

Shakopee Planning Commission Meeting

September 8, 2022

7:00 PM

City Hall, 485 Gorman St.

1. Roll call at 7:17PM. Commissioners Olson, Redding, Robbins, Sepulvado, Lara. Forsythe absent, Staff Michael Kerski
2. Approval of Agenda – Pull item 6B from the agenda. Motion by Olson and seconded by Sepulvado. Unanimous.
3. Call good.
4. Interested citizens – none
5. Consent – none
6. General Business
 - a. Canterbury Horse Barn Redevelopment PUD. Motion to open Public Hearing by Reading, seconded by Lara

Staff presented Canterbury's plans to demolish a number of barns and to construct up to four new barns with fabric roofs. Canterbury also plans to construct new dorms closer to the track. The current practice track will also be reconfigured into a smaller oval. This is all necessary with the development of the amphitheater project and the new public roads that will be constructed. Chair Robbin asked if the applicant was present – yes. This is an activity that runs at the same time as the horse season. The barns are used for storage off-season for boats and other items. Robbins asked about the fabric. Staff suggested that fabric gives more light and air for the horses.

Applicant – Randy Sampson CEO of Canterbury with Kevin O'Brien from Greystone answered questions. From the horse side of the business, it is common now to use the fabric. One advantage is open air, and the brand is called "Natural Light" shown to have positive applicant on the horses. Don't have to use lights during the day. Some cost benefits. Proven to be a good product. Kevin O'Brien stated that EPS fabric – FR fabric. Fire rated. Self-extinguish itself and it will not contribute to fire. Structural steel structure. Fabric is pulled and tensioned. They have been doing it for 22 years. Animals perform better in natural light, and it is a plus for the horses. Quieter building. No shadow lines which tend to spook horses. Sampson said it is being done in phases to see what the long-term needs are. Currently have 1600 stalls but only 1200 horses. Want to match needs to the number of horses. Short season for construction. Barns are about \$2 million. Dorms are \$3-4 million for 100 dorms. Will eventually depend on the number of stalls eventually needed.

Commissioner Sepulvado asked about emergency access on 12th Avenue. Working with the city on an alternative location. They understand access is important to fire. She asked about fire hydrants need to be accessible. Engineering group will work it out with the city. SPU will be working on capacity. Olson asked about height of the barns. 45-50 feet for new ones. What will you see from the grandstand. Sampson said they are high profile for air flow for the horses. Current ones are 25 feet at center, and these are about double. Reading asked about fabric and how it will stand up. These are engineered as buildings and stamped for wind and snow loads. They have built 1,500 of these. Chair asked timeline. As

soon as PUB approval will submit grading plans and pads and utilities and then permits. Training track hopefully this fall. Based on engineering and approvals and as quick as they can. Phase one is one barn with some infrastructure. Mid may to September hold and then a restart. Two-year project for most of this.

No other public comments. Motion to close public hearing made by Olson seconded by Sepulvado.

Motion made by Reading to recommend approval to city council subject to conditions, seconded by Lara.

Unanimously approved.

6c. Preliminary and final plat of Reliakor First Addition. Motion by Reading to open public hearing and second by Sepulvado.

Staff presented. Applicant is creating two lots out of one and dedicating the necessary rights of way for Hansen Avenue. That road is currently in an easement. The land is currently zoned industrial. The applicant is proposing a future building on the second lot but that is allowed by right. They would have to meet screening and required setbacks.

Applicant, Eugene Hansen, 9640 Squire Lane, Eden Prairie, the owner spoke. He wants to create two lots and put the roadway into right of way since it is currently in an easement. He understands that a Conditional Use would be required for outdoor storage. He said there would not be semi-trailer stored there. They create problems.

Reading asked what type of businesses would be in the new proposed building. Hansen said it was a spec building. He noted two concerns from neighbors. They wanted the building for the garage doors not to face the residential and have the building closer to their property. They also wanted the driveway further north not adjacent to the first property. Issue is access to Stagecoach. It would require the old growth buffer to be removed. Hansen is fine with the plan and is willing to work with the neighbor's concerns.

Adjacent resident Darrin Thompson, 1579 Stagecoach Rd, to the south spoke. He doesn't like access forty-five feet from a new addition to his house and there will be vehicles driving in and out and impact his resale. He wants a decent berm with trees. Literally where the proposed building is the lights would shine into his house. Noise is another issue. Staff made it clear that there is no CUP for automotive or truck repair. Light and traffic issue.

Adjacent resident Howard Larson 8785 Boiling Springs Lane at southeast corner spoke. Built in 1976. There were no buildings there at the time. He is concerned about berm removal and stormwater issues caused by filling of the land. Original rezoning to industrial required buffered. Very shallow water table in this area. Original requirements were berm, noise control and water control.

Resident Ron Paschke, 8788 Boiling Springs Land, – directly south of Mr. Larsen. Concerns are 12-20 bay doors facing directly south into neighborhood that likes its privacy. Facing the bay doors directly south will impact the community with noise and road access. Why can't road access come off of Hansen. Horse Ranch has 30-50 houses. Added low-income

housing. Adding this big building and adding more traffic to Stagecoach Road. The property appears to be all gravel now, what happened to the area. How did that happen.

Motion to close hearing by Reading, second by Lara. Unanimously approved.

Chari Robbins asked is there any way to help the neighbors.

Mr. Hansen was called up. New building is 12,000 square feet. Staff asked why the building couldn't be flipped. Doors would open into the Reliakor parking lot. They would have no employee parking then. Parking exists today. Can't move to the east because of the fenced Reliakor storage yard.

Sepulvado said that you have agreed to work with your neighbors and meet their needs. She was inclined not to approve this to see what Mr. Hansen can do to make this work. Staff suggested that he would need to apply for a variance from the Board of Adjustment. Mr. Hansen said the building would have six overhead doors.

Mr. Hansen said if the building could be moved closer they still could use the Stagecoach access since he doesn't want the traffic through the Reliakor employee lot.

There is commercial use on residential property adjacent. One property is being used for boat storage and the other by a contractor.

The Commission agreed that Mr. Hansen needs to make some changes to meet the surrounding neighbor's needs.

Staff suggested that the plan be approved, and that Mr. Hansen apply for a variance to meet the neighbor's concerns. Sepulvado recommended that Mr. Hansen come back for the variance.

Sepulvado made a motion to approve the preliminary and final plat, motion seconded by Olson Passed unanimously.

7. Other Business

Staff is working on a bus tour. There was agreement that the next meeting will be October 6th at 5PM for a bus tour and then business will be at 7PM.

8. Motion to Adjourn to October 6th at 5PM made by Sepulvado and second by Reading.
Unanimous. Ended at 8:24 PM