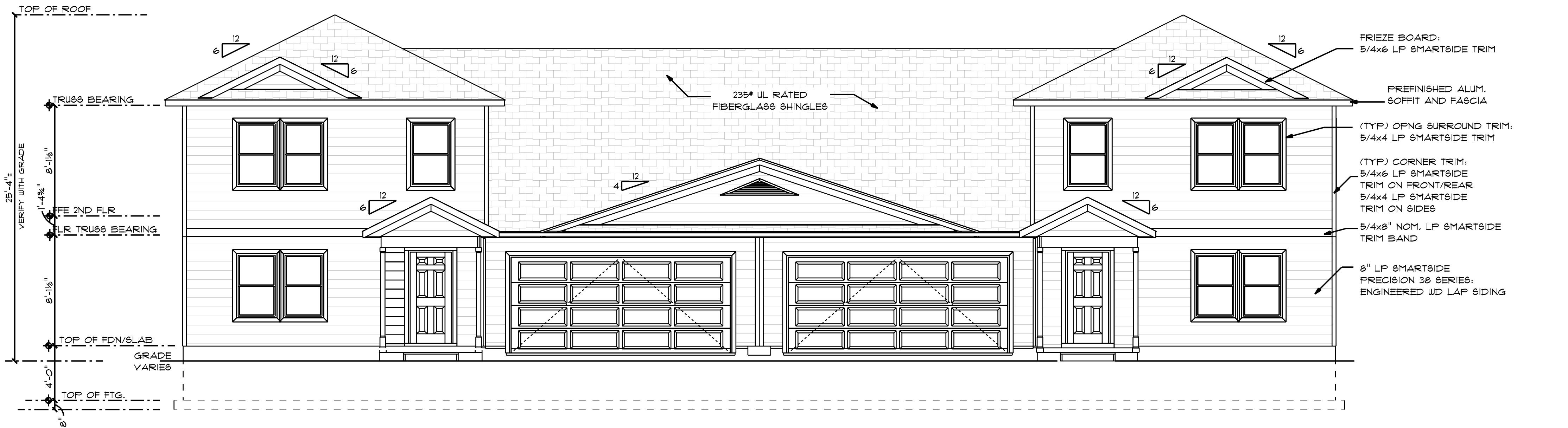
Sheet Title

PRELIMINARY PLAT

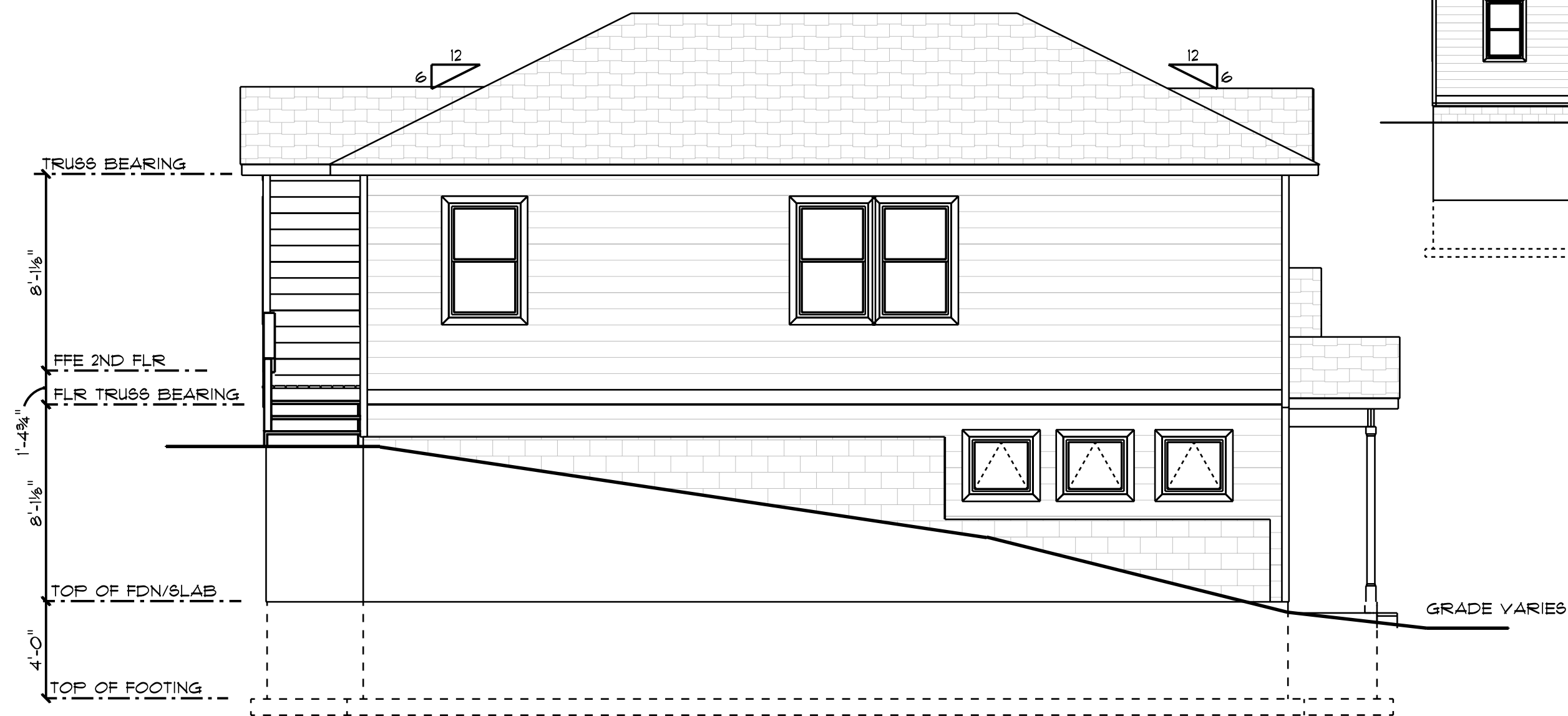
Sheet No. Revision

