



AGENDA
CHASKA PLANNING COMMISSION
ONE CITY HALL PLAZA, CHASKA CITY HALL
Wednesday, January 08, 2020
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 November 13, 2019 Planning Commission Meeting Minutes
6. Consent Items
7. Action Items
 - 7.A. Recommend Approval of the Preliminary Site & Building Plan for Peavey Road Industrial Building/Steve Anderson/PC #2020-01
8. Other Business
 - 8.A. Receive Other Meeting Minutes
 - 8.A.i. Receive the Minutes of the Nov 4th, Nov 18th, and Dec 2nd, 2019 City Council Meeting Minutes.
 - 8.A.ii. Receive the Sept 16th, Sept 30th, and Dec 16th Draft, 2019 EDA Meeting Minutes.
9. Adjourn



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CHASKA PLANNING COMMISSION MINUTES November 13, 2019

1. Call to Order

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

2. Roll Call

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

Members absent: Commissioner Sailer

Also present: Kevin Ringwald, Community Development Director; and, 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

There were no presentations.

5. Minutes

Motion by Commissioner Bowe, second by Commissioner Olson, to approve the Minutes of the Oct 09th, 2019, Planning Commission meeting.

Motion carried.

6. Consent Items

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

6.A. Motion to recommend to City Council approval of a Final Plat for Shepherd of the Hill Twin Homes (PC #2019-21), subject to the following conditions:

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

- a. Project Location & Sheet Index (C-00), prepared by BARR Engineering Co., dated October 1, 2019**
- b. Existing Conditions and Survey (C-01), prepared by BARR Engineering Co., dated November 1, 2019**
- c. Removals and Erosion & Sediment Control Plan (C-02), prepared by BARR Engineering Co., dated November 1, 2019**
- d. Site Plan (C-03), prepared by BARR Engineering Co., dated November 1, 2019**
- e. Grading Plan (C-04), prepared by BARR Engineering Co., dated November 1, 2019**

- f. Utility Plan (C-05), prepared by BARR Engineering Co., dated November 1, 2019**
 - g. Utility Sections (C-06), prepared by BARR Engineering Co., dated November 1, 2019**
 - h. Utility Details (C-07-C-10), prepared by BARR Engineering Co., dated October 1 and 21, 2019**
 - i. Landscape Plan (L-01), prepared by BARR Engineering Co., dated October 21, 2019**
 - j. Landscape Details (L-02), prepared by BARR Engineering Co., dated October 1, 2019**
 - k. Final Plat, prepared by Sambatek, undated**
- 2. Adherence with the City Engineers Memo dated November 8, 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 an easterly parking lot access is available on Crest Drive for the Church site.**
- 6. 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**
- 7. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.**
- 8. Provision that parkland dedication fees are paid prior to recording of final plat.**
- 9. Provision of a storm water management plan meeting City and Carver County WMO standards.**

Motion carried.

7. Action Items:

7. A. Recommend approval of the Preliminary Site & Building Plan for Pioneer Professional Building at 2630 Shadow Lane (PC#2019-20).

City Planner Liz Hanson presented the item to the Commission.

Commissioner Bowe asked if the building had the same owner as the other office building and asked if there would be a parking easement put into place.

City Planner Hanson stated that it is the same owner and would let the developer answer questions regarding the parking situation. She stated that the parking available in the new development meets their parking needs so she is unsure if there will be a shared agreement.

Commissioner Olson asked if taking half of the available parking for the new building would mean that the existing building did not have enough parking.

City Planner Hanson stated that both buildings will have ample parking and meet current parking code.

Commissioner Cross noted that the whole lot feels very small. She asked if the wetland counts as greenspace.

City Planner Hanson noted that it will count as greenspace and is a stormwater pond.

Commissioner Cross noted that the plans show that one of their trees will be planted in the middle of the wetland area and explained that it will not do well in that location.

Commissioner Brass asked if the setback requirements were being met.

City Planner Hanson stated that the setback requirements and building coverage are being met.

Commissioner Pfeiffer stated that she would like to see the materials.

City Planner Hanson distributed the building material samples.

Aaron Swingdorf, 8616 Bluestem Drive, Victoria, stated that under the purchase agreement, they have agreed to share the parking lot equally.

Commissioner Bowe stated that she would recommend thinking through the parking situation carefully and noted that there could be problems down the road if one of the parcels is sold.

Commissioner Brass asked whether there would be any fencing or screening for the a/c units.

Mr. Swingdorf stated that they were not planning any fencing because there are trees in the area.

Commissioner Brass suggested considering some fencing to help block some of the noise from the large commercial units.

Commissioner Urbanski asked that the developer make an effort to keep as much vegetation as possible on the residential side.

Jim Vipon, 2690 Shadowwood Court, stated that the people in the businesses in the area have been very good to them. He stated that he is concerned about the parking spaces not being adequate and spilling out into the neighborhood. He stated that they have discussed the idea of moving both mailboxes to one side of the road so it isn't as dangerous.

City Planner Hanson reiterated that the plans meet the City code for parking. She stated that they will be adding an additional 15 stalls, but will have a total of 32 stalls.

Keith Wyman, 2674 Shadowwood Court, stated that he is okay with the concept, but is also concerned about parking because he feels their current parking needs are not being met with the existing parking. He noted that cars are parking on the side of the driveway as well as along

Shadow Lane. He stated that it isn't happening every day, but reiterated that they are not currently meeting their parking needs.

Commissioner Brass stated that he has looked at aerial shots from Google and the parking lot is full. He asked what is driving the need for all the parking at the building.

Mr. Swingdorf stated that the issue is that the orthodontics office holds a monthly staff meeting for all of their other offices at the Chaska location and they have been telling them to park in other locations and not the parking lot. He stated that they are not at capacity in their lot on a typical day. He discussed staffing levels at the dentist office.

Commissioner Olson stated that he was at this location earlier today and much of the parking lot was full. He asked if the additional 15 spots would be enough to handle the parking for a "normal day".

Commissioner Bowe asked if the developer had looked at ways to add additional parking. She explained that her day job deals with medical real estate and development. She stated that because of the nature of the business, they like to see a higher parking ratio because of the nature of the quick turnaround appointments at medical facilities.

Commissioner Brass asked if there was a tenant in mind for the building.

Mr. Swingdorf stated that they are planning some sort of medical use and noted that he has spoken with one person who is interested.

Commissioner Brass stated that perhaps the existing lot could be reconfigured and striped differently to allow for additional parking.

Mr. Swingdorf stated that he has discussed this with his business partner.

Commissioner Bowe noted that providing additional parking will also attract more potential tenants.

Commissioner Brass stated that he agreed with the concerns about parking and would like to add a condition that there be a parking lot study and that fencing be installed around the a/c unit to screen the noise from the nearby residential area.

Jason Branstrom, 2670 Shadowwood Court, asked if it would be possible relocate the a/c units to the other side of the building.

Colleen Rehm, 2646 Shadow Lane, stated that she is concerned about noise and the length of construction. She stated that she would prefer the a/c units being nearer to the streets rather than the proposed location.

Commissioner Bowe stated that the developer can take a look at the a/c locations but assumes that they are in the current location because of the need to service both buildings. She stated

that she thinks that the fencing suggested by Commissioner Brass would be helpful in this instance.

Commissioner Brass stated that the construction process will be subject to the typical rules, such as no work being done before sunrise. He stated that the City cannot control construction schedules, but noted that this will be a one-time project and suspects that they will attempt to get it done quickly.

Commissioner Cross stated that the developer is assuming that the tenant will be medical, but it may be something else. She expressed concern about someone only wanting a portion of the building because there is already a fair amount of office space already open in the City.

Commissioner Pfeiffer asked if there was a possibility to increase parking in the shared parking as well as the new building.

Commissioner Brass stated that was his idea was that the entire parking area be restriped in order to get additional parking spaces.

Motion by Commissioner Brass, second by Commissioner Bowe, to recommend to City Council approval of the Preliminary Site & Building Plan for a new office building at 2630 Shadow Lane (PC#2019-20) subject to the following conditions:

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

- a. **Project Narrative (pgs 1-13), submitted by Springline Architectural Studios, LLC, dated October 22, 2019.**
- b. **Certificate of Survey, submitted by Sathre Bergquist, Inc., dated May 22, 2019.**
- c. **Aerial Site Exhibit, submitted by Sathre Bergquist, Inc., dated October 17, 2019.**
- d. **Site Plan, submitted by Sathre Bergquist, Inc., dated October 17, 2019.**
- e. **Site Plan with Snow Storage, submitted by Sathre Bergquist, Inc., dated October 17, 2019.**
- f. **Grading and Erosion Control Plan, submitted by Sathre Bergquist, Inc., dated October 17, 2019.**
- g. **Utility Plan, submitted by Sathre Bergquist, Inc., dated October 17, 2019.**
- h. **Landscape Plan & Planting Schedule, submitted by Springline Architectural Studios, LLC, dated October 22, 2019.**
- i. **Preliminary Irrigation Plan, submitted by Springline Architectural Studios, LLC, dated October 22, 2019.**
- j. **Overlay Plan, submitted by Springline Architectural Studios, LLC, dated October 22, 2019.**
- k. **Lighting Photometric Plan, submitted by Springline Architectural Studios, LLC, dated October 22, 2019.**
- l. **Building Plan & Elevations, submitted by Springline Architectural Studios, LLC, dated October 22, 2019.**

2. Compliance with section 9.11 Building Design/Materials and Site Design.

- 3. Provision that all signs will meet PCD-9 development regulations and the monument sign will meet a 10-foot setback from all property lines.**
- 4. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).**
- 5. Provision that all mechanical equipment will be fully screened from view.**
- 6. Provision that the building will be fire sprinkled, and 2 fire hydrants are provided on site consistent with fire regulations.**
- 7. Provision that the pipes and valves for sewer and water are sized appropriately for the proposed building and approved by the Water and Sewer Department prior to building permit being issued.**
- 8. Adherence with the Engineers Memo dated November 8, 2019.**
- 9. Provision to further evaluate additional parking for Lots 1-2 Block 1 and to be addressed by Final submittal.**
- 10. Provision of a privacy fence to enclose the AC Units on the east side of the building.**
- 11. Provision of a cross access easement over the parking lot for Lots 1-2, Block 1 Shadow Wood Third Addition.**

Motion carried.

7.B. Recommend Approval of the Concept Plan for a new office/warehouse industrial building on Peavey Road/Steve Anderson PC#2019-19.

City Planner Liz Hanson presented item to the Commission

Commissioner Urbanski asked if the parking would still be in compliance with the planned removal of the parking spaces.

City Planner Hanson stated that that the City will have to take a closer look at the school site, but there should be more than ample parking out there. She stated that she doesn't foresee this being an issue.

Commissioner Brass suggested that there be a cross access easement in case the property ownership changes hands.

Commissioner Pfeiffer asked if there would be any screening between the building on the west side near Highway 41.

City Planner Hanson stated that there is buffer with mature vegetation, but the recommendation is to fill in where they can with an ample natural screen wall. She stated that there is enough room to put in some natural screening without impeding on the utilities. She noted that this will be analyzed more deeply during the Preliminary Plat phase.

Commissioner Cross asked about the parking and whether this is their best guess depending on the usage of the building.

City Planner Hanson noted that the number of stalls being show in this plan would be more than requirement if they broke down the building usage for solely manufacturing. She stated that this detail will also be worked out by the Preliminary Plat so the City can calculate the exact parking count necessary.

Commissioner Cross stated that this area has been a parking lot for a long time which means the wetland has been a catch all for quite a while. She stated that she hopes that the wetland and the water is looked at more closely as part of this process.

Commissioner Olson expressed concern about the truck traffic and ensuring there is enough room to maneuver.

City Planner Hanson stated that at the Preliminary Plat stage, the City will request a truck turning exhibit to show how it can be maneuvered without causing issues.

Jennifer Kaplan, 1012 Oak Center Dr, Minnetonka, stated that she is the architect for the project.

Commissioner Brass asked if Ms. Kaplan knew what the developer had envisioned for the building. He asked if there would be office space above the warehouse.

Ms. Kaplan stated that the developer's goal is to provide a bit more office space, so there will be offices above the warehouse. She noted that this meant that the warehouse space is a bit shorter and closer to 12 to 18 feet clear. She noted that the goal is for this to house one tenant and not multiple tenants.

Commissioner Brass stated that he likes the design and look of the building but is concerned about the bright blue façade facing Highway 41. He stated that he realizes it is a personal preference but would suggest a more subdued color.

Motion by Commissioner Pfeiffer, second by Commissioner Lacey, to recommend to City Council approval of the Motion to recommend approval to the City Council of the Concept Plan for Peavey Road Industrial Building (PC#2019-19), subject to the following conditions:

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Narrative (pgs 1-2)
 - b. Concept Site Plan, submitted by Mohagen Hansen., dated September 30, 2019.
 - c. Exterior Images, submitted by Mohagen Hansen., dated September 30, 2019.
 - d. Traffic Flow, Adjacency Buildings, Connection Views & Utilities, submitted by Mohagen Hansen., dated September 30, 2019.
 - e. Exterior Building Materials, submitted by Mohagen Hansen., dated September 30, 2019.
 - f. Certificate of Survey, submitted by Cornerstone Land Surveying, Inc., dated June 12, 2018.
- 2. Coordination with the City Engineer with regard to utilities, grading and drainage.**
- 3. Installation of all site lighting at a 0-degree angle with the light source fully concealed at the property line.**
- 4. Provision of photometrics and specs for all exterior lighting proposed, including any canopy lighting.**

- 5. Provision that canopy lighting is flush with the canopy.**
- 6. Provision that all facades provide 360-degree architecture.**
- 7. Utilization of modular face brick as a Class I material.**
- 8. Provision to show how building will fit into the City of Chaska at preliminary submittal.**
- 9. No exterior storage will be permitted.**
- 10. Provision of a cross-access easement over 105 Peavey Road for truck access to be executed prior to final plat recording.**
- 11. Provision that drive aisles are at least 24 feet wide.**
- 12. Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.**
- 13. Provision that building will be fire sprinkled.**
- 14. Provision of pedestrian connections between the parking lot and building and to be shown at preliminary submittal.**
- 15. Provision to submit Utility and Site Plan As-Builts at the time a building permit is issued.**
- 16. Provision of sufficient landscape screening to be achieved between the parking lot and Highway 41 on the site's westerly edge, as well as on the east edge of the loading dock area and to be shown at preliminary submittal.**
- 17. Provision of planting islands meeting Zoning Ordinance Section 9.6.5.4, and are shown at preliminary submittal.**
- 18. Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.**
- 19. Provision of a storm water management plan meeting City and Carver County WMO standards.**
- 20. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).**
- 21. Provision that all mechanical equipment will be fully screened from view.**
- 22. Compliance with section 9.11 Building Design/Materials and Site Design.**
- 23. Adherence with the Engineers Memo dated November 8, 2019.**

Motion Carried.

8. Other Business

8.A. Receive Other Meeting Minutes

8.A.i. Receive the Minutes of the October 14, 2019 Park Board

8.A.ii. Receive the Minutes of the September 30, 2019 October 7, 2019 and October 21, 2019 City Council Meetings.

Commissioner Cross

- Asked that staff take a look at the warehouse on East 6th Street that has cars in various conditions parked around it.

Commissioner Pfeiffer

- Suggested that the Commission spend time looking more closely at parking depending on usage at buildings, such as the earlier discussion about the parking needs being different for medical use rather than office space.

Chairperson Dahlke

- Thanked staff for putting together the bus tour. He stated that it was nice to see some of the projects and get a good perspective of what has worked well in the City.

Community Development Director Ringwald stated that they are planning to conduct another bus tour in early spring and invite both the Planning Commission and the City Council.

Commissioner Bowe

- County Road 44 will open this weekend as well as a stretch of Old Shakopee Road.

Commissioner Urbanski

- Asked about sidewalk installation for new developments and whether they are required to be put in prior to construction. He stated that by putting the sidewalks in first, the developer needs to replace about 20% of them and those costs are passed along to residents. He suggested the Commission discuss the possibility of changing that requirement.

Community Development Director Ringwald stated that if the sidewalks are not installed prior to construction what ends up happening is piecemeal sidewalks and you run the risk of people installing sprinkler systems in areas that won't work with the sidewalk.

City Planner Hanson stated that she had distributed a listing of the Commissioners and their terms. She stated that one member is up for reappointment and asked that they fill out an application if they are interested in continuing to serve. She noted that she forwarded an e-mail to the Commission regarding a beneficial community event happening on December 5, 2019 at the Chaska Event Center for Martina's Table. She stated that they would like an R.S.V.P. so they know how many people to plan for. She stated that no applications were received, so there will not be a Planning Commission meeting in December.

9. Adjourn

Motion by Commissioner Urbanski, second by Commissioner Olson to adjourn the meeting at 8:14 pm.

Motion carried.

**REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
01/08/2020**

Subject: Peavey Road Industrial Building – Preliminary Site & Building Plan

Applicant: Steve Anderson

Location: East of Highway 41, North and West of Peavey Road

Case No.: P.C. No. 2020-01

Synopsis: The applicant is requesting approval of the Preliminary Site & Building Plan for a new office/warehouse industrial building on Peavey Road

Prepared By: Elizabeth Hanson

Staff Recommendation: Recommend approval of the request

BACKGROUND

Steve Anderson, applicant for the project, is the current owner of the buildings at 105 Peavey Road and 123 Columbia Court, which house the business Acoustical Surfaces Inc. Steve purchased the property to the south of his 105 Peavey Road site in order to develop it into additional industrial space. It is not his intention to use this proposed space for his business, rather he wishes to sell it off to an interested industrial user.

The Concept Plan was approved in November 2019.

Goals

The goals associated with this new facility are many: to provide a progressive, new building that brings both commerce and job opportunities to the residents of Chaska; to offer a site that has been thoughtfully designed to enhance the surrounding buildings; to provide a unique building design that creates interest and visibility from both County Road 41 and Peavey Road; and to design the building on the site in order to maintain as much existing greenspace as possible while offering an efficient flow of people, products and vehicles.

ZONING & COMPREHENSIVE PLAN

Currently, the site is zoned Industrial (I). The Comprehensive Plan guides this parcel to be Industrial. The use that is being proposed is consistent with zoning and the comprehensive plan.

