



Shakopee Planning Commission
Meeting
Minutes
February 3, 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, Bennet Olupo, Noreen Reding, Kent Robbins, 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, seconded by Commissioner Jesse Lara 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

Lennar held a neighborhood meeting via Zoom, but no one attended.

4. Recognition by Planning Commission of Interested Citizens

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.)

Commissioner Noreen Reding made a motion to approve the consent agenda, seconded by Commissioner Daniel Olson and the motion passed.

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A. Meeting Minutes of January 6, 2022

6. General Business

A. PUBLIC HEARING - Planned Unit Development Amendment for Emblem Shakopee

Commissioner Josh Forsythe 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 proposed amendment to the Planned Unit Development (PUD) District #7 SUMMERLAND PLACE for Emblem Shakopee in detail to the Commissioners.

The developer, LMC (Lennar Multifamily) then responded to questions from the Commission. Mr. Koopman is a Senior Project Manager for LMC.

Mr. Robbins asked the developer who is their market and who they thought would live in these apartments.

Mr. Koopman stated that they expected young professionals, those looking to grow their families and purchase their first home and those downsizing.

Mr. Olupo asked if they were doing to do anything to make it more environmentally friendly compared to other apartment complex's in Shakopee?

Mr. Koopman said they would follow all code requirements but nothing above that.

Mr. Forsythe asked if construction was going to be a phased process starting in 2022 until 2024 or if they were going to build everything all at once.

Mr. Koopman stated construction would be consistent but there would be phased opening of the project, such as the clubhouse and some of the buildings. As other buildings were completed they would be opened.

Mr. Forsythe asked if the clubhouse was for residents only. Mr. Koopman confirmed that. Forsythe asked if the community would be gated. Koopman explained the plans for security.

Ms. Reding asked what the possible numbers of residents were expected. Mr. Koopman stated approximately 450.

Reding asked about the one entrance. Koopman stated they had one full access and one convenience exit only on the southwest of the site plan.

Mr. Kerski explained that they will have to rebuild the intersection, 100% of the new road is on their property so they will need to adjust the median at some point when

the gravel pit redevelops there will probably be analysis of the demand on the intersection.

Ms. Sepulvado asked if there had been a traffic study.

Mr. Kerski a traffic study had originally been done as part of the master plan.

Sepulvado asked if the original plan was mixed use. Kerski said that it has always been 100% housing.

Mr. Olson asked if there was going to be a fence around the perimeter. Koopman said there would be no fence.

Mr. Robbins asked what kind of rents they would be charging. Koopman stated they would be anticipating studio's to be \$1400, 1 bedroom's \$1500, 2 bedroom's \$2000, and 3 bedroom's \$2300.

Mr. Forsythe asked if they intended this to be all rental with no opportunity to purchase. Koopman said correct. Mr. Robbins asked if they would classify this as a market rate rental. Mr. Koopman agreed.

Mr. Kerski stated that another side of Lennar is building townhomes in this project on the other side. This is the rental piece the move up piece will be the townhouse project.

Robbins asked if they had a strong waiting list of applicants to rent. Mr. Koopman said that they had not begun actively entertaining lease options until at least 4 months before first home deliveries but given the demographics of Shakopee they anticipate a strong demand.

Mr. Olson the original plan had three 100 unit buildings, he likes the current plan, but was wondering why the change.

Mr. Koopman stated that they have experienced success with this product type in other areas in the past, given the sites size they felt it was appropriate to use the smaller buildings around spread across the footprint and not a long façade.

Mr. Forsythe acknowledge that there were a lot of parking spaces but asked if there was underground parking too.

Mr. Koopman said that there was not any underground parking but a separate parking facility.

Mr. Robbins asked what type of trees. Mr. Koopman said that they haven't

developed their landscape plan to that level yet. As in terms of size they are not saplings.

Mr. Kerski stated that the minimum caliper inches requirement in commercial is 2 1/2 to 3 inches.

Mr. Olupo asked, based on what zone we are in, how do you choose trees? Mr. Kerski said that the city has a limited tree palette that we require developers to use when choosing trees.

Mr. Olson asked what the green highlighted spots on the sitemap represented. Mr. Kerski explained that those were the parking garages.

Ms. Sepulvado asked is there was going to be a trash corral the clubhouse and the plan for the trash. She didn't think that with Minnesota weather that residents would want to haul their trash that far.

Mr. Koopman stated that the management plan would be either the resident could take their trash out themselves or hire the Valley trash service. It's where someone comes into the building and pick's up your garbage outside your door.

Mr. Forsythe agreed with Sepulvado about the lack of trash corrals at T511, T512, T61. Mr. Koopman said they would take a look at those locations and possible changes. Mr. Kerski said they are not corrals but buildings.

Mr. Olupo asked if the garbage valet service would increase the rental fees. Mr. Koopman it is a service for an additional fee. Mr. Olupo asked then if a resident could opt out or in. Mr. Koopman said generally yes.

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

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Mr. Lara spoke about the void by the clubhouse and that he thought it would be a good spot for a trash structure.

Commissioner Josh Forsythe made a motion to recommending city council approval of the amendment to the Planned Unit Development (PUD) District #7 SUMMERLAND PLACE, located north of 17th Avenue (CSAH 16), east of Balinese Street, south of Hwy. 169, and west of Canterbury Road, with conditions as identified in the draft Ordinance., seconded by Commissioner Daniel Olson and the motion passed.

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7. Other Business

Mr. Kerski letting the board know that they will be seeing a future text amendment for compressed natural gas and electrical in industrial zones.

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

Commissioner Daniel Olson made a motion to adjourn at 7:31 to Thursday, March 3, 2022 at 7:00 pm, seconded by Commissioner Bennett Olupo and the motion passed.

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