

**CHASKA PLANNING COMMISSION
MINUTES
DECEMBER 11, 2024**

1. Call to Order

Chairperson Brass called the meeting to order at 7 pm.

2. Roll Call

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

Members absent: None.

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

3. Adopt the Agenda

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

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Approve Previous Meeting Minutes

- a. Approve October 9, 2024 and November 13, 2024 Planning Commission Meeting Minutes

Motion by Commissioner Brass, second by Commissioner Urbanski, to approve the minutes of the October 9, 2024 Planning Commission meeting.

Motion carried.

6. Consent Agenda

7. Action Items

- a. Recommend Approval of the Concept Plan for Beckman Coulter at 316 Lake Hazeltine Drive/Beckman Coulter/PC #2024-23

City Planner Hanson presented the item to the Commission and noted that this item would come before the City Council on December 16, 2024.

Commissioner Olson stated that City Planner Hanson had said that originally the previous owner had an expansion plan for the building and asked what the square footage was for that plan.

City Planner Hanson stated that the square footage was roughly 50,000 sq. ft.

Commissioner Olson stated that this plan would be about 40% more than those plans.

Chair Brass referenced the back area and the nook that was created and asked if they had plans for outside storage in this location or if it was intended to just be an open area for trucks to turn around in.

City Planner Hanson suggested that the applicant could respond to that question and noted that at this time there was not a proposal for exterior storage. She stated that the assumption at the concept level was that it was intended to be more of a loading area for the additional warehouse portion of the addition.

Chair Brass noted that they are short about 100 stalls.

City Planner Hanson stated that they are short by a bit under 100 stalls right now and explained that there are ways to look at proof of parking on the site that they don't think would be insurmountable.

Amy Salsbury, representing the applicant, introduced herself.

Chair Brass reiterated his question relating to the back area.

Ms. Salsbury explained that area was intended to be used for truck turn around space and noted that they have faced the opening to the receiving docks to the south in order to help.

Chair Brass asked if the receiving docks and shipping docks were on opposite sides.

Ms. Salsbury stated that was correct and explained that they would flow their manufacturing from west to east.

Chair Brasse asked about their anticipated start time.

Ms. Salsbury explained that their anticipated start time, if everything was approved, would be the spring of 2025 for their groundbreaking.

Commissioner Gaare asked about parking for the additional 300 employees and if the facility would be done via shift work.

Ms. Salsbury stated that they will have multiple shifts for their workforce.

Chair Brass asked how many employees they were expecting to be on site for each shift.

Ms. Salsbury stated that they were estimating about 250 people at the maximum for each shift.

Commissioner Urbanski asked if all of the jobs would be manufacturing.

Ms. Salsbury stated that they would be manufacturing and manufacturing support jobs.

Commissioner Olson stated that it seemed like the size of the facility was limiting the ability to fit both the parking and the landscape requirements within City code and asked how they planned to deal with that.

Brian Wurdeman, Kimley Horn, stated that at this point they feel good about their ability to meet the parking requirements through a few different avenues, including proof of parking on the site. He noted that there were other facilities owned by Beckman in the area, so they could create a bit more of a comprehensive parking evaluation in order to balance out some other properties in the area. He stated that for landscaping, they recently had conducted a tree survey in order to better understand the existing trees and what may be able to be preserved in order to work that into the City code requirements. He clarified that he did not have that information at the Concept Plan stage, but do expect to continue to layer in more information for those items as they progress towards the Preliminary stage.

Commissioner Olson stated that buildings may change hands, so while today their plans for parking may all work, later, when the facility may not be part of the same ownership, it may not work and wanted to make sure that they were not losing site of the future.

Chair Brass asked about the parking requirement versus what was provided and asked if that had taken into consideration the existing building as well as the new building.

City Planner Hanson stated that it took into consideration everything that would be on the site.

Chair Brass asked if their manufacturing would be two-stories.

Ms. Salsbury explained that they plan to do the light manufacturing on the second floor and the heavier manufacturing on the first floor. She noted that the warehouse would have a raw materials side and a finished goods side.

Chair Brass asked if they planned to have any clean areas.

Ms. Salsbury answered that they would not have clean rooms, but may have a small HEPA hut.

Chair Brass asked what they would be manufacturing in this facility.

Ms. Salsbury stated that they will have different product lines but would all be instruments, and noted that the current campus produces immunoassay instruments and they will be bringing in some hematology and microbiology instruments.

Motion by Commissioner Brass, second by Commissioner Baswa, to recommend approval to the City Council approval of the concept plan for the building addition at 316 Lake Hazeltine Drive, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
 - a. Narrative (pgs 1-9), prepared by Beckman Coulter, dated November 5, 2024 and revised November 18, 2024
 - b. Existing Conditions Photographs, prepared by CRB, dated November 5, 2024

- c. ALTA/NSPS Land Title Survey (pgs 1-3), prepared by EFN, undated
- d. Site Plan, prepared by Kimley Horn, dated October 25, 2024
- e. Grading Plan, prepared by Kimley Horn, dated October 25, 2024
- f. Utility Plan, prepared by Kimley Horn, dated October 25, 2024
- g. Landscape Plan, prepared by Kimley Horn, dated October 25, 2024
- h. Existing Site, prepared by CRB, dated November 5, 2024
- i. Space Function Diagrams Level 1, prepared by CRB, dated November 5, 2024
- j. Space Function Diagrams Level 2, prepared by CRB, dated November 5, 2024
- k. Building Materials and Precedents, prepared by CRB, dated November 5, 2024
- l. Renderings, prepared by CRB, dated November 5, 2024
- m. Elevations New Building Addition, prepared by CRB, dated November 5, 2024
- 2. Adherence to the City Engineer memo dated December 6, 2024.
- 3. Compliance with City Code Sec. 15.28 (Special Regulations), including but not limited to the following, and to be submitted with the preliminary site plan application:
 - a. Tree inventory and preservation plan;
 - b. Landscaping plans in conformance with City Code Sec. 15.28.070;
 - c. Grading plans;
 - d. Stormwater plan; and
 - e. Wetland Mitigation Plan
 - f. Truck turning exhibit
 - g. Fire truck turning exhibit
- 4. Coordination with:
 - a. City Engineer regarding utilities, grading, access, and drainage.
 - b. Electrical department on service requirements.
- 5. Setbacks are as follows:
 - a. Front yard setback (south property line): 30 - feet
 - b. Side yard setbacks (east & west property lines):
 - i. Interior: 15 – feet
 - c. Rear yard setback (north property line):
 - i. Property Line: 20 – feet
 - ii. Railroad ROW: 50 - feet
 - d. Wetlands: Varies based on wetland type
- 6. Development standards are as follows:
 - a. Floor Area Ratio (FAR) maximum: 0.5
 - b. Building Coverage maximum: 50%
- 7. Provision of a storm water management plan meeting City and Carver County WMO standards.
- 8. Provision of a wetland mitigation plan to be completed and approved prior to issuance of a grading permit and prior to final submittal.

Motion carried.

8. Other Business

- a. Receive the November 18, 2024 City Council meeting minutes

9. Adjourn

Motion by Commissioner Brass, second by Commissioner Kerber, to adjourn the meeting at 7:26 pm.

Motion carried.