EXISTING CONDITIONS

The site is located on the east side of Highway 41, and is north and west of Peavey Road. It is approximately 4 acres in size. The site currently contains a small century link building, a wetland on the east side, and a parking lot that connects to both the 105

Peavey Road and 11 Peavey Road sites. There is one access into the site from Peavey Road.

CURRENT REQUEST

The applicant, Steve Anderson, is requesting Preliminary Site & Building Plan approval for the construction of a new two-story office/warehouse industrial building. An end user is not yet identified, rather the applicant is hoping to gain entitlements to help market the site appropriately.

Adjacent properties

The new building's site is bounded on the south by 11 Peavey Road (Eastern Carver County School's building); the north by 105 Peavey Road (industrial business); the east by Peavey Road and Hazeltine Lake; and the west by Highway 41.

Site Layout

The 2-story industrial building is situated mainly on the center of the site with parking and drive aisles surrounding it. One existing access point exists on the northeast edge of the site to connect into Peavey Road. This ingress/egress will provide main access to the parking lot proposed. A loading dock area is proposed on the south side of the building. The century link building currently on the north side of the site will remain.

The facility is fronted by an existing wetland in which delineation is currently underway. Maintaining the wetland and surrounding greenspace is a goal in this development. Neighboring buildings include a school, a one-story building and a two-story building. The proposed development while blending with what exists, also creates new interest to those traveling both along Highway 41 and Peavey Road. Planning of the site was done in such a way to provide high visibility while offering an efficient flow of cars and trucks on the site. Trucks will come in the main entry and travel around the building to the loading/unloading area and out on the back side of the building to avoid the needs for turning radius space and to best make use of the site size.

Overall, staff is generally favorable of the site layout. There are not many options for this site due to setbacks and adjacent wetland and century link building; the applicant has made decisions that seem to make the most sense in terms of building placement and circulation of the site.

Building Design

Preliminary building design concepts offer a fresh, progressive building exterior. The building concept would be especially attractive to a single, build to suit tenant but could be modified to provide space for multiple tenants as well. In a predominantly industrial area, the concept interjects some unexpected height, juxtaposition of angles and fresh, progressive exterior building materials including brick, stone and metal. It is designed as a two-story building (up to 40 feet in height) with sizeable office and warehouse elements for efficient movement of products. The warehouse space offers 15 – 18' clear height with a floor of offices above, while the office portion offers two floors of office and conference space.

The proposed building will be constructed with architectural metal panels (blue and gray), wood, precast concrete panels, EIFs, glass, and have a flat roof. The City of Chaska has certain building design and material requirements for industrial buildings. A portion of it is stated as follows:

"Industrial and warehouse buildings shall use at least two (2) different Class I materials and shall be composed of at least thirty (30) percent Class I material, and at least one (1) Class II materials and be composed of at least thirty (30) percent Class II materials; and not more than forty (40) percent of Class III materials."

Structures Building Materials	
Class I	Architectural Metal Panels, Glass (40%)
Class II	Textured Precast Concrete Panels, EIFs (22%)
Class III	Wood, Painted Precast Panels (38%)
CLASS I REQUIRED	30%; two different materials
CLASS II REQUIRED	30%; one material
PROVIDED	40% Class I material; 2 materials 22% Class II material; 2 materials

According to the table above the applicant is meeting the building design/materials ordinance for industrial buildings. The ordinance requires at least 30% class II materials, however, the applicant has opted to devote 10% more to class I materials, which staff is acceptable of.

The applicant has provided a couple renderings/drawings of the building. The building's exterior appearance appears to show a well-balanced application of materials and depth. Given that this building will have high visibility on all of its sides, staff would advise that 360 degree architecture is achieved throughout the building. Overall, the building provides visual interest and a balanced mix of materials, colors, and glass, which will be a refreshing look in the industrial area.

Setbacks

The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	Setback
Highway 41	150 feet from centerline
Peavey Road	30 feet
Other Property Lines	15 feet

PARKING SETBACKS	
Direction	Setback
Highway 41	90 feet from centerline
Peavey Road	10 feet
Other Property Lines	5 feet

Parking/Access/Circulation/Traffic

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

Uses	Approx. Size	Code Req.	Est. Parking Req.
Office	14,050sf	1ps/250sf	56 parking spaces
Manufacturing	14,050sf	1ps/350sf	40 parking spaces
		REQUIRED	96 parking spaces
		PROVIDED	96 parking spaces

According to this table the applicant is meeting the required amount of parking spaces needed for the proposed use of the site. The parking lot is situated on the south, west and north sides of the site. The west side parking lot abuts Highway 41. Because of this staff would advise that significant landscaping be provided between the parking lot and Highway 41 to help screen.

The access into the site will be from one ingress/egress on Peavey Road. The access is shown on the northeastern-most portion of the site, which is an existing access. An additional existing ingress/egress point is shown on the north side of the site, which connects into the 105 Peavey Road site, owned by Steve Anderson. This access is planned to remain and will have a cross-access easement over the 105 Peavey Road site for truck circulation. The idea is to have trucks access the new industrial building site from Peavey Road, load/unload at the loading dock on the south side of the building, and exit the site via the north egress point. This will provide more efficient/convenient truck movements through the site according to the applicant. A truck turning exhibit was provided as a part of this submittal and shows a feasible travel path for trucks on this site and 105 Peavey Road.

It should be noted that the current parking lot on this site is connected to the school property to the south. With the redevelopment of this site, it is intended to terminate this connection so that this site is physically separated from the school's property. This separation will not hinder the school's access to their parking lot.

Pedestrian Connections

There are no pedestrian connections shown on this site plan. It should be noted that there are currently no pedestrian connections along Highway 41 or Peavey Road, so implementing new cross-site connections would be unproductive.

The site plan is showing sidewalk connections around the parking stalls nearest to the building.

Landscaping & Screening

The table below indicates the landscaping requirements for this site:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	88 caliper inches (30 trees)	(25 new caliper inches, 10 trees; 415 existing caliper inches, 24 trees preserved)
Understory Trees	8	6
Shrubs	93	355

The table listed above shows that the applicant is deficient in meeting the understory tree requirement. They will have to show in their final submittal how they meet all categories. In addition to that, credit will only be given to existing trees that are approved by planning staff. Credit shall not be given for Ash trees. The existing caliper inches for overstory trees noted above do not reflect this negation. The final submittal will have to reflect the appropriate credit as approved by staff.

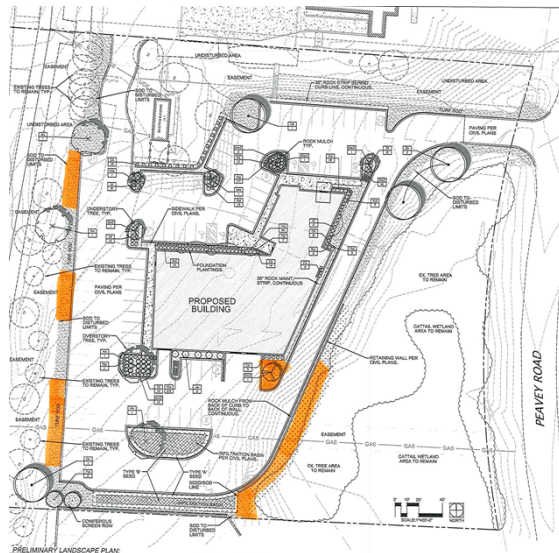
In addition to that, the applicant will also have to provide for landscaping islands in the parking lot. 10% of the parking lot shall be designated for this purpose. The parking lot is planning to incorporate 10% per the plans.

Screening

The following areas and highlighted exhibit below should be addressed for screening:

- The west end of the site will need to provide sufficient screening from Highway 41; preferably a mix of coniferous and deciduous trees to provide a nice vegetative edge. There are currently some existing trees in place here, however, there are some open spaces that will need to be filled in. The applicant has provided a couple overstory trees to fill in some of these areas, but staff feels that more can be done. It would be best to add at least 5 overstory trees within a five feet of the parking lot curb in order to suffice.
- The area on the east side near the southern-most infiltration basin and proposed retaining wall should also be addressed for screening. There is some existing vegetation however it is composed primarily of deciduous trees and thus during the winter-time the screening is not as prominent. Additionally, it appears that some trees will have to be removed with the realignment of the parking lot and proposed retaining wall. Adding approximately 8 coniferous and deciduous trees to this area would be sufficient in trying to make up what is potentially lost for vegetative cover and screening the retaining wall.

- The area just east of the loading dock area should be planted with coniferous trees; 2 of them or 3 if it can be fit.



Lighting

Any lighting proposed for this plan should be fully screened and face downward. The applicant has included a photometric plan and specs of the lighting proposed. The wall mounts cannot exceed 18 feet in height on the building, which the applicant will have to revise on their final plan. Otherwise the plan and specs appear to meet the City's lighting ordinance.

Utilities

Water and sewer are available to serve this site.

Stormwater

The applicant will work with the City to determine the drainage necessities for the site. The applicant will have to meet City and County standards.

Lot Combination

The property was previously composed of three parcels. The property owner has completed a lot combination at the County and now the site is composed of one singular parcel.

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend approval to the City Council of the Preliminary Site & Building Plan for Peavey Road Industrial Building (PC #2020-01), subject to the following conditions:

- 1. Approvals shall be based on the following graphic exhibits:**
 - a. Narrative – Preliminary Site Plan, submitted by Mohagen Hansen**
 - b. Preliminary Floor Plans, submitted by Mohagen Hansen, dated November 27, 2019.**
 - c. Preliminary 3D Images, submitted by Mohagen Hansen, dated November 27, 2019.**

- d. **Building Elevations: Material Percentages (pgs 1-2), submitted by Mohagen Hansen, dated December 18, 2019.**
 - e. **Certificate of Survey, submitted by Cornerstone Land Surveying, Inc., dated June 12, 2018.**
 - f. **Site & Utility Plan, submitted by Stark Engineering, dated December 19, 2019.**
 - g. **Truck Turning Plan, submitted by Stark Engineering, dated December 19, 2019.**
 - h. **Grading and Erosion Control Plan, submitted by Stark Engineering, dated December 19, 2019.**
 - i. **Tree Preservation + Protection Plan, submitted by Stark Engineering, dated December 20, 2019.**
 - j. **Preliminary Landscape Plan, submitted by Stark Engineering, dated December 20, 2019.**
 - k. **Landscape Details, submitted by Stark Engineering, dated December 20, 2019.**
 - l. **Photometric Plan, submitted by Pulse, dated December 3, 2019.**
2. **Coordination with the City Engineer with regard to utilities, grading and drainage.**
 3. **Existing ash trees will not be given credit in the landscape plan.**
 4. **Provision of at least 5 overstory trees added to the west edge parking lot within 5 feet of the curb and to be shown on the landscape plan at final submittal.**
 5. **Provision of at least 8 coniferous and deciduous overstory trees added to the southeastern and eastern edge of the parking lot and retaining wall and to be shown on the landscape plan at final submittal.**
 6. **Provision of at least 2 coniferous trees added to the planting area east of the loading dock and to be shown on the landscape plan at final submittal.**
 7. **Installation of all site lighting at a 0 degree angle with the light source fully concealed at the property line.**
 8. **Provision that wall mount lighting cannot exceed 18 feet in height on the building.**
 9. **Provision that any canopy lighting is flush with the canopy.**
 10. **Provision that all facades provide 360 degree architecture.**
 11. **No exterior storage will be permitted.**
 12. **Provision of a cross-access easement over 105 Peavey Road for truck access to be executed prior to issuance of a building permit.**
 13. **Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.**
 14. **Provision that building will be fire sprinkled.**
 15. **Provision to submit Utility and Site Plan As-Builts at the time a building permit is issued.**
 16. **Provision of planting islands meeting Zoning Ordinance Section 9.6.5.4, and are shown at preliminary submittal.**
 17. **Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.**
 18. **Provision of a storm water management plan meeting City and Carver County WMO standards.**

- 19. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).**
- 20. Provision that all mechanical equipment will be fully screened from view.**
- 21. Provision of retaining wall detail submitted at final submittal and meets section 9.9.6 of the zoning ordinance.**
- 22. Compliance with section 9.11 Building Design/Materials and Site Design.**
- 23. Adherence with the Engineers Memo dated December 31, 2019.**
- 24. Provision of a demolition plan showing construction limits and removals over the existing site to be submitted at final submittal.**
- 25. Provision of a site plan incorporating standard engineer details and typical section information for parking lots, sidewalks, concrete curb, etc to be submitted at final submittal.**
- 26. Provision that Century Link building is serviced with utilities as approved by the City Utility Superintendent.**
- 27. Provision that any necessary electrical easements are signed by the property owner prior to issuance of a building permit.**



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: December 31, 2019
Subject: Peavey Road Industrial Building – Prelim Site & Building Plan

The applicant is proposing a two-story, office warehouse building on a 3.9-acres site in Chaska in the northwest industrial park of Chaska. The engineering comments on the proposed plans are as follows to redevelop a new use over the previous parking area for a new building:

- Site Plan
 - Incorporate a demolition plan showing the construction limits and removals over the existing site
 - Incorporate standards details and typical section information for parking lots, sidewalks, concrete curb etc. as per City guidelines
- Sanitary Sewer/Watermain Plans
 - Site utilities shall adhere to City engineering guidelines and standard details to be included with final construction plans
 - Hydrant placement to be coordinated with Fire Marshall with code standards
 - Existing sewer/water service to Century Link building needs to be further investigated and connection/sizing to be coordinated with City utility superintendent.
 - Coordinate utility abandonment construction plan information with City utility dept.
- Grading/Drainage/Erosion Control Plan
 - The overall site grading and drainage plan that was completed will need to be reviewed and approved by the City and watershed. Since a large portion of property is currently developed, it will be important the proposed improvements will not increase the amount of drainage from what's currently discharging from the site into the overall City storm sewer system.
 - Grading plan to provide for City stormwater conveyance design standards of emergency overflow areas and structure elevations for stormwater runoff.
 - An erosion and sediment control plan/storm water management plan will be needed with items identified in the surface water management plan.
 - Storm water treatment design details will need to be incorporated into construction plans.
 - The redevelopment site is large enough and will require both a City and County Watershed standards be met with agency permit.

- Wetlands
 - The site proposes an encroachment over 0.04 acres of wetland that will require replacement. Options to avoid the wetland were explored as part of the application but it was found it resulted in a truck turning radii and a maneuvering area that was not feasible for semi-trucks that are expected to use the proposed loading docks at the site. The applicant is proposing a retaining wall to minimize wetland impacts. The proposed impacts to the wetland have received agency feedback and all permitting/banking requirements will need to be in place prior to building permit issuance.

Project Narrative

107 Peavey Road, Chaska, Minnesota

Preliminary Site Plan

As requested by the City of Chaska's Preliminary Site Plan Review Requirements, please find the below narrative associated with a proposed development project located at 107 Peavey Road. This narrative accompanies the enclosed site plans, images and elevations to further describe the well thought out characteristics of this project.

Intended Use

As a business owner within the City of Chaska, Steve Anderson of Anderson Ltd. supports and embraces the City's mission to enhance and maintain the high quality of life of its "shareholders", the citizens of Chaska. Steve is requesting approval of the development of this property for a future owner and / or tenant. The site is being developed as a two story office / warehouse building. The development is working with the existing surrounding wetlands and multiple setbacks. Steve would like the development to work with the existing natural surrounding as much as possible.

Project Development for the patrons of the site and guest

As a person enters the site the first image they will see is a two story office with glass and warm materials. This image will welcome everyone right away. The glass at the entry and the entry canopy will bring the scale of the building down to invite people to enter. The warehouse will be tucked behind the office as you enter the site. The sides of the warehouse will be visible along Peavey Road and Hwy 41. We address these images by adding windows to the warehouse. The windows and texture around the windows do add interest to the warehouse portion of the building. Landscaping will be added as a buffer to both main roads.

Sustainable Initiatives

The project site naturally slopes to the existing wetland. Our goal is to allow the wetland to be undisturbed as much as possible. We are proposing a small wetland modification. This application has been submitted. The project will provide additional water retention areas to help purify the water on the site. The energy performance of the building will be developed as the project moves forward. At this stage, the project is being developed for the well being of the occupants. The project has started to address the access to sunlight and vision to nature. The large windows for the office and the added windows in the warehouse achieves these two goals. Light pollution is also being addressed by specifying down cast site lighting. If accent lighting at the entry is requested, this light will be blocked by the larger overhang at the two story entry space.

