Planning Commission Minutes

February 9, 2023
7:00 PM
City Hall, 485 Gorman St.

1. 7:03 PM Roll Call: Present Commissioners, Reding, Chair Robbins, Sepulvado, Lara, Forsythe, and Weiler, Staff Kerski
2. Approval agenda: Forsythe moved and seconded by Weiler, approved unanimously.
3. Call – good
4. Interested citizens – none
5. Consent business - none
6. General Business

6.A. Commissioner Olson Moved, Seconded by Commissioner Sepulvado unanimously passed to open a Public Hearing on Annexation and Rezoning of property to Agricultural Preservation (AG) Zone

Staff presented a request by property owners in Jackson Township to annex into the City of Shakopee per the Orderly Annexation Agreement of about 237 acres for Highview. D.R. Horton is proposing a future development in this area consisting of twin homes and single-family homes. This land is in Area C and the city has met the requirements for annexation per the agreement. Commissioner Forsythe noted that the AG zoning is used for holding until a final project comes in for a rezoning. Chair asked about the current Scott County Urban Reserve zoning which is a holding zone.

Mike Suel from D.R. Horton, applicant, noted that this is the first of many steps including a preliminary plat, rezoning and eventually final plat. Four landowners in support that own six parcels. Commissioner Lara asked about phasing. Mr. Suel said they would start north to south and build out. That is their plan. Commissioner Lara asked about amenities and when they would be built, Mr. Suel responded with the first phase. Staff mentioned that the applicant is completing a traffic study. Tim Keane, attorney spoke for Jackson Township, and noted that Jackson township has no objections or concerns and it is in conformity with the orderly annexation agreement. Landowner Dave Brown spoke in support of the annexation.

Motion to close the public hearing made by Commissioner Lara and seconded by Sepulvado and approved unanimously.

Commissioner Sepulvado made a motion for positive recommendation to the city council on the annexation, seconded by Commissioner Forsythe, approved unanimously.

Commissioner Sepulvado made a motion for positive recommendation to the city council on rezoning the properties to AG, seconded by Commissioner Forsythe, approved unanimously.

6.B. Motion by Commissioner Olson and seconded by Commissioner Weiler to open the public hearing on the Planned Unit Development District #10 (Bluff View) and Preliminary Plat of Bluff View Addition. Unanimously approved.

Staff presented the PUD plan and preliminary plat by Summergate Development that allows for smaller lots while also providing 15% open space, largely along the bluff. There are trails throughout the development that connect to a trail along the bluff. In the future, the bluff trail will connect throughout the bluff area, creating a regional trail and park system. The project can't move forward until the adjacent property to the east develops since that is where the utilities are and also 17th Avenue needs to be extended.

Commissioner Forsythe asked about the three units per acre requirement. He also asked about 17th Avenue to the west and how it would align with the remainder of the development. It would not need 17th Avenue on the west side to move forward. Chair Robbins asked about lot widths etc. and staff reported that is why they are asking for a PUD. Chair Robbins asked if it were approved tonight and by Council, it still can not move forward. It would require the project to the east to move forward. Commissioner Forsythe asked about the smaller lot width and front depth. Commissioner Weiler asked if utilities were ok with the smaller side yards and staff responded yes.

Brian Tucker from Summergate Development. Have been working on the design with staff for more than a year. The preliminary platting allows them to move forward with additional planning and expenditures.

Motion to close the public hearing by Commissioner Forsythe and seconded by Commissioner Weiler and passed unanimously.

Commissioner Lara made a motion for positive recommendation for PUD #10 for Bluff View, seconded by Commissioner Olson. Passed unanimously.

Commissioner Forsythe made a motion for positive recommendation for preliminary plat of Bluff View and seconded by Commissioner Sepulvado.

6.C. Commissioner Lara made a motion to open the public hearing and seconded by Commissioner Olson for the Rezoning of Three Commercial Properties in Southbridge Fields from Planned Residential District (PRD) to Highway Business (B-1) Unanimously approved.

Staff presented that the applicant would like to develop a quick lube facility at one of these properties. Under the current PRD zoning, that is now an allowed use. The current 2040 Guiding would be that the zoning for these parcels should be B-1. If the owner/applicant were to chose to move forward with the quick lube business, they would still need to apply for a Conditional Use permit.

Commissioner Sepulvado asked if the zoning matched the comp plan and staff said yes. She also questioned why there wasn't a need for a trip generation memo now. Staff responded that when there is a use, traffic impacts will need to be addressed.

Steve Soltau appeared as owner and applicant. No one showed up for the neighborhood meeting. He had anticipated that some neighbors would show up but he did explain what the potential use was. He stated that he is not really changing anything based on the original proposal, only the code changed and the current zoning is really an orphan today and highway zoning is the proper use since it is on the highway. Repair is not allowed in PRD and is allowed in B-1 which is the appropriate zoning with a Conditional Use. Automotive services are spread out today. To Kwik Trip's benefit, B-1 is the proper zoning. He tried to include the bank and child care facility but they did not respond. He owns the remaining property. On the traffic memo, the worst case use in both zones would be a bar/restaurant. Traffic study is done when the original plan was done and they made additional improvements in the last few years. Chair asked what would happen if the rezoning was approved, what would happen. The applicant stated that because of the zoning change, nothing will change. The uses would be conforming, and any character of repair would be covered in the future CUP application.

Commissioner Forsythe asked if they want to do a quick lube, they would still need a CUP. Commissioner Forsythe requested that the applicant be aware that you are against residential backyards. Future uses like automotive repair, would need a CUP and a future neighborhood meeting.

Motion to close public hearing by Commissioner Lara and seconded by Commissioner Olson and unanimously approved.

Commissioner Lara made a motion to make a positive recommendation to city council and seconded by Commissioner Olson with the removal of the requirement of the trip generation memo. Passed unanimously.

7. Other Business – none - Chair noted Commissioners Weiler and Forsythe were reappointed.
8. Adjournment: Motion made by Commissioner Olson and second by Commissioner Forsythe to adjourn to March 9th at 7PM Passed unanimously.

Meeting ended at 7:55 PM.