1/1

Project No. 21580



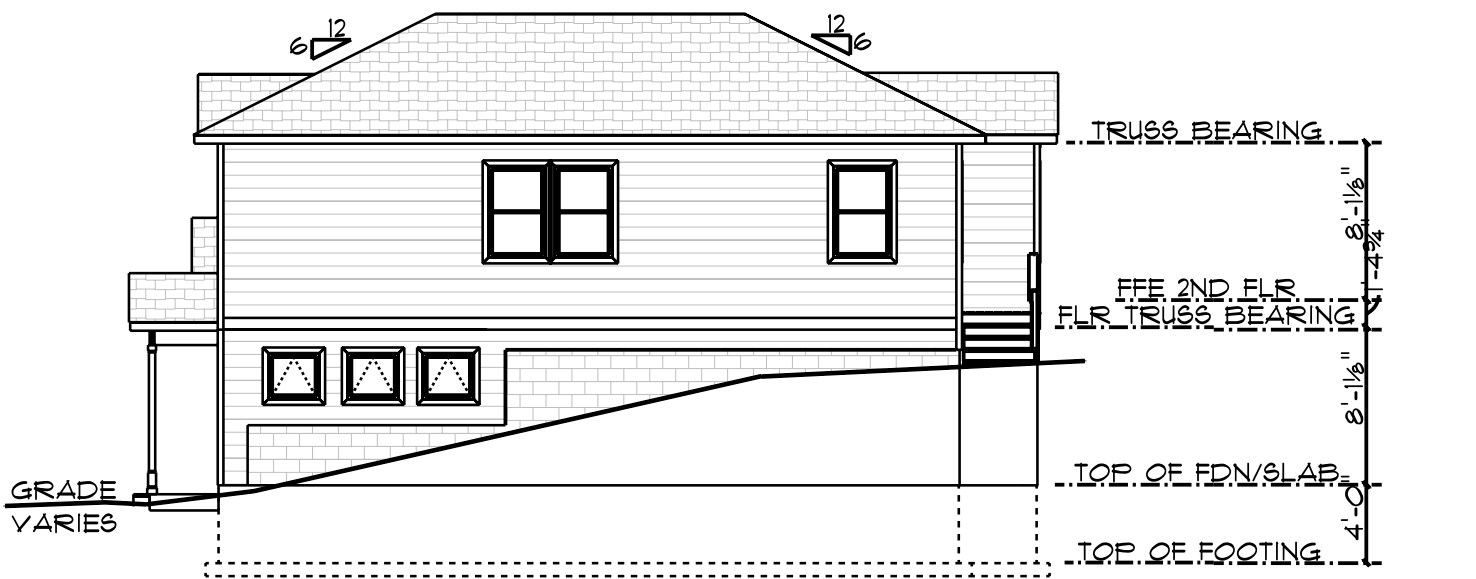
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

