

**CHASKA PLANNING COMMISSION
MINUTES
JANUARY 11, 2012**

1. Call to Order

Chairperson Young called the meeting to order at 7:00 p.m.

2. Roll Call

Roll call was taken. Members present: Commissioners Huang, Keyport, Broback, Hewitt, Miller, Personius, Hughes, and Chairperson Young.

Members absent: Commissioner Ashley.

Also present: Kevin Ringwald, Director of Planning and Development; Bill Monk, City Engineer; Luke Melchert, City Attorney; and Melissa Duchinsky, City Planner.

3. Adopt the Agenda

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

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Minutes

Motion by Commissioner Keyport, second by Commissioner Hewitt to approve the minutes of the October 12, 2011 Planning Commission meeting.

Motion carried.

6. Consent Agenda

Motion by Commissioner Hughes, second by Commissioner Huang to approve the Consent Agenda as follows:

- a) Receive the minutes of the October 17, November 7, 21, December 5, and 9, 2011 City Council meetings
- b) Receive the minutes of the October 10, November 14, and December 12, 2011 Park Board meetings
- c) Receive the minutes of the November 21, and December 19, 2011 EDA meetings

Motion carried.

7. Nickel Creek Final Plat (Phase 2)

PC No. 12-01/11-06/Scott Carlston/Chaska Land LLC

The City Planner, Melissa Duchinsky, presented the item to the Commission.

The Planning Director, Kevin Ringwald, presented the planning history of the Bavaria Road area.

Bill Monk, the City Engineer, presented the traffic and roadway connections information.

Chairperson Young pointed out that the Planning Commission had previously voted in favor of the connection between the Bavaria Hills subdivision and Symphony Hills. He also provided two letters from residents Bill and Sherry Beverly and Greg and Brenda Lohrenz.

John Nydahl of 3107 Francesca Drive appeared before the Commission to say that he did not know about the neighborhood connection when he bought his house and expressed his concerns over the housings types and values.

John Prondzinski of 1160 Symphony Lane stated he had provided a letter of support in November and commented that the connection is important for emergency vehicle response, it shows good neighborhood planning, and the connection has always been an expectation of the project.

The residents of 1151, 1169 and 1161 Symphony Lane, also appeared in the audience of the Commission meeting to show support of the project.

Scott Carlston, the developer of the Nickel Creek project, appeared before the Commission to explain that the house and lot sizes will be consistent with the Symphony Hills area and the neighborhood connection makes sense and has been shown on all previous submissions for approval to the Commission.

Commissioner Huang inquired about the traffic impact at the cul de sac ending on Francesca Drive.

The City Engineer explained that Nickel Creek will have more traffic than Symphony Hills.

Commissioner Miller asked if it would make more sense to join the cul de sacs of Bavaria Hills Trail and Langden Court.

The City Engineer stated the concept had not been pursued but Staff has always been in support of the connection.

Commissioner Hewitt asked if a traffic signal would be installed.

The City Engineer said the number of houses would not justify a signal.

Commissioner Huang asked if speed bumps could possibly be installed to deal with potential safety and speed issues.

Bill Monk stated safety issues can actually be created with the use of speed bumps.

John Prondzinski commented that residents are not the only people to use the road, but service trucks could be a concern.

Commissioner Keyport stated that public safety warrants the importance of a second egress connection.

Commissioner Broback stated that the City had followed the proper process with the project and that having free flow of traffic in multiple directions is a positive. Having a cul de sac would cause the applicant to lose some lots.

Commissioner Huang said making the connection makes sense for service trucks, school buses etc.

Commissioner Miller commented that it is unfortunate that a precedent was set with Bavaria Hills for taking out connections in the Bavarian Hills neighborhood. Connections in the neighborhood have been planned for years and would be a positive addition to the area.

