



AGENDA
CHASKA PLANNING COMMISSION
VIRTUAL ON ZOOM
Wednesday, July 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 June 10th, 2020 Planning Commission Meeting Minutes
6. Consent Items
 - 6.A. Recommend Approval of the Sale of Excess City Property in Southwest Chaska
 - 6.B. Recommend Approval of the Sale of Excess City Property Near Del Webb
7. Action Items
 - 7.A. Recommend Approval of the Concept Plan for Harvest West North/Tradition Development/PC #2020-14
8. Other Business
 - 8.A. Receive Other Meeting Minutes
 - 8.A.i. Receive the June 1st, and June 15th City Council Meeting Minutes
 - 8.A.ii. Receive the Draft Minutes of the June 15th EDA Meeting.
9. Adjourn



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CHASKA PLANNING COMMISSION MINUTES JUNE 10, 2020

1. Call to Order

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

Chairperson Dahlke read aloud a statement explaining that due to the COVID-19 pandemic the Chaska Planning Commission met via electronic means. He explained how the public can still be involved in the meeting and discussions.

2. Roll Call

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

Members absent: Commissioner Rylee

Also present: Kevin Ringwald, Community Development Director; Liz Hanson, City Planner; and Matt Clark, City Engineer

3. Adopt the Agenda

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

Motion carried.

4. Visitor Presentation

There were none.

5. Minutes

Motion by Commissioner Lacey, second by Commissioner Sailer, to approve the Minutes of the May 13, 2020, Planning Commission meeting.

Motion carried.

6. Consent Items

No Items

7. Action Items:

7. A. Recommend approval of the Del Webb at Chaska Final Plat for a 92-lot subdivision on 34 acres of land /Pulte Homes/ (PC#2020-12).

City Planner Liz Hanson presented the item to the Commission.

Commissioner Cross asked about the grading for the entrance off of 41.

City Engineer Clark stated that this entrance will be comparable to the access that goes into the Harvest West neighborhood.

Commissioner Cross asked about a garage that extended towards the street that was mentioned in the packet.

City Planner Hanson confirmed that they will be offering a product where there is an option to have the garage extend forward up to a maximum of 12 feet and noted that this is compliant with the City's anti-monotony code.

Commissioner Cross expressed concern that the front is only 25 feet and if there is a garage that extends to 12 feet, this could mean that an SUV parked in the driveway will be hanging out over the walkway.

Community Development Director Ringwald stated that this would not happen because the structure itself would still meet the setback.

Chair Dahlke opened the public hearing for comment at 7:20 p.m.

Kevin Vranicar, 1230 Moers Drive, stated that he is hoping the Commission received the letter that the local neighbors of this development have put together. He stated that he and the other neighbors near this development have been frustrated with this process and wish a few more things would have been changed between the Preliminary Plat approval at tonight's Final Plat. He noted that there are about 100 neighbors that are part of their Facebook campaign and explained that they are not completely opposed to the idea of this development, but question whether this is the perfect location for it. He expressed frustration that the neighbors feel their voices have not been heard nor have their questions been answered throughout this process. He explained that they feel the City is rushing to make a decision on this issue. He noted that the residents and the City Council had a good discussion about this issue at their meeting. He asked if the Planning Commission had received the letter that was submitted by the neighbors.

City Planner Hanson stated that staff did not include the letter he is referring to in the Commission packet, but it can be forwarded to the Commission.

Commissioner Bowe asked if Mr. Vranicar had specific questions about this development.

Mr. Vranicar stated that he did and referenced examples from the letter they had submitted. He stated that he feels it is unfortunate that the letter did not find its way to the Planning Commission because it brings up a lot of what they feel are valid points.

Commissioner Brass explained that what the Commission has seen presented for this development complies with existing ordinances. He asked if Mr. Vranicar had specific feedback on this development.

Mr. Vranicar stated that he has a lot of specific points he could make regarding this development. He noted that if he backs up to the 2030 Comprehensive Plan, Moers Park was supposed to be expanded by 3.5 acres with the development that was going to go in there. He explained that, at some point, the Parks Commission who never had a formal meeting about it, decided a park expansion wasn't needed. He stated that the City not following the 2030 Comprehensive Plan

was a tough thing for the neighbors to swallow.

Commissioner Brass asked if Mr. Vranicar has had a chance to review the 2040 Comprehensive Plan.

Mr. Vranicar stated that he has reviewed the 2040 Comprehensive Plan document and it appears to be catered directly to this project. He noted that the tough thing for him to understand is the fact that the City is not setting aside a swath of land to at least potentially connect these neighborhoods with Veteran's Park and create a way to get to downtown safely. He stated that they are also concerned with access to Highway 41 and traffic from this development moving north through the existing neighborhoods. He stated that this development is basically putting in a big dead end. He noted that he doesn't understand how a recreation center, which is a commercial building, can be placed within a residential area. He stated that the letter they submitted to the City has every single concern they have clearly outlined.

Weina Shen, 1165 Moers Drive, stated that she would like the City to involve the close neighborhood if there is any additional development of the park area. She explained that her bedroom is right next to this area and would like to be involved if there is any additional development in the community park area.

There being no additional comment, Chair Dahlke closed the public hearing at 7:36 p.m.

Commissioner Cross asked if anyone representing the developer was present at the meeting. She stated that she understands the desire to have a beautiful entrance drive with plenty of trees and an irrigation system. She asked if they had any success with the London Plane tree in their Corcoran development. She stated that this type of tree is only recommended for sheltered areas and she doesn't feel the entrance to the development will be sheltered. She stated that her larger question is with regard to grading and asked if the developer would be doing rough grading, seeding, and what methods of dust control would be used.

Paul Hoyer, Pulte Homes, stated that they are planning to rough grade much of the site at one time and they will follow erosion control regulations regarding seeding.

Ryan Bluhm, Engineer with Pulte Homes, stated that they will be grading the entire project and will restore and seed in accordance with the MPS permits.

Commissioner Olson expressed concern regarding the alignment of Cardinal Street and asked if Cardinal Circle would be a one-way loop or a two-way loop for the six homes at the beginning of the development.

City Planner Hanson stated that it will be a one-way loop and showed the renderings of how those six houses could enter and exit the area. She noted that the access into the development has only been approved for a right in off of Highway 41.

Commissioner Cross noted that it may be difficult for a fire truck to maneuver out of the Cardinal Circle area.

Commissioner Olson asked about the concern raised by Mr. Vranicar regarding the zoning for the recreation center within the residential area.

City Planner Hanson explained that the requested rezoning does account for the recreation center zoning in Lot 1, Block 5 and would allow for it to be there.

Commissioner Brass stated that this building is more of an amenity building similar to a pool house for a community pool. He stated that he doesn't really see that as a commercial use.

Community Development Director Ringwald explained that it would be built to an assembly standard and not a commercial standard.

Commissioner Lacey asked if this building would also be restricted and only for use by the residents of the community.

City Planner Hanson stated that this was correct.

Motion by Commissioner Bowe, second by Commissioner Olson, to recommend to City Council approval of the Del Webb at Chaska Final Plat for a 92-lot subdivision on 34 acres of land /Pulte Homes (PC#2020-12) subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Narrative (pgs 1-2), prepared by Del Webb, dated February 22, 2020
 - b. Grading Drainage & Erosion Control – Overall, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - c. Grading Drainage & Erosion Control (pgs 03-07), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - d. Topsoil Management Plan, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - e. Typical Street Sections, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - f. Typical Lot Sections, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - g. Street Profiles (pgs 11-12), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - h. Details (pgs 13-15), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - i. Tree Preservation Plan – Overall, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - j. Tree Preservation Plan (pgs 17-21), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - k. Tree Inventory, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - l. Land Development Erosion Control Plan, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - m. Home Construction Erosion Control Plan, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - n. Home Construction Erosion Control Details, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - o. Overall Landscape Plan, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
 - p. Landscape Plan (pgs 2-6), prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
 - q. Entry Monument Planting Detail, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
 - r. Secondary Entrance Planting Detail, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
 - s. Entry Median 1 Planting Detail (pgs 9-10), prepared by Westwood, dated February 4, 2020 and revised February 26, 2020

- t. Entry Median 2 Planting Detail, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
 - u. Entry Median 3 Planting Detail, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
 - v. Landscape Notes and Details, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
 - w. Entry Monuments – Elevations, prepared by Westwood, dated February 4, 2020 and revised February 26, 2020
 - x. Del Webb Parkway Illustrative Section, prepared by Westwood, dated May 21, 2020
 - y. Overall Plan, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - z. Casting Schedule, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - aa. Removal and Demolition Plan, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - bb. Sanitary Sewer and Watermain Construction Plan (pgs 05-11), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - cc. Storm Sewer and Street Construction Plan (pgs 12-17), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - dd. Storm Sewer Construction Plan (pgs 18-21), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - ee. Intersection Details (pgs 22-23), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - ff. Turn Lane Removal and Geometric Design, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - gg. Turn Lane Stripping and Signage, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - hh. Typical Street Sections, prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
 - ii. Details (pgs 27-33), prepared by Westwood, dated April 23, 2020 and revised May 21, 2020
2. Adherence with the City Engineer's Memo dated June 5, 2020.
 3. Adherence with MnDOT letter dated February 27, 2020.
 4. Provision of a 60 feet Right of Way width for all local streets, and 80 feet Right of Way width for the arrival drive.
 5. Adherence to the City's Boulevard Tree Policy and local street section design.
 6. Provision of sidewalks on both sides of all local streets.
 7. Adherence to the following building setbacks:
 - a. Front (house): 25 feet
 - b. Rear: 20 feet
 - c. Side: 5 feet
 - d. Side (corner): 15 feet
 8. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
 9. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope if present on site.
 10. 30 foot buffer for the wetlands being preserved.
 11. Provision of a storm water management plan meeting City and Carver County WMO standards.
 12. Provision that adequate maintenance accesses are provided for the stormwater ponds.
 13. Provision that all street names are provided on final plat submittal and approved by City staff prior to final plat recording.
 14. Provision that the proposed entrance retaining wall meet Section 9.9.6 of the zoning ordinance and a detail provided at final submittal.
 15. Provision that the amenity center meets Section 9.11.4 of the zoning ordinance for Permitted Materials.

16. Provision to obtain an access permit from MnDOT prior to construction of the right-in entrance at Highway 41.
17. Provision that utility extensions to the Brodman and O'Brien lots will need to be coordinated between property owners, developer, and City staff.
18. Urbanized drainage should be avoided to directly discharge to the bluff or ravine, and reviewed and approved by the City Engineer prior to issuance of a grading permit.
19. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).
20. Provision that housing may not be similar within two houses to each side, directly across the street or diagonal from the house in question.
21. Provision that the fronts of each home will incorporate three different materials/patterns, which would include cultured stone, and two different patterns of siding in lieu of using LP Smartside siding.
22. Provision that garage walls shall not exceed 65 percent of the length of the front wall of the house.
23. Provision that no garage shall protrude in excess of twelve feet beyond the front wall of the house.
24. Provision that 4 inch window trim is used on all windows.
25. Provision that 360-degree architecture shall be provided for all corner lots and all lots whose rear or sides are visible from public right's-of-way or across from open spaces, more specifically for these lots as seen in the preliminary plat approved June 1, 2020:
 - a. Lot 9, Block 1
 - b. Lot 12, Block 2
 - c. Lots 2 & 17, Block 3
 - d. Lots 1, 14, 15 & 48, Block 4
 - e. Lots 1, 8, 9 & 15, Block 5
 - f. Lots 1 & 4, Block 6
 - g. Lot 7, Block 7
 - h. Lots 1 & 6, Block 8
 - i. Lot 1, Block 9
 - j. Lot 10, Block 10
 - k. Lots 1, 11, 12 & 22, Block 11
 - l. Lots 1, 20, 22, 26 & 47, Block 12
 - m. Lot 10, Block 13
26. Provision of mulch trails to be included in the bluff access outlots and to be installed by the developer.
27. Tree Preservation to be consistent with the Tree Preservation Plan.
28. Parkland credit will not be given for the bluff areas or stormwater ponds that are dedicated to the City.
29. Parkland credit will be given for the small slivers of land dedicated to Moers Park.
30. Parkland fees will be required for remainder of park dedication requirement.
31. Provision for developer to pay City for the City's northwest sliver of land being added to lots 4, 5, & 6 of Block 1 for a value determined by City Council.
32. HOA maintenance responsibilities consistent with the items noted in the 'HOA Maintenance' section of this report.
33. Trail credit will not be given for any proposed trails.
34. Trail fees will be required.

35. Provision of a slope analysis (report) of the bluff conditions adjacent to the site will be required as part of the grading plan approval.

Roll Call Vote: Ayes – all. Motion carried.

Motion by Commissioner Brass, second by Commissioner Urbanski, to recommend to City Council approval of the rezoning of approximately 86 acres of the Hammers property for Del Webb at Chaska from Open (O) to Planned Residential Development District No. 75 (PRD-75).

Roll Call Vote: Ayes – all. Motion carried.

7.B. Recommend Approval of the Concept Plan for Carlson Property/Destiny Homes/ PC#2020-13

Commissioner Bowe noted that she lives in the adjacent neighborhood, so she plans to recuse herself from participating on this item as a Planning Commissioner but will participate as a resident.

Commissioner Sailer stated that he is in the same situation and will participate as a resident and not a Planning Commissioner.

City Planner Liz Hanson presented item to the Commission.

Commissioner Cross asked about Lot 13 because there is no house pad on it. She asked whether this was being saved for a future home and if so, she would like to know.

Butch Springer, Destiny Homes, confirmed that Linda is saving Lot 13 for a home for herself so they are incorporating that into the plans.

Gary Ross, 3863 Founders Path, asked why a secondary access was ruled out.

City Engineer Clark stated that given the County guidelines for access, they did look at an opportunity that could be explored in the future for a restricted access. He reiterated that a secondary access could be looked at in the future.

Mr. Ross stated that many of the parcels seem very small except for the owner's lot and asked why the homes will be so close together. He asked about the average size of a lot for this development.

City Planner Hanson stated that they are roughly .2 acres in size and noted that the developer is intentionally proposing smaller lot sizes. She noted that they will be single level living and will have an HOA maintain the yards which typically means smaller lots.

Mr. Ross stated that they have an HOA in their neighborhood and the average lot size is 1/3 of an acre. He noted that the proposed price tag of \$400,000 for 1,500 acres put it at \$267/sq. ft. and the market doesn't seem to be able to support \$150/sq. ft. He asked how the developer will be able to sell these homes to an empty nester at those prices in today's economic conditions.

Butch Springer, stated that there is an option for a bonus room on top of all the units. He noted that because of the trees, the development costs will be higher, which also pushes the price higher so the units will start in the low \$400,000 range.

Commissioner Brass explained that the price point is outside the realm of what the Planning Commission takes into consideration when looking at proposals.

Mr. Ross stated that he understands that but feels that the City should take a look at what the developer is trying to put in because the last thing the City needs is to have a development that has been built and is not selling.

Commissioner Brass stated that he does not believe the homes would be built before the units were sold.

Mr. Ross stated that he feels the City has a fiduciary responsibility to take a look and decide if a proposed development is realistic in the market or not.

Commissioner Brass noted that this potential development is only at the concept level right now and reiterated that the things the Planning Commission considers are things like zoning and not price points.

Aaron Sailer, 3869 Founders Path, stated that it appears as though the lot width does not meet zoning requirements. He asked whether it was the vision of the City to keep Founders Path going down the hill to the next neighborhood to be built or is there another area along County Road 44 that could have an access point.

City Engineer Clark stated that the Robling property has been looked at for potential access.

Community Development Director Ringwald noted that one other thing to keep in mind is the location of the creek and noted that the steep slope in the area also limits what can happen.

Mr. Sailer reiterated his question about whether the City envisions connecting through Founders Path or another access point.

Community Development Director Ringwald stated that he thinks the probability of extending this and connecting it to the south is very remote. He gave an overview of the likely future street connections in the area. He noted that following the topography and following Founders Path through this area does make some sense.

Mr. Sailer stated that with the exception of the lot widths, he thinks this is a pretty good concept plan. He stated that he doesn't think that is the best idea to keep Founders Path continuing without another road access.

Misty Bowe, 3849 Dakota Court, asked about construction traffic because there are a lot of small children who live in the neighborhood. She asked if there would be another access point for the construction traffic.

City Planner Hanson stated that she does not think there is an answer to that question yet, but is something that they will keep in mind when it gets to preliminary submittal.

Jamie Novak, 3927 Founders Path, expressed concern about whether or not the association will be continued into the new development since they will be using their streets and sidewalks. She stated that she doesn't understand how it can be said that the cemetery can have a safe access off of County Road 44 but this development cannot have one.

City Planner Hanson stated that she doesn't think they plan to incorporate themselves into the current association in the area but thinks it is a good question for the developer to address with the current development. She noted that these are public streets which means they are maintained by the City.

City Engineer Clark explained that the County not the City is really who decides what access can or cannot be.

Communications Manager Kevin Wright read aloud a statement from Wade Powell, 3860 Founders Path: We live at the T intersection coming into Founders Ridge and all traffic goes past our house. We strongly encourage all construction traffic to enter through the existing entrance to the current home on the site and not through Founders Ridge. There are many small children in the neighborhood and they are always on the sidewalks and streets. It would be terribly unsafe to have construction vehicles and, having extra traffic through the neighborhood is concerning.

Community Development Director Ringwald stated that the City can provide the applicant with direction to come back during the Preliminary plan and describe how they will deal with construction traffic.

Chair Dahlke noted that everyone that has commented on this development has raised a concern about construction traffic, so it seems to be a legitimate concern.

Communications Manager Wright stated that Mr. Powell also commented that he hopes the developer will be sensitive to all the small children in the neighborhood.

Commissioner Olson asked if there was any comparable development in the City where there was an existing neighborhood that was stubbed and the extension was something that was significantly different than the existing neighborhood.

City Planner Hanson stated that there is one example in the Harvest neighborhood.

Commissioner Olson asked how the City will address all the construction traffic and normal traffic that will extend through this area.

Commissioner Brass asked if the lots on the south side would somehow be accessed from the south and west at a later time.

City Planner Hanson stated that the topography of this site will make it very difficult to do any kind of north south connection. She noted that the anticipation is that the access would come from the north via Carver Path to access this area and the extension of the connection road eventually, on the west side.

The Commission discussed possible future connector and collector roads in the area.

Derrick Banas, 3871 Dakotah Court, asked about the timeline for the start of this project and how long the developer expects before it is completed.

Mr. Springer stated that they would like to get started as soon as possible and are planning a two-year build-out.

Mr. Banas stated that during the discussion surrounding the previous agenda item, the gentleman referenced a long letter that the Commission had not seen. He stated that their development obviously has some huge concerns with this proposal and asked what the next steps would be for the residents that are concerned to ensure that their voices are heard.

City Planner Hanson stated that the City has a 3-step process for land use applications. She explained that it begins with a concept plan, then a preliminary plan, and a final plan approval. She stated that the comments that are received in the concept phase can be addressed by the developer at the next phase. She stated that if a rezoning is required it will have a public hearing attached to it which also gives residents a chance to voice their concerns.

Commissioner Olson asked if the developer had held a neighborhood meeting with the residents in the Founders Path area.

Mr. Banas stated that they received a letter in the mail in the last week or so but there had been no meeting.

Commissioner Olson stated that he is disappointed that the developer did not hold meetings with the existing neighborhood.

Mr. Springer stated that he can meet with City Planner Hanson to make sure he is following protocols.

Community Development Director Ringwald stated that the question is whether the developer is willing to meet with the neighbors.

Mr. Springer stated that they are absolutely willing to meet with the neighbors to discuss the project.

Commissioner Cross noted that the developer emphasized that there could be a bonus room that could help in the cost but she does not see any place where there can be a stairwell or where windows will be of any assistance to a bonus room. She stated that she does not like the idea of having a fake window in place to make it look like there is a room there. She expressed concern about the aesthetics and cleanliness of just having a fake window.

Commissioner Brass asked if there could be a provision added that the developer hold a meeting with the existing neighborhood before the Preliminary Plat phase.

Community Development Director Ringwald stated that he did not think it needed to be a provision but it could be noted that the Planning Commission encouraged the developer to hold this meeting.

Motion by Commissioner Brass, second by Commissioner Lacey, to recommend to City Council approval of the Carlson Concept Plan for a 24-lot subdivision on 15 acres of land (PC#2020-13), with the recommendation that the developer hold a meeting with the existing neighborhood and, and subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-4), prepared by Destiny Homes, dated May 5, 2020
 - b. Concept Plan, prepared by Pioneer Engineering, dated May 4, 2020
 - c. Existing Conditions & Site Forces Exhibit, prepared by Pioneer Engineering, dated May 4, 2020
 - d. Concept Tree Preservation, prepared by Pioneer Engineering, dated May 4, 2020
 - e. Home Plans (pgs 1-15), prepared by Destiny Homes
2. Adherence with the City Engineer's Memo dated June 2, 2020.
3. Provision to re-orient Lot 14 to be front facing on Founders Path or be eliminated, to be addressed at preliminary submittal.
4. Provision that all lot lines are outside 30 foot no grade/no mow setback and to be shown on the preliminary submittal.
5. Provision that all lot lines are outside of wetland areas and to be shown on the preliminary submittal.
6. Adherence to the City's Boulevard Tree Policy and local street section design.
7. Provision that boulevard trees are placed between the sidewalk and street.
8. Provision that boulevard trees are placed throughout the entire boulevard, including corner lot areas, to meet the Tree Policy.
9. Provision of adequate screening and landscaping along north edge abutting County Road 44 to be addressed at Preliminary submittal.
10. Provision to further evaluate the tree preservation efforts on Lot 14 and to be addressed at preliminary submittal.
11. Provision to further evaluate tree preservation efforts in the Big Woods Forest area and to be submitted with a Tree Preservation Plan at preliminary submittal.
12. Provision of sidewalks on both sides of all local streets.
13. Adherence to the following building setbacks:
 - a. Front (house): 30 feet
 - b. Rear: 30 feet
 - c. Side(house/garage): 10 feet/7 feet
 - d. Side (corner): 15 feet
14. Adherence to the 125 foot centerline building setback from County Road 44.
15. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
16. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).

17. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope if present on site.
18. Preservation of wetlands and a 30 foot buffer.
19. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
20. Provision of a storm water management plan meeting City and Carver County WMO standards.
21. Provision that adequate maintenance accesses are provided for the stormwater ponds, and to be shown on the plans at preliminary submittal.
22. Provision of a wetland delineation report to be completed and provided at time of preliminary submittal.
23. Provision of a construction traffic plan to be submitted at preliminary submittal.
24. No direct vehicular access onto County Road 44.
25. Provision of an adequate turnaround at the easterly terminus of Founders Path, and to be shown on the preliminary plans.

Roll Call Vote: Commissioners Brass, Cross, Lacey, Olson, Urbanski, Dahlke - Aye. Commissioners Bowe and Sailer – Abstain. Motion Carried.

8. Other Business

8.A. Receive Other Meeting Minutes

8 A.i. Receive the Minutes of the May 4th and May 18th 2020, City Council Meetings.

8 A i.i. Receive the Minutes of the May 4th, 2020 EDA Meeting.

Commissioner Cross

- Expressed her opinion on what she feels is the mistaken belief that developers have that the older population does not want to stay in their homes.

Chairperson Dahlke

- Thanked City staff for their work to help the electronic meetings run smoothly.

9. Adjourn

Motion by Commissioner Urbanski, second by Commissioner Brass, to adjourn the meeting at 9:07 pm.

Motion carried.

**REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
07/08/2020**

Subject: Sale of Excess City Property – SW Chaska

Prepared By: Kevin Ringwald

In 2020, the City of Chaska purchased the most northerly portion of right-of-way for Savanna Way (collector road) in SW Chaska. As the road went through the home on the property (4255 Creek Road), the city purchased the entire 9.48 acre parcel of land (PID 300060300). The property consists on the road right of way, area for street ponding, creek, wooded steep slopes and developable land at the southeast corner of the property (along Boulder Lane).

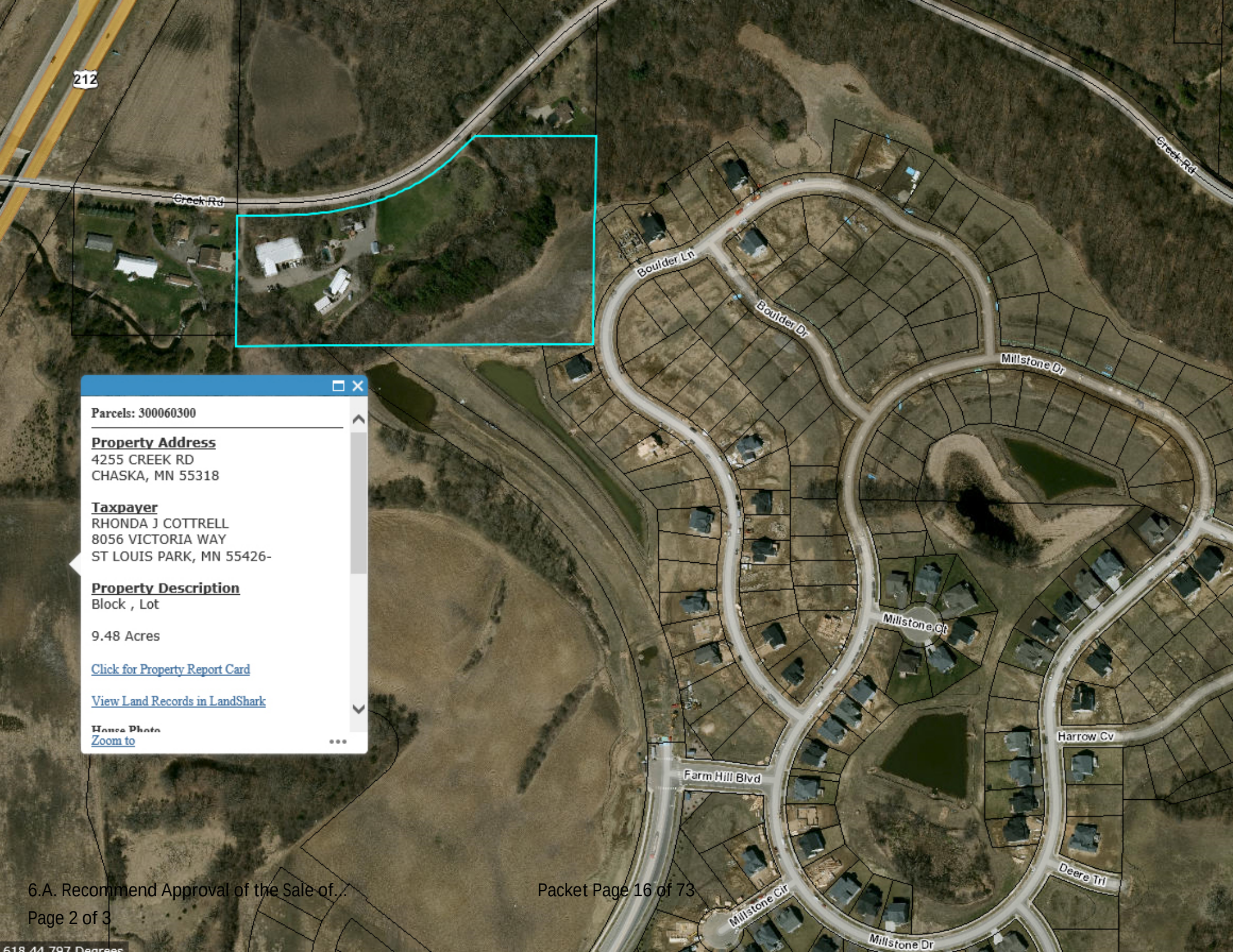
As the southeast corner of the property (along Boulder Lane) contains developable property. The city is proposing to sell that portion of the property for low density residential development and to put this property back on the tax rolls.

