

Background:

We (Ryan and Randall Quiring) own five properties on Maras Street, and those address are 1315, 1395, 1415, 1431 and 1500 Maras Street. We have operated a trucking and logistics business (Q Carriers) out of the 1395 and 1415 Maras Street addresses for over 40 years. We have proven to be a trusted and respected neighbor to all the surrounding businesses and landowners. We have only improved the aesthetics and cleanliness of all these properties since purchasing them. We have proven that we can adhere to the City and County rules and guidelines. We pay a significant amount of taxes and are about to be assessed quite a large assessment for the Utility project being completed in 2022 along Maras Street, and although yes, this will ultimately improve the value of our properties, it is still a lot of money. We have only been a positive voice and advocate for the City of Shakopee throughout this project, and that would be backed by the project managers from the City of Shakopee.

Request:

We are requesting a change to the existing Conditional Use Permit for the 1431 Maras Street location. Currently, this location is being leased by a Landscaping business. That business will be moving out effective 8/31/22 and we are needing to find new tenant(s). As I am sure the city is aware, this particular location is a popular spot for semi-tractor/trailer parking. As mentioned above, we have operated a trucking business out of the neighboring properties (1395 and 1415 Maras Street) for over 40 years, and our business has had up to 230 tractors and well over 300 trailers at one point. Currently, Eugene Hansen owns a lot of neighboring property and is also leasing out quite a bit of his property for semi-tractor/trailer parking. The precedence has been set in this area to allow for this use, and we are asking that you allow this same use at our 1431 Maras Street address as well. Being we have owned and operated semi-tractors and trailers for as long as we have, we have a very good understanding of this and feel confident we can handle more of this, within the rules and guidelines we are already adhering to at the neighboring properties (1395 and 1415 Maras Street). Along with this, we would like the ability to utilize all of the available outside storage (approx. 2.69+ acres). We are also asking for an expanded use allowing for as many general business uses as possible, so that we have as many options as possible to best utilize this property to its fullest extent.

Also, on the E and SE side of this property, there is a berm with some trees planted on or near it. We would like permission to remove this as it takes up a fairly significant portion of useable space.