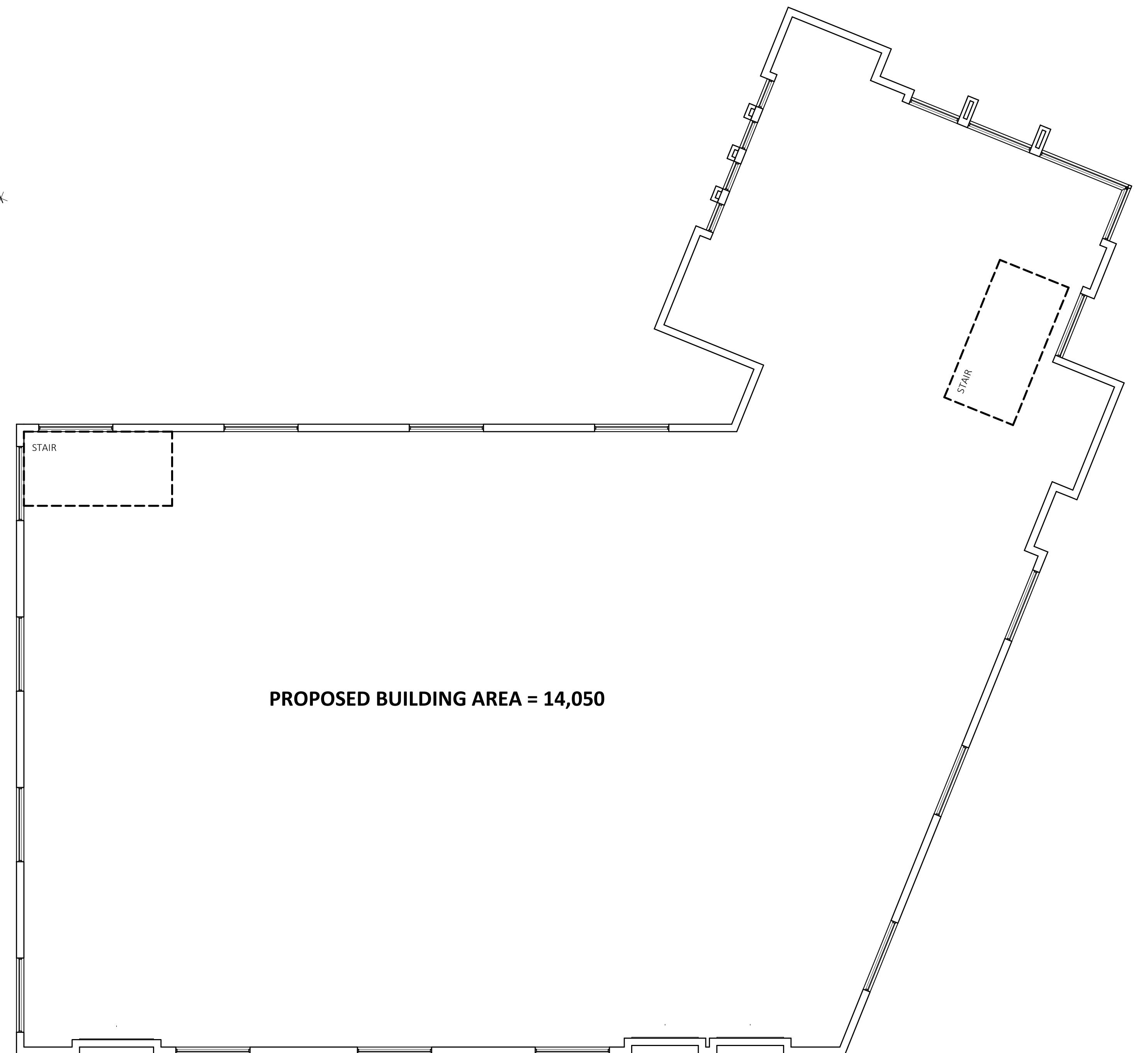
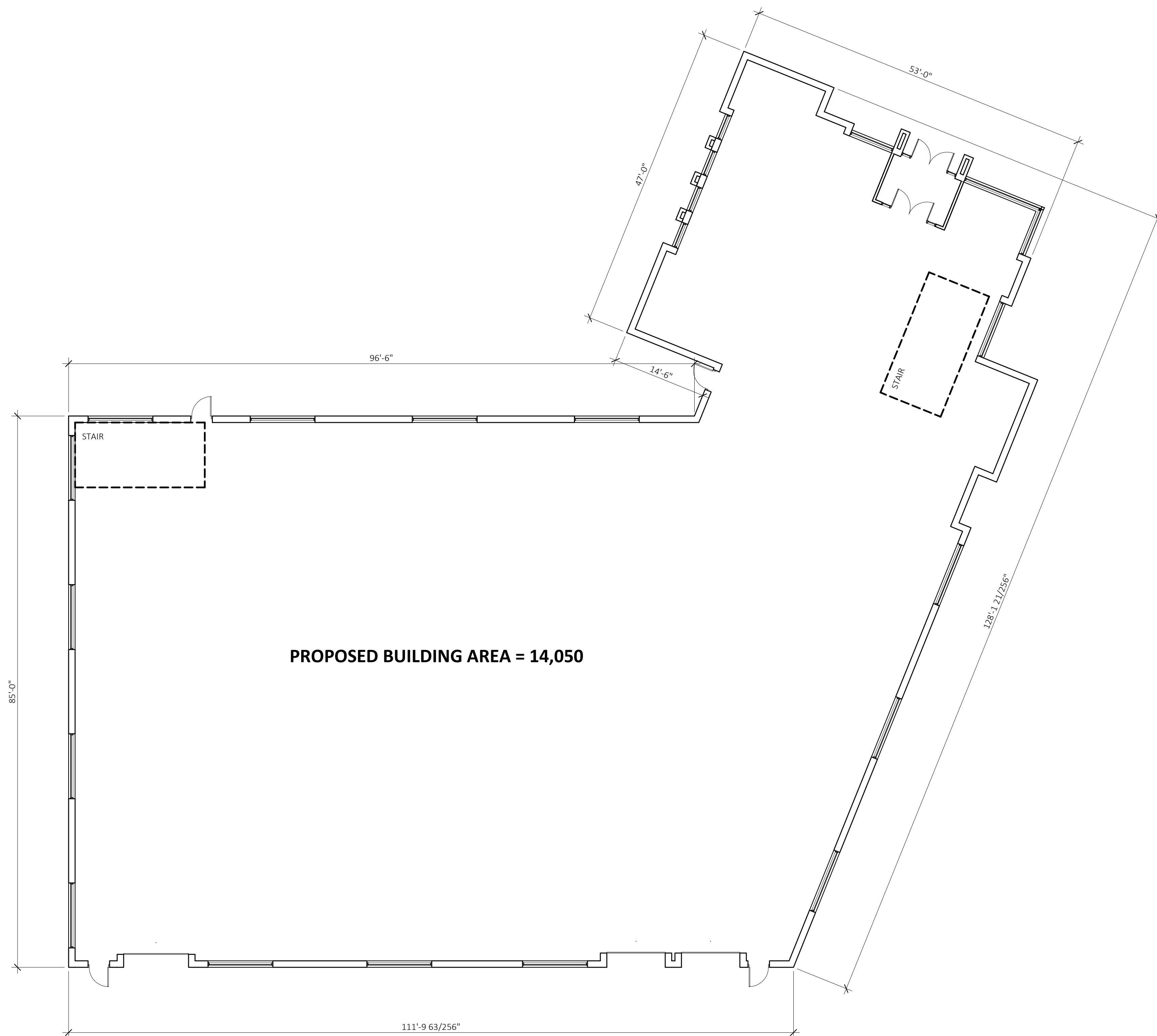
Goal

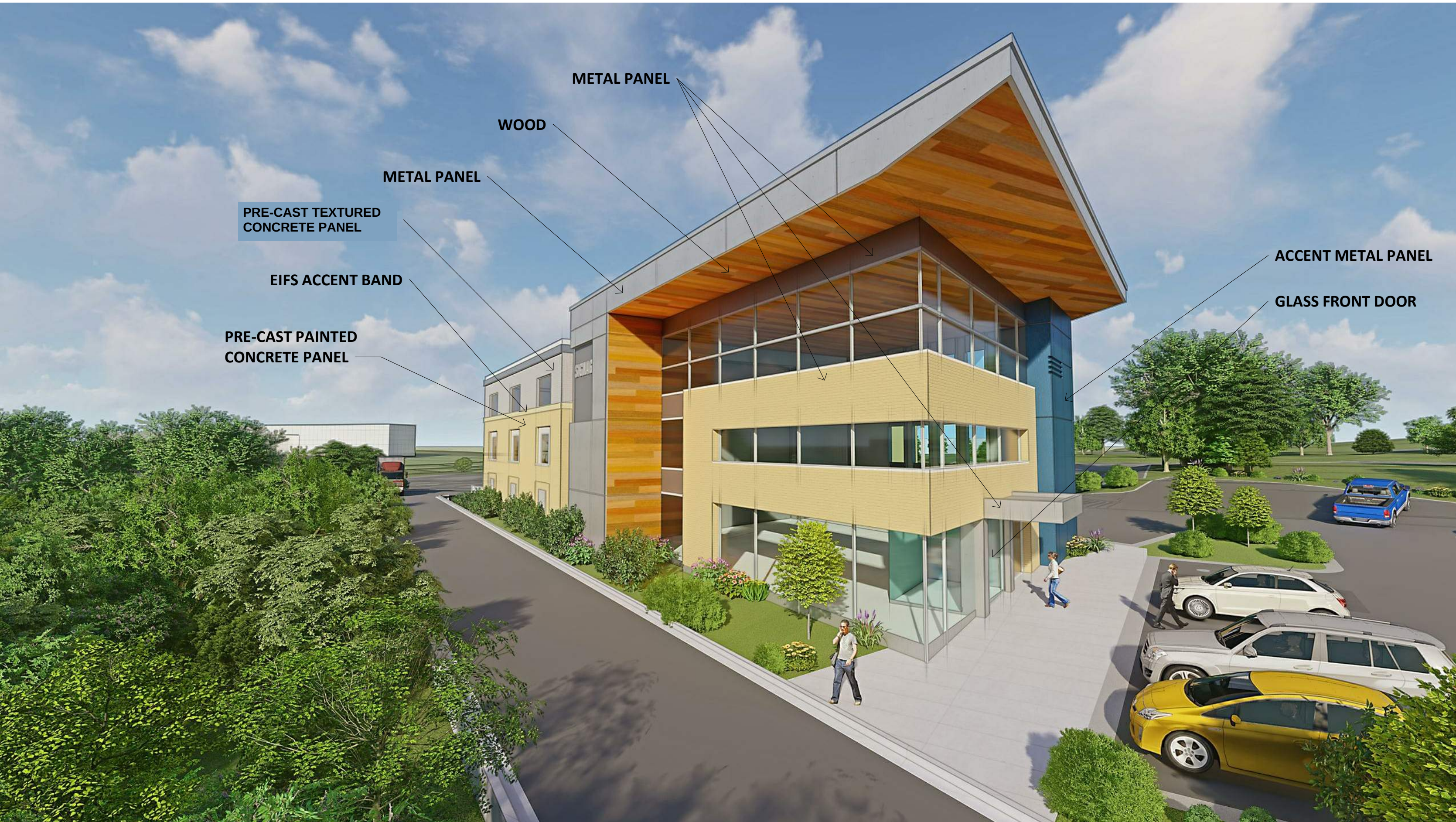
We firmly believe that this new building meets the overall mission and goals of the City of Chaska and that it will support well-planned, orderly growth while maintaining the high quality, uniqueness the community is known for, and its residents expect. We feel the City should approve this application for development.

General Information:

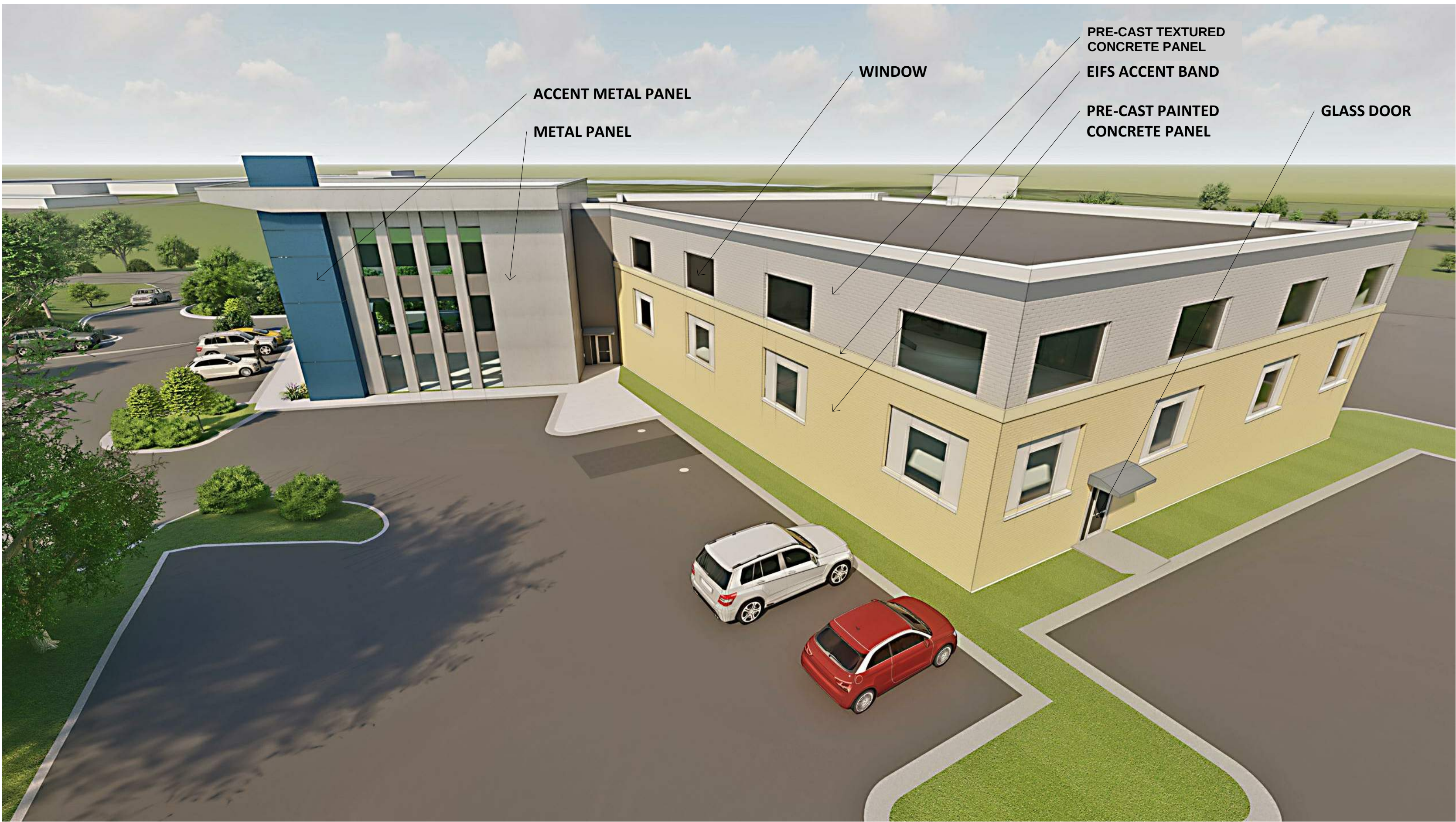
Building Height: 35'-40'

Building Sq. Ft.: Between 13,000sf and 14,000sf per floor





PRELIMINARY - ENTRY



PRELIMINARY - NORTHSIDE



PRELIMINARY - DOCK



PRELIMINARY - OVERALL



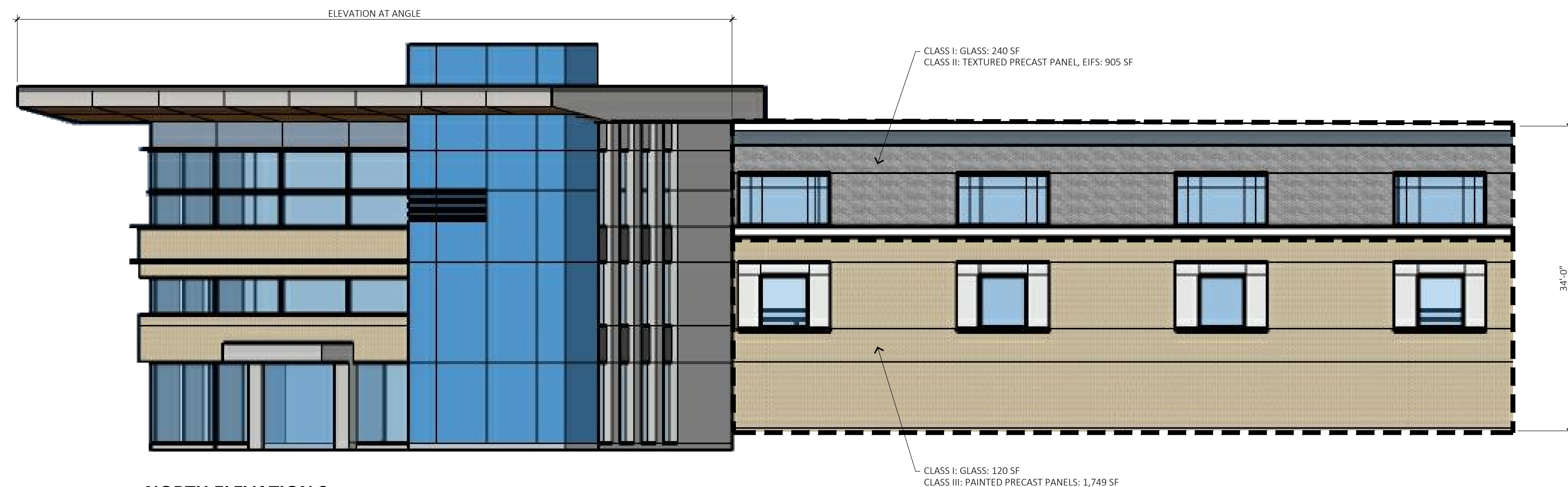
NORTH ELEVATION

MATERIAL PERCENTAGES:
TOTAL ELEVATION SURFACE = 19,106 SF

CLASS I MATERIAL: MIN 30% = 5,761 SF PROVIDED: 7,701 SF
CLASS II MATERIAL: MIN 30% = 5,761 SF PROVIDED: 4,057 SF
CLASS III MATERIAL: MAX 40% = 7,680 SF PROVIDED: 7,348 SF



