



City of Chaska

Memorandum

To: Heritage Preservation Commission
From: Melissa Duchinsky, City Planner
Date: March 30, 2011
Subject: Minutes from March 22, 2011, HPC meeting

1. Call to Order

The meeting was called to order at 7:00 pm by Chairperson Boe.

HPC members present: Debbie Boe, Steve Herrmann, Mark Kalscheuer, Steve Mueller, Joyce Bohn, Frank Lisa and John Varone

HPC members absent: Patricia Merker

Staff present: Melissa Duchinsky, City Planner

2. Adopt the Agenda

A motion was made by Commissioner Mueller, second by Commissioner Varone, to adopt the agenda.

Motion carried.

3. Approve Minutes

A motion was made by Commissioner Bohn, second by Commissioner Mueller, to approve the minutes from the January 25, 2011, meeting.

Motion carried.

4. PUBLIC HEARING: Request for approval of a Site Alteration Permit (SAP) for renovations and improvements at 1057 and 1059 Stoughton Avenue (former sugar factory barn and offices)

The City Planner presented the item.

The applicant, Jason Palmby of Topaz Investments, addressed the Commission.

Commissioner Herrmann asked about the window details and the applicant replied that they are proposing vinyl wrapped windows.

Chairperson Boe asked whether the proposed steel door on the second floor of the 1057 building would be supportable and the applicant said he believed so and that he will continue to look into the issue.

Commissioner Kalscheuer asked how the proposed exit stairs are being attached to the structure and the applicant replied that detail has yet to be worked out but that it will be in the least invasive way possible.

Commissioner Bohn said she would like to see the removal of the industrial lights and replaced with something more decorative and the applicant replied that he would be happy to explore the issue.

Commissioner Herrmann mentioned that he wanted the Commission to be consistent with regard to the window replacement and that vinyl wrapped windows have not been allowed in the past.

Commissioner Bohn agreed.

The public hearing was opened at 7:30 pm.

Judy Fuller of MRCI appeared before the Commission. MRCI owns the property to the west of the subject property. She mentioned she likes the proposed renovations and that she will be talking more with the applicant about other issues on the property such as the shared parking facilities they use.

Motion by Commissioner Herrmann to add Condition #3, which states: "Utilization of aluminum clad wood windows instead of vinyl." Second by Commissioner Lisa.

Motion carried.

Motion by Commissioner Bohn to add Condition #4, which states: "Decorative lighting that complements the historic character of the buildings should be used for all new and replaced light fixtures." Second by Commissioner Mueller.

Motion carried. Herrmann – nay.

Motion by Commissioner Mueller to approve the Site Alteration Permit for 1057 and 1059 Stoughton Avenue, as proposed, with the addition of Conditions #3 and #4. Second by Commissioner Kalscheuer.

Motion carried.

5. Jonathan designation work group

Chairperson Boe mentioned she would like to amend the original motion she made at the January 25, 2011, HPC meeting with regard to the proposed Jonathan "New Town" Lake Village Historic District. Amended motions as follows:

"Motion of the Chaska Heritage Preservation Commission to create a Jonathan 'New Town' Lake Village Historic District Special Committee to create a list of properties, houses, buildings, trails, tot lots, out lots, tunnels, park areas, and items for consideration for designation as contributing to the Lake Village area of the former Jonathan Development.

The Jonathan 'New Town' Lake Village Historic District Special Committee shall be comprised of members of the Chaska Heritage Preservation Commission and representatives of the Jonathan Association Board of Directors or the Jonathan Historic Preservation committee, or Jonathan property owners and others as appointed and approved by the Chaska Heritage Preservation Commission."

Second by Commissioner Mueller.

Motion carried.

Commissioner Bohn then inquired about whether the Jonathan Association had any concerns over the formation of the District.

The City Planner mentioned the concerns of Nate Bostrom, President of the Jonathan Association, that were sent to staff and the HPC via email.

Commissioner Kalscheuer said he supports moving forward, but that he acknowledges that the HPC may be stepping on some toes with this proposal.

Commissioner Herrmann said that a unified front is required to accomplish a goal like this.

Commissioner Bohn followed up by saying that she likes the idea of preserving the concept of what McKnight started with the Jonathan neighborhood, but that with 8,000 households this is going to be a big undertaking.

Commissioner Herrmann said that the Commission needs to be specific about its goals, i.e., is it layout of the lot, the building itself, the materials, etc.

Chairperson Boe pointed out that only historically significant buildings and parts of the community would need to be evaluated.

Commissioner Lisa commented that getting the Jonathan Association involved is the right way to go.

Commissioner Varone expressed concern about voting on the issues without knowing what the Association thinks of the proposal.

Chairperson Boe asked whether the same concerns would apply to a downtown property in the same situation.

Commissioner Herrmann said that all the motions tonight are saying is that the HPC is establishing a committee, which includes the Jonathan Association.

Motion by Commissioner Bohn, second by Commissioner Kalscheuer, to approve the following:

The Jonathan 'New Town' Lake Village Historic District Special Committee will consist of the following:

- 2 Members from the Chaska Heritage Preservation Commission
- 2 Members from either the Jonathan Association Board of Directors or its Heritage Preservation Committee or a combination thereof.
- 3 Public members selected by the Chaska Heritage Preservation Commission
- HPC to determine its two members
- Jonathan Association to determine its two members
- HPC to determine who chairs the Jonathan 'New Town' Lake Village Historic District Special Committee

Motion carried.

Motion by Commissioner Bohn to nominate Commissioner Mueller and Commissioner Kalscheuer as the HPC representatives on the Jonathan 'New Town' Lake Village Historic District Special Committee. Second by Chairperson Boe.

Motion carried.

Motion by Commissioner Kalscheuer to include Commissioner Mueller as the Chair of the Jonathan 'New Town' Lake Village Historic District Special Committee. Second by Commissioner Bohn.

Motion carried.

6. Other Business

Commissioner Bohn mentioned she has a pamphlet on Chaska brick farmhouses tour that was given to her by Steve Mertens of NDSU.

Chairperson Boe said she attended the State Preservation Plan meeting and that there are scholarships available for the fall SHPO conference in Faribault. She also mentioned there is a discount at the Community Center for Commission members.

7. Adjournment

The meeting adjourned at 8:25 PM, with a motion made by Commissioner Mueller, second by Commissioner Bohn.

Motion carried.