

Shakopee Board of Adjustment and Appeals

June 8, 2023

7:00 PM

City Hall, 485 Gorman St.

1. Meeting began at 7:60PM Roll Call: Present Commissioners Forsythe (Chair), Olson, Weiler, Reding, Robbins, Schleck, Sepulveda , Staff Kerski
2. Approval agenda: Reding moved, Robbins second. Approved unanimously
3. Call – good
4. Interested citizens – None
5. Consent business – None
6. General Business

A. Public Hearing CUP for outdoor storage for Sams Club.

Motion to open Public Hearing by Olson and seconded by Reding. Unanimously approved

Hiring 120 people and investing a minimum of \$8 million in improvements.

Rick Rolfe with BFA out of Washington, MO representing project. Stated staff review is very thorough. Interstate, railway and storage and outdoor storage in the area. Robbins asked about timeline. Project is being done by the developer. Sams Club is doing the internal work. Would not guess on timeline. Staff reported it is underway. Olson asked about volume of trucks and how often. He stated it is 24 hours a day. Volume anywhere from 50 to 300 in busy season. Average is 100 per day. Conditions they are fine with it and in Sams lease.

Robbins moved to close, and Sepulvado seconded. Passed unanimously. Robbins PC 2023-005 approving Conditional Use Permit at 7400 Hentges Way. Reding seconded. recommended adoption of the preliminary plat seconded by Sepulvado. Passed unanimously.

B. Conditional Use Permit for Vehicle Repair at 8610 Hansen Avenue Public Hearing. Motion by Reding and Wiler Seconded to open the public hearing.

Vehicle repair in the Relikor building. Lots of past discussion on this building. Three existing spaces to be used and owner is installing fire sprinklers. New sewer and water in the area. No outside storage of vehicles in repair. All work to be inside the building. Unlicensed or inoperable vehicles must be inside or screened. Trash inside the building or enclosure.

Eugene Hansen the landlord appeared to answer any questions. Sprinklers being installed. Should be installed in about 30 days. Ventilation also being installed. Robbins asked about traffic. Landlord said shop is full today. No idea on actual number. The tenant understands the need for proper permits. Sepulvado asked about occupancy – are they in today. Fire department did inspection and found the tenant in there. Change of use requires the need for sprinklers. Sepulvado asked how can they occupy if it is not sprinklered? Relikor did similar but not commercial use. Biggest issue is painting. Fire department has been inspecting. Forsythe said this business or Relikor has been in the building for many years doing their own equipment. Tis is a business doing work for the general public.

Motion by Robbins and seconded by Schleck to close and approved unanimously. Reding moved PC2023-006 seconded by Robbins to approve the CUP. Approved unanimously.

C. Public Hearing for 1605 Windermere Way for a fueling and car wash Reding and seconded by Robbins.

Last site in the area. Holiday/Circle K proposing a 24 hour operation and car wash. Fuel station and convenience store were part of the original PUD. Islands will be out on the main road so activity is away from homes. They will add sidewalks to match across the street. Site is being built out for future charging of electrical vehicles. Landscaping in easement so they will be moved to city ROW. New Circle K design. No operation between 9pm and 7am. More windows on the front. LED banding is not allowed. Fueled columns and canopy need to be encased in stone that matches building.

Robbins asked about signs. They are proposing a pylon sign that we do not allow. Have to do a monument sign. Schleck asked about entrances – are they both on Windermere Way. Scott County will not allow access from the county road. Eventually there will be roundabout at the intersection.

Glen Harvey with Bergman and Associates representing Circle K. Robbin asked about timeline. Mark Stinston from Circle K. Completed September 2024. Schleck asked about conflicts with apartment construction. Natural gas line being moved and the apartments will likely be completed. Schleck asked about a traffic study. Traffic counts were done. Staff reported that the original PUD has an EAW that did a traffic analysis, and the gas station were included. Traffic study was done by the County for the signal and the city did an extensive study for the roundabouts. Forsythe asked about a second Holiday up the road that is truck centric.

Motion by Robbin to close, seconded by Wiler to close the public meeting. Schleck said she concerned about all the traffic increases and the intersection at Windermere. Staff said the roundabouts will be in the city's Capital Improvement program.

Robbins offered motion PC 2003-007 to approve, seconded by Sepulvado. 6-1 Schleck was a no.

7. Other Business - None

Motion to adjourn to July 6 at 7PM by Olson and seconded by Sepulvado. Meeting adjourned at 7:32pm.