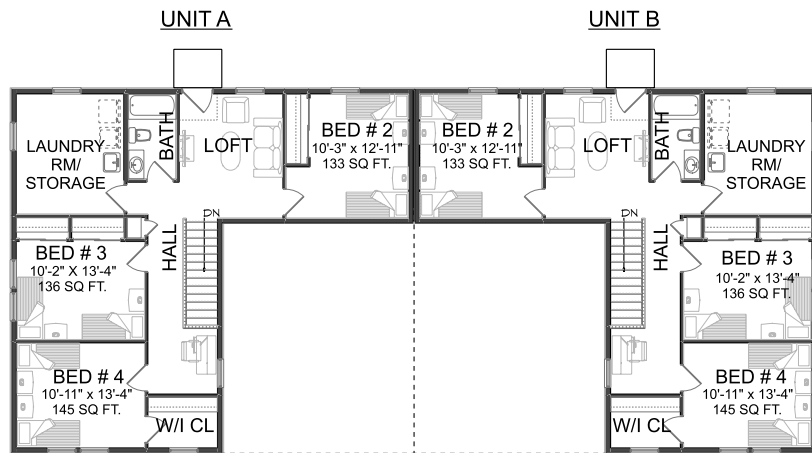


RIGHT ELEVATION

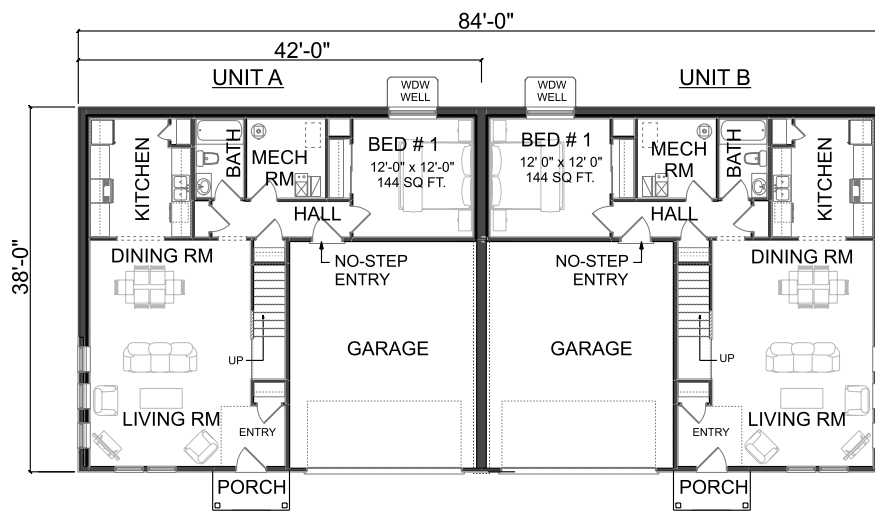
NORTH UNITS



RENDERING MAY NOT REFLECT ACTUAL
CONSTRUCTED HOUSE



UPPER FLOOR PLAN



LOWER FLOOR PLAN

Height = 24' 3" at front
LP SmartSide siding
and trim



1954 UNIVERSITY AVE. W.
ST. PAUL, MN 55104

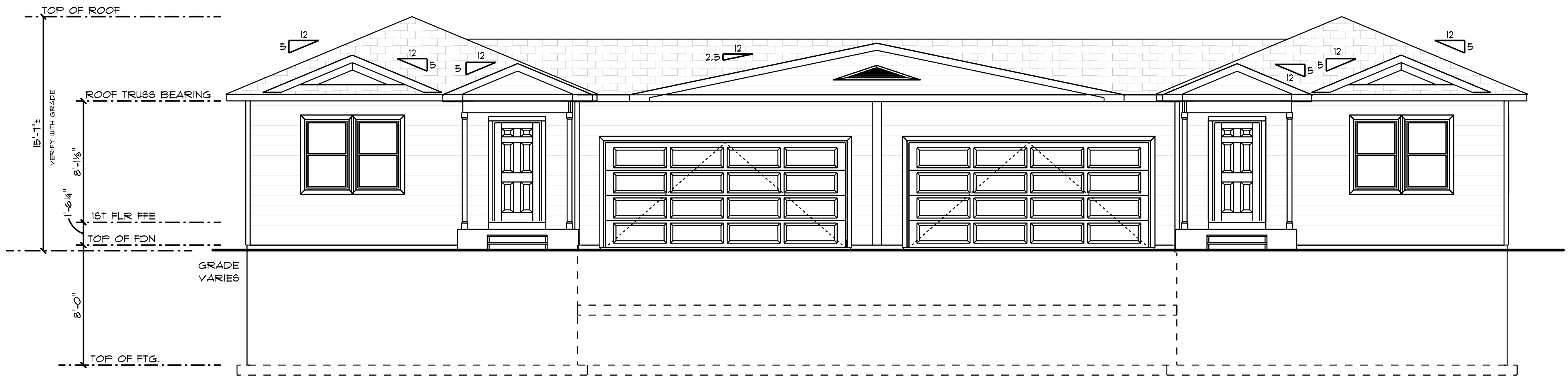
OFFICE: 651-207-1700
FAX: 651-641-8641

**MULTI FAMILY DWELLING
SHEPHERD OF THE HILL
CHASKA, MN**

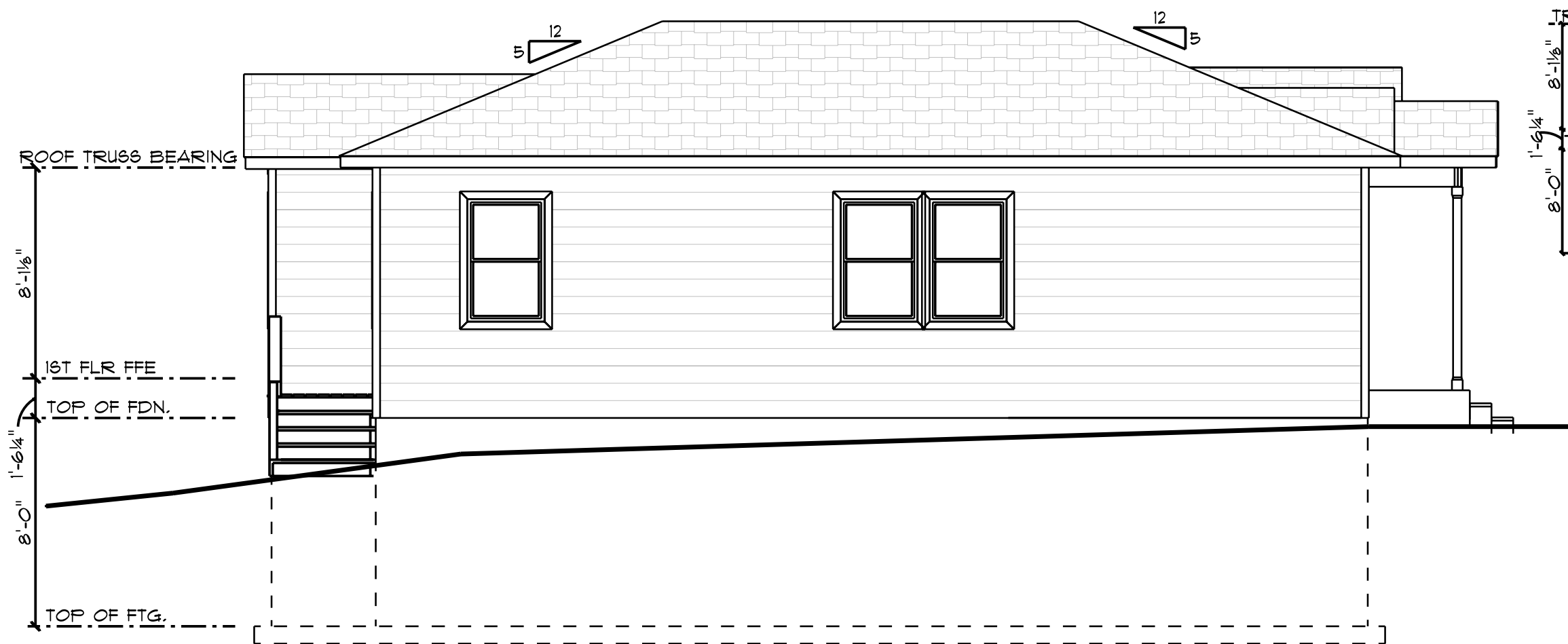
MODEL: 26TS4-2 (TWIN)
Packet Page 38 of 53