NORTHWEST ELEVATION



NORTH ELEVATION 2

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



WEST ELEVATION

CLASS I: GLASS: 240 SF
CLASS II: TEXTURED PRECAST PANEL, EIFS: 850 SF

CLASS I: GLASS: 141 SF
CLASS III: PAINTED PRECAST PANELS: 1,633 SF

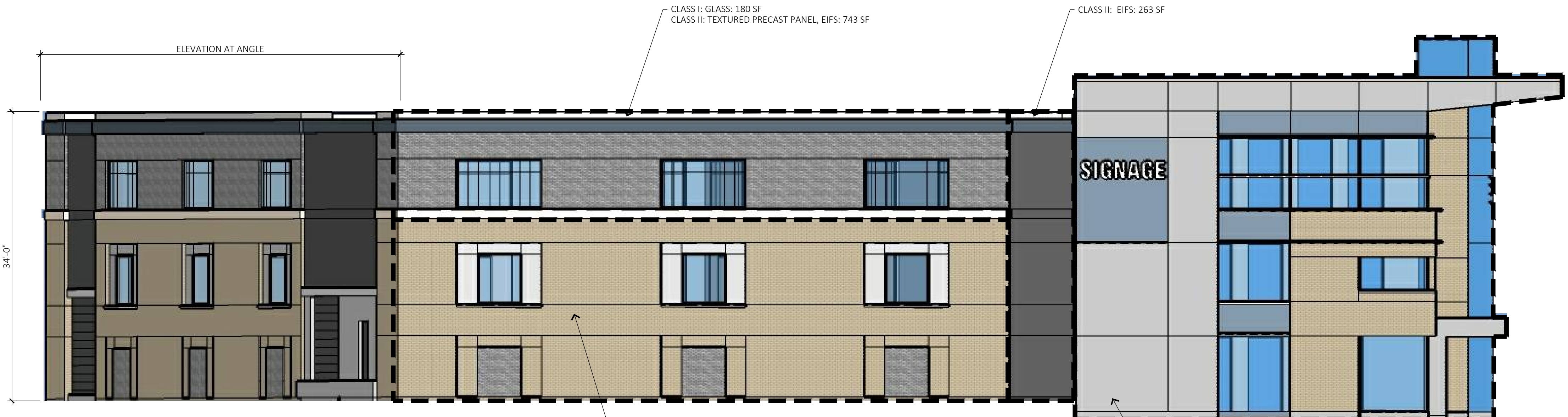


SOUTH ELEVATION

CLASS I: GLASS: 180 SF
CLASS II: TEXTURED PRECAST PANEL EIFS: 1,033 SF

CLASS I: GLASS: 90 SF
CLASS III: PAINTED PRECAST PANELS: 2,520 SF

RETAINING WALL



EAST ELEVATION

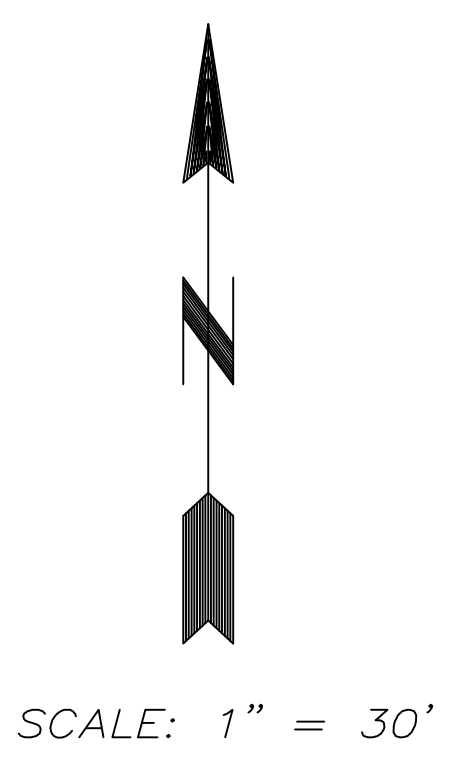
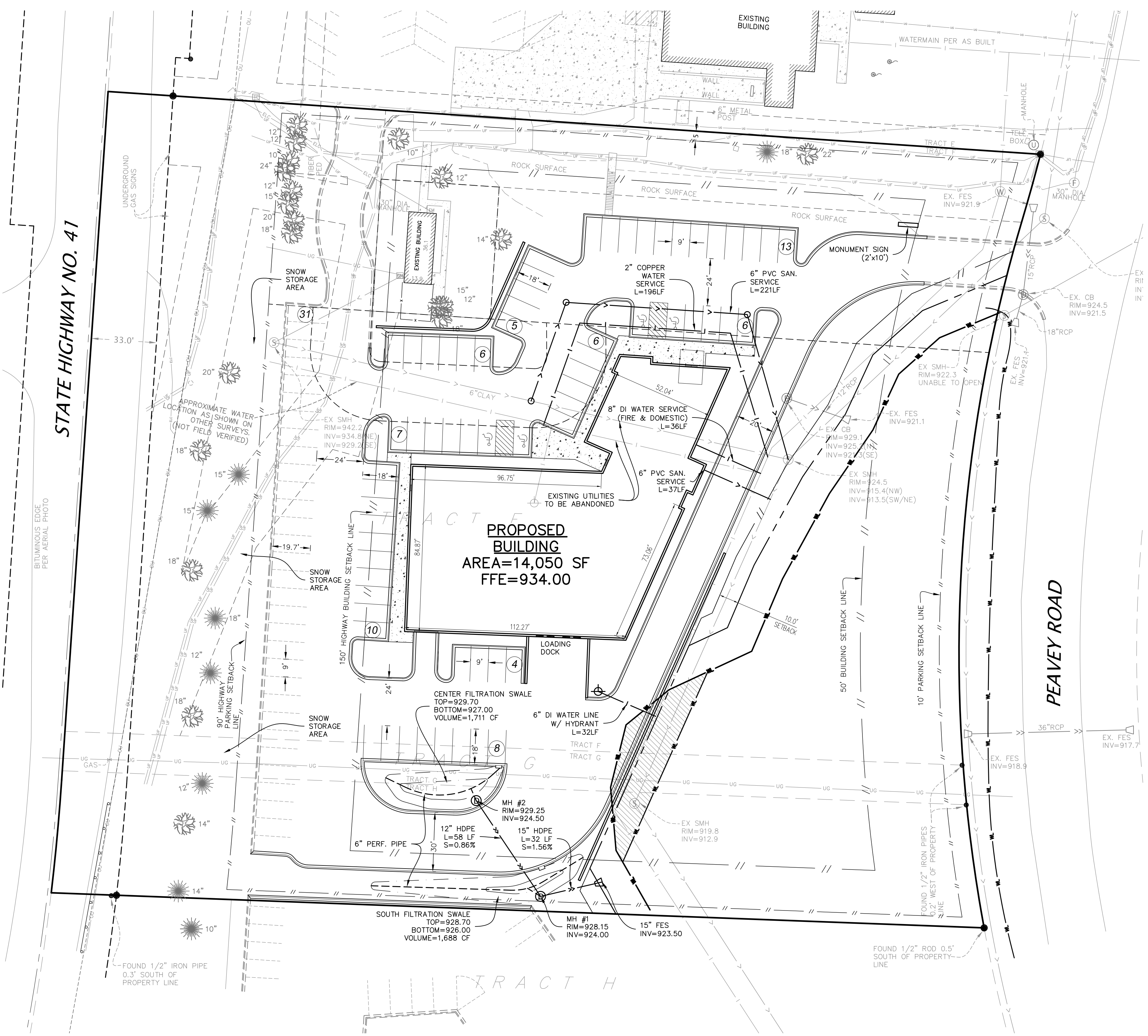
CLASS I: GLASS: 180 SF
CLASS II: TEXTURED PRECAST PANEL, EIFS: 743 SF

CLASS I: GLASS: 90 SF
CLASS III: PAINTED PRECAST PANELS: 1,446 SF

CLASS II: EIFS: 263 SF

CLASS I MATERIAL: METAL PANELS, GLASS: 2,056 SF

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



- NOTES:**
1. BASE PLAN USED IS A SURVEY PREPARED BY CORNERSTONE LAND SURVEYING, INC.
 2. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS SHOWN ARE APPROXIMATE ONLY. CONTRACTOR SHALL CONFIRM ALL LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT UTILITY COMPANIES VIA GOPHER STATE ONE-CALL ONLINE OR BY CALLING 811 OR 1-800-252-1166.
 3. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RESTRICTIVE OF THE PROJECT SPECIFICATIONS, THE STANDARD SPECIFICATIONS OF THE CITY OF CHASKA AND THE LATEST EDITION OF MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 4. EXISTING PARKING STALLS=147.
PARKING RATIOS: OFFICE=14,050 SF/250=56 STALLS
MANUFACTURING=14,050 SF/350=40 STALLS
PROPOSED PARKING STALLS=96 (INCLUDES 4 ACCESSIBLE STALLS).
 5. LOT AREA=182,575 SF, EXISTING IMPERVIOUS SURFACE AREA=75,155 SF (41.2%)
PROPOSED IMPERVIOUS SURFACE AREA=78,583 SF (43.0%)
PROPOSED PLANTING ISLAND AREA=4,979 SF/49,207 SF (10.1%)

PEAVEY LAND ENTITLEMENT
CHASKA, MINNESOTA
for:
ANDERSON LIMITED

STARK
ENGINEERING

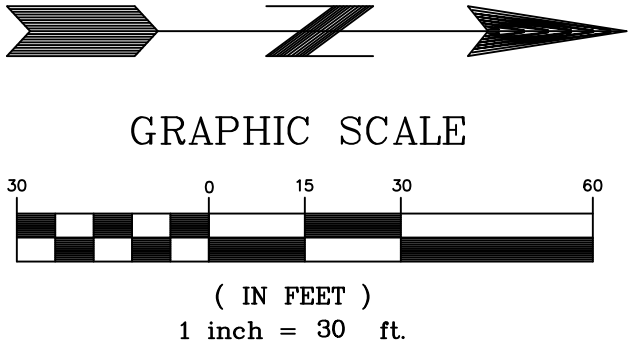
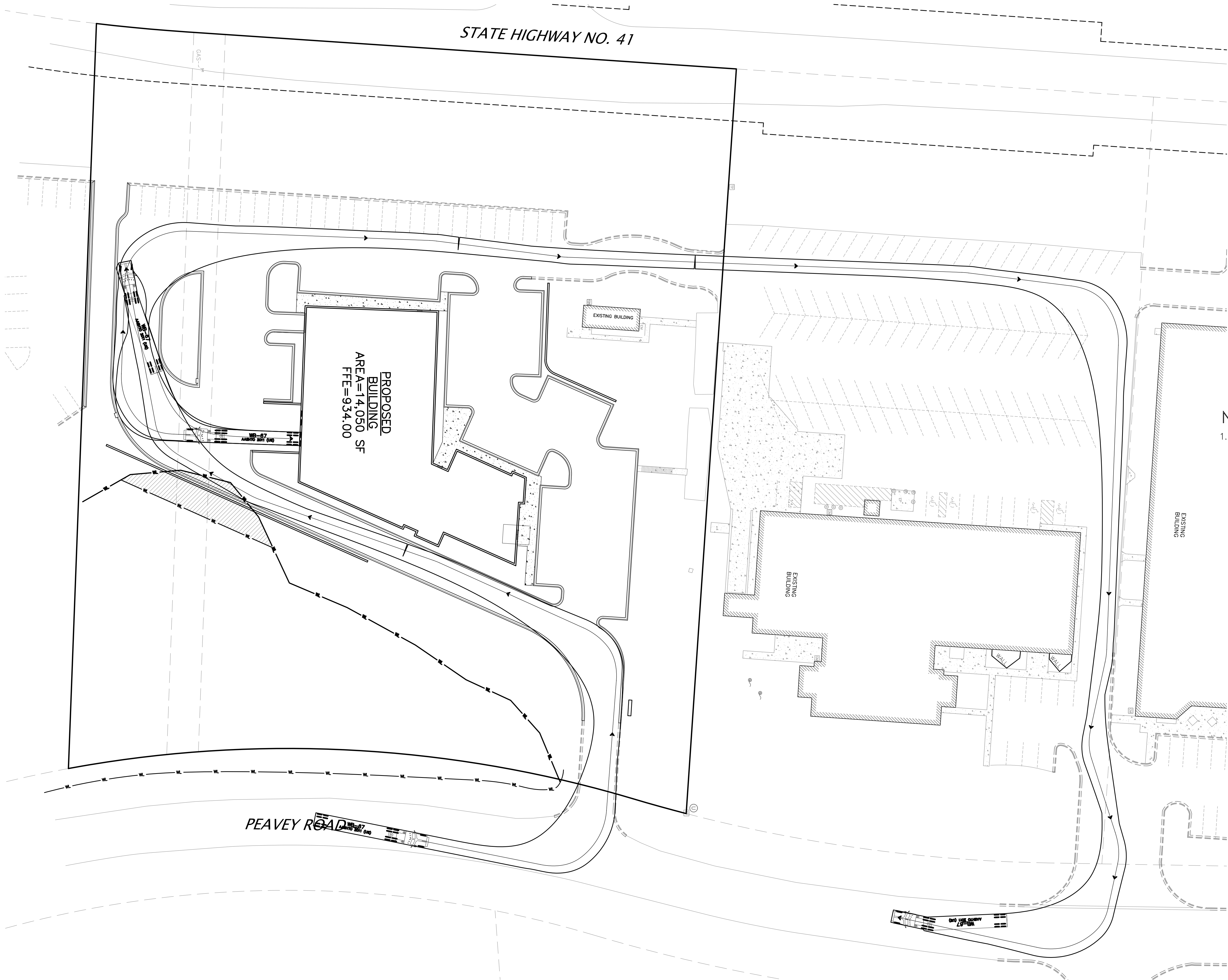
www.starkengineer.com
920-249-2611
Sault Rapids, Minnesota

REVISIONS	I hereby certify that this plan, specification or report was prepared by me or under my supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.	
10/3/18	12/19/19	26093
9/27/19	12/19/19	DATE
CONCEPT	PRELIMINARY	REGISTRATION NO.
12/19/19	CITY REVIEW	

SITE AND UTILITY PLAN

C-1

REVIEW PLAN
NOT FOR CONSTRUCTION



NOTES:
1. BASE PLAN USED IS A SURVEY PREPARED BY CORNERSTONE LAND SURVEYING, INC.

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.

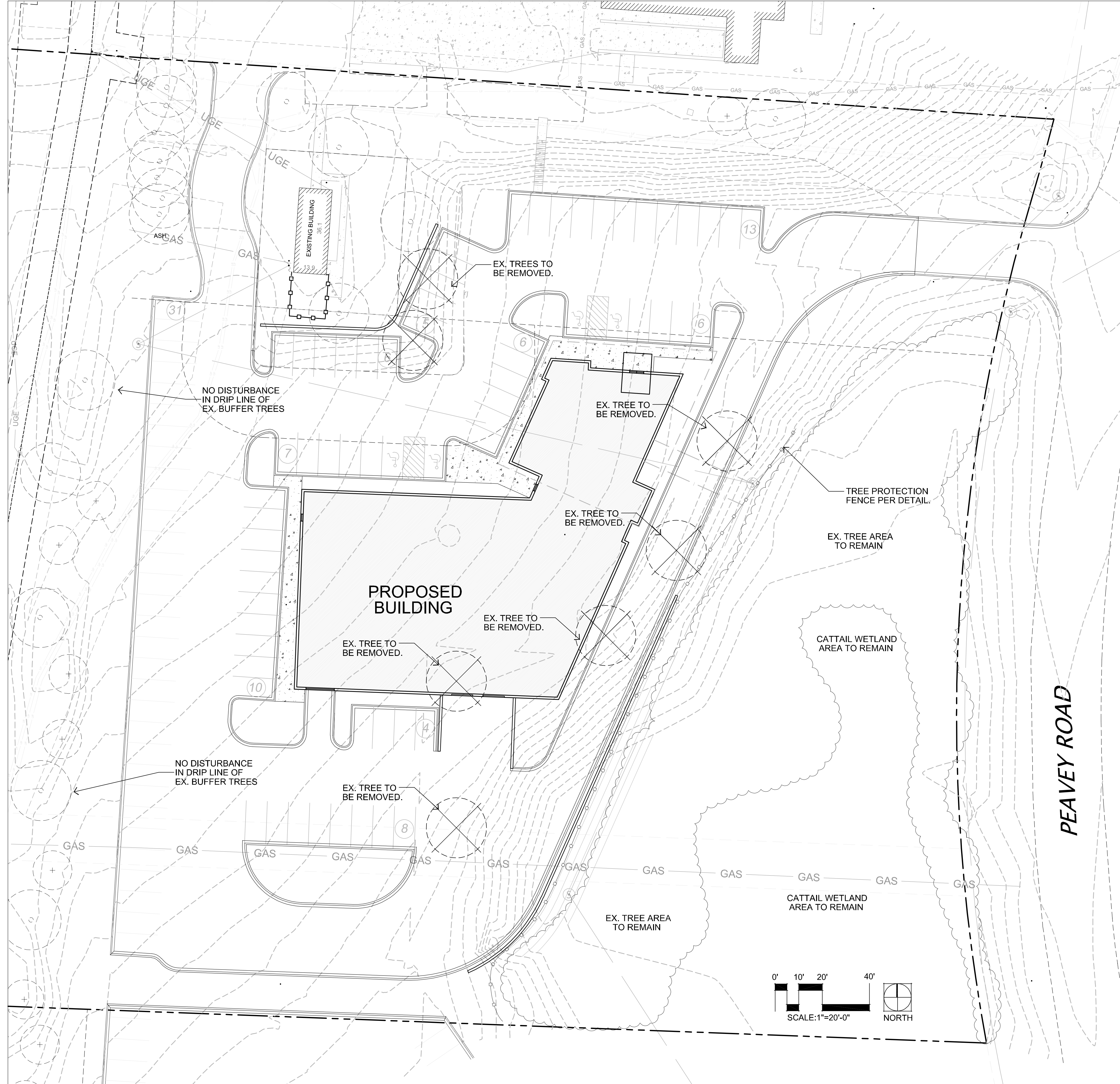
REVISIONS

TRUCK TURNING PLAN

PEAVEY LAND ENTITLEMENT
CHASKA, MINNESOTA
for:
ANDERSON LIMITED

SHEET
C-1.1

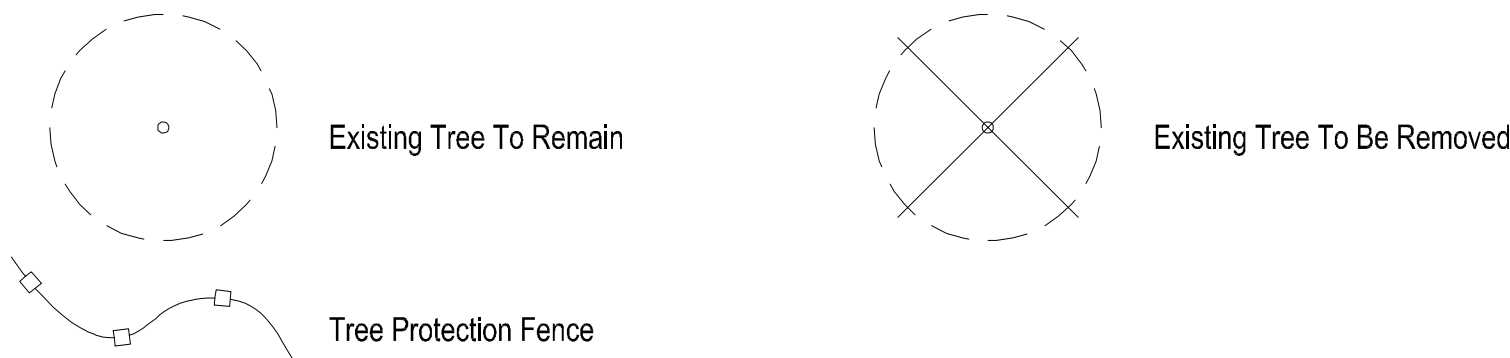
Wayne C.B. Stark Date 12/19/19 Registration No. 26093



