Shakopee Planning Commission

January 4, 2024
7:00 PM
City Hall, 485 Gorman St.

1. Meeting began at 7:03 PM Roll Call: Present Commissioners Forsythe, Olson, Weiler, Robbins (Chair), Schleck , Staff Kerski
   Absent Reding, Sepulvado
2. Approval agenda: Forsythe moved, Weiler second. Approved unanimously.
3. Call – good
4. Interested citizens – None.
5. Consent business
   a. Vacation of a portion of Sommerville ROW. Robbins moved to pull from Consent Business and Seconded by Olson. Unanimously approved to move to regular meeting. 5a will now become 6d.
   b. Vacation of Sanitary Sewer Easement. Moved by Forsythe and seconded by Schleck Unanimously approved.
6. General Business
   a. PUBLIC HEARING – MUSA change for Southwest Shakopee
      Motion made to open public hearing by Forsythe, second by Schleck.
      Staff presented that the area was annexed into the city, however, the MUSA was not extended to the area as was the case for the Vet Clinic. This action will allow the Met Council approval of sewer extension into the area.
      Motion to close public hearing by Forsythe and seconded by Weiler. Passed unanimously.
      Forsythe made a motion to recommend approval to city council, seconded by Weiler, passed unanimously.
   b. PUBLIC HEARING – Canterbury Boardwalk and Stables Planned Unit Development (PUD)
      Motion made by Weiler, seconded by Olson, passed unanimously. The project is to be developed adjacent to the chute along the track. It will be a restaurant and entertainment use (music and events). 3.85-acre lot, 19,000 square feet in two buildings with an outdoor space along the track. Sided with cementitious siding and metal roof and glass. Staff presented the renderings that included street and track views. Staff discussed the parking requirements in the code versus what is provided, and they are short of about 40 spaces. Commissioner Forsythe thought parking was the biggest issue and that staff are OK with on-street parking. Once opened, they could purchase additional land or lease land from Canterbury. Forsythe pointed out that the street parking is open to anyone. Commissioner Olson asked about adding betting windows. Not something that staff is aware of. Chair Robbins asked about the parking requirements. Are staff comfortable that they can meet the requirements? Staff said they were not sure what the requirements would be since they are not open, and if it didn't work out that they need to resolve the parking issue with Canterbury. Forsythe asked if staff were comfortable, and staff responded yes since Canterbury has excess parking. Forsythe asked if they needed it, what is the trigger. Typically, it is complaint driven.

For the Applicant, William Doer, feels comfortable with the parking requirements. Chair Robbins asked what the project is. Boardwalk is the restaurant, 6,000 square foot restaurant and stable is an open volume space event center, connected by a vestibule with no seating. Allow views of the track from both. Forsythe asked if the restaurant is full service all the time. The applicant said yes. Stables open for events and no regular restaurant space. Ellen Curtis. Consultant spoke. Main restaurant is full service. People using the game areas can get drinks or snack food. Commissioner Olson asked about the amphitheater and would people stay. They are anticipating that some guests will go to the event. Staff pointed out that the amphitheater faces east. It is likely that they would be a landing spot after events. Commissioner Weiler asked if the Stables was open every day. It is designed to serve people using games. They will need to watch how it really works. They built it but don't know if it is needed. Jason Haugen from Canterbury spoke. The larger subdivision has thousands of parking spaces. Canterbury is there to help with short term and long-term solutions. Commissioner Olson asked about monitors for the race. No discussions yet. No gambling or gaming there. People could use their phones that they could do it anywhere. Applicant, Ken Sherman, spoke. Ms. Curtis has worked around the world and was retained to create a great experience. Great American Food on a consistent basis and not priced out of the market. He wants to do this but doesn't have to do it.

Motion to close by Commissioner Schleck and seconded by Olson.

Forsythe pointed out that they have to have parking, either additional or a plan. The parking will be taken care of. Chair Robbins mentioned that when the amphitheater is open, this area will be unique in Minnesota. This is a good fit. Comes down to traffic and parking, as we did with the amphitheater. We all just need to work together.

Motion by Forsythe to recommend to city council approval, seconded by Olson. Approved unanimously.

c. PUBLIC HEARING- Preliminary and Final Plat of Canterbury Park 10th Addition
Motion made by Forsythe, seconded by Schleck to open public hearing.

Staff presented that the applicant, Canterbury, is creating a preliminary and final plat that has future development area that will provide staff parking, pedestrian crossings and internal connections.

Commissioner Olson asked about the future development of A, B and C. What were the uses. Staff have no idea since the market will dictate what is complimentary to the entertainment aspect of Canterbury. Forsythe mentioned that anyone building on these lots would have to come before the Commission for approvals.

Motion made to close the public hearing by Weiker seconded by Schleck.
Forsythe made a motion to recommend to the city council approval of preliminary and final plat, seconded by Weiler. Passed unanimously.

d. Vacation of a portion of ROW on Sommerville

Staff explained that River City Centre will soon be made into a Common Interest Community with two condominiums – the residential portion owned by the CDA, and the retail portion owned by the city's EDA. The land will be held in common. The city will need to clean up the title and create a new preliminary and final plat of just the land area. Currently part of the land is in the old ROW for a road section that no longer exists.

Chair Robbins asked how you would get to the public parking lot? Through the existing lot through the same way, they do today.

Forsythe moved for adoption of vacation of the ROW, seconded by Olson. Passed unanimously.

7. Other business. Changes to the Board. Commissioner Robbins will be timed out of terms and Commissioner Olson has asked not to be reappointed. Will need new Chairs elected in March.

8. Motion to adjourn to February 8, 2024 by Forsythe and seconded by Olson. Adjourned at 8:06PM.