

- MINUTES -
CHASKA CITY COUNCIL
FEBRUARY 24, 2025

1. Call to Order

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

2. Pledge of Allegiance

3. Roll Call

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

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Kevin Wright, Communication Director; Elise Durbin, Assistant City Administrator; Marshall Grange, Parks and Recreation Director; Nate Kabat, Community Development Director; Liz Hanson, City Planner; Ashley Cauley, City Planner; and Christophe Morschen.

4. Adopt the Agenda

Motion by Councilmember Benesh, second by Councilmember Sheveland to adopt the agenda as presented. Motion carried.

5. Visitor Presentation

5.A. Recognition Team Guentzel

Parks and Recreation Director Marshall Grange explained the team won the USA National Team Curling Championship. Three of the four members were present.

Councilmember Hatfield asked how the name of the team was selected. Mason Guentzel stated the team's name is usually based on the skip.

Will Podhradsky, Mason Guentzel, and Leighton Hines introduced themselves. The boys explained they started curling around ages 7 or 8. Curling is a club sport. They provided details on their experience and how the club operates.

5.B. Beyond New Beginnings

Jill Engeswich, Board Secretary and Program Director, explained the background of and services offered by Beyond New Beginnings. The Carver County Community Development Agency (CDA) had acquired a building with four two-bedroom apartments and a common space, and they offered to handle the leases, management, and maintenance for the program.

Ms. Engeswich explained young moms and their children living in a vicious cycle of poverty and are at risk for homelessness. The program prioritizes stable housing, education and job training, mentoring and coaching, and a cross-generational focus.

Molly Koivumaki, Executive Director of Beyond New Beginnings, thanked Ms. Engeswich for her work for the program. She explained there is a need to expand their services, and they hope to present a plan to Council in the near future.

Bob Roepke, representative of the Community Asset Foundation, provided the history and background of the Foundation. They have supported a number of local housing projects, and plan to support Beyond New Beginnings.

Councilmember Hatfield noted it has been exciting to watch Beyond New Beginnings develop and grow in Chaska.

Councilmember Benesh asked what areas are served by the program. Ms. Koivumaki stated they primarily serve Carver and Scott counties. However, they are open to participants from other counties as well.

Councilmember Sheveland asked where the new site will be located. Ms. Koivumaki stated a location hasn't been selected, but they want to find a space in Chaska.

Mayor Hubbard pointed out the services offered by Beyond New Beginnings is extremely impactful.

Ms. Koivumaki explained the program received a grant and was selected to have its operation expenses covered for two years.

City Administrator Podhradsky added Chaska is essentially quadrupling its financial contribution by collaborating with Beyond New Beginnings and its four units.

5.C. Update on Southwest Chaska Community Park Access

Parks and Recreation Director Marshall Grange provided an update on the Southwest Chaska Park Master Plan. They have partnered with Confluence and Stantec. He explained the four-phase planning process underway to prepare for construction. They plan to return to the Council in the fall for a final recommendation.

Mr. Grange explained they plan to develop a space known as a community park. It will incorporate a destination-sized playground, miracle field, park shelter building, and a universal design. The Big Woods Preservation Area is adjacent to the park. He noted there is a future plan for an elementary school nearby. City Administrator Podhradsky added Staff is discussing the shared use of the playground or other options.

Mr. Grange noted they have completed an Engineering Stormwater Analysis and a Rough Grading Analysis. The area involves clay soils and ample water and sewer connections. The elevation offers both challenges and opportunities. There are views of the Minnesota River Valley and has accessible trail routing and design options.

Councilmember Grau asked what space would be a similar size to the proposed community park. City Administrator Podhradsky stated he would find a comparable park for Council.

Mr. Grange stated a third-party group is handling the market analysis. There will be several community engagement efforts to inform the park plans such as a project website, community survey, focus groups, and participation in public events.

Councilmember Grau asked how associations are selected to be part of the project. Mr. Grange stated they plan to include any interested associations. Councilmember Grau noted the park should allow for year-round opportunities.

Councilmember Sheveland pointed out Lifetime Fitness is looking to expand their offerings to be more holistic.

Councilmember Hatfield noted she is excited to see the area develop.

Councilmember Grau stated turf fields are very inclusive and low-maintenance.

Councilmember Sheveland added a splash pad or wading pool could be beneficial.

6. Approve Previous Meeting Minutes

6.A. Approve the January 27, 2025 City Council Meeting Minutes

Motion by Councilmember Hatfield, second by Councilmember Grau to approve the minutes of the January 27, 2025 City Council meeting.