General Notes:

- 1. Refer to Sheet L102 + L103 for Plant Schedule, Details, Notes, and Requirements.
- 2. See Civil Engineer's plans for site plan layout and dimensions.
- 3. Contractor to coordinate all work in the city right-of-way with Carver County & City of Chaska Public Works Departments.
- 4. Protect existing trees to remain from damage during construction.
- 5. Place a minimum of 4" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.
- 6. See Landscape Sheet L101 for Landscape Layout Plan

LEGEND:

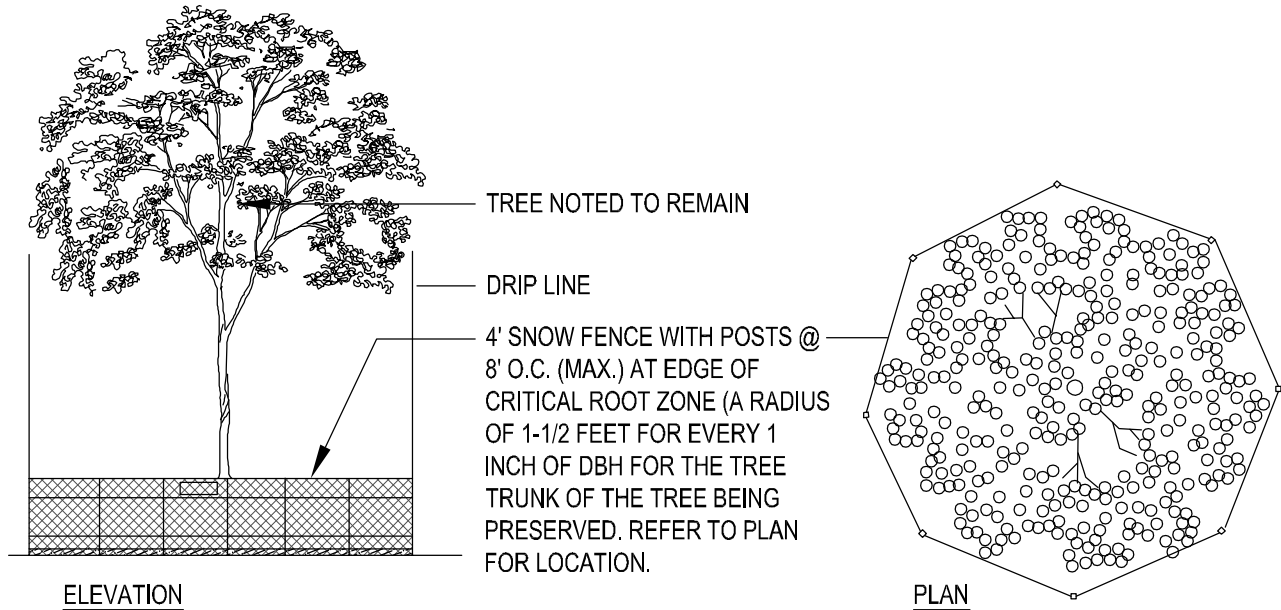


Tree Preservation Notes:

- Existing boundary, location, topographic, and utility information shown on this plan is from a an unknown survey.
- Do not begin tree clearing work until tree protection measures are in place and to the permit approval of the City Forester has been granted.
- Critical Root Zone: Install high density polyethylene safety fence, 4 ft. high, international orange, at the Drip Line or at the Critical Root Zone whichever is greater, of trees to be preserved per detail, prior to commencement of earthwork activity. Field-staking of the fence location(s) subject to City approval.
- Where silt fence and proposed tree protection fence overlap, place the tree protection fence on the outside of the silt fence, double-staked at the break-point.
- Refer to Tree Protection Detail 1.
- The contractor shall prune the canopy of existing trees to remain where the canopy is in jeopardy of damage due to the new improvements shown. It is recommended that the contractor hire a certified arborist to perform the pruning. Any branches broken during construction shall be immediately trimmed and wounds painted to prevent further damage.
- Perform work in accordance with the laws, ordinances, rules, regulations, and orders of public authority having jurisdiction. Secure and pay for permits, governmental fees and licenses necessary for the proper execution of the demolition work.
- Provide protective coverings and enclosures as necessary to prevent damage to existing work that is to remain. Existing work to remain may include items such as trees, shrubs, lawns, sidewalks, drives, curbs, utilities, buildings and/or other structures on or adjacent to the demolition site. Provide temporary fences and barricades as required for the safe and proper execution of the work and the protection of persons and property.
- Remove debris, waste, and rubbish promptly from the site. On-site burial of debris is not permitted. Burn no debris on the site. Salvage material not otherwise indicated to be reused shall become the Contractor's property and is to be removed promptly from the site and disposed of in strict accordance with all applicable laws, regulations, and/or statutes.
- Buildings, features, surfaces, and other descriptive references shown on this drawing are for informational purposes only. Field verify all information relevant to the project prior to proceeding with the work. Visit the site and determine all site conditions and hazards.
- This plan is a guide as to the anticipated amount of disturbance expected due to proposed improvements. The contractor is expected to take all necessary precautions to ensure trees noted to remain are not damaged during construction. Do not store material or drive within the drip line of existing trees to remain. Be aware of overhead branches for clearance of material and equipment.
- This plan is not a guarantee that existing trees will survive during/post construction, but rather a guide to help assure their protection and greatest chances of survival at the surface level. Further protection measures outside this scope could involve ecologists, foresters and arborists.
- Notify the Owner's Representative when tree protection fencing is taken down to perform work in conjunction with the new improvements noted in this plan set. The contractor is responsible for re-erecting the tree protection fence immediately after the work is complete, when ever possible
- Trees shown as existing to remain (be preserved) that are damaged / killed as a result of construction activities are subject to replacement per the City Tree Replacement penalty. Replacement trees are to be paid for at no additional expense to the Owner.

Existing Tree Summary:

Caliper Inch:	Tree Type:	Remove?
12	Deciduous	No
12	Deciduous	No
10	Deciduous	No
24	Deciduous	No
12	Deciduous	No
15	Deciduous	No
20	Deciduous	No
18	Deciduous	No
10	Deciduous	No
12	Deciduous	No
14	Deciduous	No
14	Deciduous	No
14	Deciduous	Yes
15	Deciduous	Yes
18	Deciduous	No
18	Coniferous	No
22	Deciduous	No
15	Deciduous	Yes
15	Deciduous	Yes
11	Deciduous	Yes
12	Deciduous	Yes
18	Deciduous	Yes
10	Coniferous	No
14	Coniferous	No
14	Deciduous	No
12	Coniferous	No
18	Deciduous	No
12	Coniferous	No
18	Coniferous	No
18	Deciduous	No
15	Coniferous	No
15	Coniferous	No
18	Deciduous	No
20	Deciduous	No
515	Total Existing Significant Inches On-Site	
34	Significant Trees Existing On-Site	
100	Total Significant Inces To Be Removed	
7	Existing Trees To Be Removed	
20.6%	Percent of Existing Trees To Be Removed	
415	Existing Significant Inches To Remain (Credit)	



NOTE: TREE PROTECTION SHALL BE PROVIDED BY CONTRACTOR AS REQUIRED TO AIDE IN SURVIVABILITY OF EXISTING TREES TO REMAIN. DO NOT STORE MATERIALS OR DRIVE EQUIPMENT WITHIN THE TREE DRIP LINE AS DESIGNATED ABOVE. MAINTAIN THE FENCE INTEGRITY AT ALL TIMES THROUGHOUT CONSTRUCTION.

TREE PROTECTION FENCE SHALL BE IN PLACE PRIOR TO THE START OF DEMOLITION.

1 TYPICAL TREE PROTECTION DETAIL

NOT TO SCALE

REVIEW PLAN
NOT FOR CONSTRUCTION

PEAVY LAND ENTITLEMENT
CHASKA, MINNESOTA
for:
ANDERSON LIMITED

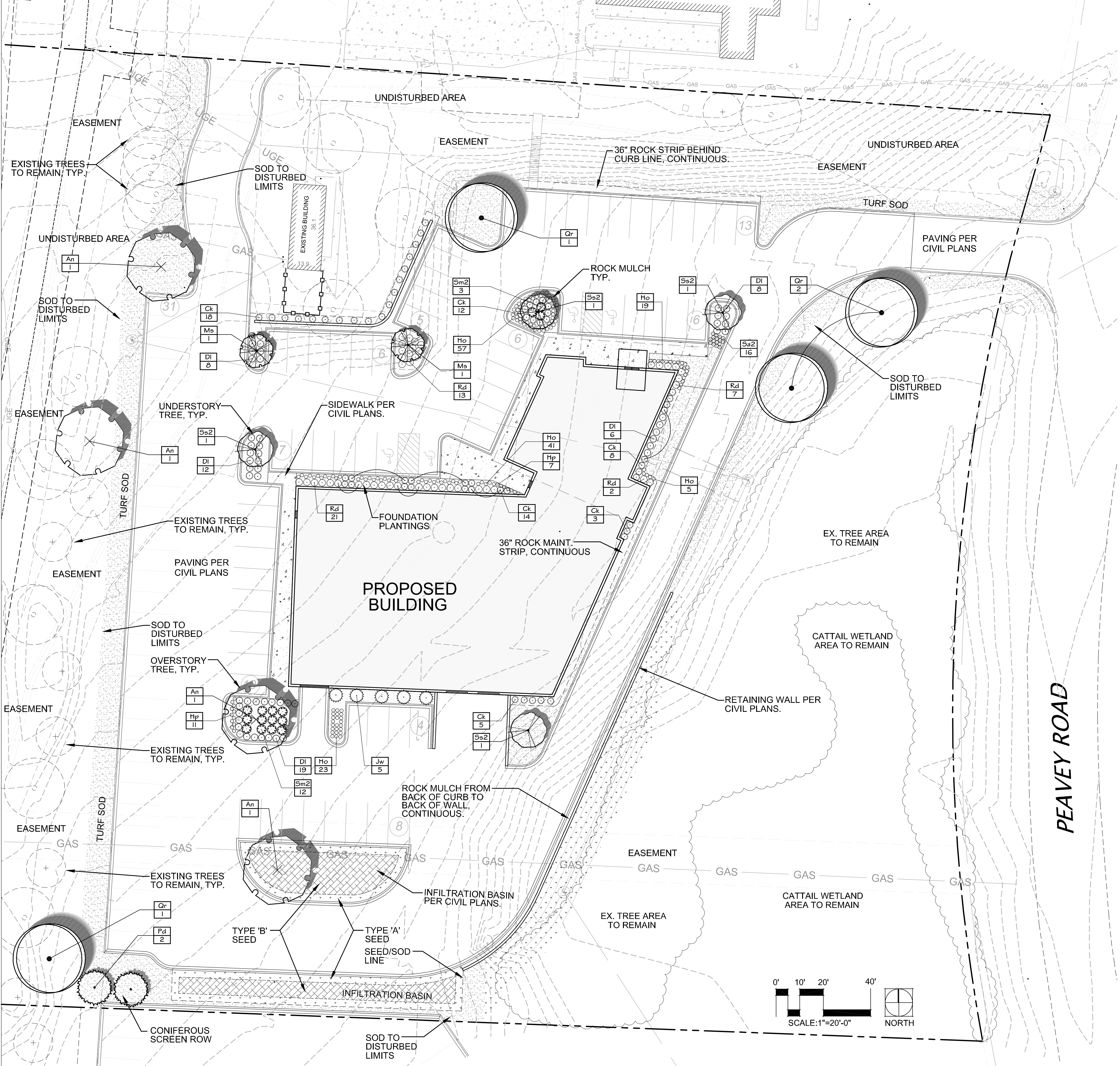
TREE PRESERVATION +
PROTECTION PLAN

REVISIONS		PRELIMINARY	
12-2-19	Preliminary Plan Set		
12-20-19	City Comments		
		Date: 12/20/19	

STARKK
ENGINEERING

www.starkengineer.com
320-249-2811
Saulk Rapids, Minnesota

CALYX
DESIGN GROUP
Landscape Architecture
Planning
1000 Highway 101 N. Suite 307
Saint Paul, MN 55104
651.788.9018 | calyxdesigngroup.com



General Notes:

1. Refer to Sheet L102 + L103 for Plant Schedule, Details, Notes, and Requirements.
2. See Civil Engineer's plans for site plan layout and dimensions.
3. Contractor to coordinate all work in the city right-of-way with Carver County & City of Chaska Public Works Departments.
4. Protect existing trees to remain from damage during construction.
5. Place a minimum of 4" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.
6. See Landscape Sheet L101 for Tree Preservation Plan.

LANDSCAPE SUMMARY:

City of Chaska Landscape Requirement:

Building Height: 34' (2 Floors)
Square Footage: 28,100GSF
Calculation: (28,100 / 320)=88
Required Tree Inches: 88
Existing Tree Inches (Credit): 415
New Tree Inches Required: 0
New Tree Inches Provided: 36

LEGEND:

	Proposed Deciduous Shade Tree		Proposed Deciduous Ornamental Tree
	Existing Tree To Remain		Proposed Deciduous Shrub
	Proposed Turf Sod		Proposed Rock Mulch
	Proposed Native Seed Type 'A'		Proposed Native Seed Type 'B'

PRELIMINARY LANDSCAPE PLAN:

7.A. Recommend Approval of the...

REVIEW PLAN
NOT FOR CONSTRUCTION

PEAVY LAND ENTITLEMENT
CHASKA, MINNESOTA
for:
ANDERSON LIMITED

SHEET

L101

I hereby certify that this plan, specification, or report was prepared by me or an employee of my firm, and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.
Date: 12/20/19
PRELIMINARY
12-2-19 Preliminary Plan Set
12-20-19 City Comments

REVISIONS

PRELIMINARY
LANDSCAPE PLAN

PEAVY LAND ENTITLEMENT
CHASKA, MINNESOTA
for:
ANDERSON LIMITED

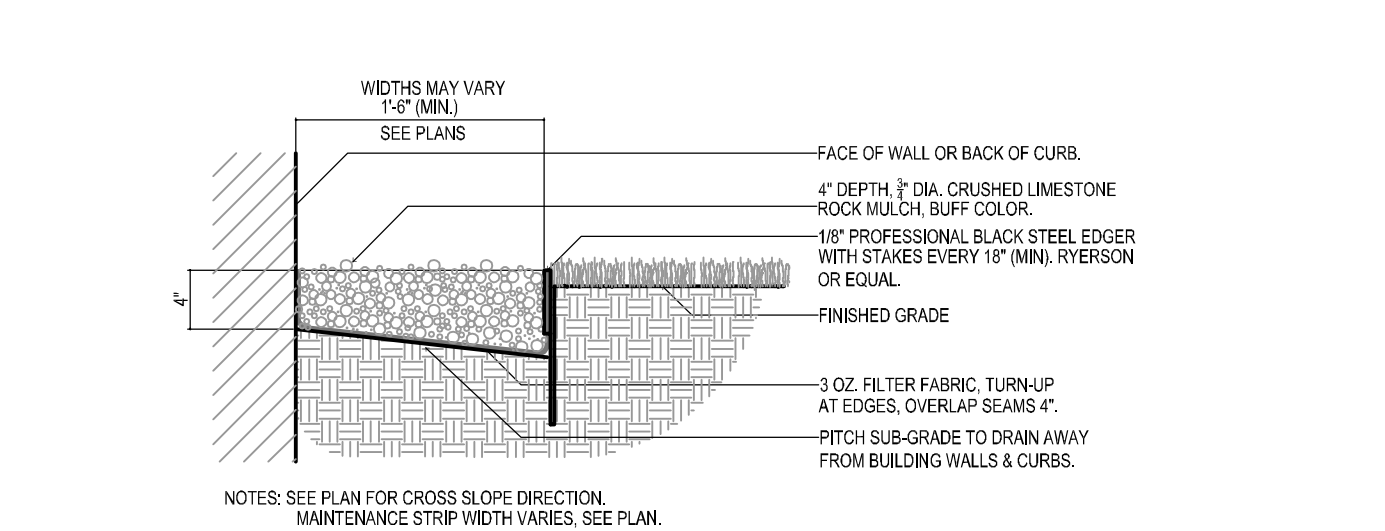
SHEET

L101

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Landscape Architecture
Planning
10000 Highway N, Suite 307
Saint Paul, MN 55104
651.788.9018 | calyxdesigngroup.com

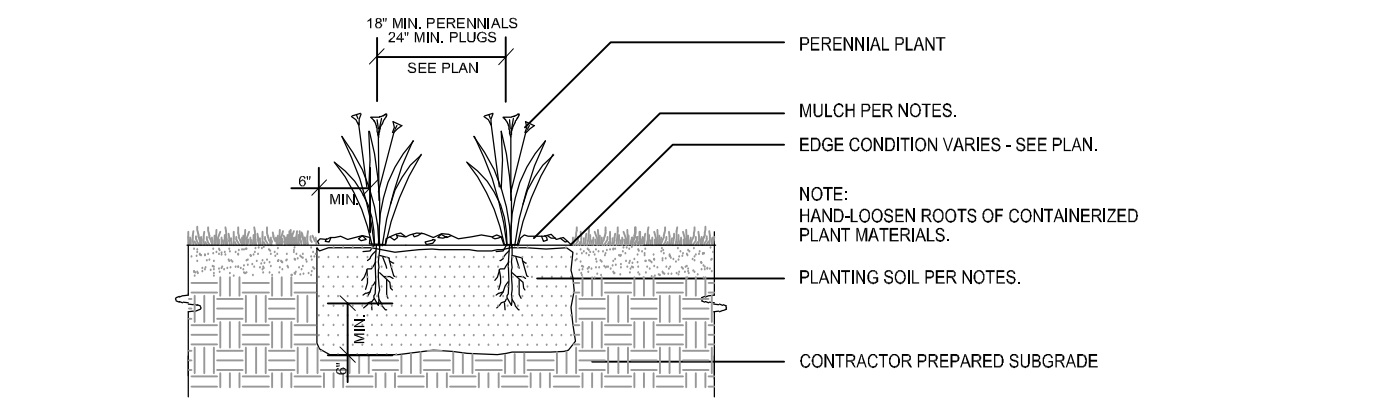
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Saulk Rapids, Minnesota

