



AGENDA
CHASKA PLANNING COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Wednesday, September 11, 2024
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 14th, 2024 Planning Commission Meeting Minutes
6. Consent Items
7. Action Items
 - 7.A. POSTPONED TO OCTOBER 9TH: Review Preliminary Site & Building Plan, Preliminary Plat, Conditional Use Permit and Zoning Ordinance Amendment for CloudHQ/CloudHQ/PC #2024-13
 - 7.B. PUBLIC HEARING: Recommend Approval of the Conditional Use Permit (CUP) for a Dog Groomer at 115 2nd Street East/River Valley Groomers/PC #2024-14
 - 7.C. Recommend Approval of the Concept Plan for the Engelen Property (4460 Spring Creek Drive)/Pulte Homes/PC #2024-15
8. Other Business
9. Receive Other Meeting Minutes
 - 9.A. Receive the August 5th City Council Meeting Minutes
10. Adjourn

**CHASKA PLANNING COMMISSION
MINUTES
AUGUST 14, 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 Gaare, Aasen, Urbanski, Baswa, Purdy, Campbell, and Chairperson Brass.

Members absent: Commissioners Olson and Kerber

Also present: Ashley Cauley, City Planner

3. Adopt the Agenda

Motion by Chairperson Brass, second by Commissioner Urbanski 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 July 10, 2024, Planning Commission Meeting Minutes

Motion by Chairperson Brass, second by Commissioner Purdy to approve the minutes of the July 10, 2024, Planning Commission meeting.

Motion carried.

6. Consent Agenda

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

- a. Recommend Approval of the Final Plat for Carlson Bluffs/Johnson-Reiland Builders/PC #2024-12.

Motion carried.

7. Action Items

There was none.

8. Other Business

There was none.

9. Receive Other Meeting Minutes

- a. Receive the July 1, 2024 EDA Meeting Minutes
- b. Receive the June 17, 2024, July 1, 2024, and July 15, 2024 City Council Meeting Minutes

10. Adjourn

Motion by Commissioner Brass, second by Commissioner Gaare to adjourn the meeting at 7:02 pm.

Motion carried.

REQUEST FOR ACTION PLANNING COMMISSION SEPTEMBER 11, 2024

Subject: Conditional Use Permit for a Dog Grooming use at 115 2nd Street East

Applicant: Nick Brewer – River Valley Groomers

Location: 115 2nd Street East

Case No.: 2024-14

Synopsis: Requesting a recommendation of approval of a Conditional Use Permit (CUP) for a Dog Grooming use at 115 2nd Street East

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to Recommend Approval to the City Council

CURRENT REQUEST

The applicant, Nick Brewer, is seeking approval of a Conditional Use Permit (CUP) for a dog grooming use at 115 2nd Street East in downtown Chaska. The property is located in the C-3 (Downtown Commercial) zone district, *which includes the following as a conditional use:*

"Small domestic animal (i.e. dogs, cats) grooming service and/or pet shop."

The applicant is proposing to use the 2,200 square foot tenant space for dog bathing, grooming, and nail trimming. The facility operations would include three professional dog bathing stations and three lift tables for grooming. The facility will also include 8 kennels for short holding periods before and after appointments. There will be no overnight boarding.

The facility will operate from 9:00am-7:00pm every day, and have 5 total employees. Parking will be supplied through public parking areas (on-street and the parking lot behind the building).

CONDITIONAL USE PERMIT

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.

a) According to the applicant, the proposed grooming activity will not be detrimental or endanger the public health, safety or general welfare. The applicant has stated that their business enhances Chaska's public health, safety, comfort or general welfare by providing education and awareness to pet owners on proper pet care. This leads to better treatment of animals and a more informed community. All operations of the business will happen indoors so it will not have a major effect on the general welfare within the vicinity.

b) The proposed grooming activities will not adversely affect the use and enjoyment of the adjacent property owners nor diminish property values. They understand that bad neighbors can produce bad outcomes so they will strive to be considerate in their day-to-day activities. Having staff on site daily to care for the dogs will prevent nuisances. By locating in a downtown building the business hopes to bring more traffic to the area, which in turn can benefit the overall vitality of downtown. In addition, there are currently two other veterinary clinic operations in downtown Chaska, so the request to add a dog groomer is not an atypical use for the area.

c) The establishment of the proposed conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. As stated above, all operations will be handled indoors. The use is not atypical of the area which already has two other animal clinics nearby.

d) Adequate utilities, access roads, drainage and necessary facilities have been provided as this is an existing structure and the necessities are currently in place. As they are simply leasing an existing building there will be no changes created to the City's infrastructure. The applicant will have to get a Sewer Area Connection (SAC) determination by the Metropolitan Council prior to the release of a building permit. The new use is a change from what was previously in the building so they will need to get a building permit for change of use and pay any remaining SAC charges.

e) There will be adequate access with minimal impact on traffic congestion. The operation will have access to ample parking via on-street and a parking lot in the rear of the building. There are a total of 11 on-street parking spaces directly in front of the building, and a total of 24 parking spaces in the public parking directly in back of the building. At most they will have 6 people in the building between the employees and the patrons. Some patrons typically drop off so the need for long-term parking is not significant and will work well with the parking provisions near the building. Additionally, the parking nearby mitigates dog owners from needing to walk far. Most patrons should be able to find parking within the block without issue. The applicant understands that most of the parking in downtown relies heavily on public parking, and does not believe it will pose a problem for their business or vice versa.

f) The dog grooming use will conform to all other applicable regulations in the district.

In conclusion, the applicant is requesting a conditional use permit allowing them to operate a dog grooming business. The applicant has stated that they will comply with all city ordinances and plan to be a good neighbor and compatible use to adjacent downtown businesses. Again, there are currently two animal care businesses in downtown and from all appearances have done quite well there. The applicant believes that they will be an asset to the neighborhood and bring people downtown.

Based on the documentation submitted by the applicant and the aforementioned analysis, this proposal as outlined appears to meet the findings necessary for a Conditional Use Permit. With the conditions and stipulations of the Conditional Use Permit adhered to, staff believes this will be a compatible addition to the community.

PLANNING COMMISSION ACTION REQUESTED

Motion to recommend approval of the Conditional Use Permit (CUP) to operate a dog grooming business at 115 2nd Street East, subject to the following conditions:

- 1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative & Exhibit, Pages 1-4, written by HTG Architects, dated August 5, 2024****
- 2. Housing/boarding of dogs overnight will not be permitted.**
- 3. Outdoor storage of any kind will not be permitted.**
- 4. Compliance with section 15.08.070.D 'Standards for Granting Conditional Use Permits' of the Zoning Ordinance.**
- 5. Provision of a SAC determination by the Metropolitan Council and all determined SACs paid prior to release of a building permit.**
- 6. Provision of a building permit being obtained for change of occupancy at 115 2nd Street East.**
- 7. Provision of a plumbing plan review by the State of Minnesota.**

CITY OF CHASKA LAND USE/DEVELOPMENT APPLICATION

DATE: 8.05.2024 PLANNING CASE NUMBER: _____

APPLICATION/REQUEST FOR:	X	APPLICATION FEE	PROCESSING FEE	DATE PAID	RECEIPT NUMBER
Planned Development Districts					
Concept Plan/Rezoning					
Preliminary Plat					
Final Plat (Account Codes A & C)					
Non PDD					
Concept Plan/Rezoning					
Preliminary Plat					
Final Plat					
Lot Consolidation/Division and Vacations (Account Codes A & C)					
Others					
Building/Site Plan Review					
Public Hearing Mailing List Fee					
Zoning/Comp Plan Amend.					
Other (Account Codes A & C)					
Permits					
Special (Conditional) Use Permit	X	\$416	\$801		
Variance					
Site Alteration Permit (HPC)					
Mining/Filling Permit (Account Codes B & C)					
Total Amount Due	X	\$ 416 +	\$ 801 +	Equals	\$ 1,217

Location of Property: 115 2nd Street East

Legal Description of Property: n/a Tenant space

Existing Zoning: C3 Use: (B) Dog Groomer

Description of Request: CUP - Conditional Use Permit approval

Number of Acres: n/a Lots n/a Units n/a

Owner Name: Nick Brewer Phone: _____

Street: 115 2nd Street East City: Chaska State: MN Zip: 55318

Applicant Name: Nick Brewer Phone: _____

Street: 115 2nd Street East City: Chaska State: MN Zip: 55318

Property Owner Signature: _____ Date: _____

Applicant Signature: _____ Date: _____
(if different than owner)

* Note: Time spent by the City's Planning, Engineering, Landscape Architect and/or Legal Consultants reviewing application materials will be billed directly with payment within 30 days of date of invoice.

**Account Codes for Office Use: A: 101-1710-3440 (Planning & Zoning Application Fees) B: 101-1710-3441 (Processing Fees)

*** S:\Work\Community Development\Forms

River Valley Groomers – Application for Conditional Use Permit

To:
Elizabeth Hanson
City Planner
City of Chaska

Applicant:
Nick Brewer
Owner operator River Valley Groomers

RE: CUP for the Tenant space at 115 2nd Street East

Introduction / Project Description:

Open and operate a full-service dog grooming and care business in downtown Chaska in the existing tenant space approximately 2,200 square feet located at 115 2nd Street East.

Keeping our furry friends on a regular bathing, grooming and nail trim schedule is important for their health! Providing your pet has a stress-free experience and comes home relaxed and looking great. Ensuring that every pet receives top-quality care. If you're looking for a groomer that treats your pets like family, River Valley Groomers is the place to go.

Our facility operations would include three professional dog bathing stations with stairs. Providing quick bathing with high quality shampoos and conditioners, to leave our clients clean and feeling fresh. We also boast three lift tables to provide grooming and hygiene care services.

We are equipped with eight kennels for short holding periods. Most of our clients wait for their pets to complete their spa time. Some will pick their pets up after a short visit with us. No pets are boarded overnight all pets go home the same day,

How River Valley Groomers meets city standards:

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

Overall, a responsible and professional dog groomer can have a positive impact on both the pets they care for and the community they serve.

Education and Awareness: Professional groomers educate pet owners about proper pet care, which can lead to better treatment of animals and a more informed community.

Health and Hygiene: Regular grooming helps maintain the health and hygiene of dogs, preventing and reporting issues like matting, skin infections, and parasites. This contributes to the overall well-being of pets in the community.

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.

Our services and client interactions all take place inside the building, so the public would not be affected by our activities. We have ample waiting area for owners and their dogs to occupy during the intake process. Dogs will be accompanied and controlled by their owners outside of the building.

As an operating business we would keep the building and surrounding areas clean and free of debris. Proper maintenance of building systems and surrounding areas in good upkeep.

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

Local Economy: Dog groomers are small business owners who contribute to the local economy. They create jobs and provide services that pet owners need, which can help boost the economic health of the city.

Our service draws business to the area during the day from 9:00-7:00. Our clients will often visit and explore neighboring businesses coming to and from their appointments and sometimes while they wait for their favorite canine companion.

Community Engagement: Grooming salons often become community hubs where pet owners can meet, share tips, and build a sense of community. This can enhance social cohesion and help invigorate the downtown atmosphere.

Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided.

Being in beautiful downtown Chaska we have great access to public roads and drainage. Our operation does not require significant MEP requirements. Existing landlord provided utility access is adequate for our needs.

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

Our services require only for short holding periods. Most of our clients wait for their pets to complete their spa time. Some will pick their pets up after a short visit with us. This will avoid long occupation of parking areas and public spaces. Encouraging reasonable turnover at our shared downtown community parking and public spaces.

Although walk in customers are welcome most of our clients schedule their visit at a time that is convenient for them. Scheduling allows our clients to have quick drop-offs and reliable timing for pick-ups. This in turn keeps an even ebb and flow of traffic, avoiding any heavy traffic congestion.

Parking: Our staff would park in the lot to the rear of the building to keep the street parking in the front available to all downtown customers. We would typically require 1-2 stalls for employees. At peak days/times we may utilize a 3rd space for employees. Customer parking would be intermittent, and the duration would be approximately 10-15 min to allow for drop off/ pick up. Most times of the days our clients would intermittently occupy 2 stalls. End of the day pickups may require brief use of a 3rd stall.

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

River Valley groomers would comply with all city regulations, codes and laws. Our business will attract great clients to historic downtown Chaska. Contributing to the downtown experience and compliment the diverse commerce of our neighboring business. We are a business that supports the welfare of animals and would serve the needs of our community. River Valley Groomers has a compatible business model with historic downtown and consistent is with Chaska's comprehensive plan.

Support our mission to promote responsible dog ownership and the wellbeing of our furry friends. We would appreciate your approval of a Conditional Use permit. We look forward to operating a business located in historic downtown Chaska and serving the community with their pet grooming needs.

Attachments / Exhibits:

Aerial Site Exhibit
Sign Plan

END



Carver County GIS

REQUEST FOR ACTION CHASKA PLANNING COMMISSION 9/11/2024

Subject: Engelen Property – Concept Plan

Applicant: Pulte Homes

Location: 4460 Spring Creek Drive

Case No.: P.C. No. 2024-15

Synopsis: The applicant is requesting Concept Plan approval for a 49-lot single-family subdivision

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

Background

The property in question is located on the southwest edge of the City. The following exhibit below is intended to show the general site area and adjoining uses:

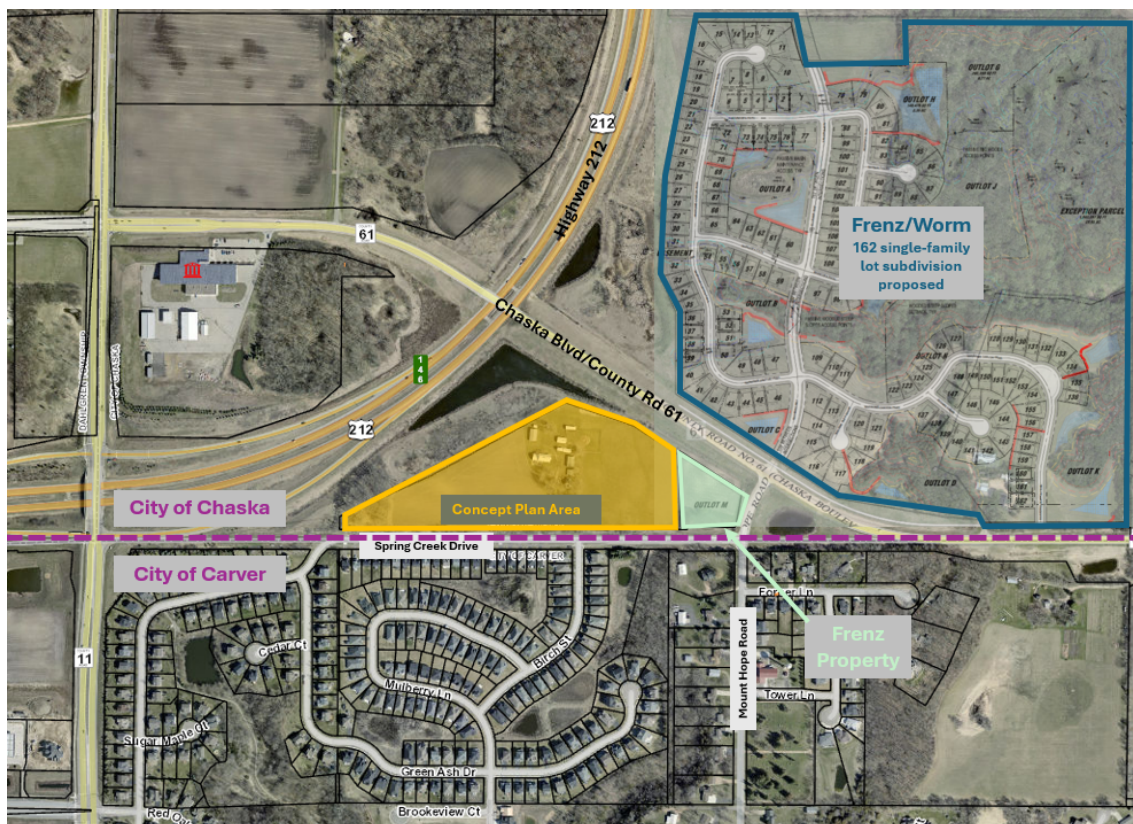


Figure 1: Existing Site & Adjoining Uses

Neighborhood Meeting – July 11, 2024

The developer held a neighborhood meeting on Thursday, July 11th at 6:30pm. 23 people attended the meeting and asked questions. A developer-submitted meeting summary and materials shared during the meeting are attached. The following is intended to briefly summarize residents' questions and concerns:

- Site layout pertaining to homes facing Spring Creek Drive
- Proposed density
- Tree preservation
- Highway noise
- Traffic increases and intersection of CR61 & Mount Hope Rd
- Construction traffic and access

Concept Plan

The applicant is requesting approval of a Concept Plan. The following is intended to summarize the applicant's request:

- **Existing Conditions.**

The site is comprised of almost 18 acres and is located east of Highway 212 and south of County Road 61 (Chaska Blvd). The site is north of Spring Creek Drive, which this road is roughly centered on Chaska's border with Carver. The site is currently used for agricultural purposes with an existing residential house and multiple accessory buildings. The site has slight topography and varies in elevation throughout the property boundary. Trees are located primarily around the existing residence, in the southwest corner, and within right-of-way along Spring Creek Drive.



Figure 2: Existing Conditions

- **Concept Plan.** The concept plan contemplates connection off of Spring Creek Drive with the addition of 49 detached single-family lots. 19 of those lots would face and directly access off of Spring Creek Drive. The remaining 30 lots would come from the internal local road network.



Figure 3: Proposed Concept Plan

Goals: The applicant has identified the following goals for the project:

- Create a sense of place where residents can know and interact with each other
- Provide high-quality and aesthetically pleasing homes
- Increase taxable value to the City
- Provide multiple product types and home elevations to create a diverse community for all residents

Lot Design & Setbacks: Generally, lots would range from 60 feet – 221 feet in width and in size from 7,600 – 25,000 sq. ft (0.17 acres – 0.5 acres). Setbacks proposed are 25 foot front setback, 7.5 foot side setback, 20 foot corner setback, and 20 foot rear setback.

Building Type and Design: Pulte is the proposed developer and builder. As shown below, the houses would be a mix of: (1) roughly 2,400 – 3,000+ sq. ft. in size; (2) two stories in height; and (3) two and three-car garages. The developer anticipates sale prices will range between \$500k - \$600k.



All new homes within the development would be subject to the city's architecture and anti-monotony ordinances¹. New homes on corners and rear facades visible from public ROW must also provide 360-architecture.

Outlots: The plan includes two outlots. These outlots are proposing to hold the stormwater ponds.

Access: Two points of access are proposed on Spring Creek Drive. One that would directly line up with Birch Street, and one that would be roughly 300 feet west of Birch Street.

Utilities and stormwater: Utility connections are not currently available to this site. With the development of Highpoint Vistas (Frenz/Worm) the water and sewer lines would extend south through the construction of Savanna Way. The applicant has provided a conceptual utility connection exhibit shown below. Utilities are proposed to extend from Chaska Boulevard and along the north side of Spring Creek Drive to service the development.

Stormwater would be directed to the newly constructed stormwater ponds within the outlots (described above in Outlots).²

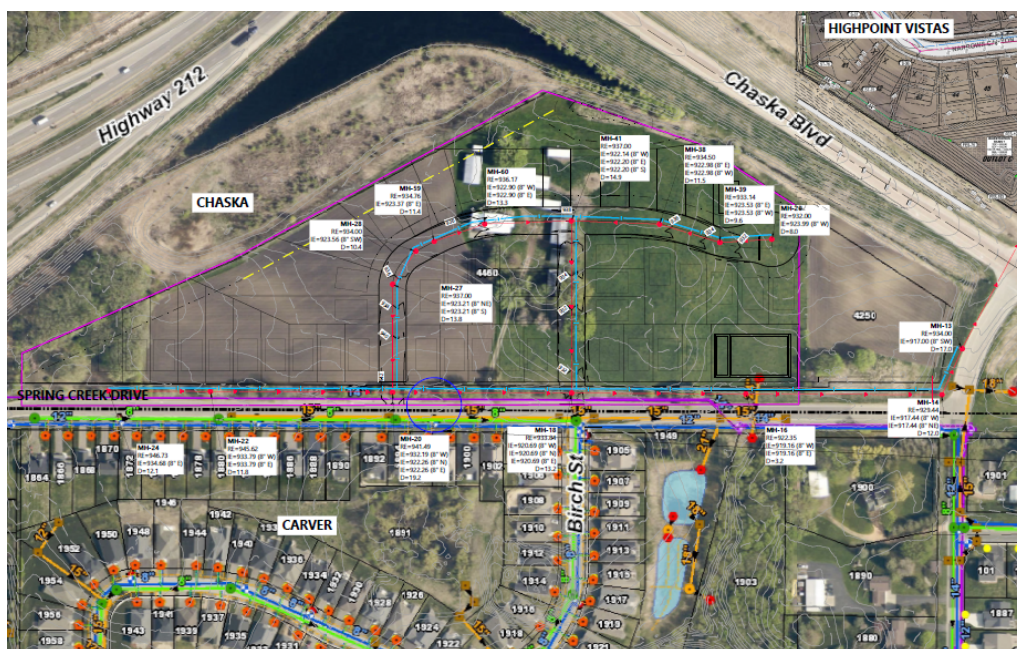


Figure 4: Conceptual Utility Plan

¹ By ordinance, new houses:

- may not be similar to any house within two houses to each side, directly across the street, or diagonal;
- provide LP Smartside on the front elevations, at least 4-inch window trim on all windows, and provide varied color packages; and
- are subject to 360-architecture on homes/ elevations abutting major roadways.

² Detailed stormwater plans and information would be submitted with applications for Rezoning and Preliminary Plat.

- **Land Use.** The property is currently zoned O, Open Development³. The site would likely be rezoned to PRD, Planned Residential Development, similar to the surrounding southwest Chaska developments.

Concept Plan - Staff Analysis

The applicant is requesting approval of a Concept Plan. The following is intended to summarize the applicant's request and staff's analysis:

- **Comprehensive Plan.**
The comprehensive plan guides the site as low-density residential (yellow).

Low Density Residential

Lots or parcels guided for predominantly single-family detached dwellings, but also allowing single-family attached dwellings and mid-rise multiple-family housing such as apartments and condominiums. Density range allowed is from two (2) to five (5) dwelling units per net acre including local access streets.



Figure 5: Chaska's 2040 Land Use Plan

	Comp Plan	Proposal
Density (per net acre)	2-5 units	3.1 units

- **Land Use.** The proposed almost 18-acre property consists of 49 single-family lots that are mainly 60 feet wide. The density proposed is 3.1 dwelling units per net acre. The lot dimensions are similar to the lots directly across the street on Spring Creek Drive. For comparison, the lots on the south side of Spring Creek Drive are 50-55 feet wide and contain mainly two-story homes.

The parcel of land that this development encompasses is currently zoned Open (O). The area in question will be rezoned to a Planned Residential Development (PRD) during the preliminary plat stage.

Seeing an opportunity to create more housing options and potential diversity in price points, city staff have previously advised the applicant to look at the potential of including another housing product in this development (i.e. townhomes and/or villas), much like the Brooks Ridge development on the northeast corner of Pioneer Trail and

³ By [City Code Sec. 15.12.190](#), the intent of the O – Open Development district is to provide a “holding zone” for land which is currently served by trunk sanitary sewer facilities but which has not yet been developed for urban use. The bulk of undeveloped land which the City's urban service area is zoned O-Open Development. As various urban developments are proposed, the “O” District will be rezoned to the appropriate zoning district.

Bavaria Road. The purpose of this advisement is to create more housing variety in this area as the majority of the southwest area has been developed for detached single-family homes. The applicant stated that the reason for proposing detached single-family homes was to fit in seamlessly with the surrounding areas like the lots south of Spring Creek Drive and within Highpoint Vistas. While staff understands the developer's response, staff continues to believe a strong opportunity exists to diversify housing choice with this site and strongly advises the developer to continue to evaluate and pursue this.

- **Setbacks.**

The following tables summarize the required setbacks for the site:

BUILDING SETBACKS	
Direction	Setback
Trunk Highway 212	50 feet from the ROW line or 225 feet from the centerline, whichever is greater
County Road 61	150 feet from centerline
Wooded Steep Slopes	50 feet building setback and 30 feet no grade/no mow setback
Wetlands	Varies based on wetland type

The applicant will have to show in their preliminary submittal if they meet these setbacks. In addition to the above, the applicant is proposing the following setbacks within the development:

	Proposal
<i>Front</i>	25 ft
<i>Side</i>	
<i>interior</i>	7.5 ft
<i>corner</i>	20 ft
<i>Rear</i>	20 ft

For comparison, the nearest developments in Chaska have the following setbacks:

Rivertown Heights	Highpoint Vistas
Front: 25 ft	Front: 20 ft
Side, int: 7.5 ft	Side, int: 5 ft
Side, corner: 20 ft	Side, corner: 20 ft
Rear: 20 ft	Rear: 25 ft

In sum, the setbacks proposed are reasonable.

- **Layout.**

The layout of the development will come from two access points on Spring Creek Drive. 19 lots will access off of Spring Creek Drive. The east side of the development will terminate in a cul de sac. A ghost plat shows the extension of this cul de sac on the adjoining Frenz site directly east of the development. *The evaluation and approval of this portion would come later when the property owner is ready to develop, but for now the development shows that this area can be accessed through the development.*

Staff would like to understand if the west side of the development could also terminate in a cul de sac and eliminate the need for the west access onto Spring Creek Drive. The applicant will have to evaluate this prior to their preliminary plat submittal.

The lots proposed will be very similar in size and in housing product with the existing homes on Spring Creek Drive (see photo below of existing homes south of Spring Creek Drive).



- **Phasing.**

The applicant would like to start site development by Spring 2025, and have a model home open by late 2025. Full build out is anticipated to occur by early 2027. These dates are dependent on utility availability, which currently doesn't exist.

- **Transportation/ROW/Construction Traffic.**

The layout of the development will come from two access points on Spring Creek Drive. Spring Creek Drive intersects with Mount Hope Road on the east side which brings vehicles up to County Road 61/Chaska Boulevard. The intersection of Chaska Blvd/Savanna Way will be improved with the proposed Highpoint Vistas (Frenz/Worm) development to the north of this property. The improvements are shown in Figures 6 & 7. An interim condition and ultimate condition are

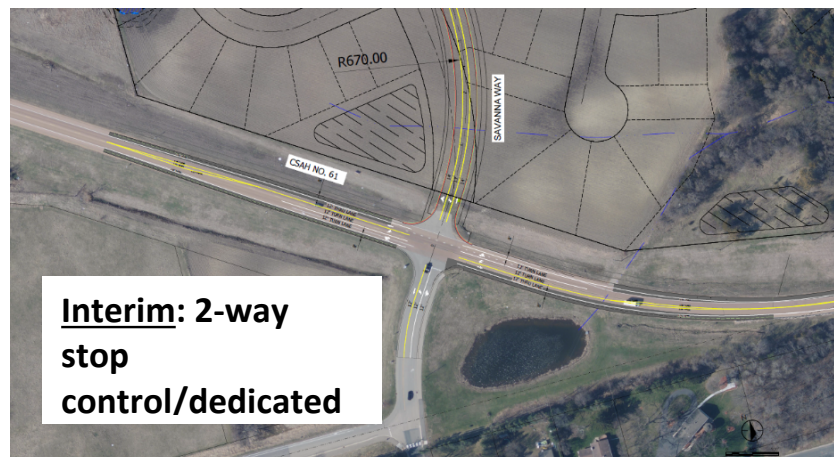


Figure 6: Savanna Way/CR61 interim condition

contemplated, which are currently being coordinated and timed between the City of Chaska, Highpoint Vistas developer, and Carver County.

The *interim* condition is what's required in the near term to sufficiently accommodate the proposed Highpoint Vistas development. The *ultimate* condition is a future layout that accommodates the proposed Highpoint

Vistas development and surrounding development and associated traffic forecasts. For either access and their interim and ultimate conditions, it is still being discussed and evaluated with Carver County what condition will be built with the onset of Highpoint Vistas/Savanna Way extension. Overall, both these roadway improvements will increase the capacity that can be accommodated at the intersection, including the proposed traffic that comes with developing the Engelen property.

Increased traffic on localized roadways is often a concern raised by neighbors at the time of a development. While staff acknowledges the development would increase traffic to the localized network, 49 homes is a reasonable increase that can be accommodated on the larger regional network (Chaska Blvd/Mount Hope Rd).

The current plan appears to show proposed road right-of-way widths that are consistent with the City's requirements of 60 feet wide. It will be important with the preliminary plat and final plats that ROW is established over Spring Creek Drive (if necessary).