LOWER LEVEL UNFINISHED SQ. FT. = 134
LOWER LEVEL FINISHED SQ. FT. = 984
UPPER LEVEL SQ. FT. = 1118
TOTAL FINISHED SQ. FT. = 2102
TOTAL SQ. FT. (1 UNIT) = 2236

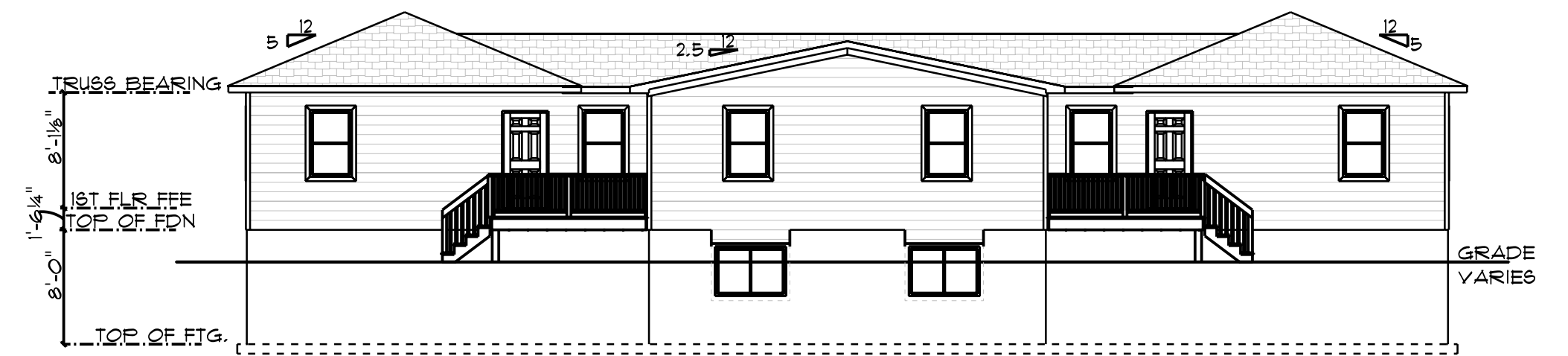
*SQUARE FOOTAGE INCLUDES WALLS
**UTILITY ROOM IS INCLUDED IN THE UNFINISHED SQ. FOOTAGE
GARAGE IS NOT INCLUDED IN SQ. FOOTAGE



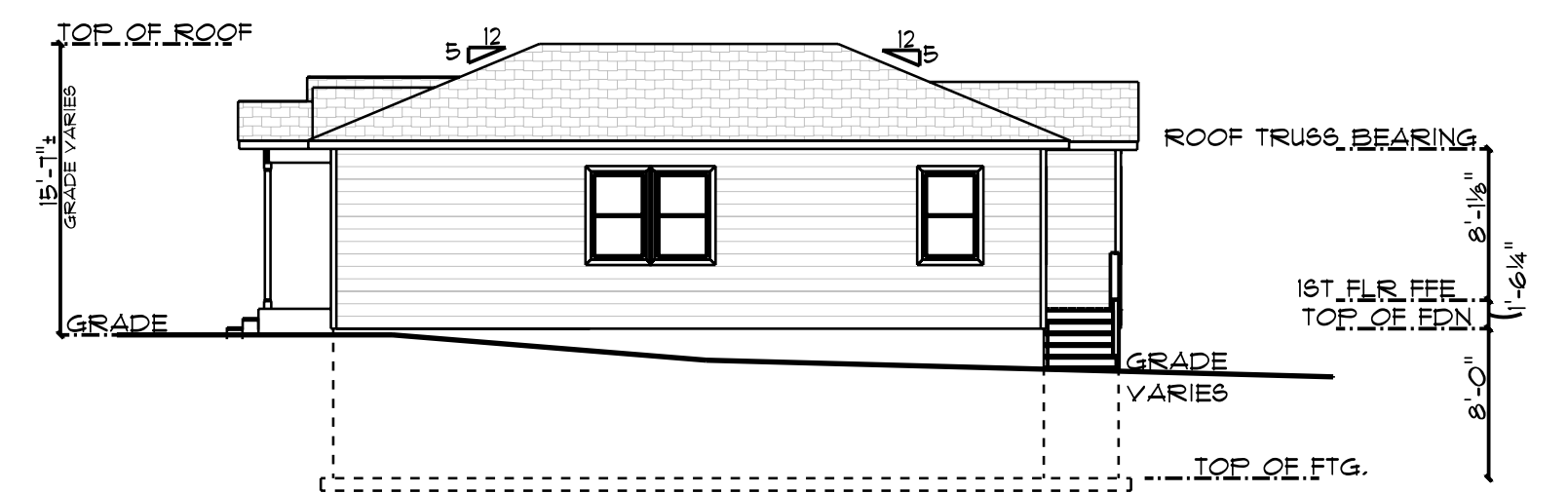
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