STARK
ENGINEERING



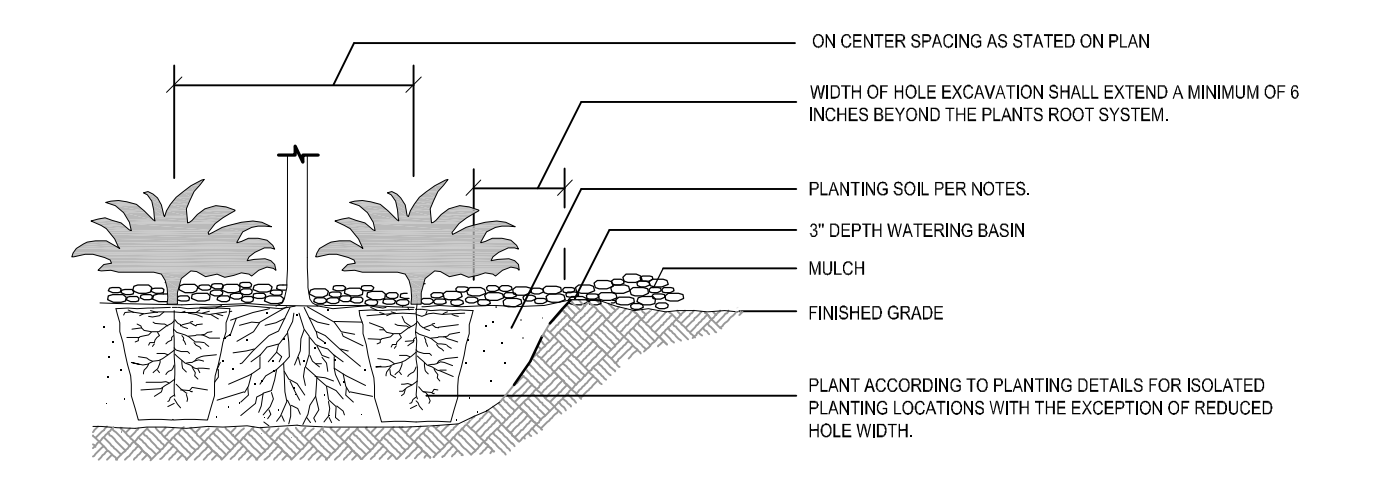
1 ROCK MULCH DETAIL

L102 NOT TO SCALE



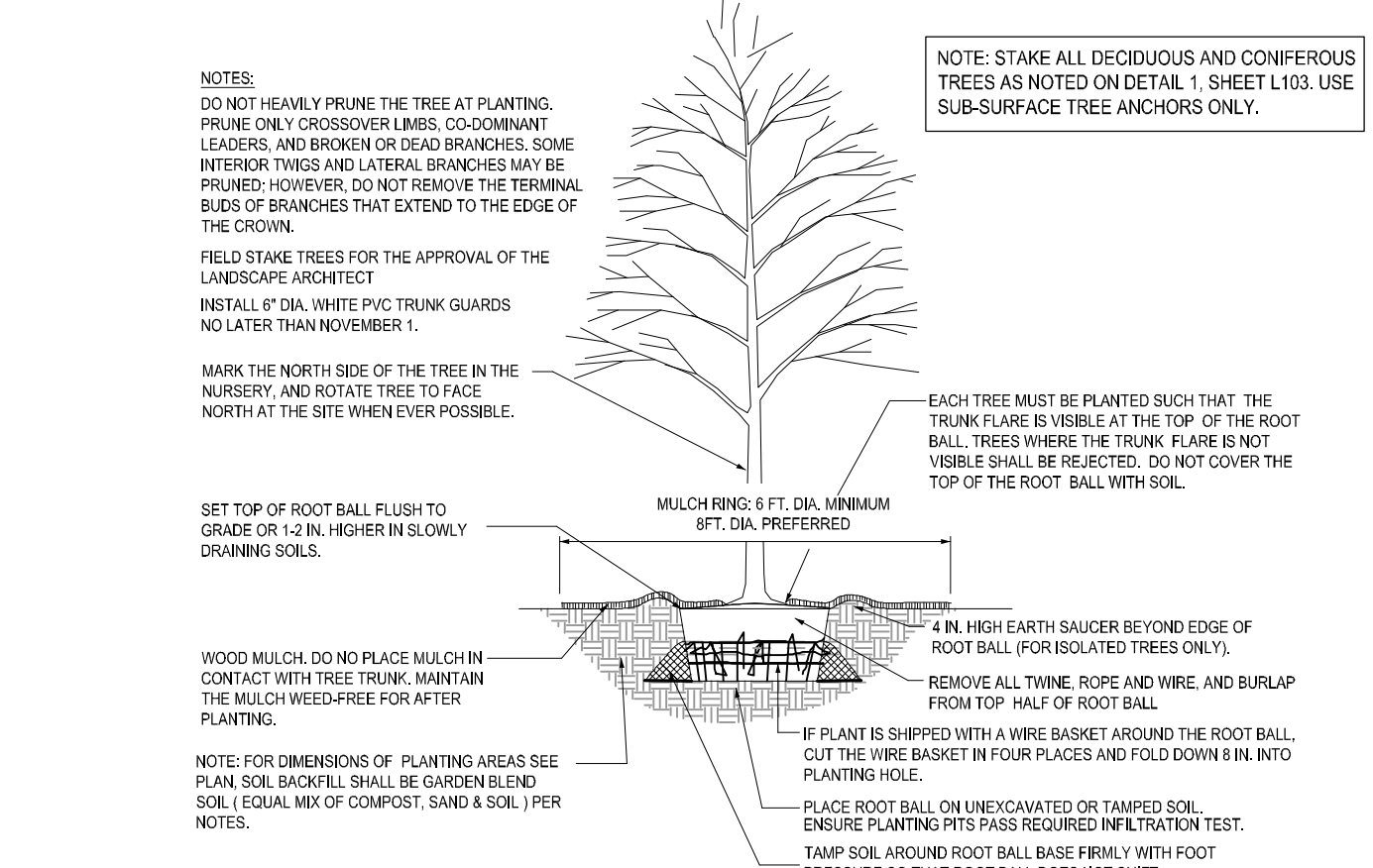
2 TYP. PERENNIAL PLANTING - SECTION

L102 NOT TO SCALE



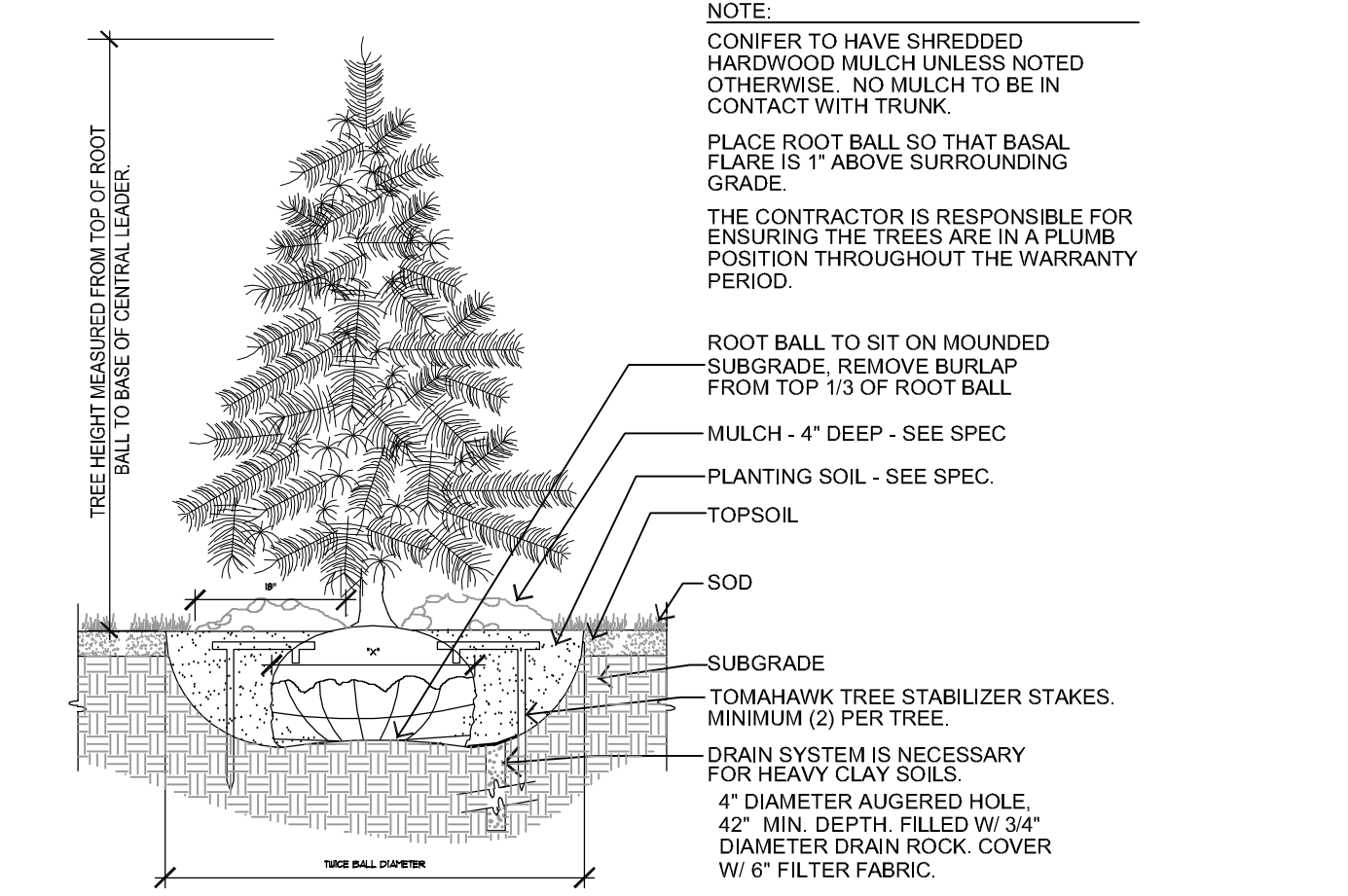
3 TYP. SHRUB PLANTING - SECTION

L102 NOT TO SCALE



4 DECIDUOUS TREE PLANTING - SECTION

L102 NOT TO SCALE



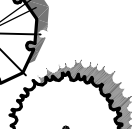
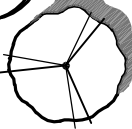
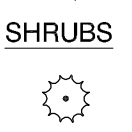
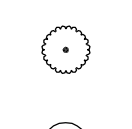
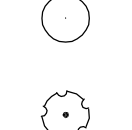
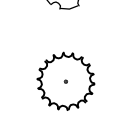
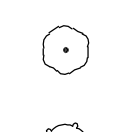
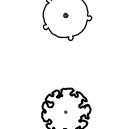
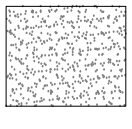
5 CONIFEROUS TREE PLANTING - SECTION

L102 NOT TO SCALE

LANDSCAPE DETAILS, NOTES AND SCHEDULES:

7.A. Recommend Approval of the...

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	
	An	Acer rubrum `Northwood`	Northwood Maple	2.5' Cal.	B&B	4	
	Ms	Malus x `Spring Snow`	Spring Snow Crab Apple	1.5' Cal.	B&B	2	
	Pd	Picea glauca `Densata`	Black Hills Spruce	6` Hgt.	B&B	2	
	Qr	Quercus rubra	Northern Red Oak	2.5' Cal.	B&B	4	
	Ss2	Syringa reticulata `Ivory Silk`	Ivory Silk Japanese Tree Lilac	2" Cal.	B&B	4	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	
	Ck	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	1 gal.	Pot	60	
	DI	Diervilla lonicera	Dwarf Bush Honeysuckle	3 gal.	Pot	53	
	Ho	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily	1 gal.	Pot	145	
	Hp	Heuchera micrantha `Palace Purple`	Palace Purple Coral Bells	1 gal.	Pot	18	
	Jw	Juniperus scopulorum `Wichita Blue`	Wichita Blue Juniper	4` Ht.	Pot	5	
	Rd	Rosa x `Dwarf Pavement`	Dwarf Pavement Rose	3 gal.	Pot	43	
	Sa2	Sedum x `Autumn Joy`	Autumn Joy Sedum	1 gal.	Pot	16	
	Sm2	Syringa patula `Miss Kim`	Miss Kim Lilac	3 gal.	Pot	15	
SOD/SEED	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
	Pa	Poa pratensis `Admiral`	Kentucky Bluegrass	sod	Sod Rolls		10,620 sf

Seeding Specification:

Seed in the Storm Basin Sides and Other Open Areas TYPE A: (unless otherwise noted on civil plans), shall be: MnDOT #35-221 Dry Prairie General, worked into the topsoil layer at 40.00 lbs per acre. Submit seed mix for approval. Grading and Erosion Control per Civil Plans and Specifications. Add 20lbs per acre of MnDOT 21-111 Oats Cover Crop to pond bottom.

35-221 Dry Prairie General					
Common Name	Scientific Name	Rate (lb/ac)	Rate (kg/ha)	% of Mix (by weight)	Seeds/ sq ft
side-oats grama	Bouteloua curtipendula	3.00	3.36	8.22%	6.61
little bluestem	Schizachyrium scoparium	3.00	3.36	8.22%	16.53
nodding wild rye	Elymus canadensis	1.00	1.12	2.74%	1.91
kalm's brome	Bromus kalmii	0.73	0.82	2.05%	2.14
big bluestem	Andropogon gerardii	0.70	0.78	1.92%	2.57
Indian grass	Sorghastrum nutans	0.70	0.78	1.92%	3.09
blue grama	Bouteloua gracilis	0.50	0.56	1.37%	7.35
junegrass	Koeleria macrantha	0.25	0.28	0.69%	18.37
prairie dropseed	Sporobolus heterolepis	0.12	0.13	0.34%	0.73
switchgrass	Panicum virgatum	10.00	11.21	27.42%	50.30
black-eyed susan	Rudbeckia hirta	0.31	0.35	0.84%	10.32
purple prairie clover	Dalea purpurea	0.15	0.21	0.51%	1.92
hoary vervain	Verbena stricta	0.15	0.15	0.34%	1.29
lead plant	Amorpha canescens	0.09	0.10	0.26%	0.42
blue giant hyssop	Asclepias speciosa	0.06	0.07	0.17%	0.67
butterfly milkweed	Asclepias tuberosa	0.06	0.07	0.17%	0.67
Canada milk vetch	Astragalus canadensis	0.06	0.07	0.18%	0.40
bird's foot trefoil	Desmodium illinoense	0.06	0.07	0.17%	0.83
white prairie clover	Trifolium repens	0.06	0.07	0.15%	0.59
Canada tick trefoil	Desmodium canadense	0.06	0.07	0.18%	0.13
stiff sunflower	Helianthus scaberrimus	0.06	0.07	0.17%	0.09
wild bergamot	Monarda fistulosa	0.06	0.07	0.15%	1.42
stiff goldenrod	Oligoneuron rigidum	0.06	0.07	0.15%	0.83
large-flowered beard tongue	Polygonum grandiflorum	0.06	0.07	0.17%	0.32
smooth aster	Symphoricarpos laevis	0.06	0.07	0.17%	1.26
rough blazing star	Liatris aspera	0.04	0.04	0.12%	0.25
gray goldenrod	Solidago nemoralis	0.04	0.04	0.10%	3.86
heath aster	Symphoricarpos ericoides	0.04	0.04	0.10%	2.58
Forbs Subtotal		1.50	1.68	4.05%	26.96
Oats	Avena sativa	25.00	28.02	68.49%	11.13
Cover Crop Subtotal		25.00	28.02	68.49%	11.13
Total		36.50	40.91	100.00%	97.39

Seed in the Storm Basin Bottom TYPE B: (unless otherwise noted on civil plans), shall be: MnDOT #35-241 Mesic Prairie General, worked into the topsoil layer at 40.00 lbs per acre. Submit seed mix for approval. Grading and Erosion Control per Civil Plans and Specifications. Add 20lbs per acre of MnDOT 21-111 Oats Cover Crop to pond bottom.

