

RESOLUTION NO. PC2022-004

**A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA, APPROVING A
CONDITIONAL USE PERMIT TO ALLOW A VEHICLE SERVICE AND REPAIR
BUSINESS IN HIGHWAY BUSINESS (B-1) ZONING DISTRICT.**

WHEREAS, Reed and Teresa Styve of RT Styve Enterprises, Inc., applicant, and Chad Goedderz, property owner, have made application for a Conditional Use Permit (CUP) to allow vehicle service and repair at 612 1st Avenue East; and

WHEREAS, the property upon which the request is being made is legally described
as:

Block 2, East Shakopee; and

WHEREAS, all required public notices regarding the public hearing for the application were duly sent and posted and all persons appearing at the hearing have been given an opportunity to be heard thereon; and

WHEREAS, the Board of Adjustment and Appeals of the City of Shakopee did review this application on April 7, 2022, and adopted the following findings:

- Finding #1 The City has not received any evidence that the proposed use will be injurious to the use and enjoyment of other property in the immediate vicinity, nor would it substantially diminish or impair property values in the area, provided the use complies with the conditions of the resolution.
- Finding #2 The conditional use permit should not impede future development and improvement in the area, provided the use complies with the conditions of the resolution.
- Finding #3 The Board finds that adequate utilities, access, drainage and other necessary facilities have been or will be provided for the site, as conditioned in the resolution.
- Finding #4 The use of the subject property is consistent with the purposes of the Highway Business (B-1) Zone.
- Finding #5 The use is not in conflict with the Comprehensive Plan (Mixed Use Corridor).

NOW THEREFORE, BE IT RESOLVED by the Board of Adjustment and Appeals of the City of Shakopee, Minnesota that the requested CUP is hereby approved, subject to the following conditions:

1. Unlicensed or inoperative vehicles shall not be stored for more than 7 days, except in appropriately designed and screened storage areas

2. All repair, assembly, disassembly, or maintenance of vehicles shall be conducted within a building, except for minor maintenance such as tire inflation, adding oil, and wiper replacement.
3. No outside storage or display.
4. No public address system shall be audible from any residential property.
5. The parking lot setbacks shall be applied to all areas where vehicles are located.
6. Landscaping and fencing plans showing improvements consistent with City Code requirements shall be required upon the time of building permit.
7. Garbage enclosure shall comply with City requirements.
8. Sales of vehicles is not permitted by this conditional use permit.
9. Operation of equipment and tools shall be in compliance with noise ordinance standards set forth in City Code.
10. Sign permits are required for any new exterior signage.
11. Please refer to the Engineering Memo dated March 14, 2022, for specific conditions.
12. This use shall comply with all applicable Fire Codes.
13. Please refer to plan comments from SPU on March 17, 2022, for specific conditions regarding upgrading the water supply line and addition of a hydrant and valve.

Adopted in _____ session of the Board of Adjustment and Appeals of the City of Shakopee, Minnesota, held the _____ day of _____, 2022.

Chairperson,
Board of Adjustment and Appeals

ATTEST:

Michael Kerski,
Director of Planning and Development

PREPARED BY:
City of Shakopee
485 Gorman Street
Shakopee, MN 55379