



AGENDA
CHASKA PLANNING COMMISSION
ZOOM
Wednesday, April 14, 2021
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 draft March 10th Planning Commission Meeting Minutes
6. Consent Items
7. Action Items
 - 7.A. POSTPONED: Review of the Zoning Ordinance Amendments for Landscaping and Subdivisions/City of Chaska/PC #2021-05 & 2021-06
 - 7.B. PUBLIC HEARING: Recommend Approval of the Zoning Ordinance Amendment (ZOA) to the Fence Ordinance/City of Chaska/PC #2021-04
 - 7.C. Recommend Approval of the Concept Plan for Cantissimo of Chaska/Anasazi Holdings LLC/PC #2021-03
8. Other Business
 - 8.A. Receive Other Meeting Minutes
 - 8.A.i. Receive the March 15th 2021 EDA Meeting Minutes
 - 8.A.ii. Receive the Feb 9th 2021 Park Board Meeting Minutes.
 - 8.A.iii. Receive the February 22nd and March 15th 2021 City Council Meeting Minutes.
9. Adjourn



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**CHASKA PLANNING COMMISSION
MINUTES
March, 10 2021**

1. Call to Order

Vice-Chairperson Brass called the meeting to order at 7:00 pm.

Vice-Chairperson Brass 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 Urbanski, Rylee, Sailer, Lacey, Brass, and Olson

Members absent: Commissioner Dahlke

Also present: Assistant City Administrator Nate Kabat; and, Liz Hanson, City Planner.

3. Adopt the Agenda

Motion by Commissioner Sailer, second by Commissioner Olson to adopt the agenda as presented. Roll Call Vote: Ayes – all. Motion carried.

4. Visitor Presentation

There were no presentations.

5. Minutes

Motion by Commissioner Rylee, second by Commissioner Urbanski, to approve the Minutes of the January 13th, 2021 Planning Commission meeting.

Roll Call Vote: Ayes – all. Motion carried.

6. Consent Items

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

6.A. Motion to recommend to City Council approval of a Final Site & Building Plan and Final Plat for Chaska Creek Industrial (Chaska Creek Center 3rd Addition)/Oppidan/PC#2021-02, subject to the following conditions:

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

- a. Preliminary Site & Building Plan and Preliminary Plat for Chaska Creek Conditions of Approval Responses (pgs 1-5), submitted by Sambatek, dated February 2, 2021.
- b. Chaska Spec Industrial – Outlot A – Conceptual Floor Plan, submitted by Mohagen Hansen, dated January 6, 2020
- c. Chaska Spec Industrial – Outlot A – Conceptual 3D Images, submitted by Mohagen Hansen, undated
- d. Chaska Spec Industrial – Outlot A – Conceptual Exterior Elevations, submitted by Mohagen

- Hansen, dated November 23, 2020
- e. Chaska Spec Industrial – Outlot A – Exterior Materials, submitted by Mohagen Hansen, dated December 1, 2020
- f. Chaska Spec Industrial – Outlot A – Diamond Metal Panel, submitted by Mohagen Hansen, dated December 1, 2020
- g. Chaska Spec Industrial – Outlot A – Street Line, submitted by Mohagen Hansen, dated November 30, 2020
- h. Chaska Spec Industrial – Outlot E – Conceptual Floor Plan, submitted by Mohagen Hansen, dated January 6, 2020
- i. Chaska Spec Industrial – Outlot E – Conceptual 3D Images, submitted by Mohagen Hansen, dated November 23, 2020
- j. Chaska Spec Industrial – Outlot E – Conceptual Exterior Elevations, submitted by Mohagen Hansen, undated
- k. Chaska Spec Industrial – Outlot E – Exterior Materials, submitted by Mohagen Hansen, dated December 1, 2020
- l. Chaska Spec Industrial – Outlot E – Diamond Metal Panel, submitted by Mohagen Hansen, dated December 1, 2020
- m. Title Sheet (pg C1.01), submitted by Sambatek, dated February 1, 2021
- n. Preliminary Plat (pg C2.01), submitted by Sambatek, dated February 1, 2021
- o. Existing Conditions (pg C2.02), submitted by Sambatek, dated February 1, 2021
- p. Tree Inventory Plan (pg C2.03), submitted by Sambatek, dated February 1, 2021
- q. Site Plan – Overall (pg C3.01), submitted by Sambatek, dated February 1, 2021
- r. Site Plan – Lot 1, Block 1 (pg C3.02), submitted by Sambatek, dated February 1, 2021
- s. Site Plan – Lot 1, Block 2 (pg C3.03), submitted by Sambatek, dated February 1, 2021
- t. Grading Plan – Overall (pg C4.01), submitted by Sambatek, dated February 1, 2021
- u. Grading Plan – Lot 1, Block 1 (pg C4.02), submitted by Sambatek, dated February 1, 2021
- v. Grading Plan – Lot 1, Block 2 (pg C4.03), submitted by Sambatek, dated February 1, 2021
- w. Erosion Control Plan Phase I (pg C5.01), submitted by Sambatek, dated February 1, 2021
- x. Erosion Control Plan Phase II (pg C5.02), submitted by Sambatek, dated February 1, 2021
- y. Erosion Control Plans Notes & Details (pg C5.03), submitted by Sambatek, dated February 1, 2021
- z. SWPPP Narrative (pg C5.04 and C5.05), submitted by Sambatek, dated February 1, 2021
- aa. Utility Plan – Overall (pg C6.01), submitted by Sambatek, dated February 1, 2021
- bb. Utility Plan – Lot 1, Block 1 (pg C6.02), submitted by Sambatek, dated February 1, 2021
- cc. Utility Plan – Lot 1, Block 2 (pg C6.03), submitted by Sambatek, dated February 1, 2021
- dd. Details (pg C9.01, C9.02, C9.03, and C9.04), submitted by Sambatek, dated February 1, 2021
- ee. Landscape Plan – Overall (pg L1.01), submitted by Sambatek, dated February 1, 2021
- ff. Landscape Plan – Lot 1, Block 1 (pg L1.02), submitted by Sambatek, dated February 1, 2021
- gg. Landscape Plan – Lot 1, Block 2 (pg L1.03), submitted by Sambatek, dated February 1, 2021
- hh. Groundcover Plan (pg L1.04), submitted by Sambatek, dated February 1, 2021
- ii. Landscape Details & Notes (pg L1.05), submitted by Sambatek, dated February 1, 2021
- jj. Photometric – Lot 1, Block 1, submitted by Pulse, dated December 1, 2020
- kk. Photometric – Lot 1, Block 2, submitted by Pulse, dated December 1, 2020
- ll. Aerial Site Exhibit (pg EX 1.01), submitted by Sambatek, dated February 1, 2021
- mm. Vehicle Movement Analysis – Lot 1, Block 1 (pg EX 3.01), submitted by Sambatek, dated February 1, 2021
- nn. Vehicle Movement Analysis – Lot 1, Block 2 (pg EX 3.02), submitted by Sambatek, dated February 1, 2021
- oo. Chaska Creek Center 3rd Addition Final Plat
- 2. Adherence with the City Engineer's Memo dated March 4, 2021.
- 3. Fire hydrant locations be reviewed and approved by the Fire Department prior to issuance of a building permit.

4. For businesses sharing the same façade, the same or a similar method of signing must be used for all parties desiring to place a sign on the façade.
5. Provision of all proposed signs to meet Section 10 of the Zoning Ordinance.
6. Mechanical equipment for each building to be fully screened from view and to meet Section 9.11.6 of the zoning ordinance.
7. Prior to final plat recording, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
8. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
9. Provision that all wall mount lighting be mounted no higher than 18 feet, and to be revised on the lighting plan for building permit submittal.
10. Provision of Lot 1, Block 2's southeasterly drive aisle to meet the required 10-foot setback from property lines, and to be revised for building permit submittal.
11. Provision of a storm water management plan meeting City, Carver County WMO and any other applicable agency standards.
12. Utility connections to each lot to adhere to City standards and be approved by the City Engineer.
13. Provision of a 60 feet Right of Way width for all local streets.
14. Provision that the intersection of Chaska Creek Way and Chaska Creek Boulevard accommodates truck turning movements.
15. Provision of As-Builts to be submitted to the City prior to issuance of a Final Certificate of Occupancy.

6.B. Resolution Finding the Modification of Redevelopment Dist. 4 and Establishment of TIF Dist. 24 Conform with the Comprehensive Plan for Development and Redevelopment of the City

Motion to approve Resolution finding that a modification to the redevelopment program for Redevelopment District No. 4 and a tax increment financing plan for Tax Increment Financing District No. 24 conform to the general plans for the development and redevelopment of the City.

Roll Call Vote: Ayes – all. Motion Carried.

7. Action Items:

There were no action items.

8. Other Business

8.A. Receive Other Meeting Minutes

8.Ai. Receive the Draft Minutes of the February 22nd 2021 Chaska EDA Meeting

8.B. Receive the Minutes of December 14th Park Board

8 C. Receive the January 4th, January 25th, and Feb 1st 2021 City Council Meeting Minutes.

Commissioner Sailer

- Asked if the Commission meetings would be held in person in the near future.

Nate Kabat, Assistant City Administrator, explained that if there is a change back to in person meetings, they will probably be held at the event center because there is more room to spread out and be socially distanced.

Commissioner Lacey

- Asked if there had been any progress in filling the vacancies on the Planning Commission

City Planner Hanson noted that the City had not receive any applications and encouraged the existing Commission members to spread the word to anyone who may be interested in serving on a commission.

Assistant City Administrator Kabat agreed and noted that the City had been advertising the openings but would encourage the Commissioners to extend an invitation to anyone they may know who may be a good fit.

Commissioner Brass

- Extended his well wishes to Chairperson Dahlke to feel better soon.

9. Adjourn

Motion by Commissioner Sailer, second by Commissioner Rylee to adjourn the meeting at 7:14 pm.

Roll call vote: Ayes – all. Motion carried.

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
04/14/2021

Subject: Zoning Ordinance Amendment: Revise Height Requirement for Fences Enclosing Pools and Revise Decorative Fence Design Requirements

Applicant: City of Chaska

Case No.: 2021-04

Synopsis: The applicant is requesting approval of a ZOA to the fence requirements for enclosing pools, reducing the height requirement from 5 feet to 4 feet. In addition, they are requesting to include a regulation that chain link fences are not considered decorative.

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

Decorative Fence Revision (Section 9.20.2cii)

The fence ordinance has certain regulations for front, side and rear yard fences. Decorative fences are the only fence allowed in the front yards. These fences must be no greater than 50% opacity and must be decorative. Historically, chain link fences have not been accepted as 'decorative' and thus are only allowed in the side (if doesn't exceed 4 feet) and rear yard. The current fence ordinance does not exemplify this. In that regard, the City is asking to revise the 'Design Requirements' for decorative fences to include language that does not consider chain link fences as decorative (Section 9.20.2cii in proposed draft ordinance).

Fences Enclosing Swimming Pools Revision (Section 9.20.3.5)

The existing fence ordinance requires a fence of at least 5 feet in height to enclose swimming pools. This regulation was put in place several years ago and was done to match certain safety protocol in building code. The current building code no longer requires 5 feet, rather only 4 feet. And as such, other metro communities have changed their fence ordinance to allow at least 4 foot high fences to enclose swimming pools as it still provides the level of safety needed to keep small children from these pieces of equipment. The City of Chaska wishes to do the same. Revising the height regulation to at least 4 feet in height would also be in line with some existing HOA requirements in larger neighborhoods (ie. The Harvest), where they require fences to be no higher than 4 feet high on all properties (pool or no pool). If someone were to install a pool on their property they would have to exceed their HOA requirements. This revision would provide more congruency with existing neighborhoods' HOAs.

PLANNING COMMISSION ACTION REQUESTED

Motion to recommend approval of the Zoning Ordinance Amendment to Section 9.20 of the Zoning Ordinance (Fences) for decorative fences and fences enclosing swimming pools.

ZONING ORDINANCE

SECTION 9 SPECIAL REGULATIONS

The following regulations shall apply to all zoning districts unless specifically stated otherwise. Determination of potential or actual noncompliance with such special regulations shall be made by the City Council or its duly appointed agent. All uses and structures shall comply with all applicable local, State and Federal laws, rules and regulations.

9.20 FENCES

9.20.1 INTENT:

The purpose of this Section is to enact minimum restrictions on fencing necessary to ensure orderly and attractive development, to enhance the “curb appeal” from Chaska’s streets, to protect the health and welfare of Chaska’s citizens, to allow a free flow of air, and to prohibit unreasonable restrictions of view while allowing each property owner to protect his or her property and privacy.

9.20.2 GENERAL REQUIREMENTS:

a) Construction, Maintenance, and Design Requirements:

- i) Fencing shall be constructed and maintained so as not to endanger life or property. Any fence which through lack of repair, type of construction, or which otherwise imperils health, life, property, or the aesthetic quality of a neighborhood shall be deemed a public nuisance.
- ii) The side of the fence considered to be the face shall face abutting property. The face shall be defined as the finished side of the fence rather than the side with structural supports.
- iii) If fencing is built away from a property line, property on both sides of the fence must be maintained so as not to create a public nuisance.

b) Fence Location Requirements:

- i) All fences shall be located entirely upon the private property of the person, firm, or corporation constructing the fence.
- ii) When driveway, access, or walkway easements are located on private property, fences shall not be constructed on the easement. No fence shall be constructed which obstructs the flow of water upon a drainage or ponding easement.

SPECIAL REGULATIONS

c) Traffic Visibility Requirements:

On any corner lot, no fence shall be erected in the triangle formed by the front lot line, side street lot line, and a third straight line joining points on such property lines 30 feet from their intersection at the corner of the lot when such action would impede vision above a height of two and one-half (2 1/2) feet above the centerline grades of the adjacent streets.

d) Permit Requirements:

All fences require building permits.

9.20.3 REQUIREMENTS FOR RESIDENTIAL AREAS:

9.20.3.1 General Design Requirements

- a) The use of barbed wire, or of any electrical current is prohibited;
- b) If a chain link fence is constructed, it shall have a minimum gauge of 11.

9.20.3.2 Rear Yard Boundary Fence

a) Height Restrictions:

A rear yard boundary fence shall not exceed six (6) feet in height.

b) Required Yard Location:

- i) A rear yard boundary fence shall be permitted only within the rear yard, except where rear yard access from the principal building is achieved from an entrance/exit to a side yard. In such instances, a six (6) foot boundary fence is permitted in the side yard to a distance not greater than three (3) feet beyond the entrance/exit in the direction of the front yard.
- ii) Should a corner lot have a rear lot line in common with the side lot line of an abutting lot, the boundary fence shall meet the principal structure's required side yard setback for corner lots, or shall not extend past the front corner of the house on the abutting lot, whichever is less.
- iii) Large lots containing structures set back 100 feet or more from a street right-of-way, a rear yard boundary fence shall be permitted within side yards to the front of the structure, or in the case of two adjacent structures, to a line connecting the front of such structures. (Ord. No. 620, Sec. 2, 6/16/97)

9.20.3.3 Decorative Fences

a) Height Restrictions:

A decorative fence, or any natural hedge or closely planted vegetation, shall not exceed four (4) feet in height within the limits of the front yard.

ZONING ORDINANCE

b) Required Yard Location:

- i) A decorative fence is the only type of fence allowed within the limits of the front yard, except as indicated in Subsection 9.20.2(b).
- ii) A decorative fence erected on a corner lot shall be subject to the additional traffic visibility requirements in Subsection 9.20.2(c).

c) Design Requirements:

- i) A decorative fence shall have an opacity of no greater than 50 percent.
- ii) A chain link fence is not considered decorative

9.20.3.4 Rear Yard Privacy Fences

a) Height Restrictions:

A rear yard privacy fence shall not exceed eight (8) feet in height.

b) Required Yard Location:

A rear yard privacy fence shall be located only within the buildable area of the rear yard. Under no circumstances shall a rear yard privacy fence be allowed in the side or front yard of a residential lot.

9.20.3.5 Fences Enclosing Swimming Pools

a) Required:

- i) A safety fence shall be installed around all underground swimming pools.
- ii) A safety fence shall be installed around all ~~an~~ above-ground swimming pools ~~with the exception of single-family dwellings. when the above-ground swimming pool is accessory to a single-family dwelling, a safety fence is required if the pool is both greater than 24 inches in depth and more than 5,000 gallons in capacity.~~
- iii) ~~When an above-ground swimming pool is accessory to single-family dwelling, a safety fence is required if the pool is both greater than 24 inches in depth and more than 5,000 gallons.~~

b) Height Restrictions:

- i) A safety fence at least ~~five (5)~~ **four (4)** but no more than six (6) feet in height shall be constructed to completely enclose an inground swimming pool. ~~with the exception of properties within the RR2 District.~~

~~In recognition of the RR2, Rural Residential 2 District's low density nature, swimming pool enclosures in the RR2 District shall have a safety fence at least four (4) but no more than six (6) feet in height. (Ord. No. 584, Sec. 1, 10/16/95)~~

- ii) **A safety fence at least four (4) but not more than six (6) feet in height shall**

SPECIAL REGULATIONS

be constructed to completely enclose an above ground swimming pool or the sides of the pool above grade shall be a minimum of four (4) feet in height.

c) Construction and Design Requirements:

- i) Any opening between the fence bottom and the ground shall not exceed four (4) inches.
- ii) Any opening within the fence shall not exceed four (4) inches.
- iii) Pedestrian access gates for pool enclosures shall be self-closing and self-latching hardware. The release mechanism shall be placed no lower than 54" 48" from grade. All other service gates and pool ladders shall have lockable hardware and be locked at all times when not in use.
- iv) All such fences shall be constructed so as not to be easily climbable, and generally to prevent children from gaining uncontrolled access.

9.20.4 REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL AREAS:

9.20.4.1 Fences for Screening Outdoor Storage Areas

a) Height Restrictions:

All fences required for the screening of outdoor storage areas shall be at least six (6) but not more than eight (8) feet in height.

b) Construction and Design Requirements:

- i) All fences required for screening open storage areas shall have an opacity of at least 90 percent.
- ii) Screening fences shall be architecturally harmonious with the principal building and shall be compatible with the natural surroundings.