Motion by Commissioner Hughes, second by Commissioner Miller to recommend approval to the City Council of the Final Plat for Nickel Creek 2nd Addition, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative, prepared by Alliant Engineering, Inc., dated December 6, 2011;
 - b. Nickel Creek Final Plat, Sheets 1-3, prepared by Alliant Engineering, Inc., undated;
 - c. Nickel Creek Colored Site Plan, undated;
 - d. Nickel Creek Lot Summary Sheets 1-2, prepared by Alliant Engineering, Inc., undated;
 - e. Nickel Creek Adjacent Property Ghost Plat and Owner Exhibit, dated December 21, 2012;
 - f. Nickel Creek Lot Split Exhibit, dated May 3, 2007
 - g. Nickel Creek, Phase 2, Cover Sheet, Sheet 1 of 15, prepared by Alliant Engineering, Inc., dated December 6, 2011;
 - h. Nickel Creek, Phase 2, Details, Sheet 2 of 15, prepared by Alliant Engineering, Inc., dated December 6, 2011;
 - i. Nickel Creek, Phase 2, Details, Sheet 3 of 15, prepared by Alliant Engineering, Inc., dated December 6, 2011;
 - j. Nickel Creek, Phase 2, Grading Notes and Details, Sheet 4 of 15, prepared by Alliant Engineering, Inc., dated December 6, 2011;
 - k. Nickel Creek, Phase 2, Existing Conditions Survey, Sheet 5 of 15, prepared by Alliant Engineering, Inc., dated December 6, 2011;
 - l. Nickel Creek, Phase 2, Grading, Drainage and Erosion Control Plan, Sheet 6 of 15, prepared by Alliant Engineering, Inc., dated December 6, 2011;
 - m. Nickel Creek, Phase 2, Street and Storm Sewer Plan and Profiles, Sheet 7 of 16, prepared by Alliant Engineering, Inc., dated December 6, 2011;
 - n. Nickel Creek, Phase 2, Street and Storm Sewer Plan and Profiles, Sheet 8 of 16, prepared by Alliant Engineering, Inc., dated December 6, 2011;
 - o. Nickel Creek, Phase 2, Street and Storm Sewer Plan and Profiles, Sheet 9 of 16, prepared by Alliant Engineering, Inc., dated December 6, 2011;
 - p. Nickel Creek, Phase 2, Sanitary Sewer and Watermain Plan and Profiles, Sheet 10 of 16, prepared by Alliant Engineering, Inc., dated December 6, 2011;
 - q. Nickel Creek, Phase 2, Sanitary Sewer and Watermain Plan and Profiles, Sheet 11 of 16, prepared by Alliant Engineering, Inc., dated December 6, 2011;
 - r. Nickel Creek, Phase 2, Sanitary Sewer and Watermain Plan and Profiles, Sheet 12 of 16, prepared by Alliant Engineering, Inc., dated December 6, 2011;
 - s. Nickel Creek, Phase 2, Sanitary Sewer and Watermain Plan and Profiles, Sheet 13 of 16, prepared by Alliant Engineering, Inc., dated December 6, 2011;
 - t. Nickel Creek, Phase 2, Sanitary Sewer and Watermain Plan and Profiles, Sheet 14 of 16, prepared by Alliant Engineering, Inc., dated December 6, 2011;
 - u. Nickel Creek, Phase 2, Landscape and Tree Preservation Plan, Sheet 15 of 16, prepared by Alliant Engineering, Inc., dated December 6, 2011;

- v. Nickel Creek, Phase 2, Landscape and Tree Preservation Plan, Sheet 15 of 16, prepared by Alliant Engineering, Inc., dated December 6, 2011.
2. Payment of Park Dedication Fees upon approval of the Final Plat and prior to the filing of the Final Plat with Carver County.
3. Individuals, builders or groups of builders shall not construct single-family home styles having substantially similar appearance (including two or more the following factors; articulation of front wall, number of full stories above grade, principal roof type, materials, and garage type) from the street to other single-family homes within two lots on each side, directly across or diagonally across from the same unit. No building permit shall be issued for a single-family home inconsistent with this requirement.
4. The following ratios are to be used with respect to the positioning of the garage on all single-family lots:
 - A. A minimum of 50 percent of the single family homes will have garages that are recessed at least six feet from the front wall of the house, including a substantial front porch;
 - B. No garages shall protrude in excess of six feet beyond the front wall of the house, including a substantial front porch, or side-loaded garages on lots that are wide enough to support such garage;
 - C. A substantial front porch shall be: unenclosed; have a minimum depth of eight feet; extend across a minimum of 50 percent of the front of the house, excluding garage; and be located adjacent to the garage; and
 - D. A side-loaded garage shall: be designed to provide for dormers, bays and other architectural elements to be utilized to break up the mass of the garage and the roof line; not to exceed 25 feet in depth; be perpendicular to the right-of-way; not visually terminate at a roadway; and not be adjacent nor directly across the street from other side loaded garages.
5. The length of the garage wall facing the street shall not be greater than fifty percent (50%) of the length of the entire front facade of the house; except on lots that are 60 feet in width or less, which shall not exceed sixty percent (60%) if they comply with all three of the following conditions:
 - A. The second floor living space shall extend over the two-car portion of the garage; and
 - B. The garage doors shall be decorative and shall provide for strip windows along the upper edge of the garage door; and
 - C. Houses that provide for a three-car garage shall break the garage into two-car and one-car sections with the one-car section being recessed.
6. With the addition of an approved premium color palette, 4" window wrap on all elevations and the utilization of fiber cement siding on all front elevations, the following regulations are modified as follows:
 - A. Item 5a) has been eliminated.
 - a. Item 5c) shall be revised to: Substantial front porch shall be: unenclosed; have a minimum depth of 6 feet; and extend across 50 percent of the front of house, unless the front elevation includes an approved substantial architectural feature (i.e. a turret) that prevents the front porch from reaching the full 50 percent.
 - b. Item 6c) has been eliminated.

