

**CHASKA PLANNING COMMISSION  
MINUTES  
JUNE 8, 2011**

1. Call to Order

Chairperson Young called the meeting to order at 7:03 p.m.

2. Roll Call

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

Members absent: Commissioners Broback and Miller.

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 Personius 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 Huang to approve the minutes of the May 11, 2011 Planning Commission meeting.

Motion carried.

6. Consent Agenda

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

- a) Receive the minutes of the May 16, 2011 City Council meeting
- b) Receive the minutes of the May 9, 2011 Park Board meeting

Motion carried.

7. Public Hearing: Adopt Zoning Ordinance Amendment to Section No. 14.8 of the Zoning Ordinance – Variances

The City Planner presented the item to the Commissioner.

Commissioner Keyport asked for clarification on "hardship" and also whether this change would make things more clear.

Commissioner Hughes asked if the variances applied to residential or commercial properties.

Motion by Commissioner Huang, second by Commissioner Hughes to recommend to City Council approval of revising Section 14.8 of the Zoning Ordinance pertaining to Variances, to reflect recent legislative changes made to the law that governs variances.

Motion carried unanimous.

8. Approve Final Plat & Final/Site Building Plans

The City Planner presented the item to the Commission.

Commissioner Hewitt asked whether Condition No. 20 was being met and Staff agreed that the conditions were being met.

Commissioner Keyport asked if the Staff was in agreement with the exterior material changes.

The City Planner said Staff was in agreement with the changes.

Jim Reynolds of 406 Oak Hill Road appeared before the Commissioner to express concerns about the retaining wall near the future tennis courts and that it is not included in Phase I, which could create erosion concerns. He also stated he was happy that the Planning Commission had addressed the building materials in the last approval for the project.

Nicholas Mason of 1888 White Oak Drive appeared before the Commission to state his support of the revised project.

Julie Youngman of 424 Oak Hill Road appeared before the Commission to inquire about the trees adjacent to their property and stated it is important they be preserved to prevent drainage issues also.

Chairperson Young asked for clarification on the screening of the mechanical equipment.

Mark Bosch, a representative for the applicant, stated that the exterior wall heights will cover the mechanical equipment.

Chairperson Young asked if Staff was comfortable with that solution.

The Planning Director said that shouldn't be a problem but we can asked for cross sections during submittal of the constructions drawings.

Chairperson Young stated he would like to add the condition that the rooftop mechanical be screened from view.

Commissioner Huang asked about the dumpster area.

Mr. Bosch explained that it has been moved from the southwest corner where it was located in the concept plan, to the northeast corner to be as far away from neighboring properties as possible.

Commissioner Hewitt wanted to know when Phase 2 would begin.

Mr. Bosch said as soon as enrollment allows, probably in a few years.

Commissioner Hewitt stated he was happy they had worked out their issues with the neighbors.

Commissioner Keyport agreed with Commissioner Hewitt.

Commissioner Huang said the developer has been a good role model working with the community.

Commissioner Personius said she liked the revisions that had been made and the way they had worked with the neighbors.

Commissioner Hughes also commented that he liked the way the developer and neighbors have worked together on a great project.

Motion by Commissioner Huang, second by Commissioner Personius to recommend approval to City Council of the Final Plat and Final Site/Building Plans for Southwest Christian High School in order to construct a high school on the Hammers property south of Highway 212, subject to the following conditions, and with the addition of Condition No. 16:

1. Approvals shall be based on the following graphic exhibits:
  - a. 5-20-11 SWCHS Responses to Conditions of Resolution No. 11-44
  - b. Southwest Christian High School Responses to City requirements, undated
  - c. Keystone Concrete Retaining Wall Specifications, dated July 16, 2009
  - d. Examples of retaining wall (2), undated
  - e. Wall lighting specification sheet, undated
  - f. Parking lot lighting specification sheet, undated
  - g. Football field lighting specification sheet, undated
  - h. Project Narrative, submitted by Southwest Christian High School, undated
  - i. Purchase Agreement (for Hammers property)
  - j. Traffic Impact Study, prepared by Wenck Associates, dated March 7, 2011
  - k. Wetland Determination, prepared by Wenck Associates, dated March 2, 2011
  - l. Soil Borings Logs, prepared by Professional Service Industries, Inc.
  - m. Overview of Colored Perspective Sheets, prepared by Tushie Montgomery Architects, April 11, 2011
  - n. Colored Perspective: View from West (looking east from Bavaria Road), undated
  - o. Colored Perspective: View from Northeast with Trees (from the end of White Oak Drive), undated
  - p. Colored Perspective: View from Northeast without Trees (from the end of White Oak Drive), undated
  - q. Colored Perspective: View from West (south intersection of Westwood Lane and Bavaria Road), undated
  - r. Colored Perspective: View from Southwest (southwest corner of site), undated
  - s. Colored Perspective: View from Southeast (end of Groves Drive), undated
  - t. Colored Perspective: View from Southwest (Backyard of 400 Oak Hill Road), undated
  - u. Colored Perspective: View from South (backyard of 406 Oak Hill Road), undated
  - v. Colored Perspective: View from South (backyard of 408 Oak Hill Road), undated
  - w. Southwest Christian High School Cover Sheet, prepared by Tushie Montgomery Architects, dated May 23, 2011
  - x. Southwest Christian High School Certificate of Survey, prepared by Clark Engineering Corporation, Sheet V1, dated April 19, 2011
  - y. Southwest Christian High School Site and Signage Plan—Final Buildout, Sheet L1.0, prepared by Tushie Montgomery Architects, May 20, 2011
  - z. Southwest Christian High School Site and Signage Plan – Phase One, Sheet L1.1, prepared by Tushie Montgomery Architects, May 20, 2011
  - aa. Southwest Christian High School Site Details, Sheet L2.0, prepared by Tushie Montgomery Architects, May 20, 2011