9.20.4.2 Fences for the Separation of Incompatible Land Uses

a) Explanation:

Fences used for screening may be required at locations where commercial or industrial uses are adjacent to or across the street from property zoned or developed for residential or public use, as described in Subsection 9.10.2.1.

b) Height Restrictions:

The screening required shall consist of a continuous fence or wall at least six (6) but not more than eight (8) feet in height.

c) Construction and Design Requirements:

- i) The screening fence required shall have an opacity of at least 75 percent.
- ii) A louvered fence shall be considered adequate if it blocks vision from a 90 degree angle to the fence.

ZONING ORDINANCE

iii) Plant materials of a type approved by the Community Development Department may also be required in addition to, or in lieu of, fencing.

d) Required Location on Property:

i) The screening fence shall not extend to within 15 feet of any street or driveway opening onto a street.

ii) The fence shall be placed along the property lines or, in case of screening along a street, five (5) feet off the property line with landscaping (trees, shrubs, grass, and other plant materials) between the screening fence and the property line.

9.20.4.3 Fences for Protection from Danger and of Valuable Private Property

It may be necessary for a commercial or industrial use to construct fences specifically to protect people from danger or to guard valuable private property. Such uses may be enclosed with an industrial chain link fence of at least six (6) but not more than eight (8) feet in height topped with three (3) strands of barbed wire, provided they project over the property on the interior side of the fence.

TCO Design

P.O. Box 41790, Plymouth, MN 55441
952-994-8276
todd@tcodeign.net

March 1, 2021

Assisted Living and Memory Care Facility

Corner of Pioneer Trail and Hundertmark Road (PID# 300280330)
Chaska, MN 55441

CANTISSIMO of CHASKA
CHASKA PIONEER SL, LLC
Anasazi Holdings, LLC - Paul Ablack, CEO
603 Lake Street East, Suite 203
Wayzata, MN 55391

Project Narrative:

Background

The proposed site is currently owned by Chaska Pioneer SL, LLC. Chaska Pioneer SL, LLC (Applicant) is proposing to construct a one story 32-unit (38 resident) care suite building on this site. This is a quiet, family-oriented facility that will fit nicely at this location. The site is on the corner of Pioneer Trail and Hundertmark Road. This central location close to a freeway and with great services within a mile makes this site a great location for an assisted living and memory care facility.

The maximum number of employees when the facility is full will be 12. This is the number of employee required by the State for this type of facility and care. This is also the number that a management company needs to provide the patients with meals, personal hygiene, housekeeping and any other resident needs. Building and exterior maintenance will be outsourced and maintained to the highest standards. There is plenty of on-site snow storage space. We are providing 25 off-street parking spaces that includes 2 ADA spaces. All deliveries will be at or near the main entrance of the building.

One Story vs. Two Story

There has been a discussion on whether the building should be one story or two story. The conclusion was one-story for several reasons.

1. It is considered desirable for the residents to live in a one-story building. We feel that residents will be more comfortable in a one-story where all the living is on one level rather than dealing with stairs and an elevator to get around their living environment.
2. A one-story building would be less obtrusive to the neighborhood to the South as well as to the intersection of Pioneer Trail and Hundertmark Road.
3. Instead of 32 units, we would need 44-48 units. This increase would be necessary because a two-story building will be more expensive to build and operate. This is a result of a code requirement that a two-story building be constructed of steel and concrete rather than wood, two sets of stairwells would be required to meet code, an elevator would be required to meet code and additional staff would be needed to cover two different floor levels.
4. The increase in units would require an increase in parking and traffic. The increase of 25 parking spaces to 32 means an increase in parking lot cover of approximately 2200 square feet. This increase in parking and traffic would be less desirable with the curved access point at the Southwest tip of the property.
5. While the bigger footprint will impact more trees, the actual loss of trees is less than the previous concept recommended for approval because of the bigger excavation area due to the proposed sub-garage of the previous project. Our concept is of slab on grade construction with minimal excavation. Please refer to Exhibit A on sheet A1.2.
6. The one-story with less units falls more in line with the Chaska Mission Statement: to be the 'Best Small Town in Minnesota'.

Commercial Drafting and Home Design

Compliance with Chaska Mission Statement

Chaska Mission Statement: to be the 'Best Small Town in Minnesota'.

Not a 'throw-away' statement. With the primary mission of the City of Chaska being to enhance and maintain the high quality of life of its 'shareholders', the citizens of Chaska, this project truly integrates that mission.

This project provides a balanced residential component that any community needs for true full life-cycle housing. Assisted living facilities bring back a spirit of community and sociability with numerous common areas centrally located. The participatory nature of assisted living enhances the lives of its residents and contributes to healthier living. While residents can enjoy the privacy of their individual space, there are also many opportunities for social involvement.

Cantissimo of Chaska promises to be a great asset to the Best Small Town in Minnesota.

Chaska Core Strategy Reinforcement

Chaska's Mission Statement is further enhanced by 5 Core Strategies. Below are several ways we believe this project meets those strategies:

CHASKA'S HIGH QUALITY OF LIFE IS ENHANCED – This project provides a low impact development on the 2.7-acre site by maintaining most of the site in its natural state providing open spaces and environmental preservation. This will allow the residents to enjoy these open spaces as well as the public with the adjusted walking trail along Pioneer Trail.

WELL PLANNED AND ORDERLY COMMUNITY DEVELOPMENT IS A PRIORITY – This new development will have a positive impact to the community in providing much needed senior housing options. The project sits adjacent to an existing townhome development and therefore consistent with the land use contemplated for the area. The infrastructure is already in place, thus allowing a cost-effective development for the City and its shareholders.

A SENSE OF COMMUNITY AND SMALL TOWN VALUES ARE MAINTAINED – This project will certainly provide an emphasis on family, neighborhood, and integration. It integrates along with townhome development to the South, as well as single family development to the West. The Chaska High School is near to the East and supports many public activities as well as a local meeting space for local church services. This will allow active participation in civic, religious, and other volunteer activities given its proximity to these amenities.

COMMITMENT TO EXCELLENCE – We believe that Cantissimo of Chaska will bolster this commitment. Our Development team has an excellent track record in providing a high-quality development and shares the same desire and vision of excellence that the city of Chaska possesses.

Programming and Project Opportunity Development

The building fits well with the existing townhomes located in Pioneer Pointe, the closest neighbor. The use of cedar shake 'look' siding, horizontal siding, and stone are similar. We also are using a combination of gable and hip style roofs. Even though they are two story, our one story has similar mass since we have a bigger footprint.

The exterior patios are located close to the existing walking trail and relate to a sidewalk. Residents who are able will be connected to walking trails with this sidewalk.

The building is placed closest to Hundertmark Road to minimize the amount of driveway and parking lot needed to properly access the building.

The main entry, East entry, and West entry are visible from Hundertmark, Pioneer Trail, or the walking trail. There is transparency from all the resident's units. The only blocking of views is from the private patio accessed from the building common area.

The access to the site will be off Hundertmark Road. The traffic generated by this concept is considerably less than the previous concept recommended for approval. A new traffic study will be provided. We will attempt to work with Pioneer Pointe to obtain an easement to be more in line with the current Target East entrance.

The current site has a natural grade and drainage to the Southeast. The concept will not alter this other than add an infiltration pond and perhaps pervious pavement to keep stormwater run-off on our property. We will not increase stormwater to the South. A qualified civil Engineer will determine this through the application process.

A sign monument will be added near the driveway entrance from Hundertmark Road. The sign will identify the building and will meet Chaska city code.

Ownership Guiding Principles

Provide a quality and a compassionate living environment for individuals in need of assistance for day-to-day life.

Develop and maintain a facility and site to high standards that is an asset to the community and neighborhood.

Establish a business that fits the motto and standards of the city of Chaska.

Provide jobs and opportunities that will bring quality residents and services to the city of Chaska.

Encourage community involvement between the residents of Cantissimo of Chaska and the neighborhood.

Ownership Background

This dream of quality care for senior began in 2013 when one of the Owner's grandfather was diagnosed with Alzheimer's. Looking for a 'home' for his grandfather became the groundwork for stepping into their Fridley facility. Partnering with Jennifer Thorson, the executive Director of Fridley, they added an Anoka facility. They are currently looking to expand to Columbia Heights, Chaska, and Wayzata. The goal is to maintain the high standards of quality living for their residents and the cities in which they operate. Their goal is to expand at a speed that does not diminish the quality of care and service.

The 'Senior Advisory.com' has awarded their Fridley facility the best of 2018 and 2019 awards. It is anticipated they will also receive their 2020 award. They have received 4.5 out of 5 state rating for residents and tours through Facebook, caring.com, senioradvisor.com. The Fridley 'home feel' facility has been operating for 3 years and has been so successful they are currently adding 18 more rooms to the existing 28 room facility. The addition is expected to be complete by the end of this summer.

This Ownership has shown success by providing a 'home feel' facility for the residents, family, and community they reside in. They will be bringing this same quality and best small town facility to Chaska.

Request for a 100' setback from Pioneer Trail

The 2.7-acre lot has a very unusual flat triangle shape. With the standard 125' setback from Pioneer Trail there would only be about 32,000 square feet of usable area for building and parking. This would not be enough area to fit the size of building needed to support a development for senior housing. The additional 6,000 square feet of usable area gives the elbow space needed to properly fit a development on the site with appropriate tree placement and outdoor area and sidewalks.

The building is angled to the West so that the West end of the building meets the 125' setback. This will maintain sight lines from Hundertmark Road and Pioneer Trail at the intersection.

Tree Preservation and Building Shape/Location

Several building shapes and locations have been considered for our use and this site. The location of the parking lot is ideal in preserving trees, placing the driveway as far South as possible on our site and efficiency of hardcover. We explored a straight building shape and a double angle shaped building. Both shapes were less efficient than the one angle shape proposed to the site and resulted in further compromise of the significant trees. The slab on grade construction allows minimal impact on existing trees. The shape, location and construction allow us to preserve 28 of the 35 trees indicated by Staff as significant. We will work with arborist through our process to ensure we reach the maximum possible preservation. The previously concept recommended for approval would only be able to preserve 25 of the 35 as shown in Exhibit A on sheet A1.2.

Traffic Consideration

There is a traffic study based on the previous concept recommended for approval. We will be updating this for our concept. We are confident that our concept will have much less impact on Hundertmark Road traffic. We will talk to the townhome association about a possible easement to be as close as possible to Target's East entrance. We have placed our driveway as far South as possible within our property. We will revisit this once we have a new study.

Enclosed Patio Area

A generous enclosed patio area is provided for the residents of the building. Because a significant number of residents cannot be outside on their own, the enclosed patio will provide a nice exterior setting that is safe and secure. Being enclosed, it will be available to these residents more frequently than a patio that is not enclosed and safe. An open patio area is provided on the East side of the building for those residents who do not require as much overwatch.

Community Benefit

This facility will bring with it a good economic benefit from construction to operation. During construction the project will bring lots of workers who will patron local businesses for lunches, services and retail. Once in operation, the employees, professional visitors and guest visitors will also patron the local businesses for the entirety of its operation. The facility will provide approximately 40-50 good new jobs just on employees and dozens of increased business opportunities for medical professional visitors and visiting maintenance personnel.

There are several other advantages to a residential care facility for this community. It is important to the owner and operators that this facility is well maintained and run. All aspects of site and building maintenance will be kept to high standards. The families and groups associated with Comprehensive Care have high standards for this type of facility and for their residents. They are caring family members, medical professionals and business professionals. These types of facilities are quiet and low key. There will be no large and loud parties or gatherings. It will have 24 hour a day security.

Zoning and Land Use

Zoning

The current zoning for the site is PRD, Planned Residential Development. The proposed use for the building is assisted living/memory care. According to City Code permitted uses, Section 4, Sub-Section 4.2.3.1 Dwelling Units: Dwelling units in detached, semi-detached, attached, or multi-storied structures, or combinations thereof, and supporting public, recreational, and commercial uses to serve area residents. Assisted living and similar facilities are considered dwelling units.

Building

The proposed building will consist of one floor of assisted living and memory care units. The total floor area is approximately 23,000 square feet. There will be two wings with a central gathering space that includes a seating area, dining area, kitchenette, and salon. There will be a total of 32 care units/38 residents. Each unit will contain an entry, closet and ¾ bath with an ADA shower. There will be a central kitchen to provide nutrition for the residents.

The residents will get assisted living care and memory care. Specific services provided will be determined by the management company. Memory care patients are not allowed to wander outside of the facility without being accompanied by a care team member. The facility will operate under the Minnesota state Comprehensive Care License requirements.

The proposed building will use exterior materials consistent with current residential construction. It will utilize a nice balance of manufactured stone and 'LP SmartSide'. The siding will be varied by using a combination of textures and colors. Other architectural features such as decorative vents, columns and brackets will be used to add visual interest. The roof will be finished with 'shake look' architectural asphalt shingles.

Site

The overall site is approximately 2.71 acres. Setbacks for the property and proposed building are listed in the table below. The building location requires front yard setback variance from the City required front yard setback. The Developer is requesting a 100' setback from Pioneer Trail. The size and shape of this site creates a hardship not created by the Developer. This is caused by a small triangular shaped site that has two front streets.

	Building Setback		Pavement Setback	
	Required	Proposed	Required	Proposed
Front / Pioneer Trail ROW	125 Feet	100 Feet	20 Feet	22 Feet
Front Yard Hundertmark Road	100 Feet	100 Feet	10 Feet	100 Feet
Rear Yard South	20 Feet	28 Feet	10 Feet	10 Feet

Access and Parking

A new driveway will enter the site from Hundertmark Road as far South from Pioneer Trail as the property will allow. There will be a new 26-foot-wide curb cut to allow access for personal vehicles, delivery vans, and emergency vehicles. A 6-0 high fence will be installed to provide screening between the parking lot and the Pioneer Pointe townhomes to the South.

Parking has been provided to serve the proposed building with 25 parking stalls which exceeds City requirements. Based on City code, 1 parking space is required for every 2 dwelling units. A building with 32 dwelling units would be required to provide 16 parking spaces. Two accessible stalls are provided in accordance with 2020 MN Accessibility Code. The standard parking stalls are 9'x18' and the drive aisle is 26 feet in width.

Landscaping and Tree Preservation

A Landscape and Lighting Plan will be provided to show new trees, new shrub screening and exterior lighting. There will be a 6-0 tall fence screening from the outdoor patio from Pioneer Trail and between the parking lot and townhomes to the South. The types (species) of new trees and minimum sizes will be provided on the Landscaping and Lighting Plan. Tree preservation goal will be addressed.

Grading, Drainage, Utilities and Stormwater Treatment

Proposed preliminary site grades, drive aisles, parking areas, utilities and stormwater treatment will be provided by our civil Engineer for the building permit application process. A preliminary shallow infiltration pond is shown on the current site plan. This will be like a drainage ditch you would see on the side of Pioneer Trail and the existing walking trail. Our civil engineer will address this with a stormwater management plan.

Lanewood Estates, LLC Development Schedule

March 2021 – Concept Plan Review Application to the City of Chaska

Summer 2021 – Building Permit Application

Fall 2021 – Begin Construction

TCO Design

P.O. Box 41790, Plymouth, MN 55441
952-994-8276
todd@tcodesign.net

April 1, 2021

Assisted Living and Memory Care Facility

Corner of Pioneer Trail and Hundertmark Road (PID# 300280330)
Chaska, MN 55441

CANTISSIMO of CHASKA
CHASKA PIONEER SL, LLC
Anasazi Holdings, LLC - Paul Ablack, CEO
603 Lake Street East, Suite 203
Wayzata, MN 55391

Project Narrative Addendum (Impact to Public Safety:

Lift Assistance

The proposed facility will incorporate the use of 'Hoyer' or equal lifts to assist residences who fall. An assessment will be made on site and have proper care staff on site 24/7 to assist with any fall or emergency, to assess the incident and be advised by the registered nurse as to when or if to call 911 for further assistance. The staff will only call 911 if a bone fracture is discovered or a head injury is sustained. Any other assistance will be performed by staff within the facility.

CPR (Cardiopulmonary Resuscitation)

The staff of this facility will not perform CPR on residents suffering from a heart attack or lack of breathing. 911 will be called in these instances, due to the fragile state the residents are in there appears to be a larger liability on the community if staff were to perform CPR vs waiting for 911 IF the resident is not DNR. Attempted CPR can cause harm to its residents, including broken ribs, sternum fractures, and dislodged pacemaker electrodes. Additionally, attempted CPR on the elderly also has very low success rates.

D-N-R (Do Not Resuscitate Order)

All residents upon admission are required to bring forth a health care directive, POLST, and DNR/DNI. Most of the time our residents are admitted with a DNR/DNI in place, which is compatible to our no-CPR policy on site.

TCO Design

P.O. Box 41790, Plymouth, MN 55441
Office 763-424-3676 cell 952-994-8276
todd@tcodeesign.net

NEIGHBORHOOD MEETING DISCUSSION:

RE:

Neighborhood meeting discussion:

Southeast corner of Pioneer Trail and Hundertmark Road

Only one person participated in discussion at the neighborhood meeting on Wednesday evening, March 10th. Laura McHale, a resident of Pioneer Pointe, was the participant. I also received an e-mail expressing interest in the discussion from Raenita Cooper who will receive this letter as well. Present on the behalf of Chaska Pioneer were Nathan Running (Co-Owner), Jennifer Thorsen (Facility Manager) and Todd Ofsthun (Applicant Representative). The following are condensed comments/questions from Laura and responses from Chaska Pioneer:

Comment/Question: Expressed concern about any development on this site.

Response: The City has deemed this developable land.

Comment/Question: Concerned about losing trees, a natural buffer from Pioneer Trail.

Response: The loss of trees is the unfortunate reality of development. We are saving at least 28 of the 35 trees the City has designated as significant. We will continue to work with a tree specialist to save as many trees as possible. Several building shapes were considered for this reason.

Comment/Question: Concerned about losing the current shape of the walking path along Pioneer Trail.

Response: The shape will only be altered slightly. A partial section that encroaches well into our property will be removed and replaced closer to Pioneer Trail maintaining the continuity of the walking trail.

Comment/Question: Concerned about affecting the stormwater flow onto Pioneer Pointe properties.

Response: We will be working with a qualified civil engineer to determine and manage any change created by our project. We anticipate using a shallow infiltration pond or storage basin that the engineer will determine using stormwater management calculations and techniques.

Comment/Question: Concerned about affecting their access to the walking trail.

Response: It was determined by the site plan available at the meeting and google maps that our project does not impact anyone's access to the local walking trails or sidewalks.

Comment/Question: Concerned about emergency vehicle traffic. Referenced an existing local three-story facility.

