Shakopee Planning Commission

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

1. Meeting began at 7:06PM Roll Call: Present Commissioners Forsythe, Reding, Schleck, Sandhu, Sepulvado (Chair), Staff Kerski
2. Approval agenda: Forsythe moved, Schleck second. Approved unanimously.
3. Call – good
4. Interested citizens – None.
5. Consent business - None
6. General Business
    a. Election of Officers
    Chair: Commissioner Forsythe nomination by Reding by seconded by Sandhu
    Unanimously approved
    Vice Chair: Commissioner Sandhu nomination by Forsythe by seconded by Sepulvado
    Unanimously approved.
    Second Vice Chair: Commissioner Weiler nominated by Sepulvado seconded by Forsythe.
    Unanimously approved.

    b. PUBLIC HEARING – Preliminary Plat of Countryside 3rd Addition
    Motion by Sepulvado to open the hearing and seconded by Reding. Passed.
    Staff presented the case. Donnay Homes and Link submitted preliminary plat for 5.44 acres in the area that is by 17th Avenue and Marystown Road. Annexed by the city and granted MUSA by the MET Council. It is zoned Urban Residential (R-1B). The preliminary plat is for 17 single family lots on the extension of Lusitano Street. Lusitano would end in a temporary cul-de-sac. The development exceeds the Met Council's required 3 DUA. Homes will be generally similar to those constructed to the north. The development to the east is existing rural residential homes located within Jackson Township. Staff shared stormwater and landscaping plans. Staff recommends the PC support the approval at city council.
    Paul Donnay spoke with engineer John Bender asked if there questions. Started work in this area in the 1990s. Chair asked price range, seemed larger. Donnay said similar that he had built in the area. Choice lots. 4-bedroom homes. These are custom homes and he is the developer. Price range mid-500K to 600K depending on finishes. These are custom homes. Commissioner Sepulvado asked about size 130 x 65 feet, about a third of an acre. Some on the east side are larger lots. Sepulvado asked about side yards. 7.5 feet side yards so total of 15 feet. Sepulvado asked about stormwater. Basin will discharge into trunk storm sewer line that drains into the city's larger basin that works its way to Hwy 169. The Commissioner asked if this was single family or multifamily. He asked about the bedroom sizes. The last subdivision had no two bedrooms. The price of the lot and building requires at least three bedrooms and up. Two stories are four bedrooms with 3.5 baths plus a finished basement.

Commissioner Schleck asked if they were building models. Donnay said he has built thousands of homes. He will build one model home for sure. They have the ability to make lots of changes in plans since these are all custom homes. He has many floor plans you can choose from. Commissioner Sundhu asked about disruption to the existing neighborhood. The city has rules about hours of construction to not disturb neighbors at night or in the morning. They will also have a site protection plan and will work with the city to ensure that there is no tracking into the street. Will have an erosion control plan in place. Commissioner Sepulvado asked when it was starting. After road restrictions are off and they get their grading permit. Anticipating summer of this year.

Motion to close the public hearing by Sepulvado and seconded by Schleck. Unanimously approved.

Motion by Reding for a positive recommendation to city council approving preliminary plat. Seconded by Schleck. Approved unanimously.

7. Other business. Chair asked Commissioner Sundhu to introduced himself. Moved here in January 2020 from Pakistan. Received citizenship last year. Was involved in politics there so wanted to be involved here.

8. Motion to adjourn to April 4, 2024 by Reding moved and seconded by Sepulvado. Unanimously approved. Adjourned at 7:35 PM.