

From: [Jody Brennan](#)
To: [Michael Kerski](#); [Mark Noble](#)
Cc: [Bill Reynolds](#)
Subject: Fw: Proposed development next to Glacier Estates
Date: Friday, July 1, 2022 11:17:18 AM

I'm forwarding an email that I received from Steve Gabrick and my reply to him.
Please include his email in the Planning Commission packet.

Thanks

Jody

From: Jody Brennan <jbrennan@ShakopeeMN.gov>
Sent: Friday, July 1, 2022 11:02 AM
To: Steve Gabrick <Steve.Gabrick@chrobinson.com>
Subject: Re: Proposed development next to Glacier Estates

Steve, Thank you for your email. I am forwarding a copy of a response that I sent to one of your neighbors. This is a Scott County and Scott County CDA project and is reviewed by the City of Shakopee in the same manner that we review all development projects.

Scott County is requesting a zoning and Comprehensive Plan amendment. This request will be brought to the Planning Commission on July 7th. The agenda and supporting documents will be posted on the City of Shakopee website prior to the meeting. Your email will be included in the documents that are reviewed by the Planning Commission.

The Planning Commission will decide if they will recommend or not recommend moving this amendment to the City Council.

The development plan will be scrutinized to make sure that it follows our ordinances.

1. The City has a map of all the exceptional trees in Shakopee. Scrub trees and invasive trees (like buckthorn) can be removed. However, the exceptional trees have to be preserved.
2. The document linked below explains the Natural Resources Corridor. The City restricts building in the Natural Corridor.
3. All structures have to adhere to the building code.

This is a link to the Shakopee 2040 Comprehensive Plan. All of the above, is laid out in section

4

<https://cld.bz/6lkEdse/2/>





[Envision Shakopee](#)

The final, amended version of Envision Shakopee, the City of Shakopee's 2040 Comprehensive Plan.

cld.bz

In the process, I can also ask for a traffic study, I can ask that a buffer be put between this new development and Glacier Estates, I can ask about storm water management. I can ask that the home designs look similar in appearance to the homes in Glacier Estates.

Please know that many eyes will be on this development. The City of Shakopee planning staff has first review, the seven board member of the Planning Commission has second review and if they recommend, it comes to the City Council. Depending upon what the Planning Commission recommendation on Thursday, this process will occur a few times before construction can begin. Everyone takes this responsibility seriously.

I hope you enjoy your holiday weekend. Please let your neighbors know that they can reach out to the City staff and City Council members.

Sincerely,

Jody Brennan
Shakopee City Council
952-687-7536

From: Steve Gabrick <Steve.Gabrick@chrobinson.com>

Sent: Friday, July 1, 2022 10:23 AM

To: Jody Brennan <jbrennan@ShakopeeMN.gov>; Michael Kerski <MKerski@shakopeemn.gov>

Subject: Proposed development next to Glacier Estates

Hello Ms. Brennan and Mr. Kerski,

My name is Steve Gabrick and I live at 8445 Portage Lane East in Shakopee, which is part of the Glacier Estates neighborhood. I am unable to attend the July 7th meeting to discuss this possible new development connecting to Glacier Estates, so I am writing you to be sure you have our concerns added to your meeting records.

I am opposed to this development for multiple reasons. First, this plan is against the Tree Preservation Regulations in Ordinance 883 – removing one of the last wooded areas in our city to

develop 15 homes instead of protecting our wildlife and community's identity is not something I can support, not to mention the noise reduction from an ever-busier HWY 18 is an added benefit and part of a reason we moved to this particular neighborhood. Second, having homes in the corner of the intersection of HWY 18 and Eagle Creek Blvd/HWY 16 will not only add more traffic, but also change the visibility to an already busy and very dangerous intersection. Additionally, the covenants for Glacier Estates were created to ensure a consistent experience across the neighborhood – at a minimum, our ask would be to create a separate and non-connected entrance as opposed to only entering through the Glacier Estates entrance.

I have not spoken to any neighbors in Glacier Estates who is supportive of this proposal, and ask you take the time to survey the neighborhood to find an alternative use for the land to preserve the identity of our community.

I, just like our neighbors and our vast network in Shakopee will be interested to see how you support or modify this proposed development and will be sure to take that into consideration upon the forthcoming election.

Thank you,
Steve Gabrick

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