Minnesota State Statutes requires the Planning Commission to make a finding that the sale of the property would be consistent with the Comprehensive Plan (Mn State Statute, Chapter 462.356, Subd. 2). The 2040 Comprehensive Plan designates this portion of the property for Low Density Residential development. The proposed utilization of this property would be for single family residential development that is consistent with that designation.

The next step, after Planning Commission action, would be obtaining an appraisal on the value of the property, then offer it for sale. Traditions Development which developed the adjacent properties and owns the adjacent wedges of developable land have expressed a desire to purchase the property.

PLANNING COMMISSION ACTION REQUESTED

Motion to Find that the Sale of Excess City Property in SW Chaska (southeast portion of PID – 300060300) for a Low Density Residential use is consistent with the Comprehensive Plan.



212

Creek Rd

Boulder Ln

Boulder Dr

Millstone Dr

Millstone Ct

Harrow Cv

Deere Trl

Farm Hill Blvd

Millstone Cir

Millstone Dr

Creek Rd

Parcels: 300060300

Property Address

4255 CREEK RD
CHASKA, MN 55318

Taxpayer

RHONDA J COTTRELL
8056 VICTORIA WAY
ST LOUIS PARK, MN 55426-

Property Description

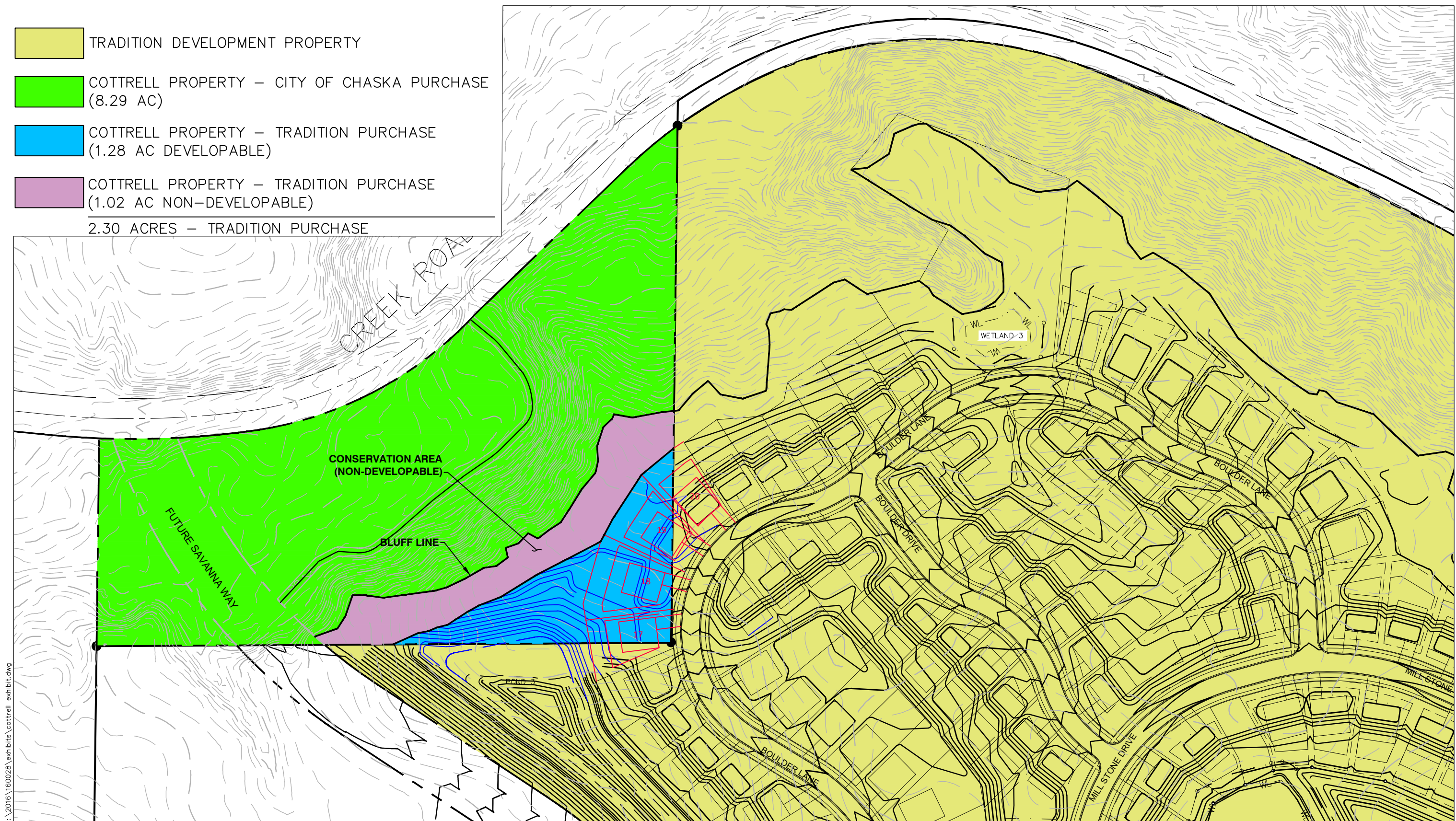
Block , Lot

9.48 Acres

[Click for Property Report Card](#)

[View Land Records in LandShark](#)

Home Photo
[Zoom to](#)



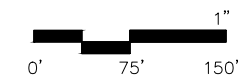
COTTRELL EXHIBIT

HARVEST - CHASKA, MN

6.A. Recommend Approval of the Sale of...

Page 3 of 3

Packet Page 17 of 73



DATE: 08-20-2018
DRAWN BY: AKA
SCALE: 1" = 150'



**REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
07/08/2020**

Subject: Sale of Excess City Property – Dell Webb

Prepared By: Kevin Ringwald

In 2018, the City of Chaska purchased the property at 3690 Creek Road from the Bontrager's (PID - 300055000). Most of the property is wooded steep slopes and Chaska Creek; however, the property contained a small pole barn (off of Creek Road) that the city is using for storage purposes, and on the easternmost edge of the property exists slightly more than .1 acres of developable land adjacent to the Dell Webb development.

As the easternmost edge of the property contains developable property; the city is proposing to sell that portion of the property for low density residential development and to put this property back on the tax rolls.

Minnesota State Statutes requires the Planning Commission to make a finding that the sale of the property would be consistent with the Comprehensive Plan (Mn State Statute, Chapter 462.356, Subd. 2). The 2040 Comprehensive Plan designates this portion of the property for Low Density Residential development. The proposed utilization of this property would be for single family residential development that is consistent with that designation.

The next step, after Planning Commission action, would be obtaining a value for the property, then offer it for sale. Pulte Homes which is developing the adjacent Dell Webb development has expressed a desire to purchase the property.

PLANNING COMMISSION ACTION REQUESTED

Motion to Find that the Sale of Excess City Property (approximately 0.1 acres) at the easternmost edge of 3690 Creek Road (PID – 300055000) for a Low Density Residential use is consistent with the Comprehensive Plan.

Parcels: 300055000

Property Address

3690 CREEK RD
CHASKA, MN 55318

Taxpayer

CITY OF CHASKA
ONE CITY HALL PLAZA
CHASKA, MN 55318-

Property Description

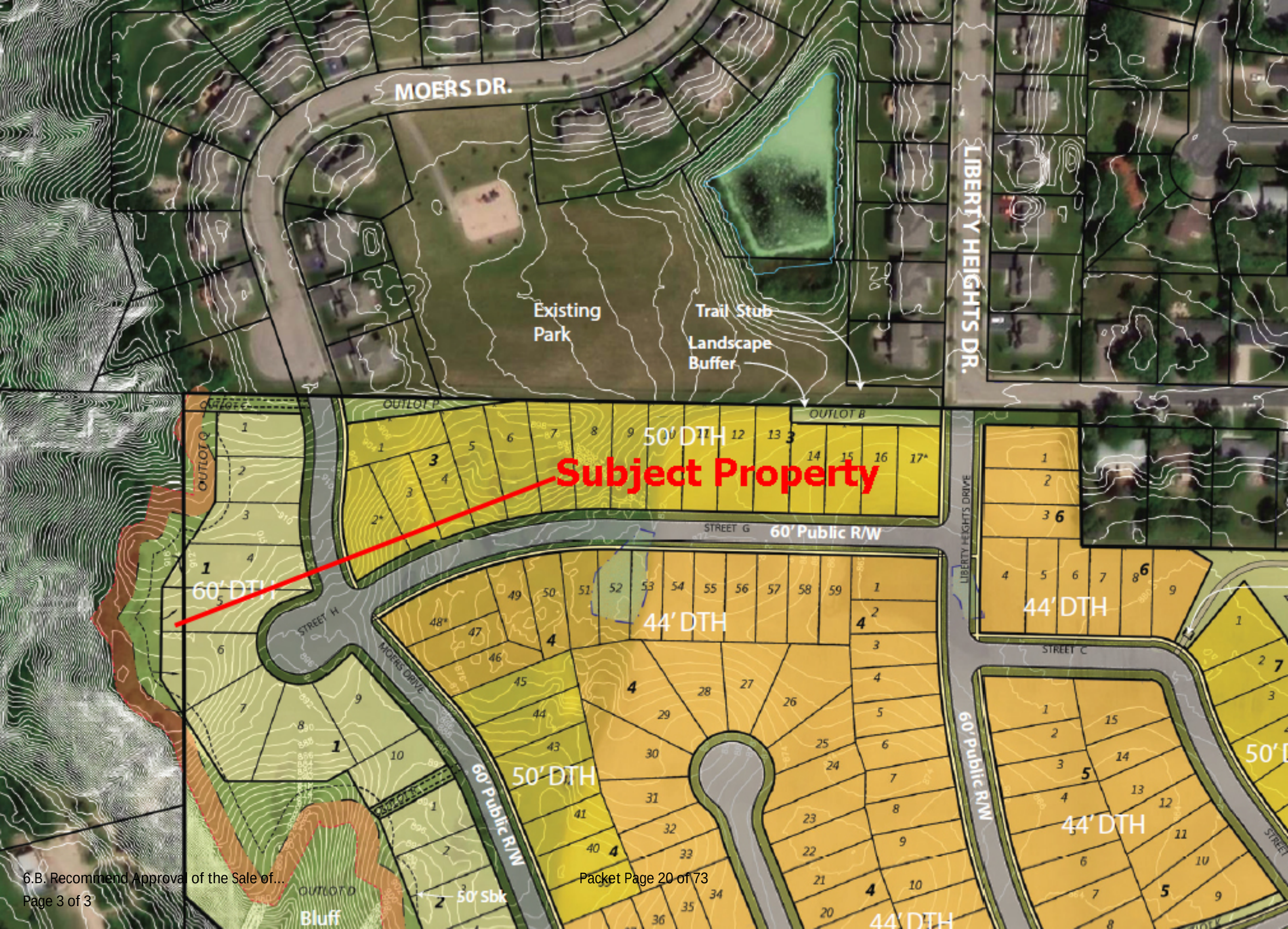
Block , Lot

6.37 Acres

[Click for Property Report Card](#)

[View Land Records in LandShark](#)

[Zoom to](#)



REQUEST FOR ACTION

CHASKA PLANNING COMMISSION

JULY 8, 2020

Subject: The Harvest West North - Concept Plan in the SW Chaska Growth Area

Applicant: Tradition Development

Location: North of County Road 44/Big Woods Blvd, west of Savanna Way

Case No.: 2020-14

Synopsis: Applicant seeks to obtain approval of a 119 lot (85 single family lots, 34 villa lots) development on 48 acres of land in the SW Chaska Growth Area

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

BACKGROUND

Club West Partners, LLC/Tradition Development hopes to continue their major role in the implementation of the SW Chaska Growth and Development Plan. Since 2004, Club West Partners, LLC/Tradition Development has assembled approximately 375 acres in this area generally lying North of CR 44 and East of 212. The concept plan for the south side of Harvest West was approved in March of 2018. Final Plats have since been approved for the south area. Tonight, we are looking at the concept plan for the north side of Harvest West, which is the full build-out of the Harvest West development.

Project Goals

The proposed development will provide the City of Chaska with a neighborhood whose goals are consistent with the City's mission statement and core strategies. The five development goals include: connecting to the greater community, preserving existing vegetation, utilizing site topography, creating public and community space, and providing quality architecture.

Connecting to the greater Community

One overarching goal of the project is to connect the greater community of Chaska. The potential residential development is close to downtown Chaska, ensuring residents have convenient access to services they need. Pedestrian trails and sidewalks will ultimately connect to the existing 90+ mile network of community trails in the city. The future city trail along County Road 44 and possibly Creek Road will allow residents of surrounding developments and neighborhoods to bike downtown Chaska for services and entertainment.

Preserve Existing Vegetation

The majority of the property is open farmland/field. Woodland areas occur in the central portions of the property. These areas will remain as preserved open space or at the back of lots. Stormwater ponds and bioretention basins will collect and filter water from upstream in the development and will enhance the existing wetlands. Native or naturalized vegetation will be used in entry features and public common areas in order to reflect the character of the surrounding environment and provide food for wildlife in the area.

Utilize Site Topography

The proposed development will utilize existing topography to protect and enhance the existing wetlands as well as preserve the wooded areas in the north central portion of the project. It is also intended that the project direct stormwater towards bioretention basins and sedimentation ponds in consideration of historic drainage patterns for this area.

Creating Community Space

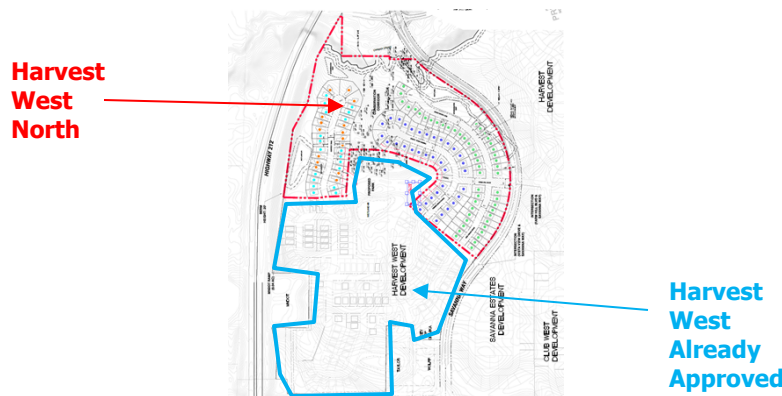
The project proposes creating a Conservation Corridor in the central area consisting of nearly 7 acres. This will include the existing woods and sloped natural areas, accessed with sidewalks and trail corridors leading through this large open area. The open area is characterized by dense tree stands and some steep slopes creating a very quaint setting that will enhance the neighborhood's unique environment. Providing a common area in the middle of the neighborhood allows equal access from homes to the common area. The maximum distance from a single family residence is less than a ¼ mile, approximately 5 minute walk. This is an ideal distance to the core of the neighborhood. A common area strengthens the neighborhood identity and promotes interaction between residents. The common area and preserved open space will also serve future development to the north of the project site. The proposed trails, sidewalks and open space encourage neighbors to interact with one another – thereby reducing crime and strengthening the greater community.

Quality Architecture and Home Designs

Home designs will embrace and compliment the unique site design. Characteristics include reduced street setbacks, active and pleasant streetscape environments featuring sidewalks, boulevard trees and landscape, and the proximity to and views of parks, greens, and open space. While no specific architectural style is required, the design of each home is required to base upon specified architectural design influences and each home shall contain appropriate massing, roof lines, and architectural detailing consistent with its selected style on all four sides of the home. The goals for the home design are intended to ensure construction of a complimentary mix of varied housing styles, architectural treatments, quality materials, professionally installed landscaping and variety of color. This will be a direct extension of what has been built in the first phases of The Harvest.

CURRENT PROPOSAL

The 119-lot (34 villa lots, 84 single family lots) proposal on approximately 48-acres of property is located north of County Road 44, west of Savanna Way, and north of the existing Harvest West neighborhood.



Adjacent properties

The site is bound on the north by land owned by Creek Road and a couple single family residences; to the west by Highway 212, the south by County Road 44 and the existing Harvest West neighborhood, and the east by Savanna Way, and The Harvest.

Existing Conditions

The proposed project area is approximately 48 acres and located directly of the recently platted Harvest West Phase 1 and 2 neighborhoods. The project is confined to the south by Harvest West 2nd. To the north is Chaska Creek. To the west and east are Trunk Highway 212 and Savanna Way. A 20-foot berm exists on the west side abutting the highway. The land making up the entirety of the planned development is comprised of parcels owned by Club West Partners, LLC.

The majority of the property is currently open farmland and consistent with surrounding land uses. There are wetlands in the proposed development that have been delineated and surveyed. There is a stand of mature trees, mainly oaks, that exist to the center of the development. The majority of the wooded areas will be preserved with the development and dedicated to the City of Chaska for future park uses.

Topography of the site currently varies from a peak elevation of 950 feet near the central portion of the property and falls off towards Chaska Creek at the north end of the property, approaching an elevation of 860 near the creek, totaling nearly 100 feet of elevation across the site. The majority of the project area ranges from elevations of 930-940. Topography of the site is generally rolling and consistent with an agricultural land use. Stormwater runoff generally drains north and entering Chaska Creek.

Land Use

The applicant is proposing 119 lots: 34 villa lots (Cottage lots) at 53 feet in width, 50 traditional single-family lots at 55 feet in width (Legacy lots), and 35 traditional single-family lots at 65 feet in width (Heritage lots). This is similar in dimensions to the existing neighborhood to the south and consistent with the SW Chaska Growth & Development Plan, as this area was shown as "Mixed Residential" and "Residential". The Heritage style homes have been built throughout Harvest and Harvest West. The new Legacy styles will provide an added housing option for the development.

The "Mixed Residential" area is described in the Plan as follows:

"The neighborhood center located east of the CR 140 interchange with Hwy 212 is guided for a broader mix of housing types, as well as uses non-residential, appropriate for a neighborhood center. This area is guided for the Mixed Residential designation, which allows a mix of residential land uses from low to high density plus limited commercial, office, civic, park and open space."

The parcels of land that this development encompasses are currently zoned Open (O), which acts as a 'holding zone' until it is developed. The area in question will be rezoned to a more appropriate zoning district, such as Planned Residential Development (PRD).

Layout

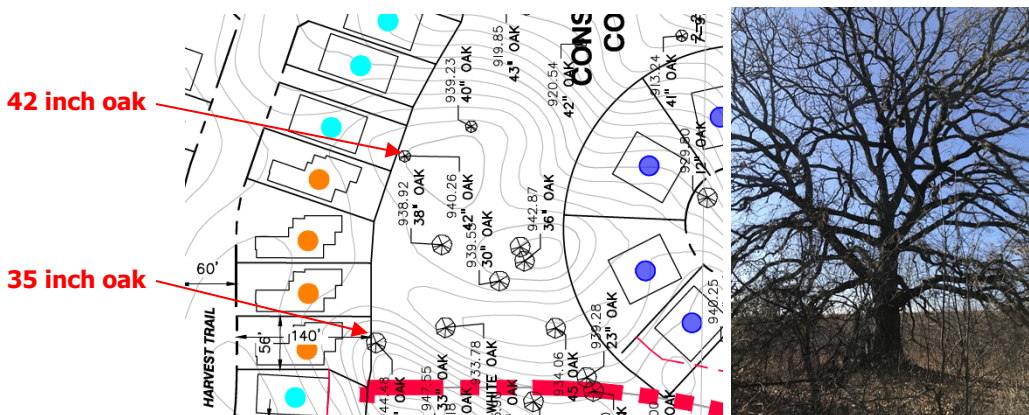
The initial access to the property will be from Farm Hill Boulevard to the east from the adjacent collector road, Savanna Way. This entrance will line up with the existing Harvest entrance to the east and will provide access to the two cul de sacs on the east side of the site. Additional access will also be provided on the south of the site from Vista View Drive. The easterly most cul de sac will back up to a wetland and Savanna Way. The west side cul de sac will gain access from the internal local streets installed in the 1st and 2nd additions and will back up to a large berm on the west side that screens the development from Highway 212. The lots on the east side of Harvest trail will overlook a natural wooded area that will be preserved and serve as a future City natural park land. The design of this addition to the development was intentional to preserve a conservation corridor in the center of the site. Instead of providing looping streets along the north side of the park area, the applicant has opted for three cul de sacs to preserve the conservation corridor. This will ultimately create an extension to the 12-acre park area proposed and preserve significant oak trees.

The villa lots will be situated on the west side cul de sac abutting Highway 212. The single-family lots are situated on the east side cul de sacs and will abut Savanna Way.

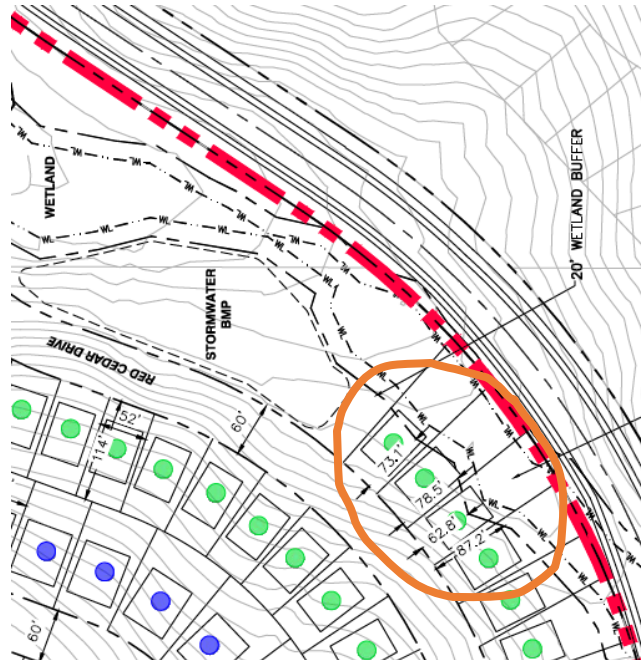
The concept plan shows three wetlands in the subject area. The layout appears to incorporate the wetlands into the overall development, with the exception of the smaller wetland just west of the proposed Harvest Trail extension. The applicant will be required to submit a wetland report during their preliminary submittal. 30 foot buffers/setbacks are required from these elements.

Staff Analysis/Recommendations

The westerly cul de sac provides a curvilinear extension off of Harvest Trail. The purpose of this is to avoid impacts into the westerly most wetland. There are a couple areas on the east edge of the lots that abut the conservation corridor area that are of concern to staff. The first one being the lot that abuts a 35 inch oak near the northwesterly edge of the proposed park area. There is another 42 inch oak a couple lots north of this one that is near the edge of the lot lines. Staff would emphasize the importance in trying to orient the lots, and street alignment, so that both tree's drip edges fall outside of the lot lines and potential grading limits. Doing this will allow less impact on the root systems when grading occurs. There appears to be room for the lots on the bulb of the cul de sac to move and potentially re-orient the street westerly to help preserve the trees more. The applicant will have to address this in their preliminary submittal.



Another comment on the layout is the orientation of the easterly most lots that abut the wetland near Savanna Way and north of Farm Hill Boulevard. The applicant has stated that the wetland will be preserved, however, it appears that there are 4 lots that impact the wetland buffer (see below photo and lots circled in orange). The lots adjacent to this wetland are rather tight. Staff would emphasize that the wetland buffer remain intact and that these lots be re-oriented outside of the wetland buffer or removed entirely.



The easterly cul de sacs are in a relatively steep area. Staff anticipates that retaining walls will be needed between the rear yards of the Legacy and Heritage lots. It will be important that the grading plan shows what will be needed in these significant sloping areas, and how they will be maintained once these lots are sold.

Transportation/ROW

The Concept Plan proposes to provide for a network of internal residential roadways with connectivity to arterial roadways consistent with the SW Chaska plan. In particular, access to the north-south collector road, Savanna Way, on the east is proposed and will be the primary access to the neighborhood. The development will benefit from the recent addition of entrance ramps to US Highway 212 and future improvements on County Road 44.

The current concept plan is proposing road right-of-way widths that are consistent with the designs in the existing Club West/Harvest neighborhood.

Utilities

Sewer and water utilities are available. Minor extensions will need to be provided to service the proposed neighborhood. Utility connections will also be available from the collector road to the east.

It should be noted that there is a large diameter (16") water main running on the MN DOT Right of Way line. There is a 20 foot easement on top of that line. The applicant will need to make sure their plans do not encroach into this area or its easement, and it should be shown on the civil plans when they submit for preliminary.

Phasing

It is the applicant's desire to be able to begin site grading by mid-summer of 2020. The project will be conducted in at least two phases.

Setbacks

The setbacks will be generally consistent with the existing Harvest West development. For the Villa (Cottage) lots, the front yard setback should be no less than 20 feet. The rear yard setback should be 30 feet. The side yard setback should be 5 feet. Corner lots should have a side yard setback of 20 feet. For the Legacy lots, the front yard setback should be no less than 23 feet, with the unenclosed front porch being allowed to encroach into the setback up to 8 feet. This essentially renders the front yard setback for the porch to 15 feet. The rear yard setback should be 30 feet. The side yard setback should be 5 feet. Corner lots should have a side yard setback of 23 feet. For the Heritage Lots, the front yard setback should be no less than 23 feet, with the unenclosed front porch being allowed to encroach into the setback up to 8 feet. The rear yard setback should be 30 feet. The side yard setback should be 10 feet for the house and 5 feet for the garage. Corner lots should have a side yard setback of 23 feet.

In addition to these setbacks, there are other setbacks that apply to this site. See below:

SETBACKS	
Direction	Setback
Highway 212	225 feet from the centerline (from centerline of adjacent travel lane) of TH 212 or 50 feet from right of way (whichever is greater)
Savanna Way	100 feet from centerline
Wooded Steep Slopes	50 feet building setback and 30 feet no grade/no mow setback
Wetlands	30 feet
Public Park	40 feet (rear yard only)

The lots that abut the public park would need to adhere to the 40 foot rear setback and provide a buffer where the public trails will access this area. In addition, there appear to be wooded steep slopes near the north edge of the public park. It will be important that lots abutting this area meet the required setbacks.

All other setbacks will be required to be shown and adhered to on all plans moving forward.

Architecture

Robert Thomas Homes will be the primary builder in this neighborhood for both the single-family and villa homes proposed. One of the design principles of the SW Chaska Plan is that the area needs to "contain diversity in land uses, building types, building sizes, building prices, and styles of ownership".

City policy dictates that housing may not be similar within two houses to each side, directly across the street or diagonal from the house in question. This policy has been very successful in the recent past with the result of neighborhoods with varied housing design and architecture. With the future rezoning of the property staff would include the City's typical language with regard to house design, 360-degree architecture and anti-monotony.

Parkland

The current plan proposes to provide a central conservation corridor that is connecting to the 12-acre park area preserved with the Harvest West original plat. The corridor will extend the natural amenities to the north and connect to the Chaska Creek corridor. The trees to be preserved within the Conservation Corridor are mainly significant oak trees with some of the trunk diameters reaching over 40 inches in diameter.