Response: Talked about the difference between a larger facility that does not provide as personal care as our proposed facility and requires fewer emergency calls. Also expresses the relative size of our modest 32 units vs the number of residents in a large three-story facility. Talked about the low number of emergency vehicle visits at their other facilities and that they do not typically come with lights and sirens.

Comment/Question: Concerned about having this type of building so close to Pioneer Pointe, again referencing an existing local three-story facility.

Response: Talked about the fact that this is a one-story modest facility. We feel it is a particularly good fit for this site. The roof lines and exterior materials will be like the Pioneer Pointe townhomes. Referenced our Fridley facility fits nicely in that neighborhood and it is a taller building.

Comment/Question: Concerned about property values.

Response: We feel property values will not be impacted. This building is a better option to fill this developable land than others that have been considered. The value of this land will be higher as a developed care building. It would have less impact on the surrounding area and will positively impact the corner and local community.

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
04/14/2021

Subject: **Cantissimo of Chaska - 32 Unit Assisted Living and Memory Care Building – Concept Plan**

Applicant: Anasazi Holdings, LLC

Location: Southeast corner of Hundertmark Road and Pioneer Trail

Case No.: P.C. No. 2021-03

Synopsis: The applicant is requesting approval of the Concept Plan for a new 32-unit assisted living and memory care building

Prepared By: Elizabeth Hanson

Staff Recommendation: Recommend approval of the request

BACKGROUND

In May and July of 2000, the Pioneer Pointe development was fully approved. This development is directly south of the subject property (also known as the former Fred Molnau parcel) being looked at tonight. During the 2000 Pioneer Pointe approvals Fred Molnau's 2.7-acre property was referenced. Mr. Molnau decided to hold off on developing his parcel with Pioneer Pointe as his desires were to rezone the parcel to Commercial. At that time staff indicated that they are not in support of such rezoning and that the parcel should remain residential based on its size, configuration, and the City's Comprehensive Plan that guides it to be residential.

In March 2019, a different Concept Plan (Hazel View Senior Cooperative) was approved for a four-story, 37-unit senior Co-op building on this site. This plan never came in for subsequent approvals and has since been abandoned. Tonight, we are looking at a new use and layout for the site.

Comparison to Former Hazel View Concept Plan

Use: Hazel View was a Senior Cooperative apartment building for people 62 years and older; the new use is proposing an assisted living and memory care facility.

Units: Hazel View proposed 37 total residential units; this new use is proposing 32 units with 38 residents.

Size: Hazel View proposed 4 stories and approximately 68,000 square feet in size. An underground parking lot was also proposed, which required more excavation to take place on the site; this new use will be one story and approximately 22,000 square feet in size. No underground parking is proposed.

Parking: Hazel View proposed 50 total parking space (30 underground and 20 above ground); the new use proposes to have only an above ground parking lot with 25 spaces.

Tree Preservation: Hazel View proposed to save 25 of the 35 trees identified by staff for tree preservation; this new use is showing to preserve 28 of the 35 trees.

Goals

CHASKA'S HIGH QUALITY OF LIFE IS ENHANCED – This project provides a low impact development on the 2.7-acre site by maintaining most of the site in its natural state providing open spaces and environmental preservation. This will allow the residents to enjoy these open spaces as well as the public with the adjusted walking trail along Pioneer Trail.

WELL PLANNED AND ORDERLY COMMUNITY DEVELOPMENT IS A PRIORITY – This new development will have a positive impact to the community in providing much needed senior housing options. The project sits adjacent to an existing townhome development and therefore consistent with the land use contemplated for the area. The infrastructure is already in place, thus allowing a cost-effective development for the City and its shareholders.

A SENSE OF COMMUNITY AND SMALL TOWN TALUES ARE MAINTAINED – This project will certainly provide an emphasis on family, neighborhood, and integration. It integrates along with townhome development to the South, as well as single family development to the West. The Chaska High School is near to the East and supports many public activities as well as a local meeting space for local church services. This will allow active participation in civic, religious, and other volunteer activities given its proximity to these amenities.

COMMITMENT TO EXCELLENCE – We believe that Cantissimo of Chaska will bolster this commitment. Our Development team has an excellent track record in providing a high-quality development and shares the same desire and vision of excellence that the city of Chaska possesses.

ZONING & COMPREHENSIVE PLAN

Currently, the site is zoned Open (O), which is a holding zone until it is redeveloped to a more appropriate zoning district. The Comprehensive Plan guides this parcel to be Medium Density Residential. The use that is being proposed is consistent with this guidance.

EXISTING CONDITIONS

The site is located on the southeast corner of Hundertmark Road and Pioneer Trail. It is a 2.7 acre triangular parcel with a scattering of significant trees. The site is currently vacant, and was a remnant of the Pioneer Pointe development. There are two bituminous public trails on the property; one on the northern portion of the site that runs parallel with Pioneer Trail, and one on the west side that runs parallel with Hundertmark Road. There also exists a drainage swale that runs north-south that splits the property in half.

CURRENT REQUEST

The applicant, Anasazi Holdings, LLC, is requesting Concept Plan approval for the construction of an assisted living and memory care building totaling 32 units (38 residents), 22,000 square feet in size, and one-story in height.

Adjacent properties

The new building's site is bounded on the south by the residential development Pioneer Pointe; the north by Pioneer Trail and a City trail; the east by Pioneer Trail; and the west by Hundertmark Road and a City trail.

Site Layout

The one-story building and parking are situated mainly on the western side of the site, due in part to the narrow shape of the site and the fact that the eastern end has very little buildable room. One access point is proposed on the west edge of the site to connect into Hundertmark Road. This ingress/egress will provide access to the surface parking lot. The parking lot is proposed on the southern portion of the site with the building just north of that. Two patio spaces are proposed on the north and east sides of the site.

The applicant has stated that several layouts were reviewed for the placement of the building and parking area. As the access from Hundertmark Road will be the only access and its location limited to the southern-most point of the property, it only made sense to place the parking lot on the south side with the building just north of that so that impervious surface was minimized to its greatest extent. The applicant also explored the potential in creating a two-story versus one-story building to lessen the building footprint on the site. However, the building was ultimately decided as a one-story for the following reasons according to the applicant:

1. It is considered desirable for the residents to live in a one-story building. We feel that residents will be more comfortable in a one-story where all the living is on one level rather than dealing with stairs and an elevator to get around their living environment.
2. A one-story building would be less obtrusive to the neighborhood to the South as well as to the intersection of Pioneer Trail and Hundertmark Road.
3. Instead of 32 units, we would need 44-48 units for a two-story building. This increase would be necessary because a two-story building will be more expensive to build and operate. This is a result of a code requirement that a two-story building be constructed of steel and concrete rather than wood, two sets of stairwells would be required to meet code, an elevator would be required to meet code and additional staff would be needed to cover two different floor levels.
4. The increase in units would require an increase in parking and traffic. The increase of 25 parking spaces to 32 means an increase in parking lot cover of approximately 2200 square feet. This increase in parking and traffic would be less desirable with the curved access point at the Southwest tip of the property.
5. While the bigger footprint will impact more trees, the actual loss of trees is less than the previous concept recommended for approval because of the bigger excavation area due to the proposed sub-garage of the previous project. Our

concept is of slab on grade construction with minimal excavation. Please refer to Exhibit A on sheet A1.2.

6. The one-story with less units falls more in line with the Chaska Mission Statement: to be the 'Best Small Town in Minnesota'.

Overall, staff is generally favorable of the site layout. There are not many options for this site and the applicant has made decisions that seem to make the most sense. Providing more of a separation between the senior building and townhome buildings to the south seems most appropriate. The building will be the main focus on the intersection of Hundertmark Road and Pioneer Trail rather than the parking lot, which staff is favorable of. The building and layout will be less intrusive from a tree preservation and height perspective compared to the previously approved Concept Plan for Hazel View. It will be important, however, that there is an adequate buffer and screen between the parking lot and residential to the south.

Building Design

The building is a subtle u-shape in footprint and will be one-story tall with the front entrance facing the south towards the parking lot. The footprint is meant to provide interest and form to the site while allowing adequate sight lines near the intersection of Hundertmark Road and Pioneer Trail. The proposed building will be constructed with lap and shake siding, stone, glass, and have a pitched roof. The City of Chaska has certain building design and material requirements for multi-family residential buildings. A portion of it is stated as follows:

"Multi-family buildings shall use at least three (3) Class I materials and shall be composed of at least eighty (80) percent Class I materials, and no more than five (5) percent Class III materials"

The applicant will have to show in their preliminary submittal how they will meet this requirement. An item of note is the stone to be used. In order to be classified as a Class I material, the stone needs to be natural stone.

The applicant has provided a couple renderings/drawings of the building. The building's exterior appearance appears to show a well-balanced application of materials and depth. Given that this building will have high visibility on all of its sides, staff would advise that 360 degree architecture is achieved throughout the building. In addition to that, the building will have to show how it fits into the context of Chaska.

Setbacks

The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	Setback
Hundertmark Road	100 feet from centerline
Pioneer Trail	125 feet from centerline
South Property Line	20 feet

PARKING SETBACKS	
Direction	Setback
ROW	10 feet
South Property Line	10 feet

The Pioneer Trail setback will have to be discussed. The applicant is asking for a reduction in the Pioneer Trail setback to be 100 feet from the centerline (25 foot variance) so that there is more usable space on the property. The property is tight to begin with because of its shape. In essence, half of the property is unbuildable with setbacks applied. Because this property is not a part of the Pioneer Pointe development there is an additional building setback from the south property line (20 feet), which in turn, creates less buildable room. The applicant is showing the building to be 28 feet off the southern property line to make room for the parking lot. Staff's main concern with the reduction is the safety component and whether there will be adequate sight lines at the corner of Hundertmark Road and Pioneer Trail. Because of the placement and shape of the building, the site does not appear to pose a sight line concern.

This setback variance request was also made during the Hazel View concept plan. Staff's analysis was generally the same as stated above. However, the proposed site plan for Cantissimo provides less impact compared to Hazel View's from a parking, height, and tree preservation perspective. The added 20 foot building setback on the south property line thus pushes the building closer to Pioneer Trail, so their request to deviate 25 feet into the Pioneer Trail setback appears to be an even trade-off.

Parking/Access/Circulation/Traffic

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

Uses	Approx. Size	Code Req.	Est. Parking Req.
Multi-Family Res. - Senior	32 dwelling units	1ps/2 dwelling units	16 parking spaces
			REQUIRED
			16 parking spaces
			PROVIDED
			25 parking spaces

According to this table the applicant is meeting the required amount of parking spaces needed for the proposed use of the site. The applicant has stated that they will have 12 employees total, and with the addition of guests coming into the facility the parking will be more than sufficient to serve the use. The residents of the facility will not be driving/have cars. The parking lot is situated on the south side of the site facing Pioneer Pointe to the south. The applicant is showing a 6 foot privacy fence to provide separation between the parking lot and Pioneer Pointe to the south.

The access into the site will be from one ingress/egress on Hundertmark Road. The access is shown on the southern-most portion of the site in attempts to line up with the access into Super Target. The access point is recommended to be completely aligned

with Super Target's access, however, in its current configuration it is still slightly off set. This is because the southern property line does not reach southerly enough to provide complete alignment. The applicant is putting in efforts to work with the Pioneer Pointe development to secure a cross access easement over a portion of their property to provide complete alignment. Providing complete alignment would be consistent with staff's comments as well as the traffic report completed for Hazel View.

It should be noted that when the Pioneer Pointe development went in the three driveways on its northern edge were stubbed off for the purpose of connecting into the site to north of it (this subject site) when it decided to develop. However, this was done so that the same type of development (Townhomes) could extend onto this site. That is not the case with this proposal. With that said, the HOA of Pioneer Pointe have previously denied the ability to connect to their site as they do not want the additional traffic added to their development; this was stated during the Hazel View concept plan. An access point off of Pioneer Trail was also explored in previous submittals, however, Carver County has also denied the opportunity of gaining access on their road. Because of this the applicant has proposed to gain access off of Hundertmark Road.

As noted above, a traffic study was completed for the former use of the property (Hazel View Senior Co-op). The study concluded that the access alignment across Hundertmark needs to match up. It also made reference to providing adequate turnaround space for emergency vehicles in the parking lot. The applicant was able to complete an updated traffic addendum to reflect their site and use. It concluded that the use will produce less trip generations per day compared to the Hazel View use (37 fewer trips). The study also concluded that an ambulance is able to make adequate turning movements in the parking lot area.

Carver County Public Works also provided correspondence to the project as this site abuts a County Road (Pioneer Trail/CR 14). Their memo speaks to right-of-way requirements, access alignment with Super Target, and a left turn lane requirement on Hundertmark Road into the proposed site. They have requested that a Traffic Impact Analysis be done to demonstrate that the left turn lane can adequately store the expected number of waiting vehicles without impeding southbound Hundertmark traffic.

The applicant will have to further address the comments in the first traffic study, Carver County's Memo, and City's comments relating to access alignment, turn lanes/improvements to Hundertmark Road, evaluation of intersection operations at Hundertmark Road and Pioneer Trail, and other unsatisfied comments during their preliminary submittal. A traffic impact study will be needed that addresses all these comments.

Pedestrian Connections

The site currently has two public trails that transcend through the site; one on the west side that runs parallel with Hundertmark Road; one on the north side that runs parallel with Pioneer Trail. The applicant is showing in their concept plan connecting primarily to the one on the north side aligning Pioneer Trail. The preserved trees on the west make for a difficult connection along Hundertmark Road, however, staff would still advise placing a sidewalk along the northside of the vehicle driveway to connect into the

Hundertmark Road trail in a way that doesn't disrupt tree preservation. If the access into the site is able to move southerly then a sidewalk on the northside should be achievable.

It should be noted that the traffic study done for Hazel View recommends that a pedestrian connection at the site access should not be provided across Hundertmark Road to connect into Super Target's access. This is primarily due to the unsafe connection it creates; the offset alignment and the oversaturation of connections across Hundertmark are the main reasons for unsafety. The study recommends that pedestrians use the existing pedestrian connection at the Pioneer Trail and Hundertmark Road intersection to connect into Super Target as opposed to creating another connection at the new access point into Cantissimo.

The applicant is showing the re-alignment of the public trail on the north side of the site. Currently the trail meanders through the site. This was done intentionally to help preserve trees on site. Staff has looked into this more and have determined that this is an acceptable re-alignment. There is currently a drainage issue in this area that will ultimately have to be fixed with this project. Because of this the trees will be disrupted regardless. Having the trail closer to the road, while still providing an adequate buffer, is the most ideal option from a City perspective. Additionally, the trees that are to be disrupted are mainly cottonwoods and box elders, which are not necessarily the most desirable in saving.

Tree Preservation & Landscaping

Tree Preservation will be important on this site. There are significant clusters of trees that exist. The applicant has provided a tree survey to indicate where these trees are located. A majority are located on the western half of the site where the building and parking lot are going. Other clusters exist on the eastern half, which are proposed to be preserved. There is also a cluster of trees on the western-most side of the site that are generally proposed to be preserved as well. There is a cluster on the north side of the site that are shown to be effected by the proposed re-alignment of the public trail. As iterated before, this re-alignment is acceptable by staff given the trees to be effected are not considered desirable. Staff provided an exhibit in the Hazel View concept plan analysis that highlighted specific areas to focus tree preservation attention on. That exhibit is shown below and circles 35 total trees in red.



The Hazel View concept plan showed preserving 25 of the 35 trees highlighted. This new concept plan proposes to preserve 28 of the 35 trees.

It should be noted that there is sizable oak tree (33" caliper) just south of the existing trail which should be looked at the potential of preserving. Saving the trees where the building and parking lot are going will be rather difficult since their options for site layouts are fairly limited. With that in mind, staff would suggest to preserve the areas to the greatest extent possible on the west, north and east sides as shown in the above exhibit in red.

The table below indicates the landscaping requirements for this site:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	70 caliper inches (26 trees)	unknown
Understory Trees	7	unknown
Shrubs	227	unknown

The applicant will have to show in their preliminary submittal how they meet these requirements. If tree preservation is accomplished then some existing trees can count towards the overstory caliper requirement.

Staff would like to point out that the south end of the site will need to provide sufficient screening from the parking lot. As noted before, a privacy fence is proposed along the southern property line between the parking lot and residential to the south. Staff would advise that additional plantings be incorporated between the fence and residential to the south to help soften the edge.

The outdoor patio areas shall also be looked at for landscaping provisions. Specifically, show how the landscaping can beautify the space and make it a place for residents to want to come to. The fencing proposed around the northerly patio space should be softened up with adequate landscaping (trees and shrubs) along its edge.

Usable Open Space

Multi-Family residential building sites are required to provide sufficient, usable open space, which is defined as defined as "a portion of a lot which provides the purpose for outdoor recreation, scenic amenity, and/or shared exterior space for people to gather and use". A minimum of 15% of the gross site area shall be shared open area. The applicant will have to show in their preliminary submittal how they meet this requirement.

The applicant is currently showing two outdoor patio spaces; one on the north side and one on the east side. Most of the residents occupying this building cannot be outside on their own so the enclosed patio space on the north side will be a nice exterior setting that

is safe and secure. The east patio will be another option for residents who do not require as much overwatch. They will have to provide detailed specs in the preliminary, plus details in the narrative, on how these spaces will be programmed.

Lighting

Any lighting proposed for this plan should be fully screened and face downward. The applicant will have to show in their preliminary submittal the photometrics and specs for all lighting proposed.

Utilities

Water and sewer are available to serve this site.

Stormwater

The applicant will work with the City to determine the drainage necessities for the site. The applicant is showing an infiltration pond on the east side of the site. It will be important to provide some sort of safety separation of this pond and the pedestrian pathway just to the west of it.

Impact to Public Safety

Because this facility is a residential facility specializing in medical care, the City likes to get an understanding of the medical services provided internally (ie. lift assist and CPR) to see if there will be a major impact to the City's emergency services (Fire and Police). The applicant has provided an addendum in their narrative to elaborate on the services they provide. In sum, the City's Fire Department was generally comfortable with the services and policies they have in place to deal with emergency situations.

Neighborhood Meeting March 10, 2021

A Neighborhood Meeting was held on March 10, 2021 to discuss the proposed concept plan. The comments received during this meeting pertained to tree preservation, pedestrian connections, drainage concerns, emergency vehicle traffic, proximity to Pioneer Pointe, and concerns for property values. The summary of this meeting is provided as an attachment.

