



June 17, 2024

City of Shakopee
485 Gorman St.
Shakopee, MN 55379
(925)233-9300

Re: Proposed Use of 1500 Maras, Shakopee MN 55379

To the Shakopee Development Committee:

We are writing to report on the proposed use of 1500 Maras, Shakopee, MN 55379

Who We Are:

EJ Equipment is a private, woman-owned business specializing in maintenance services for commercial trucks and the sale of parts and equipment. With a current staff of 90 employees, the company plans to hire an additional 7 to 10 individuals for the Shakopee location. EJ Equipment already operates facilities in Illinois, situated in Addison, Manteno, and Troy, with a new location set to open in Sturtevant, Wisconsin, on July 1, 2024. The establishment in Shakopee will mark EJ Equipment's inaugural presence in the state of Minnesota.

EJ Equipment's Six Core Values:

1. **Safety**: EJ Equipment prioritizes the safety and well-being of its employees, customers, and community in all aspects of its operations.
2. **Integrity**: EJ Equipment values honesty and transparency in all dealings with customers, suppliers, and employees.
3. **Customer Experience**: EJ Equipment is committed to understanding and meeting the needs of its customers, providing exceptional service and support
4. **Reliability**: EJ Equipment prioritizes delivering high-quality maintenance services and equipment parts consistently and on time.
5. **Teamwork**: EJ Equipment promotes collaboration and communication among employees to achieve common goals and drive success.
6. **Accountability**: EJ Equipment holds itself and its employees responsible for their actions and outcomes, fostering a culture of ownership.

Intended Usage:

The 1500 Maras property will serve as a facility for storing parts inventory for sale, service, and maintenance bays for trucks. The garage bays will be used for service and maintenance on trucks, while the back lot behind the building will be used for parking trucks undergoing service. The primary focus of the business will be on part sales.

Operational Overview:

EJ Equipment operates three main lines of business: Parts Sales, Equipment/Truck Sales, and Maintenance. As an authorized dealer for Heil, Vac-Con, Cues, Maintainer, Sany equipment, and parts, EJ Equipment holds the Heil dealership license for the state of Minnesota, allowing them to expand their presence in the local market. The clientele of EJ Equipment mainly comprises municipalities and commercial industrial businesses, with a commitment to providing exceptional customer service and maintenance to ensure the smooth operation of their fleets. Operating hours are Mon-Fri, 7:00 am to 4:30 pm

Parts Sales:

EJ Equipment functions as a wholesale parts dealer, facilitating sales through phone and email at the facility. An inventory of parts is maintained within the premises, enabling same-day deliveries within a 25-mile radius of the Shakopee location or through shipping services.

**Equipment/Truck Sales:**

EJ Equipment assists customers in selecting the appropriate trucks and equipment for their specific needs. Upon placing a customized order, the truck and/or equipment undergo inspection at the facility. Unlike traditional retail car dealerships, outdoor display of trucks and equipment is not a feature at this facility. Upon completion of quality assurance checks, EJ Equipment delivers the purchased truck or equipment to the customer, typically within a week. The company emphasizes prompt service delivery without compromising on quality standards.

Service:

At EJ Equipment, servicing trucks and other municipal equipment is also an important line of business. We aim to maintain and repair service vehicles of high quality safely and promptly with little downtime for the customer. Vehicle service would take place inside the bays of the facility. All trucks not in bays and in the process of being worked on will be parked behind the facility. Truck maintenance services are essential for keeping commercial vehicles in optimal condition and operating safely and efficiently. These services typically include routine maintenance such as oil changes, tire rotations, brake inspections, and fluid checks. Truck maintenance services may involve specialized tasks like engine diagnostics, transmission repairs, parts replacements, and troubleshooting electrical systems.

Professional mechanics with expertise in servicing trucks are responsible for conducting these maintenance services. They are equipped with the necessary tools and technology to diagnose issues and perform repairs as needed. By regularly scheduling truck maintenance services, businesses can prevent breakdowns, extend the lifespan of their vehicles, and ultimately save on repair costs in the long run.

Enhancements:

Interior: EJ plans to obtain a permit to make small modifications to the office area of the building. This includes removing carpet, installing new hard flooring, painting, and cleaning. The changes will only involve minor construction, and there will be no increase in square footage.

Exterior Structure and Lot: No further alterations are planned for the building's structure. Trucks will be parked at the rear of the building, while designated parking spaces will be provided near the front entrance for employees and guests. There will not be any outside storage structures.

Trash Handling: EJ will place an enclosed corral in the northwest corner of the leased property to house the garbage dumpster. The structure will be made of cinder blocks, have swinging gate doors, and be topped with a roof.