Access into the Park & Conservation Corridor

Because the conservation corridor and park are a public park area it will be important to provide proper access into it so that people can reach it adequately. The 12-acre park is nestled in the center of the overall Harvest West neighborhood. The conservation corridor will extend on the north side of the park area to preserve the grove of significant oak trees. Currently the concept plan shows homes around the perimeter of this park and conservation corridor. Several accesses are shown on the west and east sides to access the park and conservation corridor. The westerly cul de sac is showing an outlot area that will provide access to the conservation corridor area. This outlot is approximately 20 feet wide and situated near the start of the cul de sac bulb. The location of this appears to make sense in terms of an equitable access standpoint. Additionally, the northeasterly most cul de sac is showing an opening at the bulb of the cul de sac to provide access into the conservation corridor. The location of this appears to be following the easiest path from a topography standpoint. The access is located in the least steep area of the easterly side of the development shows an additional park entrance that runs in line with the Farm Hill Boulevard street entrance. This will be an approximately 60 foot wide access into the park area. An additional park access is shown 5 lots south in line with the Vista View Drive street entrance. 40 foot setbacks will be required along all edges of the public park.

Parkland Credit

Parkland credit will be given for the areas of the conservation corridor that are usable. It should be noted that the stormwater pond, wooded steep slopes, and wetland will not factor into the parkland credit given.

Trails & Sidewalks

The concept plan is proposing to include sidewalks. The developer will be required to provide sidewalks on both sides of the streets per City policy. The sidewalks will connect to the internal pedestrian walkways in the existing development. The sidewalks shall also provide connection to the trail proposed along Savanna Way.

There is a public trail that is planned on the east side of Savanna Way, plus a typical sidewalk on the west side. It will be important to provide an adequate and clear pedestrian connection from Savanna Way into the development off of Farm Hill Boulevard to connect people with the public park. There should also be a safe connection across Savanna Way by way of a cross walk or other suitable alternative as determined by the Engineering and Public Works Departments.

Screening, Landscaping & Tree Preservation

Because this development abuts two major roadways (i.e. Savanna Way and Highway 212) it will be important in the preliminary submittal to address screening. The sides facing these roadways will be required to implement landscaping, and/or berming, to ensure adequate screening and separation is provided between the homes. The screening provided on Savanna Way should be consistent with the same screening done on the east side of Savanna Way and the south side of the site.

Trees will be required in the boulevard in order to meet the City's Boulevard Tree Policy. Landscaping will be required to enhance the development entrances, consistent with the adjacent Harvest development. Landscaping may also be necessary on the home sites that abut the Public Park and trails to provide further buffering between these two uses.

Tree Preservation will be an important piece of this development, specifically in the conservation corridor area. The plan shows that a majority of the significant oaks are planning to be saved in this corridor. There are a couple oaks on the perimeter of the corridor that need to be further evaluated in terms of layout of the westerly cul de sac; please see exhibit and photo on page 4 above. As noted previously, it would be worth exploring the potential of moving the cul de sac more west to further separate the lots from the trees in the conservation corridor. The applicant will have to address this in their preliminary submittal how they plan to preserve these trees. The applicant will be required to submit a tree survey and preservation plan during their preliminary submittal so that staff can review and advise on the significant and quality tree areas in the development.

Development Costs (Infrastructure Improvements)

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

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

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

PLANNING COMMISSION ACTION TAKEN REQUESTED:

Motion to recommend to City Council approval of The Harvest West North Concept Plan for a 119-lot subdivision on 48 acres of land in the SW Chaska Growth Area, subject to the following conditions:

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

- a. **Project Narrative (pgs 1-6), prepared by Tradition Development, dated June 2, 2020**
 - b. **Existing Conditions Survey, prepared by Alliant Engineering, dated April 30, 2018**
 - c. **Concept Site Plan, prepared by Alliant Engineering, dated June 2, 2020**
 - d. **Site Features Map, prepared by Alliant Engineering, dated June 25, 2020**
 - e. **Site Features Photo Map, prepared by Alliant Engineering, dated June 25, 2020**
 - f. **Harvest West/Harvest North – Park Plan, prepared by Alliant Engineering, dated June 2, 2020**
 - g. **Front Elevations (Single Family and Villas), prepared by Robert Thomas Homes**
2. **Adherence with the City Engineer’s Memo dated July 8, 2020.**
 3. **Provision of a 60 feet Right of Way width for all local streets.**
 4. **Provision that the westerly street and cul de sac be oriented more west so that the 35 inch and 42 inch oaks are protected and unimpacted by grading, to be addressed at preliminary submittal.**
 5. **Provision that the 4 lots north of Farm Hill Boulevard on Red Cedar Drive are re-oriented or removed to be outside of the wetland buffer, and to be addressed at preliminary submittal.**
 6. **Adherence to the City’s Boulevard Tree Policy and local street section design.**
 7. **Provision of adequate screening and landscaping along edges abutting Savanna Way and to be addressed at Preliminary submittal.**
 8. **Provision of sidewalks on both sides of all local streets.**
 9. **Adherence to the following building setbacks:**
 - a. **Cottage Lots:**
 - i. **Front (house): 20 feet**
 - ii. **Rear: 30 feet**
 - iii. **Side: 5 feet**
 - iv. **Side (corner): 20 feet**
 - b. **Heritage Lots:**
 - i. **Front (house): 23 feet**
 - ii. **Front (porch): 15 feet**
 - iii. **Rear: 30 feet**
 - iv. **Side: 10 feet house/5 feet garage**
 - v. **Side (corner): 23 feet**
 - c. **Legacy Lots:**
 - i. **Front (house): 23 feet**
 - ii. **Front (porch): 15 feet**
 - iii. **Rear: 30 feet**
 - iv. **Side: 5 feet**
 - v. **Side (corner): 23 feet**
 - d. **Highway 212: 225 feet from the centerline (from centerline of adjacent travel lane) of TH 212 or 50 feet from right of way (whichever is greater)**
 - e. **Savanna Way: 100 feet from the centerline**
 - f. **Wetlands: 30 feet**

g. Public Park: 40 feet

- 10. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.**
- 11. Compliance with the City's existing anti-monotony housing policy.**
- 12. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope, specifically for the lots that abut the public park.**
- 13. Provision of a pedestrian connection at the east development entry for the full extent of Farm Hill Boulevard to connect into the public park.**
- 14. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.**
- 15. Provision that screening on Savanna Way will be provided in the form of landscaping and berming, and consistent with the screening on the east side of Savanna Way.**
- 16. Provision of a safe pedestrian connection at Farm Hill Boulevard and Savanna Way for pedestrians to safely cross and gain access into the public park from neighboring areas, as determined by the Engineering and Public Works departments.**
- 17. Provision that an adequate buffer and landscaping is provided between the public trails and homes into the public park and conservation corridor area.**
- 18. Provision of a storm water management plan meeting City and Carver County WMO standards.**
- 19. Provision that the City watermain line and its easement on the west edge of the property is delineated and shown on the civil plans at time of preliminary submittal.**
- 20. Provision of a tree survey and preservation plan during the preliminary submittal.**
- 21. Provision of a grading plan showing proposed retaining walls, if applicable, and a maintenance summary of retaining walls to be submitted at preliminary submittal.**
- 22. Provision that stormwater ponds, wooded steep slopes, and wetlands will not factor into the parkland credit given.**



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark
Date: July 8, 2020
Subject: Harvest West North Concept Plan

In anticipation of this development, the City has been implementing trunk sanitary sewer and water main utilities to service the proposed development. Gravity sanitary sewer along with water main is currently in place to service the proposed property. Wetlands exist over portions of the property and will need to be considered with the overall layout. Approval of the final storm water plan by the Carver County Watershed will be required.

Access into the planned development was previously accounted for with the construction of the City collector road Savanna Way. The new interchange at CSAH 44/TH 212 is now finished and the reconstruction of the county highway will be completed by the summer of this year. Required right of way procurement will be incorporated with the planned development layout for the extension of Savanna Way to Creek Road.

With access, sanitary sewer and water service already available to service the site, engineering issues related to the development focus on the following as the preliminary layout is prepared:

- 1) The relationship between the top of the steep slopes and the rear lot lines.
- 2) Protection of the two (2) high quality wetlands
- 3) Storm Water Management Plan



June 2, 2020

Mr. Kevin Ringwald
Director of Planning & Development
City of Chaska
One City Hall Place
Chaska, MN 55318

RE: Concept Site Plan Narrative - Harvest West 3rd Addition

Dear Mr. Ringwald,

On behalf of Club West Partners, LLC, Tradition Development is providing the City of Chaska with a Concept Site Plan Submittal for a proposed single family residential development. The project area consists of approximately 48 acres. The site is located to the north of our Harvest West neighborhood and bounded along the west by U.S. Highway 212 and on the east Savanna Way. This area is within the Southwest Chaska Growth and Development Plan area.

Project History

Club West Partners, LLC/Tradition Development are pleased to submit for consideration by the City of Chaska our application for Concept Site Plan approval for a 48.16 acre single family and detached townhome residential development in the Southwest Chaska Growth and Development Area. Tradition Development hopes to continue our major role in the implementation of the Southwest Area Master Plan approved by the city. We believe this plan is consistent with the Southwest Area Master Plan in addition to the 2040 Comprehensive Plan. This application represents a logical next step for us and the City in this area by maximizing the use of existing infrastructure and roadways.

Since 2004, Club West Partners, LLC/Tradition Development has assembled approximately 375 acres in this area generally lying North of CR 44 and East of 212. We have developed plans with Robert Thomas Homes, Inc. that will allow for Tradition to lead the development of Harvest West with the construction of individual homes by Robert Thomas Homes. This is a continuation of a long term development relationship with the City of Chaska.

Land Use

The project area has an existing Land Use designation of Low Density Residential and Mixed Residential per the 2040 Comprehensive Plan. The City of Chaska updated 2040 Comprehensive Plan for this area has incorporated the Southwest Chaska Growth and Development Plan which proposed a land use designation of Low Density Residential and Neighborhood Mixed Use specific to this area.

The proposed Concept Site Plan, consisting of traditional single family residential and detached townhomes, is a permitted use and consistent with the current Land Use designations.

Existing Conditions

The proposed project area is approximately 48 acres and located directly of the recently platted Harvest West Phase 1 and 2 neighborhoods. The project is confined to the south by Harvest West 2nd. To the north is Chaska Creek. To the west and east are Trunk Highway 212 and Savanna Way. The land making up the entirety of the planned development is comprised of parcels owned by Club West Partners, LLC.

The majority of the property is currently open farmland and consistent with surrounding land uses. There are wetlands in the proposed development that have been delineated and surveyed. There is a stand of mature trees that exist to the center of the development. The majority of the wooded areas will be preserved with the development and dedicated to the City of Chaska for future park uses.

Topography of the site currently varies from a peak elevation of 950 feet msl near the central portion of the property and falls off towards Chaska Creek at the north end of the property, approaching an elevation of 860 near the creek, totaling nearly 100 feet of elevation across the site. The majority of the project area ranges from elevations of 930-940. Topography of the site is generally rolling and consistent with an agricultural land use. Stormwater runoff generally drains north and entering Chaska Creek.

Concept Site Plan

General Description

The current concept plan proposes to provide for 34 detached townhomes and 85 traditional single family homes. The entrance to the western neighborhood will be from Harvest Trail and will end with a Cul-de-Sac with lots overlooking Chaska Creek. The lots along the west side of Harvest Trail will back to a large berm screening the development from Highway 212. The lots on the east side of Harvest trail will overlook a natural wooded area that will be preserved and serve as a future City natural park land. The detached townhomes planned for the development is a natural extension from the Harvest West 1st and 2nd Additions along Harvest Trail. The single family lots in the eastern portion for the development will gain access from Farm Hill Boulevard and Vista View Drive. The single family homes will consist of 65 foot wide “Heritage” style lots nearest the future park area and 55’ wide lots for the new Robert Thomas Homes “Legacy” portfolio. The Heritage style homes have been built throughout Harvest and Harvest West. The new Legacy styles will provided an added housing option for the development.

Dimensional Standards

Tradition Development is respectfully requesting consideration of the following dimensional standards associated the current Concept Site Plan:

Cottage Lots (Detached Townhomes)

Lot Width	53’ (minimum) Front Load and 57’ (minimum) Side Load
Lot depth	120’ (minimum) Front Load and 140’ (minimum) Side Load
Pad Width	40’ Front Load and 44’ Side Load
Pad Depth	74’ Front Load and 90’ Side Load
Setbacks	
Front – building	20’ Front Load and 20’ Side Load
Side – building	5’ Front Load and 5’ Side Load

Rear – building	30' Front Load and 30' Side Load
-----------------	----------------------------------

Legacy Lots (Single Family)

Lot Width	52' (minimum)
Lot depth	114' (minimum)
Pad Width	42'
Pad Depth	60'

Setbacks	
Front – building	23'
Side – building	5'
Rear – building	30'

Heritage Lots (Single Family)

Lot Width	66' (minimum)
Lot depth	125' (minimum)
Pad Width	51'
Pad Depth	60'

Setbacks	
Front – building	23'
Side – garage	5'
Side – home	10'
Rear – building	30'

Park and Open Space

The current plan proposes to provide a central conservation corridor that is connecting to the large natural park area preserved with Harvest West original plat. The corridor will extend the natural amenities to the north and connect to the Chaska Creek corridor. The trees to be preserved within the Conservation Corridor are amazing features with some of the trunk diameters reaching over 40 inches in diameter.

Walks and Trails

The current Concept Plan proposes for a network of trails and sidewalks connected to the sites internal central open area. All streets within the project are proposed to be providing dual sidewalks in order to accommodate pedestrians or residents of the community traversing throughout the area.

Transportation

The current Concept Plan proposes to provide for a network of internal residential roadways with connectivity to arterial roadways via Savannah Way. The Concept Plan is proposing for roadway right-of-ways consistent with the past designs within The Harvest neighborhood. The development will benefit from the recent addition of entrance ramps to US Highway 212 and future improvements County Road 44. These improvements will allow residents to access regional transportation facilities to quickly and efficiently travel to locations throughout the Twin Cities area.

Architecture

The following are key planning & design expectations that each home or building within this neighborhood is intended to respond to and reflect. See the Planned Unit Development dimensional standards for setback and height requirements. The builder will be Robert Thomas Homes, Inc. and they will incorporate the following design standards.

INTEGRAL HOME/GARAGE DESIGNS: Homes offered which have three car garages will mitigate the perceived prominence by varying garage door depth, detailing, integration of room massing above garages, or roof dormers, so as to obscure the familiar size and roof shape of three car garages. Garages shall be setback a minimum of 20' from the front property line. Three car garages shall be broken into a two car section and a one car section with the one car being recessed a minimum of 2' feet or shall have a tandem third stall.

EXPRESSIVE FRONT ENTRY AND HOME ORIENTATION TO STREETScape: Beautification of streetscape settings and corridors is a key differentiating factor that defines and expresses the characteristics of the neighborhood for all who live or visit there. Streets have purposefully been designed from suburban norms to incorporate boulevards and landscape, welcome and facilitate pedestrian and bicycle use of sidewalks and trail-ways, and to calm traffic speeds and movements while accommodating sufficient vehicular volumes. The incorporation of 60' wide public rights of way and 32' wide streets within the plan is in keeping with these objectives. To support these goals, homes will be positioned close to or at setbacks, so to help create desired spatial streetscape enclosure.

FOUR-SIDED DESIGNS: The neighborhoods road patterns, parkway entry and common central park intentionally create home sites where an individual home is visible from more than the front yard vantage point. We are working with the builder to prepare standards addressing architectural detailing of side and rear elevations. In circumstances where a building's sides or rear will be obscured from neighbor/neighborhood view, reduction in detailing consistency may be considered.

IDENTIFIABLE STYLE or BLEND OF STYLES: Homes and structures are strongly encouraged to project or emphasize a selected historic style, or tasteful, well proportioned, consistently detailed blend of compatible architectural styles. "In theme" materials, trim, windows, roof cornices, massing and color treatments convey this style.

MATERIALS: Naturally occurring materials are approved, as are fiber-cement or engineered wood products such as Smart Side products or equivalent shall be used for siding and exterior trim on all front elevations. Synthetic materials, aluminum or vinyl products may be used for soffit, fascia, specialty architectural treatments and frieze applications and siding on rear and side elevations.

COLORS: Bland shades of beige, tan or grey alone, with matching minimal trim will not be preferred.

STREETSCAPE VARIETY: The same home floor plan and exterior/style may not be built on adjacent lots or the lot across the street. Variations in one-story and two-story elevations will be offered.

FENCING: Use of low fencing in lot fronts, sides and rear will be acceptable. Vinyl or aluminum fencing of an approved manufacturer and style will be incorporated into the Homeowners Association. Wood privacy fences will not be permitted by the Association documents except in locations where screening of county or state highways is needed.

LANDSCAPE, PLANTING AND ELEMENTS: All homes are subject to minimum landscape criteria with sod and irrigation as a requirement. All owners or their builders must provide detail landscape plans, prepared by a qualified design professional, obtain HOA/Developer prior approval and included in the home construction budget. To ensure quality materials, product warranty and proper and timely installation, all

owners and their builders shall be required to utilize a professional landscape contractor for installation of minimum landscape requirements which must be installed with the initial construction of the home.

Topography & Grading

The current Concept plan anticipates utilizing the sites existing wetlands, and woodlands, as natural amenities for the neighborhood. Several home site will back up to these amenities providing expansive nature view fields. The wetland areas will be directly adjacent to the provided sidewalks and provide opportunities for pedestrians to get close up views of the natural wetland areas. The conservation corridor at the center of the project will be accessed with trails, leading walkers through the natural wooded and wetland areas.

Utilities

The development will be served with an eight inch watermain and an eight inch sanitary sewer line. For the western portion, the utilities will be extended into the property from Harvest Trail. On the eastern side, for the traditional single family homes area, eight inch watermain and an eight inch sanitary sewer will be extended from stubs previously constructed in Farm Hill Boulevard and Vista View Drive.

Project Goals

The proposed development will provide the City of Chaska with a neighborhood whose goals are consistent with the City's Mission Statement and Core Strategies. The five development goals include: connecting to the greater community; preserving existing vegetation; utilizing site topography; creating public and community space; and providing quality architecture.

Connecting to the Greater Community

One primary goal of the project is to connect with the greater community of Chaska. The potential residential development is close to downtown Chaska, ensuring that residents have convenient access to services they need. Pedestrian trails and sidewalks will ultimately connect to the existing 90+ mile network of community trails in the city. The future city trail along County Road 44 and Creek Road will allow residents of surrounding developments and neighborhoods to bike to downtown Chaska for services and entertainment.

Preserve Vegetation

The majority of the property is open farmland/field. Woodland areas occur in the central portions of the property. These areas will remain as preserved open space or at the back of lots. Stormwater ponds and bioretention basins will collect and filter water from upstream in the development and will enhance the existing wetlands. Native or naturalized vegetation will be used in entry features and public common areas in order to reflect the character of the surrounding environment and provide food for wildlife in the area.

Utilize Site Topography

The proposed development will utilize existing topography to protect and enhance the existing wetlands centered in the site as well as preserve the wooded areas in the north central portion of the project. It is also intended that the project direct stormwater towards bioretention basins and sedimentation ponds in consideration of historic drainage patterns for this area.

Creating Community Space

The project proposes creating a Conservation Corridor in the central area consisting of nearly 7 acres. This will include the existing woods and sloped natural areas, accessed with sidewalks and trail corridors leading

through this large open area. The open area is characterized by dense tree stands and some steep slopes creating a very quaint setting that will enhance the neighborhood's unique environment. Providing a common area in the middle of the neighborhood allows equal access from homes to the common area. The maximum distance from a single family residence is less than a ¼ mile, approximately 5 minute walk. This is an ideal distance to the core of the neighborhood. A common area strengthens the neighborhood identity and promotes interaction between residents. The common area and preserved open space will also serve future development to the north of the project site. The proposed trails, sidewalks and open space encourage neighbors to interact with one another – thereby reducing crime and strengthening the greater community.

Quality Architecture and Home Designs

Home designs will embrace and compliment the unique site design. Characteristics include reduced street setbacks, active and pleasant streetscape environments featuring sidewalks, boulevard trees and landscape, and the proximity to and views of parks, greens, and open space. While no specific architectural style is required, the design of each home is required to base upon specified architectural design influences and each home shall contain appropriate massing, roof lines, and architectural detailing consistent with its selected style on all four sides of the home. The goals for the home design is intended to ensure construction of a complimentary mix of varied housing styles, architectural treatments, quality materials, professionally installed landscaping and variety of color. This will be a direct extension of what has been built in the first phases of The Harvest.

Schedule

It is the applicant's desire to be able to begin site grading by the by mid-summer of 2020. The project will be conducted in at least two phases.

Conclusion

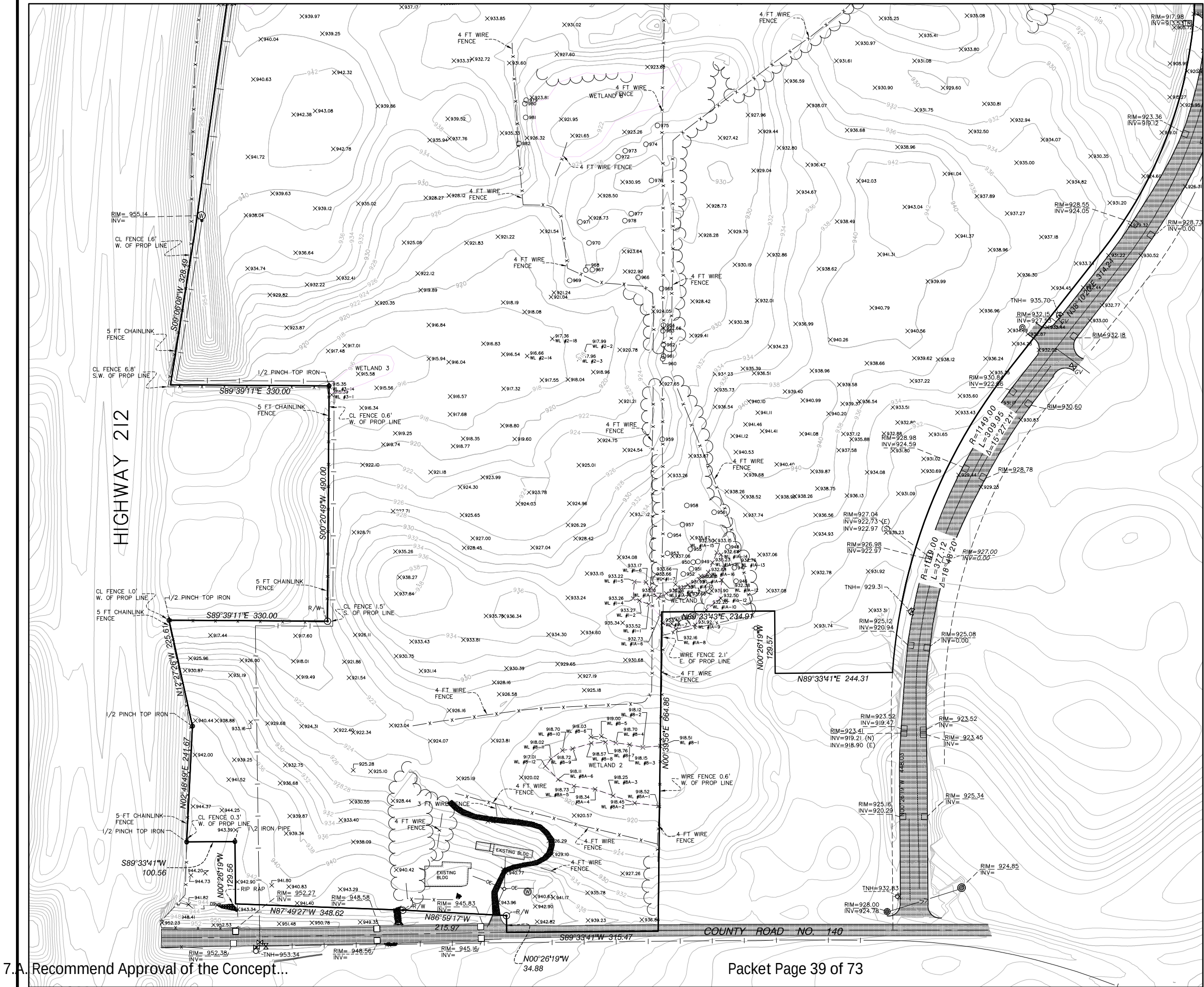
Club West Partners, LLC and Tradition Development sincerely appreciate the opportunity to present the Concept Site Plan and to receive any input the Planning Commission is able to provide at this time. It is our wish to work closely with City staff in the development of a plan that contributes to the City's Mission Statement and reinforces its Core Strategies.

We strongly believe that by working cooperatively, we can create a neighborhood which protects community's interests, preserves natural amenities and achieves the goals established by City of Chaska.

Sincerely,

Tradition Development/Club West Partners, LLC

Patrick Wrase



LEGAL DESCRIPTION

Lots 1 and 2, Block 1, Westwind Bluffs, Hennepin County, Minnesota.

NOTES

- This survey and the property description shown herein are based upon information found in the commitment for title insurance prepared by Custom Home Builders Title, LLC as issuing agent for Old Republic National Title Insurance Company, Commitment no. HB-27004 Supplemental No. 1, dated December 18, 2013.
- The locations of underground utilities are depicted based on information from Gopher State One Call system for a "Boundary Survey locate". The information was provided by a combination of available maps, proposed plans or city records and field locations which may not be exact. Verify all utilities critical to construction or design.
- The orientation of this bearing system is based on the Carver County Coordinate System NAD83. Coordinates are Carver County ground feet, based on the Minnesota Coordinate System, Southern Zone, NAD83, 1986 (non HARN values).
- All distances are in feet.
- The area of the above described property is 4,644,186 square feet or 106.616 acres.
- Official bench mark Station "MnDot 728 ADJ USGS" is a steelrod at the southeast corner of the junction of Highways 212 and 42 in the city of Chaska having an elevation of 728.47 feet NGVD29.
- Wetland Delineation completed by KES - report dated 3/2/2018

LEGEND

- | | |
|-------------------------------|---------------------------|
| ○ SET CAP IRON MONUMENT 18425 | —>—> SANITARY SEWER |
| ● FOUND IRON MONUMENT | —>—> STORM SEWER |
| ○ HYDRANT | — WATERMAIN |
| ○ WATER VALVE | — E UNDERGROUND ELECTRIC |
| □ TELEPHONE BOX | — T UNDERGROUND TELEPHONE |
| ○ SANITARY MANHOLE | — OE OVERHEAD ELECTRIC |
| □ SIGN | — X FENCE |
| □ CATCH BASIN | — Edge of TREELINE |
| □ ELECTRIC BOX | — WETLAND |
| ★ LIGHT | — CONCRETE |
| ○ STORM MANHOLE | — Edge of GRAVEL |
| ○ WELL | — BITUMINOUS SURFACE |
| ○ RIGHT OF WAY MON. | |
| 564 ○ TREE | |
| ○ POWER POLE | |
| □ CABLE BOX | |
| (D) DEED DIMENSION | |
| (M) MEASURED DIMENSION | |
| 905.41 SPOT ELEVATION | |

7.A. Recommend Approval of the Concept...