PLANNING COMMISSION ACTION REQUESTED:

Motion to recommend approval to the City Council of the Concept Plan for Cantissimo of Chaska, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Narrative (pgs 1-5), submitted by TCO Design, dated March 1, 2021.
 - b. Project Narrative Addendum (Impact to Public Safety), submitted by TCO Design, dated April 1, 2021
 - c. Neighborhood Meeting Discussion, submitted by TCO Design, undated
 - d. Traffic Study Update for Cantissimo of Chaska (pgs 1-4), submitted by Swing Traffic Solutions, dated March 24, 2021
 - e. Traffic Assessment – Hazel View Senior Housing Development (pgs 1-12), submitted by Spack Solutions, dated November 29, 2019
 - f. Context Map/Site Influences (pg A1.4), submitted by Jim Mackey Architect, dated March 1, 2021
 - g. Existing Conditions Plan, submitted by Premier Land Surveying, dated March 23, 2018

- h. Boundary & Topographic Survey, submitted by Premier Land Surveying, dated May 17, 2017
 - i. Site Plan (pg A1.1), submitted by Jim Mackey Architect, dated March 1, 2021
 - j. Surrounding Area Site Plan (pg A1.3), submitted by Jim Mackey Architect, dated March 1, 2021
 - k. Previous Concept Excavation Area Plan (pg A1.2), submitted by Jim Mackey Architect, dated March 1, 2021
 - l. Building Floor Plan (pg A2.1), submitted by Jim Mackey Architect, dated March 1, 2021
 - m. Elevation Drawings (pg A3.1), submitted by Jim Mackey Architect, dated March 1, 2021
 - n. Renderings (pg A3.2), submitted by Jim Mackey Architect, dated March 1, 2021
2. Coordination with the City Engineer with regard to utilities, grading and drainage.
 3. Installation of all site lighting at a 0 degree angle with the light source fully concealed at the property line.
 4. Provision of photometrics and specs for all exterior lighting proposed, including any canopy lighting.
 5. Provision that all facades provide 360 degree architecture.
 6. Provision of usable open space that provides a unique area(s) with usable amenities.
 7. Provision of a detailed summary of indoor and outdoor amenities of the site and detail drawings to be provided at the preliminary submittal.
 8. Provision of Usable Open Space to be provided on site that is compliant with Section 9.11.4.1.1.
 9. Utilization of natural stone as a Class I material.
 10. Description, design and materials of the proposed building to indicate how it fits into Chaska and to be addressed at preliminary submittal.
 11. No exterior storage will be permitted.
 12. Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.
 13. Provision of two direct pedestrian connections to the public trails running along Hundertmark Road and Pioneer Trail and to be shown in the preliminary submittal.
 14. Provision to submit Utility and Site Plan As-Builts prior to a certificate of occupancy being issued.
 15. Provision of a fence spec of the proposed fencing on the north and south sides to be included at the preliminary submittal.
 16. Provision of sufficient landscape screening to be achieved between the parking lot, westerly driveway access and southern lot line and to be shown on the landscape plan at preliminary submittal.
 17. Provision of landscaping along the patio fence on the north side of the building and to be shown on the landscape plan at preliminary submittal.
 18. Provision of adequate landscaping to be included around the east patio space and to be shown on the landscape plan at preliminary submittal.
 19. Provision of a tree preservation plan that optimizes tree preservation for the site to the greatest extent possible, and is consistent with staff's marked up exhibit in the body of this report.
 20. Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.

21. Provision of a storm water management plan meeting City and Carver County WMO standards.
22. Provision of a safety separation between the pedestrian pathway and proposed infiltration pond and to be addressed at the preliminary submittal.
23. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
24. Provision that all mechanical equipment will be fully screened from view.
25. Compliance with section 9.11 Building Design/Materials and Site Design.
26. Adherence with the Engineers Memo dated April 9, 2021.
27. Adherence with Carver County Public Work's memo dated March 29, 2021.
28. Provision of a left turn lane on Hundertmark Road consistent with Carver County and City standards.
29. If a full access onto Hundertmark is proposed it is recommended to align across from the existing Target access on the west side of Hundertmark Road to provide consistent intersection traffic operations and adequate sight lines.
30. Provision that a cross access easement be explored on Pioneer Pointe's site so that the site access can be moved southerly to line up with Super Target's access and to be addressed prior to preliminary submittal.
31. Provision of a Traffic Impact Analysis addressing Carver County's and the City's comments related to site access, turn lanes, roadway improvements, and intersection operations at Hundertmark and Pioneer Trail, and to be submitted at preliminary.



March 24, 2021

To: Todd Ofsthun, TCO Design

From: Vernon Swing, PE

Re: Traffic Study Update for Cantissimo of Chaska, Chaska, MN

Per your request Swing Traffic Solutions, has reviewed the modifications to the site plan associated with the previously proposed Hazel View Senior Housing Development in Chaska, MN on 2.71 acres. Previously, the site plan included a 37-unit attached senior housing building, which has been modified. The proposed new development, Cantissimo of Chaska, includes a 32-unit assisted living and memory care facility with 38 beds. The site is located in the southeast corner of the Pioneer Trail/Hundertmark Road intersection, and access to the proposed development will be via a driveway on the southern property line to Hundertmark Road approximately 250 south (measure nearest edge to nearest edge) of Pioneer Trail. (See attached site plan, Figure 1.)

The purpose of this memorandum is to compare the trip generation estimates from the previous study with the new proposed use to ensure the traffic associated with the proposed development has been adequately addressed. Also, the anticipated parking demand has been compared with the proposed supply to verify the supply exceeds the demand. For your convenience, the Hazel View Senior Housing study is attached.

Trip Generation and EV Turning Movements

The trip generation for the previous use was estimate by Spack Solutions, LLC using the methodology recommended by the Institute of Transportation Engineers (ITE). The Table below is reproduced from the Hazel View Senior Housing traffic study.

Table 1 – Weekday Trip Generation – Senior Attached

Description (source)	Daily Trips		AM Peak Hour		PM Peak Hour	
	Entering	Exiting	Entering	Exiting	Entering	Exiting
Senior Adult Attached Housing - 37 Units (ITE 252)	68	68	3	5	5	4

As shown in Table 1, the original development plan anticipated 136 trips per day, 8 trips during the morning peak traffic time and 9 trips during the afternoon peak traffic time. To determine the trip generation potential associated with the new proposed 32-unit assisted care/memory care facility with



Swing Traffic Solutions

with 38 beds, the ITE methodology was utilized again. Table 2 summarizes the trip generation estimates for the new site plan.

Table 2 – Weekday Trip Generation – Assisted Living/Memory Care

Land Use	ITE Code	AM Peak Hour		PM Peak Hour		Daily Trips
		Enter	Exit	Enter	Exit	
Assisted Living/Memory Care	254	5 Trips	2 Trips	3 Trips	6 Trips	99 Trips

As shown in Table 2, the proposed Cantissimo of Chaska assisted living/memory care facility will generate 99 trips per day, 37 fewer than studied in the Hazel View Senior Housing traffic analysis. Also, the new use will generate one less trip during the AM Peak Hour 7 versus 8 trips, and the same number of trips during the PM Peak hour, 9 trips. The traffic impacts associated with new use were adequately addressed by the previous traffic analysis. This level of traffic will have a negligible impact on the existing street system.

Further, the previous use was anticipated to generate pedestrian traffic as the independent senior residents could walk to other uses in the area. The new use is likely to generate many fewer pedestrian trips. Again, the previous analysis adequately addressed the pedestrian traffic impacts.

An additional item reviewed in the previous study was the turning movements in and out of the site by emergency vehicles (ambulances), which have also been reviewed for this study. These movements are shown on Figure 2, and suggest the site is appropriately designed to accommodate emergency vehicles.

Parking Demand

The anticipated parking demand for the proposed Cantissimo of Chaska development has been estimated based on the methodology documented in ITE's Parking Generation, 5th Edition. Again, Land Use Code 254 for Assisted Living/Memory Care was used for the analysis. The results indicate the 38 bed facility will have a peak demand for 15 spaces per day. The site plan indicates 25 spaces will be provided, the supply will exceed the demand so parking will not be an issue.

Summary

In summary, the proposed Cantissimo of Chaska will generate less traffic than the previously proposed use on this site, and the impacts were addressed in the earlier study. The site is providing more parking than the anticipated demand so parking will not be an issue. Please contact Vernon Swing of Swing Traffic Solutions, LLC via email vswingtraffic@gmail.com or by phone (612)968-4142, if you have any questions regarding the traffic impacts of the proposed use.

Attachments: Site Plan;
Ambulance Turning Movements
Hazel View Senior Housing Development Traffic Study



STS

Swing Traffic Solutions

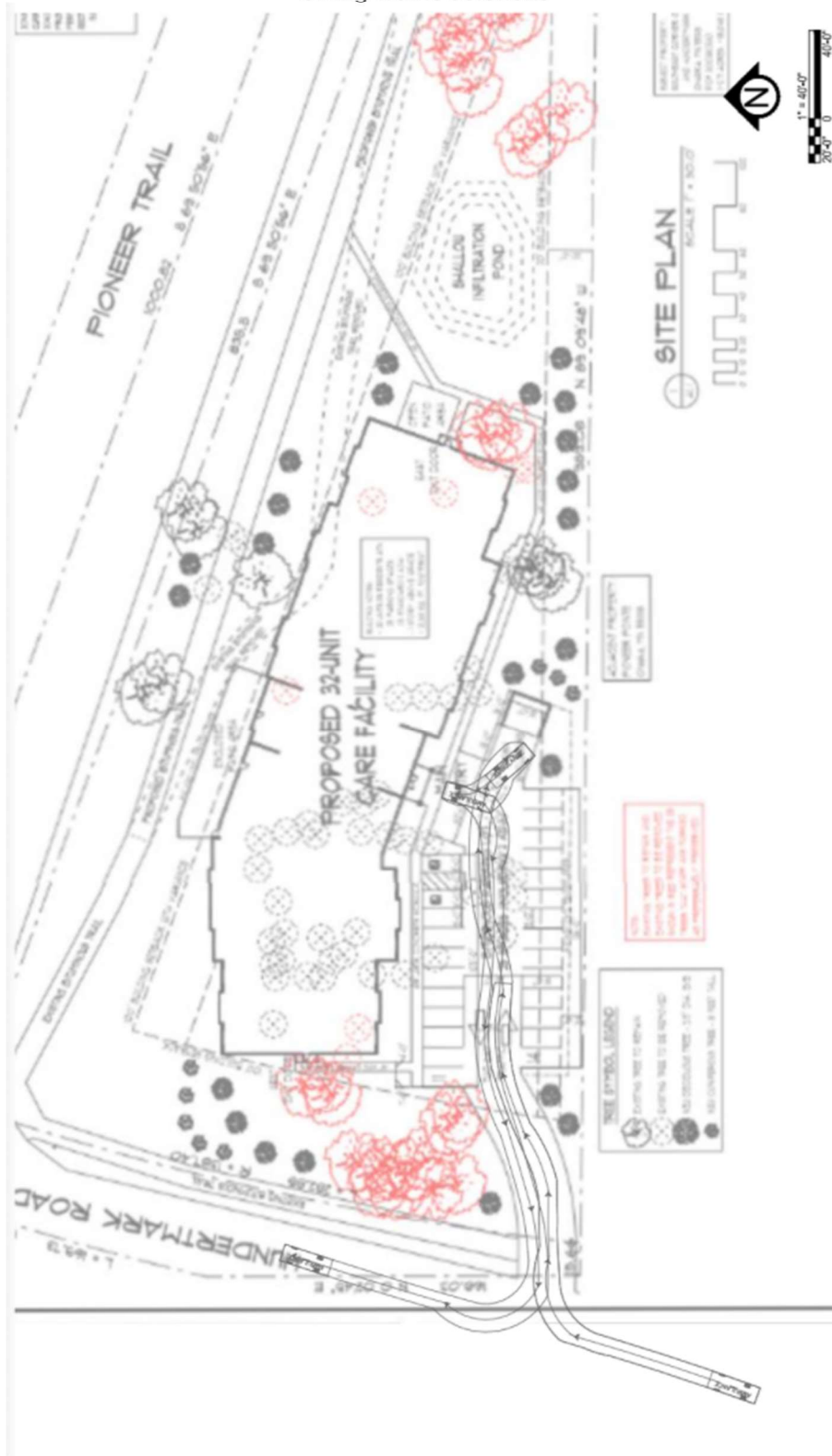


Figure 2

Technical Memorandum

To: Steven Eggert, Lake West Development LLC
From: Max Moreland, PE, PTOE
Date: November 26, 2019
Re: Traffic Assessment – Hazel View Senior Housing Development

Purpose of Report

A 37-unit senior residential building, known as Hazel View Cooperative is proposed on the southeast corner of the Pioneer Trail/Hundertmark Road intersection in Chaska, Minnesota. This analysis reviews several traffic related elements of the proposed development including pedestrian crossings, vehicle volumes and vehicle routing.

This analysis is based on the attached site plan dated February 27, 2019.

Proposed Development

The proposed senior residential building will include 37 dwelling units. Parking will be provided on site with 30 underground spaces and 20 surface parking stalls. Vehicle access to the development is proposed on Hundertmark Road slightly offset to the north of the Target/Bank access.

Pedestrian connections from the building are proposed to the trail on the south side of Pioneer Trail as well as the trail on the east side of Hundertmark Road. The trail on the south side of Pioneer Trail is proposed to be realigned for a portion to accommodate the development.

Pedestrian Crossing Review

A potential pedestrian crossing is being considered across Hundertmark Road at the site access. This would lead pedestrians from the proposed development to/from the parking lot of the Target/Bank.

With the vehicle access for the proposed development slightly offset from the Target/Bank entrance, the locations for a crossing would either be on the north side of the proposed access, between the two accesses or on the south side of the Target/Bank access. Figure 1 shows these locations.



Figure 1 – Potential Pedestrian Crossing Locations

Neither the northern nor the southern crossing locations shown in Figure 1 would be safe candidates because they are slightly offset from one of the access points where drivers may not expect a crossing location. The location between the two accesses is not desirable from a pedestrian perspective either as it may easily lead to confusion. Therefore, due to safety

concerns, a crossing would not be recommended across Hundertmark Road at the new access point.

Even if the accesses were lined up, there would be additional reasons not to include a pedestrian crossing in this area. As shown in Figure 1, a new crossing location would be less than 300 feet from two other crossing locations. Having multiple closely spaced pedestrian crossings can lead to an oversaturation of pedestrian crossings reducing driver yield rates. With these other crossings, pedestrians would not have to add an overly significant distance to their journey to access safe pedestrian crossings.

Additionally, there are no pedestrian facilities on the west side of Hundertmark Road. Pedestrians crossing the road here would either end up in the grass or in the drive aisle of a parking lot. The trail along the south side of Pioneer Trail has a connection to the main entrance of the Target making that a more preferable route than walking through the parking lot. As previously mentioned, the proposed development will have a direct connection to this trail allowing for continuous pedestrian connections from the development to Target.

Because of these reasons, a pedestrian crossing is not recommended across Hundertmark Road near the site access.

Turning Movement Analysis

Using the current site plan, a turning movement analysis was conducted for a larger type of vehicle entering and exiting the site. Based on the land use, an ambulance was selected.

Four movement types were modeled:

- An ambulance entering from the north
- An ambulance entering from the south
- An ambulance exiting to the north
- An ambulance exiting to the south

For an ambulance to enter the site, there are no issues from either the north or the south. For an ambulance exiting the site to either the north or the south, there is limited space available to turn the vehicle around in the parking area. This is especially true if the surface lot is fully parked. A designated turn around area in the lot would be needed. Otherwise, as shown in the attached figures, the curb extension adjacent to the main building entrance could be used as a turn around for emergency vehicles if it has a mountable curb on the southern edge.

Trip Generation and Distribution

The traffic forecasts for the site are based on the data and methods published in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition*. The *ITE Trip Generation Manual* is a compilation of traffic data for various land uses from existing developments throughout the United States. Table 1 presents the weekday trip generation for the site.

Table 1 – Weekday Trip Generation

Description (source)	Daily Trips		AM Peak Hour		PM Peak Hour	
	Entering	Exiting	Entering	Exiting	Entering	Exiting
Senior Adult Attached Housing - 37 Units (ITE 252)	68	68	3	5	5	4

It can be seen in Table 1, the anticipated trip generation for the site is low. With nine vehicles forecast for the p.m. peak hour, that equates to less than one car every six minutes on a typical weekday.

To see the impact of site trips on the surrounding area, vehicles need to be distributed from the development throughout the roadway network. A trip distribution pattern for trips going to/from the proposed development was developed based on location and access to the surrounding region. That pattern is:

- 15% of the generated traffic to/from the west on Pioneer Trail
- 25% of the generated traffic to/from the east on Pioneer Trail
- 10% of the generated traffic to/from the north on Hundertmark Road
- 50% of the generated traffic to/from the south on Hundertmark Road

Based on that distribution, 50% of the site traffic would be north of the access and 50% would be south. The current daily volume on Hundertmark Road is 10,300 vehicles, according to MnDOT's Traffic Mapping Application. With only 68 daily vehicles being added to Hundertmark Road on either side of the access, an increase of less than one percent of the existing daily volume is expected. This magnitude of new trips suggests there will be little impact to surrounding roads and intersections from site traffic.

Site Plan Review

The attached site plan was reviewed from a traffic perspective focusing on vehicles, pedestrians and bicycles. The following items were noted, and recommendations are made, to improve site safety and circulation:

- It is recommended that the proposed trail connection on the southwest side of the building connect into the sidewalk in front of the main entrance of the building.
- The site access will intersect with the existing trail along Hundertmark Road. It is recommended that ADA compliant curb ramps be included to transition between the trail and the driveway.
- There are trail connections shown exiting the building on the north and east sides. If these are not accessible from an internal common area, they should connect to the sidewalk in front of the main entrance of the building.
- Exterior bicycle parking is recommended to be included for visitors due to the site being located adjacent to two trails.
- A pick-up/drop-off area for passengers is not designated. It is recommended that some of the surface parking spaces adjacent to the front of the building be marked for pick-

up/drop-off only or have five-minute parking limits. This could also be used for small package deliveries.

- A loading area is not designated for trash/recycling collection. This will need to be located in an area that is accessible for those vehicles.