The applicant has not indicated their routing plans for construction traffic. It will be important in the preliminary submittal that the applicant provide their plans for this.

- **Utilities.**

Sewer and water utilities are currently not available to this site. Water that is planned to service this site is currently located at the terminus of Founder's Path in the Rivertown Heights neighborhood and planned to be extended south through the City-owned right of way of the future Savanna Way extension planned with the Highpoint Vistas development. Sewer would also come south from the extension of Savanna Way when Highpoint Vistas is developed. This development's access to nearby utilities are dependent on Highpoint Vistas being developed first.

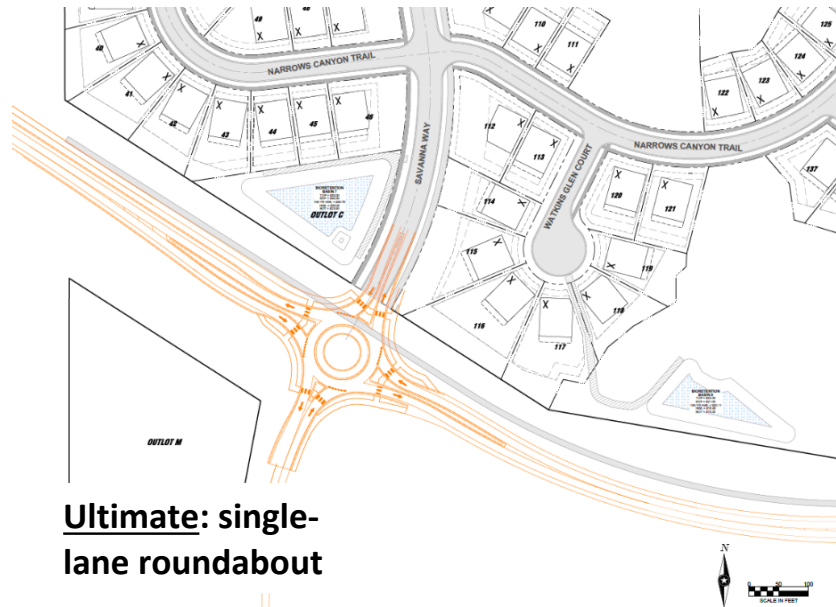


Figure 7: Savanna Way/CR61 *ultimate* condition

Should the Engelen property want to develop before Highpoint Vistas, the cost of these necessary extensions of water and sewer to the property, including property acquisitions/rights-of-way/easements, would need to be born (paid for) by the developer. This is because the developer's proposal will require these extensions to occur ahead of the naturally anticipated path of development.

- **Trails & Sidewalks.**

The City's Comprehensive Plan shows the inclusion of a trail on the north side of County Road 61. An existing trail exists on the south side of Spring Creek Drive and east side of Mount Hope Road. It will be important for the applicant to show how the development can connect safely into these existing and proposed trails.

The concept plan is showing sidewalks on one side of the street up to the bulbs of cul de sacs. City policy requires that sidewalks are provided on both sides of the street. The applicant will have to show this on their preliminary plans, including on the north side of Spring Creek Drive.

- **Parkland Dedication & Usable Space.**

A neighborhood park is not identified in this area per the Comprehensive Plan. Because a park is not identified for this area park dedication fees will be required.

Discussion Item

Although a park is not identified for this site, it should be noted that access to a public park is over 0.5 miles away and/or requires crossing major roadways (see side exhibit). With that in mind, staff would encourage the applicant to look into usable open space within the site that the residents can access/use.

For precedence, the city commissions have encouraged and conditioned the need for usable open space and tot lots in other previous projects before when they see there is unreasonable distance between the project site and public parks. An example of this includes the project Pioneer Vistas (south of Pioneer Trail, east of Clover Ridge Drive).

Staff would ask the commissions to discuss the appropriateness for usable open space/tot lot for the development, and if it should be added as a condition of approval.



Figure 8: Public Park Proximity

- **Screening, Landscaping & Tree Preservation**

This development abuts Trunk Highway 212 and County Road 61, which are major roadways. The use of berms and landscaping are often the best methods to help buffer from adjacent roads. The applicant will have to show in their preliminary plan how they plan to buffer the development from these roadways.

Trees will be required in all boulevards for every 50 linear feet to meet the City's Boulevard Tree Policy. It should be noted that the boulevard is the area between the sidewalk and the street. The applicant will have to provide a landscape plan in their preliminary submittal that addresses this.

Although tree areas are minimal on this site, tree preservation is still an important piece of discussion for this development, specifically along areas that abut major roadways. The applicant will have to provide a tree preservation plan in their preliminary submittal.

- **Noise Study**

A noise study will be required for preliminary submittal. MnDOT will review this study when it is available and provide additional suggestions to help mitigate noise from the neighboring highways.

- **Development Costs (Infrastructure Improvements)**

The City of Chaska has a number of area-wide development cost such as, but not limited to:

- Arterial Road Network
- Collector Roads
- Storm Sewer
- Trails
- Parks

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

Deadline for Agency Decisions

Complete Application Received	60-day review *	120 – day **
August 22, 2024	October 21, 2024	December 20, 2024
* Pursuant to MN State Statutes the City must act on the request within 60-days. ** The city can provide the applicant with a written letter requesting an additional 60-day review period if further review is needed.		

Planning Commission Action Requested:

Motion to recommend approval to the City Council approval of the concept plan for the Engelen property, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
 - a. Narrative (pgs 1-8), prepared by Pulte Homes, dated August 22, 2024
 - b. Regional Context Exhibit, prepared by Pulte Homes, dated June 21, 2024

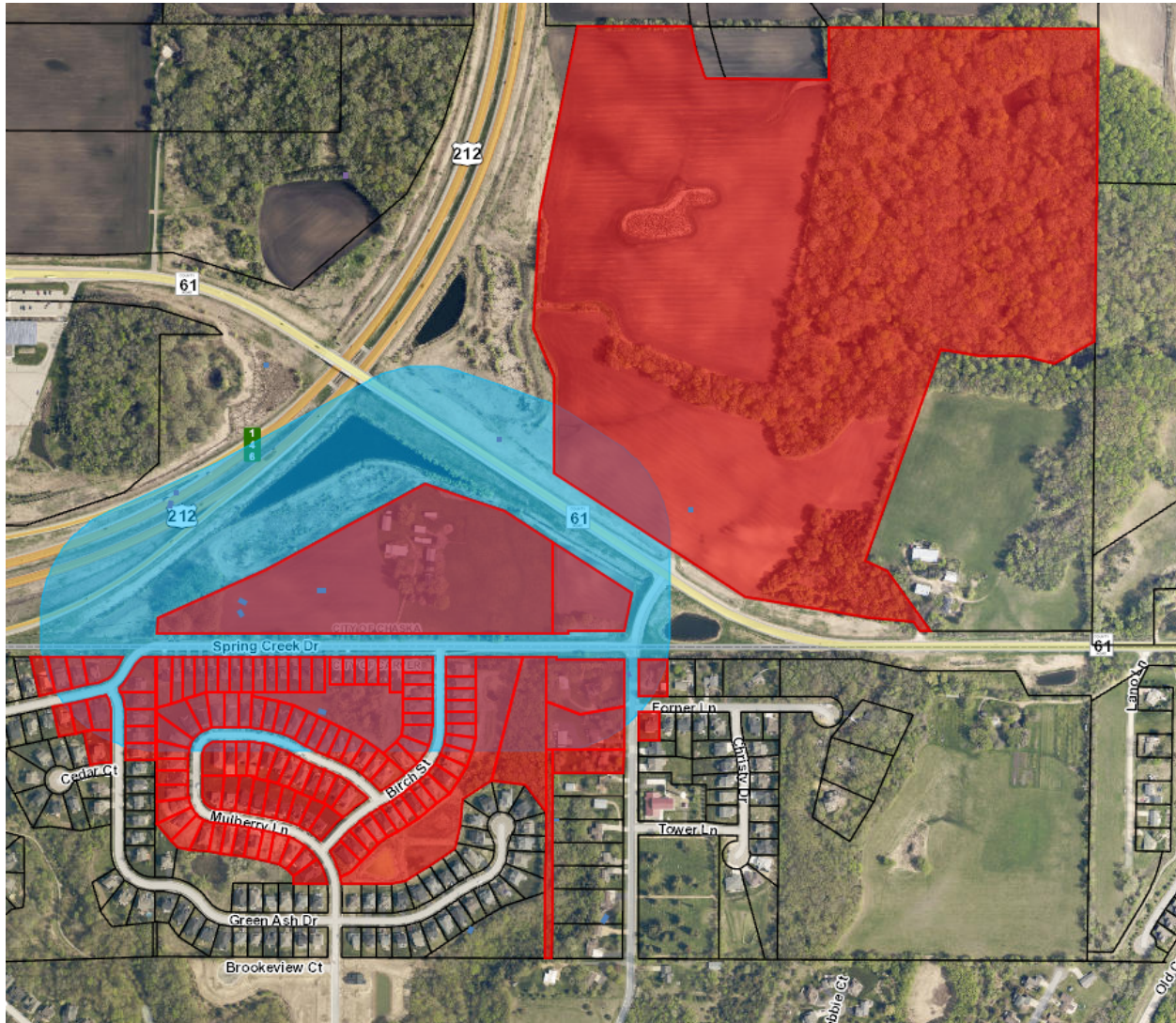
- c. ALTA/NSPS Land Title Survey (pgs 1-2), prepared by Pulte Homes, dated June 3, 2024
 - d. Site Forces Exhibit, prepared by Pulte Homes, dated June 21, 2024
 - e. Concept Sketch Plan, prepared by Pulte Homes, dated July 10, 2024
 - f. Site Option 2A Chaska Sanitary, prepared by Westwood, dated July 2, 2024
- 2. Adherence to the City Engineer memo dated September 5, 2024.
- 3. Adherence to the Carver County Public Works memo dated August 28, 2024.
- 4. Adherence to the City's Boulevard Tree Policy and local street section design.
- 5. In addition to the items required by City Code Sec. 15.36.050, the following must be submitted for a preliminary plat application to be complete:
 - a. Tree inventory and preservation plan;
 - b. Grading plans; and
 - c. Landscaping plans in conformance with City Code Sec. 15.28.070.
- 6. Coordination with:
 - a. City Engineer regarding utilities, grading, access, and drainage.
 - b. MnDOT regarding noise mitigation plans.
 - c. Electrical department (and Minnesota Valley) on service locations.
- 7. Compliance with City Ordinances, including:
 - a. Sec. 15.28.290, Anti-monotony and Design requirements: including LP Smartside on front elevations and 4-inch window trim on all windows.
 - b. Sec. 15.28.100, Setback from Steep Slopes: including 50 feet from the edge of the 18-percent slope and 30-foot "no-grade/ mow" zone adjacent to the 18-percent slope for purposes of erosion control.
 - c. Sec. 15.36.080, Subdivision Design Standards: including streets and sidewalk
- 8. Setbacks are as follows:
 - a. Front yard setback: 25 - feet
 - b. Side yard setbacks:
 - Interior: 7.5 – feet
 - Corner: 20 – feet
 - c. Rear yard setback: 20 – feet
 - d. Wooded Steep Slopes: 50 feet building setback and 30 feet no grade/no mow setback
 - e. Wetlands: Varies based on wetland type
 - f. County Road 61: 150 feet from centerline
 - g. Trunk Highway 212: 50 feet from the ROW line or 225 feet from the centerline, whichever is greater
- 9. A construction management plan will be required prior to the release of a permit for any construction [site or building]. The plan must address work hours, construction access and parking, and overall site maintenance compliance.
- 10. Provision of a noise study of the adjacent highways and how the proposed development plan mitigates noise, and to be submitted at preliminary submittal.
- 11. Provision of sidewalks on both sides of all local streets.
- 12. Provision to show how the development can safely connect into the existing and proposed trails adjacent to the development, and to be shown on the preliminary plans.
- 13. Provision of boulevard trees every 50 feet between the curb and sidewalk for the full extent of all local streets, and to be shown on the preliminary plans.
- 14. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs, including but not

limited to park dedication fees.

15. Provision of a storm water management plan meeting City and Carver County WMO standards.
16. Provision that adequate maintenance accesses are provided for the stormwater ponds, be placed in outlots and not private properties, and to be shown on the plans at preliminary submittal.
17. Provision to provide adequate landscaping, berming, and buffering along the development edges abutting Highway 212 and County Road 61, and to be shown on the preliminary plans.
18. Provision that applicable easements, as identified by the Engineering department, for the extension of City utilities are secured prior to final plat recording.
19. Provision of a wetland mitigation plan to be completed and approved prior to issuance of a grading permit and prior to final submittal.
20. Provision that roadway access can be accommodated through the Engelen property to access the Frenz property east of Engelen.
21. Provision to further explore housing diversity options in this development such as incorporating another housing product in addition to detached single-family, and to be addressed at preliminary submittal.
22. Provision that city utilities are extended to the site by the developer and paid for by the developer.
23. Provision to further evaluate the west proposed Spring Creek Drive access to be a cul de sac, and to be addressed at preliminary submittal.

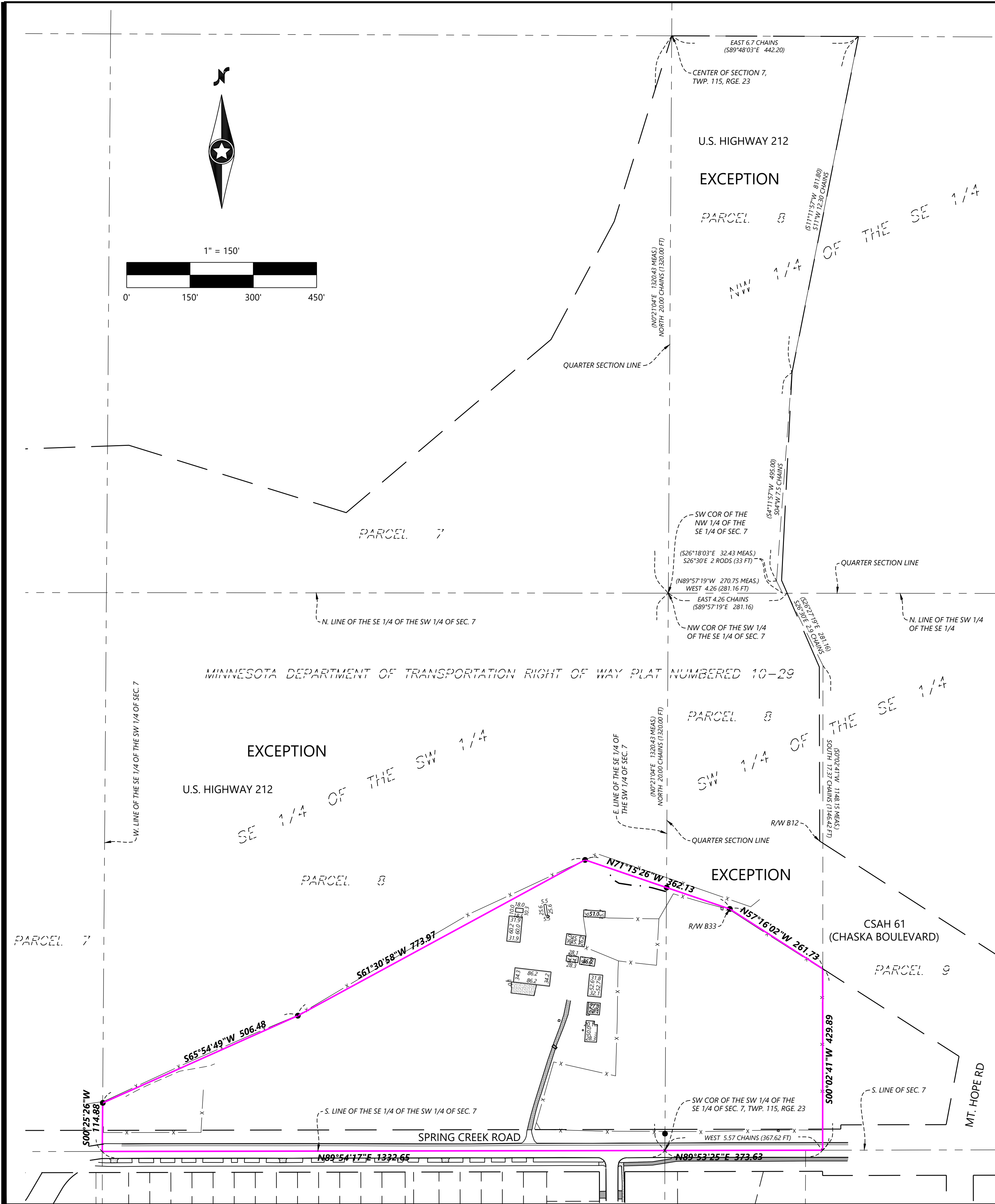
SUPPORTING INFORMATION

Mailing Area: 128 addresses were included in the mailing list for the project:



Regional Context





All that part of the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 7, Township 115, Range 23, Carver County, Minnesota, lying south of Parcels 8 and 9 of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 10-29, EXCEPT that part lying easterly of the following described lands:

Beginning at the northwest corner of the Southwest Quarter of the Southeast Quarter (SW 1/4 of the SE 1/4 of Section Seven (7), Township One Hundred Fifteen (115), Range Twenty-three (23), thence East on quarter section line 4.26 chains, thence South 26 degrees 30 minutes East 2.9 chains; thence South 17.37 chains to south line of said Section Seven; thence West on said south section line 5.57 chains to southwest corner of said Southwest Quarter of the Southeast Quarter (SW 1/4 of the SE 1/4) of said Section; thence North on quarter section line 20.00 chains to place of beginning, Carver County, Minnesota.

To: Lucille V. Engelen and Richard J. Engelen, Trustees of the Lucille V. Engelen Trust, as to an undivided one-half share and interest, by Warranty Deed dated February 20, 1997, filed of record February 27, 1997, as Document No. 207701 and Lucille V. Engelen and Rosanne L. Gregory, Trustees of the Family Trust U/A dated February 20, 1997, as to an undivided one-half interest, by Trustee's Deed dated August 12, 2009, filed of record May 18, 2010, as Document No. A519366, Pulte Homes of Minnesota LLC, a Minnesota limited liability company and PGP Title, Inc., Issuing Agent for Chicago Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a)(b), 7(a)(b1), 8, 9, 11(b), 13 and 16 of Table A thereof.

The fieldwork was completed on May 23, 2024.

Date of Map: June 3, 2024

Chris Ambourn
Minnesota License No. 43055
chris.ambourn@westwoodps.com

The following information was provided by PGP Title, Inc., Issuing Agent for Chicago Title Insurance Company, File Number MN-315985-ANC, which has an effective date of April 22, 2024 at 12:00 AM:

The Land is described as follows:

Beginning at the northeast corner of the Southwest Quarter of the Southeast Quarter (SW 1/4 of the SE 1/4) of Section Seven (7), Township One Hundred Fifteen (115), Range Twenty-three (23), thence East on quarter section line 4.26 chains, thence South 26 degrees 30 minutes East 2.9 chains; thence South 17.37 chains to south line of said Section Seven; thence West on said south section line 5.57 chains to southwest corner of said Southwest Quarter of the Southeast Quarter (SW 1/4 of the SE 1/4) of said Section; thence North on quarter section line 20.00 chains to place of beginning, Carver County, Minnesota.

The Southeast Quarter of the Southwest Quarter (SE1/4 of the SW 1/4) of Section Seven (7), Township One Hundred Fifteen (115), Range Twenty-three (23), Carver County, Minnesota.

Beginning at the center of Section Seven (7), Township One Hundred fifteen (115), Range Twenty-three (23); thence East on quarter section line 6.7 chains, thence South 11 degrees West 12.30 chains, thence South 4 degrees West 7.5 chains; thence South 26 degrees 30 minutes East 2 rods to quarter section line; thence West on quarter section line 4.26 chains to southwest corner of the Northwest Quarter of Southeast Quarter (NW 1/4 of SE 1/4) of said Section 7; thence North on quarter section line 20 chains to place of beginning, Carver County, Minnesota.

But Less and Except.

That part of the West Half of the Southeast Quarter and Southeast Quarter of the Southwest Quarter of Section 7, Township 115 North, Range 23 West, shown as Parcel 8 on Minnesota Department of Transportation Right of Way Plat Numbered 10-29 as the same is on file and of record in the office of the County Recorder in and for Carver County, Minnesota.

Abstract Property.

The following notes correspond to the numbering system of Schedule B, Section 2 of the above mentioned title commitment. Items 1 through 7 are not survey related and are not addressed hereon.

8. Terms and conditions of Conditional Use Permit #7940, dated December 14, 1989, recorded December 20, 1989, as Document No. 110804.
-THE ENTIRE SUBJECT PROPERTY AS SHOWN HEREON IS DESCRIBED IN SAID DOCUMENT, SAID PERMIT IS TO ESTABLISH A STABLE WITH A MAXIMUM OF 25 HORSES.
9. Matters set forth on the Right of Way Plat No. 10-29, dated February 28, 2005, recorded February 28, 2005, as Document No. A408714.
-SAID RIGHT OF WAY PLAT IS SHOWN HEREON.
10. Terms and conditions of Order for Condemnation, dated August 16, 2011, recorded September 13, 2011, as Document No. A542327.
-THE ENTIRE SUBJECT PROPERTY AS SHOWN HEREON IS DESCRIBED IN SAID DOCUMENT.
11. Terms and conditions of Quit Claim Deed to City of Chaska for trunk highway purposes, dated September 24, 2012, recorded December 27, 2012, as Document No. A568593.
-QUIT CLAIM DEEDS DESCRIBES 50 FT OF SPRING CREEK DRIVE TURNED BACK FROM THE STATE TO THE CITY OF CHASKA, SPRING CREEK DRIVE IS SHOWN ON SURVEY.
12. Terms and conditions of Quit Claim Deed to Carver County for trunk highway purposes, dated August 14, 2018, recorded December 5, 2018, as Document No. A671044.
-QUIT CLAIM DEEDS DESCRIBES CSAH 61 TURNED BACK FROM THE STATE TO CARVER COUNTY, SOUTHEASTERLY BETWEEN R/W BOUNDARY CORNER B12 AND B33, CSAH 61 IS SHOWN ON SURVEY
13. Terms and conditions of Agreement for Carver County Conveyance of Real Property, dated June 16, 2020, recorded July 2, 2020, as Document No. A69962.
-SAID AGREEMENT DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN HEREON, AGREEMENT REFERENCES SECTION 27, TOWNSHIP 116, RANGE 23.
14. Rights of the public in and to any portion of the Land lying within a street, highway or alley whether dedicated or not.
-SPRING CREEK DRIVE IS ADJACENT TO SAID PROPERTY.

2. *The address of the surveyed property is 4460 Spring Creek Drive, Chaska, MN 55318.*
3. *The subject property appears to lie within Zone X according to FEMA Flood Insurance Rate Map Community - Panel Number 27019C0219D which has an effective date of December 21, 2018.*
4. *The subject property contains 770,421 sq. ft. or 17.686 acres, more or less.*
5. *Elevations and ground contours shown hereon are based on the NAVD88 vertical datum relative to Benchmark: MNDT Point 1013 BY, which has an elevation of 970.04 feet.*
- 6(a). *There were no Zoning Reports or Letters provided by the title company, client or owner.*
- 6(b). *There were no Zoning Reports or Letters provided by the title company, client or owner.*
- 7(b1). *Exterior dimensions of buildings are shown hereon and were measured at the exterior facade of the building. There may be eaves, overhangs and canopies which extend beyond the lines shown. Also, there may be underground footings and building space that are not shown on this survey.*
- 7(b2). *Footprint area of buildings are shown hereon and are subject to the notes stated in Item 7(a).*
8. *The surveyor has made a good faith effort to show all substantial, above ground, visible, and permanent features observed during the course of the survey.*
9. *The subject property contains no parking stalls.*
- 11(b). *A private utility marking request was made by the surveyor (One Call Ticket No. 241303762). The underground utility lines shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned, nor do we guarantee the accuracy or completeness of the markings and maps provided.*
13. *Names of adjoining owners are shown according to the Carver County GIS Map.*
16. *On the date the field work was completed for this survey, there was no observable evidence of current earth moving work, exterior building construction or building additions.*

1. Bearings of property lines shown hereon are based on the Carver County coordinate system, (NAD 83 - 2011 Control Adjustment).
2. Lengths of lines and distances between features are measured in US-Survey Feet.
3. Elevations and ground contours shown hereon are relative to the NAVD88 vertical datum and are relative to Benchmark MNDT 1013 BY, which has an elevation of 970.04'.
4. Wetlands were delineated by Westwood Professional Services.

CREW: _____	INITIAL ISSUE: <u>06/03/2024</u>	PREPARED FOR:	ENGELN PROPERTY CHASKA, MINNESOTA	Westwood Phone (952) 937-5150 12701 Whitewater Drive, Suite #300 Fax (952) 937-5822 Minnetonka, MN 55343 Toll Free (888) 937-5150 westwoodps.com Westwood Professional Services, Inc. TPEPS ENGINEERING FIRM REGISTRATION NO. 11756 TPEPS SURVEYING FIRM REGISTRATION NO. 10074301	ALTA/NSPS LAND TITLE SURVEY	PROJECT NUMBER: 0037555.00	SHEET NUMBER: 1 OF 2 DATE: 06/03/2024
CHECKED: _____ CA	REVISIONS: _____						
DRAWN: _____ SRM	_____						
HORIZONTAL SCALE: _____ 150'	_____						
VERTICAL SCALE: _____	_____						
PULTE GROUP							
1650 W. 82ND STREET, SUITE 300 BLOOMINGTON, MINNESOTA 55431							

© 2024 Westwood Professional Services, Inc. N:\0037555.00\DWG\SURVEY\0037555.00V-AS01.DWG

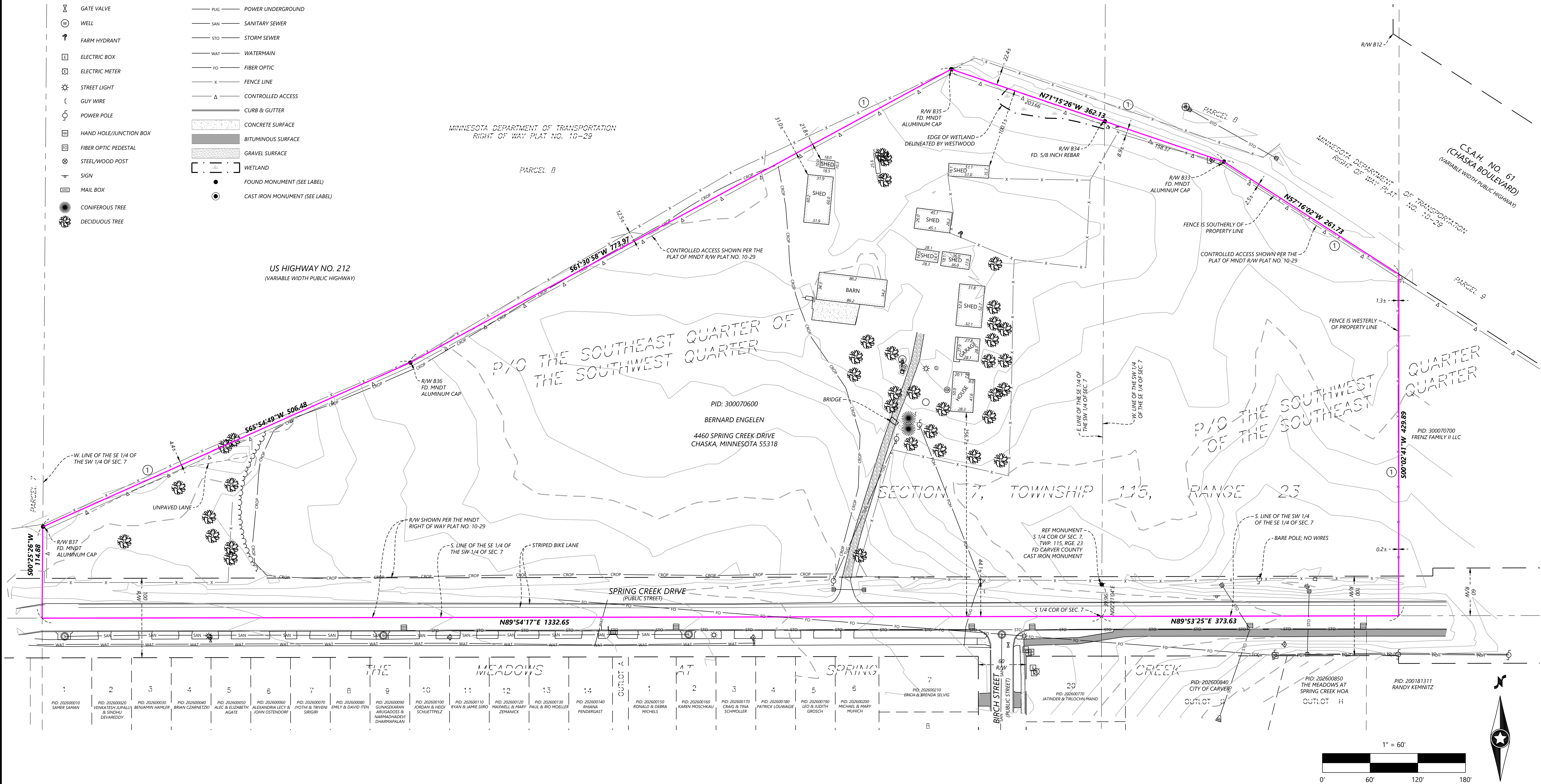
LEGEND

	SANITARY MANHOLE		BOUNDARY LINE
	SEWER CLEANOUT		RIGHT-OF-WAY LINE
	CATCH BASIN		LOT LINE
	FLARED END SECTION		EASEMENT LINE
	CULVERT		SECTION LINE
	HYDRANT		POWER OVERHEAD
	GATE VALVE		POWER UNDERGROUND
	WELL		SANITARY SEWER
	FARM HYDRANT		STORM SEWER
	ELECTRIC BOX		WATERMAIN
	ELECTRIC METER		FIBER OPTIC
	STREET LIGHT		FENCE LINE
	GUY WIRE		CONTROLLED ACCESS
	POWER POLE		CURB & GUTTER
	HAND HOLE/JUNCTION BOX		CONCRETE SURFACE
	FIBER OPTIC PEDESTAL		BITUMINOUS SURFACE
	STEEL/WOOD POST		GRAVEL SURFACE
	SIGN		WETLAND
	MAIL BOX		FOUND MONUMENT (SEE LABEL)
	CONIFEROUS TREE		CAST IRON MONUMENT (SEE LABEL)
	DECIDUOUS TREE		

STATEMENT OF POSSIBLE ENCROACHMENTS

The following items are items observed by the surveyor which may constitute an encroachment onto/from the subject property and are provided to draw the users attention, the items below may not in fact constitute an encroachment and there may be additional encroachments not included in this list.