233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

DENNIS B. OLMSTEAD

FOR REVIEW

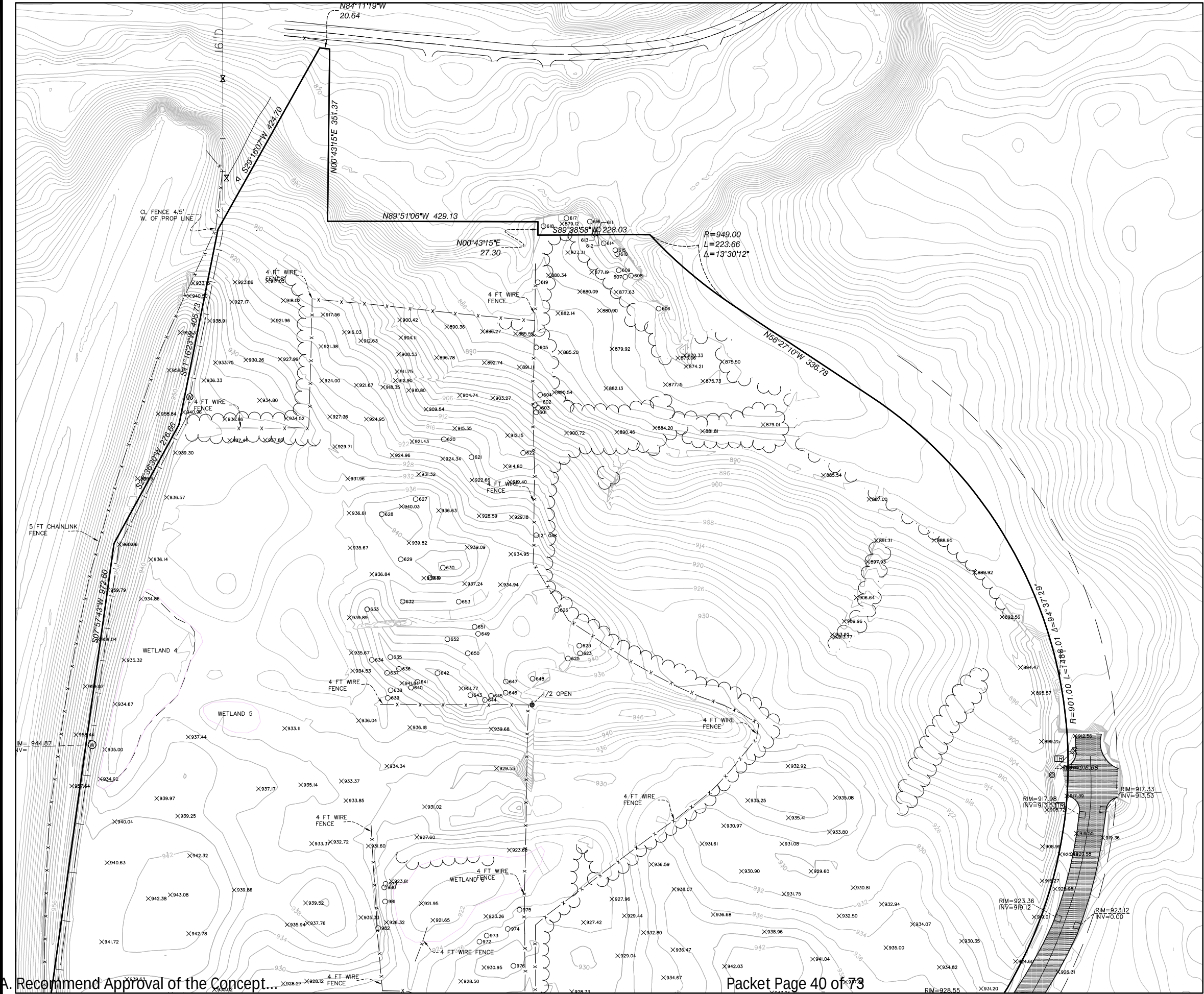
Signature

Date License Number

HARVEST WEST

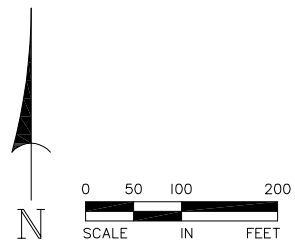
EXISTING CONDITIONS SURVEY
ADDRESS UNASSIGNED
CHASKA, MINNESOTA

DRAWN BY	TJ.JDT
CHECKED BY	DBO
DATE ISSUED	01/01/04
SCALE	1"=100'
JOB NO.	16-0028.2
FIELD CREW	ELDD



LEGEND

- SET CAP IRON MONUMENT 18425
- FOUND IRON MONUMENT
- HYDRANT
- ⊗ WATER VALVE
- ⊞ TELEPHONE BOX
- ⊞ SANITARY MANHOLE
- ⊞ SIGN
- ⊞ CATCH BASIN
- ⊞ ELECTRIC BOX
- ⊞ LIGHT
- ⊞ STORM MANHOLE
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- STORM SEWER
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- OVERHEAD ELECTRIC
- FENCE
- EDGE OF TREELINE
- WETLAND
- CONCRETE
- EDGE OF GRAVEL
- BITUMINOUS SURFACE



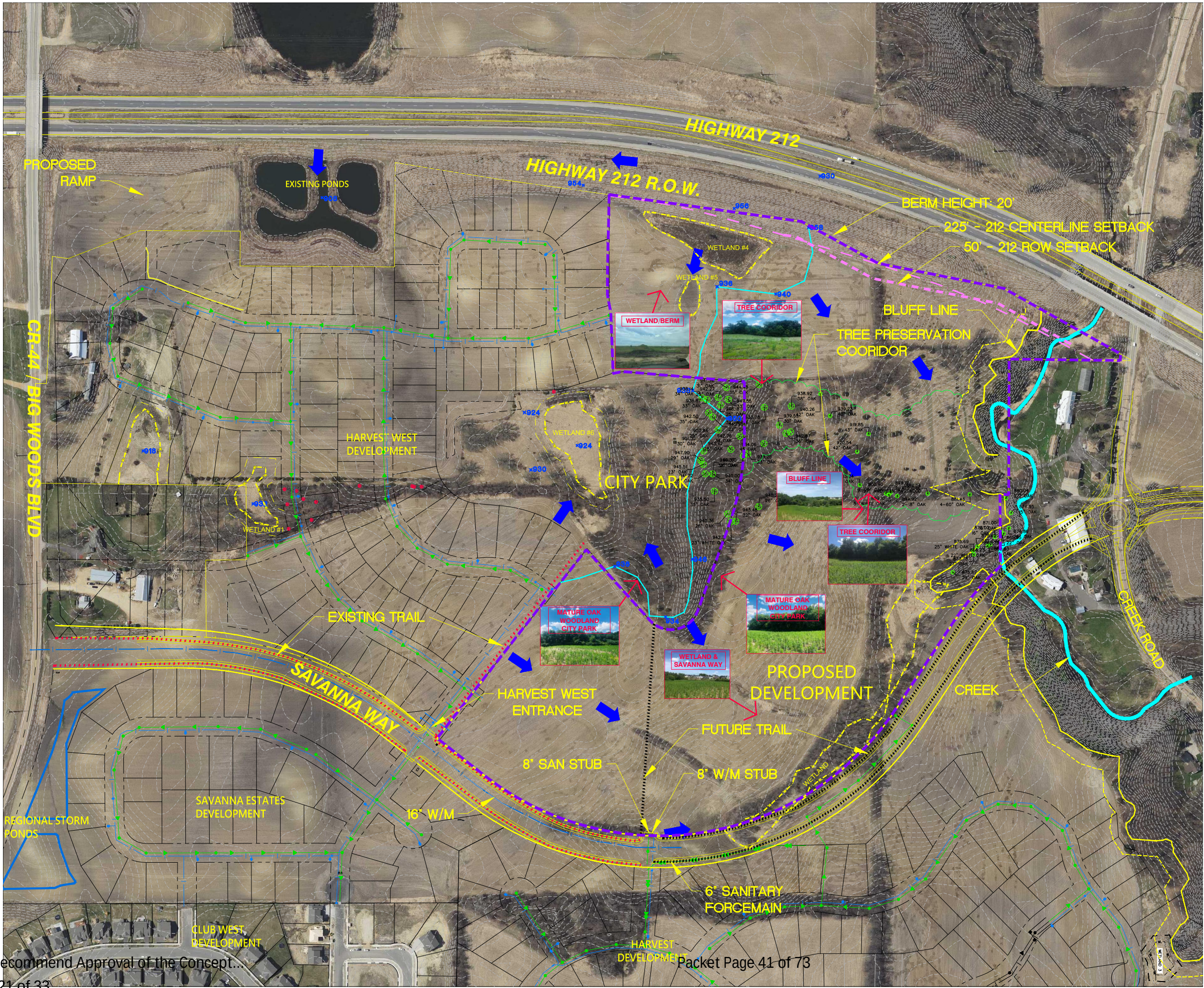
233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

DENNIS B. OLMSTEAD
Print Name
FOR REVIEW
Signature
Date License Number

HARVEST WEST
EXISTING CONDITIONS SURVEY
ADDRESS UNASSIGNED
CHASKA, MINNESOTA

DRAWN BY TJ, JDT
CHECKED BY DBO
DATE ISSUED 01/01/04
SCALE 1"=100'
JOB NO. 16-0028.2
FIELD CREW EL, DD



LEGEND

- PROJECT BOUNDARY
- EXISTING ELEVATION
- DRAINAGE FLOW
- DRAINAGE SUBWATERSHED
- EXISTING OVER 18% SLOPE
- EXISTING SAVANNA WAY AND HARVEST WEST TRAIL
- FUTURE SAVANNA WAY AND HARVEST NORTH TRAIL
- 225' OFFSET 212 CL
- 50' OFFSET 212 ROW
- EXISTING TREE



ALLIAN
733 Marquette Ave
Suite 700
Minneapolis, MN 5
612.758.3080
www.alliant-inc.c

HARVEST NORTH

CHASKA, MN

SITE FEATURES MAP

I hereby certify that this p
specification, or report was
prepared by me or under
direct supervision and that
am a duly Licensed
PROFESSIONAL ENGINEER un
the laws of the State of
MINNESOTA

DAVE NASH, PE

Date _____ Lice

QUALITY ASSURANCE/CC

BY _____ DATE

DATE _____ ISSUE

06/25/20 EXHIBIT

PROJECT TEAM DATA

DESIGNED:

DRAWN:

PROJECT NO: 216-002

1

SHEET 1 of 1

1



WETLAND/BERM

5



MATURE OAK
WOODLAND
CITY PARK

2



TREE COORIDOR

6



WETLAND & SAVANNA
WAY

3



BLUFF LINE

7

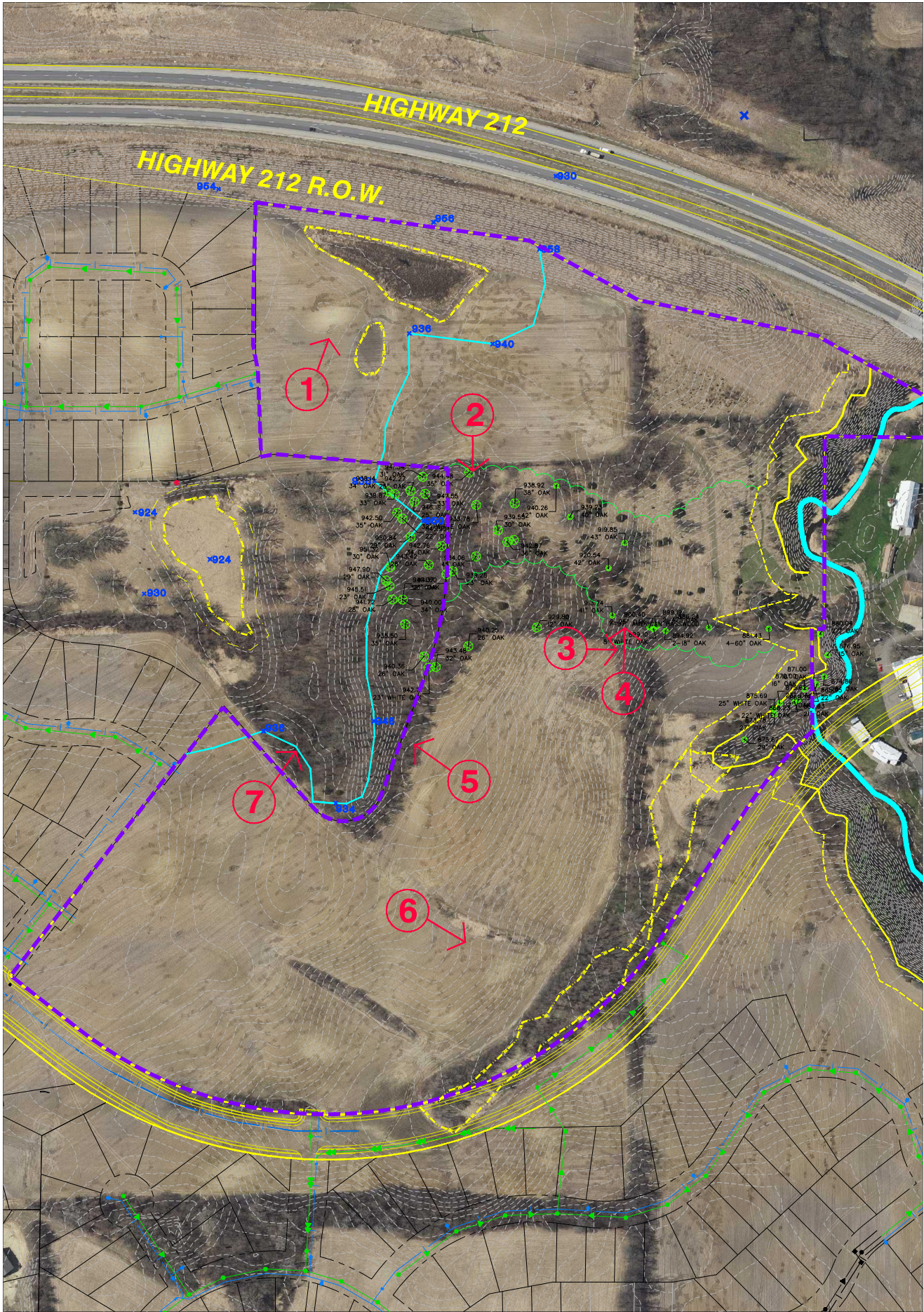


MATURE OAK
WOODLAND
CITY PARK

4



TREE COORIDOR



ALLIAN

733 Marquette Ave
Suite 700
Minneapolis, MN 5
612.758.3080
www.alliant-inc.com

HARVEST NORTH

CHASKA, MN

SITE FEATURES PHOTO MAP

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the laws of the State of
MINNESOTA

DAVE NASH, PE

Date _____ Lice

QUALITY ASSURANCE/CC

BY _____ DATE

DATE ISSUE

06/25/20 EXHIBIT

PROJECT TEAM DATA

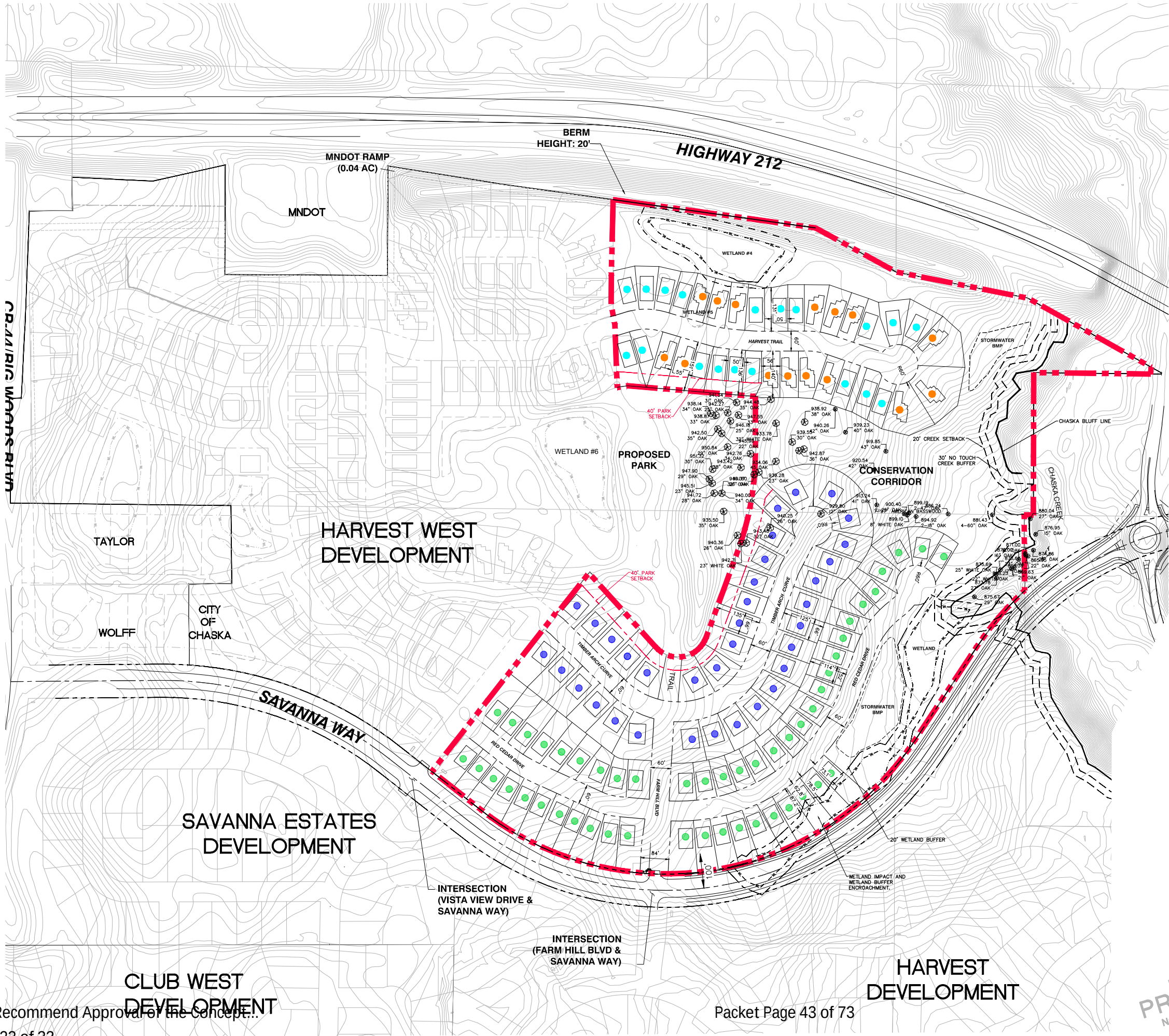
DESIGNED:

DRAWN:

PROJECT NO: 216-002

1

SHEET 1 of 1



CONCEPT DATA

TOTAL SITE AREA = 48.16 AC

RESIDENTIAL R.O.W = 6.45 AC
LOT AREA = 24.99 AC
OUTLOT AREA = 16.43 AC
TRAIL CONNECTION = 0.29 AC
WETLAND IMPACT AREA = 6,247 SF

RESIDENTIAL R.O.W = 60' WIDTH
STREET LENGTH = 4,492 L.F.
PARK SETBACK = 40'
COLLECTOR ROAD SETBACK = 100' FROM CL
COUNTY ROAD 44 SETBACK = 125' FROM CL
HWY 212 SETBACK = GREATER OF 225' FROM ADJACENT LANE CL OR 50' FROM ROW

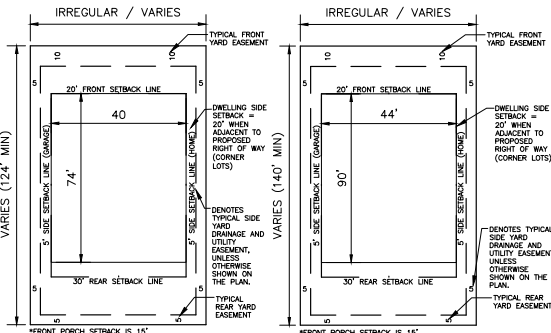
WETLAND BUFFER = 20' AVG.
STRUCTURE SETBACK FROM WETLAND BUFFER = 10'

LOT COUNT

- 50 LEGACY VILLA LOTS
52'X114' SINGLE FAMILY
- 35 HERITAGE SINGLE FAMILY LOTS
66'X125' SINGLE FAMILY
- 34 COTTAGE LOTS
19 - FRONT LOAD - 50'X124'
15 - SIDE LOAD - 54'X140

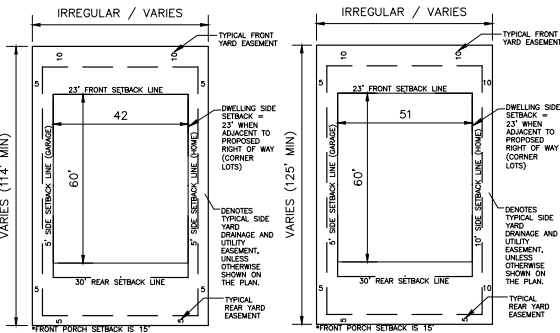
114 TOTAL LOTS
24.99 TOTAL ACRES
(exclude outlots, row, trail)
4.76 UNITS/ACRE

LOT DETAILS



TYPICAL FRONT LOAD COTTAGE LOT DETAIL

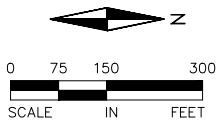
TYPICAL SIDE LOAD COTTAGE LOT DETAIL



TYPICAL LEGACY LOT DETAIL

TYPICAL HERITAGE LOT DETAIL

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION



ALLIANT ENGINEERING
233 Park Ave S, Ste
Minneapolis, MN 55401
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

HARVEST NORTH
CHASKA, MN
CONCEPT SITE PLAN

I hereby certify that this project 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

DAVE NASH, PE

Date _____ License _____

QUALITY ASSURANCE/CONTROL

BY _____ DATE _____

DATE _____ ISSUE _____

6-2-20 CONCEPT REVIEW

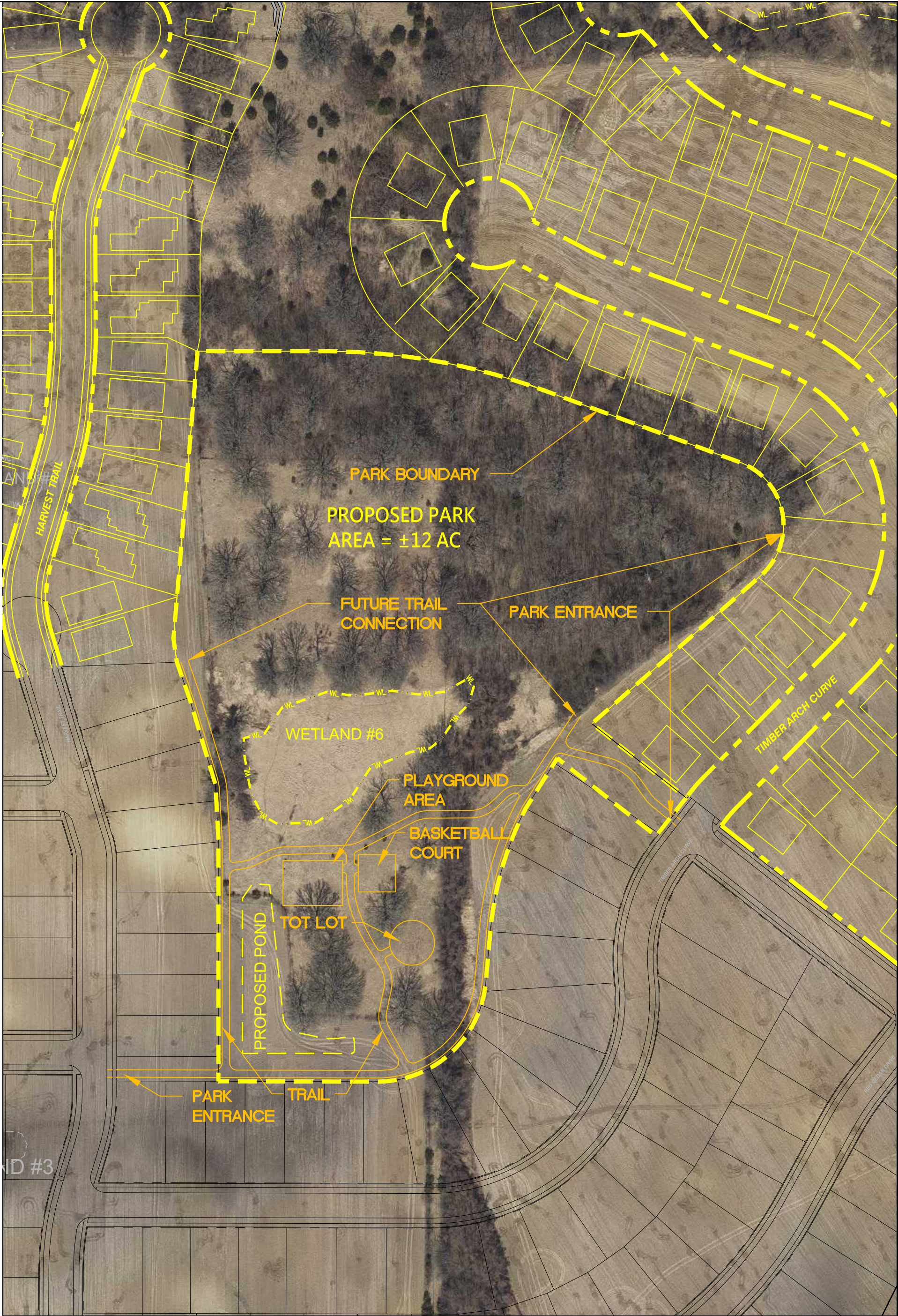
PROJECT TEAM DATA

DESIGNED: _____

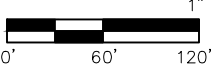
DRAWN: _____

PROJECT NO: 216-002

x:\2016\160028.2\exhibits\harvest north concept submittal\park area with aerial.dwg



HARVEST WEST/HARVEST NORTH - PARK PLAN
CHASKA, MINNESOTA



DATE: 6-2-20
DRAWN BY: AKA



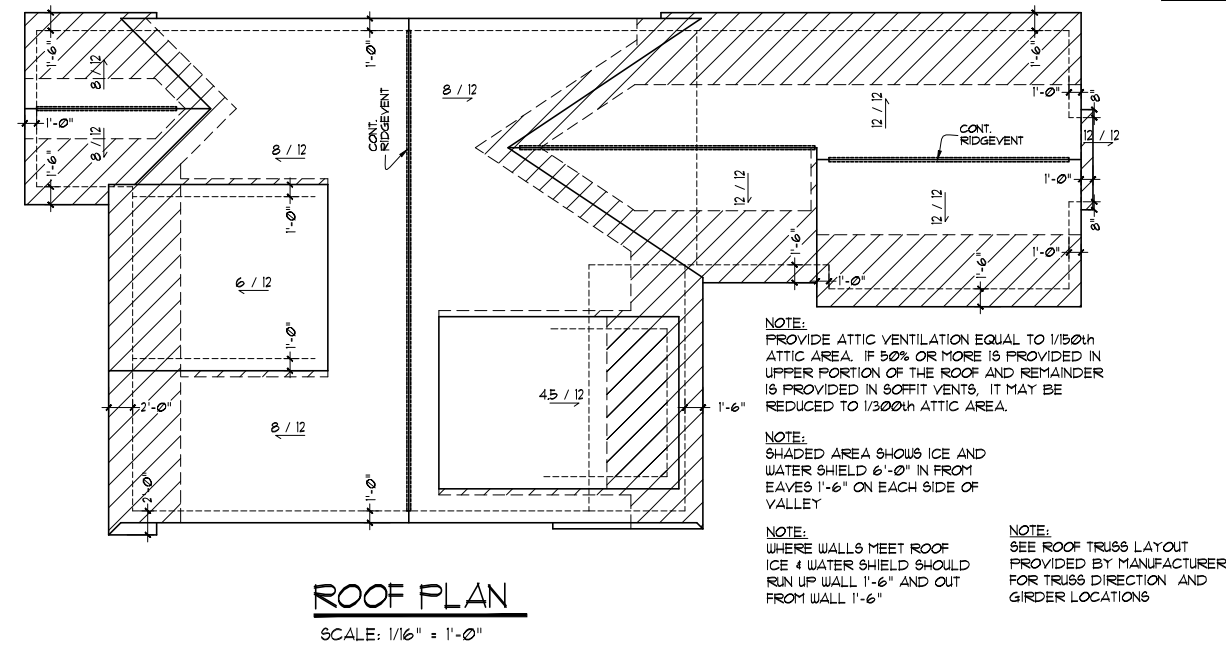
- * ALL EXTERIOR TRIM TO BE COMPOSITE MATERIAL (COMP) UNLESS OTHERWISE NOTED.
- * PROVIDE DRIP CAP OVER WINDOWS DOORS AND TRIM.
- * INSTALL TREATED SHEATHING BEHIND STONE VENEER AT PORCH COLUMNS ONLY.
- * FLASHING TO BE INSTALLED UNDER SIDING, JUNCTIONS OF ROOF AND WALLS, CHIMNEYS, ROOF VALLEYS, CHANGE OF SIDING MATERIALS, OR WHERE SIDING MEETS A TRIM BOARD AT BOTTOM OF A WALL.
- * ALL DIMENSIONS ARE FROM FACE OF SHEATHING TO CENTERLINE OF STUD UNLESS NOTED OTHERWISE.
- * SOLID BLOCK FLUES AT FLOORS & CEILINGS.
- * UNFINISHED INTERIOR BEARING WALLS HAVE BLOCKING AT MIDPOINT.
- * INSTALL SHOWER HEADS AT 1'-0" HEIGHT.

