



Shakopee Planning Commission

Meeting

Minutes

January 6, 2022

7:00 PM

City Hall, 485 Gorman St.

1. Roll Call

Chair Robbins called the meeting to order.

Commissioners present: Josh Forsythe, Jesse Lara, Daniel Olson, Bennett Olupo, Noreen Reding, Kent Robbins, Ashlee Sepulvado

City staff present: Director of Planning & Development Michael Kerski

2. Approval of Agenda

Commissioner Ashlee Sepulvado made a motion to approve the Agenda, seconded by Commissioner Daniel Olson 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

None.

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 December 9, 2021

Commissioner Bennett Olupo made a motion to approve the Consent Business, seconded by Commissioner Noreen Reding and the motion passed.

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6. General Business

A. Southern Shakopee AUAR

Mr. Kerski explained the Shakopee AUAR in detail to the Commissioners, including sewer capacity and which scenario had been recommended by their consultant.

Mr. Olupo commented that Scenario B would be favorable in the future for employees of Shutterfly, Amazon, etc. and if there could be more affordable housing.

Ms. Sepulvado asked Mr. Kerski why the consultant recommended Scenario B and Mr. Kerski answered that Scenario A would be harder to maintain from a public works standpoint. He added that Scenario B had a lot more open space, even though it was denser. There would be more parks and more affordable housing along Valley View Drive with narrower-lot homes.

Mr. Robbins asked what the density was for suburban residential and Mr. Kerski answered that it was 3-6 units an acre. Mr. Kerski explained the road construction in detail, including the traffic analysis.

Ms. Sepulvado asked about a stoplight at ValleyView Road and County Road 83 and Mr. Kerski explained this in detail.

Mr. Oluppo asked if the consultant had mapped out if there were a 500-year flood and Mr. Kerski explained this in detail.

Mr. Robbins asked how many total units would be in this development and Mr. Kerski answered that there were almost 900 units in Scenario B.

Mr. Forsythe asked if this would commit a developer to develop to this specific plan and Mr. Kerski answered that it may not be exact, but the densities would have to be very similar because it is based on traffic and sewer capacity. Mr. Kerski explained the sewer capacity in detail.

Mr. Olson asked how many current landowners were in the area and Mr. Kerski answered that there were 5 total property owners, with a few interested in development now. Mr. Olson asked if the school district was given a copy and Mr. Kerski responded that the city meets with the school board regularly and that they were aware of the densities in the proposed development; he added that the school district would re-work the boundaries in the future.

Ms. Sepulvado asked what the process would be once this was submitted and Mr. Kerski explained this in detail. Ms. Sepulvado stated that she understood the housing need, but was concerned if this was a true need right now. Mr. Kerski explained the current housing market in the city.

Mr. Robbins asked that if the City Council approved this, when did Mr. Kerski expect this to be developed and Mr. Kerski answered that he did not know.

Mr. Robbins asked if there would be plans for landscaping and Mr. Kerski stated that any developer would have to meet the current city code in this regard.

Ms. Sepulvado stated that she supported this documentation and process, however, she was hesitant to state that she agreed with the proposed development because of its density.

Commissioner Josh Forsythe made a motion to forward this to the City Council with Planning Commission comments, seconded by Commissioner Jesse Lara and the motion passed.

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7. Other Business

Mr. Kerski announced that the city is a Green Step city and had reached Step #2. He explained to move on to Step #3, there needs to be a governing body that reviews the Green Step program. He explained in detail about the city's purchase of electric vehicles and how SPUC was in the process of installing numerous charging stations throughout Shakopee, which is part of the next step. He added that city staff is asking if the Planning Commission if they would be interested in serving as a sustainability subcommittee to review the city's sustainability plans.

Mr. Robbins polled all Planning Commission members, and all agreed.

Ms. Sepulvado asked if there would be training, and Mr. Kerski answered that the commissioners would be given information on the Green Step Program.

Mr. Robbins asked if this would now be a part of Planning Commission meetings and Mr. Kerski answered that it would be added as an agenda item.

Mr. Olson asked if there were plans to change the building code to allow electrical outlets in garages and Mr. Kerski explained this in detail.

8. Adjourn to Thursday, February 3, 2022, at 7:00 p.m.

Commissioner Noreen Reding made a motion to adjourn at 7:35 pm, seconded by Commissioner Ashlee Sepulvado and the motion passed.

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