

**CHASKA PLANNING COMMISSION
MINUTES
FEBRUARY 9, 2011**

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, Broback, Hewitt, Ashley, Miller, Personius, Hughes, and Chairperson Young.

Members absent: Commissioner Keyport.

Also present: Kevin Ringwald, Director of Planning and Development; and Melissa Duchinsky, City Planner.

3. Adopt the Agenda

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

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Minutes

Motion by Commissioner Miller, second by Commissioner Huang to approve the minutes of the July 14, 2010 Planning Commission meeting.

Motion carried.

6. Consent Agenda

Motion by Commissioner Broback, second by Commissioner Ashley to approve the Consent Agenda as follows:

- a) Receive the minutes of the January 24, 2011 City Council meeting
- b) Receive the minutes of the January 10, 2011 Park Board meeting

Motion carried.

7. Chevalle 9th Addition – Final Plat Approval

PC. No. 11-02/Chevalle Development Company

The City Planner presented the item to the Commission.

Dave Igel, the developer, was present to answer questions or comments.

Chairperson Young inquired where the housing type had changed.

Mr. Igel stated they will still be single-family homes, with the same lot size but the design will also be reviewed by the developer, as well as the City.

Commissioner Broback asked if new houses will improve the value of existing homes.

Mr. Igel stated that stated that new houses would allow them to fund improvements in the neighborhood. He also stated that currently those lots are empty and any new construction would help fill those lots.

Commissioner Broback asked if there would be differences in the houses originally proposed.

Mr. Igel said the houses were likely to be two-stories, 4,000 sq ft, three-car garage, with good exterior review and premium colors.

Commissioner Huang asked what the price range would be.

Mr. Igel said the builder is likely going to focus on what the market is selling, likely \$400,000.

Commissioner Hewitt inquired whether these homes were similar to what is already there.

Mr. Igel said yes, there would be an overall positive impact and no changes are proposed to what was preliminary approved. He felt this process would jumpstart the development.

Commissioner Ashley asked if the materials would be similar and what type of people are the buyers.

Mr. Igel said that overall the materials were similar as related to City requirements and the buyers were generally second or third time homeowners.

Jonathan Paradeau of Chaska appeared before the Commission to express his opinions about the Association and Developer not functioning up to expected standards. He also inquired as to why this builder would be better than others who have tried to build in the past. He expressed concern about housing values with a less expensive housing product in the neighborhood.

Commissioner Broback asked if he felt that the developer's obligation would become easier to fulfill when more lots were sold.

Chairperson Young stated that the Planning Director could comment on this.

Mr. Paradeau then read an email from Cordell Mack, also of Chaska, that commented on the development of outlot near his property and his concerns about neighborhood maintenance or lack thereof and finishing the public improvements. The email stated that the housing product is unknown to the existing homeowners and they have concerns over architectural standards.

The Planning Director said the City has been working on a document with a new financial institution to move forward on the public improvements. There will be an assessment agreement on future development, not the existing lots already developed. This will help work on and finish the public amenities. It is a positive sign that the builder is interested in multiple lots rather than a few lots at a time.

Commissioner Miller asked if there is a certain quality of material.

The Planning Director said the City set minimum standards and it is up to the developer to exceed those standards in the form of covenants.

Commissioner Miller asked if the best recourse would be to deal with the Association and other homeowners.

Kevin Ringwald, the Planning Director, said that would be the best recourse.

Commissioner Hewitt questioned why there were three lots.

The Planning Director said they wanted to add to the existing Pascolo neighborhood.

Commissioner Hughes inquired if there were construction easements and why they were not yet in place or finalized.

The Planning Director said they were not recorded at the time of filing of the plat but are now being finalized.

Commissioner Hughes asked if the outlot is planned as open space or a lot.

The Planning Director said both; first a buildable lot then a particular builder wanted that lot open, this essentially puts the lot back to the original intention of a buildable lot.

Commissioner Hughes questioned whether that would affect the green space calculations.

The Planning Director said, no, the overall development has 35% green space.

Motion by Commissioner Broback, second by Commissioner Miller to approve the final plat for Chevalle 9th Addition subject to the following conditions:

1. Final Plat of Chevalle 9th Addition shall be substantially consistent with the aforementioned staff report and the following exhibits:
 - A. Final Plat Sheets 1 of 2 and 2 of 2
2. 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.
5. 360-degree architecture shall be provided for all corner lots and all lots whose rear or sides are visible from public right's-of-way or adjacent to open spaces (Lot 1, Block 2, Chevalle 9th Addition).
6. The Final Grading/Drainage and Utility Plans that shall reflect direction provided by the City Engineer in the course of his review.
7. Provision of the necessary easements and right's-of-way as required by the City Engineer in the course of his review.

9. Provision of a sidewalk on both sides of the road, behind a 7.5-foot boulevard that contains boulevard trees every 50 feet.
10. The occupancy permits for Lot 1, Block 1, and Lot 2, Block 2 shall not be issued until the utilities and temporary cul-de-sac are extended past the lots.
11. Removal of "Planning Commission" section on the Final Plat and subsequent mylars intended for recording with the County.
12. Provision of a planting plan for the buffer strips at the entrance to the Pascolo neighborhood.
13. Disposition of outlots shall be as follows: Outlot A and Outlot B shall be for future single-family development.

Motion carried.

8. Other Business

Commissioner Personius:

- ✓ Welcomed Commissioner Hughes to the meeting.

Commissioner Ashley:

- ✓ Stated that the Two Twelve Medical Center is great and the City Staff had done a good job on the project.

Commissioner Miller:

- ✓ Stated the Two Twelve Emergency sign is too bright and the noise from traffic has increased because of the facility.
- ✓ Finally finished his home and the City Staff was great to work with
- ✓ Snow removal has been excellent
- ✓ Heard good things about the master plan for the Athletic Park

Commissioner Huang:

- ✓ Reminded everyone of the Open House for the Downtown Master Plan on February 16th
- ✓ Stated that the Two Twelve Medical Center is beautiful but had some concerns about the sign, berm, and headlights from traffic in the neighborhood.

Commissioner Hughes:

- ✓ Thought the Two Twelve Medical Center is a great addition to the community.

9. Adjourn

Motion by Commissioner Miller, second by Commissioner Huang to adjourn the meeting at 8:17 pm.

Motion carried.