 SOLID STUD BEARING FOR POINT LOADS

- * PROVIDE SOLID BLOCKING AS REQ'D AT ALL TOWEL BAR, PAPER HOLDER, HANDRAIL, SHOWER DOORS AND BATH TUB CURTAIN ROD LOCATIONS.

- * VERIFY GRADES AND ADJUST FOUNDATION/FOOTING STEPS AS NEEDED.
- * SEE PLANS FOR CEILING HEIGHTS.
- * ALL TRADES & SUPPLIERS TO REVIEW & VERIFY INFORMATION PERTINENT TO THEIR WORK AND NOTIFY ROBERT THOMAS HOMES OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- * NOTED CABINET SIZES ARE +/- AND TO BE FIELD VERIFIED.
- * TRADES TO VERIFY BASE AND TRIM SIZE PRIOR TO CONSTRUCTION.
- * ALL WALLS MORE THAN 10' H. TO BE S.P.F. #2 OR BETTER.
- * EXTERIOR ELEVATIONS ARE CONCEPTUAL ONLY: HOME SITE, FILL AND TOPOGRAPHY WILL DICTATE ACTUAL GRADES AND MAY VARY FROM THOSE SHOWN ON THE PLAN.
- * ALL EXTERIOR PENETRATIONS WILL BE SEALED.
- * **THESE PLANS ARE IN ACCORDANCE WITH MINNESOTA RULES, CHAPTER 1322.**

- * AIR SEALING REQUIREMENTS:
 - ** HOUSE WRAP WILL BE INSTALLED ON ENTIRE HOUSE-OVERLAPPED 6", TAPED SEAMS AND WINDOW FLANGES.
 - ** INSULATION, POLY (SEALED TO SUB-FLOOR), AND DRYWALL WILL BE APPLIED BEHIND TUB DECKS AND SHOWERS STALLS ON OUTSIDE WALLS.
 - ** POLY AND OSB WILL BE APPLIED BEHIND AND AT TOP OF SOFFITS THAT INTERSECT WITH UNHEATED SPACES/EXTERIOR WALLS.
 - ** RIM JOIST WILL BE SEALED.
 - ** CAULKING WILL BE APPLIED BEHIND WINDOW FLANGES.
- * A CONTINUOUSLY SEALED VAPOR/AIR BARRIER WILL BE INSTALLED.
 - ** ALL SEAMS WILL BE OVERLAPPED 6" AND TAPED.
 - ** ACOUSTICAL SEALANT WILL BE USED AT TOP AND BOTTOM PLATES.
 - ** ACOUSTICAL SEALANT WILL BE USED AT EXTERIOR WALL INTERSECTIONS.
 - ** VAPOR BARRIER WILL BE TAPED TO LESCO BOX FLANGES.
 - ** ALL PLUMBING AND ELECTRICAL PENETRATIONS, INCLUDING INSIDE LESCO BOXES, WILL BE SEALED.
 - ** FRAMING CONTRACTOR TO CAULK FOR RADON AT LOWER LEVEL WALLS.



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

ABOVE GRADE FINISHED	1,796	SQ. FT.
BELOW GRADE FINISHED	0	SQ. FT.
BELOW GRADE UNFINISHED	1,796	SQ. FT.
GARAGE	644	SQ. FT.

Square footages are measured to the exterior finished surface of the outside walls. Square footage calculations were made based on plan dimensions only and may vary from the finished square footage of the house as built. In addition, plan dimensions are not exact and are subject to some variance. However, all construction shall be in substantial compliance with the Contract Documents.

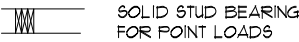
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REVISIONS:	DRAWN BY:
8/7/18 - P.C.	C.O. ..
9/13/18 - P.C.	CUSTOMER ..
2/8/19 - GATH. RM. HDR	C.O. ...
2/15/19 - LL 4-Seas. PO	PERMIT ..
4/12/19 - F.P.	SHEET 1 OF 11

THE ABERDEEN - ELEVATION A
BASE PLAN
VILLA COLLECTION

GENERAL NOTES

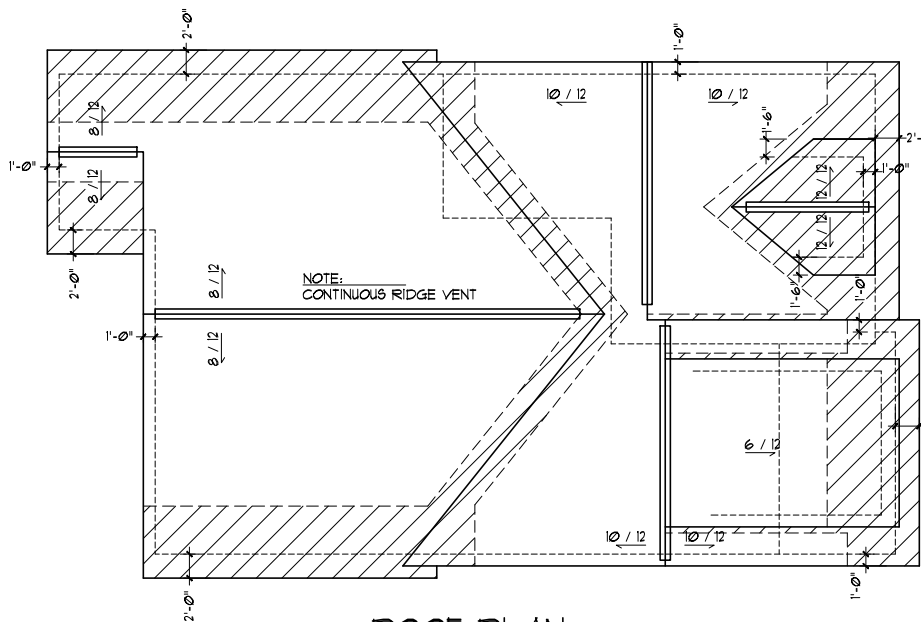
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- SOLID BLOCK FLUES AT FLOORS & CEILINGS.
- UNFINISHED INTERIOR BEARING WALLS HAVE BLOCKING AT MIDPOINT.
- INSTALL SHOWER HEADS AT 7'-0" HEIGHT.



- PROVIDE SOLID BLOCKING AS REQ'D AT ALL TOWEL BAR, PAPER HOLDER, HANDRAIL, SHOWER DOORS AND BATH TUB CURTAIN ROD LOCATIONS.

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- ALL EXTERIOR PENETRATIONS WILL BE SEALED.
- THESE PLANS ARE IN ACCORDANCE WITH MINNESOTA RULES, CHAPTER 1322.

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 - POLY AND OSB WILL BE APPLIED BEHIND AND AT TOP OF SOFFITS THAT INTERSECT WITH UNHEATED SPACES/EXTERIOR WALLS.
 - RIM JOIST WILL BE SEALED.
 - CAULKING WILL BE APPLIED BEHIND WINDOW FLANGES.
- A CONTINUOUSLY SEALED VAPOR/AIR BARRIER WILL BE INSTALLED.
 - ALL SEAMS WILL BE OVERLAPPED 6" AND TAPED.
 - ACOUSTICAL SEALANT WILL BE USED AT TOP AND BOTTOM FLANGES.
 - ACOUSTICAL SEALANT WILL BE USED AT EXTERIOR WALL INTERSECTIONS.
 - VAPOR BARRIER WILL BE TAPED TO LESCO BOX FLANGES.
 - ALL PLUMBING AND ELECTRICAL PENETRATIONS, INCLUDING INSIDE LESCO BOXES, WILL BE SEALED.
 - FRAMING CONTRACTOR TO CAULK FOR RADON AT LOWER LEVEL WALLS.



ROOF PLAN

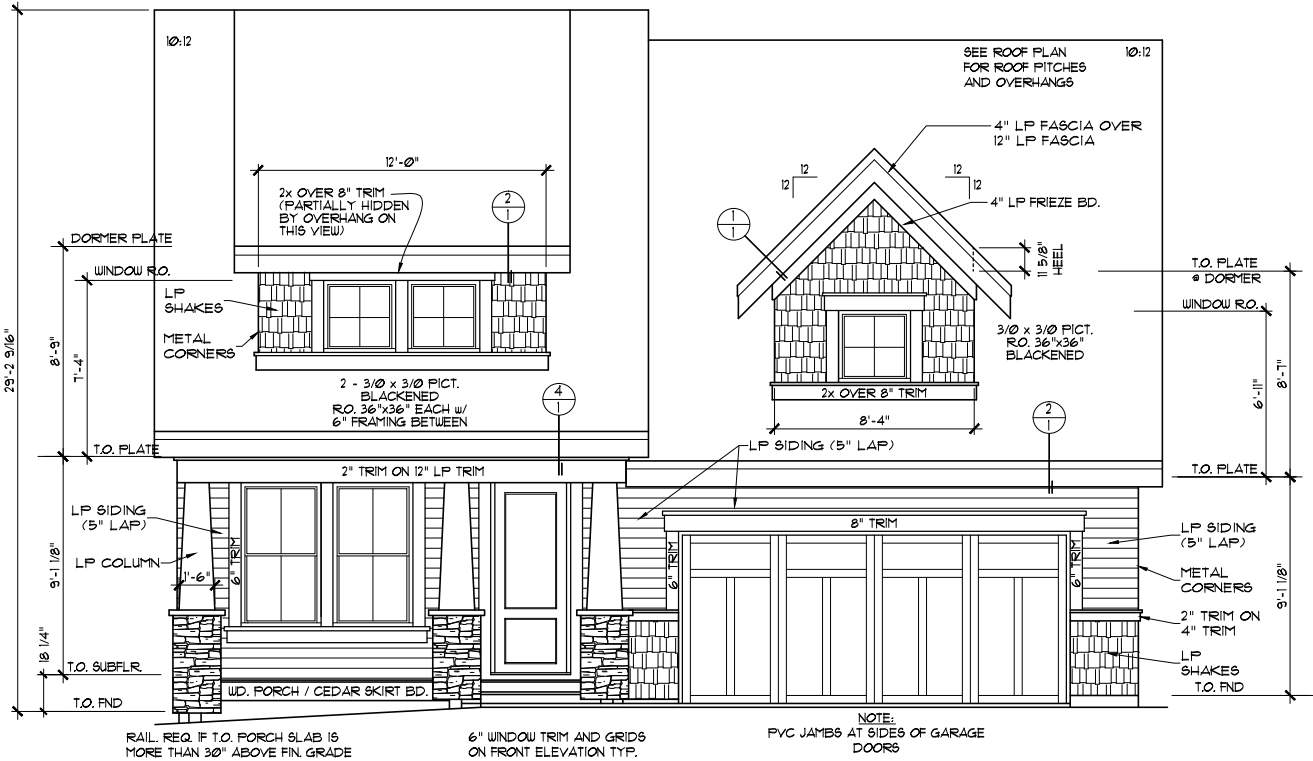
SCALE: 1/16" = 1'-0"

NOTE: SHADED AREA SHOWS ICE AND WATER SHIELD 6'-0" IN FROM EAVES 1'-6" ON EACH SIDE OF VALLEY

NOTE: WHERE WALLS MEET ROOF ICE & WATER SHIELD SHOULD RUN UP WALL 1'-6" AND OUT FROM WALL 1'-6"

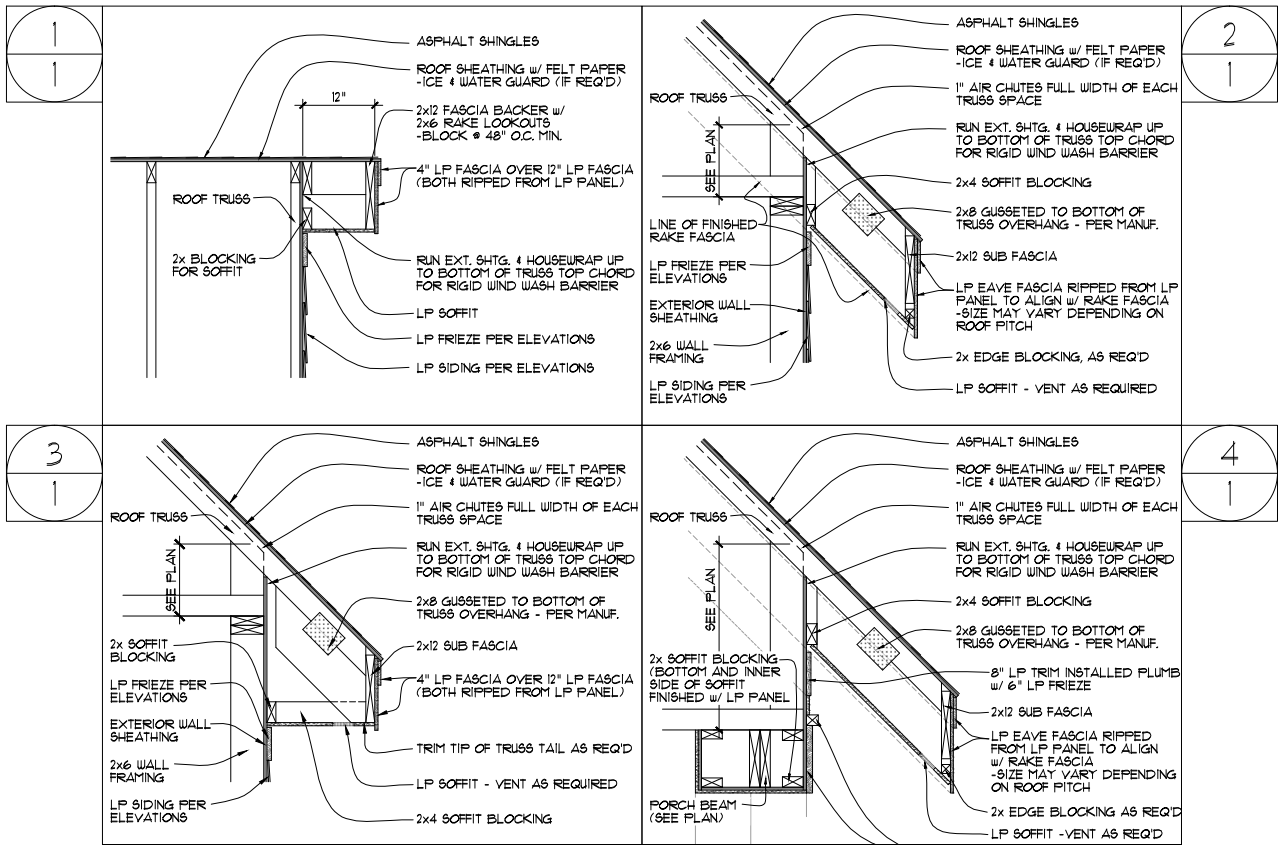
NOTE: SEE ROOF TRUSS LAYOUT PROVIDED BY MANUFACTURER FOR TRUSS DIRECTION AND GIRDER LOCATIONS

NOTE: PROVIDE ATTIC VENTILATION EQUAL TO 1/150th ATTIC AREA. IF 50% OR MORE IS PROVIDED IN UPPER PORTION OF THE ROOF AND REMAINDER IS PROVIDED IN SOFFIT VENTS, IT MAY BE REDUCED TO 1/300th ATTIC AREA.



FRONT ELEVATION

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



APPROXIMATE SQUARE FOOTAGE	
ABOVE GRADE FINISHED	1,697 SQ. FT.
BELOW GRADE FINISHED	0 SQ. FT.
BELOW GRADE UNFINISHED	1,697 SQ. FT.
GARAGE	667 SQ. FT.

Square footages are measured to the exterior finished surface of the outside walls. Square footage calculations were made based on plan dimensions only and may vary from the finished square footage of the house as built. In addition, plan dimensions are not exact and are subject to some variance. However, all construction shall be in substantial compliance with the Contract Documents.

The Buyer(s) approves these Construction Plans as the final plans and agrees that these Construction Plans are incorporated into the Purchase Agreement & Construction Contract as the final approved Exhibit C.

Signed x _____ Dated _____

Signed x _____ Dated _____

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REVISIONS:	DRAWN BY:
8/7/18 - P.C. 1	C.O.
9/13/18 - P.C. 2	CUSTOMER
9/27/18 - FX RM. #2	C.O.
1/22/19 - PORCH WDW	PERMIT
2/22/19 - P.C.L. 4	
4/12/19 - F.P.	

SHEET 1 OF 11

THE HAMILTON - ELEVATION B
BASE PLAN
VILLA COLLECTION

GENERAL NOTES

- * ALL EXTERIOR TRIM TO BE COMPOSITE MATERIAL (COMP) UNLESS OTHERWISE NOTED.

* PROVIDE DRIP CAP OVER WINDOWS DOORS AND TRIM.

* INSTALL TREATED SHEATHING BEHIND STONE VENEER AT PORCH COLUMNS ONLY.

* FLASHING TO BE INSTALLED UNDER SIDING, JUNCTIONS OF ROOF AND WALLS, CHIMNEYS, ROOF VALLEYS, CHANGE OF SIDING MATERIALS, OR WHERE SIDING MEETS A TRIM BOARD AT BOTTOM OF A WALL.

* ALL DIMENSIONS ARE FROM FACE OF SHEATHING TO CENTERLINE OF STUD UNLESS NOTED OTHERWISE.

* SOLID BLOCK FLUES AT FLOORS & CEILINGS.

* UNFINISHED INTERIOR BEARING WALLS HAVE BLOCKING AT MIDPOINT.

* INSTALL SHOWER HEADS AT 1'-0" HEIGHT.

 SOLID STUD BEARING FOR POINT LOADS

* PROVIDE SOLID BLOCKING AS REQ'D AT ALL TOWEL BAR, PAPER HOLDER, HANDRAIL, SHOWER DOORS AND BATH TUB CURTAIN ROD LOCATIONS.
- * VERIFY GRADES AND ADJUST FOUNDATION/FOOTING STEPS AS NEEDED.

* SEE PLANS FOR CEILING HEIGHTS.

* ALL TRADES & SUPPLIERS TO REVIEW & VERIFY INFORMATION PERTINENT TO THEIR WORK AND NOTIFY ROBERT THOMAS HOMES OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

* NOTED CABINET SIZES ARE +/- AND TO BE FIELD VERIFIED.

* TRADES TO VERIFY BASE AND TRIM SIZE PRIOR TO CONSTRUCTION.

* ALL WALLS MORE THAN 10' H. TO BE S.P.F. #2 OR BETTER.

* EXTERIOR ELEVATIONS ARE CONCEPTUAL ONLY: HOME SITE, FILL AND TOPOGRAPHY WILL DICTATE ACTUAL GRADES AND MAY VARY FROM THOSE SHOWN ON THE PLAN.

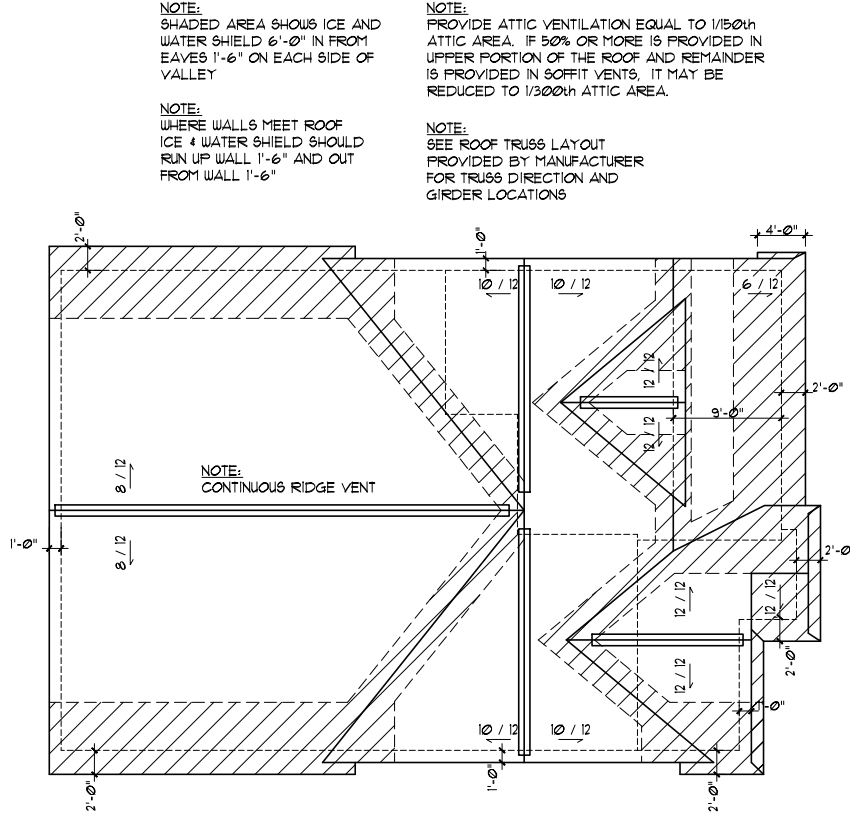
* ALL EXTERIOR PENETRATIONS WILL BE SEALED.

* THESE PLANS ARE IN ACCORDANCE WITH MINNESOTA RULES, CHAPTER 1322.
- * AIR SEALING REQUIREMENTS:

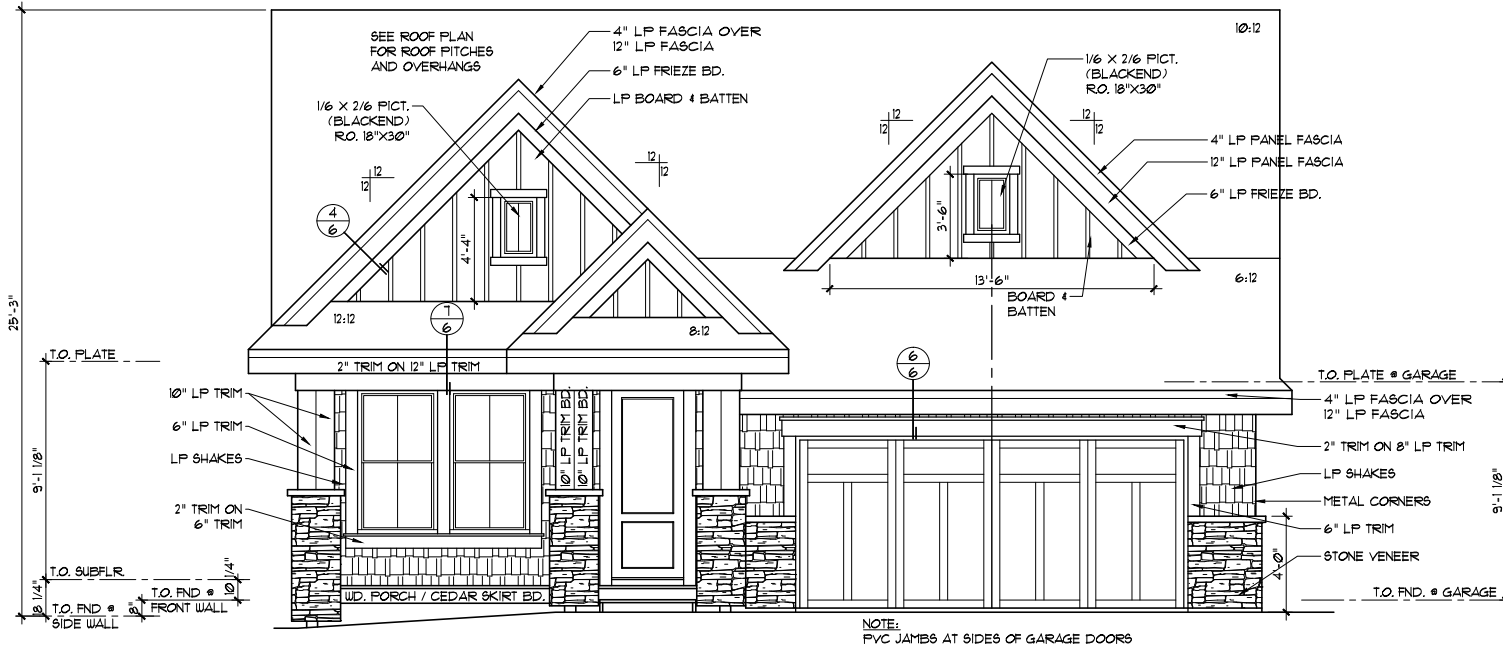
 - ** HOUSE WRAP WILL BE INSTALLED ON ENTIRE HOUSE-OVERLAPPED 6", TAPED SEAMS AND WINDOW FLANGES.
 - ** INSULATION, POLY (SEALED TO SUB-FLOOR), AND DRYWALL WILL BE APPLIED BEHIND TUB DECKS AND SHOWERS STALLS ON OUTSIDE WALLS.
 - ** POLY AND OSB WILL BE APPLIED BEHIND AND AT TOP OF SOFFITS THAT INTERSECT WITH UNHEATED SPACES/EXTERIOR WALLS.
 - ** RIM JOIST WILL BE SEALED.
 - ** CAULKING WILL BE APPLIED BEHIND WINDOW FLANGES.

* A CONTINUOUSLY SEALED VAPOR/AIR BARRIER WILL BE INSTALLED.

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 - ** ACOUSTICAL SEALANT WILL BE USED AT TOP AND BOTTOM PLATES.
 - ** ACOUSTICAL SEALANT WILL BE USED AT EXTERIOR WALL INTERSECTIONS.
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ROOF PLAN
SCALE: 1/16" = 1'-0"



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

APPROXIMATE SQUARE FOOTAGE	
ABOVE GRADE FINISHED	1,619 SQ. FT.
BELOW GRADE FINISHED	0 SQ. FT.
BELOW GRADE UNFINISHED	1,619 SQ. FT.
GARAGE	573 SQ. FT.

Square footages are measured to the exterior finished surface of the outside walls. Square footage calculations were made based on plan dimensions only and may vary from the finished square footage of the house as built. In addition, plan dimensions are not exact and are subject to some variance. However, all construction shall be in substantial compliance with the Contract Documents.

THE INVERNESS - ELEVATION C
BASE PLAN
VILLA COLLECTION

The Buyer(s) approves these Construction Plans as the final plans and agrees that these Construction Plans are incorporated into the Purchase Agreement & Construction Contract as the final approved Exhibit C.