Motion carried.

6.B. Approve the February 3, 2025 City Council Meeting Minutes

Motion by Councilmember Benesh, second by Councilmember Hatfield to approve the minutes of the February 3, 2025 City Council meeting.

Motion carried.

7. Consent Agenda

Mayor Hubbard pointed out Consent Agenda Item 7f. Adopt Resolution 2025-13 Supporting the City's application to the Carver County Community Development Agency Community Growth Partnership Initiative Grant Program is an exciting opportunity.

Motion by Councilmember Grau, second by Councilmember Benesh to approve the Consent Agenda Items A through H:

A. Accept Public Improvements - Savanna Estates 1st Addition

Accept public improvements in Savanna Estates 1st Addition as municipal facilities and adjust letter of credit accordingly.

B. Accept Public Improvements - Savanna Estates 2nd Addition

Accept public improvements in Savanna Estates 2nd Addition as municipal facilities and adjust letter of credit accordingly.

C. Accept Public Improvements - Savanna Estates 3rd Addition

Accept public improvements in Savanna Estates 3rd Addition as municipal facilities and adjust letter of credit accordingly.

D. Adopt Resolution 2025-12 Ratifying 2025 Cogeneration and Small Production Tariff
Motion to adopt Resolution 2025-12 Ratifying 2025 Cogeneration and Small Production Tariff.

E. Appointment of Planning Commission Chair and Vice-Chair
Motion to appoint Rob Brass to serve as Chairperson of the Planning Commission and Todd Urbanski as Vice-Chairperson of the Planning Commission for calendar year 2025.

F. Adopt Resolution 2025-13 Supporting the City's application to the Carver County Community Development Agency Community Growth Partnership Initiative Grant Program

Motion to adopt Resolution No. 2025-13 supporting the City's application to the Carver County CDA Community Growth Partnership Initiative Grant funds.

G. Approve Off-Sale Intoxicating Licenses - Hazeltine National Golf Club
Motion to approve an Off-Sale Intoxicating Liquor License for Hazeltine National Golf Club, located at 1900 Hazeltine Blvd., Chaska.

H. Motion to adopt Resolution No. 2025-16 Approving the Lot Split at 710 Walnut Street/Nanci Olson/PC #2025-04

Motion to adopt Resolution No. 2025-16 approving the lot split at 710 Walnut Street, based on the following graphic exhibits and conditions:

1. Coopers Remainder of Parent Parcel survey, prepared by Alliant Engineering, dated July 10, 2024.
 2. Land Parcel to City of Chaska survey, prepared by Alliant Engineering, dated June 10, 2024.
- Motion carried.

8. Action Items

8.A. Adopt Resolution No. 2025-14 and Ordinance No. 1055 Approving the Preliminary Plat and Rezoning for Fultonwood/Pulte Homes/PC #2024-21

City Administrator Podhradsky introduced the item to the Council and City Planner Liz Hanson provided a presentation on it.

Councilmember Hatfield noted there have been previous conversations regarding one or two entrances. She stated she doesn't like the single entrance option as presented. Ms. Hanson noted the number of lots doesn't trigger a need for two access points for emergency vehicles.

Councilmember Hatfield stated some people cross Spring Creek Drive between homes on an area that may be a trail. Ms. Hanson stated it is likely stormwater access.

Councilmember Hatfield stated the development got more dense since Concept Plan. She was disappointed to see the lack of housing diversity in the proposal. The City needs different housing options.

Councilmember Grau asked if the northern portion of the street has a bike lane. Ms. Hanson confirmed there is a bike lane, but the County doesn't plan to keep the bike lane.

Councilmember Grau noted his agreement with Councilmember Hatfield. It makes sense to match the housing across the street. However, the proposal is uninspired. It is also frustrating for the density to be at the maximum end for a single access.

Councilmember Sheveland asked how homes are accessed. City Administrator Podhradsky stated the homes can access their driveways from Spring Creek Drive. It isn't currently too busy.

Councilmember Sheveland asked how the shared road is handled between Chaska and Carver. Ms. Hanson stated the street falls under Carver's maintenance and operations area. It will likely be refined as part of the development.

Councilmember Sheveland asked what additional tax revenue would be generated from the area. City Administrator Podhradsky stated it would be around \$16,000.

Councilmember Benesh asked why more units were added. City Administrator Podhradsky stated the developer added more land to the project.

Mayor Hubbard asked if a noise analysis was completed. Ms. Hanson confirmed a noise analysis was completed by the developer. The developer must include windows with certain ratings to maintain State standards.

