



Shakopee Planning Commission
Meeting
Minutes
December 7, 2017
7:00 PM
Council Chambers

Presiding Chair Kent Robbins

Chair Robbins called the meeting to order.

1. Roll Call

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

Commissioners absent: Steve Mangan

City Staff present: Senior Planner Mark Noble; Senior Planner Eric Weiss

2. Approval of Agenda

Ms. Brandon requested that the 11/9/17 minutes be removed from the Consent Business.

Commissioner Lori Brandon made a motion to approve the Agenda as amended, seconded by Commissioner Anita Botamer and the motion passed.

6 - 0

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

Staff has received these.

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.)

A. Minutes of October 19, 2017 & November 9, 2017

Commissioner Anita Botamer made a motion to approve the Consent Business, seconded by Commissioner Jody Brennan and the motion passed.

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Commissioner Mark Seifert made a motion to approve the minutes of 11/9/17, seconded by Commissioner Jody Brennan and the motion passed.

4 - 0

(Ms. Botamer and Ms. Brandon abstained).

6. General Business

A. Envision Shakopee Presentation & Discussion

Senior Planner Eric Weiss presented Envision Shakopee and the city's new Comprehensive Plan. He shared that upcoming workshops were on Tuesday, 1/30/18 and another one is scheduled for March/April of 2018.

Mr. Robbins asked if the consultants that were hired by the city were present and Mr. Weiss stated that they were not. Mr. Robbins asked who would write the new Comp Plan and Mr. Weiss stated that the Comp Plan is facilitated by the Planning Department, but that they wanted to encompass all of the city's departments, including the Parks Department, Public Works, etc. They are working with a large percentage of city staff, including the Boards and Commissions for input, but ultimately the Planning Department would be writing it. Mr. Robbins asked if Scott County had a Comp Plan and Mr. Weiss stated that they did and it was almost complete. When it is finished, Scott County will share it with the city so that they could review it. Mr. Robbins asked if zoning and variances were part of the Comp Plan and Mr. Weiss stated the the Comp Plan mandated by the Met Council only requires land use and future guiding of land. Currently there is more zoning than land use in the Comp Plan and going forward the land use will look differently with more focus on potential land use and may not even address zoning. They want to separate the land use from the zoning so the city does not have to go back and change the Comp Plan every time there is a zoning change. Mr. Robbins stated that this could be tricky. Mr. Weiss stated that he understood and that state statute and the Met council recommends that once a Comp Plan is completed, that cities then go and incorporate that vision into the zoning code.

Ms. Brandon asked if the information in Mr. Weiss' report included information from the state demographer or if this was local information. Mr. Weiss stated that they were using a variety of data sets from different sources. The information that was shared this evening was just a small portion of what they were looking at. He stated that he would share all of their data with the Planning Commission. Mr. Weiss said that they are working with the economic consulting firm of HRNA, which is bringing a national perspective regarding economic trends. Ms. Brandon commented on the historic factor in Mr. Weiss' report and how important it was to keep this in mind. She also commented on the sense of community and small town feel that she hears from people

and is one of the things that she values about Shakopee.

Ms. Botamer commented about Shakopee's strengths, including the Downtown/river area. She stated that our parks and trails are good, but that they could be great. She agrees with Ms. Brandon's comments about staying respectful of Shakopee's heritage and history, but should still have a big picture vision. She believes having some higher end options in retail and restaurants will be crucial to drawing people and keeping people in the community.

Ms. Brennan asked Mr. Weiss about his thoughts on how a Comp Plan should work. Mr. Weiss stated that communities take different approaches to their Comprehensive Plans. Some cities have not updated their Comp Plan in years. He recommended that the city do larger overhauls as needed, and he considers Envision Shakopee to be a major overhaul. Once it is complete, he would recommend updating it in about 5 years. He shared that what he has heard back from community members is that they would like a strategy that sticks to general core values, but that it be flexible.

Ms. Brennan asked who was responsible for school planning and Mr. Weiss answered that schools are not required to do a Comp Plan. Their goal is to build partnerships with the school district and the county so that they can work together to share information.