35-241 Mesic Prairie General					
Common Name	Scientific Name	Rate (lb/ac)	Rate (kg/ha)	% of Mix (by weight)	Seeds/ sq ft
big bluestem	Andropogon gerardii	2.00	2.24	5.48%	7.35
Indian grass	Sorghastrum nutans	2.00	2.24	5.48%	8.82
side-oats grama	Bouteloua curtipendula	1.50	1.73	4.39%	3.53
little bluestem	Schizachyrium scoparium	1.50	1.73	4.39%	8.52
nodding wild rye	Elymus canadensis	1.17	1.31	3.26%	2.93
slender wheatgrass	Cynus tractatoides	1.00	1.12	2.73%	2.53
kalm's brome	Bromus kalmii	0.50	0.56	1.37%	1.47
prairie dropseed	Sporobolus heterolepis	0.07	0.08	0.18%	0.39
switchgrass	Panicum virgatum	10.00	11.21	27.59%	35.46
black-eyed susan	Rudbeckia hirta	0.31	0.35	0.86%	10.30
purple prairie clover	Dalea purpurea	0.15	0.21	0.51%	1.93
Early Sunflower	Helipopsis helianthoides	0.13	0.15	0.34%	0.29
blue giant hyssop	Asclepias speciosa	0.06	0.07	0.15%	1.92
lead plant	Amorpha canescens	0.06	0.07	0.15%	0.42
Canada milk vetch	Astragalus canadensis	0.06	0.07	0.17%	0.39
white prairie clover	Dalea caridifolia	0.06	0.07	0.17%	0.44
Canada tick trefoil	Desmodium canadense	0.06	0.07	0.18%	0.13
stiff sunflower	Helianthus scaberrimus	0.06	0.07	0.17%	0.09
wild bergamot	Monarda fistulosa	0.06	0.07	0.17%	1.51
stiff goldenrod	Oligoneuron rigidum	0.06	0.07	0.17%	0.84
smooth aster	Symphoricarpos laevis	0.06	0.07	0.17%	1.26
hoary vervain	Verbena stricta	0.06	0.07	0.17%	0.64
golden alexanders	Eriogonum aureum	0.06	0.07	0.15%	0.23
common milkweed	Asclepias syriaca	0.04	0.04	0.10%	0.06
butterfly milkweed	Asclepias tuberosa	0.04	0.04	0.10%	0.06
blue vervain	Verbena hastata	0.04	0.04	0.12%	1.50
rough blazing star	Liatris aspera	0.03	0.03	0.08%	0.48
great blazing star	Liatris pycnostachya	0.03	0.03	0.09%	0.13
heath aster	Symphoricarpos ericoides	0.03	0.03	0.09%	2.30
Forbs Subtotal		1.50	1.68	4.11%	23.89
Oats	Avena sativa	25.00	28.02	68.56%	11.14
Cover Crop Subtotal		25.00	28.02	68.56%	11.14
Total		36.50	40.91	100.00%	70.49

Landscape Notes and Requirements:

- Tree saucer for individual trees outside of a plant bed to be four inches (4") depth natural single-shred hardwood mulch for trees outside of a plant bed. Install per tree planting detail. Do not place mulch against tree trunk. Remove wire and burlap from top third of root ball before final soil back-fill and mulch.
- Refer to civil plan sheets for grading, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.
- All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified.
- Plan takes precedence over plant schedule if discrepancies in quantities exist.
- All proposed plants shall be located and staked as shown.
- Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.
- The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours.
- All plant materials shall be fertilized upon installation as specified.
- The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
- If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission. Plant bed drainage concerns during plant installation shall be brought to the attention of the Owner and General Contractor immediately.
- Contractor shall establish to his/ her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.
- Contractor is responsible for ongoing maintenance of all newly installed material until time of owner acceptance. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to, pruning, fertilization and disease/pest control.
- Warranty: The contractor shall guarantee newly planted material through one calendar year from the date of written owner acceptance. Plants that exhibit more than 20% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.
- This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.
- The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.
- Plant size & species substitutions must be approved in writing prior to acceptance in the field.
- Irrigation: The landscape contractor shall furnish an Irrigation Layout Plan for head-to-head coverage of all tree, turf and shrub planting areas. Use commercial-grade Hunter irrigation equipment and provide product cut-sheets and (4) copies of the proposed layout plan to the landscape architect for review and approval prior to installation. Coordinate irrigation connection point, controller, back-flow and valving locations with the mechanical engineer, architect, & general contractor. Include 1 full shut-down and spring start-up in Irrigation bid. Sch 80 PVC sleeves are required to be placed under paved areas. This effort is to be coordinated between the landscape contractor, irrigation contractor, excavator, paving contractor, and General Contractor.
- All edger shall be professional grade black steel edger, 1/8" thickness. Anchor every 18" on-center (minimum). Submit sample.
- Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.
- Unless otherwise noted/indicated, plant beds shall receive rock mulch over fabric weed mat, per detail. Submit mulch sample for Owner approval. Do not install weed mat under perennials, with the exception of ornamental grasses.
- Rock mulch areas shall be 3/4" inch dia. local clean (buff) limestone over weed mat. Install per detail. Submit mulch sample for approval.
- All planting, seeding, and sodded areas shall be prepared prior to installation activities with a harley power box rake or equal to provide a firm planting bed free of stones, sticks, construction debris, etc.
- Turf Sodding and Seeding activity shall conform to all rules and regulations as established in the MnDOT Seeding Manual, 2014 edition, for turf bed preparation, installation, maintenance, acceptability, and warranty. Turf Seed installation to include TWO years of maintenance in the bid price. This includes mowing, weeding, & spot-spraying invasive weeds no less than 3 times per year. Maintenance also includes re-seeding bare patches larger than 6" in any direction, and fertilization no less than twice per calendar year. An acceptable stand of seeded turf is lush, full, and weed-free.
- The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation.
- The Landscape Contractor shall clear and grub the underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials.
- The landscape contractor must contact Gopher State One Call no less than 48 hours before digging for field utility locations.
- The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.
- The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractors on matters such as fine grading, landscaped area conditions, staging areas, irrigation connection to building, etc.
- See Site and Civil plans for additional information regarding the project, including infiltration area soils and sub-surface drainage requirements and performance.
- Topsoil Requirements: All graded areas of the site that are designated on the plan set for turf sod shall have no less than 6" of imported top soil, areas designated for shrubs, trees, and perennials shall have no less than 12" of imported top soil, meeting MnDOT classifications for planting soil for trees, shrubs, and turf. Slope away from building.
- Landscape contractor must prove the open sub-grade of all planting areas after their excavation is capable of infiltrating a minimum requirement of 1/4-inch of water per hour prior to installation of plant materials, topsoil, irrigation, weed mat, and mulch. Planting areas not capable of meeting this requirement shall have 4" diameter X 48" depth holes augured every 36" on-center and filled with MnDOT Free-Draining Coarse Filter Aggregate. Re-test sub-grade percolation for compliance to infiltration minimum requirement.
- Landscape contractor to provide nursery pull list (bill of lading) including plant species and sizes shipped to the site. Additionally, the landscape contractor shall provide nursery stock traceability, proving none of the materials provided contain or are genetic strains of the neonicotinoid family including acetamiprid, clothianidin, imidacloprid, nitenpyram, nithiazine, thiacloprid and thiamethoxam.
- Where new sod exists abutting turf, sub-cut and plant new sod such that both old and new thatch layers are level. New sod which is higher on the surface than adjacent, existing turf will be rejected and must be corrected at the landscape contractor's expense.
- Retaining wall engineering by others. Unless otherwise noted, retaining wall block to be County Materials Co., County Block, Split-Face in Buff. Submit engineered wall drawings to Civil Engineer for review and approval. Include cap blocks and pre-manufactured corner units of matching finish and color. Install per manufacturer's guidelines.

Seeding Maintenance:

Native Grass and Forb Mixtures (mixtures beginning with the number 3)
Year 1
Establishment (spring seeding):
1) Prepare site - Late April - May.
2) Seed - May 1 - June 1.
Maintenance:
1) Mow (6-8 inches) - every 30 days after planting until September 30.
2) Weed Control - mowing should help control annual weeds. Spot spray thistles etc.
Establishment (fall seeding):
1) Prepare site - Late August - early September.
2) Seed - late September to freeze-up.
Maintenance (following season):
1) Mow (6-8 inches) - once in May, June and July.
2) Weed Control - mowing should keep annual weeds down. Spot spray thistles etc.
Evaluation:
1) Cover crop growing within 2 weeks of planting (except dormant plantings).
2) Seedlings spaced 1.6 inches apart in drill rows.
3) Native grass seedlings may only be 4-6 inches tall.
4) If there is a flush of growth from total etc., mow as necessary.
Year 2
Maintenance:
1) Mow (6-8 inches) one time between June 1 - August 15 before weeds set seed.
2) Weed Control - mowing should keep annual weeds down. Spot spray thistles etc.
3) Some sites may not require much maintenance the second year.
Evaluation:
1) Cover crop will be gone unless winter wheat was used in a fall planting.
2) Grasses forming clumps 1.6 inches apart in drill rows, but still short.
3) Some flowers should be blooming (black-eyed Susan, bergamot etc.).
4) If there is a flush of growth from total etc., mow site.
Year 3
Maintenance:
1) Mow only if necessary.
2) Weed Control - Spot spray thistles, etc.
3) Sites usually do not require much maintenance the third year.
Evaluation:
1) Planting should begin looking like a prairie - tall grasses, flowers etc.

Long-term

Method 1: Drop Seeding Onto Tilled Sites
This is the "standard" method for seeding on prepared sites such as those on construction projects.
A) Site Preparation - The site should be prepared by loosening topsoil to a minimum depth of 3 inches.
B) Fertilizer - Use a fertilizer analysis based on a soil test or a general recommendation is a 16-10-10 (NPK) commercial grade analysis at 200 lb/acre.
C) Seed Installation - Seed should be installed with a drop seeder that will accurately meter the types of seed to be planted. Keep all seeds uniformly mixed during the seeding and contain drop seed tubes for seed placement (Billion-type). The drop seeder should be equipped with a cultipacker assembly to ensure seed-to-soil contact.
D) Seeding Rates - Rates are specified in the moisture tabulation for the specified mix.
E) Packing - If the drop seeder is not equipped with a cultipacker, the site should be cultipacked following the seeding to ensure seed-to-soil contact.
F) Mulch - The site should be mulched and disc-anchored following cultipacking. The standard mulch is MnDOT Type 1 at a rate of 2.0 tons/acre. Also see temporary erosion control for additional information.

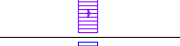
Seeding Installation Method:

Method 1: Drop Seeding Onto Tilled Sites
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F) Mulch - The site should be mulched and disc-anchored following cultipacking. The standard mulch is MnDOT Type 1 at a rate of 2.0 tons/acre. Also see temporary erosion control for additional information.

General Notes:

- Refer to Sheet L101 for Landscape Layout Plan.
- See Civil Engineer's plans for site plan layout and dimensions.
- Contractor to coordinate all work in the city right-of-way with Carver County & City of Chaska Public Works Departments.
- Protect existing trees to remain from damage during construction.
- Place a minimum of 4" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.
- See Sheet L103 for additional landscape notes and requirements.

REVIEW PLAN NOT FOR CONSTRUCTION

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Lum. Lumens
	2	AA	SINGLE	0.900	LUMARK PRV-C40-D-UNV-T3-BZ MOUNT ON EXIST 25FT POLE WITH 2FT BASE	131	17144
	3	BB	SINGLE	0.900	LUMARK PRV-C40-D-UNV-T3-BZ MOUNT ON NEW 25FT POLE WITH 2FT BASE	131	17144
	1	CC	BACK-BACK	0.900	LUMARK PRV-C40-D-UNV-T5-BZ MOUNT ON EXIST 25FT POLE WITH 2FT BASE	0	18264
	2	DD	SINGLE	0.900	LUMARK PRV-C40-D-UNV-T4-BZ MOUNT ON NEW 25FT POLE WITH 2FT BASE	131	17087
	4	FF	SINGLE	0.900	MCGRAW GWC-AF-02-LED-E1-T3 WALL MOUNT AT APPROX 20FT	113	12710
	4	GG	SINGLE	0.900	MCGRAW GWC-AF-02-LED-E1-T4FT WALL MOUNT AT APPROX 20FT	113	12784

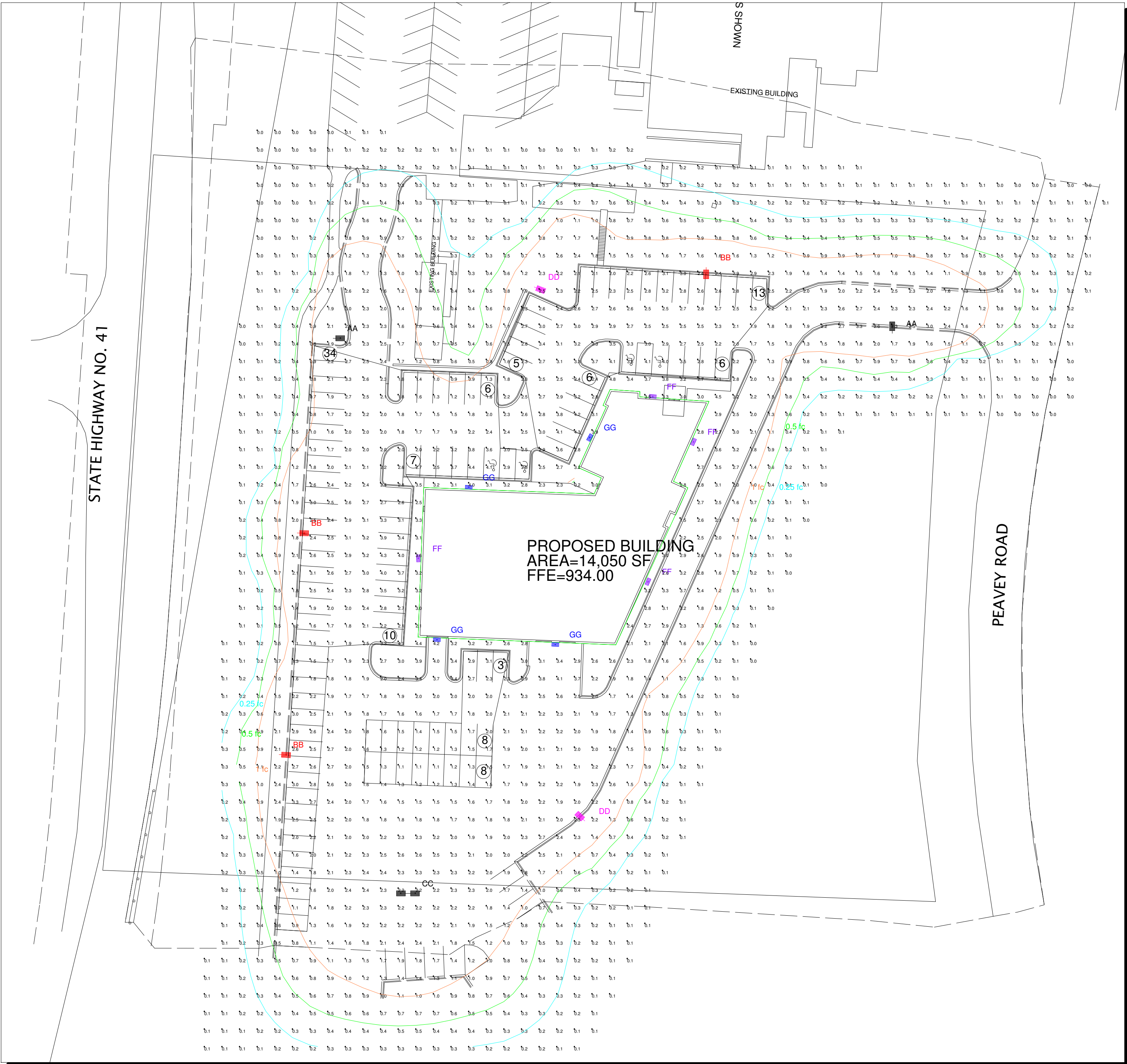
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE GROUND	Illuminance	Fc	1.26	4.8	0.0	N.A.	N.A.
NORTH PARKING	Illuminance	Fc	2.82	4.3	1.6	1.76	2.69
SOUTH PARKING	Illuminance	Fc	1.63	3.1	1.1	1.48	2.82
WEST PARKING	Illuminance	Fc	2.35	4.4	0.9	2.61	4.89



TYPE AA, BB & CC



TYPE FF & GG



Plan View
Scale: 1 inch= 40 Ft.

GENERAL NOTES:

A. PULSE PRODUCTS DOES NOT ASSUME RESPONSIBILITY FOR THE INTERPRETATION OF THIS CALCULATION OR COMPLIANCE TO THE LOCAL, STATE, OR FEDERAL LIGHTNG CODES OR ORDINANCES.

B. LIGHTING LAYOUT IS NOT INTENDED FOR CONSTRUCTION DOCUMENTS BUT ONLY TO ILLUSTRATE THE PERFORMANCE OF THE PRODUCT.

C. ALL READINGS/CALCULATIONS SHOWN ARE SHOWN ON OBJECTS/SURFACES.



#	Date	Comments
Revisions		

Drawn By: SANDY	Checked By: TRENT
Date:12/3/2019	Scale: AS NOTED

PEAVY LAND ENTITLEMENT	CHASKA, MN
------------------------	------------

**- MINUTES -
CHASKA CITY COUNCIL
NOVEMBER 4, 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; Noel Graczyk, Administrative Services Director; Nate Kabat, Assistant Administrator; and Matt Podhradsky, City Administrator.

4. Adopt the Agenda

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

Motion carried.

5. Visitor Presentation

None.

6. Minutes

Motion by Councilmember Hubbard, second by Councilmember Hatfield to approve the minutes of the October 21, 2019 City Council meeting. Motion carried.

7. Consent Agenda

Motion by Councilmember Huang, second by Councilmember Grau to approve the Consent Agenda Items A through B:

- A. Adopt Resolution 2019-115, MnDOT Maintenance Agreement – TH 41 Expansion Project from Trunk Highway 212 to Pioneer Trail
Motion Adopt Resolution No. 2019-115, approving the Maintenance Agreement with the State of Minnesota Department of Transportation for the Trunk Highway 41 Expansion Project.
- B. Adopt Resolution 2019-116, Supporting the 2020 County Assessment Agreement
Motion to adopt Resolution 2019-116 supporting the 2020 County Assessment Agreement and authorizing the Mayor and City Clerk/Administrator to sign the 2020 Assessment Agreement with Carver County.

Motion carried.

8. Action Items

8.A. Adopt Resolution 2019-117, Public Hearing: Consider Certification of Delinquent Utilities and Miscellaneous Unpaid Fees

City Administrator Podhradsky introduced the item to the Council.

The Council discussed the smaller unpaid fee total compared to previous years.

Mayor Windschitl opened the public hearing at 7:05 pm.

Mayor Windschitl closed the public hearing at 7:06 pm.

Motion by Councilmember Huang, second by Councilmember Grau to adopt a resolution 2019-117 approving certification of delinquent utilities and miscellaneous unpaid charges to Carver County for collection with the payable 2020 property taxes. Motion carried.

8.B. Adopt Resolution 2019-118 and Resolution 2019-119, Issuance and Sale of Bonds: Series 2019D and Series 2019E

City Administrator Podhradsky introduced the item to the Council.

Administrative Services Director Graczyk introduced Anton Voinov with Baker Tilly, who reviewed the bid results and final sale results to the Council.

City Administrator Podhradsky spoke further regarding the rates for the taxable bonds.

City Attorney Melchert inquired about the 1.4 yield bond price.

Mr. Voinov gave further information regarding the price.

Mayor Windschitl inquired why the amounts for the bonds were so different.

Administrative Services Director Graczyk clarified the difference between the two bonds.

Motion by Councilmember Hubbard, second by Councilmember Hatfield to adopt a resolution 2019-118 authorizing issuance, awarding sale, prescribing the form and details, and providing for the payment of \$4,630,000.00 Taxable General Obligation Bonds, Series 2019D. Motion carried.

Motion by Councilmember Huang, second by Councilmember Grau to adopt a resolution 2019-119 authorizing issuance, awarding sale, prescribing the form and details, and providing for the payment of \$1,730,000.00 General Obligation Improvement Refunding Bonds, Series 2019E. Motion carried.

8.C. Bluff Creek Substation - Xcel Energy Meter Reader Pole Site Plan Permit #2019-07, Chanhassen

Assistant Administrator Kabat introduced the item to the Council.

