

Minutes of the Shakopee Board of Adjustments and Appeals

June 9, 2022, 7:00 PM

City Hall, 485 Gorman St.

1. Roll Call: Present: Commissioners Reding, Lara, Robbins, Sepulvado, Chair Forsythe; Staff: Michael Kerski, Director of Planning and Development

Absent: Commissioners Olupo and Olson
2. Approval of Agenda Motion by Robbins, Reding second, passed 5-0
3. Call for Notarized Affidavits, Proof of Neighborhood Meeting and Sign in Sheet for appropriate Public Hearings - staff has those
4. Recognition by Board of Adjustment and Appeals of Interested Citizens - None
5. Consent Business Meeting Minutes of April 7, 2022, Motion by Robbins, second by Sepulvado, approved 5-0
6. General Business
- 6.A. PUBLIC HEARING – Conditional Use Permit for CNG Fleet Fueling Facility at 7420 Hentges Way

Motion to Open Public Hearing made by Robbins, Second by Lara, approved 5-0

Staff presented proposed fueling facility by CT Realty and Clean Energy that would use CNG and renewable natural gas. CNG fuel has some benefits including cleaner burning than diesel and requires less maintenance. Site would have two pieces: fast fill by the roadside and slow fill/time fill fenced in the rear for a specific fleet.

The applicant Greg Roche with Clean Energy presented. There are three pillars to this project. Sustainability, helping corporate America reduce their emissions; improving local air quality; fostering a vibrant renewable fuel by allowing agriculture and cities to use garbage waste to generate renewable fuel. Commissioner Robbins asked if the fast fill is for everyone. Station is being built for medium and heavy-duty vehicles, which is the dominant use in the market. It is not really “public” but for commercial fleet filling like a garbage truck or semi-truck. Commissioner Robbins asked about mileage. Tanks are modular, and scalability allowing buyers to decide. Most trucks in a region will be 300–500-mile range. It is a buyer’s choice. Concerning supply, Mr. Roche stated there is 100-year supply of CNG in the ground. As a business, they are focusing on CNG produced by renewable gas (RNG) 100% by 2025. Chair Forsythe asked if there were supplies in Minnesota for RNG. The company works two sides, one of the production/logistics and the other on delivery to vehicles and yes this a growing supply of RNG.

Commissioner Sepulvado asked if there were contracts for the time fill area. Roche responded that they would have a contract for that area but there is still work to do including building the facility. The fast fill will be for anyone with a fuel card. Commissioner Robbins asked why Shakopee. Roche said that the infrastructure is necessary to displace diesel since infrastructure exists for that fuel. Shakopee has several potential users and great highway access. Clean Energy has interest from a major user and the Twin Cities has companies looking for options to improve their carbon portfolios. Commissioner Robbins asked about timing. Roche said heavy construction this year and ideally open end of the year.

Commissioner Sepulvado asked about contract trucks. Roche said they will contract with companies and allocate spots behind the gate for those trucks. They are mostly medium sized and smaller fleets. Large scale fleets have their own facilities.

Robbins motioned to close public hearing, Reding second, passed 5-0.

Commissioner Robbins said that the idea that there will be thousands of tons less of carbon and make use of existing waste stream for fuel is exciting.

Robbins made a motion to approve Resolution PC 2022-008 for a CUP for a CNG fleet facility to be located at 7420 Hentges Way. Sepulvado seconded. Approved 5-0

7. Other Business - none

8. Motion by Robbins to adjourn to Thursday, July 7, 2022 at 7:00 p.m. , Reding second passed by 5-0

7:21 Adjourn