Signed x _____ Dated _____

Signed x _____ Dated _____

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REVISIONS:	DRAWN BY:
11/12/18	C.O. _____
	CUSTOMER _____
	C.O. _____
	PERMIT _____
	SHEET 1 OF 11

THE PRESTWICK - ELEVATION A
BASE PLAN
VILLA COLLECTION

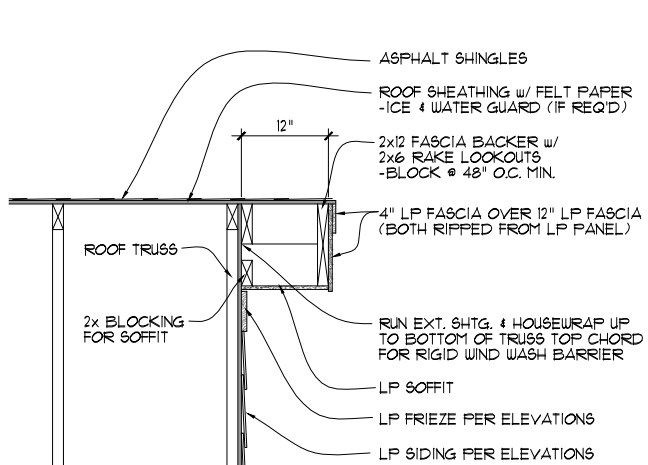
- * ALL EXTERIOR TRIM TO BE COMPOSITE MATERIAL (COMP) UNLESS OTHERWISE NOTED.
- * PROVIDE DRIP CAP OVER WINDOWS DOORS AND TRIM.
- * INSTALL TREATED SHEATHING BEHIND STONE VENEER AT PORCH COLUMNS ONLY.
- * FLASHING TO BE INSTALLED UNDER SIDING, JUNCTIONS OF ROOF AND WALLS, CHIMNEYS, ROOF VALLEYS, CHANGE OF SIDING MATERIALS, OR WHERE SIDING MEETS A TRIM BOARD AT BOTTOM OF A WALL.
- * ALL DIMENSIONS ARE FROM FACE OF SHEATHING TO CENTERLINE OF STUD UNLESS NOTED OTHERWISE.
- * SOLID BLOCK FLUES AT FLOORS & CEILINGS.
- * UNFINISHED INTERIOR BEARING WALLS HAVE BLOCKING AT MIDPOINT.
- * INSTALL SHOWER HEADS AT 1'-0" HEIGHT.

SOLID STUD BEARING
FOR POINT LOADS

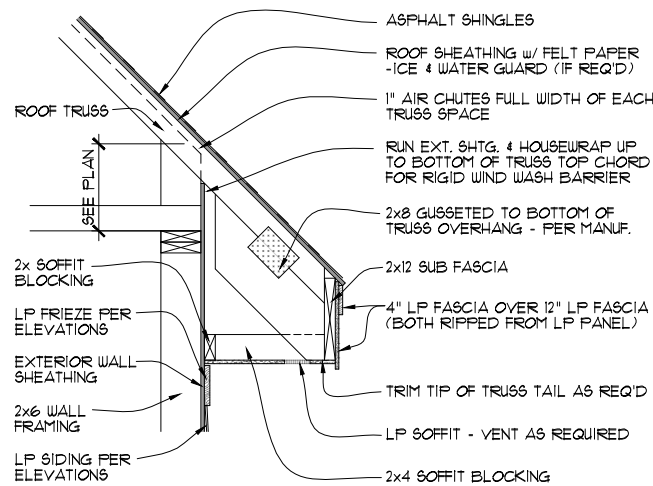
- * PROVIDE SOLID BLOCKING AS REQ'D AT ALL TOWEL BAR, PAPER HOLDER, HANDRAIL, SHOWER DOORS AND BATH TUB CURTAIN ROD LOCATIONS.

- * VERIFY GRADES AND ADJUST FOUNDATION/FOOTING STEPS AS NEEDED.
- * SEE PLANS FOR CEILING HEIGHTS.
- * ALL TRADES & SUPPLIERS TO REVIEW & VERIFY INFORMATION PERTINENT TO THEIR WORK AND NOTIFY ROBERT THOMAS HOMES OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- * NOTED CABINET SIZES ARE +/- AND TO BE FIELD VERIFIED.
- * TRADES TO VERIFY BASE AND TRIM SIZE PRIOR TO CONSTRUCTION.
- * ALL WALLS MORE THAN 10' H. TO BE S.F.F. #2 OR BETTER.
- * EXTERIOR ELEVATIONS ARE CONCEPTUAL ONLY; HOME SITE, FILL AND TOPOGRAPHY WILL DICTATE ACTUAL GRADES AND MAY VARY FROM THOSE SHOWN ON THE PLAN.
- * ALL EXTERIOR PENETRATIONS WILL BE SEALED.
- * THESE PLANS ARE IN ACCORDANCE WITH MINNESOTA RULES, CHAPTER 1322.

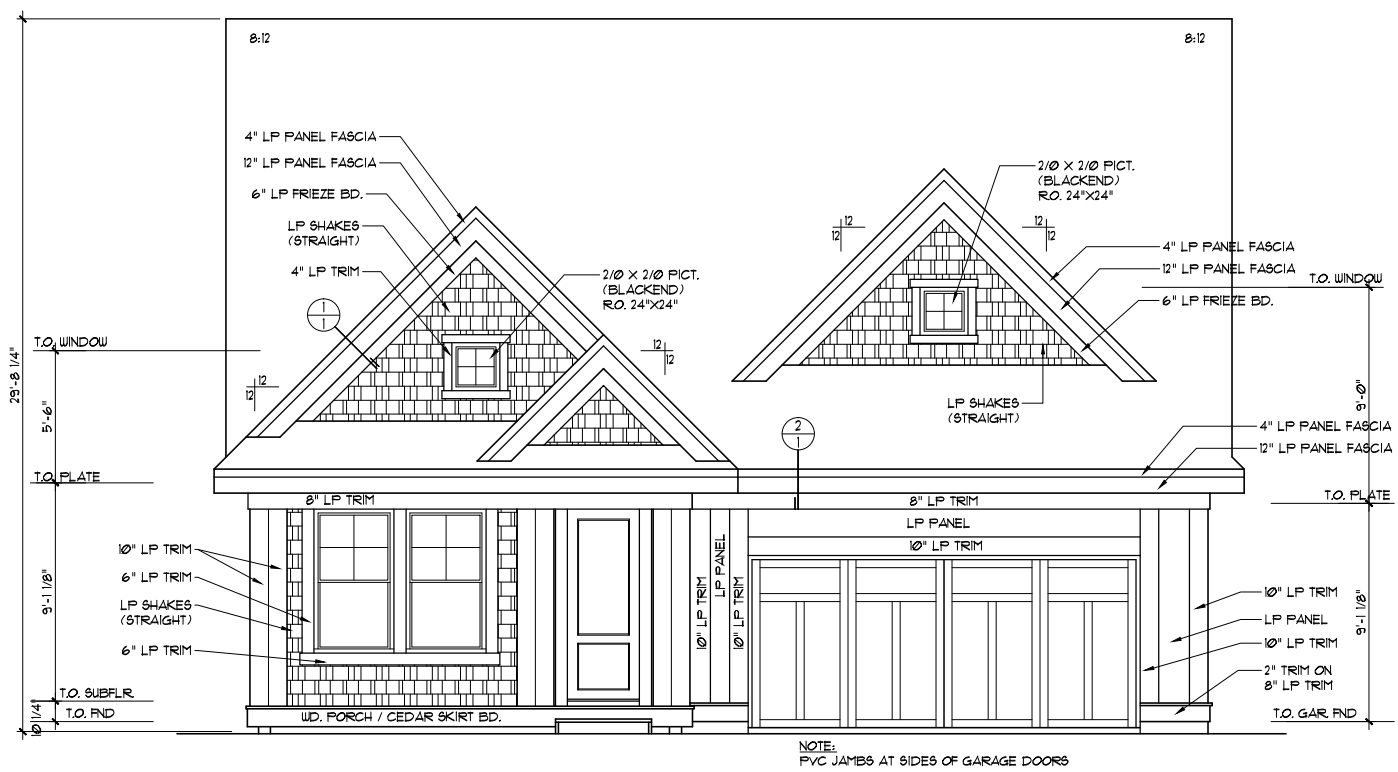
- * AIR SEALING REQUIREMENTS:
 - " HOUSE WRAP WILL BE INSTALLED ON ENTIRE HOUSE-OVERLAPPED 6", TAPED SEAMS AND WINDOW FLANGES.
 - " INSULATION, POLY (SEALED TO SUB-FLOOR), AND DRYWALL WILL BE APPLIED BEHIND TUB DECKS AND SHOWERS STALLS ON OUTSIDE WALLS.
 - " POLY AND OSB WILL BE APPLIED BEHIND AND AT TOP OF SOFFITS THAT INTERSECT WITH UNHEATED SPACES/EXTERIOR WALLS.
 - " RIM JOIST WILL BE SEALED.
 - " CAULKING WILL BE APPLIED BEHIND WINDOW FLANGES.
- * A CONTINUOUSLY SEALED VAPOR/AIR BARRIER WILL BE INSTALLED.
 - " ALL SEAMS WILL BE OVERLAPPED 6" AND TAPED.
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 - " ACOUSTICAL SEALANT WILL BE USED AT EXTERIOR WALL INTERSECTIONS.
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 - " FRAMING CONTRACTOR TO CAULK FOR RADON AT LOWER LEVEL WALLS.



RAKE DETAIL
SCALE: NOT TO SCALE



2 EAVE DETAIL
1 SCALE: NOT TO SCALE



FRONT ELEVATION

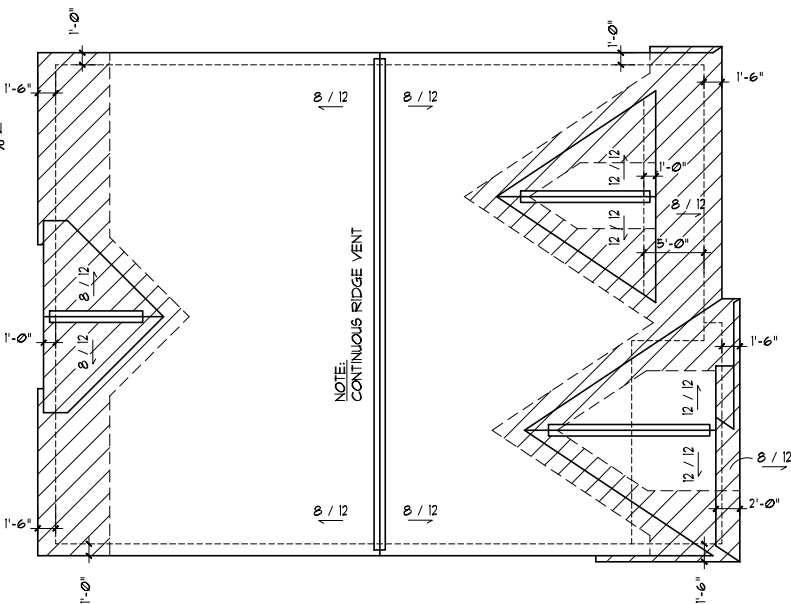
SCALE: 1/8" = 1'-0"

NOTE:
PROVIDE ATTIC VENTILATION EQUAL TO 1/300th
ATTIC AREA. IF 50% OR MORE IS PROVIDED IN
UPPER PORTION OF THE ROOF AND REMAINDER
IS PROVIDED IN SOFFIT VENTS, IT MAY BE
REDUCED TO 1/300th ATTIC AREA.

NOTE:
SHADED AREA SHOWS ICE AND
WATER SHIELD 6'-0" IN FROM
EAVES 1'-6" ON EACH SIDE OF
VALLEY

NOTE:
WHERE WALLS MEET ROOF
ICE & WATER SHIELD SHOULD
RUN UP WALL 1'-6" AND OUT
FROM WALL 1'-6"

NOTE:
SEE ROOF TRUSS LAYOUT
PROVIDED BY MANUFACTURER
FOR TRUSS DIRECTION AND
GIRDER LOCATIONS



ROOF PLAN

SCALE: 1/16" = 1'-0"

ABOVE GRADE FINISHED: 1,556 SQ. FT.
BELOW GRADE FINISHED: 0 SQ. FT.
BELOW GRADE UNFINISHED: 1,556 SQ. FT.
GARAGE: 510 SQ. FT.

Square footages are measured to the exterior finished surface of the outside walls. Square footage calculations were made based on plan dimensions only and may vary from the finished square footage of the house as built. In addition, plan dimensions are not exact and subject to some variance. However, all construction shall be in substantial compliance with the Contract Documents.

The Buyer(s) approves these Construction Plans as the final plans and agrees that these Construction Plans are incorporated into the Purchase Agreement & Construction Contract as the final approved Exhibit C.

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8/8/18 - PLAN CHANGE	C.O.	..
9/13/18 - P.C.	CUSTOMER	..
11/9/18	C.O.	..
4/12/19- F.P.	PERMIT	..
	SHEET	
	1 OF 11	

7.A. Recommend Approval of the Concept...

Page 29 of 33

Packet Page 49 of 73

THE STIRLING - ELEVATION B
BASE PLAN
VILLA COLLECTION

GENERAL NOTES

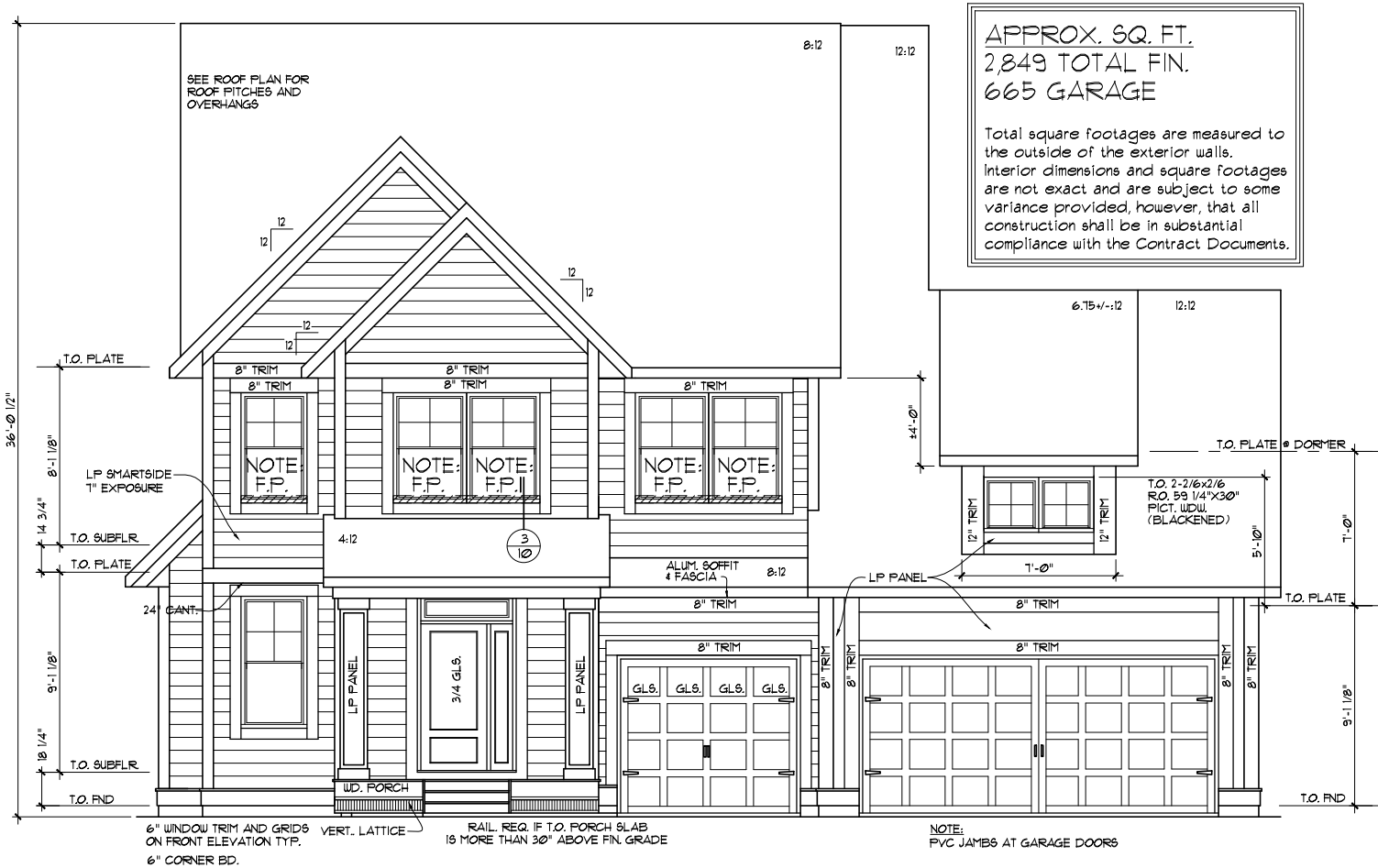
- ALL EXTERIOR TRIM TO BE COMPOSITE MATERIAL (COMP) UNLESS OTHERWISE NOTED.
 - PROVIDE DRIP CAP OVER WINDOWS DOORS AND TRIM.
 - INSTALL TREATED SHEATHING BEHIND STONE VENEER AT PORCH COLUMNS ONLY.
 - FLASHING TO BE INSTALLED UNDER SIDING, JUNCTIONS OF ROOF AND WALLS, CHIMNEYS, ROOF VALLEYS, CHANGE OF SIDING MATERIALS, OR WHERE SIDING MEETS A TRIM BOARD AT BOTTOM OF A WALL.
 - ALL DIMENSIONS ARE FROM FACE OF SHEATHING TO CENTERLINE OF STUD UNLESS NOTED OTHERWISE.
 - SOLID BLOCK FLUES AT FLOORS & CEILINGS.
 - UNFINISHED INTERIOR BEARING WALLS HAVE BLOCKING AT MIDPOINT.
 - INSTALL SHOWER HEADS AT 1'-0" HEIGHT.



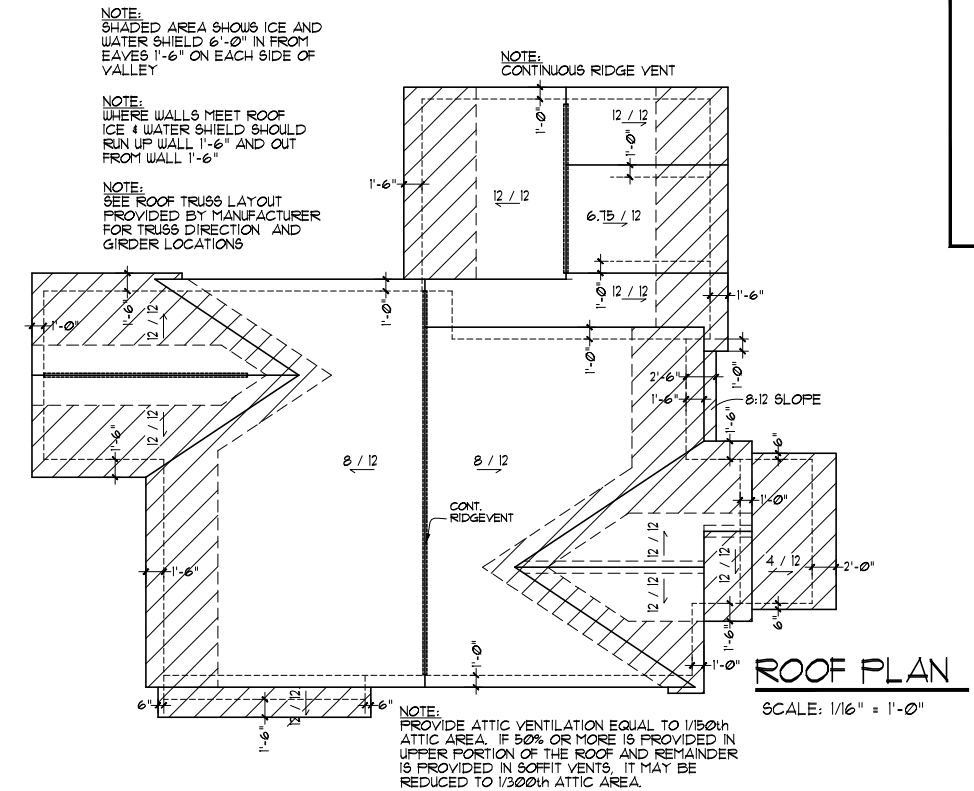
SOLID STUD BEARING FOR POINT LOADS

 - PROVIDE SOLID BLOCKING AS REQ'D AT ALL TOWEL BAR, PAPER HOLDER, HANDRAIL, SHOWER DOORS AND BATH TUB CURTAIN ROD LOCATIONS.
- VERIFY GRADES AND ADJUST FOUNDATION/FOOTING STEPS AS NEEDED.
 - SEE PLANS FOR CEILING HEIGHTS.
 - ALL TRADES & SUPPLIERS TO REVIEW & VERIFY INFORMATION PERTINENT TO THEIR WORK AND NOTIFY ROBERT THOMAS HOMES OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 - NOTED CABINET SIZES ARE +/- AND TO BE FIELD VERIFIED.
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 - ALL WALLS MORE THAN 10' H. TO BE S.F.F. #2 OR BETTER.
 - EXTERIOR ELEVATIONS ARE CONCEPTUAL ONLY: HOME SITE, FILL AND TOPOGRAPHY WILL DICTATE ACTUAL GRADES AND MAY VARY FROM THOSE SHOWN ON THE PLAN.
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 - THESE PLANS ARE IN ACCORDANCE WITH MINNESOTA RULES, CHAPTER 1322.
- AIR SEALING REQUIREMENTS:
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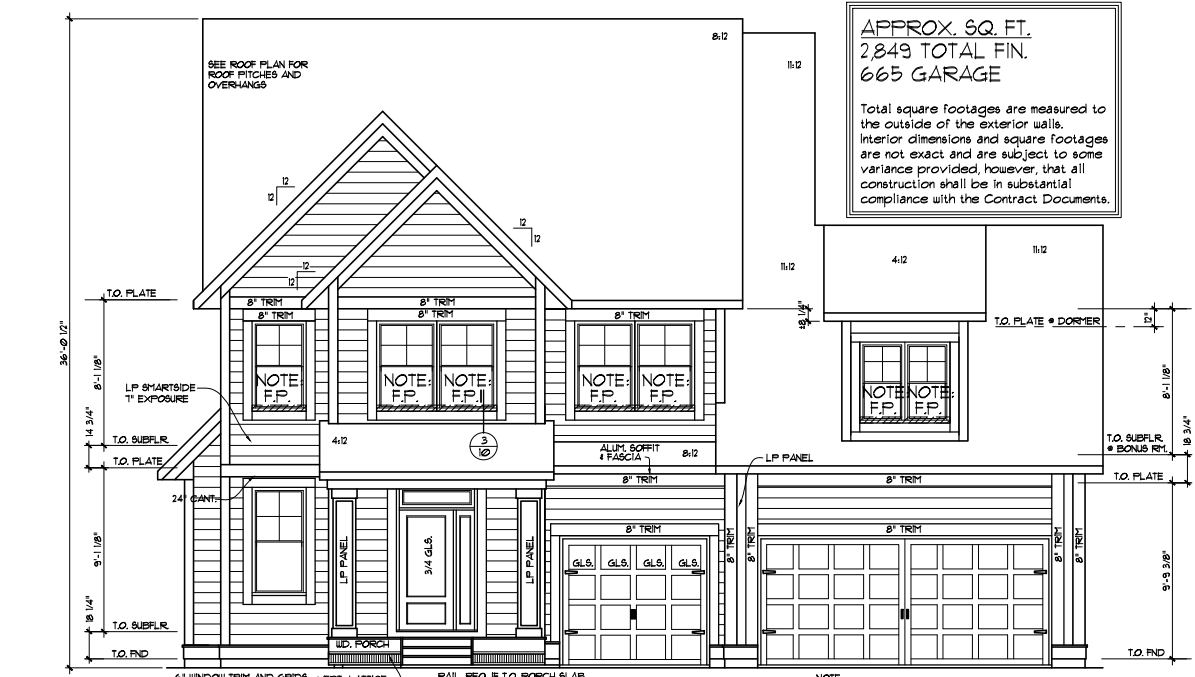
HERITAGE HOMES



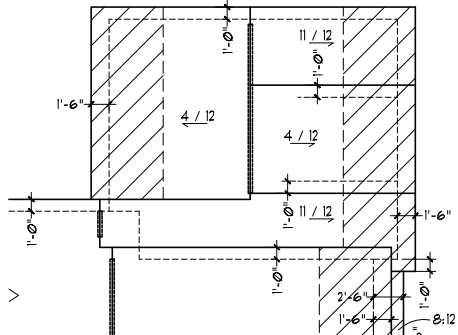
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



ROOF PLAN



FRONT ELEVATION - OPT. BONUS RM.
SCALE: 3/32" = 1'-0"



ROOF PLAN - OPT. BONUS RM.