- ① Fences lie on or near property boundaries, the surveyor is not aware of the ownership or maintenance responsibilities for these fences.



CREW:	BA
CHECKED:	CA
DRAWN:	SRM
HORIZONTAL SCALE:	60'
VERTICAL SCALE:	

INITIAL ISSUE:	06/03/2024
REVISIONS:	

PREPARED FOR:

PULTE GROUP

1650 W. 82ND STREET, SUITE 300
BLOOMINGTON, MINNESOTA 55431

ENGELN PROPERTY

CHASKA, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 [westwoodps.com](http://www.westwoodps.com)
Westwood Professional Services, Inc.
TPELS ENGINEERING FIRM REGISTRATION NO. 11755
TPELS SURVEYING FIRM REGISTRATION NO. 10074301

ALTA/NSPS LAND TITLE SURVEY

PROJECT NUMBER: 0037555.00

SHEET NUMBER:

2

OF

2

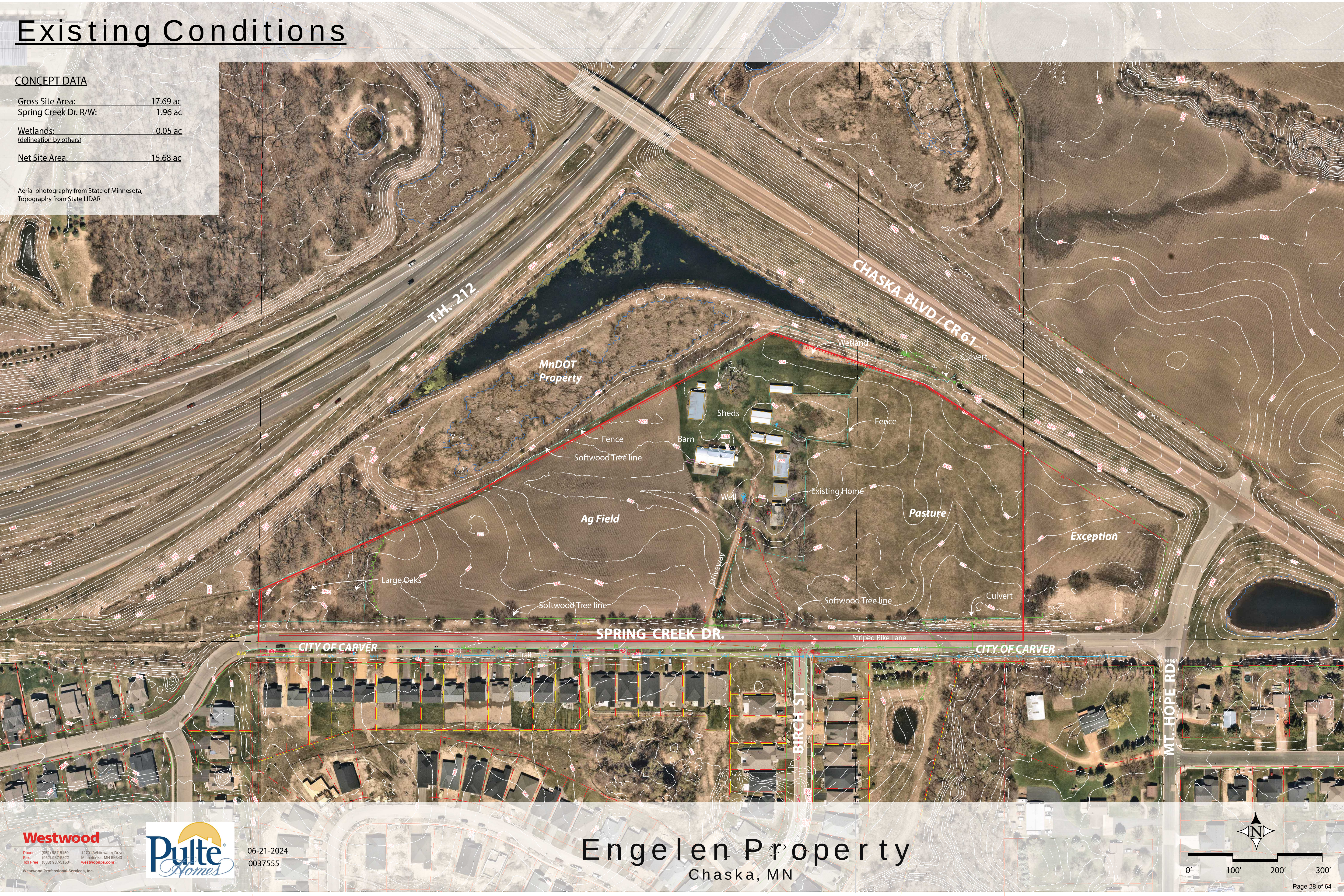
DATE: 06/03/2024

Existing Conditions

CONCEPT DATA

Gross Site Area:	17.69 ac
Spring Creek Dr. R/W:	1.96 ac
Wetlands: (delineation by others)	0.05 ac
Net Site Area:	15.68 ac

Aerial photography from State of Minnesota;
Topography from State LIDAR



Site Forces

LEGEND

Access Point

High Point

Drainage Patterns

Viewsheds

Ridge Line / Drainage Break
(Ideal Road Location)

Low Point
(Ideal Ponding Location)

Existing Ped Trail

Existing Striped Bike Lane



Concept Sketch Plan

CONCEPT DATA	
Gross Site Area:	17.69 ac
Spring Creek Dr. R/W:	1.96 ac
Wetlands: (delineation by others)	0.05 ac
Net Site Area:	15.68 ac
Ponding/Open Space:	~1.4 ac
Proposed 60' SF Lots:	49 lots
60' wide x 125'+ deep typical lot 7.5'/7.5' side setbacks: 45' wide typical home x 70' deep 25' front stbk	
Overall Net Density:	3.1 un/ac
(49 un / 15.68 net acres)	

Aerial photography from State of Minnesota;
Topography from State LIDAR

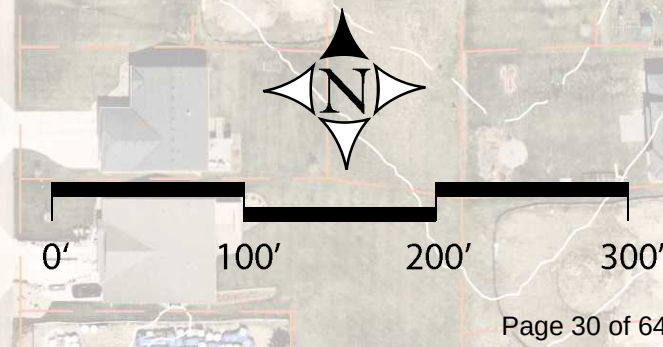


Westwood
Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
Westwood Professional Services, Inc.

Pulte Homes
12701 Whitewater Drive
Minnetonka, MN 55343
westwoodps.com

07-10-2024
0037555

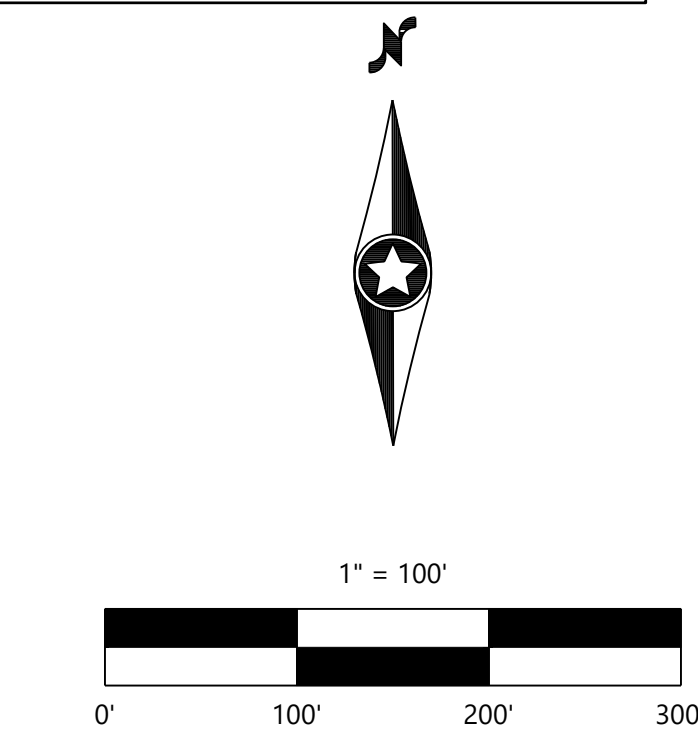
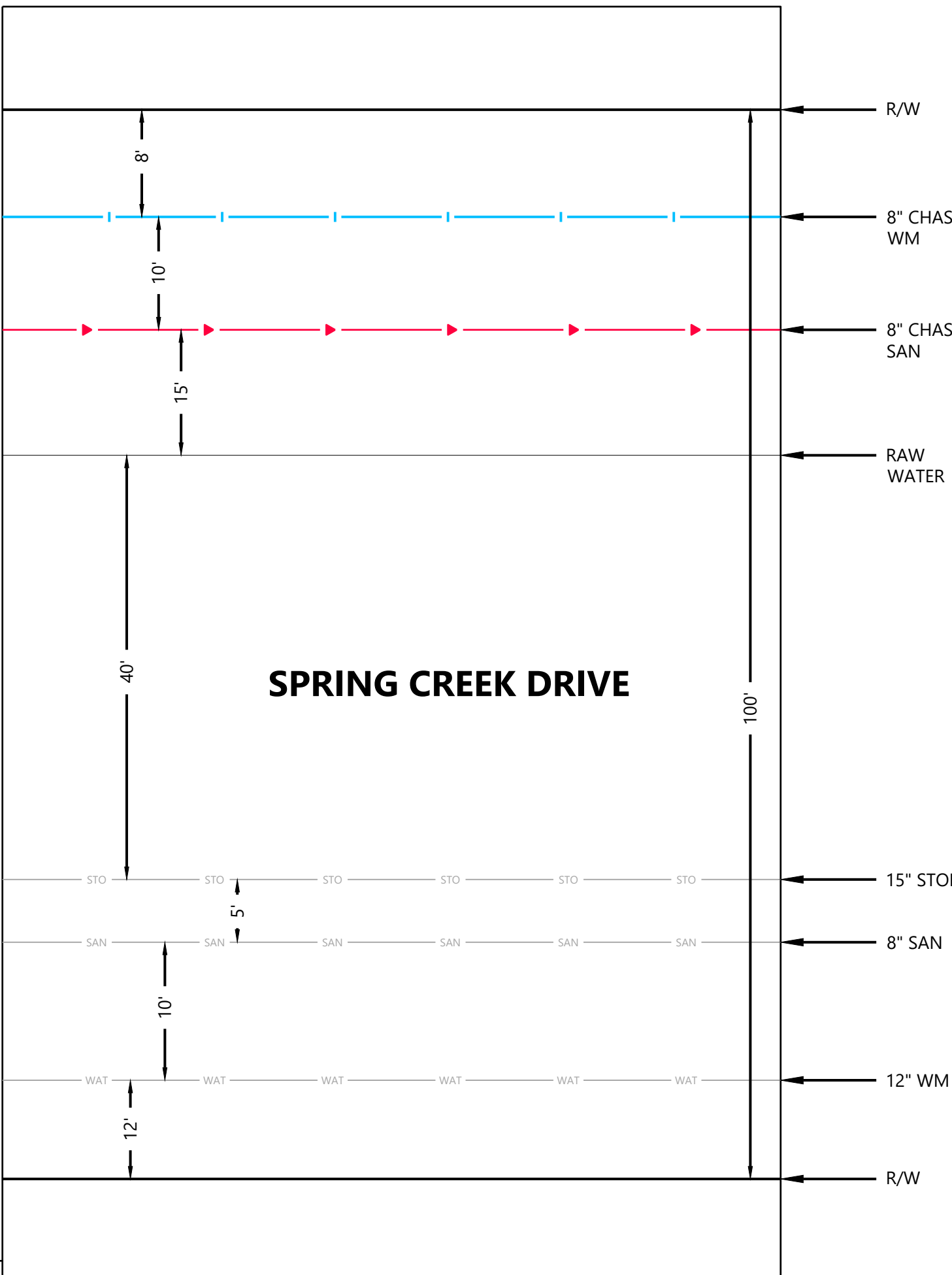
Engelen Property
Chaska, MN





OVERALL UTILITY LEGEND

EXISTING	PROPOSED	FUTURE	
			SANITARY SEWER
			STORM SEWER
			DRAIN TILE
			WATER MAIN
			HYDRANT



NOT FOR CONSTRUCTION

PROJECT NAME

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 100'
VERTICAL SCALE: 20' OR 10'

INITIAL ISSUE: 07/02/24
REVISIONS:
△ ###
△ ###
△ ###
△ ###
△ ###

PREPARED FOR:
PULTE HOMES

I HEREBY CERTIFY THAT THIS PLAN 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
DATE: _____ LICENSE NO. _____

ENGELN PROPERTY
CHASKA, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

**SITE OPTION 2A CHASKA
SANITARY**

PROJECT NUMBER: 0037555.00

SHEET NUMBER:
1 OF **1**
DATE: 07/02/24



4460 Spring Creek Dr

Chaska, Minnesota



Google Street View

Jul 2023

[See more dates](#)





1863 Spring Creek Dr

Chaska, Minnesota



[Google Street View](#)



Jul 2023

[See more dates](#)





4460 Spring Creek Dr

Chaska, Minnesota



Google Street View

Jul 2023

[See more dates](#)



FIFTH AVENUE



WE BUILD CONSUMER INSPIRED HOMES AND COMMUNITIES TO MAKE LIVES BETTER.

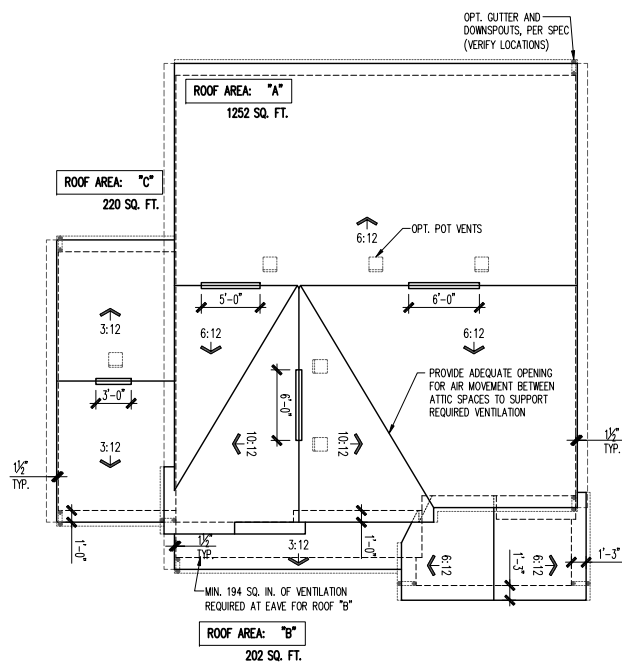




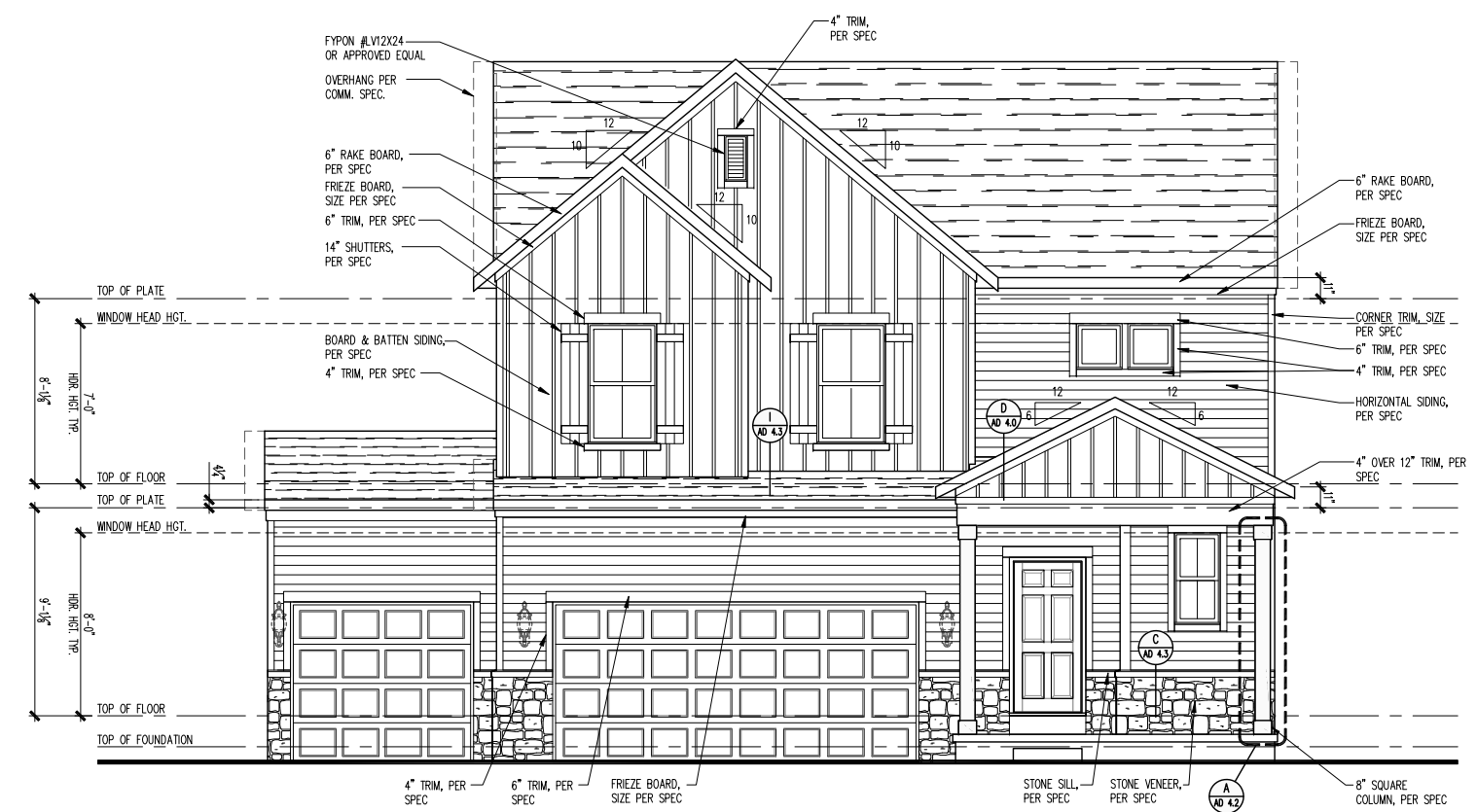




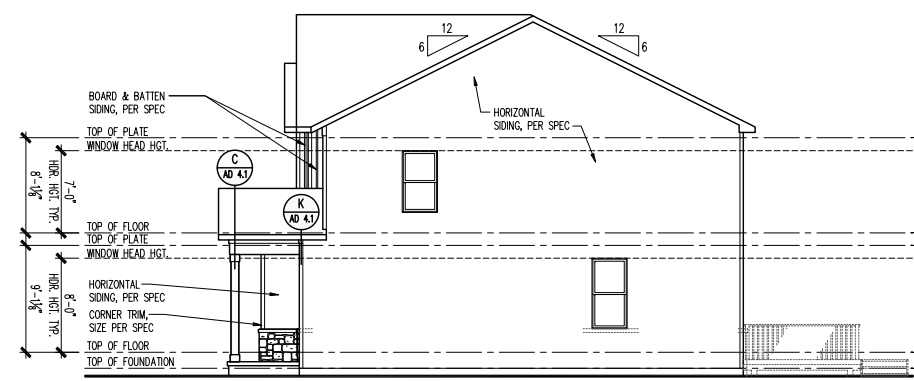
WE BUILD CONSUMER INSPIRED HOMES AND COMMUNITIES TO MAKE LIVES BETTER.



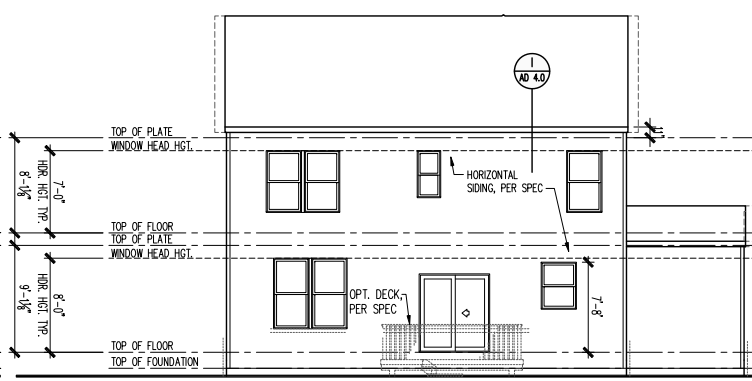
ROOF PLAN
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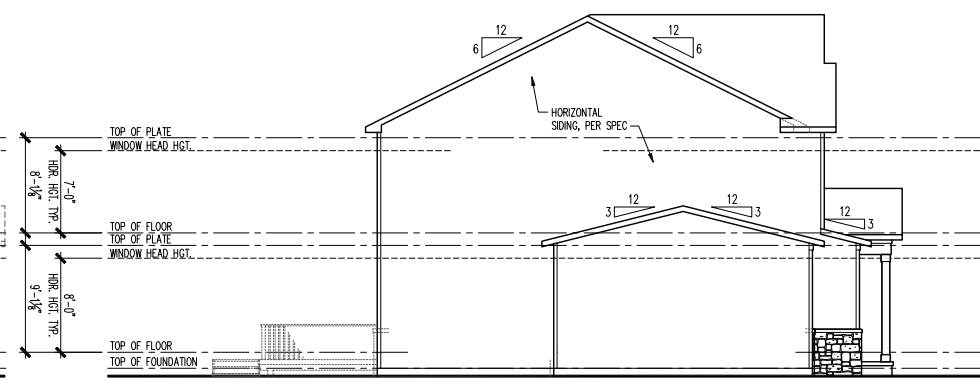
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SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: $1/8" = 1'-0"$

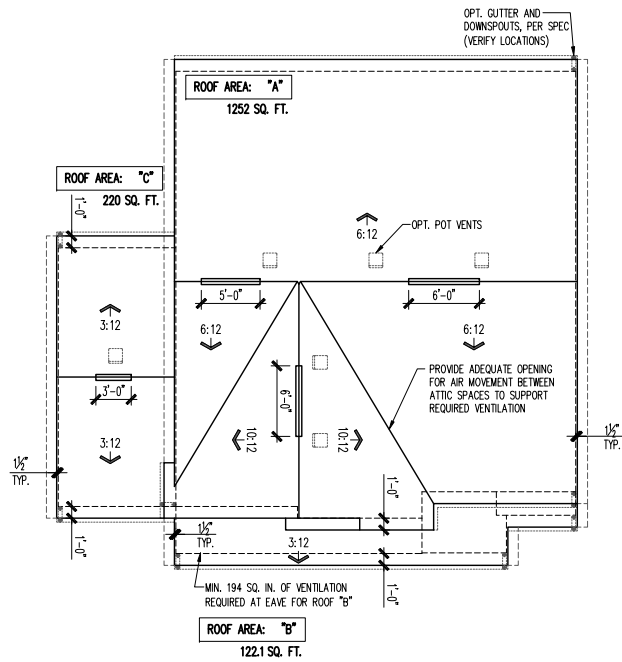


REAR ELEVATION

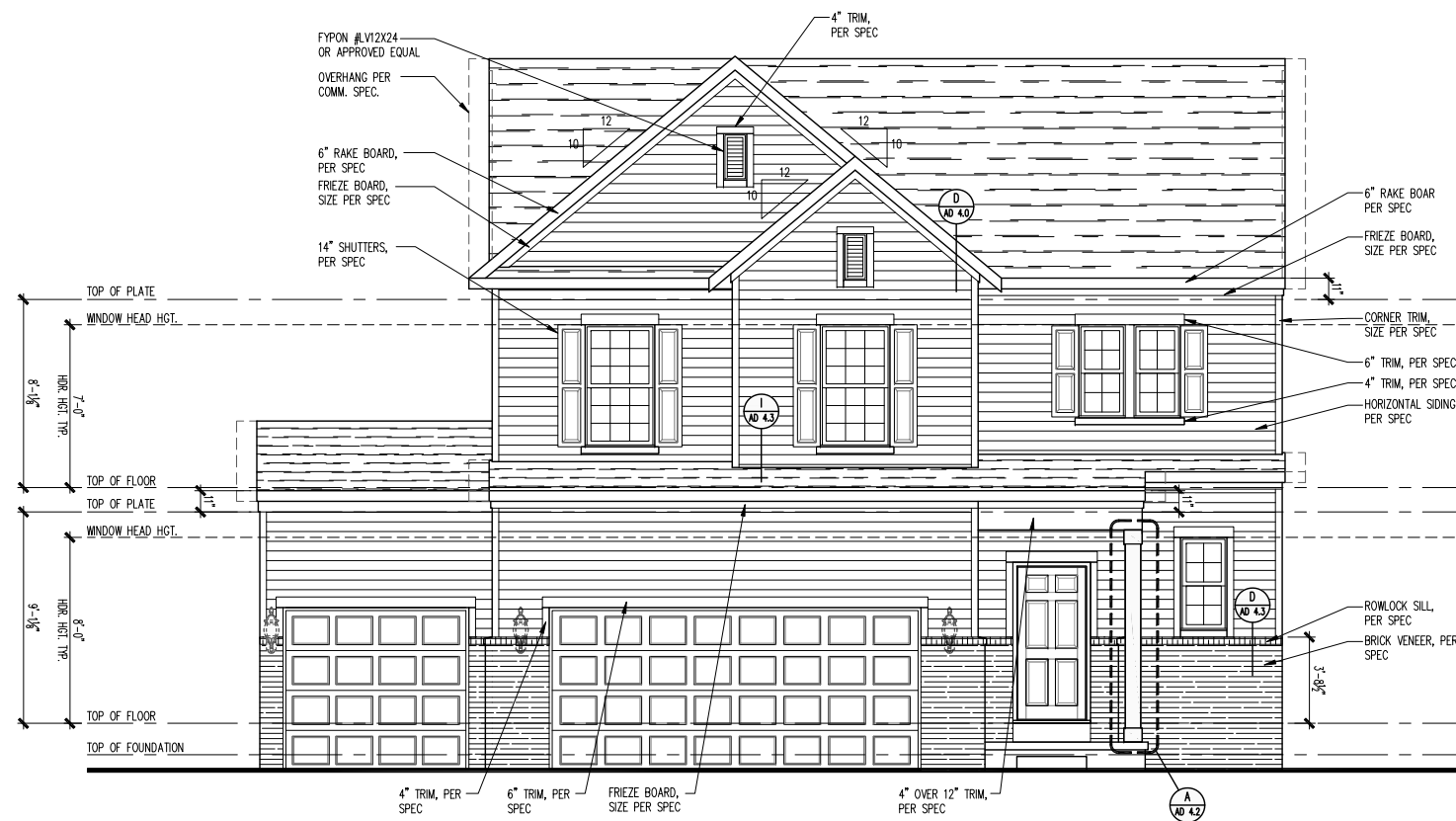


LEFT ELEVATION
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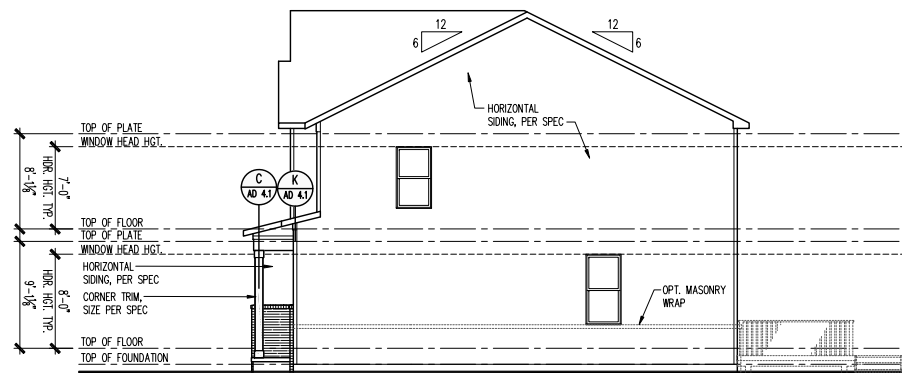
PLOTTED: June 14, 2024 / Annie Lee / A3-HR201_3FB.LDWG