Alternative Access Review

The proposed site access on Hundertmark Road is located slightly offset from the Target/Bank access near the tapers of the northbound turn lanes for the Hundertmark Road/Pioneer Trail intersection. Several other locations could be considered for the access point for this site. Four potential locations are reviewed here:

- A. Shifting the access to the south to align with the Target/Bank access
- B. Shifting the access to the south to align with the Target/Bank access and connecting to the east-west townhome access road
- C. Removing the access on Hundertmark Road and connecting to the north-south townhome access road directly south of the building
- D. Removing the access on Hundertmark Road and connecting to the north-south townhome access road just to the east of the building

Figure 2 shows a sketch of these four options.

For location A, this would improve the layout from the Hundertmark Road as the accesses on either side would be lined up. This would reduce conflict points as vehicles exiting the accesses would no longer have overlapping paths. Vehicles entering/exiting the site would have a sharper curve to navigate.

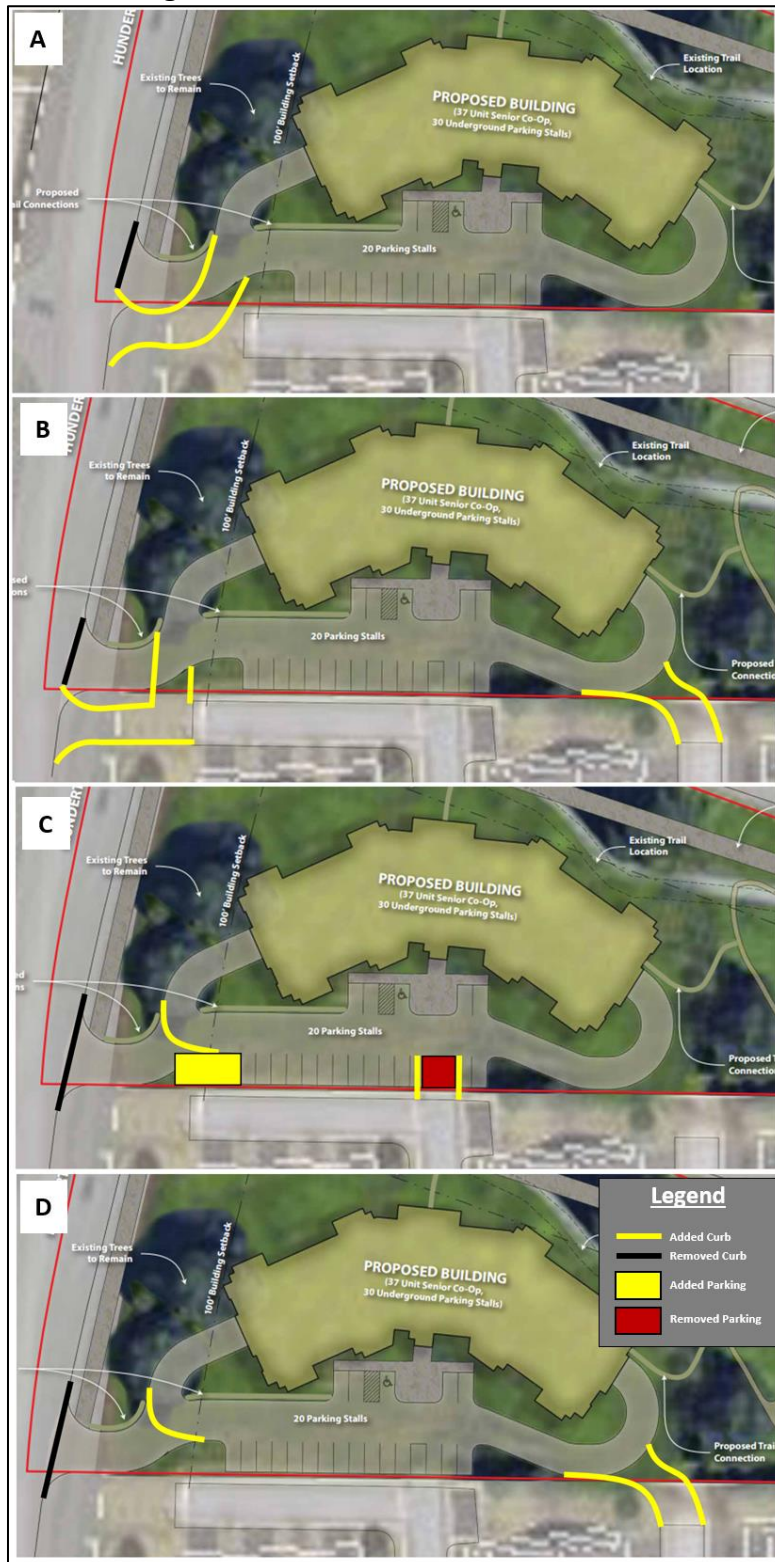
For location B, the access would again line up with the Target/Bank access reducing conflict points. There would not be a sharp curve to navigate, but there would be an added turn for vehicles going to/from the site. With the connection to the townhome access road, it is likely that drivers going to/from townhomes other than the three directly on that access will use this path as a cut through. This will increase volumes in front of the townhomes in this area.

For location C, no new access would be made on Hundertmark Road which is beneficial from an access management perspective for that roadway. Vehicle volumes would all be routed through the adjacent townhome development. This would increase volumes in front of those homes, but as shown in Table 1 those volumes are low. Additionally, this longer path would slightly increase emergency vehicle response times to the site. Some parking would need to be shifted with this layout.

For location D, there would be no change in access for Hundertmark Road which is beneficial for access management but slightly increases emergency response times. As with location C, vehicle volumes would all be routed through the adjacent townhome development, but those volumes are low.

As shown, there are pros and cons to each of the alternative access locations. It is noted that each of these options would extend beyond the project boundary noted in the attached site plan.

Figure 2 – Alternative Access Locations



Conclusions & Recommendations

The following are the main findings and recommendations of this analysis:

- A pedestrian crossing is not recommended to be included on Hundertmark Road at the location of the site access.
- A designated turn around area be included in the parking lot or the curb extension adjacent to the main building entrance have a mountable curb.
- The site is forecast to generate approximately 135 daily vehicle trips and 10 peak hour trips.
- The daily volume on Hundertmark Road will increase by less than 1% due to site traffic.
- All proposed sidewalks and trails be connected externally or have direct access from an internal common area.
- ADA compliant curb ramps be included where the trail on Hundertmark Road intersects with the site access.
- Exterior bicycle parking be included for visitors to the site.
- Some of the surface parking spaces adjacent to the front of the building be marked for pick-up/drop-off only or have five-minute parking limits.
- Trash/recycling collection be located in an area that is accessible for those vehicles.

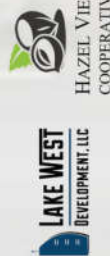
Attachment

- Site Plan
- Turning Movement Figures

HAZELTINE NATIONAL
GOLF CLUB



* THIS GRAPHIC IS ARTIST'S RENDERING FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE



2-27-2019

HAZEL VIEW COOPERATIVE
CHASKA, MN



FIGURE 1: INBOUND AMBULANCE FROM THE SOUTH





FIGURE 2: INBOUND AMBULANCE FROM THE NORTH





FIGURE 3: OUTBOUND AMBULANCE TO THE NORTH





FIGURE 4: OUTBOUND AMBULANCE TO THE SOUTH





City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: April 9, 2021
Subject: Cantissimo of Chaska – Assisted Living Concept Plan

The concept plan development of the new site proposes a new senior living facility building and parking lot along with site amenities. From a storm water perspective, a stormwater management plan along with a grading and drainage plan is required plan for managing runoff that meets both the City and watershed requirements. Attention to the existing wetlands and drainage will be important to not impact the overall system. Gravity sanitary sewer and water is available to service the property from the existing stub street located off Wilderness Drive. The developer will need to work with staff on how utility service is proposed to connect into the City system.

Previous planning considered an extension of the townhome housing development that was completed with the Pioneer Pointe development. Access to this site considered a connection to the existing neighborhood stub streets. The concept plan proposes a separate access onto Hundertmark which inconsistent with previous approvals.

Although proposed senior housing is a change from what was planned and is traditionally a low traffic generator, staff would recommend that if access is pursued onto Hundertmark that it remain consistent with previous planning approvals. Further, if a full access onto Hundertmark is proposed it is recommended to align across from the existing Target access on the west side of Hundertmark Road to provide consistent intersection traffic operations and adequate sight lines. A traffic impact study will need to be completed that addresses improvements to Hundertmark Road, evaluates intersection operations both at a proposed Hundertmark and Pioneer Trail to ensure adequate turn lane capacity so mainline traffic along Hundertmark and Pioneer Trail will not be impacted.

CONTEXT MAP / SITE INFLUENCES



JIM
MACKAY
ARCHITECT

JIM MACKAY
ARCHITECT
1723 LeFond Avenue
St. Paul, MN 55104
Jim Mackay
Office 651-644-0869
registration # 23018
Drafting by
Todd Ofsthun
Office 163-424-3676
Cell 952-934-8276
todd@tcoDesign.net

Plan Date
PRELIM, 3-1-21

CANTISSIMO OF CHASKA
PID# 30020330 (PIONEER TRAIL AND HUNDERTMARK ROAD), CHASKA

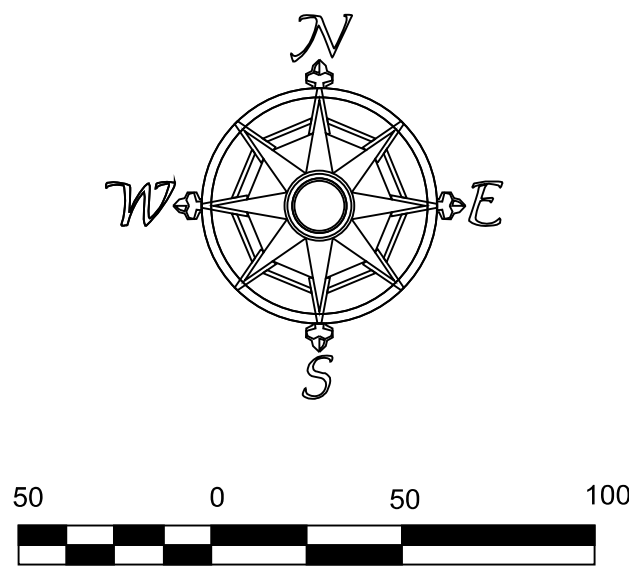
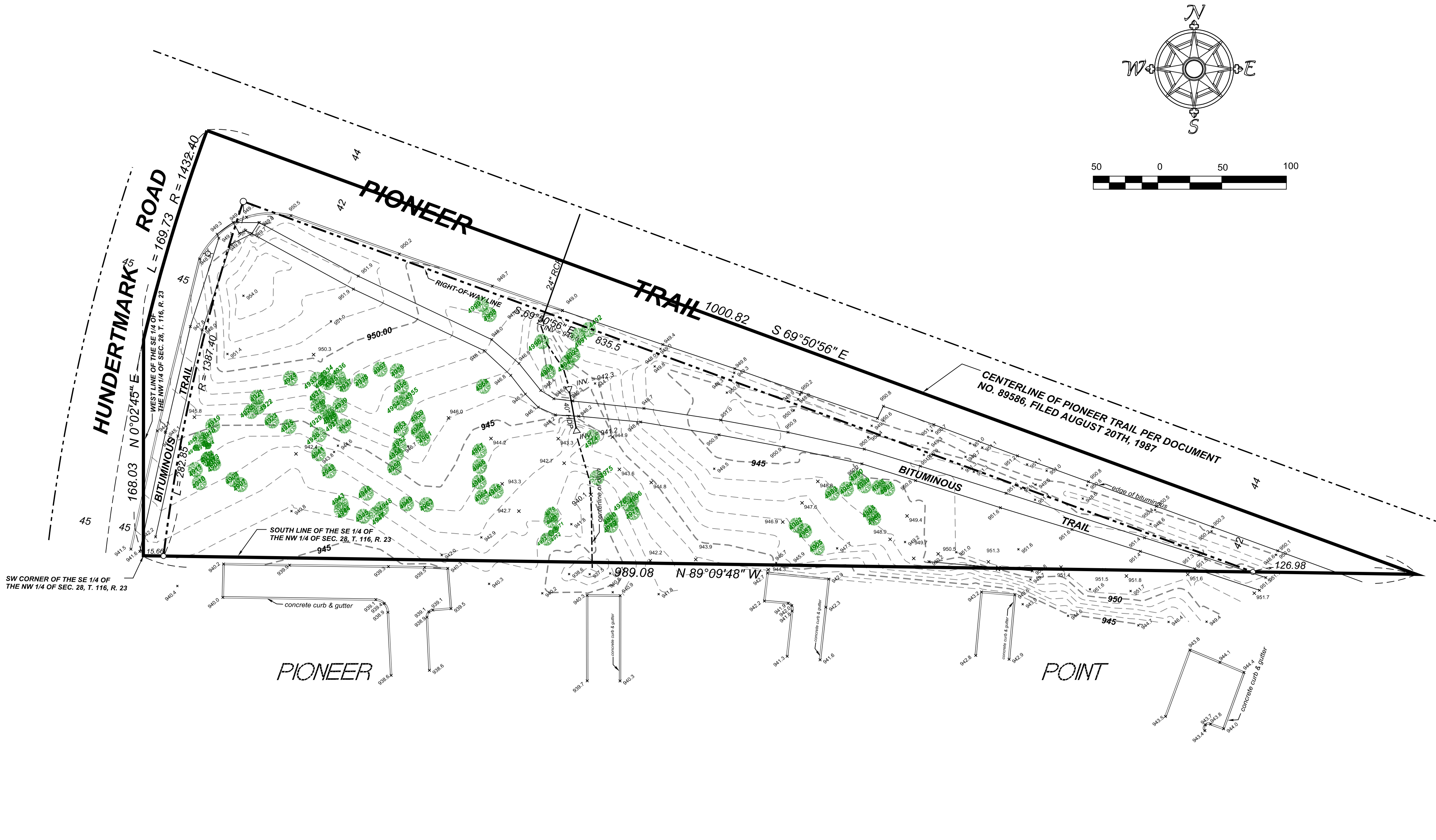
TCD DESIGN
drafting and home design
P.O. Box 41780
Plymouth, MN 55441
dedication to excellence
Prepared by
Todd Ofsthun
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Cell 952-934-8276
todd@tcoDesign.net

Design #
tco202104

A1.4

Topographic and Tree Inventory Survey

~ for ~ Lake West Development, LLC



Species List	ID	DBH	Condition	Notes
Bur oak	4999	7	8	
Hackberry	4998	7	6	
Bur oak	4996	8	5	
Eastern cottonwood	4995	25	7	
Eastern cottonwood	4994	23	7	
Box elder	4993	7	5	
Box elder	4992	10	5	
Box elder	4991	10	5	
Box elder	4990	7	5	
Hackberry	4989	11	6	
American elm	4988	23	2	Dangerous tree should be removed
Bur oak	4987	7	4	
Box elder	4986	15	3	Dangerous tree should be removed
Box elder	4985	18	2	Dangerous tree should be removed
Bur oak	4984	6	6	
Bur oak	4983	8	6	
White oak	4982	8	1	
American elm	4981	40	5	Dangerous tree should be removed
American elm	4980	10	5	
American elm	4979	13	5	
American elm	4978	7	5	
Bur oak	4976	34	5	
Box elder	4975	12	5	
Box elder	4974	12	4	
Bur oak	4973	7	4	
Bur oak	4972	42	7	
Bur oak	4971	10	4	
Bur oak	4970	7	4	
Bur oak	4969	9	4	
Bur oak	4968	33	7	
White oak	4967	6	7	
Bur oak	4966	34	5	
Eastern red cedar (juniper)	4965	2	7	
Eastern red cedar (juniper)	4964	2	7	
White oak	4963	7	7	
White oak	4962	7	6	
White oak	4961	9	6	
Green ash (red ash)	4960	7	7	
White oak	4959	8	6	
Box elder	4958	7	5	
American elm	4957	13	6	
American elm	4956	9	6	
American elm	4955	9	5	
Bur oak	4954	35	3	
White oak	4953	6	8	
American elm	4952	7	5	
Bur oak	4951	27	6	
Green ash (red ash)	4950	6	7	
American elm	4949	8	5	
Bur oak	4948	28	3	Dangerous tree should be removed
Bur oak	4947	22	3	Dangerous tree should be removed
American elm	4946	6	5	
American elm	4945	6	3	Dangerous tree should be removed
American elm	4944	6	4	
Bur oak	4943	28	3	
American elm	4942	7	5	
American elm	4941	7	3	Dangerous tree should be removed
Bur oak	4940	40	1	
American elm	4939	10	5	
White oak	4938	6	7	
White oak	4937	6	7	
White oak	4936	6	7	
White oak	4935	6	4	
White oak	4934	6	4	
White oak	4933	7	7	
White oak	4932	6	4	
Box elder	4931	8	5	
White oak	4930	29	2	Dangerous tree should be removed
White oak	4929	8	5	
White oak	4928	30	5	
Bur oak	4927	20	5	
Box elder	4926	7	4	
American elm	4925	6	4	
White oak	4924	6	7	
White oak	4923	53	1	Dangerous tree should be removed
White oak	4922	6	2	Dangerous tree should be removed
White oak	4921	6	2	Dangerous tree should be removed
American elm	4920	7	5	
White oak	4919	6	6	
White oak	4918	6	6	
American elm	4917	7	5	
White oak	4916	7	5	
American elm	4915	8	5	
White oak	4914	9	5	
Bur oak	4913	25	7	
Bur oak	4912	28	7	
Box elder	4911	10	5	
American elm	4910	6	4	
Bur oak	4909	26	7	
Bur oak	4908	33	0	Dangerous tree should be removed
American elm	4907	7	4	
Box elder	4906	8	4	
Hackberry	4905	7	5	

NOTE: Tree inventory data furnished by Soil Investigation & Design, INC.

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Minnesota.