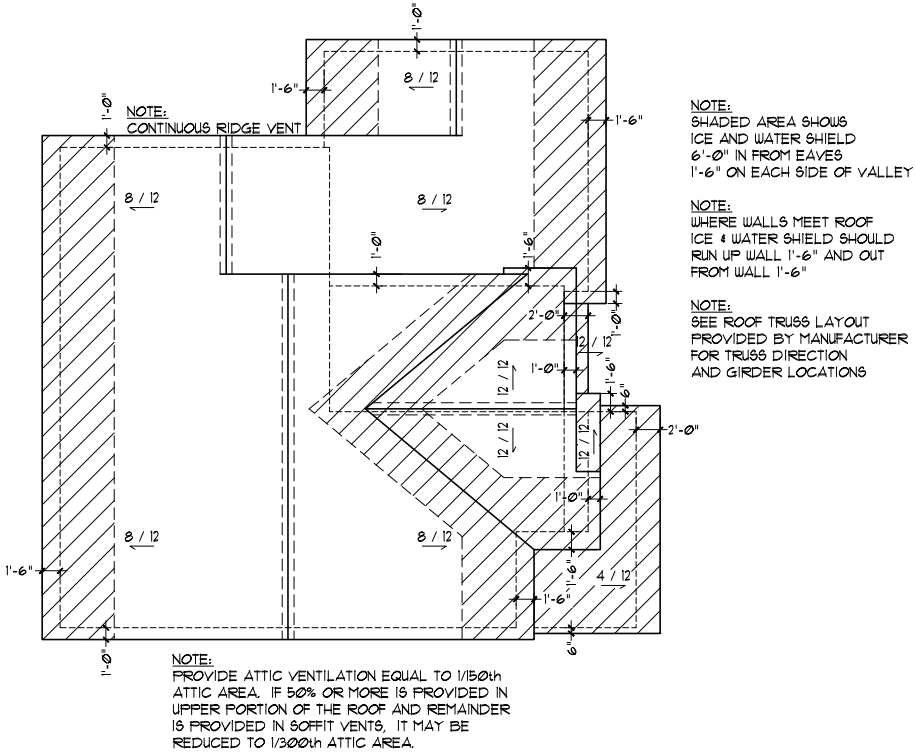
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REVISIONS:	DRAWN BY:
11/18/15	C.O.
8/12/16	CUSTOMER
10/13/17	C.O.
11/29/18	PERMIT
3/12/19 - SHWR OPT.	SHEET
5/28/20 - SPORT CRT.	1 OF 13

GENERAL NOTES

- * ALL EXTERIOR TRIM TO BE COMPOSITE MATERIAL (COMP) UNLESS OTHERWISE NOTED.
- * PROVIDE DRIP CAP OVER WINDOWS DOORS AND TRIM.
- * INSTALL TREATED SHEATHING BEHIND STONE VENEER AT PORCH COLUMNS ONLY.
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- * SOLID BLOCK FLUES AT FLOORS & CEILINGS.
- * UNFINISHED INTERIOR BEARING WALLS HAVE BLOCKING AT MIDPOINT.
- * INSTALL SHOWER HEADS AT 1'-0" HEIGHT.
- * PROVIDE SOLID BLOCKING AS REQ'D AT ALL TOWEL BAR, PAPER HOLDER, HANDRAIL, SHOWER DOORS AND BATH TUB CURTAIN ROD LOCATIONS.
- * VERIFY GRADES AND ADJUST FOUNDATION/FOOTING STEPS AS NEEDED.
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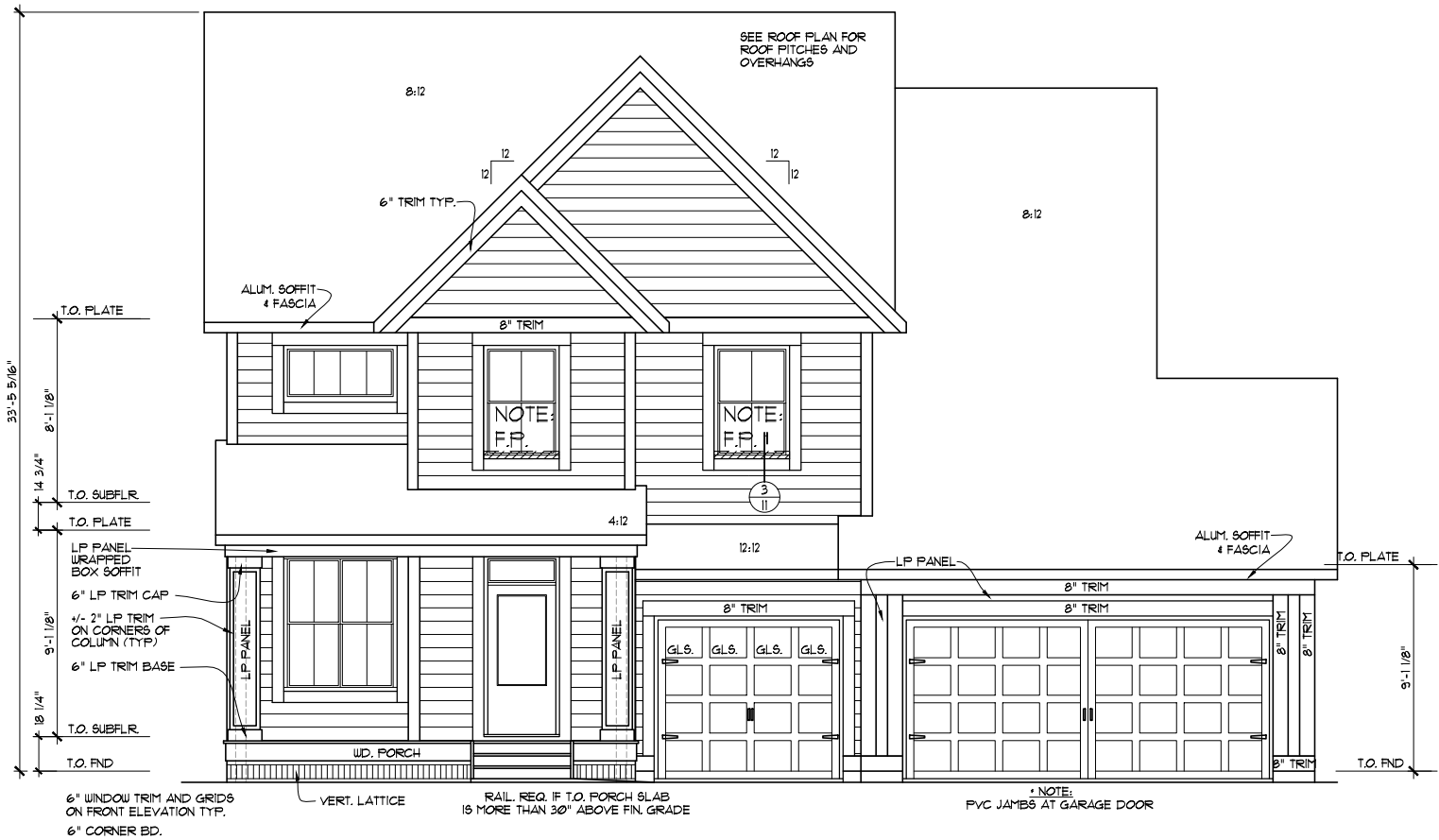
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 - ** FRAMING CONTRACTOR TO CAULK FOR RADON AT LOWER LEVEL WALLS.



ROOF PLAN
SCALE: 1/16" = 1'-0"

APPROXIMATE SQUARE FOOTAGE	
ABOVE GRADE FINISHED	2,456 SQ. FT.
BELOW GRADE FINISHED	0 SQ. FT.
BELOW GRADE UNFINISHED	1,218 SQ. FT.
GARAGE	630 SQ. FT.

Square footages are measured to the exterior finished surface of the outside walls. Square footage calculations were made based on plan dimensions only and may vary from the finished square footage of the house as built. In addition, plan dimensions are not exact and are subject to some variance. However, all construction shall be in substantial compliance with the Contract Documents.



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

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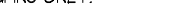
Signed x _____ Dated _____

Signed x _____ Dated _____

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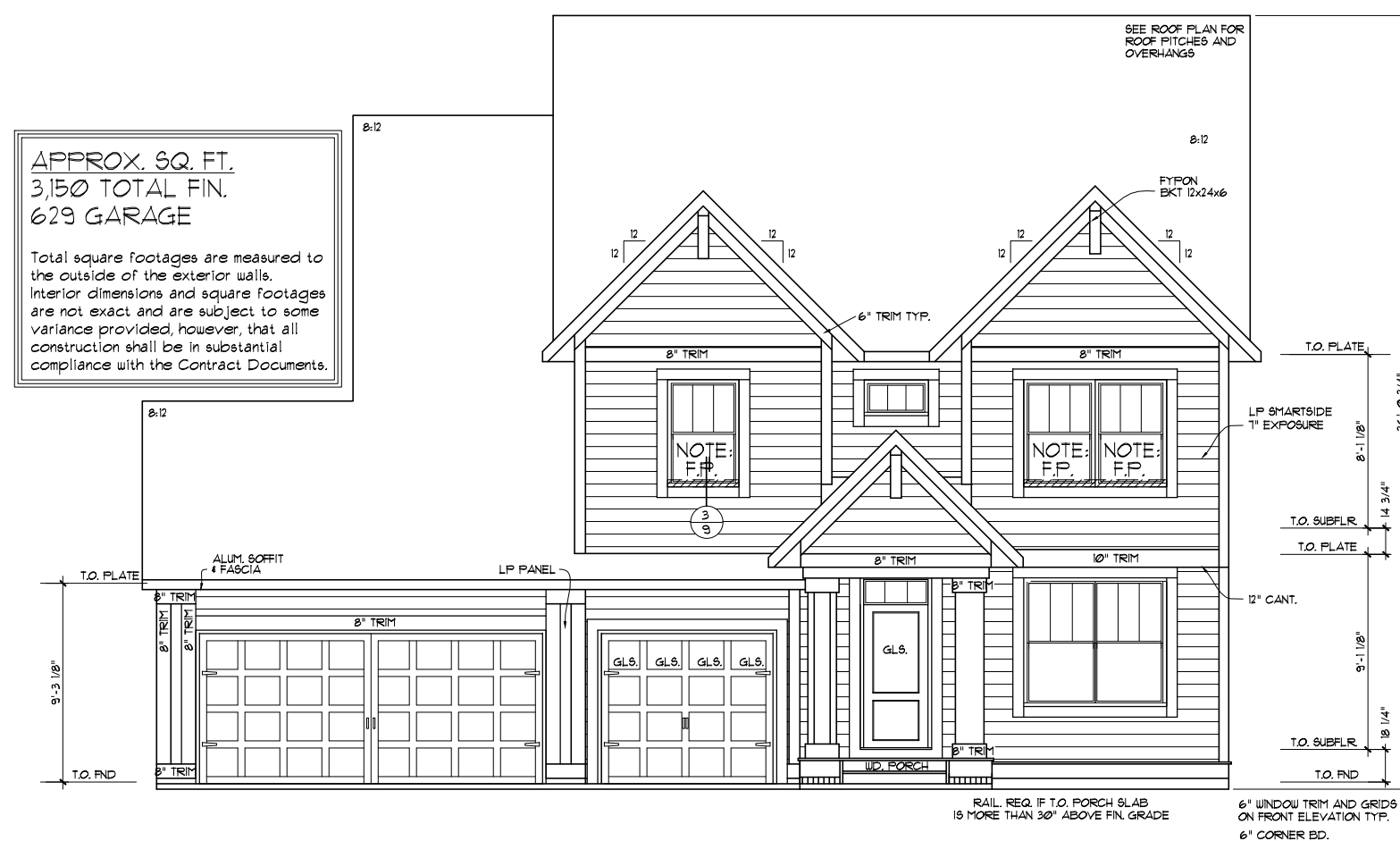
REVISIONS:	DRAWN BY:
7/25/18	C.O. _____
	CUSTOMER _____
	C.O. _____
	PERMIT _____
	SHEET 1 OF 14

- * ALL EXTERIOR TRIM TO BE COMPOSITE MATERIAL (COMP) UNLESS OTHERWISE NOTED.
 - * PROVIDE DRIP CAP OVER WINDOWS DOORS AND TRIM.
 - * INSTALL TREATED SHEATHING BEHIND STONE VENEER AT PORCH COLUMNS ONLY.
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 - * UNFINISHED INTERIOR BEARING WALLS HAVE BLOCKING AT MIDPOINT.
 - * INSTALL SHOWER HEADS AT 7'-0" HEIGHT.

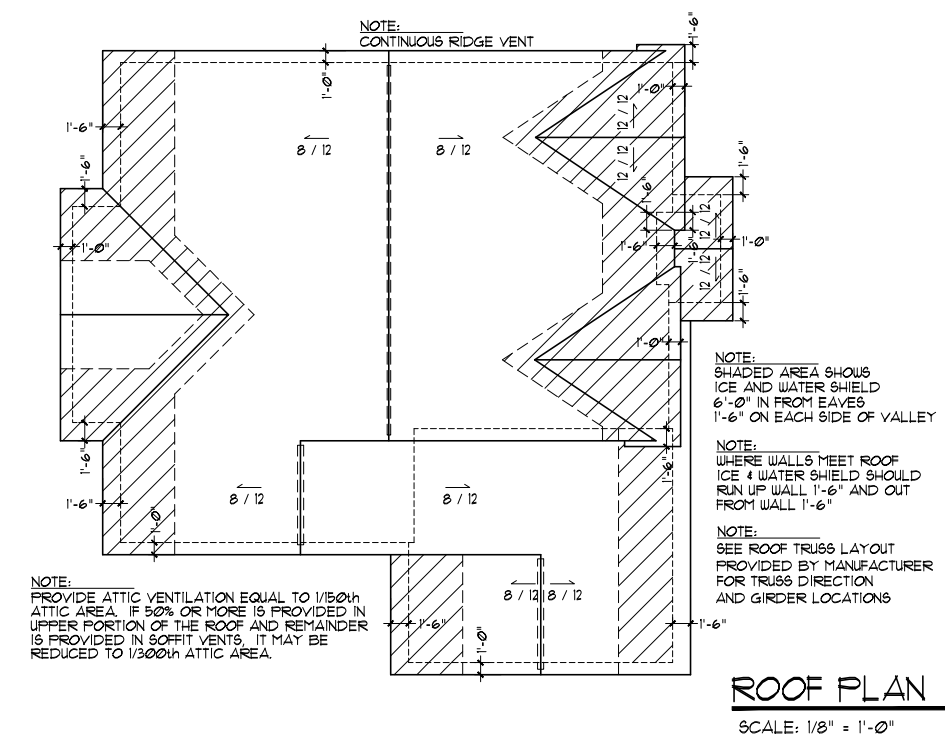


SOLID STUD BEARING
FOR POINT LOADS

 - * PROVIDE SOLID BLOCKING AS REQ'D AT ALL TOWEL BAR, PAPER HOLDER, HANDRAIL, SHOWER DOORS AND BATH TUB CURTAIN ROD LOCATIONS.
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 - * THESE PLANS ARE IN ACCORDANCE WITH MINNESOTA RULES, CHAPTER 1322.
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 - ** HOUSE WRAP WILL BE INSTALLED ON ENTIRE HOUSE-OVERLAPPED 6", TAPED SEAMS AND WINDOW FLANGES.
 - ** INSULATION, POLY (SEALED TO SUB-FLOOR), AND DRYWALL WILL BE APPLIED BEHIND TUB DECKS AND SHOWERS STALLS ON OUTSIDE WALLS.
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 - ** FRAMING CONTRACTOR TO CAULK FOR RADON AT LOWER LEVEL WALLS.



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



ROOF PLAN

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

The Buyer(s) approves these Construction Plans as the final plans and agrees that these Construction Plans are incorporated into the Purchase Agreement & Construction Contract as the final approved Exhibit C.

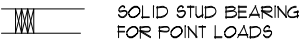
Copyright of these documents is owned by **Robert Thomas Homes, Inc.**, and reserves ALL rights. These plans may not be re-used, copied or assigned to another party nor shall they be modified or used in part in other designs without the prior written consent of **Robert Thomas Homes, Inc.**

Signed x _____ Dated _____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">REVISIONS:</td> <td style="width: 50%;">DRAWN BY:</td> </tr> <tr> <td>10/26/15</td> <td>C.O.</td> </tr> <tr> <td>11/23/15</td> <td>CUSTOMER</td> </tr> <tr> <td>9/2/16</td> <td>C.O.</td> </tr> <tr> <td>12/6/18 - Extd. Fr. Porch</td> <td>PERMIT</td> </tr> <tr> <td colspan="2">2/1/19 - 4' OPTION</td> </tr> <tr> <td colspan="2" style="height: 20px;"></td> </tr> <tr> <td colspan="2" style="text-align: center;"> 1 SHEET OF 14 </td> </tr> </table>	REVISIONS:	DRAWN BY:	10/26/15	C.O.	11/23/15	CUSTOMER	9/2/16	C.O.	12/6/18 - Extd. Fr. Porch	PERMIT	2/1/19 - 4' OPTION				1 SHEET OF 14	
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1 SHEET OF 14																	
Signed x _____ Dated _____																	

THE ST. CROIX - ELEVATION A
BASE PLAN
HERITAGE COLLECTION

GENERAL NOTES

- ALL EXTERIOR TRIM TO BE COMPOSITE MATERIAL (COMP) UNLESS OTHERWISE NOTED.
- PROVIDE DRIP CAP OVER WINDOWS DOORS AND TRIM.
- INSTALL TREATED SHEATHING BEHIND STONE VENEER AT PORCH COLUMNS ONLY.
- FLASHING TO BE INSTALLED UNDER SIDING, JUNCTIONS OF ROOF AND WALLS, CHIMNEYS, ROOF VALLEYS, CHANGE OF SIDING MATERIALS, OR WHERE SIDING MEETS A TRIM BOARD AT BOTTOM OF A WALL.
- ALL DIMENSIONS ARE FROM FACE OF SHEATHING TO CENTERLINE OF STUD UNLESS NOTED OTHERWISE.
- SOLID BLOCK FLUES AT FLOORS & CEILINGS.
- UNFINISHED INTERIOR BEARING WALLS HAVE BLOCKING AT MIDPOINT.
- INSTALL SHOWER HEADS AT 7'-0" HEIGHT.



- PROVIDE SOLID BLOCKING AS REQ'D AT ALL TOWEL BAR, PAPER HOLDER, HANDRAIL, SHOWER DOORS AND BATH TUB CURTAIN ROD LOCATIONS.

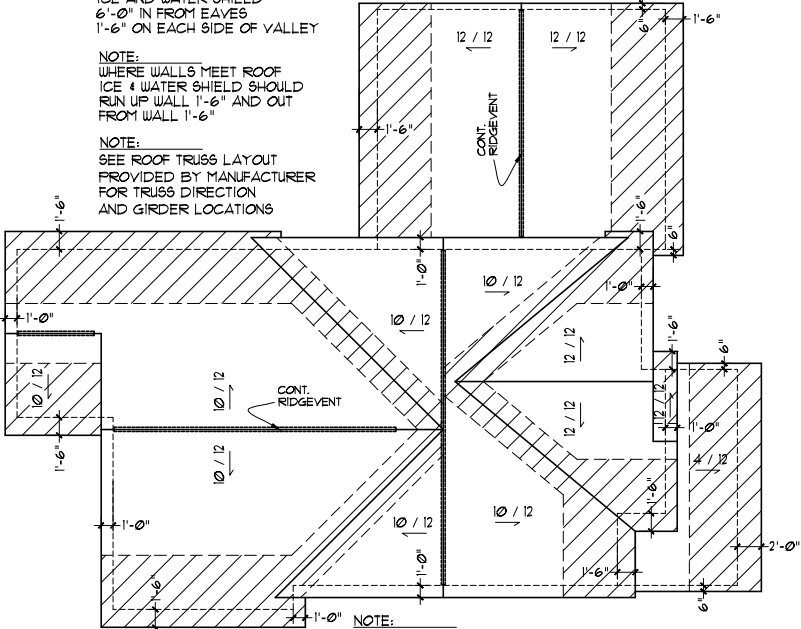
- VERIFY GRADES AND ADJUST FOUNDATION/FOOTING STEPS AS NEEDED.
- SEE PLANS FOR CEILING HEIGHTS.
- ALL TRADES & SUPPLIERS TO REVIEW & VERIFY INFORMATION PERTINENT TO THEIR WORK AND NOTIFY ROBERT THOMAS HOMES OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- NOTED CABINET SIZES ARE +/- AND TO BE FIELD VERIFIED.
- TRADES TO VERIFY BASE AND TRIM SIZE PRIOR TO CONSTRUCTION.
- ALL WALLS MORE THAN 10' H. TO BE S.F.F. #2 OR BETTER.
- EXTERIOR ELEVATIONS ARE CONCEPTUAL ONLY: HOME SITE, FILL AND TOPOGRAPHY WILL DICTATE ACTUAL GRADES AND MAY VARY FROM THOSE SHOWN ON THE PLAN.
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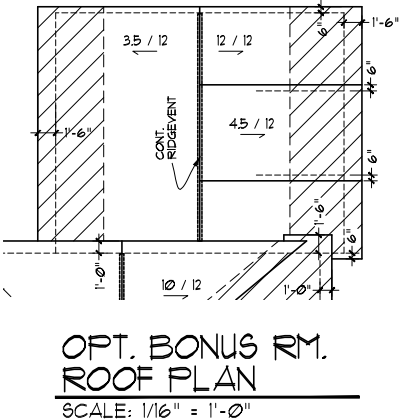
NOTE:
SHADED AREA SHOWS
ICE AND WATER SHIELD
6'-0" IN FROM EAVES
1'-6" ON EACH SIDE OF VALLEY

NOTE:
WHERE WALLS MEET ROOF
ICE & WATER SHIELD SHOULD
RUN UP WALL 1'-6" AND OUT
FROM WALL 1'-6"

NOTE:
SEE ROOF TRUSS LAYOUT
PROVIDED BY MANUFACTURER
FOR TRUSS DIRECTION
AND GIRDER LOCATIONS



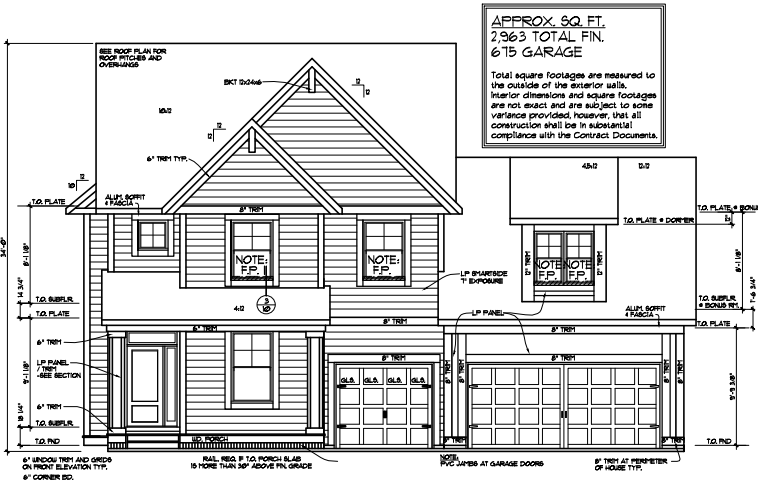
ROOF PLAN
SCALE: 1/16" = 1'-0"



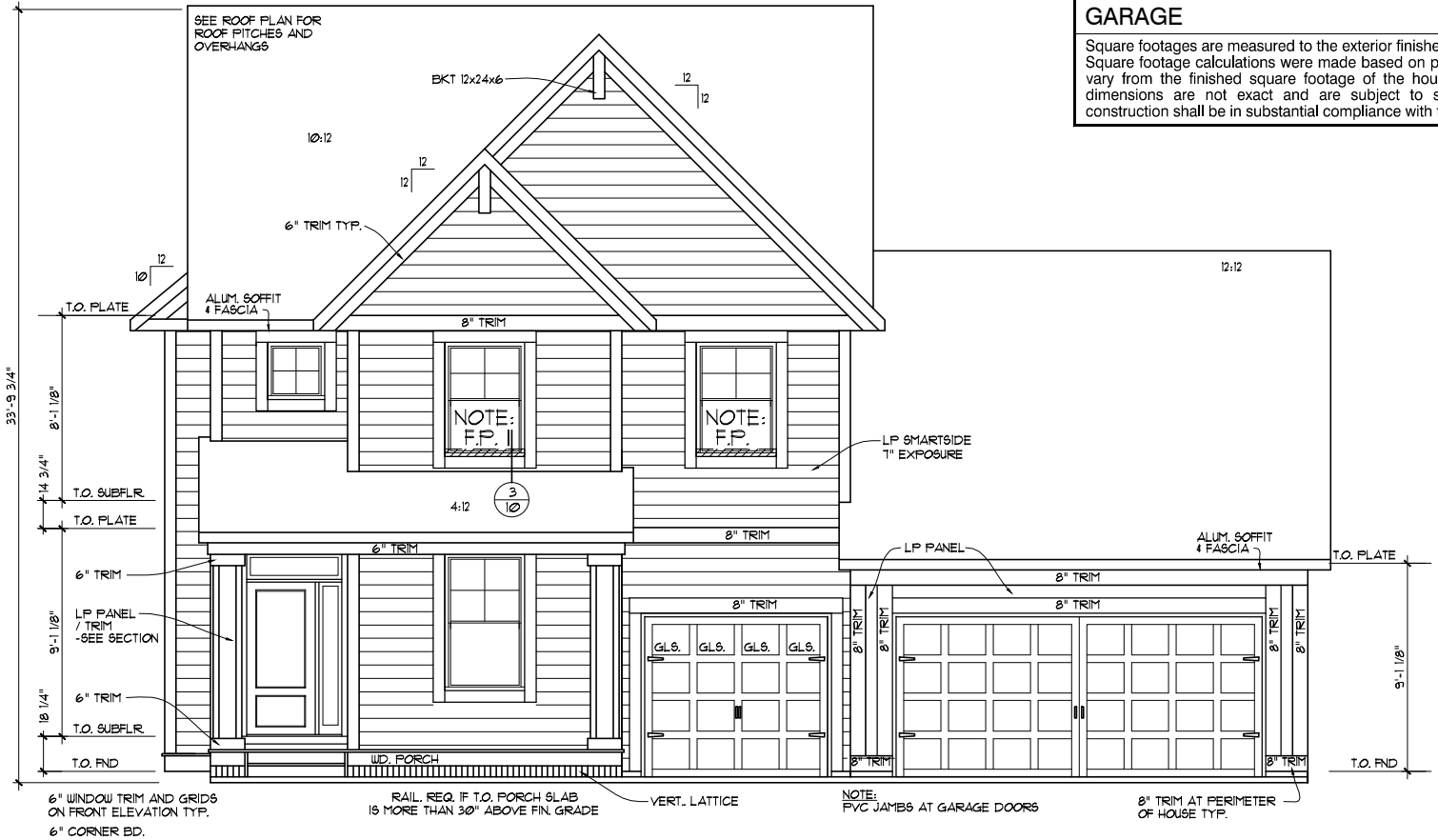
OPT. BONUS RM.
ROOF PLAN
SCALE: 1/16" = 1'-0"

APPROXIMATE SQUARE FOOTAGE	
ABOVE GRADE FINISHED	2,477 SQ. FT.
BELOW GRADE FINISHED	0 SQ. FT.
BELOW GRADE UNFINISHED	1,161 SQ. FT.
GARAGE	675 SQ. FT.

Square footages are measured to the exterior finished surface of the outside walls. Square footage calculations were made based on plan dimensions only and may vary from the finished square footage of the house as built. In addition, plan dimensions are not exact and are subject to some variance. However, all construction shall be in substantial compliance with the Contract Documents.



FRONT ELEVATION - OPT. BONUS RM.
SCALE: 1/16" = 1'-0"



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

The Buyer(s) approves these Construction Plans as the final plans and agrees that these Construction Plans are incorporated into the Purchase Agreement & Construction Contract as the final approved Exhibit C.

Signed x _____ Dated _____
Signed x _____ Dated _____

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REVISIONS:	DRAWN BY:
9/8/16	C.O.
7/3/18 - SPORT CT.	CUSTOMER
9/8/18 - LRGR. SHWR.	C.O.
12/8/18 - OPT. F.S. TUB	PERMIT
2/6/19 - SPORT CT.	
3/5/19 - WET BAR	
4/11/19	

SHEET
1 OF 13

**- MINUTES -
CHASKA CITY COUNCIL
JUNE 1, 2020**

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. *(Councilmembers Hatfield, Hubbard, Huang, and Grau participated remotely per State Statute 13D.021).*

Absent: None.

Also Present: Matt Podhradsky, City Administrator. *(City Engineer Clark, Assistant Administrator Kabat, City Planner Hanson, Community Development Director Ringwald, and City Attorney Melcher participated remotely).*

4. Adopt the Agenda

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

Motion carried.

5. Visitor Presentation

5.A. Emergency Management Director Tim Wiebe - Update on COVID response

Emergency Management Director Wiebe provided an update on COVID process and response.

The Council thanked Chief Wiebe and staff for their work.

Councilmember Huang asked where Carver County is with ICU capacity.

Emergency Management Director Wiebe stated the capacity of ICUs is being utilized and provided further information regarding ICU capacity.

City Administrator Podhradsky noted Chaska's EOC has the ability to transition quickly whatever the need may be.

Mayor Windschitl spoke regarding the City's preparation response to a potential protest over the weekend.

6. Minutes

Motion by Councilmember Hatfield, second by Councilmember Grau to approve the minutes of the May 18, 2020 City Council meeting.

Motion carried.

7. Consent Agenda

None.

8. Action Items

8.A. Adopt Resolutions 2020-37, 2020-38, 2020-39 and 2020-40 Approving the Issuing a Negative Declaration on Need for EIS, Lot Split, Preliminary Plat, and the Cardinal Street Right of Way Vacation for Pinnacle/Pulte Homes/PC #2020-05

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Mayor Windschitl inquired if a playground is planned.