Ms. Brennan asked if there would be an online version of the Comp Plan when completed and Mr. Weiss stated that he would forward some plans to the Commissioners that they are looking at as models. He pointed out that the Comp Plan is not the only plan that the city does. The Park Board has a plan, Economic Development has a plan, etc.

Ms. Brandon stated that she echoes the statement on the 2030 plan regarding priorities and to make it easy to understand by the average citizen and that it should be user friendly.

Mr. Robbins asked where citizens could go right now for information and Mr. Weiss shared that information was available at EnvisionShakopee.com.

Mr. Seifert stated that he agreed with many of the things reported about Shakopee's strengths. He said Shakopee had great entertainment venues and that could be expanded upon. He said one of the challenges would be attracting unique retail shops and restaurants. Another challenge will be keeping everyone connected, from the Southbridge area all the way into Downtown. He also stated that he felt that Shakopee needed more affordable housing options, but the biggest challenge he believes is the traffic.

Mr. McQuillan stated that he agreed with all of the comments stated. He pointed out

that there was very little blight in the community. He believes the partnerships we have with the outside sector is very good. He feels that the Comp Plan should be flexible.

Mr. Robbins commented that there is a reason why people and businesses move to Shakopee. The biggest issue they are facing now is that Shakopee is growing right now and how dense do we want to get and there will be a lot of discussion about this. He also stressed the importance about sharing information at meetings, since not everyone goes online. Mr. Weiss agreed with him and stated that there will be more meetings towards the end of 2018 and in his role he will be attending numerous meetings and reaching out to people. Mr. Weiss also mentioned that they had received a grant from Blue Cross/Blue Shield to work on community engagement for this process. Through this grant they have partnered with a number of organizations to help with this process to get the word out and receive feedback. He asked the Commissioners to also help get the word out in the community about this.

B. Comprehensive Plan Amendment for Entertainment Land Use

Commissioner Lori Brandon made a motion to open the Public Hearing, seconded by Commissioner Mark Seifert and the motion passed.

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Senior Planner Mark Noble presented the staff report for Comprehensive Plan Amendment for Entertainment Land Use. Mr. Noble clarified the current density zoning for Mr. Robbins.

Ms. Brandon asked what the impact to the 2040 Comp Plan would be if this were approved and Mr. Noble answered that if this were approved by the City Council, it would then be incorporated into the draft 2040 Comp Plan. She asked Mr. Noble for clarification on some inconsistencies with the data with the market rate apartments versus the percentage of people who cannot afford to buy or rent a home and Mr. Noble did so. She asked Mr. Noble about the 4 criteria presented; which ones would be the most important for them to focus on and Mr. Noble stated criteria B and C exist from staff's perspective.

Ms. Brennan asked Mr. Noble that if there were a PUD and there were changes to it regarding density, etc., if it would have to come before the Planning Commission and Mr. Noble stated that she was correct. It would also go before the City Council. Ms. Brennan asked about the land use in the current Comp Plan and if there was a problem with this now. Mr. Noble stated that there were representatives present that could speak to this, and he explained staff's rationale as well. Mr. Noble stated that this amendment pertained only to the uses on the Entertainment guided land.

Mr. Randy Sampson, CEO of Canterbury Holding Corporation, addressed the Commission. He clarified for the Commissioners the vision they had for the project as well as their rationale for their request for the land use changes. Mr. McQuillan asked if the parking lot would be large enough to accommodate large events if their development came to fruition and Mr. Sampson stated that there might be a need for a parking ramp in the future, but that they would rather have uses on their existing land, rather than large areas of asphalt.

Mr. Robert Pulk, 2767 Hauer Trail, addressed the Commission. He stated he was in favor of the project, but that he was worried about traffic on Eagle Creek Boulevard and if there were upgrades to it, he felt that he should not be assessed for it.