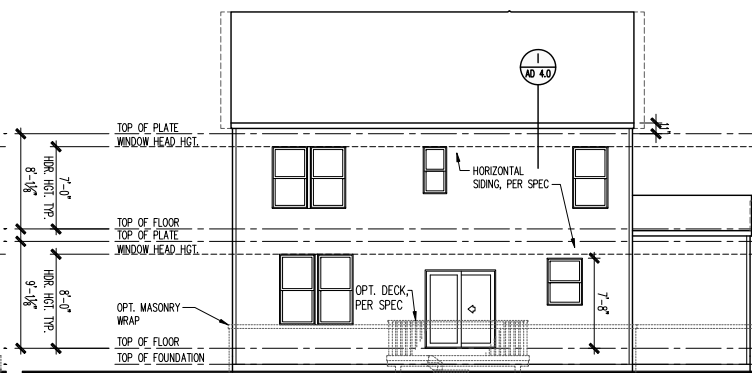
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SCALE: 1/8" = 1'-0"



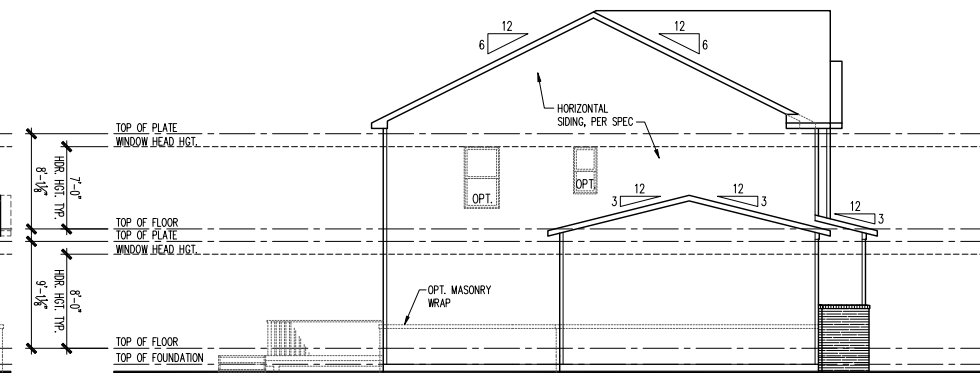
FRONT ELEVATION - HR201
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

(c) Copyright Pulte Home Corporation - 2024

North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173



Heartland 201
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Storkrey
INITIAL RELEASE DATE:
05/31/2024
CURRENT RELEASE DATE:
05/31/2024

REV #	DATE	DESCRIPTION
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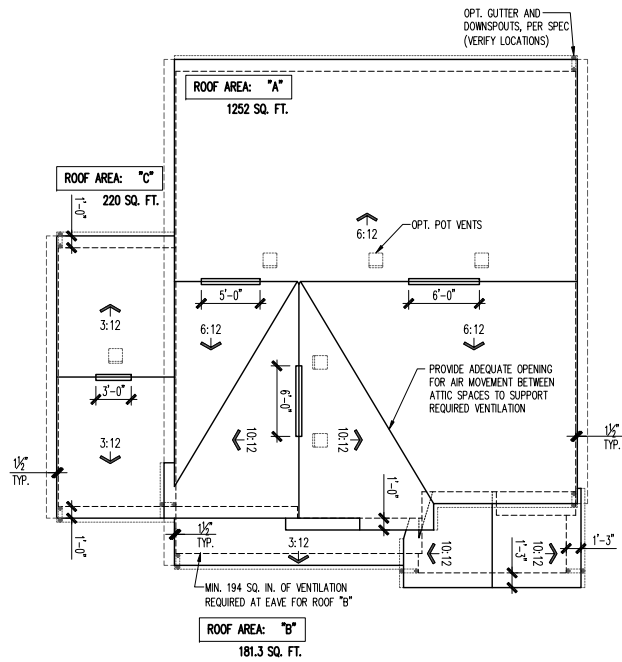
GARAGE HANDING
GARAGE LEFT

PLAN NAME
IMPERIAL
NPC PLAN NUMBER
3110.300
LAWSON PLAN ID
-

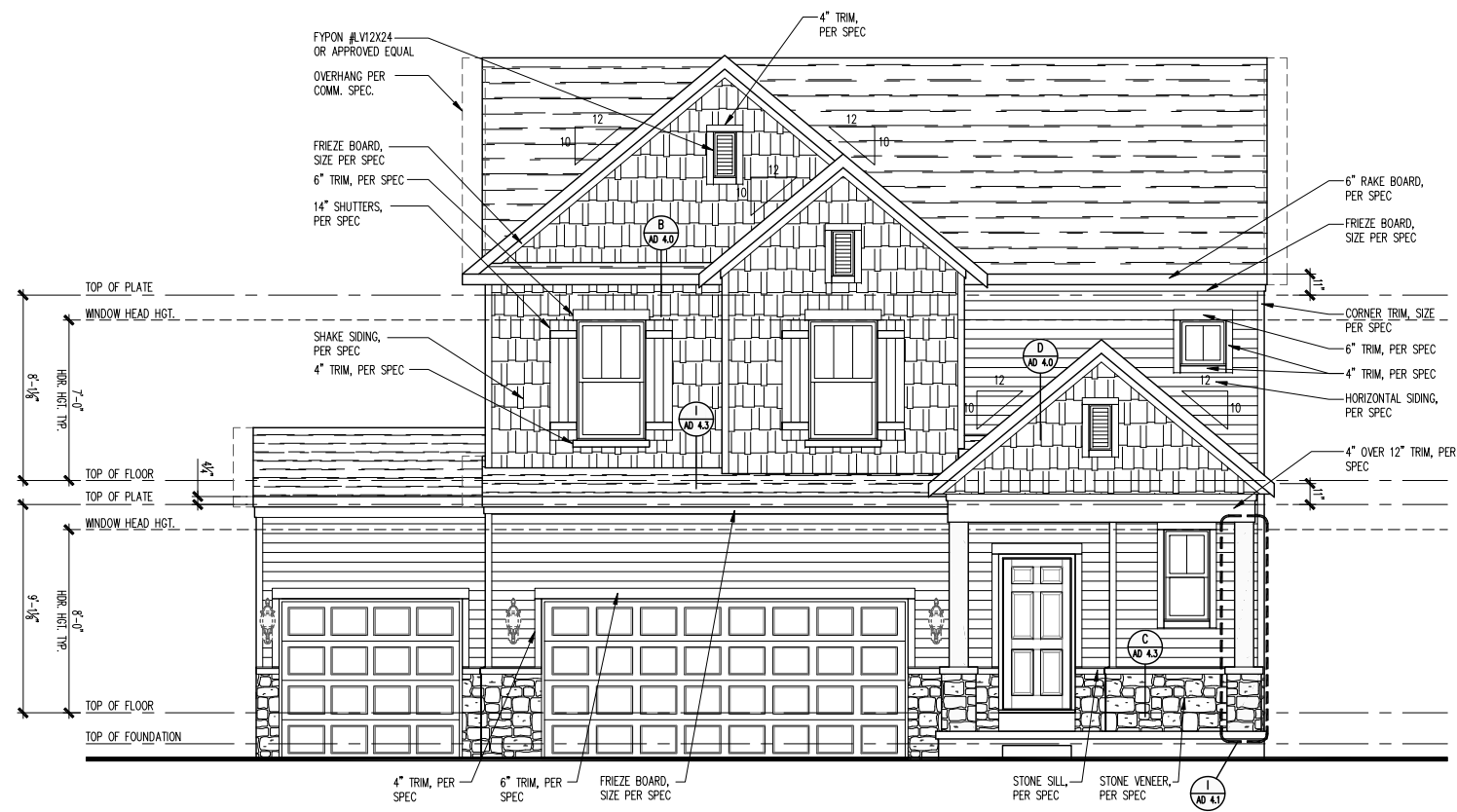
SHEET
A3-HR201
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

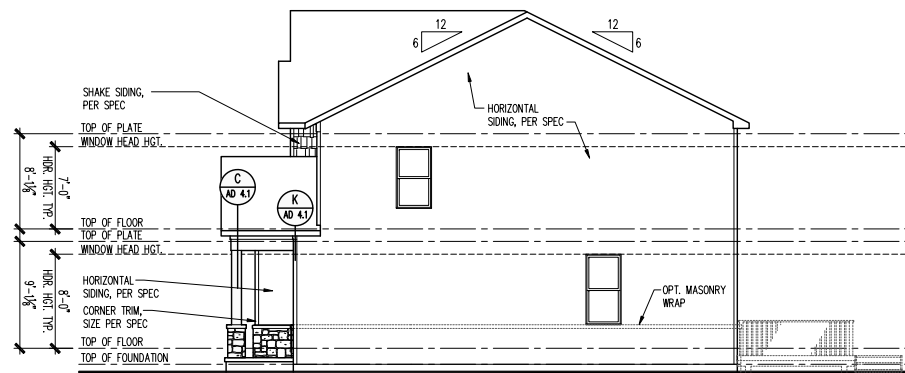
PLOTTED: June 14, 2024 / Annie Lee / A3-NC201 3FB.LDWG



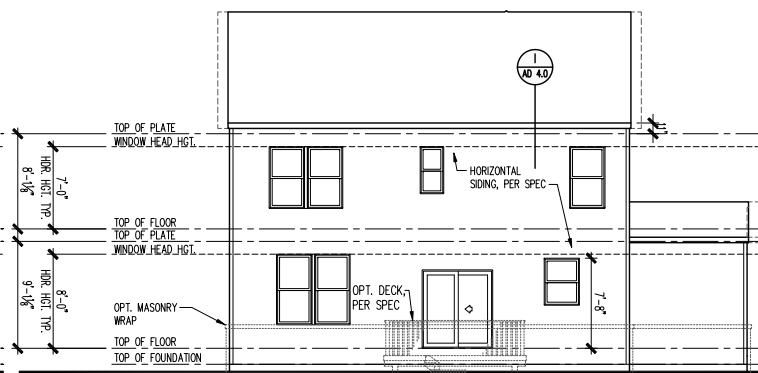
ROOF PLAN
SCALE: 1/8" = 1'-0"



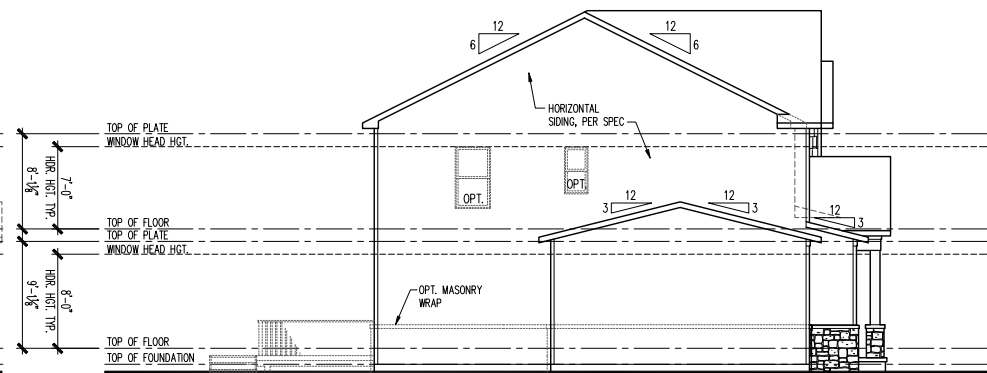
FRONT ELEVATION - NC201
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173



Northern Craftsman 201
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Storkrey
INITIAL RELEASE DATE:
05/31/2024
CURRENT RELEASE DATE:
05/31/2024

REV #	DATE	DESCRIPTION
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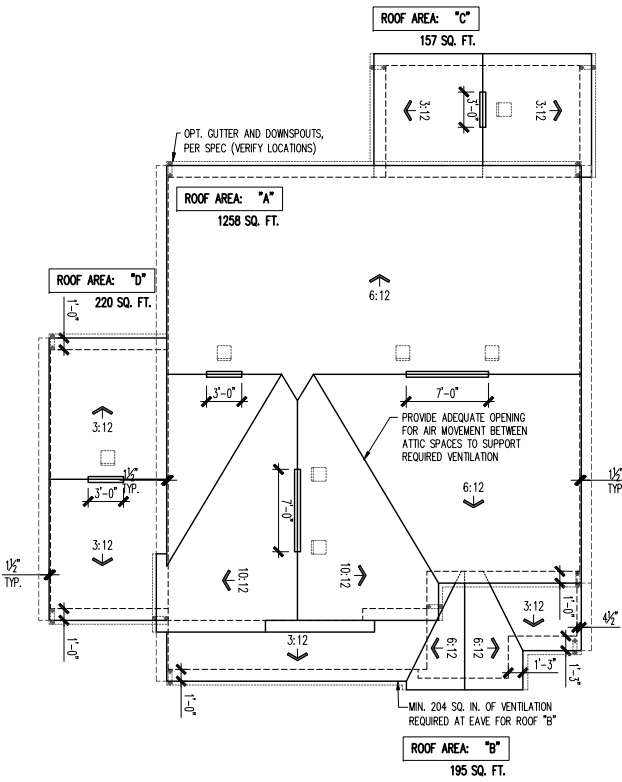
GARAGE HANDING
GARAGE LEFT

PLAN NAME
IMPERIAL
NPC PLAN NUMBER
3110.300
LAWSON PLAN ID
-

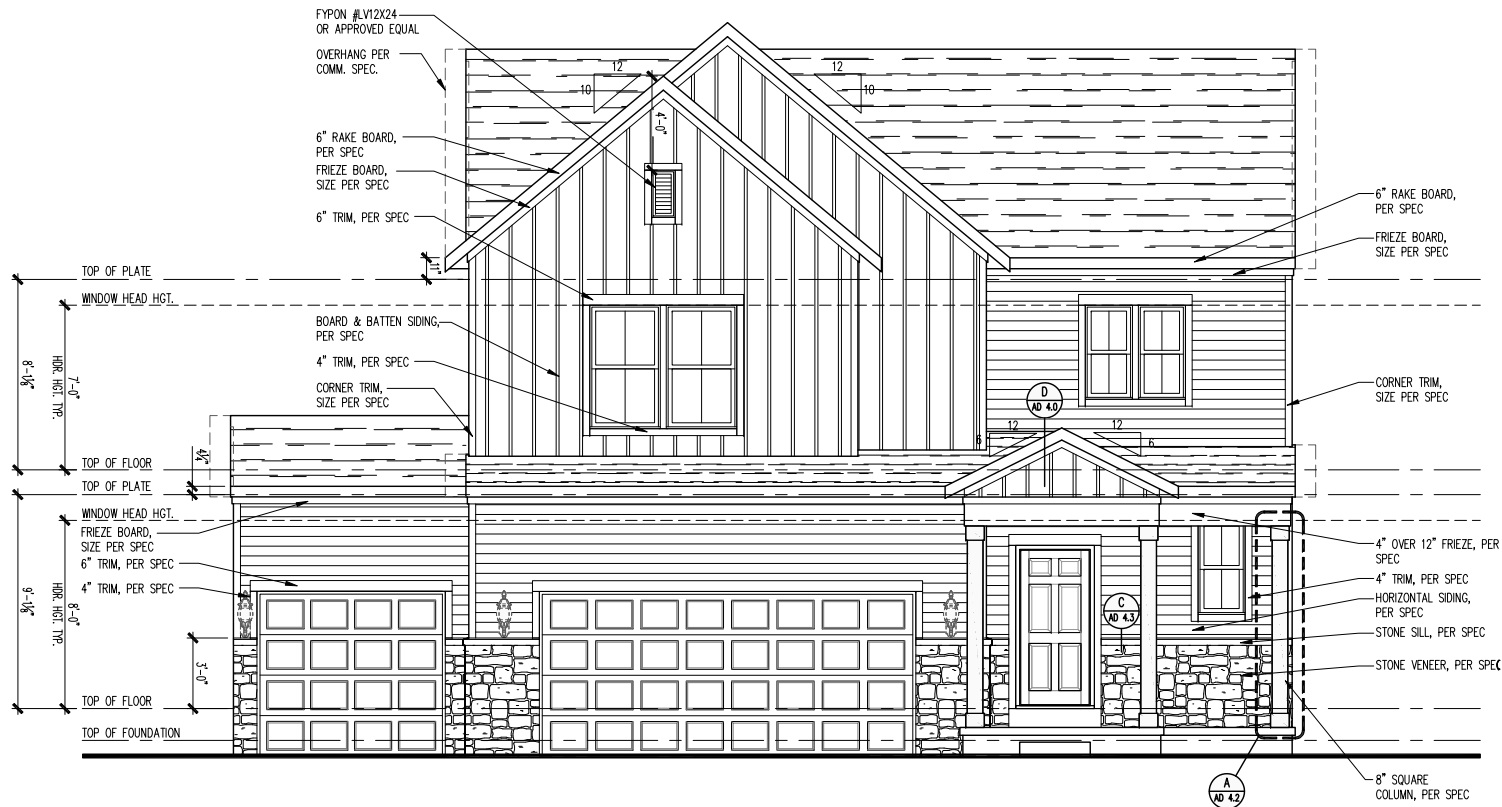
SHEET
A3-NC201
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

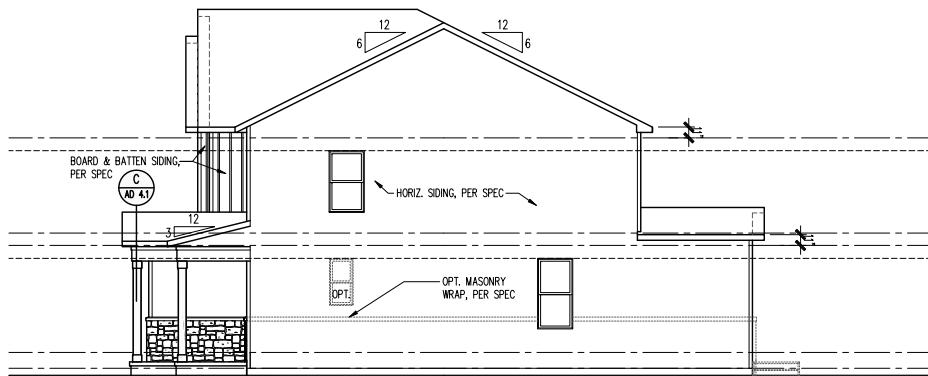
PLOTTED: July 15, 2024 / Huu Hoàng / A3-FH201_3FB.DWG



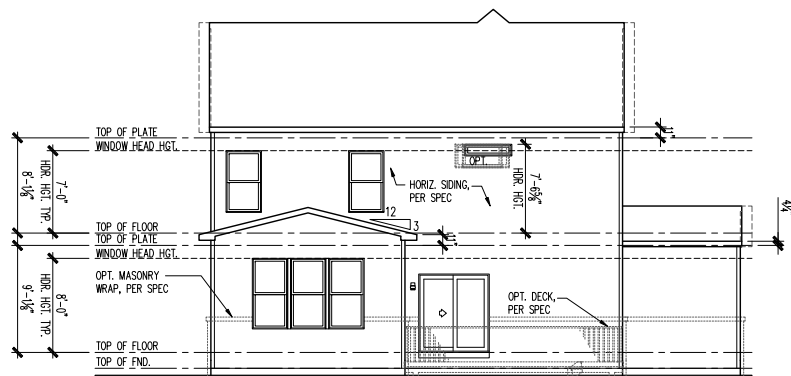
ROOF PLAN
SCALE: 1/8" = 1'-0"



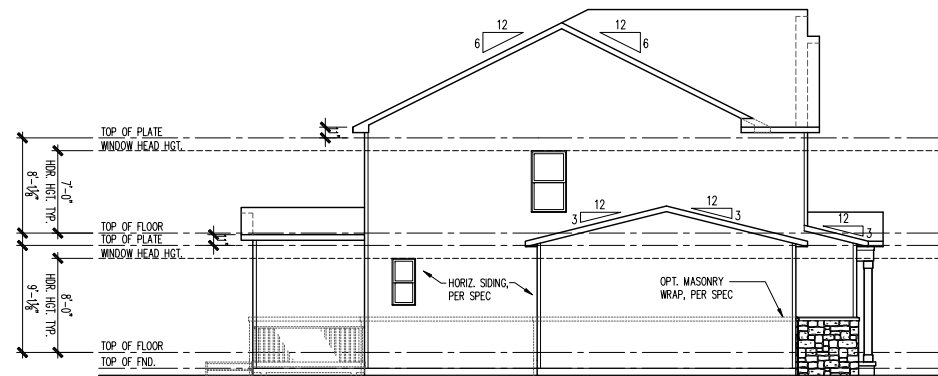
FRONT ELEVATION - FH201
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173



Farmhouse 201
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

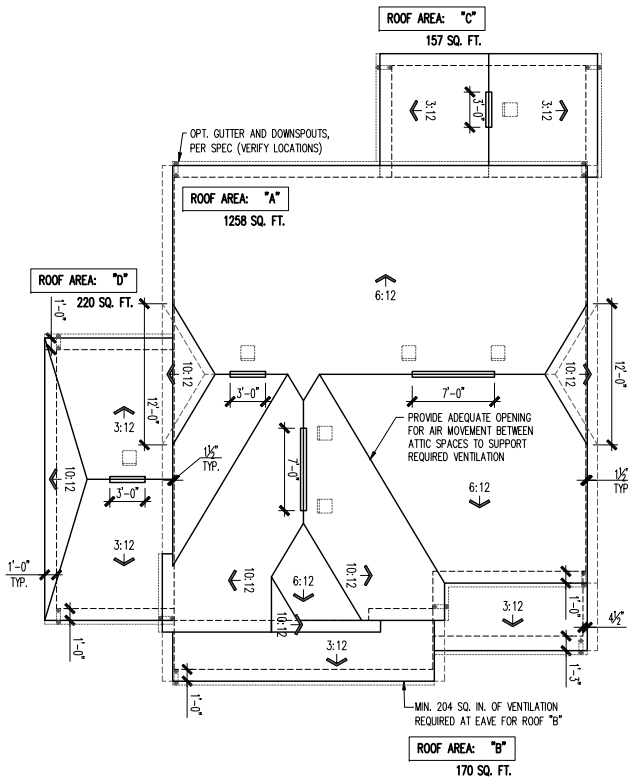
PRODUCTION MANAGER Rick Storkrey	
INITIAL RELEASE DATE: 05/31/2024	
CURRENT RELEASE DATE: 05/31/2024	
REV #	DATE / DESCRIPTION
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GARAGE HANDING
GARAGE LEFT

PLAN NAME
VESTRY
NPC PLAN NUMBER
3111.300
LAWSON PLAN ID
62631

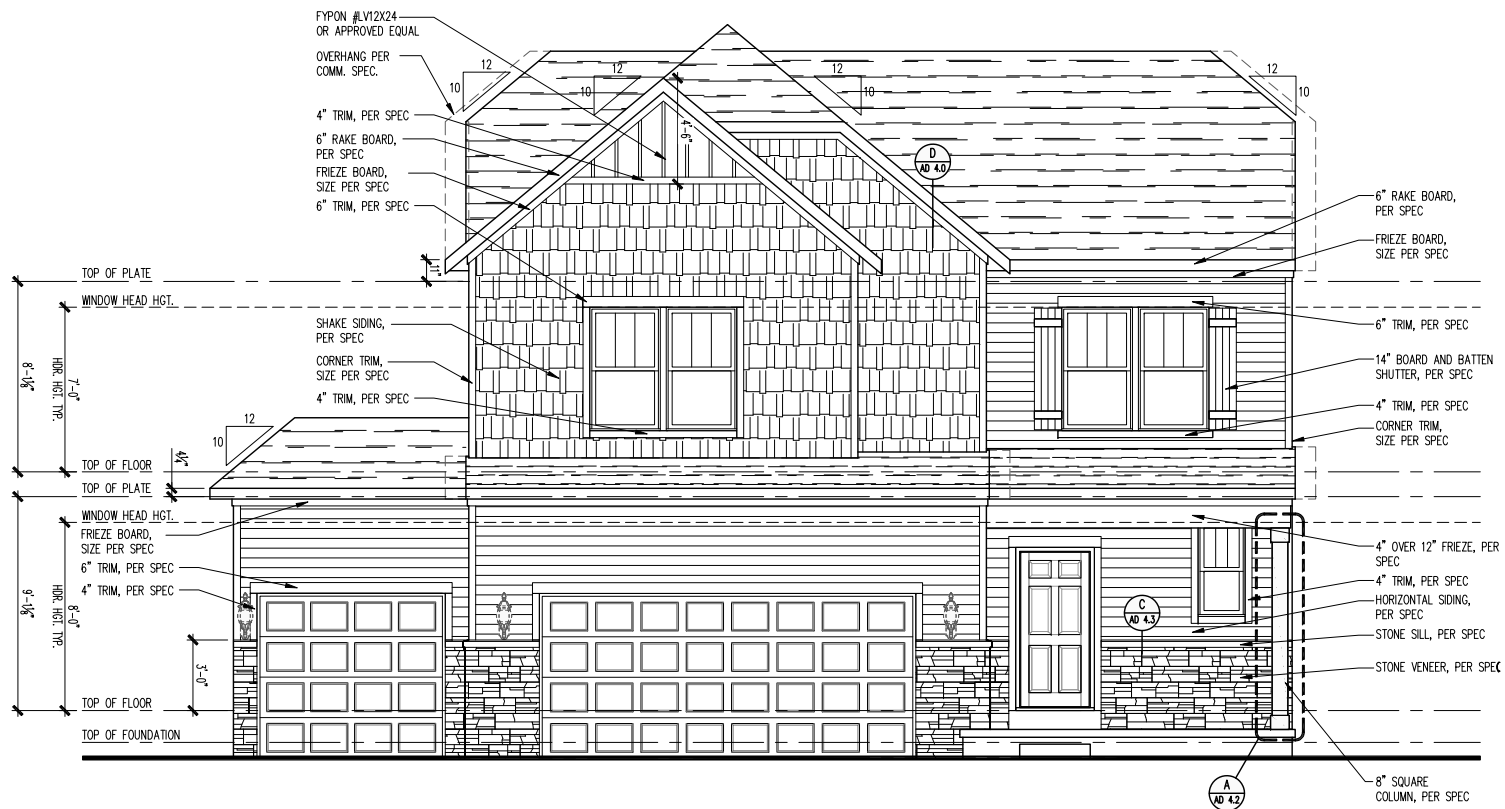
SHEET
A3-FH201
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS