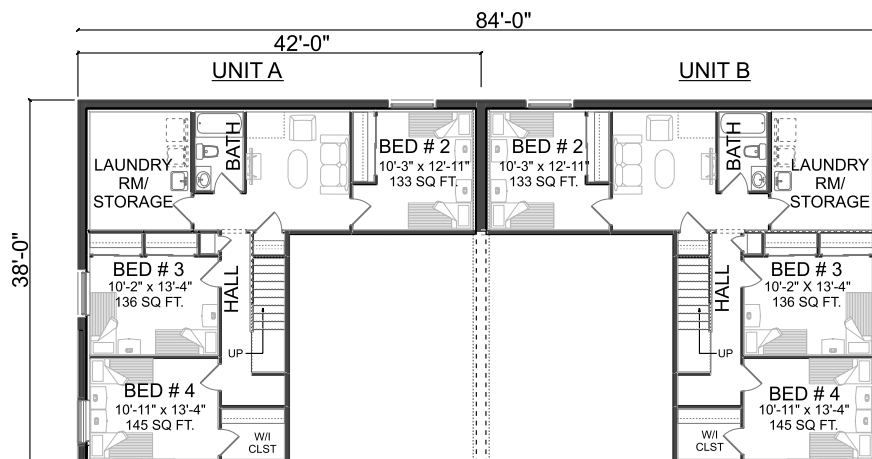
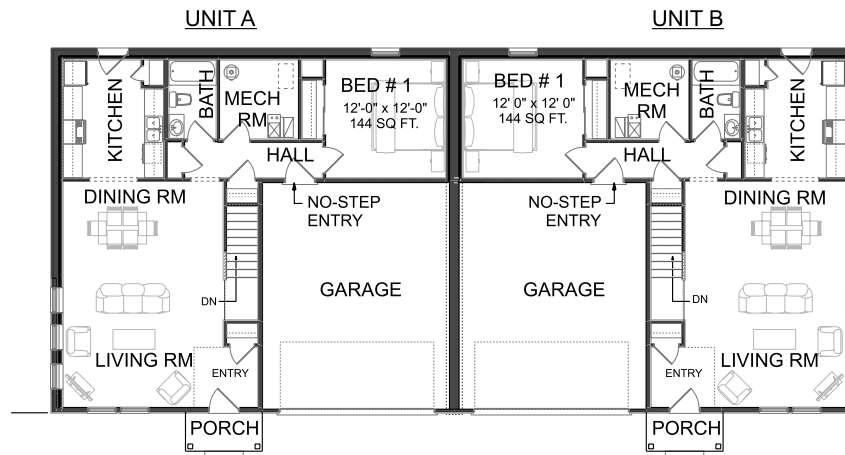


RIGHT ELEVATION

SOUTH UNITS



RENDERING MAY NOT REFLECT ACTUAL
CONSTRUCTED HOUSE



Height = 16' 6" at front

LP SmartSide Siding
and trim



1954 UNIVERSITY AVE. W.
ST. PAUL, MN 55104

OFFICE: 651-207-1700
FAX: 651-641-8641

**MULTI FAMILY DWELLING
SHEPHERD OF THE HILL
CHASKA, MN**

MODEL: 26TS4-2 (TWIN)

LOWER LEVEL UNFINISHED SQ. FT. = 190
LOWER LEVEL FINISHED SQ. FT. = 928
UPPER LEVEL SQ. FT. = 1118
TOTAL FINISHED SQ. FT. = 2046
TOTAL SQ. FT. (1 UNIT) = 2236

**UTILITY ROOM IS INCLUDED IN THE UNFINISHED SQ. FOOTAGE
GARAGE IS NOT INCLUDED IN SQ. FOOTAGE

WIP - example of articulation of rear facade to break up length of building. (decks not showing at doorways)



Memorandum

To: City of Chaska Planning Commission
From: Josh Phillips and Nathan Campeau
Subject: Traffic Analysis for Shepherd of the Hill Development
Date: August 23, 2019
Project: 23/10-1029.00
c: Chad Dipman and Mari Ojeda, Twin Cities Habitat For Humanity

Background

As requested by the City of Chaska Planning Commission, Barr Engineering Co. (Barr) has completed the following traffic analysis for the proposed Shepherd of the Hill development located along Crest Avenue just south of Engler Boulevard. The Shepherd of the Hill development proposes 8 new housing units (4 twin homes) on a new cul-de-sac, Niskanen Circle.

As part of the traffic analysis, Barr reviewed the City of Chaska's 2040 Transportation Plan. The 2040 Transportation Plan indicates that the typical average annual daily traffic (AADT) volume for a local street (such as Crest Avenue) is up to 1,000 vehicles.

Analysis

Barr estimated the increased traffic volumes resulting from the proposed development based on values provided in the Institute of Transportation Engineers' (ITE) Trip Generation Manual (10th Edition). The manual provides typical values for various types of land use development. Using the values in this manual, the proposed 8 homes in the Shepherd of the Hill development will generate an estimated 7 trips per day per unit, resulting in a total of 56 trips per day for the entire development.

If the Shepherd of the Hill Presbyterian Church was not there, it is reasonable to assume that the west side of Crest Avenue could have developed similarly to the east side of Crest Avenue with five single family homes. The ITE Trip Generation Manual indicates that five single family homes would have generated an estimated 10 trips per day per home for a total of 50 trips per day.

Conclusion

Assuming the typical AADT volume for Crest Avenue is 1,000 vehicles, the proposed Shepherd of the Hill development will result in a 5.6% volume increase along Crest Avenue. Compared to a scenario of five single family homes along the west side of Crest Avenue, the proposed Shepherd of the Hill development will results in an additional 6 trips per day for less than a 1% volume increase.

No change is expected to the level of service for Crest Avenue compared to either existing conditions (no homes) or a typical local street (five single family homes).

- MINUTES -
CHASKA CITY COUNCIL
August 5, 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, Hubbard, Huang, Grau, and Mayor Windschitl. Absent: None.

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

4. Adopt the Agenda

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

Motion carried.

5. Visitor Presentation

None.

6. Minutes

Previous meeting minutes will be reviewed at the next City Council Meeting.

7. Consent Agenda

The Council noted that City Administrator Podhradsky has done a wonderful job and that the City Administrator Annual Review looks great.

Councilmember Hubbard looked to clarify the specifics of Goal 9 in Item 7.C.