- bb. Southwest Christian High School Landscape Plan, Sheet L3.0, prepared by Tushie Montgomery Architects, May 20, 2011
  - cc. Southwest Christian High School Landscape Plan – Phase One, Sheet L3.1, prepared by Tushie Montgomery Architects, May 20, 2011
  - dd. Southwest Christian High School Landscape Details, Sheet L4.0, prepared by Tushie Montgomery Architects, May 20, 2011
  - ee. Southwest Christian Existing Conditions, Sheet C1, prepared by Clark Engineering, April 25, 2011
  - ff. Southwest Christian Grading, Drainage & Erosion Control Phase I, Sheet C2, prepared by Clark Engineering, April 25, 2011
  - gg. Southwest Christian Grading, Utility Plan Phase I, Sheet C3, prepared by Clark Engineering, April 25, 2011
  - hh. Southwest Christian Grading, Civil Detail Sheet, Sheet C4, prepared by Clark Engineering, April 25, 2011
  - ii. Southwest Christian Tree Preservation Plan, Sheet C5.0, prepared by Clark Engineering, April 25, 2011
  - jj. Southwest Christian Tree Preservation List, Sheet C5.1, prepared by Clark Engineering, April 25, 2011
  - kk. Southwest Christian Grading, Drainage & Erosion Control Phase 2, Sheet C6, prepared by Clark Engineering, April 25, 2011
  - ll. Final Plat, Sheet 1 of 2, prepared by Clark Engineering, undated
  - mm. Final Plat, Sheet 2 of 2, prepared by Clark Engineering, undated
  - nn. Existing Slope Analysis, prepared by Clark Engineering, dated March 4, 2011
  - oo. Proposed Slope Analysis, prepared by Clark Engineering, dated March 4, 2011
  - pp. Southwest Christian High School, New School Building, Main Level Floor Plan, Sheet A1, prepared by Bossardt, May 23, 2011
  - qq. Southwest Christian High School, New School Building, Lower Level Floor Plan, Sheet A2, prepared by Bossardt, May 23, 2011
  - rr. Southwest Christian High School, New School Building, Photometrics, Sheet A3, prepared by Bossardt, May 23, 2011
  - ss. Southwest Christian High School, New School Building, Phase I Exterior Elevations, Sheet A4, prepared by Bossardt, May 23, 2011
  - tt. Southwest Christian High School, New School Building, Phase I Exterior Elevations, Sheet A5, prepared by Bossardt, May 23, 2011
  - uu. Southwest Christian High School, New School Building, Phase I Exterior Rendering, Sheet A6, prepared by Bossardt, May 23, 2011
  - vv. Southwest Christian High School, New School Building, Full Buildout Elevations, Sheet A7, prepared by Bossardt, May 23, 2011
  - ww. Southwest Christian High School, New School Building, Full Build Out Renderings, Sheet A8, prepared by Bossardt, May 23, 2011
  - xx. Site, Landscape and Utility Plan Overlay, Sheet L0.0, prepared by Tushie Montgomery Architects, May 20, 2011
2. Applicant shall meet the requirements of the City Engineer's memo dated April 26, 2011.
  3. Revision of the cul-de-sac of White Oak Drive on the Final Plat to include the redistribution of the property so that the public Right-of-Way is located only in the cul-de-sac and "Outlot A" is shown as part of school property.
  4. Submittal of a sign permit application for all proposed signage.
  5. Submittal of specification sheets and cross-sections for all proposed retaining walls.
  6. The school shall not allow the enrollment to exceed 600 students.
  7. No parking associated with Southwest Christian High School or associated events may occur on White Oak Drive, Groves Drive or any other adjacent public Right-of-Way.
  8. Provision of irrigation for the landscaped and sodded areas of the site.
  9. The applicant shall enter into an agreement with the City to reconstruct the section of Bavaria Road adjacent to the school to accommodate dedicated left and right turn lanes at the school access, as well as a potential traffic signal.

10. Modification of the Site Plan to include stormwater access for maintenance, to be coordinated with the City Engineer.
11. Payment of the park dedication fee.
12. Installation of a decorative fence on the east side of the site, to run the length of the property adjacent to the northeasterly neighbors, which shall be consistent with other decorative fences used on the site.
13. Construction vehicles shall use Bavaria Road only.
14. Exterior building materials shall be consistent with the exterior building materials of other schools in Chaska.
15. Prohibition of lighting on the playfields, except that lighting on the future football field is allowed per the approved site plan.
16. All rooftop mechanical equipment shall be screened from view if it can be seen from the adjacent neighborhood properties or streets, to be approved by the Planning Director.

Motion carried.

#### 9. Other Business

- ❖ Commissioner Huang offered his congratulations to Brad Hand, former graduate of Chaska High School for his first start as pitcher with the Florida Marlins baseball team.
- ❖ Chairperson Young asked about the items for July Planning agenda. The City Planner advised, at present, Chevalle 10<sup>th</sup> Addition preliminary plat is likely to be on the July agenda.

#### 10. Adjourn

Motion by Commissioner Huang, second by Commissioner Hewitt to adjourn the meeting at 7:46 pm.

Motion carried.