



Shakopee Planning Commission

Meeting

Minutes

October 19, 2017

7:00 PM

City Hall, 485 Gorman Street

Presiding Chair Kent Robbins

Vice Chair Brennan called the meeting to order.

1. Roll Call

Commissioners present: Anita Botamer; Lori Brandon; Jody Brennan; Mark McQuillan; Mark Seifert

Commissioners absent: Steve Mangan; Kent Robbins

City Staff present: Director of Planning & Development Michael Kerski

2. Approval of Agenda

5 - 0

3. Call for Notarized Affidavits, Proof of Neighborhood Meeting and Sign in Sheet for appropriate Public Hearing

Staff has received these items.

4. Recognition by Planning Commission of Interested Citizens

No one responded.

5. Consent Business - (All items listed in this section are anticipated to be routine. After a discussion by the Chair there will be an opportunity for members of the Commission to remove any items from the consent agenda for individual discussion. Those items removed will be considered following the Public hearing portion of the agenda. Items remaining on the Consent Agenda will not be discussed and will be approved in one motion.)

None.

6. General Business

A. PUBLIC HEARING: Preliminary Plat of West Shakopee Gateway First Addition

Commissioner Mark Seifert made a motion to open the Public Hearing, seconded by

Commissioner Mark McQuillan and the motion passed.

5 - 0

Director of Planning and Development Michael Kerski presented the staff report for Preliminary Plat of West Shakopee Gateway First Addition.

Mr. McQuillan asked about the 4 acres mentioned in the report for the future park and if the 2 acres noted for ponding were in addition to this. Mr. Kerski answered that the 2 acres for ponding are part of the total park space, with a trail going around it. He explained that it had to be planned this way because of public utilities and input from the city engineer. There will be a sidewalk and trail on both sides of the street. This was part of the West End Study; the City Council asked for a park in this area. The Park Board will review this when the park dedication money is received.

Ms. Brennan asked about the area that was the old truck stop and if it was environmentally clean. Mr. Kerski answered that the truck stop previously had many trees and the State of Minnesota cut all of them down. He explained that there was no current surface pollution from the old truck stop and that any remaining was in the ground water. As part of the road construction, the city will add all the utilities to that area and when they eventually sell that side of the development it most likely would be used for parking.

Ms. Brennan asked about the roundabout and where it would be stubbed. Mr. Kerski answered that it would be stubbed on the 4th leg, since the city is unsure of what kind of development will be there in the future. It is guided for business park and residential. This is also a recommendation coming from the city engineer.

Mr. McQuillan asked if the property to the south was the old MNDOT property and what the plans were for this site. Mr. Kerski answered that the old street would remain, since there is a sound wall next to the existing town homes and that the street/sound wall would serve as an access point for MNDOT service trucks.

Mr. Seifert asked about the park dedication fees and if the city was paying for these. Mr. Kerski stated that the city paid \$253,000 for the park lot. Mr. Kerski stressed that when any development comes in, the developer would reimburse the city via building permit and park dedication fees. Mr. Seifert asked if the lots were for sale and Mr. Kerski answered that they would be in the future. Mr. Seifert asked if there was a purchase agreement signed for the Doggie Do's location and rehab center. Mr. Kerski answered that the city had a signed purchase agreement that the City Council approved for the last site, so the City Council would likely approve the existing purchase agreement for the new site. The CUP is already in place and will go into effect when the plat gets filed.

Mr. Robert Grootwassink, owner of the adjacent shopping center, addressed the

Planning Commission. He asked about the status of current properties and if they were still available. Mr. Kerski clarified the status of these properties for him. Mr. Grootwassink stated that he would be interested in purchasing a property and if a building could be joined onto it. Mr. Kerski answered that if he were to purchase it and do a lot combination that it could be done. Mr. Grootwassink asked what the value was and Mr. Kerski answered that they could talk about it outside of this meeting. Mr. Kerski pointed out on the overhead where a new city street would be constructed and how his property could benefit from this.

Commissioner Mark Seifert made a motion to close the Public Hearing, seconded by Commissioner Anita Botamer and the motion passed.

5 - 0

Commissioner Mark Seifert made a motion to recommend approval of Preliminary Plat of West Shakopee Gateway First Addition, seconded by Commissioner Lori Brandon and the motion passed.

5 - 0

Anita Botamer - aye

Lori Brandon - aye

Jody Brennan - aye

Mark McQuillan - aye

Mark Seifert - aye

7. Other Business

Ms. Brandon commented that she attended the Envision Shakopee event on 10/12/17. She noted that there was a website up for the public to participate and are looking for people in different capacities to help. She encouraged anyone interested to contact the Shakopee City Planning Department. She said that it was well attended.

Mr. Kerski noted that 67 people attended and that there were strong themes from the community. First theme taken from the meeting was transparency, the 2nd theme was higher wage jobs and more housing that's affordable.

Ms. Botamer asked that the next step was and Mr. Kerski answered that all of the input from all of the meetings will go back to consultants by the end of the year. The consultants will come back in February/March 2018 with a first draft of recommendations. Mr. Kerski noted that the consultants presented a very interesting presentation on population and current economic trends.

Mr. Kerski also gave the Commission an update on current projects and future meetings.

8. Adjourn to Thursday, November 9, 2017 at 7:00 p.m.

Commissioner Lori Brandon made a motion to adjourn the meeting at 7:27 pm, seconded by Commissioner Anita Botamer and the motion passed.

5 - 0