CUP Process and the Maras Property:

EJ Equipment and Ryan Quiring have entered into an 11-year lease agreement for the 1500 Maras property. However, during the Change of Occupancy process, it was discovered that EJ would need a Conditional Use Permit (CUP) to operate the service side of their business on the property.

Ryan Quiring, the landlord of the 1500 Maras Property, has a history of operating various properties in Shakopee for many years. Understanding the city's requirements for safety and aesthetics during a change of occupancy, Mr. Quiring is willing to make the necessary improvements such as greenery, paving, screening, and fire protection.

The main focus for these improvements is EJ Equipment's Service and Maintenance line of business, which would be performed in the shop. While Mr. Quiring supports the city's goals, he is requesting a Phased Property Improvement Plan to ensure compliance without facing financial strain.

Currently, Mr. Quiring is investing \$850,000.00 to connect his Maras properties to the city sewer & water systems. The city's requirements for fencing, greenery, and paving conflict with this sewer construction, as installing these improvements would require removing them later for the sewer & water connection.

Given Mr. Quiring's compliance with the city's requests and commitment to making the necessary improvements, he is seeking approval for a phased approach. This would allow him adequate time to complete the sewer & water connections, fencing, greenery, and paving in a timely manner, easing the financial burden by spreading out the costs. The Phased Property Improvement Plan would not delay any fire or safety improvements.

Phased Property Improvement Plan:

Paving/Greenspace:

1. We are proposing that we pave both entrances to the currently unpaved property. The far North entrance to the property is already paved all the way up to the building. We propose that we pave the other two entrances to the property, as noted in the site plan, the black lines. The proposal is in line with what was approved by the city for the CUP (same use) issued for 1431 Maras Street back in 2022, which was an entrance paved 24' wide by 100' deep. We are proposing the same requirement here, a 24' wide by 100' deep paved entrance to both the center and South entrances to the property, but we may choose to do a little more than that to tie it into existing pavement etc. The rest of the lot is paved with Class 5 aggregate, so this should put us in compliance with this requirement.
2. Timeline: We would ask that the city allow us to install this through the 2025 construction season (no later than 10/31/25). This would allow for one full freeze/thaw cycle after the utility hookup and help us spread out the costs of meeting the city requirements.
3. Estimated Cost: \$55,000
4. Impervious Surface Maximum of 75%
 - a. Attached is our proposal to address this requirement. We are asking the city to work with us on this one, given the property setup and 40+ years of historical use. The 1500 Maras property is approx. 2.19 acres (95,396.4 sq. ft.). Combined with Roger Zacharia's lot to the South, the approx. total lot size is 2.85 acres (127,276 sq. ft.). We already have an agreement in place with Roger to utilize a portion of his property and have also received permission from him to put a fence on the South and East property lines per our fencing/screening proposal to the city, as noted in the attached site plan. With this, we ask that the city include Roger Zacharia's lot in considering our proposal to meet this requirement. Roger's lot is essentially entirely pervious/green space, and that, along with our other proposed green space areas outlined in green in the attached site plan, that would give us pervious/green space of approx. 35,742 sq. ft., which would put us at 27.6% of pervious surface and would help us meet this requirement. Without this, it would be extremely difficult for us to achieve this requirement with our 1500 Maras lot on its own without significant impacts to our income earning ability, mixed with the costs associated with us working with the city to meet their other requirements.
 - b. The green space being proposed on the 1500 Maras property specifically includes a 6' wide green space area along the East property line (less entrances), another 6' wide green space area along the West property line, along with the green space/landscaping that already exists around the North and East sides of the office portion of the building.

Fencing:

1. We will install a new fence as outlined in our site plan. The proposal is to install the South fence line, as well as the SE fence line, on Roger Zacharias' property. I have obtained permission from him to do so. The red lines in the plan represent the proposed fence location, and the purple lines represent gates, if gates are required. If not, then the entrance would just be open.
2. Timeline: We would ask that the city allow us through the 2026 construction season (no later than 10/31/26) to install this. This allows for two full freeze/thaw cycles after the utility hookup and helps us spread out the costs of meeting the city requirements.
3. Estimate Cost: \$30,000
4. Requirement of not more than 50% of lot area; we fall well within this requirement. The proposed parking/outside storage, both the tractor/trailer parking that already exists on the South half of the property, along with what EJ is proposing for the North half of the property, totals approx. 36,975 sq. ft. The total 1500 Maras Street lot is approx. 2.19 acres, or 95,396.4 sq. ft., so the proposed parking/outside storage is only around 38.76%, well under the 50% limitation.
5. Requirement not to be located closer than 300 feet to any residential zone; no issues here as we are nowhere near this close to residential zoning



Refuse Container Enclosure:

If you have any questions, please reach out to Marie Paff, Director of Corporate Operations.
Marie@EJequipment.com (224)471-9561.

Sincerely,

John Larsen, COO