



Shakopee Planning Commission

Meeting

Minutes

August 5, 2021

7:00 PM

City Hall, 485 Gorman St.

1. Roll Call

Vice Chair Pike called the meeting to order.

Commissioners present: Josh Forsythe, Jesse Lara, Daniel Olson, Brandon Pike, Ashlee Sepulvado

City staff present: Director of Planning & Development Michael Kerski

2. Approval of Agenda

Commissioner Josh Forsythe made a motion to approve the Agenda with item 6C added, seconded by Commissioner Ashlee Sepulvado and the motion passed.

5 - 0

3. Call for Notarized Affidavits, Proof of Neighborhood Meeting and Sign in Sheet for appropriate Public Hearing

Staff has received these.

4. Recognition by Planning Commission of Interested Citizens

No one responded.

5. Consent Business - (All items listed in this section are anticipated to be routine. After a discussion by the Chair there will be an opportunity for members of the Commission to remove any items from the consent agenda for individual discussion. Those items removed will be considered following the Public hearing portion of the agenda. Items remaining on the Consent Agenda will not be discussed and will be approved in one motion.)

A. Meeting Minutes of July 8, 2021

Commissioner Ashlee Sepulvado made a motion to approve the Consent Business, seconded by Commissioner Jesse Lara and the motion passed.

5 - 0

6. General Business

A. PUBLIC HEARING - NorCor Farms Preliminary Plat

Mr. Kerski stated that this applicant has asked for a 60-day extension on this continued item.

Commissioner Josh Forsythe made a motion to close this continued Public Hearing, seconded by Commissioner Daniel Olson and the motion passed.

5 - 0

Commissioner Jesse Lara made a motion to table this Public Hearing for 60 days, seconded by Commissioner Ashlee Sepulvado and the motion passed.

5 - 0

B. PUBLIC HEARING: Planned Unit Development Amendment (PUD) to Southbridge Crossings East PUD

Commissioner Josh Forsythe made a motion to open the Public Hearing, seconded by Commissioner Daniel Olson and the motion passed.

5 – 0

Mr. Kerski presented the staff report.

Mr. Forsythe asked if the applicant agreed with the proposed changes in the Draft Resolution and Mr. Kerski stated that the applicant was present.

Ms. Jenny Vanselja of WMG Development addressed the Commission. She stated that they were okay with all the changes in the Draft Resolution, but noted that the neighboring property had EIFS lower than 12 feet and asked if there was an amendment that they would have to make for this, and Mr. Kerski explained this in detail.

Mr. Forsythe asked about the window coverage change and Ms. Vanselja stated that they were also okay with this change. She explained in detail the sidewalk connection and Mr. Kerski responded that city staff would get together with the applicant regarding this before the City Council meeting.

Mr. Pike had questions about the parking lot and Mr. Kerski explained this in detail.

Mr. Lara asked about the dental practice and how many dentists would be practicing there and Ms. Vanselja answered that it was being built for 2 doctors, with the possibility of a 3rd dentist added. Mr. Lara asked for details about the practice and Ms. Vanselja explained that Heartland Dental was the brand, with offices nationwide.

Ms. Sepulvado asked if the dentists had been determined and Ms. Vanselja answered

that the dentists had not yet been determined.

Mr. Pike commented that he was concerned about overflow parking and Mr. Kerski explained this in detail. Mr. Pike asked about the business hours and Ms. Vanselja answered that the dental office would operate under standard business hours, 8am - 6pm Monday through Friday.

Commissioner Ashlee Sepulvado made a motion to close the Public Hearing, seconded by Commissioner Jesse Lara and the motion passed.

5 - 0

Commissioner Josh Forsythe made a motion to recommend City Council approval of the proposed PUD Amendment with recommendations in the Draft Resolution, seconded by Commissioner Ashlee Sepulvado and the motion passed.

5 - 0

C. TIF modification for Canterbury

Mr. Kerski presented the staff report and answered all the Commissioner's questions regarding the TIF modification.

Commissioner Josh Forsythe made a motion to approve Resolution No. PC2021-004, seconded by Commissioner Ashlee Sepulvado and the motion passed.

5 - 0

7. Other Business

Mr. Kerski reminded the Commissioners about the upcoming bus tour on Thursday, 8/19/21 @ 6 pm.

8. Adjourn to Thursday, August 19, 2021, at 6:00 p.m.

Commissioner Jesse Lara made a motion to adjourn the meeting at 7:33 pm, seconded by Commissioner Daniel Olson and the motion passed.

5 - 0