Haley Daily, representative of Pulte Homes Minnesota, stated the single point of access has been discussed with neighboring residents. The existing residents were strongly opposed to a second access. Pulte has also researched the market options for the area. They considered townhomes, but townhomes typically require a large amenity such as a community center.

Councilmember Hatfield noted her disagreement with the market analysis as a villa recently sold quickly in a less desirable area. Also, it is expected that existing residents to oppose additional access points. However, there was a recent water main break incident, and many residents could not leave their homes due to the single access.

Councilmember Benesh asked if the interviewed residents were from Carver or Chaska. Ms. Daily stated the residents were those currently living in the area.

Councilmember Sheveland pointed out the second access would align directly with an existing home's driveway. Councilmember Hatfield stated the access could be moved slightly to avoid that issue.

Councilmember Grau asked why the ghost lot concept was changed. Ms. Daily explained the site plan faced many issues meeting the drainage requirements. The ghost lot was a low-point of the site.

Councilmember Grau added if the project were an infill project, the room would be full of residents with complaints.

Mayor Hubbard expressed her appreciation of the tot lot. She added many folks want to live in Chaska and are seeking out single-level homes. There are several excuses of why the project isn't very interesting. The yards are not an attractive amenity, the density is disappointing, and the noise from the highway is concerning.

Councilmember Grau requested the density be reduced. Some lots are wedged into the area oddly.

City Administrator Podhradsky suggested tabling the item if the Council is uncomfortable with the proposal. There needs to be a timeline of when the item will be addressed again before the 60-day deadline is up.

Mayor Hubbard asked if the item will go before the Planning Commission again. City Administrator Podhradsky stated it will not.

Councilmember Sheveland asked if the Council can provide parameters to the developer. City Administrator Podhradsky stated Staff will compile the comments and concerns of the Council and work with the developer for revisions.

Councilmember Hatfield noted her appreciation of the sidewalk addition.

Councilmember Grau thanked the developer for their interest in the space and for their willingness to work with the City. Mayor Hubbard agreed with Councilmember Grau.

City Administrator Podhradsky reiterated the Council is uncomfortable with the single entrance. They want the houses along Spring Creek to be cohesive with the Carver homes while the interior homes could be other styles. The Council also wants the density to be decreased.

Mayor Hubbard stated the Council prefers to lower the density. If the density were to decrease, then there isn't a need for a second entrance.

Councilmember Hatfield stated she would like there to be two entrances still.

Councilmember Sheveland asked why there isn't an entrance onto Mount Hope Road. City Administrator Podhradsky stated there is an issue with its proximity to Chaska Boulevard.

Councilmember Hatfield pointed out the Planning Commission was complementary of the proposal. Their role is to consider if the project meets the City's ordinances and requirements. The Council takes a philosophical approach on proposals.

Motion by Councilmember Hatfield, second by Councilmember Sheveland to table Resolution No. 2025-14 approving the preliminary plat for Fultonwood (PC #2024-21) and Ordinance No. 1055 approving the rezoning from Open (O) to Planned Residential District No. 88 (PRD-88) for Fultonwood until March 17, 2025.

Motion carried.

Mayor Hubbard thanked the applicant for their time.

8.B. Motion to adopt Resolution No. 2025-15 approving the Concept Plan for Talero Curve/Quadriga Ventures/ PC #2024-24

City Administrator Podhradsky introduced the item to the Council and Community Development Director Nate Kabat provided a presentation on it.

Councilmember Hatfield noted there are two Homeowner's Associations (HOAs). There is interest in moving the cul-de-sac entrance. She noted her support of the moved entrance.

Susan Stinchfield, 3740 Talero Curve, introduced herself as President of the HOA Board. She stated the mailing indicated the meeting included a public hearing. Councilmember Grau stated his earlier questions may have been confusing. However, there is no public hearing as the item is only a Concept Plan.

Ms. Stinchfield explained they were approached by a developer to complete the project. The current residents were unaware of the Master Development Plan. They have vendors for lawn service and snow removal. There is no place for the snow to go, and the HOA Board has been trying to navigate the issue.

Ms. Stinchfield noted there are also concerns about accessing the new area from Talero instead of Bavaria regarding traffic and safety. The HOA has the authority to approve or deny the easement. The developer has offered to move the road to the north. The HOA purchased the additional property to ensure a buffer between their neighborhood and future developments.