Mr. Tony Kuechle, representative for Doran Companies, addressed the Commission. He showed detailed photos of their proposed apartment complex and adjoining amenities. He also addressed the traffic concerns of Mr. Pulk and stated that he would clarify the traffic concern after the meeting this evening. Ms. Brandon asked Mr. Kuechle for clarification on the low vacancy rates for apartments in Shakopee, and if this would lead to rents decreasing. Mr. Kuechle answered that rents most likely would not decrease, but that they would see less rate increases in the future.

Mr. Randy Kubes, of Kubes Realty in Shakopee, addressed the Commission. He stated that he was in favor of this project and feels it would benefit the community.

Mr. Duane Marschall, addressed the Commission. He stated that this type of complex is something that is needed in the area and would like the Commissioners to take this into account.

Commissioner Lori Brandon made a motion to close the Public Hearing, seconded by Commissioner Jody Brennan and the motion passed.

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Commissioner Lori Brandon made a motion to forward a recommendation to the City Council to approve the Comprehensive Plan Amendment for Entertainment Land Use, seconded by Commissioner Jody Brennan and the motion passed.

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Commissioner Brandon clarified that this was just a vote on the land use and not a vote for this particular project.

C. PUBLIC HEARING: Interim Use Permit Amendment for Storage of Semi-Trailers at Valleyfair

Commissioner Jody Brennan made a motion to open the Public Hearing, seconded by

Commissioner Anita Botamer and the motion passed.

6 - 0

Senior Planner Mark Noble presented the staff report for Interim Use Permit Amendment for Storage of SemiTrailers at Valleyfair.

Ms. Botamer asked Mr. Noble what the original time frame was and Mr. Noble answered that it was November 1 to the middle of January. Ms. Botamer asked if there would be physical 24 hour security on the property and Mr. Noble answered that the applicant could answer this.

Mr. McQuillan asked if this was only allowable in the Major Recreation Zone or if other zones could allow this. Mr. Noble answered that there were other zones that would allow this type of use, but staff felt that this was a good use for a large parking lot not being utilized and its proximity to the highway. It would also not affect any adjacent businesses or properties.

Ms. Brennan asked if the trucks would be stationary, or if there would be traffic going in and out frequently. He stated that he believed that some would be moving but the majority would be stationary, and he stated that the applicant could also answer this.

Mr. Tom Suel, representative of Valleyfair, addressed the Commission. He stated that they have 24 hour security year round. Mr. Robbins asked where the trucks would be coming from and Mr. Suel answered that they come from local businesses, especially this time of year, when they need more storage. Mr. Robbins asked about any environmental impacts with this and Mr. Suel answered that the trailers do not hold any type of oil, etc. The trucks would not be going in and out on a daily basis.

Ms. Botamer asked why they were requesting an additional month and Mr. Suel answered this just gives them a little bit more time to have the trucks removed.

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

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Commissioner Jody Brennan made a motion to approve Interim Use Permit Amendment for Storage of SemiTrailers at Valleyfair, seconded by Commissioner Mark Seifert and the motion passed.

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Commissioner Botamer proposed an amendment to condition the end date as January 31st, but died for lack of a 2nd.

Ms. Brandon stated that she was comfortable with the requested time frame and was

glad to hear they had 24 hour security.

Mr. McQuillan added that there was a shortage of truck drivers and that could be a reason for the extended time frame.

Mr. Seifert stated that he had no issue with the extended time frame.

D. Annexation of 12495 Marystown Road

Senior Planner Mark Noble presented the staff report for Annexation of 12495 Marystown Road.

Commissioner Anita Botamer made a motion to approve Annexation of 12495 Marystown Road, seconded by Commissioner Mark Seifert and the motion passed.

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7. Other Business

Mark Noble stated that the city is looking for residents to serve on City Boards and Planning Commission. There are 2 seats available for the Planning Commission and the deadline is December 15, 2017.

8. Adjourn to Thursday, January 4, 2018 at 7:00 p.m.

Commissioner Anita Botamer made a motion to adjourn the meeting, seconded by Commissioner Jody Brennan and the motion passed.

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