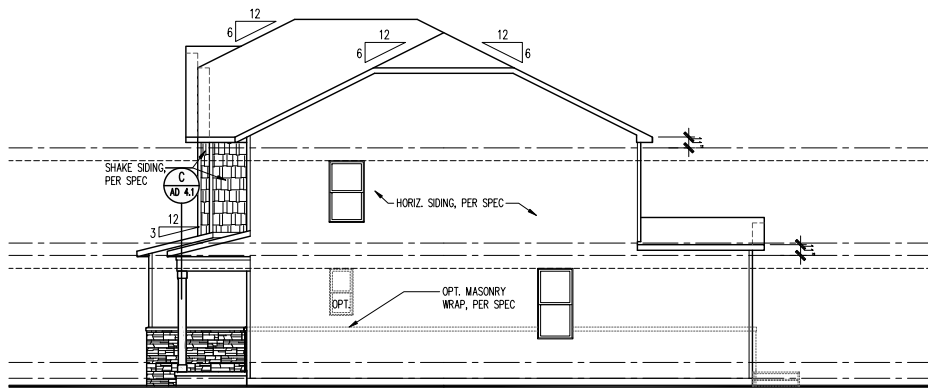
ROOF PLAN

SCALE: 1/8" = 1'-0"



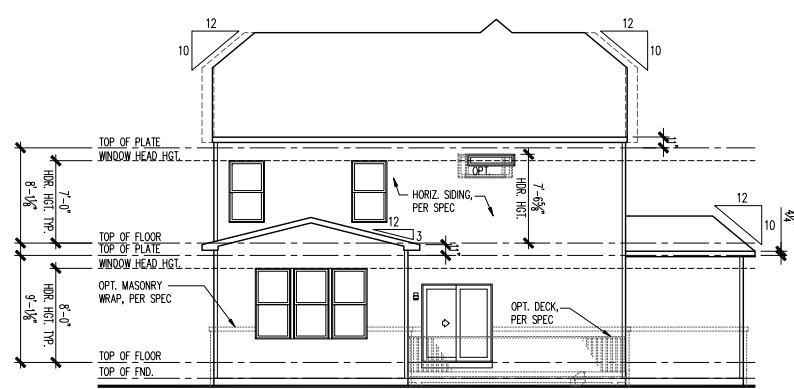
FRONT ELEVATION - NC201

SCALE: 1/4" = 1'-0"



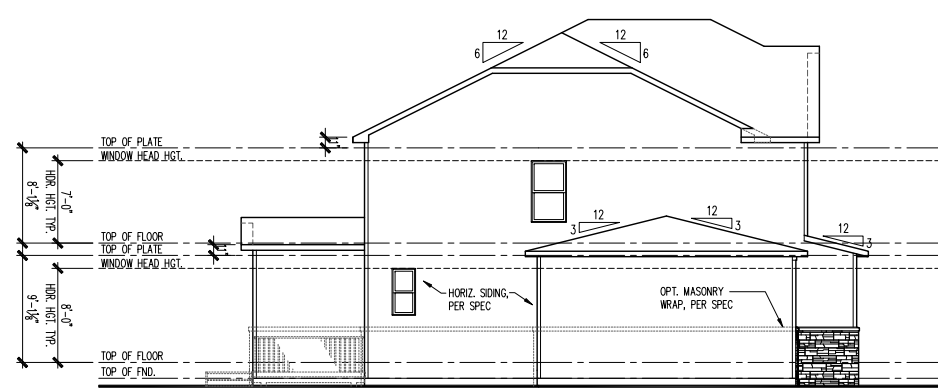
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



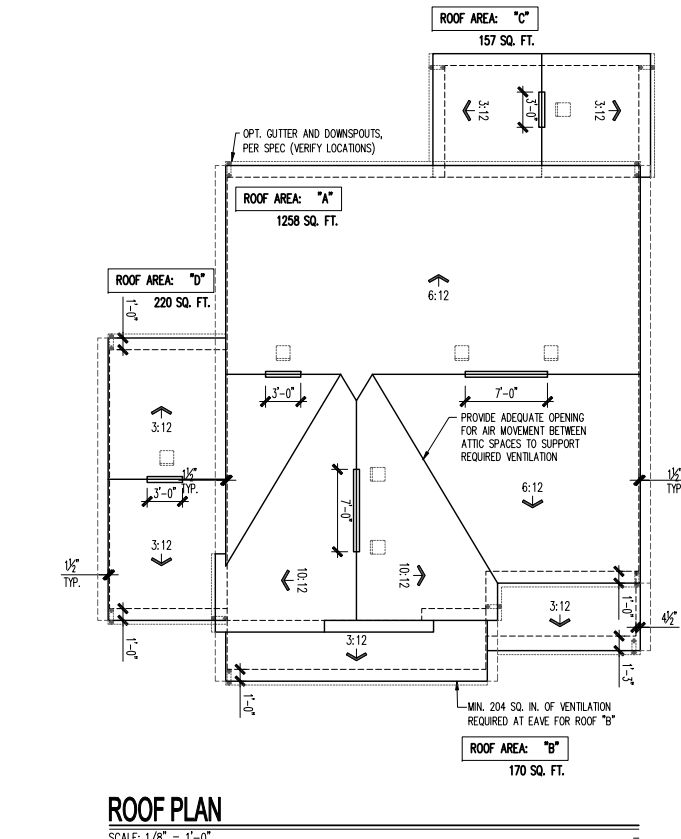
REAR ELEVATION

SCALE: 1/8" = 1'-0"



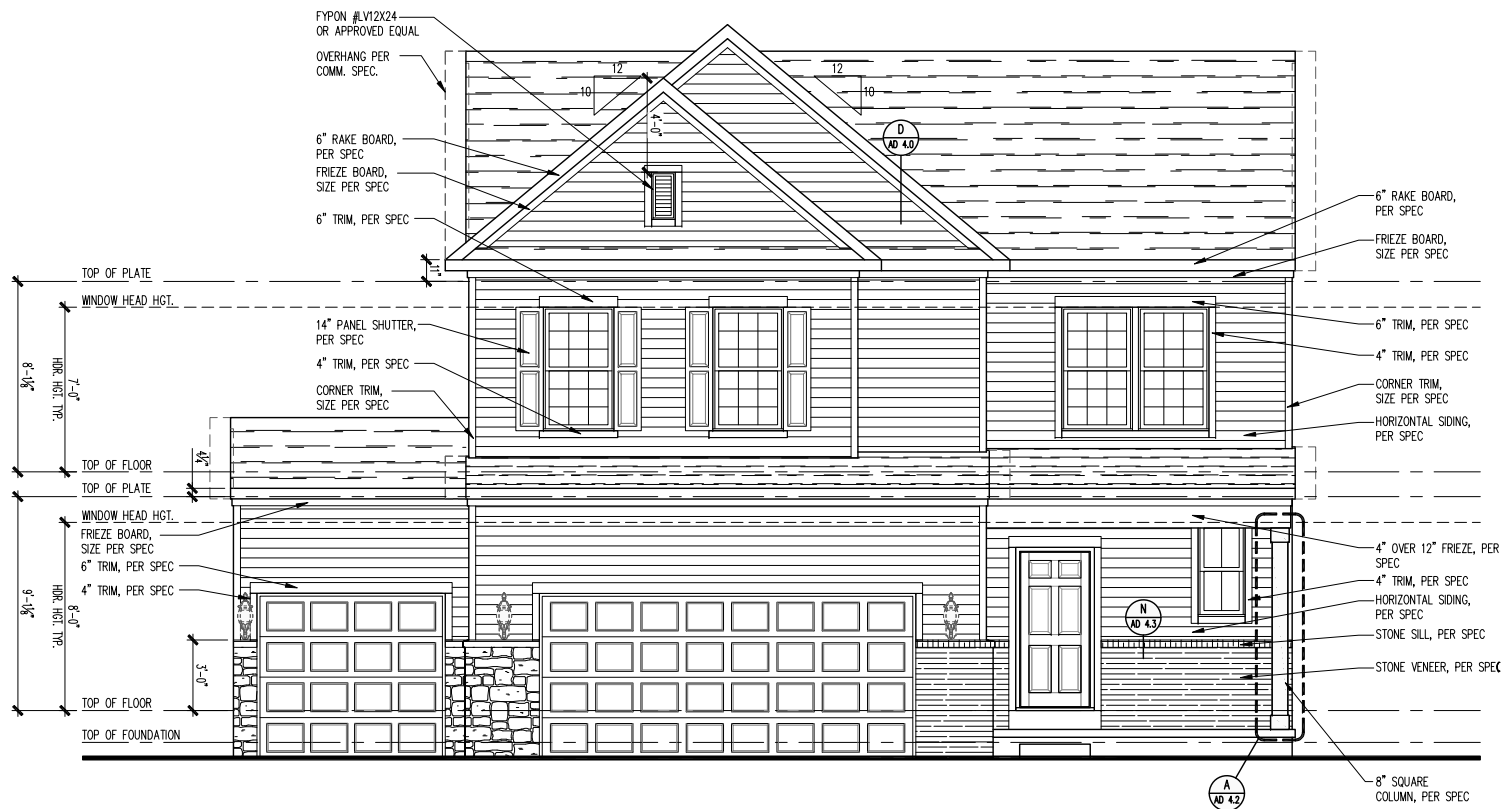
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



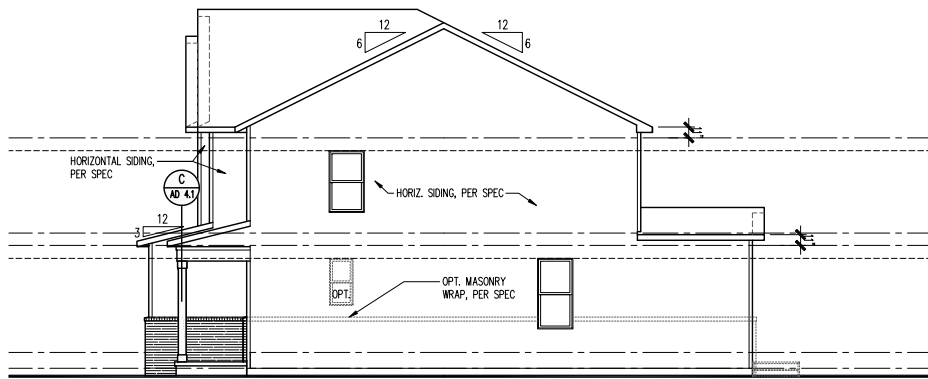
ROOF PLAN

SCALE: 1/8" = 1'-0"



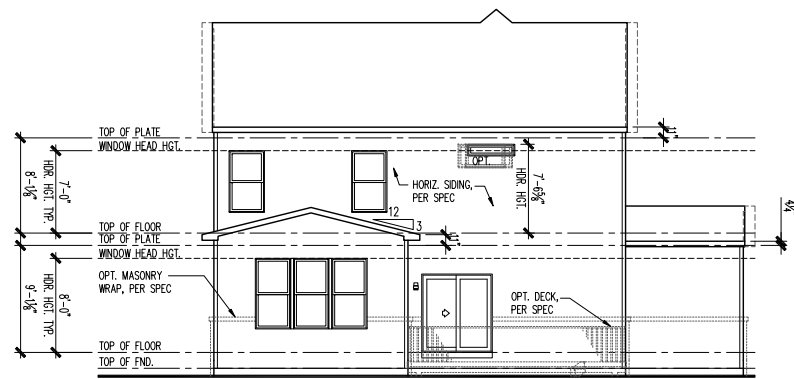
FRONT ELEVATION - HR201

SCALE: 1/4" = 1'-0"



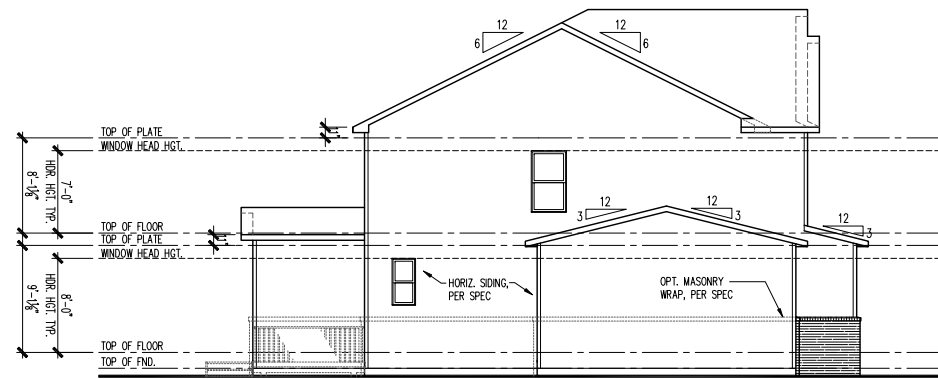
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



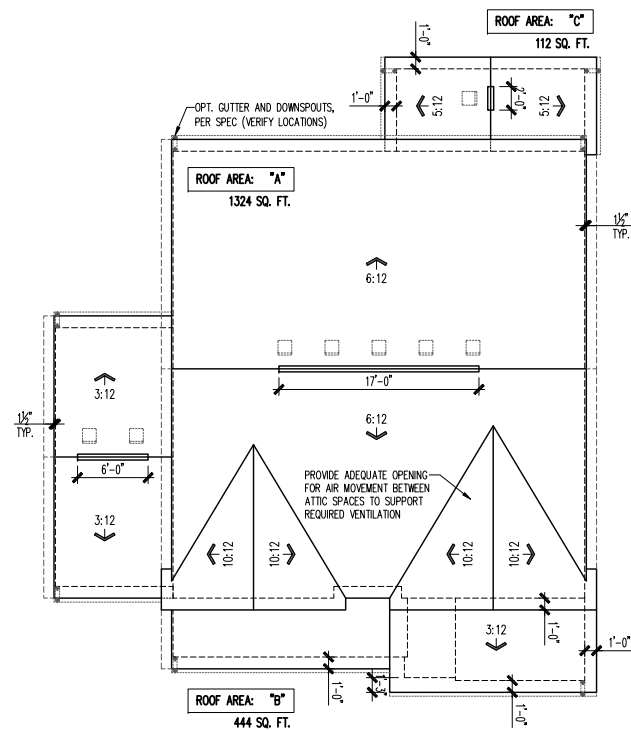
REAR ELEVATION

SCALE: 1/8" = 1'-0"

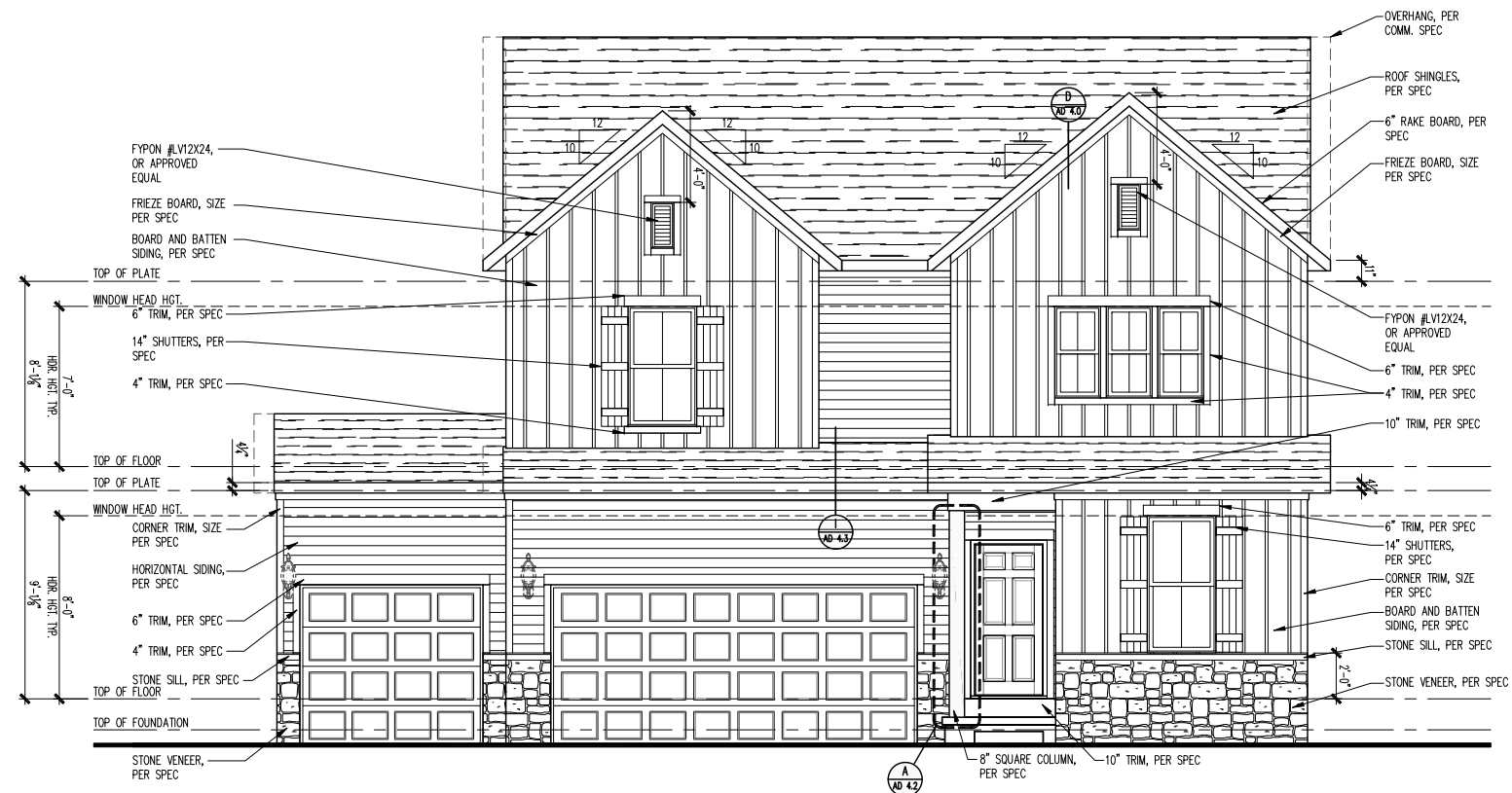


LEFT ELEVATION

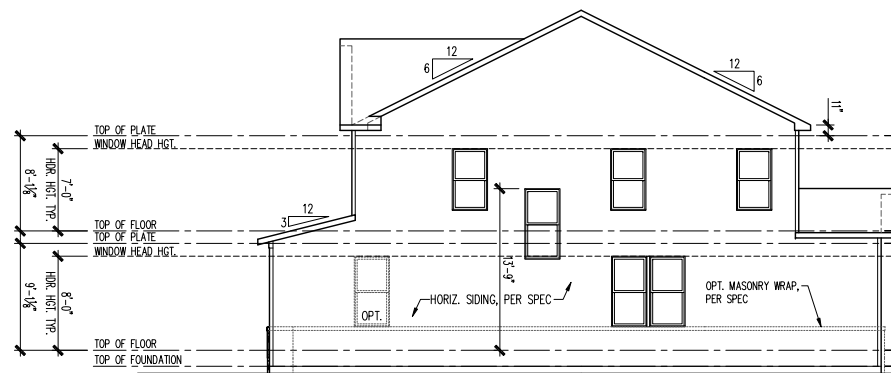
SCALE: 1/8" = 1'-0"



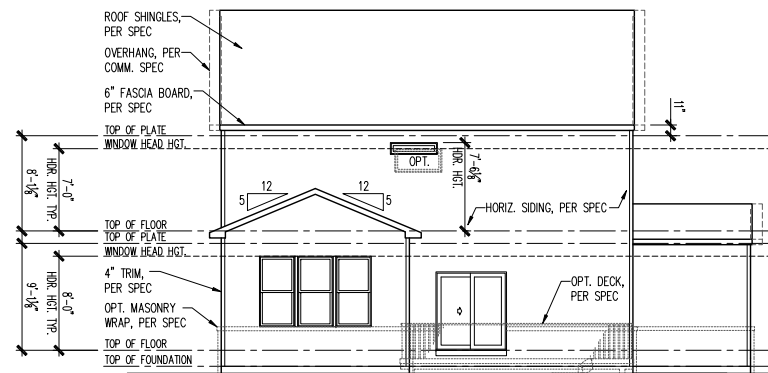
ROOF PLAN
SCALE: 1/8" = 1'-0"



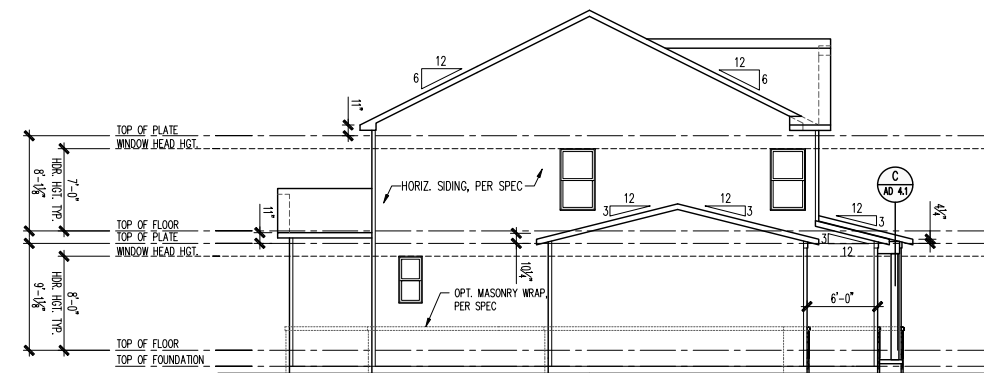
FRONT ELEVATION - FH201
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



Heartland 201
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

[illegible]

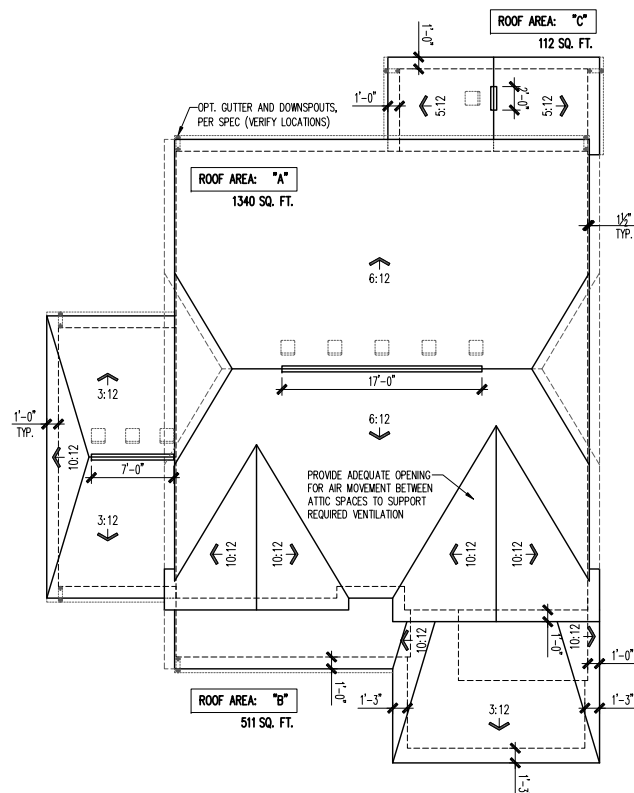
PLAN NAME	WALL STREET
NPC PLAN NUMBER	3112.300
LAWSON PLAN ID	62632

SHEET

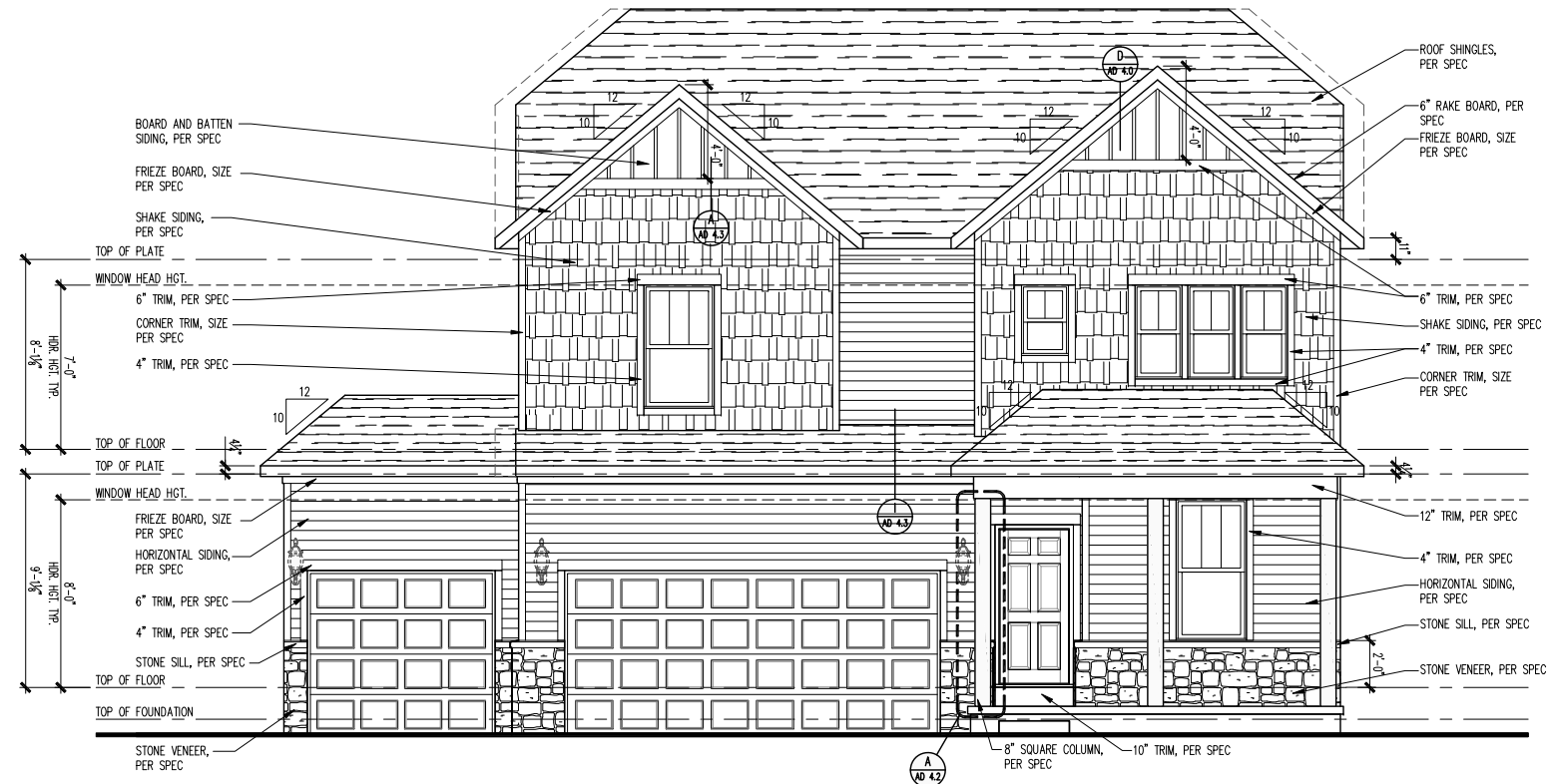
A3-HR201

3FB.1

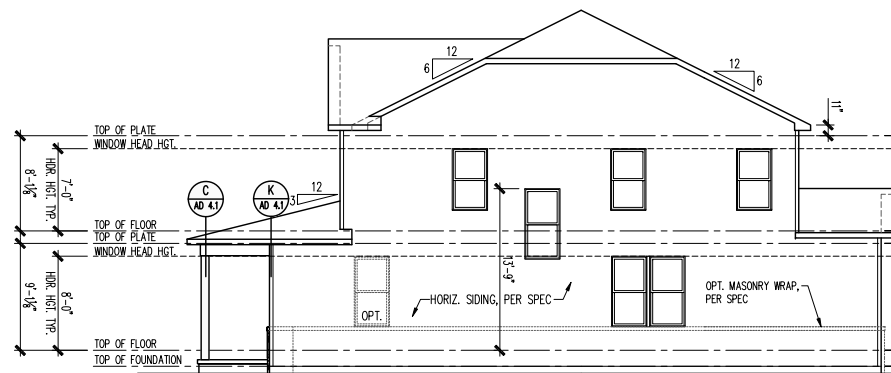




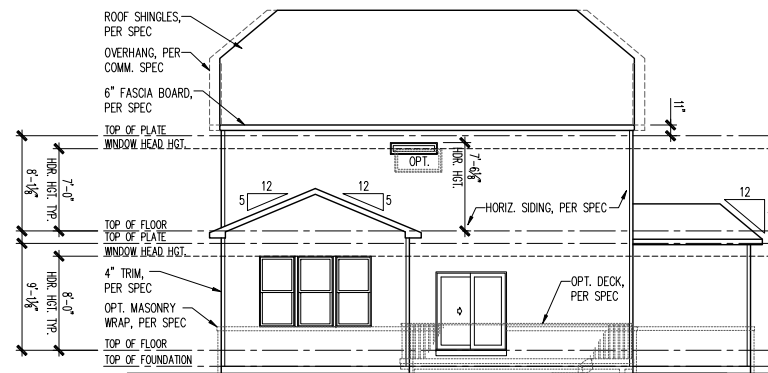
ROOF PLAN
SCALE: 1/8" = 1'-0"



