



Shakopee Planning Commission

Meeting

Minutes

September 9, 2021

7:00 PM

City Hall, 485 Gorman St.

1. Roll Call

Chair Robbins called the meeting to order.

Commissioners present: Jesse Lara, Daniel Olson, Brandon Pike, Noreen Reding, Kent Robbins, Ashlee Sepulvado

City staff present: Director of Planning & Development Michael Kerski

2. Approval of Agenda

Commissioner Brandon Pike made a motion to approve the Agenda, seconded by Commissioner Noreen Reding and the motion passed.

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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. Vacation of Certain Drainage and Utility Easements in Valley Park 15th Addition

B. Meeting Minutes of August 5, 2021

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Kent Robbins – abstain

Noreen Reding - abstain

6. General Business

A. PUBLIC HEARING: Planned Unit Development (PUD) Amendment of Canterbury Southwest PUD

Commissioner Noreen Reding made a motion to open the Public Hearing, seconded by Commissioner Brandon Pike and the motion passed.

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Mr. Kerski presented the staff report.

Mr. Robbins asked for clarification on the outlots and Mr. Kerski explained that the only platted lot in the development is #2 (Greystone Construction HQ), with the rest platted as outlots. He went on to explain that in order to build, the developer would need a platted lot.

Mr. Robb Miller, representative of TE Miller Development addressed the Commission.

Mr. Pike asked what the rent range would be and Mr. Alex Timm, Business Development manager for TE Miller Development, answered that rents would range from \$1295 - \$2500, depending on the unit size and that it was comparable to similar apartments in the market.

Ms. Reding asked if they have built similar projects in the past and Mr. Miller answered that this is the first 55+ senior project; he added that the design of this building is very similar to regular market rate apartment buildings that they have built, approximately 7 or 8 over the last decade. He explained that one of the differences with this building is that it would have larger amenity spaces and more activities geared toward seniors.

Mr. Kerski asked Mr. Miller to clarify the resident's age and Mr. Miller answered that it would be a 55+ building with an average resident age in the 70's. Mr. Kerski told Commissioners that this would be an "active seniors" building and Mr. Miller confirmed this.

Mr. Olson asked about additional security and Mr. Miller stated that it would be a "FOB" entrance system.

Mr. Pike stated he was comfortable with the parking and asked if there were concerns with overcrowding of pedestrians and Mr. Miller answered there were no concerns about this.

Mr. Robbins asked Mr. Miller if there was a demand for this type of housing and Mr. Miller answered that their market studies were not finalized, but that they were comfortable with the development and rental prices.

Mr. Robbins asked about the construction timeline and Mr. Miller answered that they expected to break ground in the 1st quarter of 2021, with the expectation of opening 17-18 months later, in June or July of 2023.

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

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Ms. Sepulvado asked Mr. Kerski about the construction timeline for the entire development and Mr. Kerski answered that this was dependent on the market. He added that the City Council did review an amendment to the TIF district and approved it, which stretches out the development timeline because of Covid. He added that the state passed an amendment to the TIF laws to allow them to be extended due to delays in construction because of the pandemic. Mr. Kerski stated that the developer is marketing the hotel and restaurant sites now.

Commissioner Noreen Reding made a motion to recommend City Council adopt the PUD amendment ordinance with conditions as presented, seconded by Commissioner Ashlee Sepulvado and the motion passed.

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B. PUBLIC HEARING: Preliminary and Final Plat of Valley Park 19th Addition

Commissioner Brandon Pike made a motion to open the Public Hearing, seconded by Commissioner Jesse Lara and the motion passed.

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Mr. Kerski presented the staff report.

Mr. Robbins asked for clarification and Mr. Kerski did so.

Ms. Sepulvado asked if there was sincere interest in a building of this type and Mr. Kerski stated that there was. Mr. Kerski clarified that this would be a mixed use and

mixed employment zone building. Ms. Sepulvado asked if there would be a single occupant to the building and Mr. Kerski answered that as proposed, it would be.

Mr. Mike Brandt, representative of Kimley-Horn, addressed the Commission.

Mr. Olson asked about the construction timeline and Mr. Brandt answered that they would start construction hopefully next summer of 2022.

Mr. Robbins asked for clarification on the timeline and Mr. Brandt did so, explaining that due to supply shortages, it was not a normal start up. Mr. Robbins asked if there was a shortage of steel or if it was the price and Mr. Brandt answered that since there was a shortage of steel, the price was much higher.

Mr. Kerski commented that this was a challenging site because it is narrow and long and not much could be done with this piece of property.

Mr. Lara asked about the potential occupant and Mr. Brandt confirmed this.

Ms. Reding asked if the spaces around the building were proposed parking and Mr. Brandt explained that parking would be on the north and south sides, and the loading docks would be on the east/west sides.

Ms. Sepulvado asked where drainage would be located and Mr. Brandt and Mr. Kerski explained this in detail.

Mr. Neal Sticha, property owner to the east of these 4 lots, addressed the Commission. He asked how final this plan was and Mr. Kerski answered that it was just a concept plan and explained the city's development process in detail.

Mr. Robbins explained that there would be other applicants regarding these parcels in the future.

Mr. Mike ? , representative of an interested party, addressed the Commission. He asked Mr. Kerski if there was a reason for this now and questioned its use. Mr. Kerski explained that this was just a plat.

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

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Commissioner Brandon Pike made a motion to recommend City Council approval of

the preliminary and final plat of Valley Park 19th Addition, seconded by Commissioner Noreen Reding and the motion passed.

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Mr. Lara stated that he was glad that there would be a building that would not just sit vacant.

Mr. Pike commented that the mixed employment factor was encouraging.

7. Other Business

Mr. Robbins thanked the city staff for the marvelous job with the bus tour.

8. Adjourn to Thursday, October 7, 2021 at 7:00 p.m.

Commissioner Noreen Reding made a motion to adjourn the meeting at 7:45 pm, seconded by Commissioner Brandon Pike and the motion passed.

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