Assistant Administrator Kabat provided further detail regarding that goal.

Councilmember Huang suggested striking the word 'roof' from goal 9 and replacing with 'building issues.'

Assistant Administrator Kabat stated he would make that adjustment.

Motion by Councilmember Hubbard, second by Councilmember Grau to approve the Consent Agenda Items A through C with the correction under item 7.C.:

A. Adopt Resolution 2019-93, Approve Solicitor Permits for EcoShield Pest Control

Motion to adopt Resolution approving Solicitor Permit #'s, SOL.19-49 through SOL.19-52, for the above representatives of EcoShield Pest Control, located at 3230 Gorham Ave, Suite #2, St. Louis Park, Minnesota, 55426, for the period of August 5, 2019 through September 1, 2019.

B. Adopt Resolution 2019-94, Accepting Gifts and Donations

Motion to adopt Resolution acknowledging and accepting gifts to the City of Chaska received during the period April 01, 2019 through June 30, 2019.

C. City Administrator Annual Review

Motion to approve administrator goals for 2019.

Motion carried.

8. Action Items

8.A. Adopt Ordinance 967, Adopt Ordinance Amending Chapter 12, Article II Relating to Peddlers, Solicitors and Transient Merchants

Assistant Administrator Kabat presented the item to the Council.

Councilmember Hubbard inquired if the permit was good through the end of the year or a year from the date of issue.

Assistant Administrator Kabat provided clarity regarding length of permits.

Councilmember Huang requested more information regarding proceeds from permit fees and the penalty for not having a permit.

Assistant Administrator Kabat and City Attorney Melchert gave further detail regarding those inquiries.

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt Ordinance No. 967 Amending Chapter 12, Article II of the Chaska Code of Ordinances relating to peddlers, solicitors and transient merchants. Motion carried.

9. Bills

Councilmember Huang and Mayor Windschitl requested details for bills on pages 2, 5, 7, 8, 10, 14, 18, 40, 41, 43 and 44.

Assistant Administrator Kabat provided further information regarding those bills.

Councilmember Grau inquired if the City has standard payment terms.

Assistant Administrator Kabat provided the details of the City's payment terms.

9.A. Accounts Payable Council Roster 8-5-19

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

Motion carried.

10. Other Business

10.A. City Administrator's Report

10.A.i. Administrator's Bi-Weekly Report 8/5/2019

10.B. Second Quarter 2019 Investment Report

10.C. June Financial Report

Councilmember Hubbard:

- Commented that River City Days and Fire and Ice were wonderful events.
- Reported Night to Unite is tomorrow and that she will attend a few locations in her Ward.

Councilmember Huang:

- Commented the turnout for River City Days was great.
- Noted the Farmer's Market is on Wednesday nights.
- Reminded residents of the Chaska History Center's exhibit on WWI and WWII.

Councilmember Grau:

- Noted that in two weeks Southwest Chaska is going to have a water main shut down from 9am-5pm on a Saturday.
- Noted an incidental shutdown occurred today and will be shut down until 1am and commended Staff for their work getting the word out. Assistant Administrator Kabat stated that residents will receive additional information regarding the planned shutdown.
- Stated there has been comments and inquiries about Fire and Ice and River City Days being back-to-back weekends.
- Commented the KSTP story on the Chaska Par 30 was well done.
- Provided some thoughts on the staffing study. The Council discussed commissions leading into city involvement.

Assistant City Administrator Kabat:

- Thanked Julie Janke for the work she puts into Night to Unite.
- Noted City Administrator Podhradsky, Mayor Windschitl, and he attended the GARE (Government Alliance on Race and Equity) training on equity put on by the school district.
- Noted all full-time staff will attend YMCA Equity Institute training.
- Updated the Council on equity discussions occurring among the school district, the City of Chaska, and the City of Carver and an upcoming event regarding diversity and equity.

Mayor Windschitl:

- Noted Touch a Truck is on 8/15/19 at 5pm at the Community Center.
- This Saturday, August 10 is the Flags of Honor Car Show from 10am until 2pm.
- Noted the ribbon cutting for Jonathan Flats is August 21st.
- Stated the next Council Meeting is August 19.

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hatfield to adjourn the meeting at 8:00 pm. Motion carried.

**- MINUTES -
CHASKA CITY COUNCIL
August 19, 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, Hubbard, 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; Marshall Grange, Parks & Recreation Director; Administrative Service Director Graczyk; Kelly Grinnell, Finance Manager; 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 Presentation

Marty America, 3680 Hedge Hill Road, noted there are a few homes in his neighborhood that still do not have City sewer or water and inquired why that was.

City Administrator Podhradsky provided further detail into the plan for City water and sewer in that area.

Mayor Windschitl requested more information regarding the gazebo in City Park.

City Administrator Podhradsky provided an update and schedule for repairs.

Mayor Windschitl read a letter from the head of Chaska Baseball Craig Bowman thanking the City for their support and upkeep of the field.

6. Minutes

Motion by Councilmember Hubbard, second by Councilmember Grau to approve the minutes of the July 15, 2019 and August 5, 2019 City Council meetings.

Motion carried.

7. Consent Agenda

Councilmember Grau referred to Item 7C and asked if there are any repercussions if the policy in Section B Item 3 is not followed, or if the policy is more of a guideline.

City Administrator Podhradsky gave further clarity regarding the policy.

Mayor Windschitl stated that the use of the word "substantial" in number 2 regarding donation for naming a park might be too loose of a term and suggested using a fixed percentage.

Parks & Recreation Director Grange provided more information into the discussions the Park Board had regarding what a substantial donation would be.

Councilmember Huang inquired what legal risk there is with this being policy and not ordinance as far as having donation precedents set.