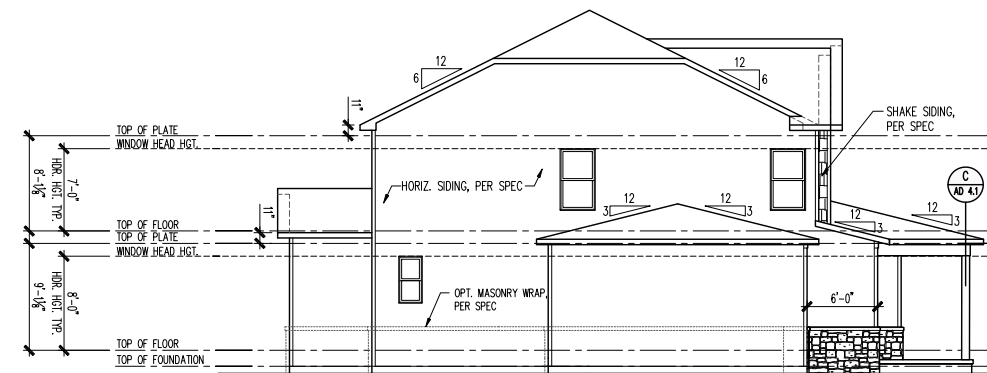
FRONT ELEVATION - NC201



RIGHT ELEVATION

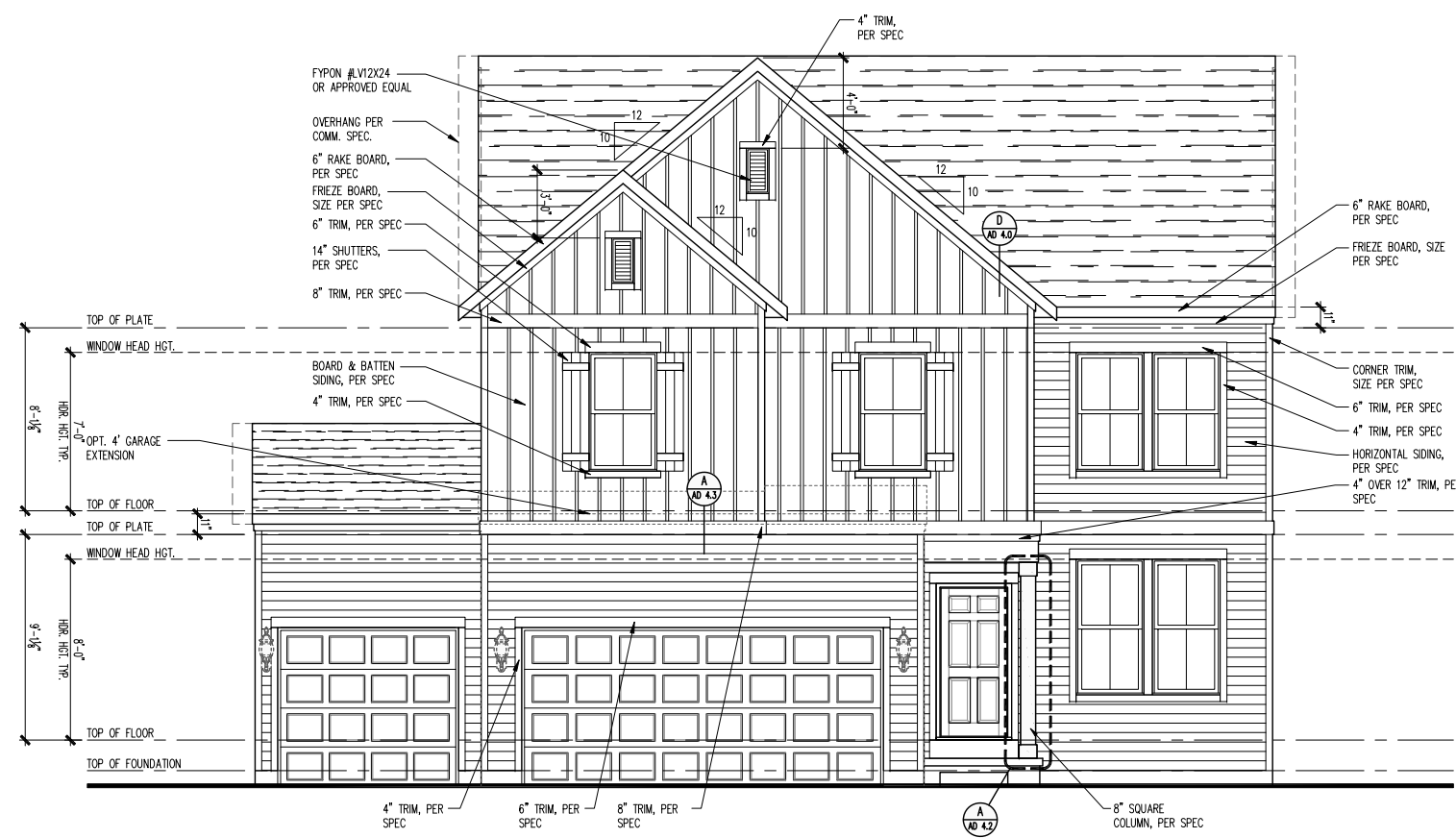
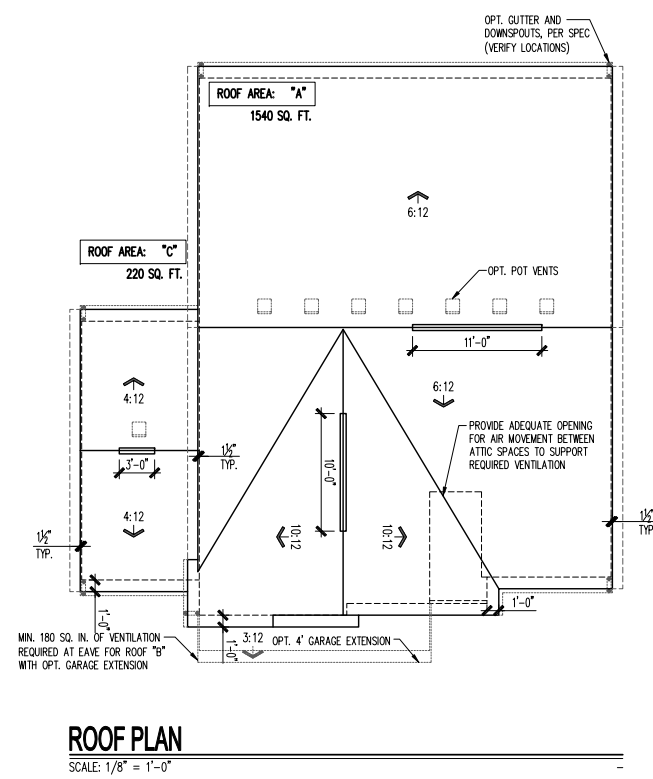


REAR ELEVATION

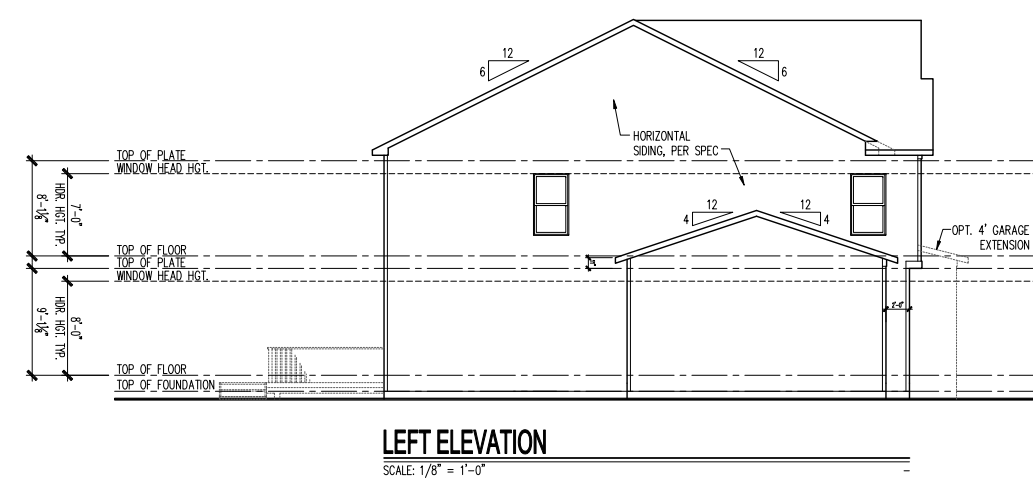
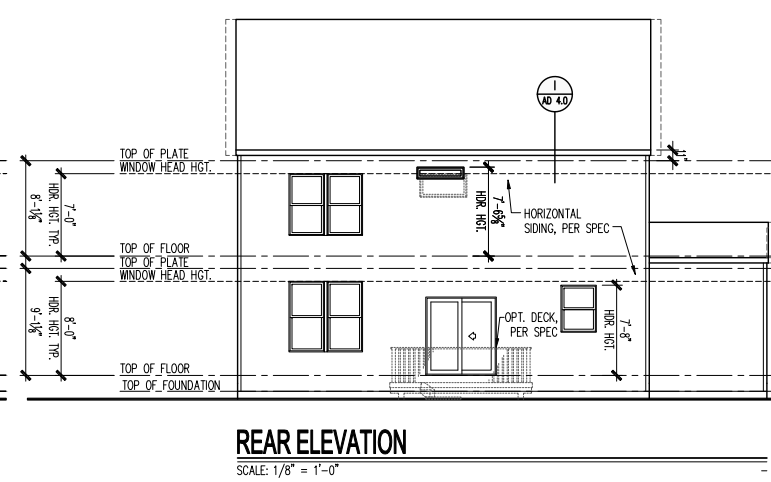
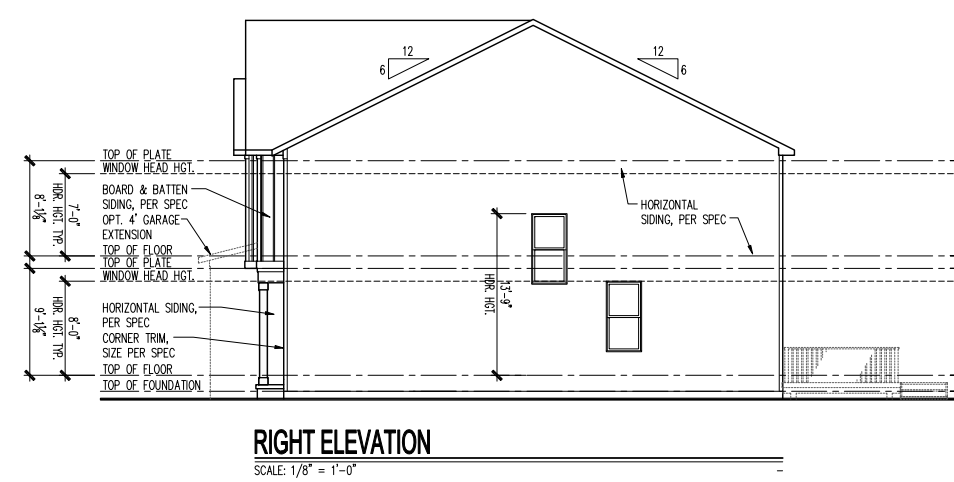


LEFT ELEVATION

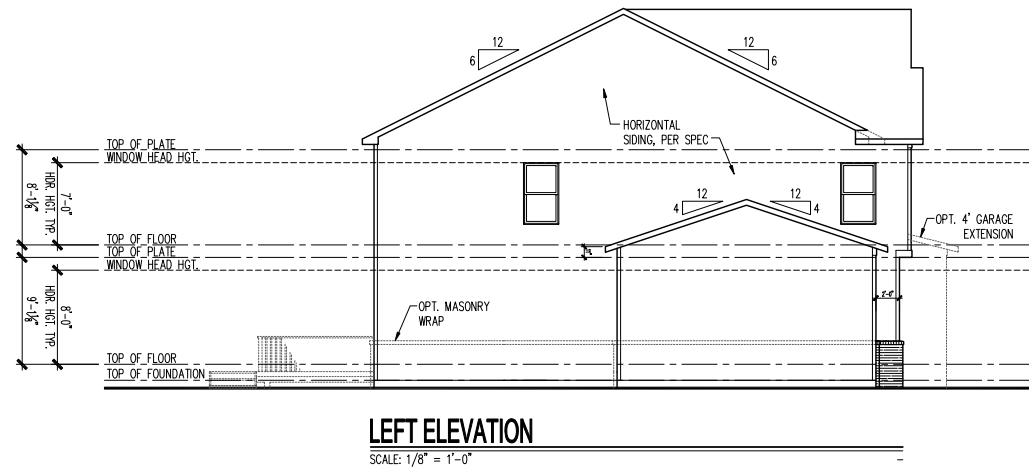
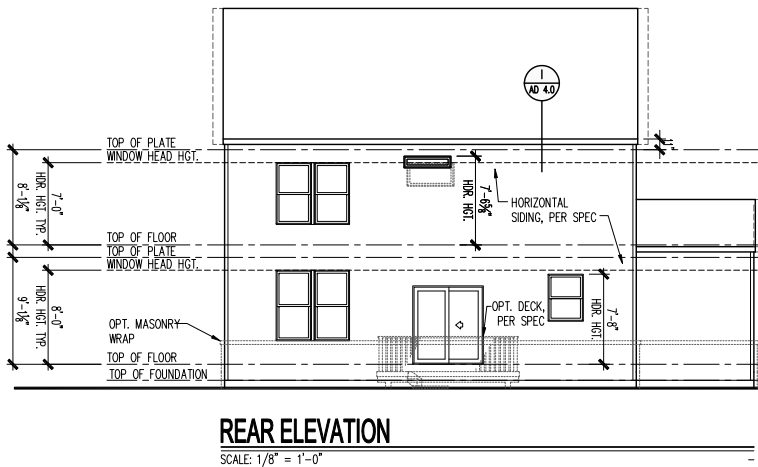
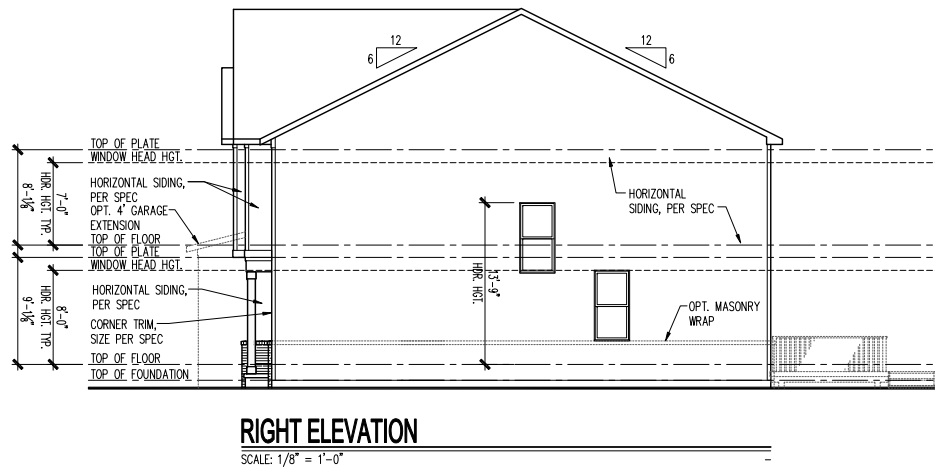
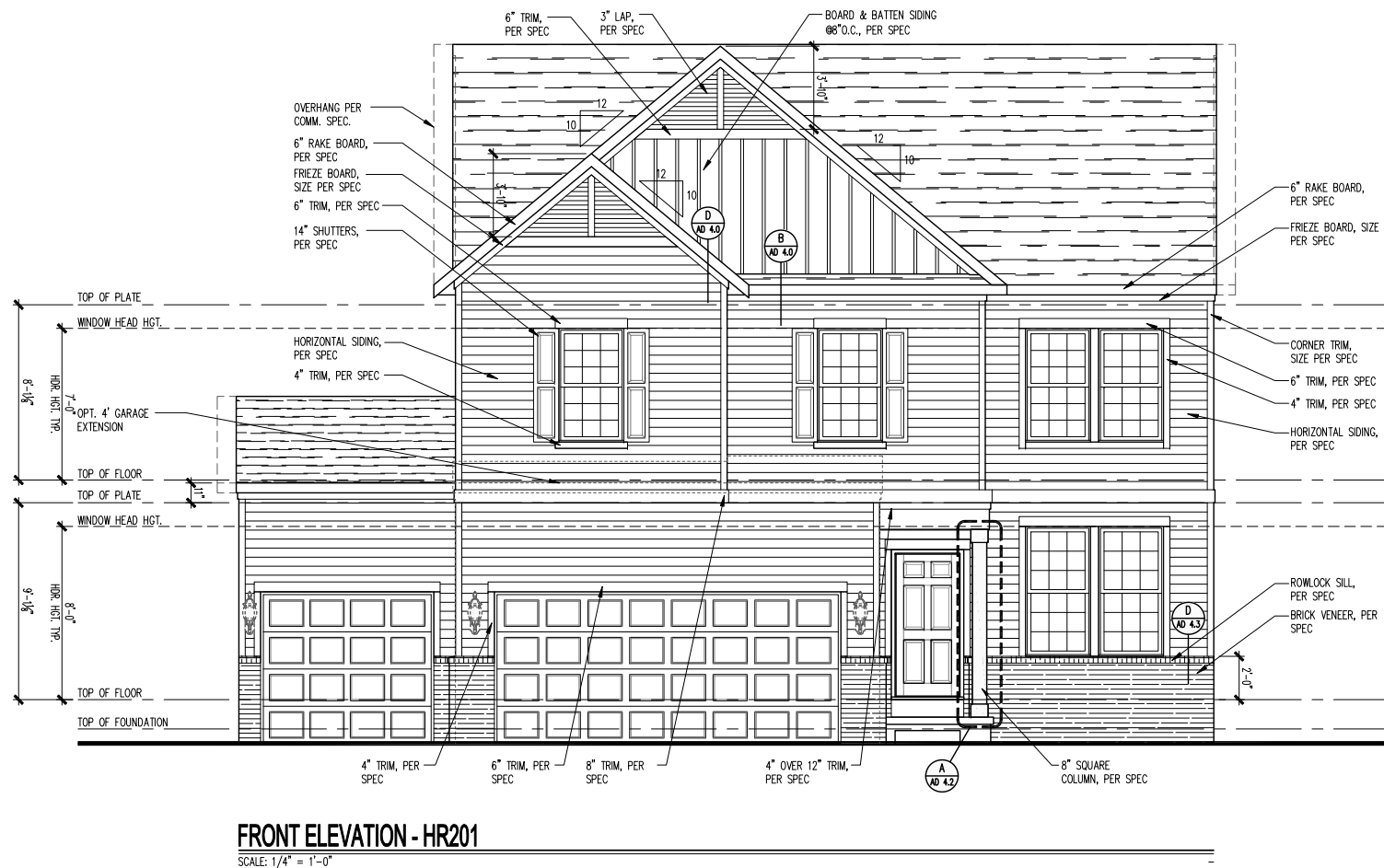
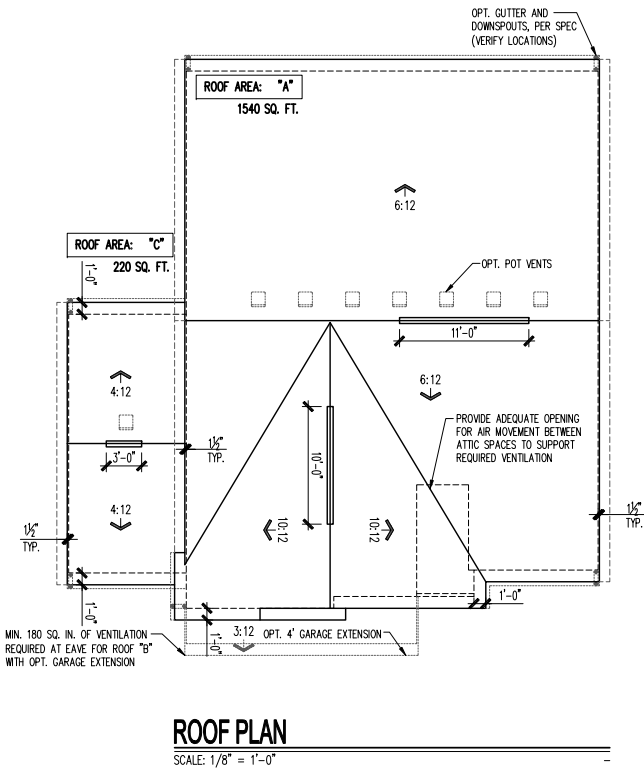
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS



FRONT ELEVATION - FH201
SCALE: 1/4" = 1'-0"



PLOTTED: July 19, 2024 / An 10 / A3-HR201 3FB.DWG



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Heartland 201
3 Car Front Entry
 Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
 Rick Storkewitz
 INITIAL RELEASE DATE:
 05/31/2024
 CURRENT RELEASE DATE:
 05/31/2024

REV #	DATE	DESCRIPTION
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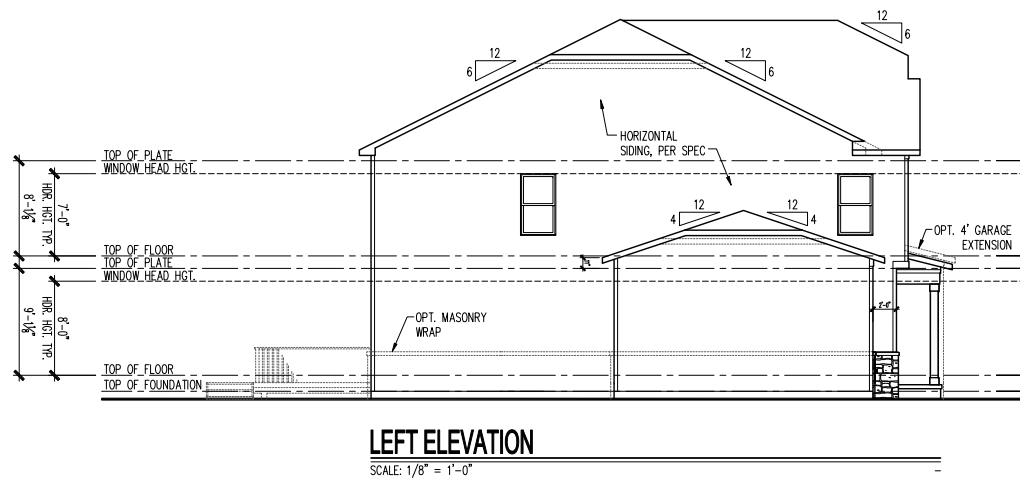
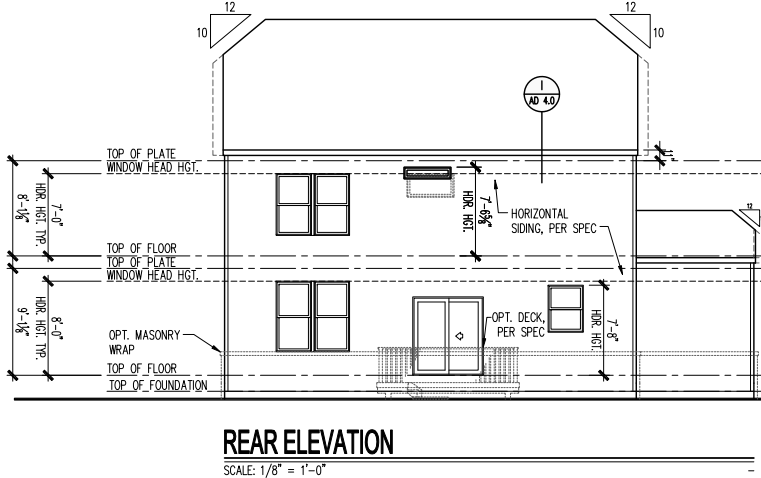
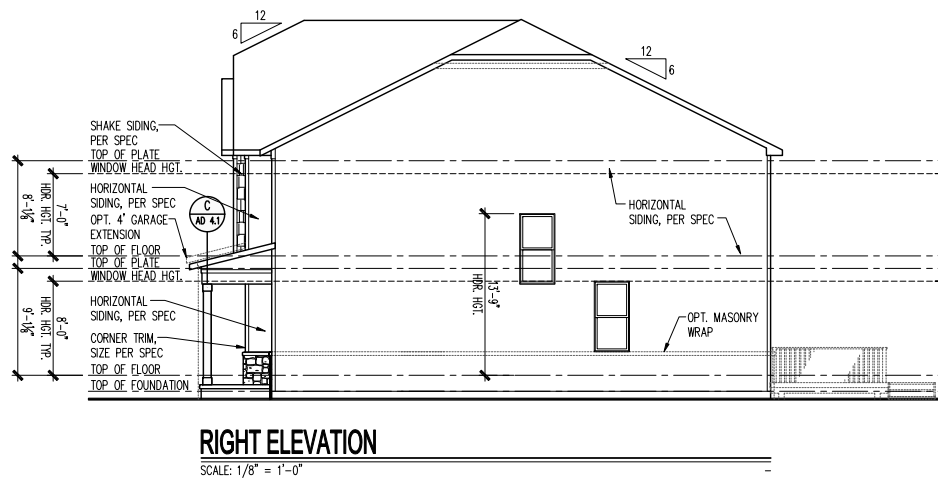
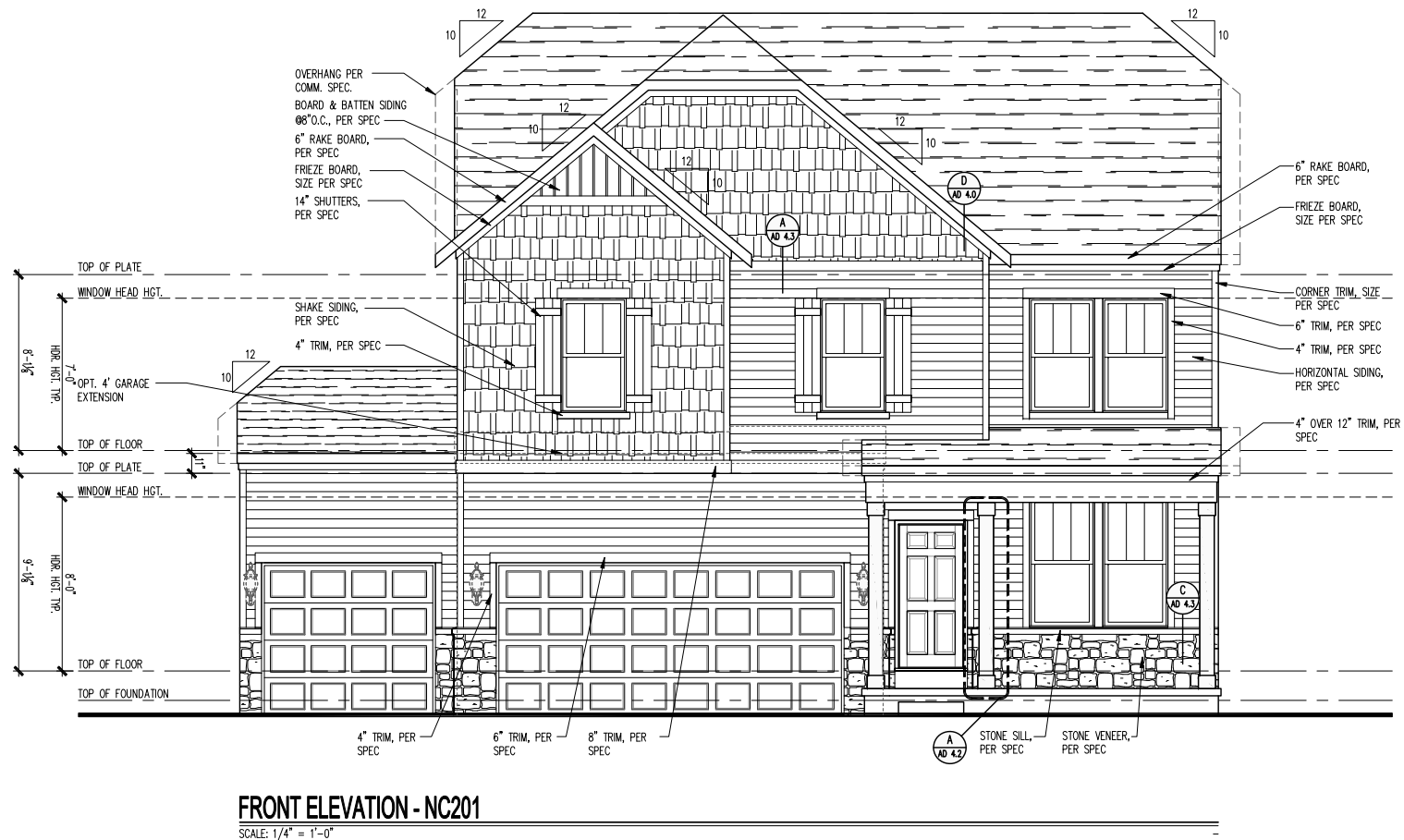
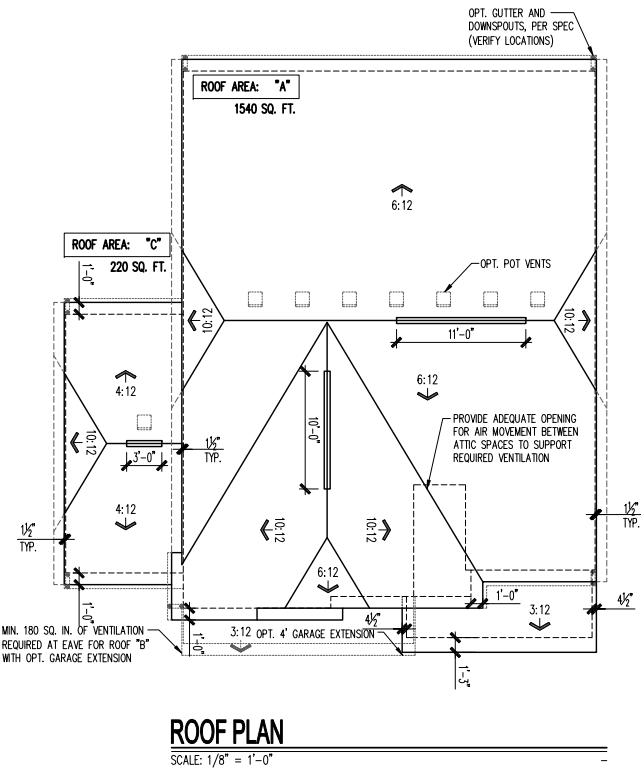
GARAGE HANDING
GARAGE LEFT