- c. In addition, approved premium color packages shall not be built next to one another on either side, nor directly across the street from one another.
7. 360-degree architecture shall be provided for all corner lots and all lots whose rear or sides are visible from public right's-of-way across to open spaces, as identified in the body of this report.
8. No building shall be located closer than 125 feet to the centerline of Bavaria Road.
9. Revision of the plat and site plan to include the same Right-of-Way widths as the existing streets in Symphony Hills consistent with City standards.
10. Service drives shall be provided to all storm sewer inlets/outlets, to be approved by the City Engineer.
11. Submission and approval of a wetland delineation plan is required subsequent to Final Plat approval and prior to filing the Final Plat to Carver County.
12. Adherence to the City's Boulevard Tree Policy.
13. Dedicated left and right turn lanes shall be provided on Bavaria Road by the developer, as was required with both the Chevalle and Symphony Hills developments.
14. Provision of sidewalks on both sides of all streets.
15. Disposition of the outlots shall be as follows: Outlots A and D shall be permanent Open Space and deeded to the City of Chaska; Outlot C shall be for future single-family residential per the Preliminary Plat dated June 8, 2010 and retained by the developer; Outlot B shall be for stormwater purposes and deeded to the City of Chaska; Outlots E, F, G, H, I and J shall be for future single-family residential when at such time said outlots are combined with adjacent outlots in the Symphony Hills neighborhood rendering the lots buildable for single-family residential, and retained by the developer.
16. Restrictive covenant language, similar to the language used in the Symphony Hills development, shall be provided to staff prior to the release of the Plat, which shall provide a specific plan for maintenance of all common areas, including, but not limited to, the following:
 - a. The trees;
 - b. The boulevard areas;
 - c. The berm; and
 - d. The sidewalks.
17. Submittal of a detailed plan for the Tree Mitigation Area located in Outlot A behind lots 11 and 12 of Block 1, as originally shown on the Preliminary Plat exhibit (June 8, 2010).
18. The applicant will need to submit conservation easement language for the tree preservation areas in Lots 13 and 14 of Block 1.
19. Maintenance of the roadway connection of Francesca Drive, from the Symphony Hills subdivision to the Nickel Creek subdivision, as shown on the Final Plat of Nickel Creek 2nd Addition as well as in all previous approvals for both Nickel Creek and Symphony Hills.

Motion carried. Unanimous.

8. Adopt PC. Resolution No. 12-01 Regarding TIF District #18/Chaska Building Center

The Planning Director presented the item to the Commission.

Motion by Commissioner Keyport, second by Commissioner Hewitt to approve P.C. Resolution No. 12-01 finding that the Chaska Building Center project is in compliance with the 2030 Comprehensive Plan.

Motion carried. Unanimous.

9. Recommend Approval of the Downtown Master Plan to the City Council

Kevin Ringwald, the Planning Director, presented the item to the Commission.

Commissioner Young stated that opportunities for catalyst sites are abundant but would still like to see a clear vision and felt that engaging our water bodies is very important.

The Planning Director said a master plan would need to be developed for each site.

Commissioner Broback commented that having something downtown to draw people into the area is important.

Commissioner Hewitt asked if anything besides residential had been considered for Block 53.

Kevin Ringwald said it is unusual to have a downtown as geographically big as we have, and we do not want to compete against ourselves, thus the reason for the catalyst sites.

Commissioner Keyport stated he was impressed by the comprehensive nature of the Downtown Master Plan.

Commissioner Huang agreed that this is a long term plan and it must be viewed in that manner.

Commissioner Miller stated that this is a great final product with the potential to produce many good things with its implementation.

Chairperson Young would love to see the Clayhole and Firemen's Park area utilized.

Commissioner Hewitt commented that it is a thoughtful plan and thanked everyone on the task force for their hard work.

Motion by Commissioner Miller, second by Commissioner Personius to recommend approval to City Council of the Downtown Master Plan.

Motion carried. Unanimous.

10. Other Business

Commissioner Hewitt

- ❖ Asked the Planning Director if he has a secret plan for a Vikings Stadium in the area and was told he did not.

Commissioner Miller

- ❖ Stated that there have been a number of good things happening over the past few years and congratulated City staff for doing things to help the community and exude pride in Chaska.
- ❖ Inquired whether there are plans to improve the water quality in the area and was advised there is nothing in the works but the Fire Department Fishing Contest is coming up.

Commissioner Hughes

- ❖ Stated that the Holiday Tree Lighting event was great and felt there could be even more opportunities to make the event even bigger.

Chairperson Young

- ❖ Suggested that signs be posted in temporary cul de sacs that indicate a future through street is planned.

11. Adjourn

Motion by Commissioner Miller, second by Commissioner Hewitt to adjourn the meeting at 9:20 pm.

Motion carried.