City Administrator Podhradsky spoke in more detail regarding this potential and suggested adopting the policy with recommendation that the Park Board have further discussions regarding suggested donation amounts.

Motion by Councilmember Hatfield, second by Councilmember Grau to approve the Consent Agenda Items A through D, with recommended Park Board discussions on Item 7C:

- A. Establish a Public Hearing to Consider Approval of the Proposed 2020 Operating Plan and Budget and Imposition of Service Charges for the Chaska Downtown Special Services District (SSD).
Motion to set the public hearing for October 7, 2019, to review and approve the proposed SSD 2020 operating plan, budget, and service charges and direct staff to give notice of the public hearing.
- B. Adopt Resolution 2019-95, Authorization of MCES I & I Grant Participation
Motion to adopt Resolution No. 2019-95 adopting the participation in the 2017 – 2019 MCES I & I Grant Program.
- C. Adopt Chaska Parks and Recreation proposed Chaska Park Naming Policy
Motion to adopt Chaska Parks and Recreation proposed Chaska Park Naming Policy.
- D. Approve Massage Therapy Registration for Leslie Byrant
Motion to approve Massage Therapy Registration No. MTR-19-09 to allow Leslie Bryant to practice Therapeutic Massage out of her home at 1902 Shamrock Place, Chaska.

Motion carried.

8. Action Items

8.A. Adopt Resolution 2019-96, Approving the Final Site & Building Plan for American Flexible Products at 124 Peavey Circle/R J Ryan/PC #2019-16

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Carla Matheson, CEO for American Flexible Products, provided further detail regarding the building plan.

Councilmember Huang inquired about fire access to the north end.

City Planner Hanson explained the fire access plan at that location.

Motion by Councilmember Huang, second by Councilmember Hubbard to adopt Resolution No. 2019-96 approving the Final Site & Building Plan for American Flexible Products at 124 Peavey Circle (PC #2019-16). Motion carried.

8.B. Adopt Resolution 2019-97, Resolution Approving a Purchase Agreement and Approving and Authorizing the Execution of a Supplemental Compensation Agreement and Memorandum of Understanding for Property

City Administrator Podhradsky introduced the item to the Council.

Assistant Administrator Kabat presented the item to the Council.

City Administrator Podhradsky provided further comment regarding the details of the requirement to build the road and limitations to build on the site.

The Council and Staff discussed the intricacies of the legal requirements and best use of City dollars.

Motion by Councilmember Huang, second by Councilmember Grau to table the item to a future date. Motion carried.

8.C. Annual 2018 Financial Reports

City Administrator Podhradsky introduced the item to the Council.

Administrative Service Director Graczyk presented the 2018 Financial Reports.

Bill Lauer and Jackie Huegel, MMKR & Co., P.A., summarized MMKR's role with and results of the audit.

Administrative Service Director Graczyk finalized his presentation to the Council.

Motion by Councilmember Hubbard, second by Councilmember Huang to accept City of Chaska 2018 Comprehensive Annual Financial Reports and Chaska Fire Department Relief Association 2018 Annual Financial Reports. Motion carried.

9. Bills

9.A. ACCOUNTS PAYABLE COUNCIL ROSTER 8-19-19

Councilmember Huang requested further information regarding bills on pages 10, 12, 17, and 20-29.

Staff provided clarification regarding those bills.

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

10. Other Business

10.A. City Administrator's Report

10.A.i Administrator's Bi-Weekly Report 8/19/2019

10.B. Receive the July 8th Park & Recreation Board Meeting Minutes

Councilmember Hatfield:

- Noted the HWY 10 Corridor Study open house is from 5-7 pm on Wednesday at the Community Center.
- Commented the new park viewing option on the Park Board webpage is fantastic.
- Commented that the elimination of park fees for Carver County is exciting.
- Noted the Chaska baseball team is doing great.

Councilmember Hubbard:

- Stated there were several great get-togethers for the Night to Unite event and thanked the Police and Fire Departments for their attendance at various locations.
- Commented that Touch-a-Truck was a great event as well.
- Noted she will be attending the Lower Minnesota Watershed District boat tour.

Councilmember Huang:

- Updated the Council on having Neighborhood Watch meetings.
- Encouraged folks to attend the HWY 10 Corridor Study open house.
- Noted the Farmer's Market is having a solid turnout each week.
- Reminded folks the Chaska History Center's WWI and WWII event is still going on until November 15, 2019.
- Requested more information regarding a food event slated for October 22, 2019. City Administrator Podhradsky and Assistant Administrator Kabat gave more detail regarding the concept of the event.
- Inquired if there are any updates regarding the intersection by Pioneer Trail by Kwik Trip that is under Carver County jurisdiction. City Administrator Podhradsky provided a brief update of the likely plan for that location.
- Asked if there were any updates regarding funding for the utility work on Lineman by HWY 41. City Administrator Podhradsky gave an update regarding the schedule for that utility work.
- Inquired of the timeframe for the 212/44 interchange finishing up. City Administrator stated that phase should be done in mid-November.
- Asked if there is still a police blotter that reports activity for the week. City Administrator Podhradsky stated it's been switched over to Facebook.

Councilmember Grau:

- Also reiterated how great an event Touch-a-Truck was.
- Noted the communication about the water shut down was excellent.

City Administrator Podhradsky:

- Informed the Council of the dates for the September work sessions.

Mayor Windschitl:

- Noted the Fire Department open house is September 9, 2019 from 5-8pm.
- Noted there will not be a meeting on Labor Day.
- Noted the City Retreat is the 19th and 20th.

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hatfield to adjourn the meeting at 9:29 pm.

Motion carried.