PLAN NAME
PROSPECT
 NPC PLAN NUMBER
3113.300
 LAWSON PLAN ID
62633

SHEET
A3-HR201
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: July 19, 2024 / An 10 / A3-NC201 3FB.1.DWG



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Northern Craftsman 201
3 Car Front Entry
 Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
 Rick Storkewitz
 INITIAL RELEASE DATE:
 05/31/2024
 CURRENT RELEASE DATE:
 05/31/2024

REV #	DATE	DESCRIPTION
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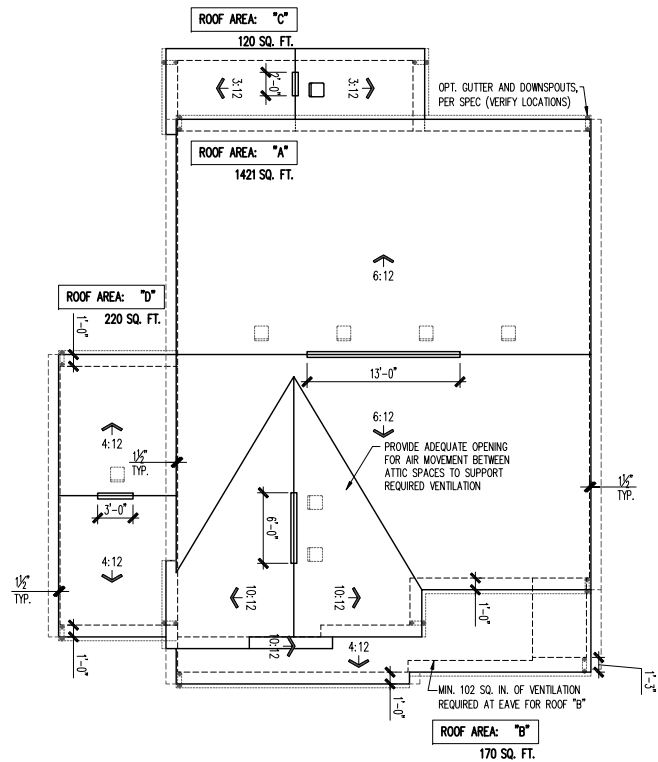
GARAGE HANDING
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PLAN NAME
PROSPECT
 NPC PLAN NUMBER
3113.300
 LAWSON PLAN ID
62633

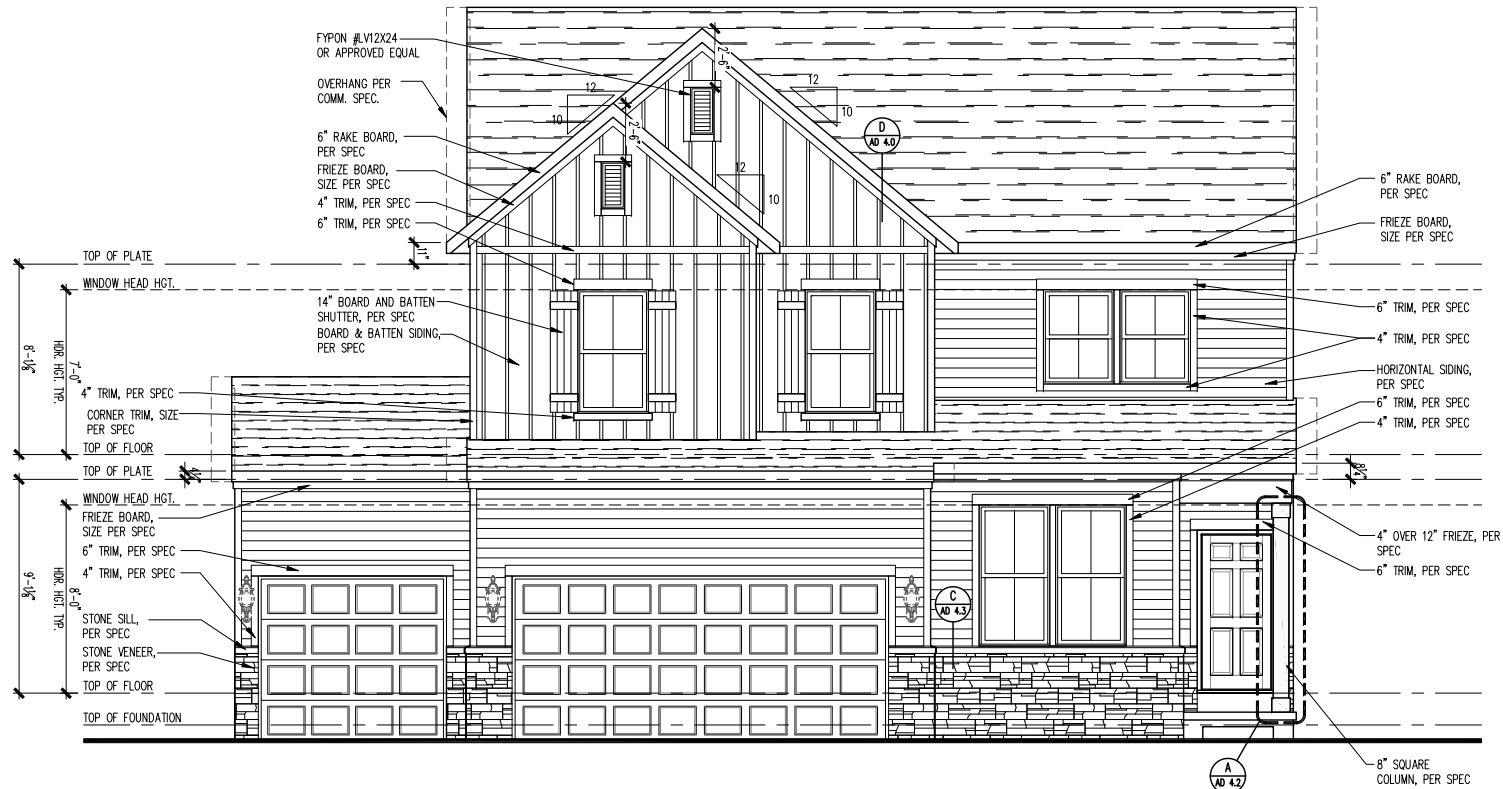
SHEET
A3-NC201
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

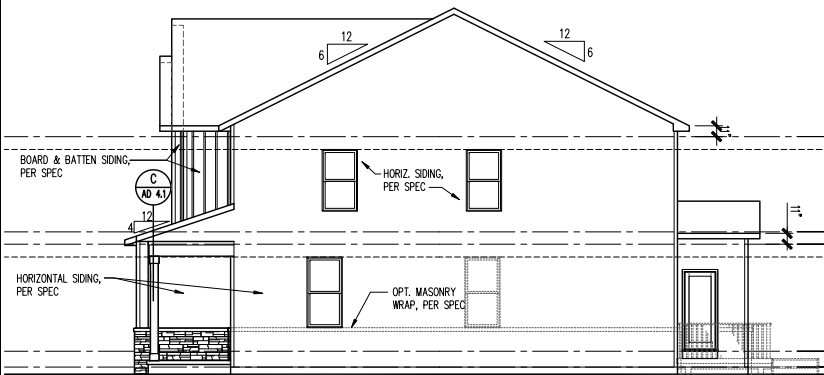
PLOTTED: July 15, 2024 / An 10 / A3-FH201_3FB.DWG



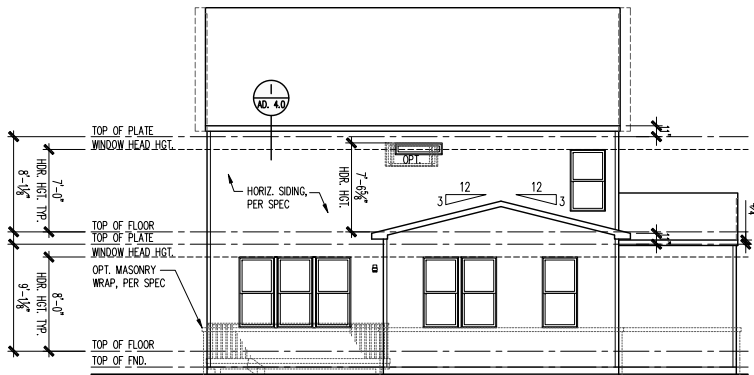
ROOF PLAN
 SCALE: 1/8" = 1'-0"



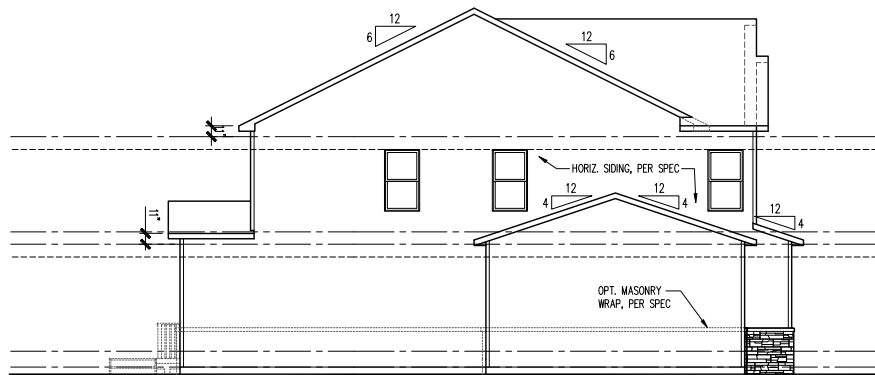
FRONT ELEVATION - FH201
 SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"



REAR ELEVATION
 SCALE: 1/8" = 1'-0"



LEFT ELEVATION
 SCALE: 1/8" = 1'-0"

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Farmhouse 201
 3 Car Front Entry
 Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
 Rick Storkrey
 INITIAL RELEASE DATE:
 05/31/2024
 CURRENT RELEASE DATE:
 05/31/2024

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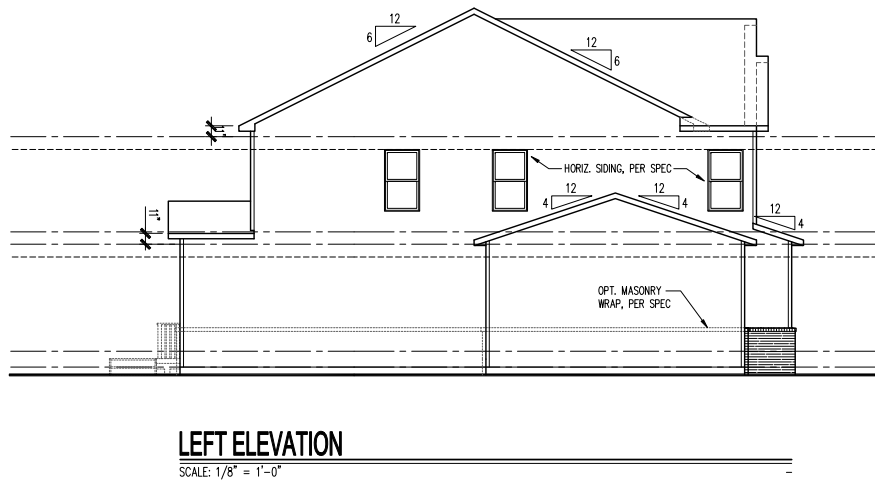
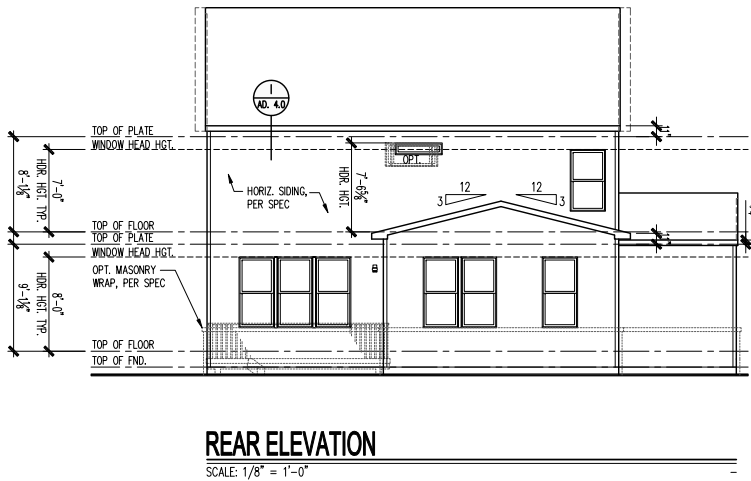
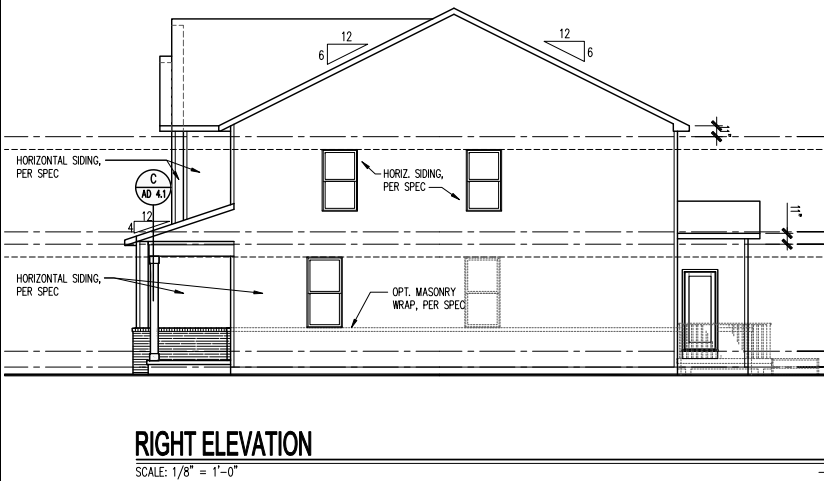
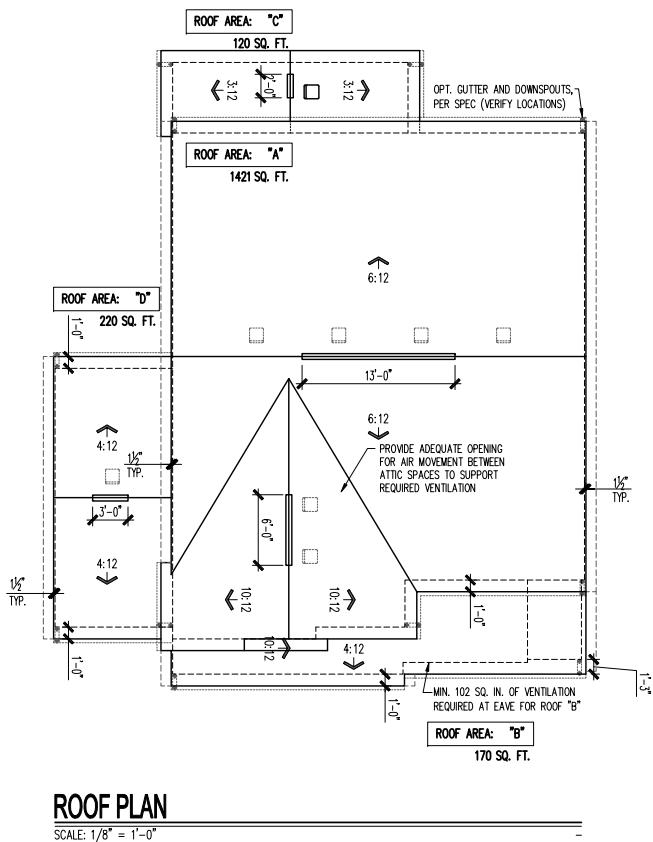
GARAGE HANDING
GARAGE LEFT

PLAN NAME
DAKOTA
 NPC PLAN NUMBER
3114.300
 LAWSON PLAN ID
62634

SHEET
A3-FH201
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: July 15, 2024 / An 10 / A3-HR201_3FB.1.DWG



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Heartland 201
3 Car Front Entry
 Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
 Rick Storkrey
 INITIAL RELEASE DATE:
 05/31/2024
 CURRENT RELEASE DATE:
 05/31/2024

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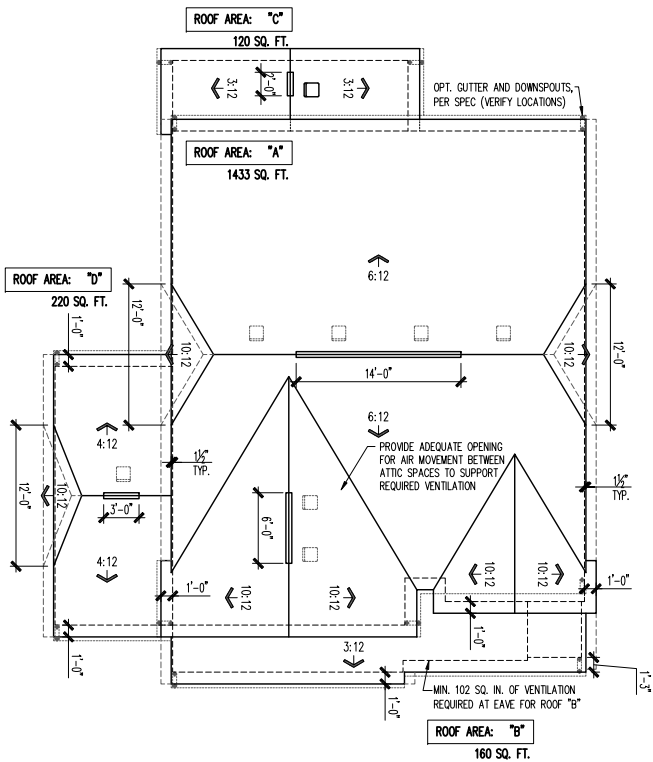
GARAGE HANDING
GARAGE LEFT

PLAN NAME
DAKOTA
 NPC PLAN NUMBER
3114.300
 LAWSON PLAN ID
62634

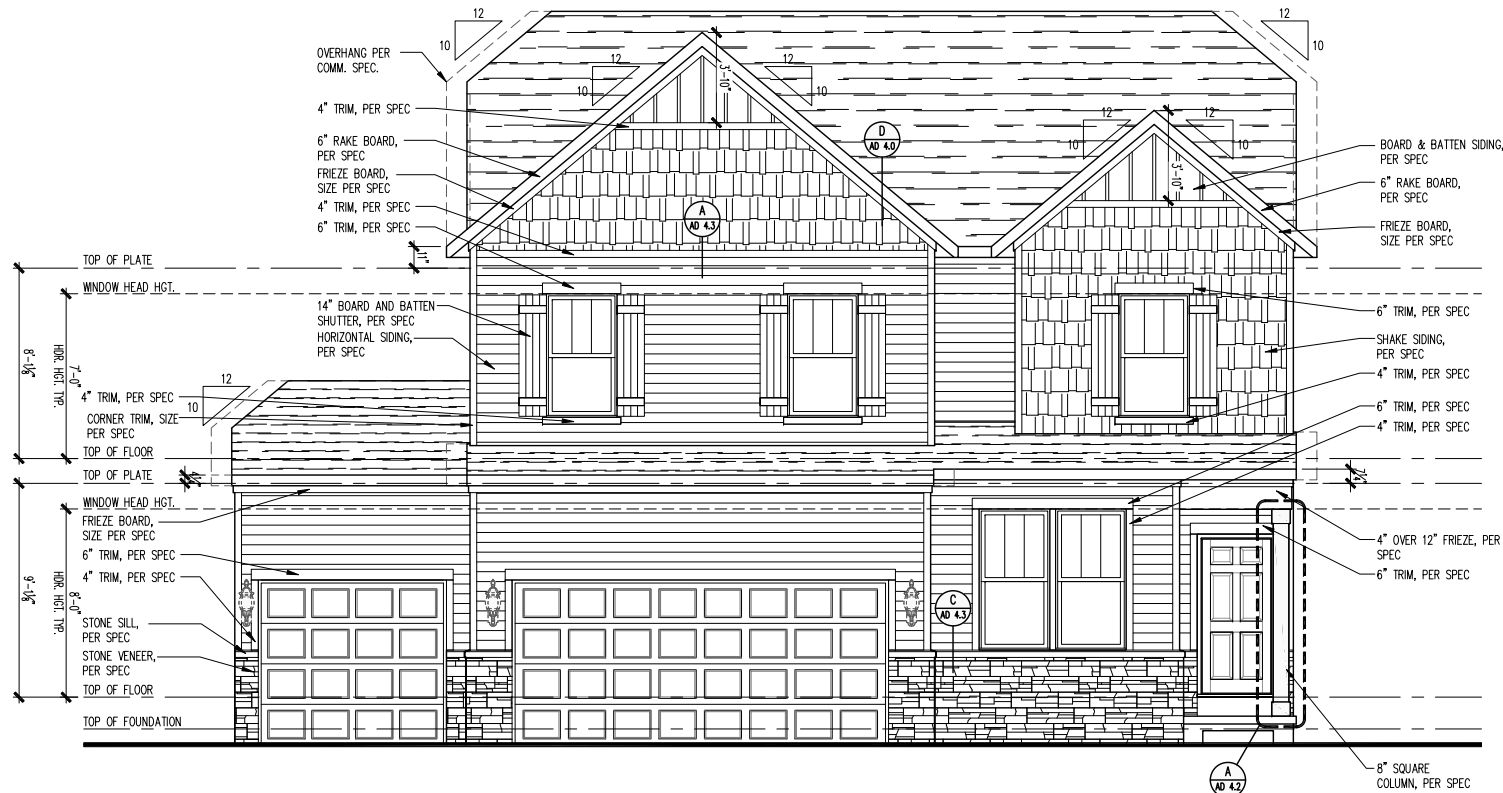
SHEET
A3-HR201
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

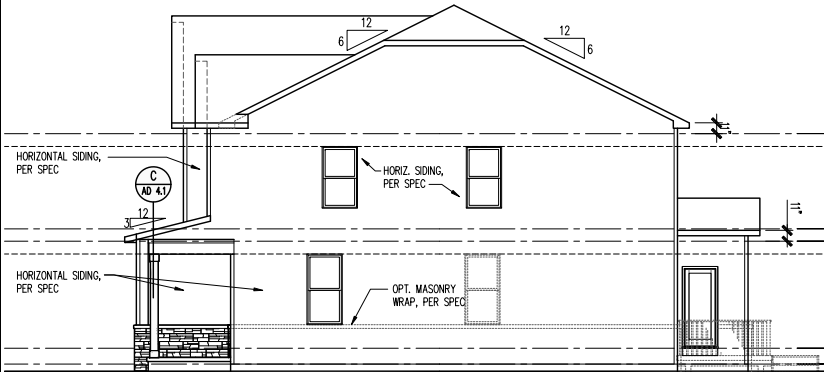
PLOTTED: July 15, 2024 / An 10 / A3-NC201_3FB.1.DWG



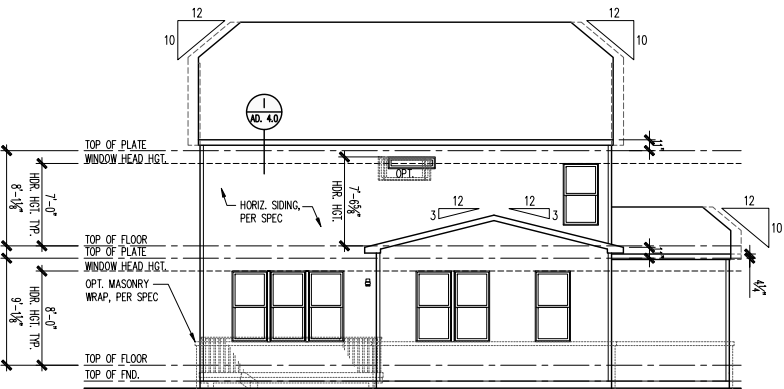
ROOF PLAN
 SCALE: 1/8" = 1'-0"



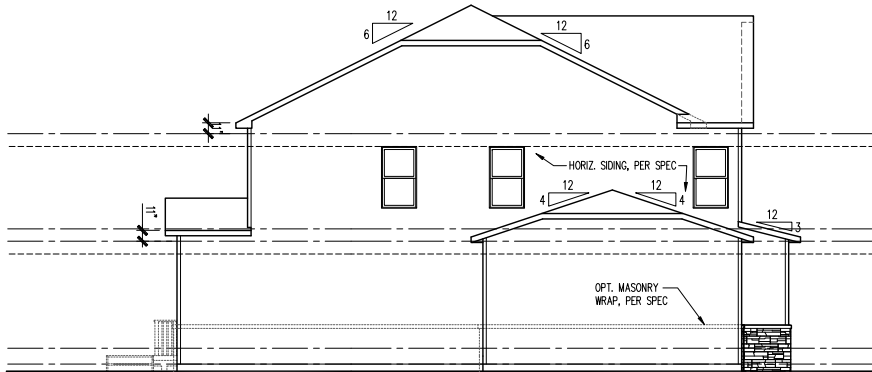
FRONT ELEVATION - NC201
 SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"



REAR ELEVATION
 SCALE: 1/8" = 1'-0"



LEFT ELEVATION
 SCALE: 1/8" = 1'-0"

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Northern Craftsman 201
 3 Car Front Entry
 Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
 Rick Storkrey
 INITIAL RELEASE DATE:
 05/31/2024
 CURRENT RELEASE DATE:
 05/31/2024

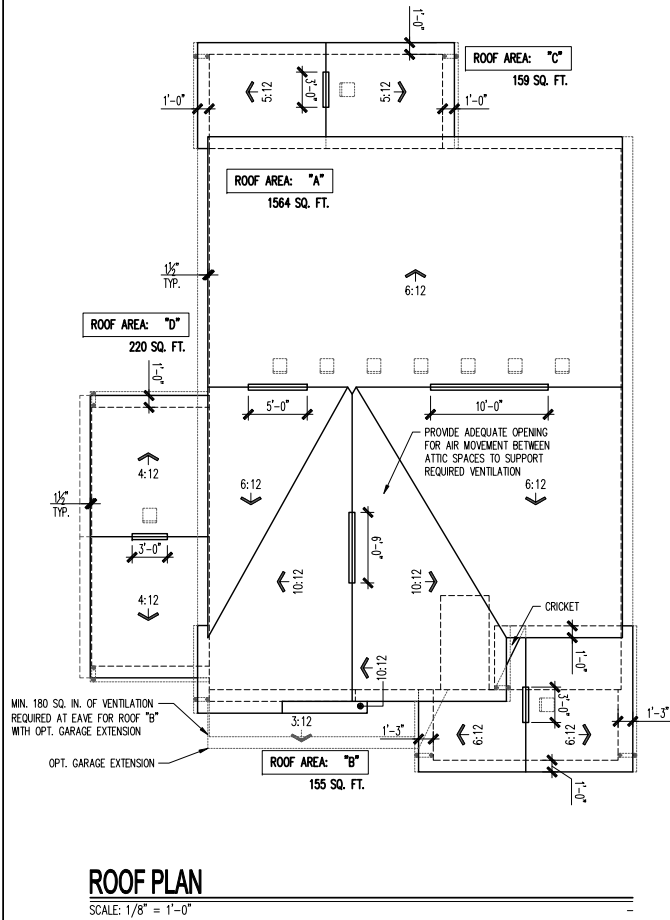
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GARAGE HANDING
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PLAN NAME
DAKOTA
 NPC PLAN NUMBER
3114.300
 LAWSON PLAN ID
62634