City Administrator Podhradsky provided more detail on Xcel Energy's right to install within requirements of the City.

The Council discussed the joint usage agreement between the City and Xcel Energy as well as the service range of the tower.

Motion by Councilmember Huang, second by Councilmember Hatfield to authorize the Mayor to sign the Consent statement within the City of Chanhassen conditional use permit, Site Plan Permit #2019-07 Xcel Energy Meter Reader Pole Special Provisions. Motion carried.

9. Bills

Accounts Payable Council Roster 11-4-19

The Council requested further information about bills on pages 5, 8, and 13.

City Administrator Podhradsky provided further information 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 11/4/2019

10.B. Financial Rpts – September 2019

Councilmember Hatfield:

- Commented that downtown Chaska has lots to offer and will have shops open November 7 and Hometown Holiday is November 30, as well as Small Business Saturday.
- Noted that the Race: Power of Illusion will replay the film from last week along with the third film on Thursday, November 7.
- Noted the Equity training was very well done.

Councilmember Hubbard:

- Noted voting for the referendum for the schools is tomorrow, November 5.

Councilmember Huang:

- Noted Southwest Transit received two recognitions, a Government Technology award and recognition for high standards toward passenger safety from the Department of Homeland Security.
- Also noted the Equity training was well done.

- Commented that the Chaska History Center's WWII exhibit ends mid-November.
- Noted the Marnita's Table event will be next month. City Administrator Podhradsky asked that names of individuals to invite should be given to Staff this week.
- Noted there is a Veteran's Day program at Chaska Middle School West.
- Noted the Fireman's Park tree lighting is December 1 at 6pm.

Councilmember Grau:

- Commented that Halloween Live was an excellent event.
- Asked for an update on the 212 interchange. City Administrator Podhradsky explained that an update will be provided from Staff.
- Asked if there was any update on the vandalism done at Lion's Park. Assistant Administrator Kabat provided an update. Councilmember Huang asked if there were a police blotter the Council could have access to. City Administrator Podhradsky stated that Staff could provide something.

City Administrator Podhradsky:

- Noted there are work sessions on the 18th of November and 2nd of December.
- Commented that His House Foundation has an event on Saturday, November 16 at Fireman's Park.

Assistant City Administrator Kabat:

- Noted the Police Department presented a couple of rewards recently, including the Citizen of the Year award to the Brakemeiers, the Business of the Year to Arista, and Officer Janke received an award recognizing her work in crime prevention.

Mayor Windschitl

- Noted the Veteran's Day program at the middle school is a great event and encouraged folks to attend.
- Provided an update on fire calls.

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Grau to adjourn the meeting at 8:05 pm.

Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
NOVEMBER 18, 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; Noel Graczyk, Administrative Services Director; Nate Kabat, Assistant Administrator; and Matt Podhradsky, City 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

Motion by Councilmember Hubbard, second by Councilmember Grau to approve the minutes of the November 4, 2019 City Council meeting.

Motion carried.

7. Consent Agenda

Councilmember Grau inquired how the polling locations are determined.

City Administrator Podhradsky gave more information about how those locations are determined.

Mayor Windschitl pointed out a typo in item 7.B.

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

- A. Adopt Resolution 2019-120, Approve the Lot Split for Shepherd of the Hill
Motion to adopt Resolution No. 2019-120, approving the Lot Split.
- B. Adopt Resolution 2019-125, Approve the Final Plat for Shepherd of the Hill for 8
Lots/Habitat for Humanity/PC #2019-21
Motion to adopt Resolution No. 2019-125 approving the Final Plat for Shepherd of
the Hill for 8 lots (PC #2019-21).

- C. Adopt Ordinance 970, Amend Chapter 6 Code of Ordinances - Building Regulations
Motion to adopt Ordinance No. 970, amending Chapter 6, Article 1 of the Code of Ordinances.
- D. Adopt Resolution 2019-121, Authorize Call of GO Bonds, Series 2011B
Motion to adopt Resolution 2019-121 authorizing call of certain outstanding General Obligation Bonds, Series 2011B.
of Garage Floor Coating of MN, 5100 US 169, New Hope, Minnesota, 55428, effective June 3, 2019, through December 31, 2019.
- E. Adopt Resolution 2019-122, Designating Polling Locations for 2020 Elections
Motion to approve Resolution No. 2019-122 Designating Polling Place Locations for 2020 Elections.

Motion carried.

8. Action Items

8.A. Adopt Ordinance 968, Approve Ordinance Amending Chapter 14, Article V Related to Motorized Golf Carts

Assistant Administrator Kabat presented the item to the Council.

Mayor Windschitl inquired what the annual fee would be.

The Council directed Staff to state fee language in the ordinance and noted that all the changes look good.

Motion by Councilmember Hubbard, second by Councilmember Hatfield to adopt Ordinance No. 968 amending Chapter 14, Article V, Section 96 through 105 by repealing Article V and adopting a new Article V related to motorized golf carts of the Chaska Code of Ordinances with the addition of where the fee amount would be located. Motion carried.

8.B. Adopt Resolution 2019-123, Approve the Preliminary Site & Building Plan for Lot 2, Block 1 Shadow Wood Third Addition/Dr. Aaron Swingdorf DDS/PC #2019-20

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

The Council expressed their thoughts regarding proposed parking and traffic flow.

Aaron Swingdorf, applicant, said a few words regarding the proposed building.

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt Resolution No. 2019-123 approving the Preliminary Site & Building Plan for Lot 2, Block 1 Shadow Wood Third Addition (PC #2019-20). Motion carried.

8.C. Adopt Resolution 2019-124, Approve the Concept Plan for the Peavey Road Industrial Building/Steve Anderson/PC #2019-19

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Mayor Windschitl inquired if this plan would use up all the building ability of the site.

City Planner Hanson stated it would and continued her presentation of the item.

Mayor Windschitl asked if this will be set up for a single user or multi-user.

City Planner Hanson explained it would likely be one-user.

Councilmember Huang inquired if there were any prospects the developer is marketing to at this point and if there will be an easement agreement attached to the deed for truck access.

City Planner Hanson provided further detail regarding the easement and noted there is not a named prospect yet.

Councilmember Huang also asked if an easement existed over the current Century Link building on the site.

City Planner Hanson confirmed that there is.

Councilmember Huang inquired if there are plans to sell the property once the building is completed.

Jennifer Kaplan with Mohagen Hansen Architecture explained that the applicant's goal is to sell the property as a whole once the project is completed.

Motion by Councilmember Huang, second by Councilmember Grau to adopt Resolution No. 2019-124 approving the Concept Plan for Peavey Road Industrial Building (PC #2019-19).
Motion carried.

9. Bills

Accounts Payable Council Roster 11-18-19

The Council requested further information about bills on pages 2, 5, 9, and 12.

City Administrator Podhradsky provided further information regarding those bills.

Motion by Councilmember Huang, 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

10.B. Other Meeting Minutes

10.B.i. Receive the minutes of the 10-14-19 Parks and Recreation Board.

Councilmember Grau:

- Commented that he is pleased with the opening of the interchange.
- Noted the Veteran's event at the middle school was an excellent event.
- Reminded citizens of the coat and winter clothes drive that goes through the 22nd.
- Inquired about hunting guidelines and regulations within Chaska. Community Development Director Ringwald gave details regarding those regulations.

Councilmember Huang:

- Thanked citizens who cast ballots regarding the referendum vote.
- Congratulated the Chaska football team for making it to State.
- Noted the His House sleep out was last weekend and was an encouraging event.
- Noted the Chaska High School Theater has upcoming shows this week.
- Stated the tree lighting at Fireman's Park is on December 1st at 6pm.
- Noted the Marnita's Table event is on December 5 from 6-9pm.
- Noted Santa is visiting the Community Center on December 6.

Councilmember Hubbard:

- Stated she also was very impressed by the Veteran's Day event at the middle school.
- Noted the Race: Power of Illusion event was really encouraging.

Councilmember Hatfield:

- Noted Hometown Holiday, City Square Park Lighting, and Small Business Saturday is coming up on November 30.
- Noted the Downtown Sip and Shop event will be on Saturday, December 7.
- Commented that the downtown street paving will be happening in the next week.
- Inquired about plans for the roads at 6th and Maple. City Administrator Podhradsky stated he would look into it.

Mayor Windschitl:

- Noted the City's new American flags look great.
- Noted there will be new City Christmas decorations this year raised by the Chaska 100 Club.
- Noted the tree lighting at Fireman's Park is a family event with Santa present.
- Gave more details about activities occurring during Hometown Holiday.
- Commented that County Road 61 toward Eden Prairie will open up the week of the 25th.
- Noted the Mayor's Lunch is on Wednesday and that Councilmember Huang will do a presentation.

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Grau to adjourn the meeting at 8:20 pm.

Motion carried.

**- MINUTES -
CHASKA CITY COUNCIL
DECEMBER 2, 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: Luke Melchert, City Attorney; Noel Graczyk, Administrative Services Director; Nate Kabat, Assistant Administrator; and Matt Podhradsky, City Administrator.

4. Adopt the Agenda

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

Motion carried.

5. Visitor Presentation

5.A. Proclamation in Recognition of Chaska High School 5A Prep Bowl Victory

Mayor Windschitl read a proclamation recognizing the Chaska High School Football Team's 5A State victory.

Coach Dahl thanked the Council and City for their support and congratulated the team for their hard work.

The captains introduced themselves and thanked the community for their support.

Chaska Athletic Director Summer congratulated the team and also thanked the community for its support.

5.B. Proclamation in Recognition of Barbara Collhapp

Mayor Windschitl read a proclamation recognizing Barbara Collhapp's contributions to the City.

Ms. Collhapp said a few words regarding the importance of serving your community.

The Council thanked Ms. Collhapp for all her service to the community.

6. Minutes

Motion by Councilmember Hubbard, second by Councilmember Hatfield to approve the minutes of the November 18, 2019 City Council meeting.

Motion carried.

7. Consent Agenda

Councilmember Hatfield inquired if the increase in Item E was standard.

City Administrator Podhradsky explained that it was and gave further detail regarding the item.

Motion by Councilmember Grau, second by Councilmember Huang to approve the Consent Agenda Items A through E:

- A. Adopt Resolution 2019-126, 2020 Downtown Reconstruction Project Feasibility Study
Motion to approve Resolution 2019-126 ordering preparation of the feasibility study for the 2020 Downtown Street/Utility Reconstruction Project.
- B. Adopt Ordinance 971, Amend Chapter 1, Article II, Section 9 Citations
Motion to adopt Ordinance No. 971, amending Chapter 1, Article II, Section 9 of the Code of Ordinances.
- C. Adopt Ordinance 972, Amend Chapter 15, Article I, Section 17 Issuance of Citations
Motion to adopt Ordinance No. 972, amending Chapter 15, Article I, Section 17 of the Code of Ordinances.
- D. 2020 Business License Renewals
Motion to approve the 2020 Business Licenses to include games of skill, refuse haulers, massage therapists, tobacco sales, transient accommodations and solicitors/peddlers/transients effective January 1, 2020 through December 31, 2020.
- E. 2020 Prosecution Contract
Motion to authorize the Mayor and City Administrator to execute the 2020 County Prosecution Contract.

Motion carried.

8. Action Items

8.A. Public Hearing: Truth In Taxation Annual Hearing

City Administrator Podhradsky presented the item to the Council.

Mayor Windschitl inquired if Jonathan Flats were filled yet.

City Administrator Podhradsky stated they are at about 40% occupancy and continued his presentation of the item.

Councilmember Grau pointed out the numbers listed for the staffing study are wage and benefits and not salary.

City Administrator Podhradsky commented that this was a good clarification, and continued presenting the item.

Mayor Windschitl asked if Staff anticipates needing another siren.

City Administrator Podhradsky provided further detail regarding siren location, and went on with his presentation of the item.

Mayor Windschitl noted that the Council has seen this information prior to the meeting and had opportunity to make clarifications.

Councilmember Hubbard referred to the last chart in the presentation and inquired if the ISD 112 maintenance was for the park.

City Administrator Podhradsky gave clarification on that chart.

Councilmember Grau noted that he is excited the staffing levels are being addressed.

Mayor Windschitl opened the public hearing at 8:00 pm.

Mayor Windschitl closed the public hearing at 8:01 pm.

Motion by Councilmember Huang, second by Councilmember Hubbard to close the Truth in Taxation hearing, and to establish December 16, 2019 as a date to consider adoption of the 2020 budget and tax levy. Motion carried.

9. Bills

Accounts Payable Council Roster 12-2-19

The Council requested further information about bills on pages 1, 2, 3, 4 12, 13, 14, and 21.

City Administrator Podhradsky and Administrative Services Director Graczyk provided further information regarding those bills.

Motion by Councilmember Hatfield, 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 6/3/2019

Councilmember Hatfield:

- Commented that Hometown Holiday was a great event.
- Noted the Sip and Shop is happening downtown this weekend.

Councilmember Hubbard:

- Commented that the Festival of Trees event was well done.
- Noted she completed the YMCA equity training.

- Agreed that Hometown Holiday was a wonderful event.
- Commented that the tree lighting at Fireman's Park was another great community event.

Councilmember Huang:

- Noted the singing at the tree lighting was hard to hear and suggested that be addressed next year.
- Commented the Marnita's Table event is Thursday from 6-9pm at the Chaska Event Center.
- Noted that on Friday, December 6 Santa will make an appearance at the Chaska Community Center at 6:30 pm.
- Noted there will be a public hearing regarding road conditions on Engler Boulevard on Thursday, December 19. The Council discussed getting different dates for this for different sections of the road, and City Administrator Podhradsky stated a list could be put out for each date.
- Noted there is a public hearing at the Arboretum for the Arboretum-area transportation plans on Tuesday, December 17 from 5:30-7:30 pm.
- Reminded folks to keep their fire hydrants and drains cleared.
- Suggested the Council tour some sites that are undergoing redevelopment/development and sites that are completed. City Administrator Podhradsky noted Community Development Director Ringwald is looking to put something like that together with the Council and Planning Commission.
- Also suggested looking into creating a commission that considers the senior population. City Administrator Podhradsky stated Staff could reach out to the State Board on Aging to access information as to what other cities are doing for this population.

Councilmember Grau:

- Thanked Public Works for their work keeping the roads safe during the events the past weekend.
- Stated the Southwest Transit bussing to the State football game was fantastic and they had 6 full buses.
- Provided an update of the Eastern Carver County Schools Community Education Advisory Council meeting.

Assistant City Administrator Kabat:

- Noted the second Marnita's Table event is set for February 18 from 6-9pm.

Mayor Windschitl:

- Thanked Councilmember Huang for doing the State of the City.
- Thanked Councilmember Hatfield for covering for him at Hometown Holiday.
- Thanked the Downtown Business Alliance for putting together Hometown Holiday.
- Noted St. John's live nativity is Saturday, December 7.
- Thanked the 100 Club for their work with City seasonal decorations.
- Noted Christmas in May has a benefit on Thursday, December 5 at Schrams.
- Stated the new AT&T shop by Dunkin Donuts has their ribbon cutting on December 12 at 10 am.
- Noted the next Council Meeting is December 16 at 7pm.

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hubbard to adjourn the meeting at 8:46 pm.

Motion carried.

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
SEPTEMBER 16, 2019

1. Call to Order

President Windschitl called the meeting to order at 10:17 pm.

2. Roll Call

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

Absent: None.

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

3. Agenda

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

Motion carried.

4. Minutes

Motion by Commissioner Grau, second by Commissioner Hatfield, to approve the minutes of the July 1, 2019 EDA meeting.

Motion carried.

5. Adopt Resolution EDA 2019-5, Resolution Approving and Authorizing the Execution of a Second Amendment to Contract for Deed - EDA with Klingelhutz Land & Building

Assistant Executive Director Kabat presented the item to the Commission.

President Windschitl inquired about a purchase agreement with DDK.

Assistant Executive Director Kabat and Executive Director Podhradsky provided clarity regarding the details of the site.

Motion by Commissioner Huang, second by Commissioner Hubbard to approve Resolution 2019-5 approving and authorizing the execution of a second amendment to contract for deed.

Motion carried.

7. Other Business

There was no other business.

8. Adjourn

Motion by Commissioner Hubbard, second by Commissioner Grau to adjourn the meeting at 10:25 pm. Motion carried.

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
SEPTEMBER 30, 2019

1. Call to Order

President Pro Tem Huang called the meeting to order at 9:09 pm.

2. Roll Call

Roll call was taken. Present: Commissioners Hatfield, Hubbard, Grau and President Pro Tem Huang.

Absent: President Windschitl.

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

3. Agenda

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

Motion carried.

4. Minutes

Motion by Commissioner Hubbard, second by Commissioner Hatfield to approve the minutes of the September 16, 2019 EDA meeting.

Motion carried.

5. Adopt Resolution EDA 2019-06, Resolution Establishing a Proposed 2020 Budget and a Proposed Maximum Property Tax Levy

Executive Director Podhradsky presented the item to the Commission.

Motion by Commissioner Hatfield, second by Commissioner Grau to adopt Resolution 2019-06 establishing a proposed payable 2020 maximum property tax levy.

Motion carried.

6. Other Business

There was no other business.

7. Adjourn

Motion by Commissioner Hatfield, second by Commissioner Hubbard to adjourn the meeting at 9:14 pm.

Motion carried.

**- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
DECEMBER 16, 2019**

DRAFT

1. Call to Order

President Windschitl called the meeting to order at 9:07 pm.

2. Roll Call

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

Absent: None.

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

3. Agenda

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

Motion carried.

4. Minutes

Motion by Commissioner Hubbard, second by Commissioner Huang to approve the minutes of the September 30, 2019 EDA meeting.

Motion carried.

5. Adopt Resolution EDA 2019-7, Adopting the 2020 EDA Budget and an EDA Property Tax Levy for Payable 2020

Executive Director Podhradsky presented the item to the Commission.

Motion by Commissioner Grau, second by Commissioner Hatfield to adopt EDA Resolution No. 2019-7 adopting the 2020 EDA Budget and an EDA property tax levy for payable 2020.

Motion carried.

6. Other Business

There was no other business.

7. Adjourn

Motion by Commissioner Huang, second by Commissioner Grau to adjourn the meeting at 9:13 pm.

Motion carried.