1. Call to Order

The August 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, Wittrock, Olsen, Kim, Udermann, Wynveen

Absent: Gutierrez, Mihajlo, Branch

Staff Present: Marshall Grange, Mary Monteith

3. Adopt the Agenda

Motion by Wittrock, second by Udermann, to adopt the August 12th, 2019 meeting agenda. Motion carried.

4. Visitor Presentation

None in attendance.

5. Approve Meeting Minutes

Motion by Olsen, second by Downs to approve the Chaska Park Board meeting minutes of July 8th, 2019. Motion carried.

6. Action Item

6a. Park Naming Process

Parks and Recreation Director Grange shared the history of the process thus far. With the naming of Sunset Park in early 2018, it was recommended by the Park Board, that staff research what is out there as far as policies with other Parks and Recreation departments to help guide the process moving forward. Staff researched other various agencies and took away from a few of them. The goal was to structure guidelines with some flexibility, without boxing the City in. After multiple work sessions with the Park Board, staff was able to bring back this proposal for final approval for recommendation to the City Council.

Grange felt the opening paragraph of the proposed policy really sets the tone, “to engage the community as such participation is an integral part of shaping the public parks system within Chaska”. With a couple new parks coming on-line out in the Big Woods development, the timing of this is beneficial. Having this document can only help make future park naming decisions easier. Downs asked about the process to Council, Grange shared it would be on the agenda next week.

Udermann asked about the recording and documenting of *all* parks. Written documentation would help to better understand the historic significance over the years of city parks. The location and why the parks were named the way they are. Udermann suggest looking into assistance from the Chaska Historical Society with this.

Roan asked the board for a recommendation to the City Council to adopt the Chaska Park Naming Policy. Motion by Wittrock, second by Ives. Motion Carried.

7. Old Business

7A. Bike Friendly Community Updates

Grange thanked the various Park Board members that came to the Aug. 5th council work session. Approximately 25 people were in attendance. Dorien Grilley, Executive Director of Bike Alliance of Minnesota, was in attendance to present and talk about the Bicycle Friendly Community Assessment Report. The goal of this assessment is to “guide efforts to make bicycling the easy, safe and fun choice for making trips around Chaska.” The assessment recommends some ways that improve local bike infrastructure and programs that might increase local ridership for residents, students, and visitors alike.

The recently created Transportation Committee will be meeting towards the end of September and will brainstorm on how to help move forward with addressing some of the tasks necessary for consideration of the Bicycle Friendly Community designation.

Grange also brought the board up to date on the mountain bike trails. A recent meeting with MnDOT resulted in good discussion, they talked through a list of things to keep moving forward. The LUP is still needing approval from a couple other departments. There also is a small piece of land in a right of way area close to the trail, that may need to be addressed.

There has been recent progress with the cities of Victoria, Carver, Chaska and Carver County on wayfinding. Layout for a loop trail (orange) has been identified, as well as a linier trail (green). Signage for those areas throughout will be done by Carver County. The County also has partnered with a research company that will put a survey together for trail users to help gage usage, as well as likes and dislikes.

September 29th, Parks and Recreation will hold a family bike ride. This ride will depart from Athletic Park going on to finish at Lion’s Park.

7B. Off Leash Dog Area (OLDA) Update

Grange gave an update on the OLDA to the board. We’ve been working on getting out more awareness of the wooded area in the back. There is now a big sign at the front entrance pointing out the larger area. We also have added document holders at both main gates that have informational sheets in them for pet owners on licensing, dog etiquette and things to be more aware of in your dog’s behavior when visiting the dog park. Our communications department has also been visiting the park and posting some short videos of doggies having fun. Staff will keep an eye on the pulse of the two areas and as we get to the one-year timeframe, we’ll reach out and survey users of the park on how things are going.

8. Receive Council Meeting Minutes

8A. Received Council Meeting Minutes from June 17th

8B. Received Council Meeting Minutes from July 1st

9. Staff Reports

9A. Department Happenings-Grange spoke of the many various happenings and programming going on with the Parks and Recreation department.

Grange shared with the board the newly completed Chaska Parks and Trails inventory and interactive map done by Susan Marek and intern Rebecca Gleason. It is now live out on the City website. A ton of time and effort put into this user-friendly program that will be beneficial to all who enjoy Chaska's parks and trails!

Round Table:

- Barth-Check out the activities guide that just came out for fall!
- Ives-Was at the CCC today to work out today.
- Olsen-Asked about the youth age restriction in the work out area. Look for changes to that policy around the first of the year, will allow a 12-year-old in that area with an adult!
- Kim-Excited for fall sports to start (soccer). Appreciated hearing update on the dog park.
- Downs-Kudo's to staff and the department, busy and lots going on during the summer.
- Wittrock-Asked if we'd consider adding bocce ball to programming. Will pass along to athletics programmer, Zac Johnson.
- Udermann-The City of Chaska recently hosted some great events at City Square Gazebo; River City Days, as well as the Flags and Honor Car show for Veterans. Having a great time with Brooklyn as we try and get out to all Chaska Parks. Here's what we've learned so far:
 - Sunsets at Sunset Park are indeed great!
 - Susan Marek did an awesome job on the interactive Parks Map
 - Recent Cubs game at Athletic Park-Lenzen Night, hosted close to 1,000 people with free food, prizes and fun!
 - Touch A Truck-one of the best gatherings in town!
- Roan-This Thursday is the **Happiest** day ever for kids in Chaska, with free hot dogs, free ice cream, and climbing all over very cool vehicles!
 - Also wanted to give another shout out to Susan and Rebecca for the hard work put into this parks and trail map.

10. Other Business

10A. Next Meeting-Conflict with Council meeting on Sept. 9th, so look for information to come out on a work session.

11. Adjourn

Motion to adjourn the August Park Board meeting by Udermann, second by Olsen. Motion Carried.