

## **Shakopee Board of Adjustment and Appeals Meeting**

**September 8, 2022**

**7:00 PM**

**City Hall, 485 Gorman St.**

1. Roll Call: Present Commissioners Olson, Redding, Robbins, Sepulvado, Lara. Forsythe absent, Staff Kerski
2. Approval agenda: Robbins moved, Lara second. Approved unanimously
3. Call – good
4. Interested citizens – none
5. Consent business – none
6. General Business

- a. Conditional Use Permit for Exterior Storage and Vehicle Service and Repair at 1431 Maras Street submitted by Q Carriers, Applicant, and owner.

Motion made by Sepulvado to open the public hearing and Reading seconded the motion

Staff presented the plans for the proposed use. Site has been previously used for outdoor storage. Applicant will be removing any non-conforming buildings from the site and paving the entrance to Maras Street as part of the project.

Sepulvado asked about structures that would be removed from the site. They will be removing trailer and a secondary structure that were temporary. Robbins asked if they were permitted and staff replied no. There is a berm to shield the area from the residential to the east.

Olson asked about inoperable vehicles were not allowed for more than seven days. It is a condition since it has been an issue of storage and will be enforced.

Applicant representative, Ryan Quiring, 1431 Maras Street. Temporary structures have already been removed. Encroachment agreement signed with the pipeline. They have owned a trucking company for 40 years to the north.

Commissioner Robbins asked what would be stored. Semi-trucks and trailers. Great proximity. Partnering with dry van and refrigerated trailers to park. Day or two overnight, can be gone for two weeks. They have been doing it for 40 years. Can't just park them anywhere. Put their personal vehicle there when the truck is gone. Charged by the month. Sepulvado asked if trailers are full or empty. Can be either. She asked about a lot of people, foot traffic. Five or six people at a time. Site is fully secure with fencing. Will only be using the north entrance. Will stay open since people come and go all day. He said it is secure. Commissioner Olson – how many trucks. Up to 46 to up to 65 range including trucks. To the north they have about 34 tractor trailers and six for tractors only. Lots of trucks in this area.

Sepulvado asked – do you own? Sold everything in 2021. Still move freight and partnered with three individuals that now run the shop and trucking. Two trucking companies they own – 50 to 85 trucks. Service their own equipment. Sepulvado asked about the seven day

condition. Any truck down should be in the shop. Can't work on trucks in the yard. Two to shop. Need to be in the shop. Not allowed to work in the yard. Aware of the concerns.

Motion to close by Robbins, Reading second closed.

Robbins made motion to pass resolution for Conditional Use 1431 Maras Street. Second by Lara. Approved unanimously.

7. Other Business. Staff reported that the City Council overturned the revocation for the automotive repair location on CH 101. The owner brought the property into compliance with the conditions in the CUP. Tenants that had issues were evicted.

Motion to adjourn to October 6<sup>th</sup> at 7PM by Sepulvado and seconded by Robbins. At 7:16