Ms. Stinchfield added the time to add property to Chevalle has expired, which creates an issue for the HOA. The Council relies on the City's ordinances instead of referring to governments that document HOAs. Mayor Hubbard stated the goal of the HOAs is for them to work together to find a compromise.

Ms. Stinchfield stated the HOA is uninterested in a development that is not part of an HOA, whether it be Talero or Chevalle.

Councilmember Grau asked if the HOA requirement is part of the easement discussion. City Administrator Podhradsky stated it would be smart for the easement discussion to include HOA considerations.

Mr. Kabat noted the Chevalle HOA is open to including the development in their HOA. It appears Talero is also open to it.

Ms. Stinchfield stated it would be a burden on their small HOA to manage more homes with minimal financial incentive.

Councilmember Benesh added the new development could be another sub-association of Chevalle.

Ms. Stinchfield reiterated the developer and the HOA are discussing easements. She asked if tabling the item would impact those discussions. Mr. Kabat stated the next step would require the developer show they have control of the access.

Mayor Hubbard encouraged the HOA to continue discussions with the developer.

Megan Rogers, Development Consultant on the project, stated the original location for the connection was approved under the original plat. The outlots were to be maintained by the developer and there was a preliminary access agreement. The outlots have since been purchased by the Talero HOA.

Ms. Rogers stated the proposal is for a luxury home product with walk-out basements. The developer has been working with the HOA to come to an agreement.

Ms. Rogers stated the setbacks will be sixty feet. The existing trees will be retained between the properties. The original Master Plan called for a creation of a green space, which is part of the proposed concept plan. They believe the new homes would be most valuable if part of the Talero HOA or its own HOA.

Councilmember Hatfield asked who would own the green space. Ms. Rogers stated there would be conservation deeds and the green space would be owned by the HOA.

Mayor Hubbard noted the neighborhood is beautiful. In-fill projects are always difficult, and she hopes both parties can reach an agreement.

Motion by Councilmember Benesh, second by Councilmember Hatfield to adopt Resolution No. 2025-15, approving the Concept Plan for Talero Curve at 3910 Bavaria Road.
Motion carried.

8.C. Motion to adopt Resolution Nos. 2025-17 and 2025-18, vacating a portion of the drainage and utility easement in the rear of Lots 2 and 3, Block 2, ENSCONCED WOODS/ Johnson Reiland Builders and Remodelers/ PC #2025-01

City Administrator Podhradsky introduced the item to the Council and Mr. Kabat provided a presentation on it.

Mayor Hubbard opened and closed the public hearing at 10:03 p.m. as no one wished to address the Council.

8.C.i. Resolution No. 2025-17

Motion by Councilmember Hatfield, second by Councilmember Grau to adopt Resolution No. 2025-17 approving the vacation of a portion of the drainage and utility easement in the rear of Lot 2, Block 2, ENSCONCED WOODS (719 Ensconced Woods).
Motion carried.

8.C.ii. Resolution No. 2025-18

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Motion by Councilmember Benesh, second by Councilmember Sheveland to adopt Resolution No. 2025-18 approving the vacation of a portion of the drainage and utility easement in the rear of Lot 3, Block 2, ENSCONCED WOODS (725 Ensconced Woods).

Motion carried.

9. Bills

9.A. Accounts Payable Claims Roster 2-4-2025

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

Motion carried.

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 2-4-2025

Councilmember Hatfield:

- Participated in the Downtown Business Alliance meeting on February 14, 2025.
- Noted there is a survey regarding Downtown Chaska online.
- Attended the Hwy 10/141 meeting.
- Stated the CCC Carnival is March 7, 2025.

Councilmember Benesh:

- Attended the League of Minnesota Cities New Leaders Conference.
- Stated the American Mini Golf Alliance is hosting an event at Golf Zone on March 2, 2025.

Councilmember Sheveland:

- Offered to speak at a 7th grade class.

Councilmember Grau:

- Attended the SouthWest Transit meeting.
- Noted the Years of Service Recognition Breakfast is coming up.

Mayor Hubbard:

- Thanked Planning Commissioners for participating in the Work Session.
- Thanked exiting Commissioners for their service to the City.
- Noted the Highway 41 project received one of the Grand Awards.
- Attended the Downtown Business Alliance meeting.
- Met with Chaska's lobbyists for the City Square West project.
- Stated the Christmas in May is looking for applications for home repairs.
- Wished her son a Happy 10th Birthday.

11. Adjourn

Motion by Councilmember Grau, second by Councilmember Benesh to adjourn the meeting at 10:28 p.m.

Motion carried.