

Shakopee Board of Adjustment and Appeals Meeting

April 4, 2024

7:00 PM

City Hall, 485 Gorman St.

1. Roll Call: Present Commissioners: Reding, Sandhu, Ranua, Sepulveda (Chair), Staff Kerski
2. Approval agenda: Reding motion, Schleck seconded. Unanimous.
3. Call – good
4. Interested citizens – None
5. Consent business – Meeting Minutes of March 7, 2024 Motion by Sandhu to approve, Reding Seconded, Approved unanimously.
6. General Business

6.A. PUBLIC HEARING

Conditional Use Permit for a Vehicle Repair Facility at 8245 Crossings Blvd.

Motion to open by Ranua, Seconded by Ranua to open public hearing.

Staff presented a proposal for a 2,000 square foot Valvoline facility with services offered to include oil changes, replacement of various fluids, wiper blades, head lamp etc and tire rotation. The building is largely brick. There is extensive landscaping proposed. The property was rezoned in 2023 to B-1 in anticipation of this use. Hours would be restricted to 8AM to 7PM. Inoperable vehicles must be stored inside.

The final plat would create two parcels, one at 1.07 acres and one at 1.23 acres.

Jim Douthit represents Valvoline. The chair asked about the subdivision. Which side would it be on? Valvoline would be closest to Kwik Trip. Reding asked about what the use would be. He responded maintenance. No mechanical work. In and out. Customers typically wait in their car. All the work is inside the building. Ranua asked about waste. He responded that the building has a basement, and everything is stored in tanks. The chair asked how it was removed. He responded pumped out and they have all the State and County permits. Valvoline is fine with hours. Saturday is 9-6PM. Most are not open Sunday.

Amy Yanay from Switchgrass Circle is nearby neighbor asked about which ways the bay will face because of the noise that will be generated into neighborhood. The doors are front and back facing the road and the neighbors. Valvoline said that there is 200 feet to the residential area. The compressor is inside in a soundproofed room. The resident asked the door be closed during tire rotations. The chair asked about noise. Valvoline offered that they would be Ok with closing the door when a tire rotation is taking place.

Motion to close made by Ranua and seconded by Reding. Approved unanimously.

Motion made by Reding PC2024-003 approving with the change that doors be kept close when there is a tire rotation. Seconded by Ranua. Passed unanimously.

7. Other Business - None

Motion to adjourn to May 9, 2024 at 7 00 PM by Reding and seconded by Sandhu.
Approved unanimously. Meeting ended at 7:30PM