SHEET
A3-NC201
3FB.1

PLOTTED: June 18, 2024 / Sean Lohrney / A3-FH201 3FB.1.DWG

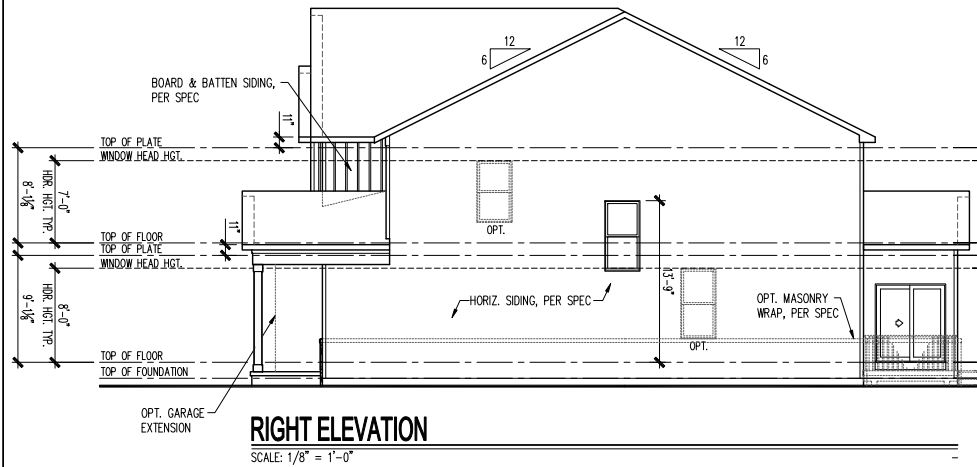


ROOF PLAN
SCALE: 1/8" = 1'-0"



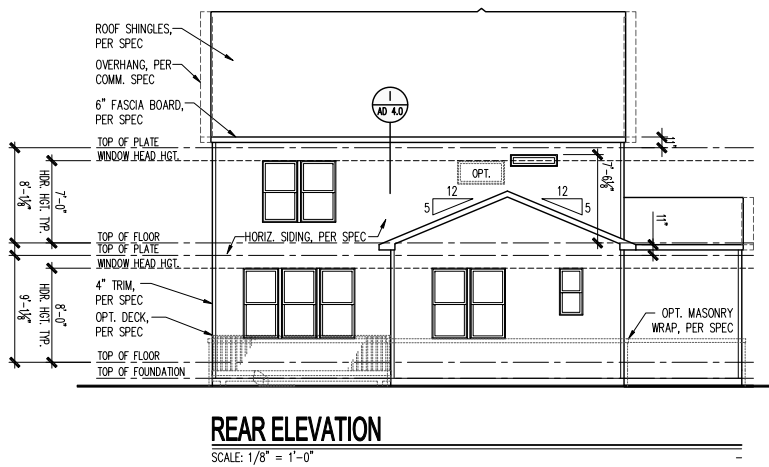
FRONT ELEVATION - FH201

SCALE: 1/4" = 1'-0"



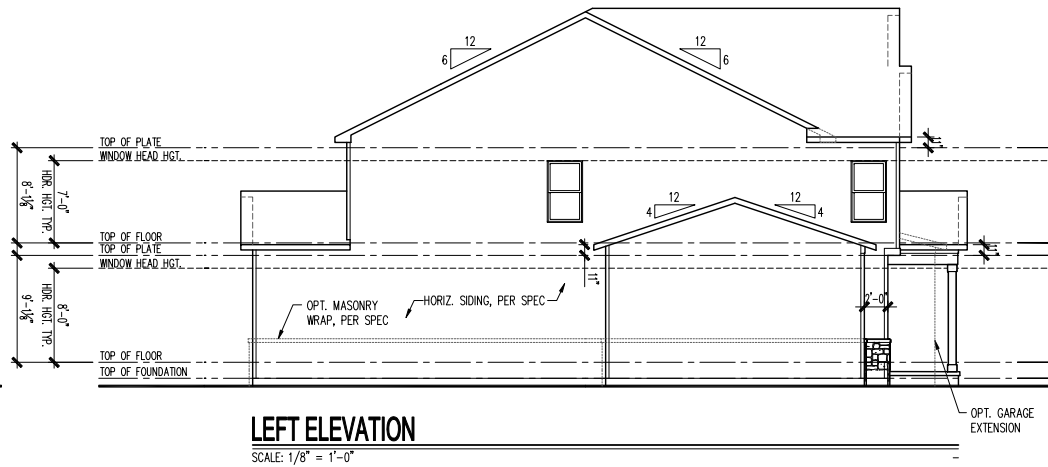
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

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Farmhouse 201
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Storkey
INITIAL RELEASE DATE:
05/31/2024
CURRENT RELEASE DATE:
05/31/2024

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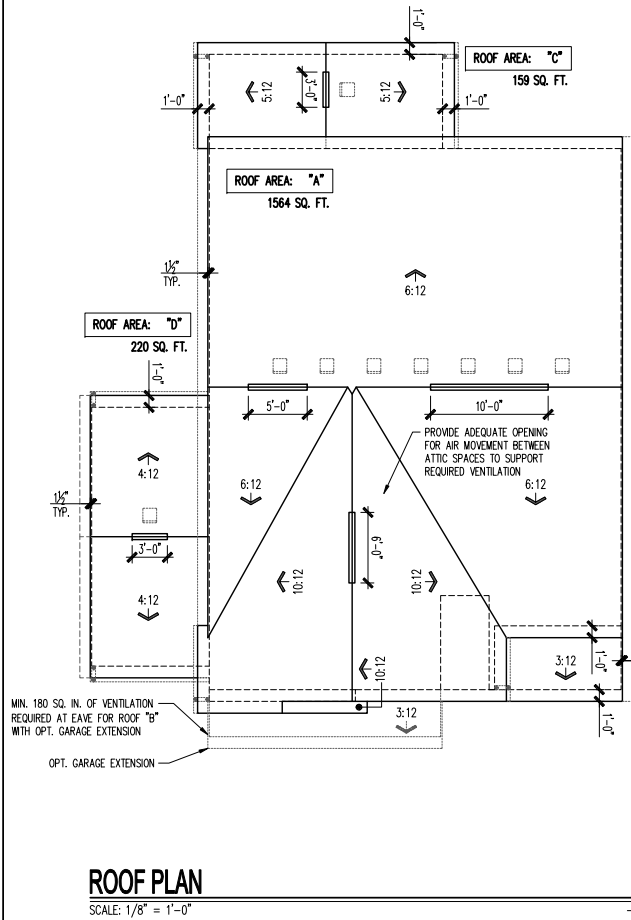
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PLAN NAME
WALDORF
NPC PLAN NUMBER
3115.300
LAWSON PLAN ID

SHEET
A3-FH201
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

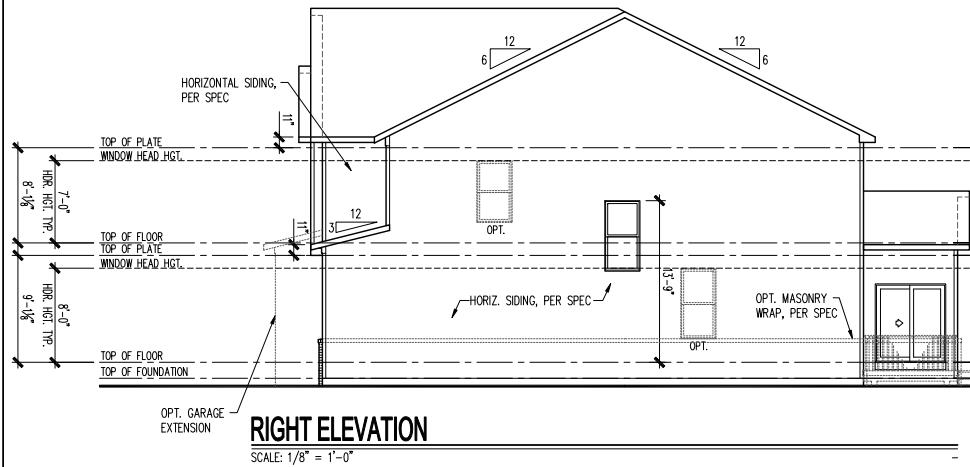
PLOTTED: June 18, 2024 / Sean Lefebvre / A3-HR201 3FB.1.DWG



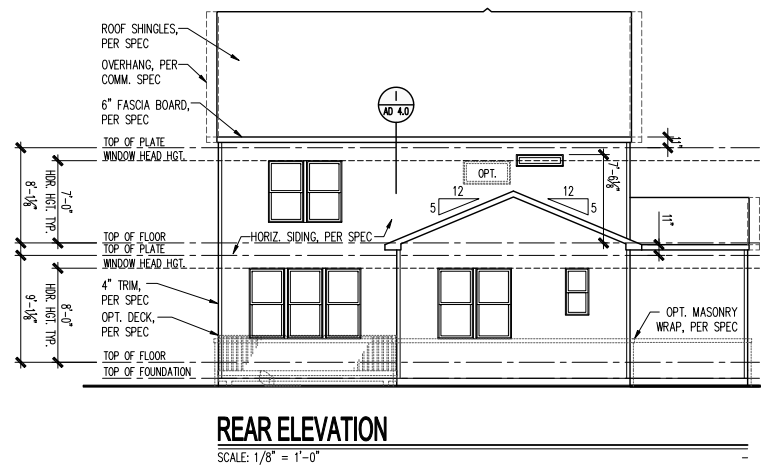
ROOF PLAN
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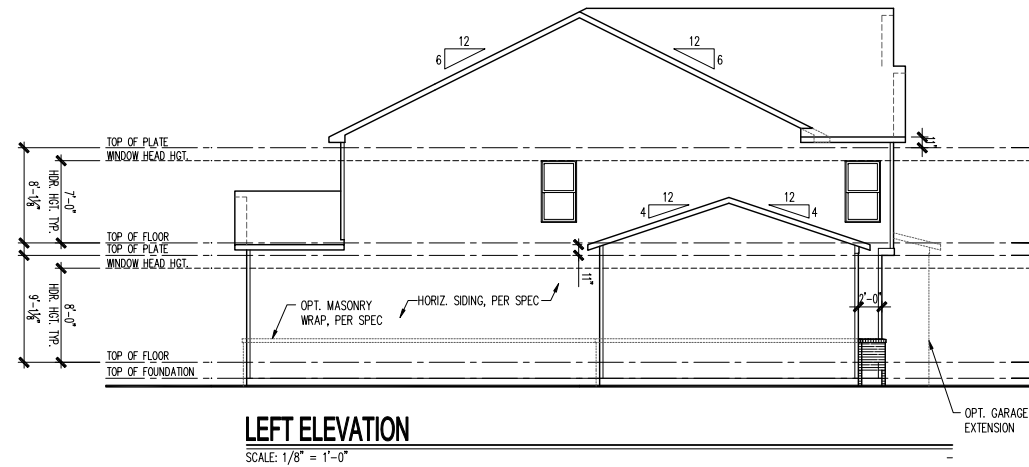
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RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173



Heartland 201
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER	
Rick Storkkey	
INITIAL RELEASE DATE:	
05/31/2024	
CURRENT RELEASE DATE:	
05/31/2024	
REV #	DATE / DESCRIPTION
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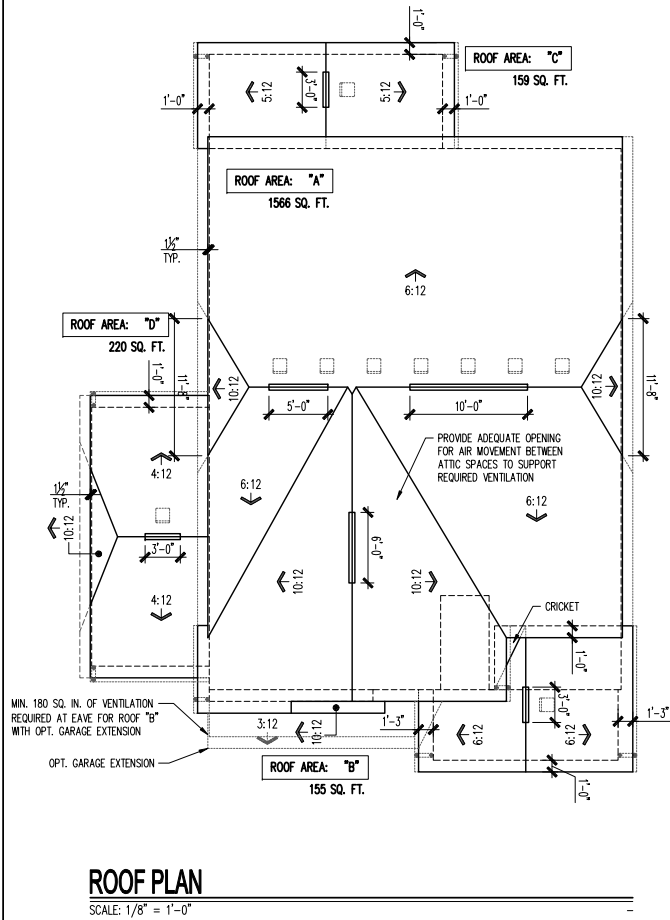
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PLAN NAME
WALDORF
NPC PLAN NUMBER
3115.300
LAWSON PLAN ID

SHEET
A3-HR201
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

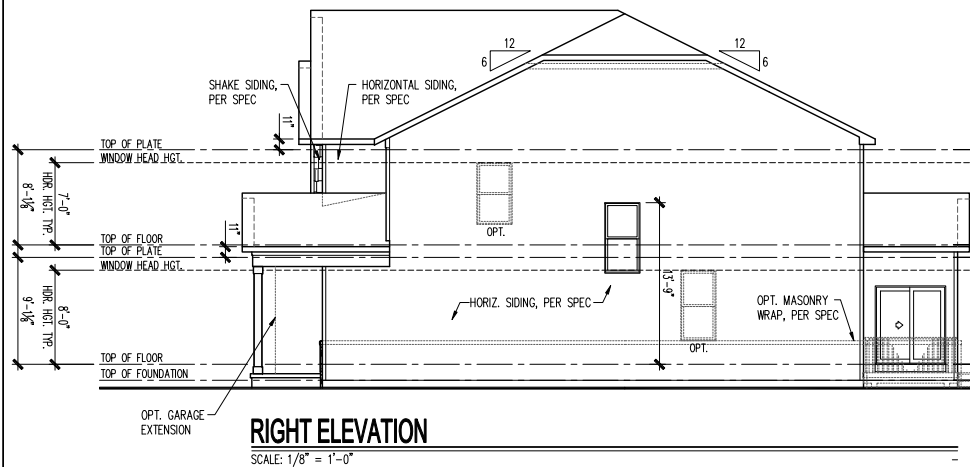
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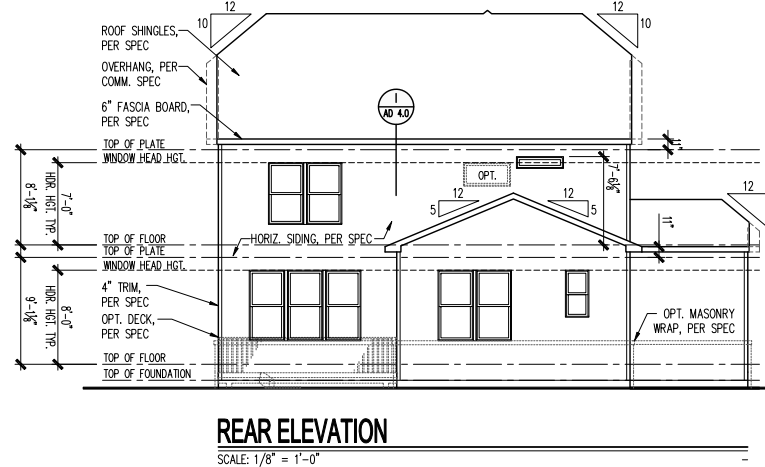
ROOF PLAN
SCALE: 1/8" = 1'-0"



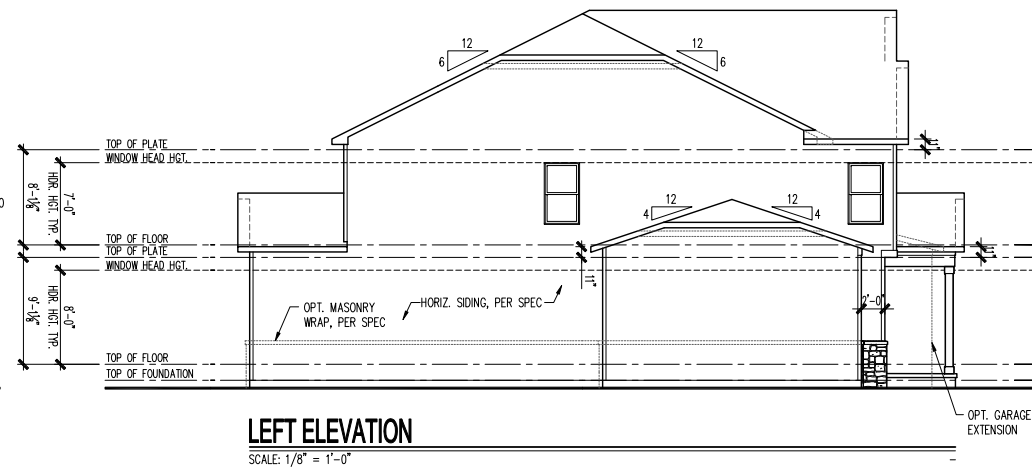
FRONT ELEVATION - NC201
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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North Area
1900 E. Golf Road, - Suite 300
Schaumburg, Illinois 60173



Northern Craftsman 201
3 Car Front Entry
Front, Side and Rear Elevations, Roof Plan and Ventilation Schedule

PRODUCTION MANAGER
Rick Storkrey
INITIAL RELEASE DATE:
05/31/2024
CURRENT RELEASE DATE:
05/31/2024

REV #	DATE	DESCRIPTION
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GARAGE HANDING
GARAGE LEFT

PLAN NAME
WALDORF
NPC PLAN NUMBER
3115.300
LAWSON PLAN ID

SHEET
A3-NC201
3FB.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS



**Carver County
Public Works**

11360 Highway 212, Suite 1
Cologne, MN5532

August 28, 2024

Elizabeth Hanson, AICP
City Planner
952-448-9200

Delivered via email: Elizabeth Hanson EHanson@chaskamn.gov

CC: Ashley Cauley acauley@chaskamn.gov

CC: Nate Kabat nkabat@chaskamn.gov

Re: 4460 Spring Creek Drive – Engelen Property Concept Plan

Thank you for the opportunity to review the concept plan for the Engelen Property at 4460 Spring Creek Drive in the City of Chaska. County staff have reviewed the layout and have the following comments:

- Please determine if the proposed development meets thresholds for a Traffic Impact Analysis (TIA). Carver County requires a TIA if a proposed development is anticipated to generate 750 trips or more per day or 100 trips or more during any one hour period. Trip generation volumes should be determined by the ITE *Trip Generation Manual*, 11th Edition.
- Intersection improvements planned for the CSAH 61/Savanna Way/Mt Hope Road intersection are expected to widen CSAH 61 to the north, therefore this property's boundaries are anticipated to remain unaffected and experience no ROW concerns.

The County has no further comments at this time. If you have any questions or need further assistance, please contact the staff noted below:

Whitney Schroeder, PE PTOE
Traffic Engineer
Carver County Public Works
952.254.6818

wshroeder@carvercountymn.gov

CARVER COUNTY



City of Chaska Memorandum

To: Planning Commission
From: Alex Mollenkamp, Assistant City Engineer
Date: September 5, 2024
Subject: Engelen Property Concept Plan – Engineering Review

The proposal considers developing the property for single family homes with interior local public roadways. The project includes roadway connections to Spring Creek Drive which is roughly centered on Chaska's border with Carver. The traffic impacts and any improvements that may be necessary on Spring Creek Drive will need to be coordinated with both Chaska and Carver.

The property is within the City of Chaska's sewer and water comprehensive service territory. Gravity sanitary sewer and water main to serve the property while planned are not readily available. Sanitary sewer for the property is from the metropolitan council sewer line near County Road 40. The water main is located near the new SW Chaska Community Park. Significant utility extensions would need to occur that are not scheduled at this time.

In general, there is varying slope on the west portion of the site, while the east portion appears to drain to the east and exits the property via a culvert under Spring Creek Drive. The project is unique in that overland drainage is conveyed both the Chaska and to Carver and will need to be coordinated jointly between the Cities and watersheds stormwater standards. Wetlands are known to exist on or near the site and as a part of the preliminary planning process would require agency reviews and any applicable regulatory permitting process.

- MINUTES -
CHASKA CITY COUNCIL
AUGUST 5, 2024

1. Call to Order

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

2. Pledge of Allegiance

3. Roll Call

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

Absent: Councilmember Huang.

Also Present: Matt Podhradsky, City Administrator; Elise Durbin, Assistant Administrator; Michael Melchert, City Attorney; and Krista Mark, Communications Coordinator.

4. Adopt the Agenda

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

5. Visitor Presentation

5.A. Erin Rathke, Superintendent Eastern Carver County Schools - Learning and Listening Presentation

Dr. Erin Rathke, Superintendent Eastern Carver County Schools (ECCS), introduced herself and provided information on her professional background. She pointed out that their Strategic Plan included a lot of input, and they are proud of the final product and its representation of the community. In her new role, she is reflecting on four main questions: what is great about the schools and District, what is on the community's wish list, what should the District prioritize in the budget, and what opportunities does ECCS have. She showed the list of engagement opportunities.

Mayor Windschitl and Councilmember Hatfield congratulated Dr. Rathke on her new position.

Councilmember Hubbard asked if Dr. Rathke had received any feedback yet. Dr. Rathke noted she spent the end of the school year listening to students. They have a high value of their teachers. The community at large is concerned about class sizes and retaining the best teachers.

Councilmember Grau pointed out he is a parent of two elementary school students in ECCS. He agreed the class sizes are a concern for him, and it should be a priority despite the limited budget.

Mayor Windschitl added he would like to see the cities throughout the District work together better. He asked if the bus shed would still be built. Dr. Rathke confirmed ECCS has some land, and they are assessing the most pressing needs of the District.

5.B. Greg Pavett, The Humanity Alliance - Former Oak Ridge Conference Center

Greg Pavett, representative of The Humanity Alliance, introduced himself and detailed the history and purpose of the organization. Based on their success in Victoria with supportive housing, they are excited to expand their services.

Councilmember Hatfield encouraged the community to check out The Humanity Alliance's video to learn more about their efforts. She asked what partners they are working with to scale. Mr. Pavett explained their priority is reducing rent burdens and helping people get plugged into their communities. The average stay is six to nine months, and their beds are regularly full. He shared more statistics about the need for their services. The focus in Chaska will be on active seniors, and the support time will be longer than average.

Mayor Windschitl asked if The Humanity Alliance has an agreement with the Oak Ridge Conference Center. Mr. Pavett stated they are working out an agreement with the owners. They are hoping to lease only the housing portion of the site.

Mayor Windschitl asked if the zoning would need to change. City Administrator Podhradsky explained the site is zoned for a hotel. The zoning would have to change to include apartments for the proposed offerings by The Humanity Alliance. The zoning would also require the units to have kitchens which creates a challenge for the program as they focus on communal meals. He pointed out that another facility in the City would also like similar exceptions.

Mayor Windschitl added there would need to be another round of inspections. City Administrator Podhradsky stated the State Department of Health would likely need to inspect the facility.

Mayor Windschitl asked if only Carver County would be served. Mr. Pavett stated a majority of the residents would be from Carver County, though there are no restrictions on who may receive services. Mayor Windschitl expressed the importance of serving the needs of the County first off.

Councilmember Hatfield noted her appreciation of supporting seniors. Councilmember Grau agreed it is important to support seniors as they want to remain in the community.

Mayor Windschitl asked if there would be an opportunity to support families. Mr. Pavett confirmed they are looking for ways to support families. They would likely make color-coded communities within the greater community so people would primarily stay in their respective communities.

Mr. Pavett reiterated their excitement to serve in Chaska.

Councilmember Hubbard asked if the program helps the clients to find additional options. Mr. Pavett confirmed their measure of success in the program is supporting clients in their next steps.

5.C. Visitor Presentation

Mayor Windschitl asked if anyone else wished to address the Council. He asked for a young man to come forward to speak. The young man explained he is studying political science and accounting in Mankato, and he wanted to learn more about local government. He hopes to intern in accounting or possibly local government.

Councilmember Grau encouraged the young man to get involved in local government even if his career doesn't take him in that direction.

6. Approve Previous Meeting Minutes

6.A. Approve the July 15, 2024, City Council Meeting Minutes

Motion by Councilmember Hatfield, second by Councilmember Hubbard to approve the minutes of the July 15, 2024, City Council meeting.

Motion carried.

7. Consent Agenda

Councilmember Hatfield noted her appreciation of the gifts and donations that enrich the community.

Mayor Windschitl asked if Consent Agenda Item 7c. Adopt Resolution 2024-64 to Approve Joint Powers Agreement for Carver County Minnesota River Bluffs Regional Trail - Chaska Connection is to connect the trail. City Administrator Podhradsky confirmed that is correct.

Motion by Councilmember Hubbard, second by Councilmember Grau to approve the Consent Agenda Items A through C:

A. Adopt Resolution 2024-63 Accepting Gifts and Donations

Motion to adopt Resolution 2024-63 acknowledging and accepting gifts to the City of Chaska received during the period April 1, 2024, through June 30, 2024.

B. Approve Full & Final Schalow Property Settlement Agreement

Motion to approve the Full and Final Settlement Agreement and Release and to authorize the Mayor and City Administrator to execute this agreement on behalf of the City of Chaska.

C. Adopt Resolution 2024-64 to Approve Joint Powers Agreement for Carver County Minnesota River Bluffs Regional Trail - Chaska Connection

Motion to adopt Resolution No. 2024-64 to Approve the draft Joint Powers Agreement for Construction, Operation, Maintenance, and Repair of Chaska Segment of Minnesota River Bluffs Regional Trail and authorize the Mayor and City Administrator to fully execute a final draft. Motion carried.

8. Action Items

None.

9. Bills

9.A. Accounts Payable Claims Roster 5-8-2024

City Administrator Podhradsky provided further information on certain bills.

Motion by Councilmember Grau, second by Councilmember Hubbard 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. Bi-Weekly Report 5-8-2024

Councilmember Grau:

- Commented on the new pavement in his neighborhood.
- Thanked everyone who contributed to the success of River City Days.

Councilmember Hubbard:

- Pointed out the Community Center will be closed for a few days for renovation and maintenance. This will be August 26 through September 2, 2024.
- Stated Night to Unite is August 6, 2024.
- Noted Hwy 5 between Victoria and Chanhassen will be closed for one week starting August 12, 2024.
- Thanked everyone who contributed to the success of River City Days.

Councilmember Hatfield:

- Thanked everyone who contributed to the success of River City Days.
- Pointed out the tunnel is now open.
- Stated Coffee with a Cop on a Rooftop is August 16, 2024.
- Added Touch-a-Truck is August 22, 2024.
- Noted the Farmer's Market is still going on.
- Stated the Carver County Fair starts on Wednesday, August 7, 2024.

City Administrator Podhradsky:

- Provided an update on the next Council meeting and the survey results.
- Noted Chaska received the second grant for The Big Woods.

Mayor Windschitl:

- Thanked everyone who contributed to the success of River City Days.
- Pointed out SouthWest Transit will be providing transportation to the State Fair.
- Provided an update on 2025 construction projects.
- Asked if they are still behind on the Public Safety Facility project. City Administrator Podhradsky stated the project is still behind schedule.
- Noted the U.S. Amateur Golf Championship begins on August 12, 2024.
- Added filing to run for City Council is open. Ward 2, Ward 4, and the Mayor positions are available.
- Stated the Hwy 212 groundbreaking ceremony is coming up.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adjourn the meeting at 8:07 p.m.

Motion carried.