City Planner Hanson responded there is not .

Councilmember Hubbard asked if all residents of this development would have access to the rec center.

City Planner Hanson explained that they would and continued her presentation of the item.

Councilmember Hubbard inquired if further explanation was given by MNDOT for the right-in and no right-out.

City Planner Hanson stated it is due to safety and provided further detail.

Councilmember Hubbard asked if the semi-circle by the entrance will contain homes.

City Planner Hanson stated six 60-foot-wide homes will be there.

Councilmember Hubbard referred to the EAW and inquired if there is concern for erosion at the edge of the development near the bluffs.

City Planner Hanson stated it was not brought up as a concern and that the majority of run-off will be redirected to the ponding systems.

Councilmember Hubbard asked if the green space near the park will remain.

City Planner Hanson explained it will remain much the same.

Councilmember Hubbard inquired if the roads here will be public or private.

City Planner Hanson stated they will be public.

Councilmember Huang looked for explanation of the assumptions used in the traffic study.

Steve Manhart, formerly with Westwood Professional Services, detailed those assumptions and spoke further about the traffic study.

The Council and Staff further discussed the right-in access.

Councilmember Huang inquired how construction traffic will be directed.

City Planner Hanson stated there is not a direct route completed yet and that Staff will work with the developer to establish that.

Councilmember Huang asked about sewer and water direction.

City Engineer Clark detailed that route and spoke further regarding the road phasing.

Councilmember Grau questioned the phasing of the rec center.

Paul Heuer, Pulte Homes, explained the timing of the rec center development.

Councilmember Grau asked if the City is tied to any issue with the development sales not reaching the full amount.

City Administrator Podhradsky stated if changes occur, the developer would need to go through a re-zoning process.

Councilmember Grau inquired how this compares to other Del Webb developments in the area.

Mr. Heuer stated there is one other Del Webb community that began selling homes in July 2019 that has more homes but is similar in series of lot sizes.

Councilmember Grau requested further information about park dedication fees with this project.

City Planner Hanson detailed that information.

Councilmember Huang asked if any other phases changed.

Mr. Heuer stated the rec center phase is the only one that changed.

Councilmember Hubbard asked Mr. Heuer to lay out the HOA fees.

Mr. Heuer explained the HOA fee development process and what those fees cover.

Councilmember Hubbard inquired if HOA fees will be tiered.

Mr. Heuer stated all homeowners will pay the same amount.

Mayor Windschitl asked where the O'Brien lot is.

City Planner Hanson pointed that location out on her slide and stated it has been plotted as such since the 1980s.

Mayor Windschitl looked for further information regarding playground equipment for grandchildren, etc.

Mr. Heuer explained why that is not planned for this development.

Mayor Windschitl commented that not expanding the playground should be looked at a bit further.

City Administrator Podhradsky spoke further regarding the park dedication fees and shared playground equipment.

The Council discussed use of the park dedication fees further.

City Administrator Podhradsky looked to clarify that there is enough green space at the current playground for expansion should that be determined necessary.

Community Development Director Ringwald stated that there is a significant amount of green space there.

Councilmember Huang inquired how it is ensured that residents stay in the 55+ age range and what prevents that from changing if the market demands are not there.

Community Development Director Ringwald spoke into depth regarding these scenarios from the City's perspective.

Mr. Heuer spoke from the developer's perspective regarding these concerns.

Councilmember Huang asked if residents who buy would have any say to changes in use should the market demand not promote all three phases of development.

Mr. Heuer stated it is complicated and they generally stick with the initial plan.

Councilmember Hubbard inquired if there will be anything in the HOA covenant that prohibits sale to anyone not in the 55+ age range.

Mr. Heuer explained there are very complex national laws protecting the elderly from discrimination, as well as their own rules.

Councilmember Huang expressed concern with the baby boomers aging out and an inventory not able to be filled in the future.

Mr. Heuer stated that the demand for the first Del Webb community was astounding and that there is a strong demand.

City Administrator Podhradsky pointed out that the covenants of the neighborhood protect sale to anyone outside this demographic.

Mayor Windschitl asked if this development will be labeled a Del Webb community.

Mr. Heuer stated they believe it will be branded as a Del Webb community.

Mayor Windschitl invited residents to bring questions forth.

Kevin Vranicar, 1230 Moers Drive, referred the packet of information he and his neighbors brought forth and stated that many of the questions in there are not answered and not address. He asked about the lot split and the right-of-way vacation and if they have gone to the Planning Commission yet. He encouraged the Council and Staff to expand the playground now.

City Planner Hanson explained that right-of-way vacation only requires City Council approval.

Councilmember Grau asked Mr. Vranicar if the neighbors would welcome a different type of development in at this location, such as single-family units.

Mr. Vranicar explained that the issue the neighbors have is with the sheer number of homes proposed and traffic.

Amy Welden, Moers Drive resident, asked why their entrance is not being closed off.

Mr. Heuer explained the rules Del Webb has for visiting grandchildren.

Ms. Welden asked why the future Del Webb residents can use the neighborhood park and roads but the Del Webb spaces would be closed to the neighbors' use.

City Administrator Podhradsky explained that the roads and parks are public, but the Del Webb development would be private.

Ms. Welden inquired about the accuracy of the traffic study's report for traffic from 6am-8am.

Mr. Heuer stated that they are using the best information available based on decades of studies of actual use.

Councilmember Grau asked if there were neighborhood meetings between the developer and the surrounding neighborhoods.

City Planner Hanson explained that Staff encourages developers to meet with the surrounding neighborhoods prior to submitting the concept plan and that Pulte did that.

Councilmember Hubbard inquired if grandparents that needed to care for their grandchildren long-term would be allowed to do so here.

Mr. Heuer stated he is uncertain but there is some flexibility in the rules for having people under 18 years of age live with residents a certain number of months.

Mr. Vranicar asked if there is another Del Webb community in the country with an entrance like the one proposed here. He also asked staff if extending Cardinal to be a right-out onto Hwy 41.

Mr. Heuer explained he does not know the designs of all Del Webb communities throughout the country, but Pulte felt they needed better access than existed and detailed how they arrived at the current entry design.

Ms. Welden asked where these residents would be going and questioned if they would ever go downtown.

The Council discussed how senior citizens currently use the amenities downtown.

Councilmember Huang commented that these residents would likely have disposable income.

City Administrator Podhradsky noted an example of this are the townhomes built on the north end of Chaska on the east side of Hwy 41.

Mr. Vranicar questioned the lack of access to downtown from the proposed development and suggested utilizing the road near the cemetery to access Hwy 41.

Community Development Director Ringwald explained that due to the proximity of burials to that road, it is as wide as it could get.

City Administrator Podhradsky noted that all parties would likely prefer that to be a two-way access and reiterated City Engineer Clark's point that MNDOT struggled with a right-in at this location.

Mr. Vranicar and Ms. Welden expressed frustration that the park will not be expanded at this point and commented.

Councilmember Grau explained the Park Board's process with this park and project.

Councilmember Hubbard asked Mr. Vranicar and Ms. Welden what they are looking for in a park expansion.

Mr. Vranicar detailed his thoughts regarding expansion of the park.

The Council shared their thoughts on the proposed development.

Community Development Director Ringwald clarified that the park and green space is held by the City and is big enough to handle improvements should that be determined necessary. He also explained that connecting the walking path to Fireman's Park is too difficult due to ADA requirements.

Motion by Councilmember Hubbard, second by Councilmember Hatfield to adopt Resolution No. 2020-37, issuing a negative declaration relative to the need for an EIS for Pinnacle. Motion carried.

Motion by Councilmember Huang, second by Councilmember Hubbard to adopt Resolution No. 2020-38, approving the Lot Split. Motion carried.

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adopt Resolution No. 2020-39 to approve the Pinnacle Preliminary Plat for a 269-lot subdivision on 86 acres of land. Motion carried.

Motion by Councilmember Hubbard, second by Councilmember Huang to adopt Resolution No. 2020-40 to approve the Right of Way (ROW) Vacation for a portion of Cardinal Street. Motion carried.

8.B. Adopt Resolution 2020-41, Approving the Preliminary Site & Building Plan and Preliminary Plat for Structures, Inc./Andersen Development/PC #2020-11
City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Councilmember Huang inquired if the applicant has plans if they grow.

Jeremy Banken, applicant, explained that the space that was taken out was in the shop space and he believes they can make the current proposed space work.

Councilmember Hubbard inquired if the exterior lighting will be on a timer and left on.

Mr. Banken stated that the lights in the back shop yard are motion sensor triggered, and the others shine downward onto the building.

Mayor Windschitl asked what the soil area will be.

Mr. Banken stated it will be native MNDOT grass.

Motion by Councilmember Huang, second by Councilmember Grau to adopt Resolution No. 2020-41 approving the Preliminary Site and Building Plan and Preliminary Plat for Structures, Inc. (PC#2020-11). Motion carried.

8.C. Adopt Resolution 2020-42, Approving the Concept Plan for Pioneer Vista/Lennar/PC #2020-08

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Councilmember Huang asked about the price point of these units.

Josh Metzger with Lennar stated the price point is the low \$300,000 range. He also added additional information regarding the development and requested that condition number 17 from the list of conditions in the resolution be removed in order for the applicant and City Staff to explore further the option of private road and public utilities.

City Administrator Podhradsky detailed the City's policy that does not allow private roads and public utilities.

Councilmember Huang looked to confirm this will become part of the Jonathan Association.

Mr. Metzger stated they are not required to be part of Jonathan but are exploring the possibility.

Mayor Windschitl inquired if these townhomes are sprinkled.

Mr. Metzger explained that all their townhomes are sprinkled.

Mayor Windschitl asked if the applicant would consider adding guest parking along the straightaway where a majority of the homes would be.

Mr. Metzger stated three parking stalls are slated by the amenity area but can look to see if that can be expanded. He also stated the townhomes have two-stall garages and the driveways are long enough to accommodate another two cars.

City Engineer Clark stated that in the next step of the process, emergency vehicle access is looked at as well as restricted parking.

Mayor Windschitl asked if the ponding currently there is for stormwater and if anything needs to be done with it.

City Engineer Clark and City Administrator Podhradsky provided further detail regarding ponding and the wetland area.

Councilmember Huang inquired if the units closest to the railroad tracks will have any sound abatement.

Mr. Metzger stated that the standard windows they use should be adequate but that they can adjust that if the City requests it.

Councilmember Hubbard inquired if the amenity area will include a playground.

Mr. Metzger explained that the features of the amenity area have not been determined yet.

Greg Butler, resident, detailed items he would like the Council to direct the applicant look at more closely.

The Council and Staff discussed trails in the area of the proposed development.

The Council shared their thoughts regarding the item.

Mr. Metzger briefly spoke about the difficulties of berming along the railroad.

The Council and Staff discussed berming issues.

Motion by Councilmember Hubbard, second by Councilmember Huang to adopt Resolution No. 2020-42 approving the Concept Plan for Pioneer Vista (PC #2020-08).

The Council stated reasons why they did not move to remove item 17 from the list of conditions within the resolution.

Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 6-1-2020

The Council requested further information about bills on pages 2, 4, 10, 19, 20, 22, and 26.

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

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

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report June 1, 2020

10.B. Other Reports

10.B.i. SW Transit Changes

10.C. Other Meeting Minutes

10.C.i. Receive the draft minutes of the May 13th Planning Commission Meeting

Councilmember Huang:

- Reported the Chaska Business Roundtable was a great event with good information. Assistant Administrator Kabat noted there will be another event at the end of the month.
- Noted the City Blood Drive is scheduled for June 2, 2020 at the Event Center.

- Congratulated the graduating high school seniors.
- Shared his thoughts regarding the George Floyd incident and following protests. He encouraged the community to focus on healing.
- Inquired if the Vitals Aware App subscription has lapsed. City Administrator Podhradsky stated he will check in to that.
- Congratulated astronauts Bob Behnken and Doug Hurley and the SpaceX team.
- Provided an update regarding SouthWest Transit.

Councilmember Grau:

- Congratulated the graduating seniors.
- Shared his thoughts regarding the George Floyd incident and following protests and encouraged residents to be helpers.

Councilmember Hubbard:

- Provided an update on the meeting for the Steiner Kelting Mental Wellness facility
- Commented regarding a complaint that Fireman's beach is closed. Councilmember Grau inquired if beach closure is enforced. City Administrator Podhradsky stated it is not actively enforced.
- Shared her thoughts regarding the George Floyd incident and following protests.

Councilmember Hatfield:

- Congratulated the 2020 graduates. City Administrator Podhradsky detailed the graduation parade.
- Commented that the virtual Memorial Day event was wonderfully done.
- Shared her thoughts regarding the George Floyd incident and following protests and encouraged residents to continue to educate themselves.

Mayor Windschitl:

- Congratulated the graduation seniors and encouraged them to make a difference.
- Congratulated businesses that were able to reopen, albeit partially, today.
- Commented that the virtual Memorial Day event was a great tribute to the veterans.
- Noted the next Council Meeting is June 15, 2020 via ZOOM.

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hatfield to adjourn the meeting at 11:50 pm. Motion carried.

**- MINUTES -
CHASKA CITY COUNCIL
JUNE 15, 2020**

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. *(Councilmembers Hatfield, Hubbard, Huang, and Grau participated remotely per State Statute 13D.021).*

Absent: None.

Also Present: Assistant Administrator Kabat and City Attorney Melchert. *(City Planner Hanson, City Engineer Clark, and Community Development Director Ringwald participated remotely).*

4. Adopt the Agenda

Mayor Windschitl noted the addition of item 8.C to the agenda.

Motion by Councilmember Huang, second by Councilmember Grau to add item 8.C to the agenda. Motion carried.

Motion by Councilmember Hubbard, second by Councilmember Hatfield to adopt the agenda as amended. Motion carried.

5. Visitor Presentation

5.A. State of the Library Presentation

Carver County Library System Director Heidi Hoks and Branch Manager Jodi Edstrom presented the State of the Library to the Council.

Mayor Windschitl inquired how the number of visitors in 2019 compared to other libraries and other years.

Ms. Edstrom stated she would look into those numbers.

Councilmember Hubbard asked if they have a timeline for when the library will reopen.

Ms. Edstrom explained they do not have a timeline at this point.

Assistant Administrator Kabat provided further detail regarding the complexities of a shared entrance and reopening.

5.B. Tour de Tonka Event Update

Jenny Bodurka announced the Tour de Tonka Event and provided the unique details for the day in light of COVID restrictions.

Mayor Windschitl asked what the determining factor will be in whether to have the event live or not.

Ms. Bodurka explained it will be based upon where the State is with reopening and stated they should be announcing it at the end of the month.

Mayor Windschitl referred to an email he received regarding an article from the local newspaper about Council comments from the June 1, 2020 City Council meeting. He explained that the article took the Council's comments out of context. He detailed the efforts Staff have made for equity and diversity training and other events to discuss race equity. He stated that on June 24th there will be a Chaska Community Conversation at the Chaska Event Center, and a virtual event is also planned

6. Minutes

Motion by Councilmember Grau, second by Councilmember Hatfield to approve the minutes of the June 1, 2020 City Council meeting.

Motion carried.

7. Consent Agenda

Councilmember Hubbard asked for information regarding parking in item 7.B.

Assistant Administrator Kabat detailed the parking options.

Motion by Councilmember Hubbard, second by Councilmember Huang to approve the Consent Agenda Items A through G:

- A. Adopt Resolution 2020-43, Gambling Premises Permit for Chaska Lions Club at Schram Haus Brewery
Motion to adopt Resolution 2020-43 approving the premises permit application for the Chaska Lions Club, to conduct lawful/charitable gambling at Schram Haus Brewery.
- B. Adopt Resolution 2020-49, Parking Restrictions Related to Carver Trails
Motion to adopt Resolution No. 2020-49 Approving the "No Stopping, Standing, or Parking" Resolution.
- C. Adopt Resolution 2020-44, Approving the Lot Split between Crown of Glory Church and Pinnacle/Pulte Homes
Motion to adopt Resolution No. 2020-44, approving the Lot Split.
- D. Approve Wetland Replacement Plan for Del Webb at Chaska Development
Motion to approve the wetland replacement plan for Del Webb at Chaska Development.
- E. Adopt Resolution 2020-47, Adopt Resolution Ratifying Sale and Issuance of Bonds, Series 2020B
Motion to adopt Resolution No. 2020-47 ratifying the sale of Taxable Full-Term

Installment Purchase Revenue Bonds, Series 2020B by the Economic Development Authority of the City of Chaska Minnesota, and authorizing execution of related documents.

- F. Adopt Resolution 2020-48, Amending 2020 Electric, Water, and Sewer Fund Budgets
Motion to adopt resolution number 2020-48 Amending the 2020 Electric, Water, and Sewer Fund Budgets.

Motion carried.

8. Action Items

8.A. Adopt Resolution 2020-46, Approving the Concept Plan for the Carlson Property/Destiny Homes/PC #2020-13

Assistant Administrator Kabat introduced the item to the Council.

Mayor Windschitl inquired if Destiny Homes has built in the area before.

City Planner Hanson stated they are a local builder and is not certain if they have done any work in the City of Chaska. She then presented the item to the Council.

Mayor Windschitl looked to clarify that the white line in the aerial photo designates access to the southern part of the Carlson property.

City Planner Hanson confirmed it is what Staff presumes is the direct access to that property and that Carlson will retain those until development is feasible.

Councilmember Huang inquired if the east side of the lot would dead-end.

City Planner Hanson stated that is what Staff presumes would occur.

Councilmember Huang asked what the maximum use of low density would be there.

City Planner Hanson explained the maximum density possible in a low-density guidance is up to five units per acre.

Mayor Windschitl inquired if access to the property to the east would open up with this project.

City Planner Hanson stated if everything moves forward with the Carlson property, then it would give accessibility to that property. She then continued her presentation of the item.

Mayor Windschitl asked if the old Carlson driveway could be used as a construction entrance.

City Planner Hanson stated that it could and would be something the County would need to dictate and went on with her presentation of the item.

Councilmember Grau looked to confirm that the bonus room would be in the loft.

City Planner Hanson stated a representative from the developer could speak to that after the presentation of the item.

Councilmember Grau inquired if there are other examples of lot widths under the standard of 75 feet.

City Planner Hanson provided examples of comparable lots sizes in the City.

Mayor Windschitl looked to clarify that there would be an additional pond added for stormwater.

City Planner Hanson stated there will be limitations on how the existing wetland will be utilized.

Councilmember Hubbard asked if they are required to have a neighborhood meeting.

City Planner Hanson explained it is not mandatory but strongly encouraged prior to concept.

Councilmember Grau noted he is disappointed the neighborhood meeting has not happened yet.

Councilmember Huang asked if a checklist of items is given to a potential developer.

City Planner Hanson stated there is a checkoff list on the concept plan application.

Councilmember Grau asked if there was ever access to this site off of County Road 44.

City Planner Hanson explained the comp plan did not show an additional access onto County Road 44.

In response to questions from the Council, Steve Peck, developer, and Butch Sprenger, applicant, provided further detail regarding neighborhood meetings, the layout and use of the side courtyards, HOA fees, floor plan options, stairway to the bonus room, potential for floor plan modifications, timeline for construction, price points, and construction access.

Councilmember Hubbard inquired what the timeline for the proposed collector road to the south would be.

City Planner Hanson stated the development of the properties to the west would dictate that.

Community Development Director Ringwald spoke further regarding the timeline for the proposed collector road.

Mayor Windschitl looked to clarify the location of the proposed park to the west near the proposed elementary school site.

City Planner Hanson pointed it out on the aerial photo.

Mayor Windschitl requested the developer note that there will be lighted ball fields to the west of the proposed development.

Councilmember Grau commented that traffic data from the traffic study done in the preliminary plan will be helpful for the neighbors.

Mr. Sprenger stated that a detached senior housing traffic analysis has been done and that data can be shared.

Kevin Wright read communication from Wade Powell, 3860 Founders Path, detailing concern with construction traffic and proposed lot width within their R1 zoning.

City Planner Hanson provided further detail regarding PRD standards and stated that the proposed lot widths are consistent with this type of product.

Gary Ross, 3863 Founders Path, expressed concern with construction traffic, lack of space for safety during severe weather, frontage lot size, and traffic from the proposed development.

City Planner Hanson gave more information regarding frontage lot size.

Council and Staff discussed density further.

Jamie Novak, 3857 Dakota Court, questioned if this will be a 55+ neighborhood and expressed concern with traffic and only one entry.

Mr. Sprenger stated that this development is generally speaking marketed to the 55+ buyer.

The Council and Ms. Novak discussed concerns with traffic outlets and homeowners associations.

Brian Astry, 3834 Founders Path, expressed concern with construction traffic in light of school bus stops.

Mayor Windschitl explained that construction traffic within neighborhoods is carefully monitored.

Derrick Banas, 3871 Dakota Court, asked when the neighborhood meeting would occur and why this plan seems rushed. He also wanted to know more about the tree buffers that will separate the neighborhoods.

Steve Peck estimated the neighborhood would be in the next two or three weeks. He also explained the timeline is bound with real estate and that final engineering will determine the tree buffer.

Mayor Windschitl explained the applicant is following the normal process for development.

Ethan Grev, 3889 Carver Path, asked how many homes/residences can be serviced by one entry.

Mayor Windschitl stated that might not be quantifiable, but from his experience, a large neighborhood with one entry is quite manageable.

City Engineer Clark spoke into further depth regarding forecasting traffic volumes in this location.

The Council shared their thoughts on the concept plan.

Mayor Windschitl inquired if specs are built and then sold.

Steve Peck stated that most sales are pre-sales and a two-year window is reasonable for a 24-lot development.

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt Resolution No. 2020-46 approving the Concept Plan for the Carlson Property (PC #2020-13). Motion carried.

The Council took a five-minute recess.

8.B. Adopt Resolution 2020-45, West Creek Apartment Project-Request for Letter of Support and Use of Affordable Housing TIF Program

Assistant Administrator Kabat introduced the item to the Council.

Councilmember Grau inquired if any changes with the concept plan are expected since the school referendum did not pass.

Bob Reopke, applicant, explained that the plan has not changed.

Mayor Windschitl commented the concept plan came to Council a year ago and asked if that has to be revisited at all.

Assistant Administrator Kabat stated that if the project does not change significantly in use or design from the concept, it is typically continued along the process.

Councilmember Huang commented that there is a deep need for this in the community.

Councilmember Hubbard inquired about plans for the remaining funding needed.

Mr. Reopke provided further clarity regarding the funding plan.

Councilmember Hubbard asked if this project falls under affordable housing.

Mr. Reopke stated that it does and can also be considered supportive housing.

Mayor Windschitl inquired if veterans get any preference in this type of housing.

Mr. Reopke stated it could be considered.

Motion by Councilmember Huang, second by Councilmember Grau to authorize the City Administrator to send the attached letter of support to Community Asset Development Group to support the West Creek Apartment project through their grant application to the State of Minnesota, and to approve Resolution No. 2020-45, making available our Affordable Housing TIF program for the West Creek Apartment building project.

Councilmember Grau noted that many of the discussions regarding this project and the concept plan occurred when it came before the Council last year.

Motion carried.

8.C. Establish Meeting to Engage with the Community Regarding Police Policies

Mayor Windschitl recapped the purpose of setting up this meeting.

Councilmember Hatfield inquired if this will be as accessible as Marnita's table.

Assistant Administrator Kabat stated the plan is to have it as accessible as possible, including meeting promotion and having translators available. He spoke in further depth about the purpose for the meeting and explained that the ZOOM session would follow the same format as the in-person session.

Councilmember Hubbard asked if attendees will be able to ask their own questions during the breakout sessions.

Assistant Administrator Kabat provided further detail regarding the breakout sessions.

Motion by Councilmember Hubbard , second by Councilmember Huang to set a special meeting to occur on June 24, 2020 at the Chaska Event Center from 6:30 pm to 8:30pm. Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 6-15-2020

The Council requested further information about bills on pages 4, 6, 17, 23, and 27 .

Mayor Windschitl and Assistant Administrator Kabat provided further information regarding those bills.

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

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 6-15-2020

10.B. 1st-Qtr. 2020 Investment Report dated June 15, 2020

Councilmember Grau:

- Inquired if Chaska Cubs will be playing this summer. Mayor Windschitl spoke about the City's response that the team can practice but not play games.
- Updated the Council on the recent Eastern Carver County Community Recreation Board meeting.
- Noted he welcomed the transparency that the meeting regarding police policies on the 24th will bring.
- Noted recognizing human dignity and worth is important and noted there will be a virtual PRIDE parade on June 28th. He wished everyone a happy PRIDE month.

Councilmember Huang:

- Updated the Council on a meeting he attended this week for Community Conversation with Dan Kessler, and it was informative.
- Noted the Chaska Business Round Table is Thursday, June 18th at 2pm. Assistant Administrator Kabat provided further details about the meeting.
- Commented that the 4th of July fireworks celebration at McKnight Park.
- Updated the Council regarding SouthWest Transit statistics.
- Shared his thoughts regarding the issues brought to light by the George Floyd incident. He also asked the Mayor to consider if he would be willing to sign President Obama's Mayor's Pledge. The Council expressed support in signing the pledge. Mayor Windschitl stated he would look into what he needs to do for that.

Councilmember Hubbard:

- Noted the MN Dept of Education has put out a survey for parents to provide feedback regarding schooling in the fall.
- Noted she joined the Chaska Care team in food distribution at the high school this past week.
- Noted the Carver County Emergency Operations is launching a regional coalition of counties, CDAs, and chambers of commerce and partnering with greater MSP to support small businesses.
- Recognized that Juneteenth is on June 19, 2020.

Councilmember Hatfield:

- Encouraged residents to research and learn more about Juneteenth.

Mayor Windschitl:

- Commented that he is looking forward to the community conversation on June 24th.
- Noted there is a ZOOM meeting on Wednesday morning for community leaders to meet the new superintendent of schools.
- Noted the EOC tried to look at two-week windows to make decisions during this time and have thus determined the 4th of July fireworks will still be held.
- Commented that the graduation parade hosted on June 5th was such a neat experience and thanked those who set it up.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adjourn the meeting at 11:29 pm. Motion carried.

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
JUNE 15, 2020

DRAFT

1. Call to Order

President Windschitl called the meeting to order at 11:30 pm.

2. Roll Call

Roll call was taken. Present: Commissioners Hatfield, Hubbard, Grau, Huang, and President Windschitl. (*Commissioners Hatfield, Hubbard, Grau, and Huang participated remotely per State Statute 13D.021*).

Absent: None.

Also Present: Nate Kabat, Assistant Executive Director and City Attorney Melchert.

3. Agenda

Motion by Commissioner Hubbard, 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 May 4, 2020 EDA meeting. Motion carried.

5. Adopt Resolution EDA 2020-6, Adopt Resolution Ratifying Sale and Issuance of Bonds

Assistant Executive Director Kabat presented the item to the Commission.

President Windschitl noted this item was discussed and approved at the preceding City Council Meeting.

Motion by Commissioner Hatfield, second by Commissioner Grau to adopt Resolution No. EDA 2020-06 ratifying the sale and authorizing the issuance of \$1,530,000 Taxable Full-Term Installment Purchase Revenue Bonds Series 2020B, and authorizing execution of related documents. Motion carried.

6. Other Business

Assistant Executive Director noted the next EDA meeting is set for June 29, 2020. He explained the meeting will be live and held at the Event Center to allow for proper spacing.

7. Adjourn

Motion by Commissioner Grau, second by Commissioner Huang to adjourn the meeting at 11:39 pm. Motion carried.