Steven V. Ische 22703 05/23/18
License No. Date

PROJ. #1577-00

LEGEND	
×	Spot Elevation
⊕	Fire Hydrant
△	Survey Control Point
○	Set 1/2" X 14" rebar marked with cap no. 22703
---	Contour Line
●	Deciduous Tree

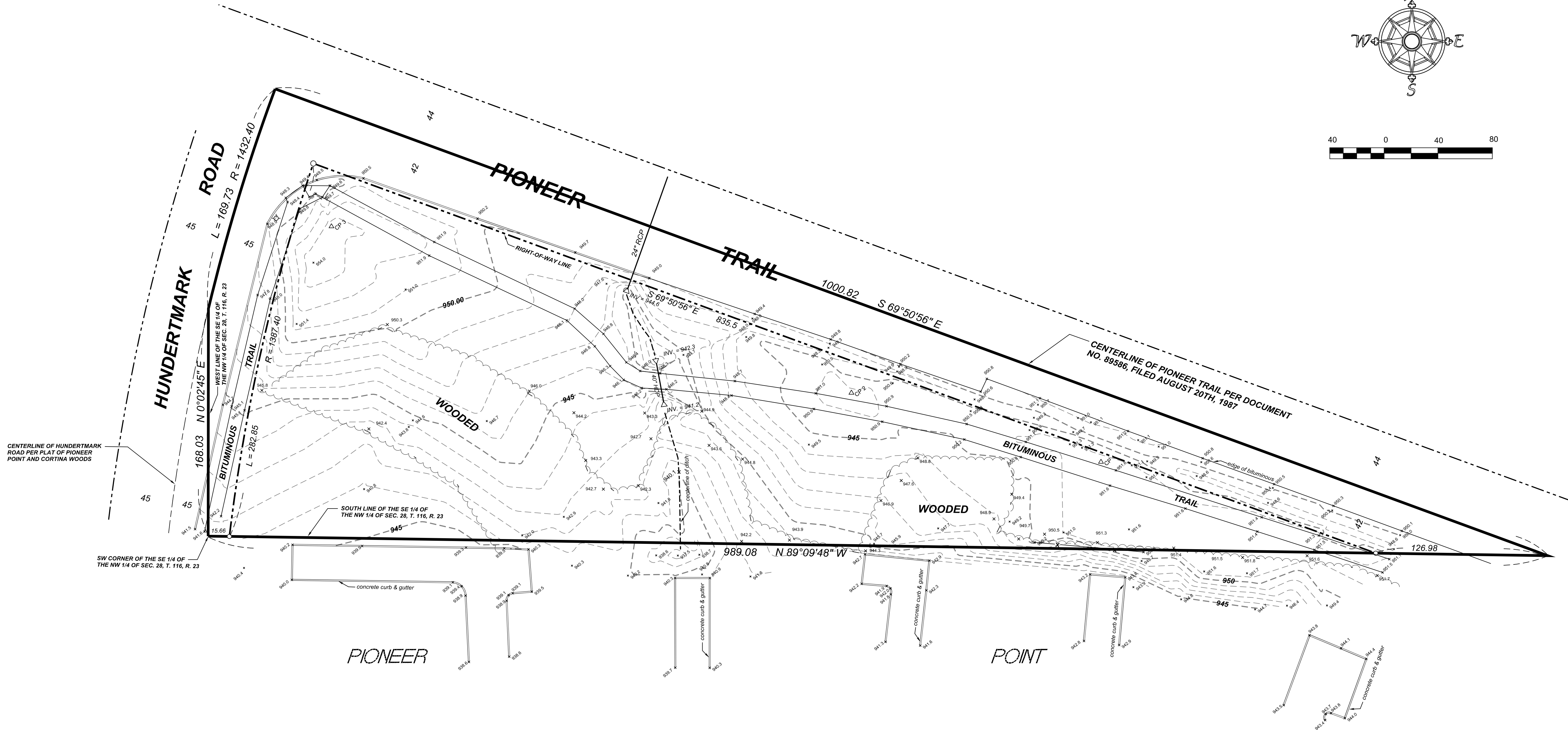
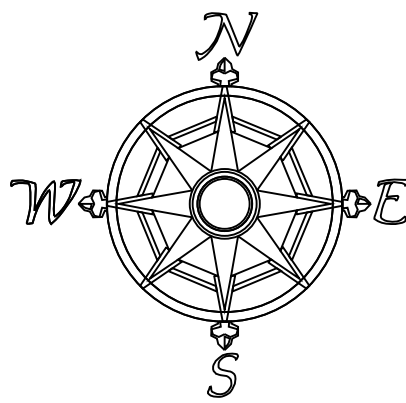
EXISTING CONDITIONS PLAN

PREMIER
LAND SURVEYING, LLC

1600 Arboretum Blvd., Suite 203
Victoria, MN 55386
952-443-3010

Boundary & Topographic Survey

~ for ~ Molnau Family LLLP



LEGEND

- × Spot Elevation
- ⊕ Fire Hydrant
- △ Survey Control Point
- △ Set 1/2" X 14" rebar marked with cap no. 22703
- - - Contour Line

DESCRIPTION OF PROPERTY SURVEYED::

That part of the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4) Section 28, Township 116, Range 23 lying southerly of the centerline of Pioneer Trail (County Road 14) and lying easterly of Hundertmark Road.

NOTE: This survey was prepared without the benefit of a title commitment. All easements of record may not be shown.

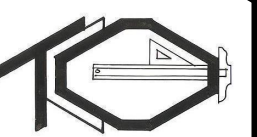
I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Minnesota.

Steven V. Ische 22703 05/17/17
License No. Date

PROJ. #1481-00

PREMIER
LAND SURVEYING, LLC

1600 Arboretum Blvd., Suite 203
Victoria, MN 55386
952-443-3010



ZONING INFORMATION:
CURRENT ZONING: PRD - PLANNED RESIDENTIAL DEVELOPMENT
2040 COMPREHENSIVE PLAN: MEDIUM DENSITY RESIDENTIAL
PROPOSED USE: ASSISTED LIVING STYLE DWELLING UNITS.
PERMITTED USES IN PLANNED RESIDENTIAL DEVELOPMENT:
SECTION 4 - PLANNED DEVELOPMENT DISTRICTS
SUB-SECTION 4.2.3.1 DWELLING UNITS: Dwelling units in detached,
semi-detached, attached, or multi-storied structures, or
combinations thereof, and supporting public, recreational, and
commercial uses to serve area residents.

SITE AREA CALCULATIONS:
GROSS LOT AREA = 118,048 S.F. (~2.71 ACRES)

BUILDING COVER:
PRINCIPLE BUILDING = 22,381 S.F.
COVERED ENTRIES = 242 S.F.
TOTAL BUILDING COVER = 22,623 S.F.
TOTAL BUILDING COVER = 19.17%
MAXIMUM BUILDING COVER = 20%

IMPERVIOUS SURFACE COVER:
TOTAL BUILDING AREA = 22,623 S.F.
TRASH ENCLOSURE = 230 S.F.
IMPERVIOUS ASPHALT PARKING = 10,660 S.F.
CONCRETE SIDEWALK = 1,947 S.F.
ENCLOSED PATIO AREA = 1,065 S.F.
BITUMINOUS TRAIL = 949 S.F.
TOTAL IMPERVIOUS AREA = 45,844 S.F.
TOTAL IMPERVIOUS COVER = 39.9%

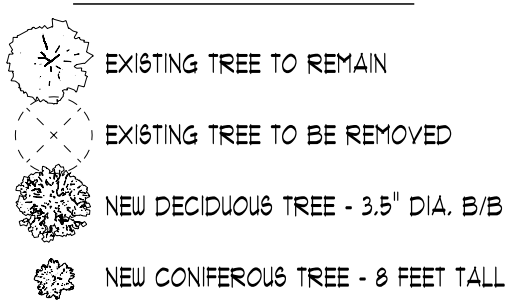
PIONEER TRAIL
1000.82
S 69° 50' 56" E
835.5
S 69° 50' 56" E

PROPOSED 32-UNIT
CARE FACILITY

BUILDING NOTES:
~ 32 UNITS/99 RESIDENTS WITH
25 PARKING SPACES
(23 STANDARD/2 ADA)
~ 1 STORY ABOVE GRADE
~ 22,381 SQ. FT. FOOTPRINT

SHALLOW
INFILTRATION
POND

TREE SYMBOL LEGEND

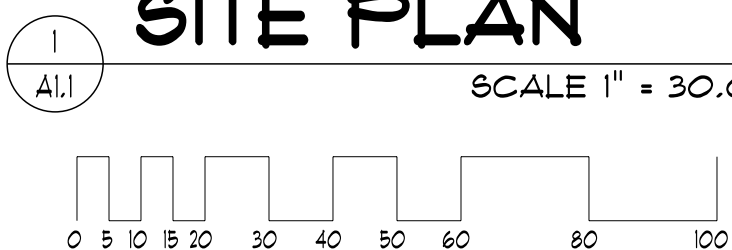


NOTE:
EXISTING TREES TO REMAIN AND
EXISTING TREES TO BE REMOVED
SHOWN IN RED REPRESENT THE 35
TREES THAT STAFF HAS MARKED
AS PREFERREABLY PRESERVED.

ADJACENT PROPERTY:
PIONEER POINTE
Chaska, MN 55318

SITE PLAN

SCALE 1" = 30.0'



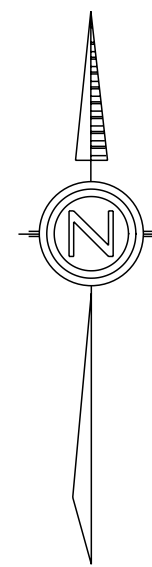
SUBJECT PROPERTY:
SOUTHEAST CORNER OF PIONEER TRAIL
AND HUNDERTMARK ROAD
CHASKA, MN 55318
P.D. 300280330
(~2.71 ACRES, ~118,048 SQ.FT.)

SHEET INDEX:

- | | |
|------|---|
| A1.1 | TITLE SHEET AND SITE PLAN |
| A1.2 | EXHIBIT A - PREVIOUS CONCEPT EXCAVATION |
| A1.3 | EXHIBIT B - SURROUNDING AREA SITE PLAN |
| A1.4 | EXHIBIT C - CONTEXT MAP/SITE INFLUENCES |
| A2.1 | PROPOSED BUILDING FLOOR PLAN |
| A3.1 | PROPOSED BUILDING EXTERIOR ELEVATIONS |
| A3.2 | PROPOSED BUILDING EXTERIOR RENDERINGS |



SURROUNDING AREA SITE PLAN
SCALE 1" = 30.0'



SUBJECT PROPERTY:
SOUTHEAST CORNER OF PIONEER TRAIL
AND HUNDERMARK ROAD
CHASKA, MN 55318
PID# 300280330
(~2.11 ACRES, ~118,048 SQ.FT.)

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ARCHITECT

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Drafting by
Todd Ofsthun

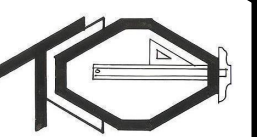
Office 163-424-3676
Cell 952-934-8276

todd@tco2design.net

Plan Date
PRELIM, 3-1-21



CANTISSIMO OF CHASKA
PID# 300280330 (PIONEER TRAIL AND HUNDERMARK ROAD), CHASKA



TCO DESIGN
drafting and home design

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Plymouth, MN 55441

dedication to excellence

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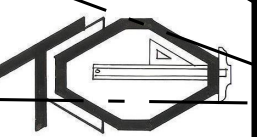
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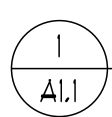
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A1.3



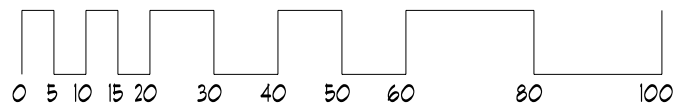
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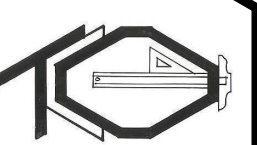


PREVIOUS CONCEPT EXCAVATION AREA PLAN

SCALE 1" = 30.0'



SUBJECT PROPERTY:
SOUTHEAST CORNER OF PIONEER TRAIL
AND HUNDERTMARK ROAD
CHASKA, MN 55318
PID# 300280330
(~2.71 ACRES, ~118,048 SQ.FT.)



BUILDING FLOOR PLAN
SCALE 1" = 10'-0"



1 SOUTH ELEVATION (WEST WING) (FRONT OF BUILDING)

A3.1

SCALE 1/8" = 1'-0"



3 EAST ELEVATION (RIGHT SIDE OF BUILDING)

A3.1

SCALE 1/8" = 1'-0"

EXTERIOR MATERIALS:

ROOFING - 'GAF TIMBERLINE' NATURAL SHADOW OR EQUAL

SOFFIT MATERIAL - 'SMARTSIDE 190 SERIES' OR EQUAL

SIDING MATERIAL AT GABLES - 'LP SMARTSIDE' 0.315"x11.63"x41.94" CEDAR TEXTURE SHAKES OR EQUAL

SIDING MATERIAL ABOVE STONE - 'LP SMARTSIDE' 38 SERIES CEDAR TEXTURE LAP (STRAND) (0.315"x1.84") OR EQUAL

EXTERIOR TRIM - 'LP SMARTSIDE' 540 SERIES REVERSIBLE TRIM (0.910") OR EQUAL

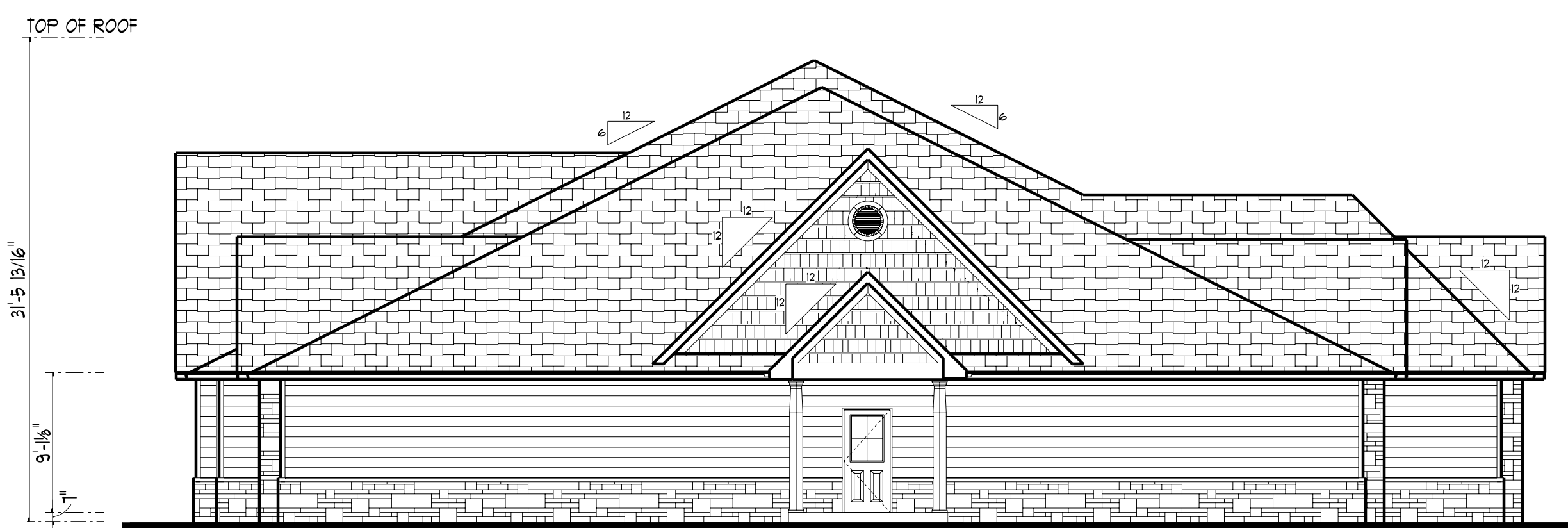
MANUFACTURED STONE - 'URESTONE' STACKED STONE OR EQUAL



2 SOUTH ELEVATION (EAST WING) (FRONT OF BUILDING)

A3.1

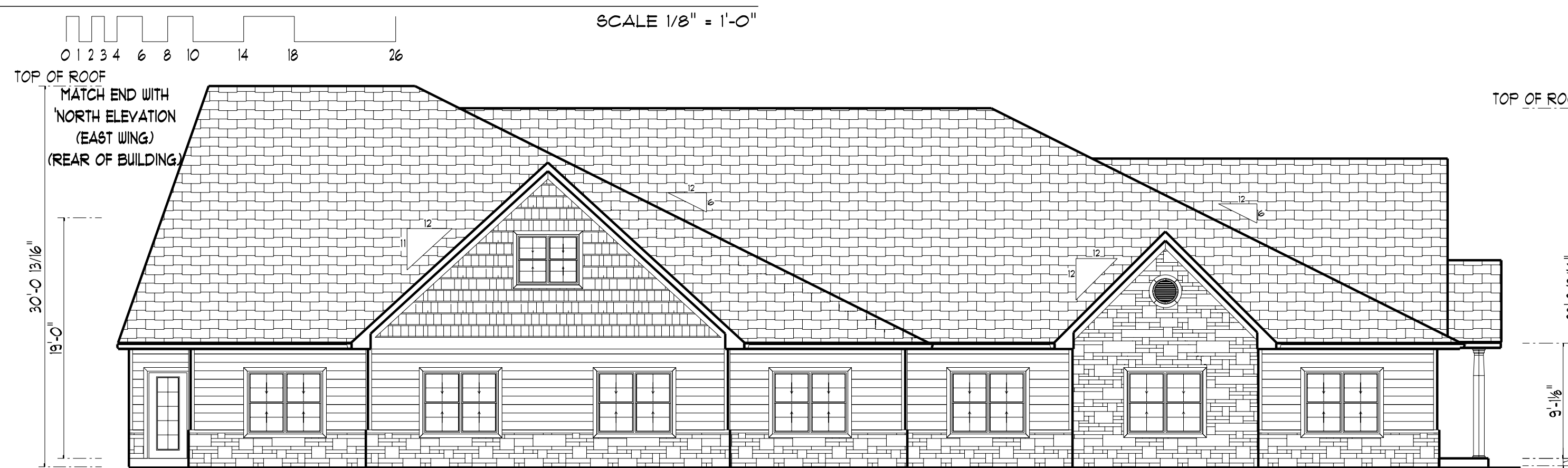
SCALE 1/8" = 1'-0"



4 WEST ELEVATION (LEFT SIDE OF BUILDING)

A3.1

SCALE 1/8" = 1'-0"



5 NORTH ELEVATION (WEST WING) (REAR OF BUILDING)

A3.1

SCALE 1/8" = 1'-0"



6 NORTH ELEVATION (EAST WING) (REAR OF BUILDING)

A3.1

SCALE 1/8" = 1'-0"

EXTERIOR MATERIALS:

ROOFING - 'GAF TIMBERLINE' NATURAL SHADOW OR EQUAL

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Todd Ofsthun

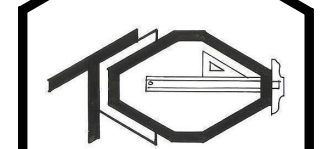
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Cell 952-934-8216

todd@codesign.net

Plan Date
PRELIM, 3-1-21

CANTISSIMO OF CHASKA

PID# 300280330 (PIONEER TRAIL AND HUNTERMARK ROAD), CHASKA



TCO DESIGN

drafting and home design

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A3.1



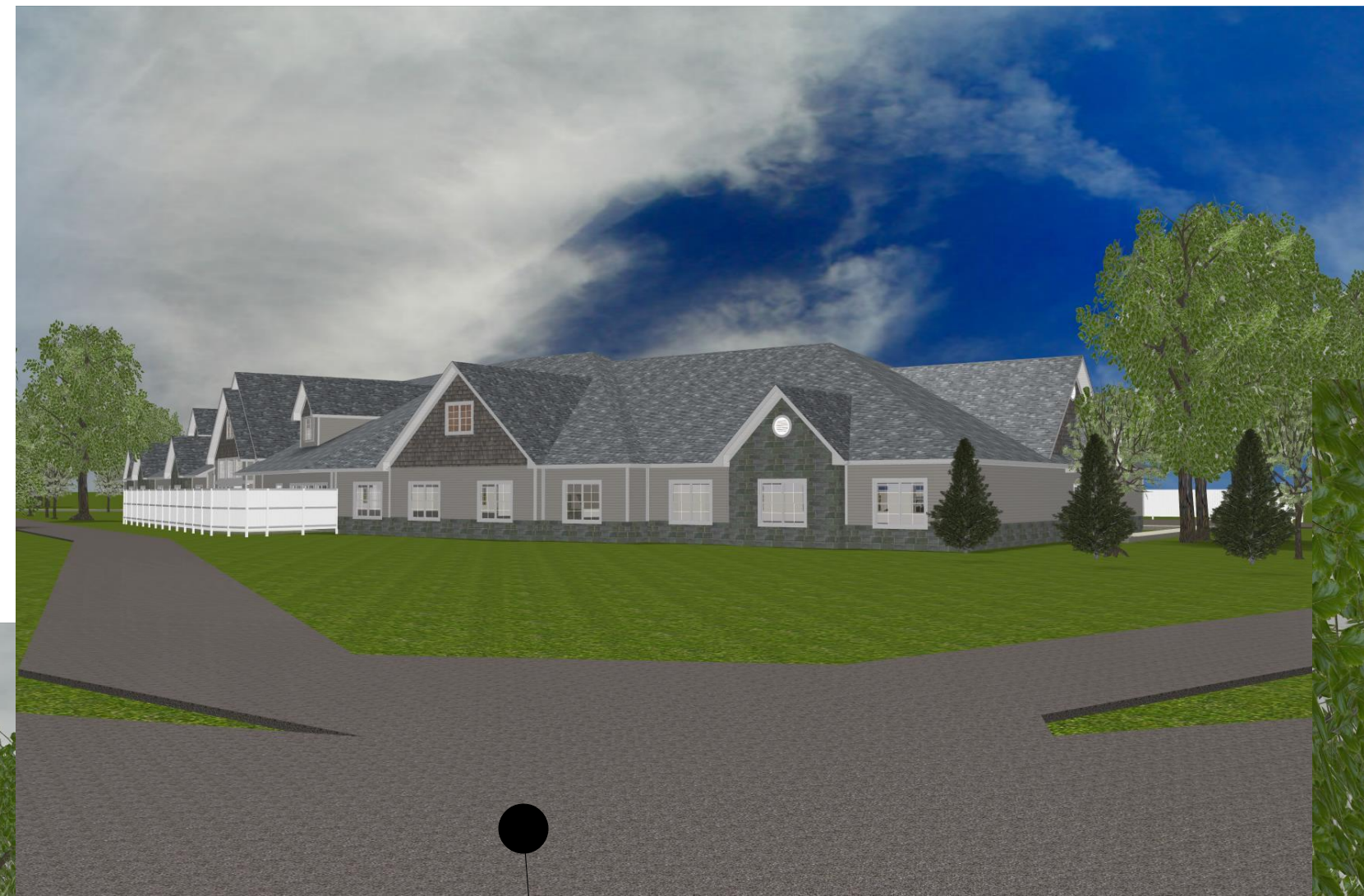
WEST ENTRY AS VIEWED FROM HUNDERTMARK ROAD



MAIN ENTRANCE VIEW FROM
HUNDERTMARK ROAD



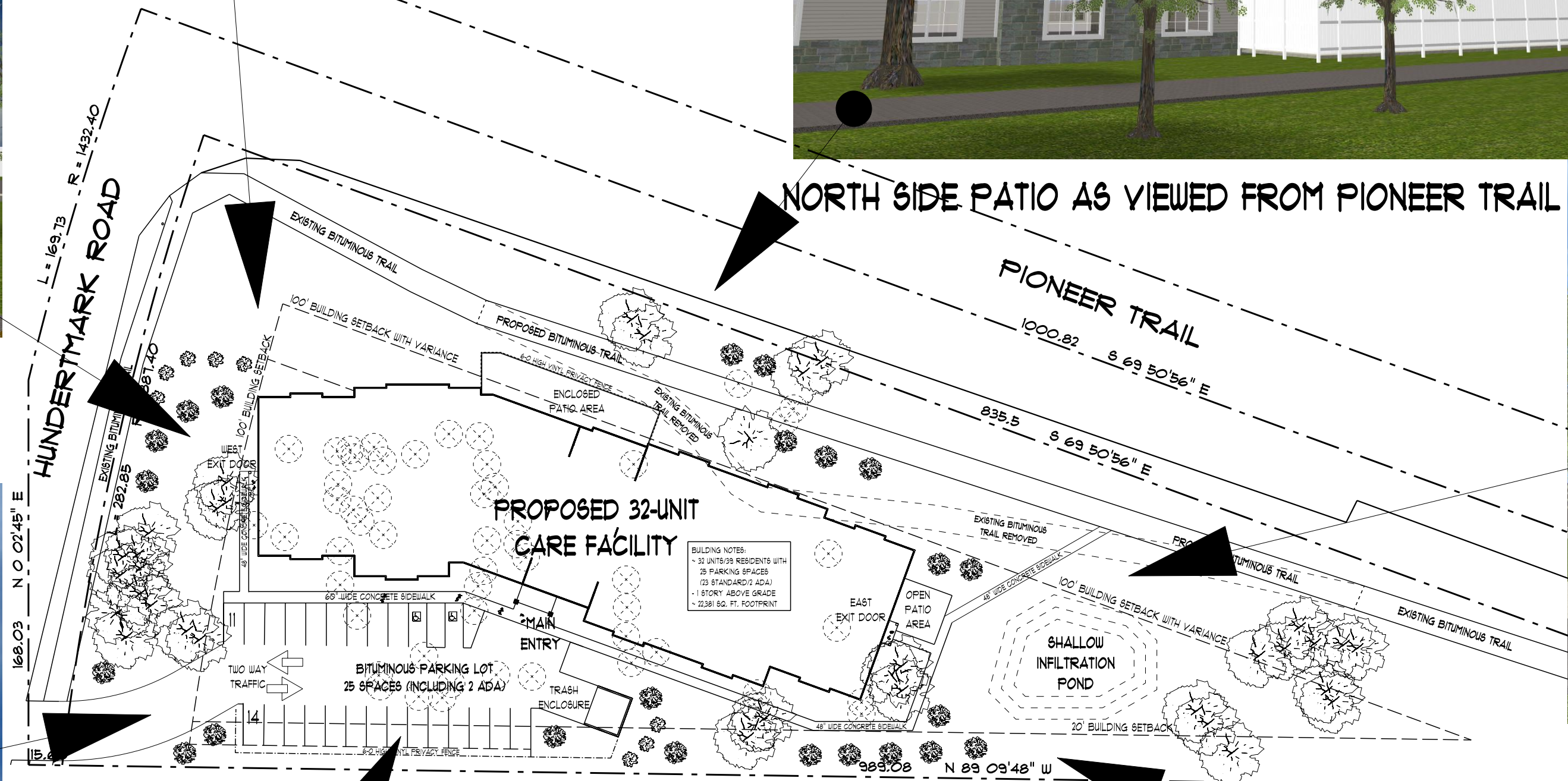
MAIN ENTRY AS VIEWED FROM THE PARKING LOT



NORTH SIDE AS VIEWED FROM THE CORNER
OF PIONEER TRAIL AND HUNDERTMARK ROAD



NORTH SIDE PATIO AS VIEWED FROM PIONEER TRAIL



RENDERINGS REFERENCE SITE PLAN

SCALE 1" = 50.0'



MAIN ENTRY AS VIEWED FROM PIONEER POINTE



EAST ENTRY AS VIEWED FROM PIONEER TRAIL



VIEW OF THE SOUTHEAST CORNER

JIM
MACKEY
ARCHITECT

JIM MACKEY
ARCHITECT

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St. Paul, MN 55104

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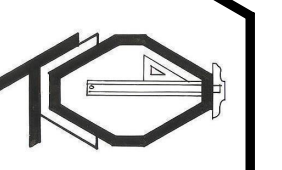
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todd@tcoarchitect.net

Plan Date
PRELIM, 3-1-21

CANTISSIMO OF CHASKA
PID: 300280330 (PIONEER TRAIL AND HUNDERTMARK ROAD), CHASKA



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Design #

tco202104

A3.2



**Carver County
Public Works**

11360 Highway 212, Suite 1
Cologne, MN 55322

March 29, 2021

City of Chaska
c/o Elizabeth Hanson, AICP
City Planner
952-448-9200
EHanson@chaskamn.com

Re: Development / Access Review Comments: Cantissimo of Chaska located at PID# 300280330 adjacent to County State Aid Highway (CSAH) 14 (Pioneer Trail)

Thank you for the opportunity to review the subject development in the City of Chaska. Consistent with the County Comprehensive Plan and County Codes, and other official controls of the County, the following are comments and recommended conditions of approval and as potential requirements for any necessary permits to be issued for the project.

1. Regarding access onto the County Highway –
 - a. The County's Access Spacing Map in the 2040 Comprehensive Plan (Figure 4.14) identifies this segment of CSAH 14 as Category 5B, which guides full access intersection spacing at 1/4 mile intervals and secondary (limited) intersection spacing at 1/8 mile intervals.
 - b. No direct access to CSAH 14 is proposed. Additional County review and approval will be required if this condition changes.
2. Regarding highway right of way –
 - a. CSAH 14 at this location is in a transition area from a 2-lane undivided rural roadway facility to the east and becomes a 4-lane divided urban section with curb and gutter approximately 300 ft. from the intersection with Hundertmark Rd. The existing right of way is approximately 85 ft. total with an even distance from centerline on each side for approximately 42.5 ft. from centerline on the south side.
 - b. The planned typical section for this section of highway along this property is a 4-lane divided urban facility. The County's 2040 Comprehensive Plan (Figure B.6) defines the needed right of way for this type of highway typical section as 65 ft. from centerline without a trail facility. If the trail facility is included within the County right of way, then an additional 10 ft. is required. The trail facility may be included in a separate City-owned outlot.
 - c. The plat shall incorporate approximately an additional 22.5 ft. of dedicated right of way from the centerline of CSAH 14 for a total of 65 ft. from centerline, not including the trail facility. If the trail is included in County right of way, then a dedication of 75 ft. from centerline is required. The trail may also be located in a City-owned outlot.
 - d. A 30 ft. sight triangle right of way dedication from the proposed right of way along CSAH 14 and Hundertmark Rd. is required on the southeast corner of CSAH

CARVER COUNTY

14/Hundertmark Rd. intersection.

3. Regarding access to Hundertmark Rd. and impacts to CSAH 14 intersection -
 - a. Proposed access should line up across from the existing access to Target on the west side of the road for more predictable operations and to prevent traffic operation issues at the intersection of CSAH 14 and Hundertmark Rd.
 - b. A left turn lane on Hundertmark Rd. into the proposed development should be added to adequately store the expected number of vehicles that may be waiting to turn to avoid operational issues with traffic backing up to the signal at CSAH 14 and Hundertmark Rd. The developer needs to provide a traffic impact analysis to demonstrate that this left turn lane can adequately store the expected number of waiting vehicles without impeding southbound Hundertmark Rd. traffic.
4. The County will need to review and approve the final grading plans for properties adjacent to CSAH 14. A grading permit will be required for grading work within the highway right of way. The grading and trail reconstruction along CSAH 14 will need to be compatible with the future CSAH 14 4-lane divided urban design.
5. The technical details of the final plat, its boundaries and form(s) will need to be reviewed and approved by the County Surveyor.
6. Prior to any work affecting or on County highways or in County right of way, the applicant shall coordinate plans with the County Engineer and obtain a Utility or Excavating/Filling/Grading Permit(s) from Carver County Public Works: (www.co.carver.mn.us/departments/public-works/quick-links/permits). Final details of locations, grades, and profiles affecting County roads as well as any utility connections will need to be reviewed and approved prior to any permits.
7. Any damages, modifications, or changes incurred on County highways from current or approved conditions will need to be remedied or updated at development expense, including costs incurred by the County.

These are the County's comments at this time. If you have any questions or need further assistance, please contact staff noted below:

Joan Guthmiller Administrative Technician Carver County Public Works 952.466.5201 jguthmiller@co.carver.mn.us	Angie Stenson AICP Sr. Transportation Planner Carver County Public Works 952.466.5273 astenson@co.carver.mn.us	Dan McCormick, P.E. PTOE Traffic Services Supervisor Carver County Public Works 952.466.5208 dmccormick@co.carver.mn.us
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- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
MARCH 15, 2021

1. Call to Order

President Windschitl called the meeting to order at 8:47 pm.

2. Roll Call

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

Absent: None.

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

3. Agenda

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

4. Minutes

Motion by Commissioner Huang, second by Commissioner Hubbard to approve the minutes of the February 22, 2021 EDA meeting.

Motion carried.

5. Authorize Letter of Intent for TIF Assistance to Proposed Oppidan Industrial Project

Assistant Executive Director Kabat presented the item to the Commission.

Commissioner Huang looked to clarify how cost is affected if it comes in lower than expected.

Assistant Executive Director Kabat provided further detail regarding how a lower number would affect the TIF.

President Windschitl inquired about the soil correction process.

Assistant Executive Director Kabat explained how Oppidan is planning to resolve the soil issues.

Jay Moore with Oppidan spoke further regarding the soils at the site.

Executive Director Podhradsky reiterated the importance of this project moving forward.

Commissioner Huang inquired about the price difference between surcharging and helical piers.

Executive Director Podhradsky stated it is probably about \$1,000,000.00.

Mr. Moore added that the difference would also be about twelve months.

The EDA continued to discuss the importance of this project moving forward.

Motion by Commissioner Hatfield, second by Commissioner Huang to authorize the EDA Director to execute the Amended Letter of Intent for TIF assistance to the proposed Oppidan industrial project.

Motion carried.

6. Other Business

There was no other business.

Commissioner Hubbard asked for an update on the Oak Ridge site.

Executive Director Podhradsky briefly updated the EDA on this site.

Commissioner Huang inquired if the closing of Oak Ridge Conference Center has any impact on the planning for the site.

Executive Director Podhradsky stated it would if it would be a different type of use was planned and discussed allowable uses for that site under current zoning.

7. Adjourn

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

Motion carried.

Chaska Park Board
Meeting Minutes
February 9th, 2021
Zoom

1. Call to Order

The February 9th meeting of the Chaska Park Board was called to order by Chair David Downs at 7:00 pm via Zoom.

2. Roll Call

Attendance via Zoom: David Downs, Jason Branch, Elizabeth Wyveen, Georgiann Keyport, Zach Saueressig

Absent: Ernesto Ruiz Gutierrez, Jalen Destin

Staff: Marshall Grange, Mary Monteith, Mike Tudor-IS assistance

3. Adopt Agenda

Motion by Wyveen, second by Branch to adopt the February 9th, 2021 meeting Agenda.

Roll Call for Approval

4. Visitor Presentation

None in Attendance

5. Approve Previous Meeting Minutes

5A. Motion by Wyveen, second by Branch to approve the Chaska Park Board meeting minutes of December 14th, 2020.

Roll Call for Approval

6. Receive Council and Planning Meeting Minutes

6A. Council Minutes November 30th

6B. Council Minutes December 7th

6C. Council Minutes December 21st

Downs shared that in reading these Council minutes, it appears that the City Square project is ramping up. The developer has been picked and there now are weekly meetings. More to come.

6D. Council Minutes January 4th

6E. Planning Minutes October 14th

6F. Planning Minutes December 9th

7. Discussion Items

7A. Carver County Arts Consortium Update

Grange gave an update on the Arts Consortium. The MOU and Lease Agreement was approved by the Council at the Dec. 21, 2020 meeting. In January, various meetings occurred with staff and Cindy Anderson to talk through the planning process to establish the rent and billing in Active Net. The gift shop rent will be set up as a monthly auto withdrawal from their account for the base rent. The Arts Consortium will then submit a sales reports to CCC staff, by the 5th of each month. If there is revenue due to the CCC, they will pay by the 15th of each month.

The Programming partnership piece, is a bit more complex. While many of the programs will be done in partnership, each entity is responsible for various pieces; room reservations, program registration, supplies, staffing, etc. plus the shared program revenue of 50%. There is a bit more to it, but think we are headed in the right direction. We have had good discussion and staff are working hard to get it all set up. As far as programming right now, most of their events are set up in the gallery. This month there is a Family Connected exhibit through February 27th. The opening reception is February 11th. They have been planning for various events this year. In planning are: Art Stock, literary events, music in the theater, and their annual CD release concert hopefully in June. There are bookmarks throughout the building for patrons to grab of the listings for this year. Saueressig suggested they put a stand at the CCC front entrance with the bookmarks so there is a better visual. Currently on FB we both are marketing an art and bake kit available for purchase. Cindy meets monthly with our programmers to talk through new program ideas, while still navigating through COVID protocols.

7B. Bicycle and Pedestrian Master Plan Update

Grange shared that the SHIP Agreement with Carver County Public Health for the Bicycle and Pedestrian Master Plan was approved at the January 25th Council meeting. Grange this week sent out the Request for Quotes (RFQ) on the Master Plan. It was sent out to 3 consultants, WSB, Community Design Group and Hoisington. BikeMN, also suggested a couple others to forward the RFQ to. The quotes are due March 1st, staff will review them and bring back to the March meeting for discussion. We will set up a work session with the selected consultant hopefully in April, as well as bring back the Bike Committee to review the results. This will ensure we all are on the same page. We will want representation from the Park Board on the Bike Committee as things move forward. Grange asked all to think about that and will talk more in March.

Keyport asked about the current members on the Bike Committee. Grange explained the history on how the committee was created and shared who is on it and their role in helping to prepare the Bike Friendly application. The committee consists of various representatives from other city departments, Planning Commission, District 112, Human Rights commission, SW Transit, the Downtown Business Alliance, and Carver County Public Health. As we get closer to picking a consultant, we will want to get more public representatives involved, as well as a Council rep.

Wyveen asked if still planning to apply this summer? No, more than likely we will target February 2022. A lot of resources are still needed, lots of things need to happen. COVID played

into this as well with timing. There are 180 questions that we need to prepare to address in the application.

7C Community Center Master Plan Update

We have not started planning yet but wanted to share more on this. The CCC is celebrating the 30-year anniversary of the dedication on Feb. 19. We plan on celebrating the success of the Community Center and are offering memberships that day at 30% off. The CCC has been a premier gathering space for the City for years. But it is a 30-year-old building, it is aging. We have many upgrades we need to account for. We need to think about how we may want to do things differently looking forward. Maybe establish a new vision, while we continue to serve the needs and wishes of the community. Trends have changed, maybe we look at new ideas.

Discussion has also started with our finance department as well as consulting firm Baker Tilly on laying out a baseline for financials, and ideas on change. The current makeup of our general fund has a lot of program activity in it that is conducted within the CCC. Discussion needs to happen on what should be more general fund budget, and what is more of a CCC cost. We currently budget about \$30/per capita, most other similar Centers, spend about \$120/capita. We need to reconsider and refine that better. Staff need to make decisions on what we are currently offering, and again, what the trends are. Grange is starting work on a proposal to go out mid-March for a planning/architectural RFQ. Then we will start work on compiling a citizen task force. We would look at 2 from the Council, 1 from each commission, staff from our finance department, the CCC Manager, the Program Manager, a CCC member, and a community representative. Grange sees about 15 on the task force. They would be charged with working with the consultant over time on shaping the Master Plan. There would be group focus meetings with staff, and other city departments. We also will seek feedback from current renters in our building, major users, and District 112. This will help determine the best way to survey the public for feedback. It is complex but exciting!

Staff just did a kickoff video on social media for the 30-year celebration as well as the one-day sales promotion on the 19th. Grange also mentioned the Master Plan.

Downs, the Master Plan, certainly valuable. Guessing it could be a significant amount of money. But let's start dreaming, what could it be 20 years from now. Additions, remodel etc.

Saueressig asked about park board representation on the committee. Grange, one person would be the rep on the task force, as things get going, that rep would give monthly updates at the park board meetings. Grange will come up with plan as to who that rep will be.

Keyport, if the financial side is refigured, would that impact our residents? Downs, by separating and allocating costs out from the CCC, it should show a much better picture. Maybe then we want that piece of the pie to be way bigger. Then we need to make decisions, taxes, sponsorship opportunities etc. A nice opportunity to dream but must be a realistic plan. Grange shared that the Council remains committed that the CCC remains assessable to all in the community.

8. Other Business

8A. Board Reports

Saueressig-Impressed with all going into the CCC in the morning. The system for sign up, staff is great, swimming is great. One thing, the family locker rooms. Need bigger area. Grange, a perfect example to think on, how can that area look different.

Wyveen-There currently are Take and Make craft kits available for families at the Chaska Library. There is a food distribution event at Gedney coming up. The Ice Garden at Firemen's Park, the kids had a blast. Really fun, and everyone wore masks and distanced.

Keyport-We visit the CCC in the mornings, I appreciate having to wear masks, with the new variant threat, I really appreciate that. I encourage you to keep at it. Grange, we continue to abide with the Governors Orders. People are tired of COVID things but stay strong.

Downs, Reminder of the Feb. 22nd meeting on social media. Thank Brian Jung again for tonight, always appreciate him coming and sharing things. He is awesome.

9. Adjourn Meeting

Motion to Adjourn the February meeting by Keyport, second by Saueressig.

Roll Call by Downs-Adjourn

- MINUTES -
CHASKA CITY COUNCIL
February 22, 2021

1. Call to Order

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

2. Pledge of Allegiance

3. Roll Call

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

Absent: None.

Also Present: Kevin Ringwald, Community Development Director; Liz Hanson, City Planner; Luke Melchert, City Attorney; Noel Graczyk, Administrative Services Director; City Engineer Matt Clark; Nate Kabat, Assistant Administrator; and Matt Podhradsky, City Administrator.

4. Adopt the Agenda

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

5. Visitor Presentation

5.A. Update on Recruitment Efforts

Police Chief Seibert provided the Council with an update on recruitment efforts.

City Administrator Podhradsky spoke further regarding recruitment.

Councilmember Hubbard inquired after the relationship between the City and instructors at feeder schools.

Police Chief Seibert stated that it could be improved.

Councilmember Huang asked how wide geographically the recruitment net is cast.

Police Chief Seibert provided detail regarding the geographic recruitment area and stated that improvements can be made.

Councilmember Hubbard inquired what percentage of CSO's and Police Explorer participants become sworn officers.

Police Chief Seibert estimated that percentage.

Councilmember Grau shared his thoughts regarding recruitment efforts.

City Administrator Podhradsky also provided comment regarding efforts to increase the recruitment pool.

5.B. Local Education Advocacy Group - Team 112

Zach Saueressing with Team 112 provided an update on the goals and plans of Team 112.

Mayor Windschitl shared thoughts on the 2019 referendum and noted that conflicting information in the proposed referendum is confusing.

The Council Meeting lost audio for six minutes.

Mr. Saueressing and the Council continued discussions regarding the local public schools.

Councilmember Grau thanked Mr. Saueressing and Team 112 for their work.

Councilmember Hatfield asked if the connection series discussions will be posted.

Mr. Saueressing stated that highlights would be posted to the website after editing and noted these were meant to be town hall meetings, but with the pandemic have had to become virtual events.

5.C. A.C.T. United Community Awareness to Action Conference

Jessica Bartholomew, Executive Director with ACT United, provided an update regarding current issues with youth in relation to sexual exploitation. She invited the Council, Staff, and residents to attend the webinar series this week for the 7th Annual Community Awareness to Action Conference and provided details regarding the conference.

The Council thanked Ms. Bartholomew and ACT United for their efforts in the community.

6. Minutes

Motion by Councilmember Grau, second by Councilmember Hubbard to approve the minutes of the February 1, 2021 City Council meeting.

Councilmember Hubbard noted a typo in the meeting minutes regarding PPP Loans. City Administrator Podhradsky stated that would be corrected.

Motion carried.

7. Consent Agenda

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

- A. Adopt Ordinance 992, Amending Chapter 2, Section 2.24 Human Rights Commission
Motion to approve Ordinance No. 2021-992 amending Chapter 2, Section 2.24 Human Rights Commission to allow for youth member between the age of 16 and 20 to a 1-year term and approve the updated Commission handbook to reflect the change and other updates needed.

- B. 2021 Full and Part-time Pay Classification
Motion to approve the 2021 Pay Classification Plan.
- C. Authorize Engagement for Audit of 2020 Fiscal Year
Motion to authorize the Mayor and City Administrator to sign an audit engagement letter with MMKR for audit of the fiscal year ending December 31, 2020 and authorize the Administrative Services Director / Treasure to sign a Non-Attest Service Documentation Form for the 2020 Audit.
- D. Adopt Resolution 2021-8, Support for the Arboretum Area Transportation Plan
Motion to approve Resolution No. 2021-8, supporting the Arboretum Area Transportation Plan.
- E. Adopt Resolution 2021-9, Support for the Highway 10 Corridor Plan
Motion to approve Resolution No. 2021-9, supporting the Highway 10 Corridor Plan.

Motion carried.

8. Action Items

8.A. 2021 Union Contracts

City Administrator Podhradsky presented the item to the Council.

Councilmember Huang asked what the requirements are for using cellphones for personal items.

City Administrator Podhradsky explained staff will go back to having a phone for City-use and can use their own personal cell phone for personal use.

Councilmember Hubbard asked for further clarification for Article 7 under the grievance process.

City Administrator Podhradsky detailed the change in that language in the sergeant contract.

Councilmember Grau inquired how the uniform allowance works with the retroactive nature of the contract.

City Administrator Podhradsky provided further clarity regarding that situation.

Councilmember Grau asked if the compensation for uniform allowance is taxable.

City Administrator Podhradsky stated it is.

Motion by Councilmember Huang, second by Councilmember Hatfield to adopt Resolution No. 2021-7 approving employment contracts for 2021 between the City of Chaska and Teamsters Local 320, LELS Local 210, LELS Local 447 and LELS Local 385, with these agreements becoming effective January 1, 2021. Motion carried.

8.B. Adopt Resolution 2021-7, Resolution Calling for a Public Hearing on the Establishment of TIF District No. 24 Chaska Creek Industrial

Assistant Administrator Kabat presented the item to the Council.

Motion by Councilmember Hubbard, second by Councilmember Huang to adopt resolution calling for a public hearing on the establishment of TIF District No. 24 Chaska Creek Industrial. Motion carried.

Jay Moore with Oppidan thanked the Council for moving this project along.

9. Bills

9.A. Accounts Payable Council Roster 2-22-2021

The Council requested further information about bills on pages 4, 24, and 32.

City Administrator Podhradsky 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 2-22-2021

Councilmember Grau:

- Congratulated the Chaska girls' basketball team for being seen by ESPN as an "also considered" team for the top 25 teams in the nation.

Councilmember Huang:

- Thanked those who volunteered at the food distribution event on the 18th.
- Noted there is a food distribution event on March 11, 2021 at the old Gedney factory.
- Noted there is a Fair for All food event on February 25, 2021 at Crown of Glory.
- Reported that Guardian Angels is closing and noted that he is sad to see that happen.
- Commented that the healthcare company used by the City is a great company.

Councilmember Hubbard:

- Noted she attended the food distribution event on the 18th and that it was well attended.
- Updated the Council regarding the 21 Day Racial Equity Challenge that she participated in this month.
- Noted she was invited to listen to a racial justice event with speaker Brian Stevenson that was very interesting.
- Noted her sorrow at the passing of Barb Colhapp and offered her condolences to her family and friends. The Council also noted that Barb will be missed.

City Administrator Podhradsky:

- Provided an update regarding the Federal stimulus package that is going through and how the City will benefit.

Mayor Windschitl:

- Noted the Council has a work session on Monday, February 1.
- Recognized the work that Staff did to secure vaccinations for a portion of the senior population in Chaska. City Administrator Podhradsky updated the Council regarding Ridgeview's plan to secure a percentage of vaccines for those residents that have difficulty with technology and rides.
- Noted the great strides made in the train siding issue that was brought up earlier this year. City Administrator Podhradsky provided further information regarding discussions for silent crossings.
- Noted Fire and Ice is slated to happen in October, which would coincide with 150th Anniversary of the Chaska Fire Department.

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hubbard to adjourn the meeting at 9:13 pm.

Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
March 15, 2021

1. Call to Order

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

2. Pledge of Allegiance

3. Roll Call

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

Absent: None.

Also Present: Kevin Ringwald, Community Development Director; Marshall Grange, Parks and Recreation Director; Liz Hanson, City Planner; Luke Melchert, City Attorney; Nate Kabat, Assistant Administrator; and Matt Podhradsky, City Administrator.

4. Adopt the Agenda

Councilmember Huang requested the addition of item 8.C to discuss Park Board appointments.

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

5. Visitor Presentation

5.A. COVID Update

City Administrator Podhradsky provided a brief COVID update.

Parks and Recreation Director Grange noted the Department of Health's recommendation to shut down Community Center activities for two weeks was a strong recommendation.

Mayor Windschitl briefly recapped the emergency EOC meeting discussions that were held regarding this recommendation.

Councilmember Hubbard inquired if the source of the variant spread was determined.

City Administrator Podhradsky stated it has not been determined whether it was group fitness or youth sports and spoke further about discussions with the Department of Health regarding this variant.

6. Minutes

Motion by Councilmember Hubbard, second by Councilmember Hatfield to approve the minutes of the February 22, 2021 City Council meeting. Motion carried.

7. Consent Agenda

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

- A. Adopt Ordinance 993, Amend Chapter 1, Section 1.12.010 General Penalty for Violation Penalty of Code
Motion to approve Ordinance No. 2021-993 Amending Chapter 1, Section 1.12.010 General Penalty for Violation of Code.
- B. Accept the Public Improvements for Club West 7th Addition
Motion to accept the public improvements in Club West 7th Addition as municipal facilities and adjust the letter of credit accordingly.
- C. Accept the Public Improvements for Club West 8th Addition
Motion to accept the public improvements in Club West 8th Addition as municipal facilities and adjust the letter of credit accordingly.
- D. Accept the Public Improvements for Club West 9th Addition
Motion to accept the public improvements in Club West 9th Addition as municipal facilities and adjust the letter of credit accordingly.
- E. Appointment of Human Rights Commission Chair and Vice-Chair
Motion to appoint Sarah Carlson as Human Rights Commission Chairperson and to appoint Celi Haga as Human Rights Commission Vice-Chairperson.
- F. Authorize Equipment Lease Agreement with MMPA
Motion to authorize the Mayor and City Administrator to sign an Equipment Lease Agreement with MMPA.
- G. Adopt Resolution 2021-12 Chaska Creek Center - Phase 2 Street and Utility Improvements
Motion to approve Resolution #2021-12 Accepting the petition for Phase 2 of the public improvements for Chaska Creek Boulevard, and ordering preparation of construction documents.
- H. Approve the Wetland Replacement Plan for Chaska Creek Industrial Center
Motion to Approve the wetland replacement plan for Chaska Creek Industrial Center.

Motion carried.

8. Action Items

8.A. Adopt Resolution 2021-10 and Resolution 2021-11, PUBLIC HEARING: Approve the Right of Way Vacation, Final Site & Building Plan and Final Plat for Chaska Creek Industrial (Chaska Creek Center 3rd Addition)/Oppidan/PC #2021-02

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Mayor Windschitl inquired if the City owned this property and what happens with vacated portion.

Community Development Director Ringwald provided further information regarding the process of ROW vacation.

Mayor Windschitl opened the public hearing at 7:32 pm.

Mayor Windschitl closed the public hearing at 7:34 pm.

Motion by Councilmember Huang, second by Councilmember Grau to adopt Resolution No. 2021-10 to approve the Right of Way (ROW) Vacation for 10 feet on the Northwest Corner of Creek Road and Chaska Creek Boulevard. Motion carried.

Motion by Councilmember Hatfield, second by Councilmember Huang to adopt Resolution No. 2021-11 approving the Final Site & Building Plan and Final Plat (Chaska Creek Center 3rd Addition) for two industrial buildings in Chaska Creek Business Center (PC #2021-02). Motion carried.

8.B. Pedestrian and Bicycle Master Plan Consultant

City Administrator Podhradsky introduced the item to the Council.

Parks and Recreation Director Grange presented the item to the Council.

Mayor Windschitl inquired if Community Consulting and WSB has ever partnered before.

Parks and Recreation Director Grange stated that he believes they have.

City Administrator Podhradsky commented on the item and noted the recommendation of a Council member sitting on the task force.

Councilmember Hubbard noted she would be interested in doing so.

Councilmember Grau inquired where the SHIP dollars come from.

City Administrator Podhradsky stated they come from the State Department of Health.

Mayor Windschitl asked what initial steps from this plan Staff would like to see.

Parks and Recreation Director Grange went into some detail regarding wayfinding as being a key component to start with.

Councilmember Huang inquired what some recommendations have been to other cities implementing their plans.

Parks and Recreation Director Grange provided further information regarding those recommendations.

The Council shared their thoughts on the item.

Motion by Councilmember Hubbard, second by Councilmember Grau to direct Staff to enter into contract with Community Design Group and WSB. Motion carried.

Motion by Councilmember Huang, second by Councilmember Hatfield to appoint Councilmember Hubbard to be the Council representative on the steering committee. Motion carried.

8.C Park Board Appointments

City Administrator Podhradsky introduced the item to the Council.

Motion by Councilmember Huang, second by Councilmember Hubbard to appoint Donelle Heieie as a Park Board Member, Karli Cich as the first alternate, and Thomas Massey as the second alternate. Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 3-15-2021

The Council requested further information about bills on pages 5, 9, and 30 and regarding CARES reimbursements.

City Administrator Podhradsky provided further information regarding those bills and gave further information regarding the use of the CARES money.

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

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 3-15-2021

10.B. Other Reports

10.B.i. Financial Reports-January

Councilmember Huang:

- Noted the food distribution event on March 11 went really well and thanked all those who put these on and volunteer their time.
- Provided a brief update regarding SouthWest Transit.

Councilmember Grau:

- Requested a reminder regarding where in the application process the transitional housing project across from the municipal garage is. City Administrator Podhradsky explained where the project is in the process.
- Requested an update on how the federal stimulus will affect the City. City Administrator Podhradsky summarized how these funds will affect the City.

Councilmember Hubbard:

- Noted a resident contacted her with concerns regarding illegal dumping of yard waste. City Administrator Podhradsky briefly spoke to the issues this common practice can create.

- Encouraged residents to drive slower.

Councilmember Hatfield:

- Noted it is Women's History Month.
- Noted the American Legion Auxiliary will be putting on a drive-thru event at the VFW on April 3 from 10-11:30. The first 1000 kids that come through will receive a bag.

Assistant Administrator Kabat:

- Noted there is a stuff-the-bus event on March 21 organized by the Chaska Cares team and gave details regarding the event.
- Reported SouthWest Transit is engaging with Minnesota Valley Transit Association to do a long-term joint-planning study. He noted virtual focus groups will be held on March 24 and March 25 from noon-1pm and that there will be online questionnaires as well.

Parks and Recreation Director Grange:

- Reported there is an Empower Community Workshop via Zoom put on by the Parks and Recreation Department and the Carver County Arts Consortium starting Thursday, March 18. Sign-ups are located on the City website.

City Administrator Podhradsky:

- Noted the next Council meeting is April 5, 2021.

Mayor Windschitl:

- Asked folks to be responsible on St. Patrick's Day.

11. Adjourn

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

Motion carried.