



Shakopee Planning Commission
Meeting
Minutes
March 8, 2018
7:00 PM
Council Chambers

Presiding Chair Kent Robbins

Chair Robbins called the meeting to order.

1. Roll Call

Commissioners present: Ashlee Sepulvado, Noreen Reding, Steve Mangan, Mark McQuillan, Jody Brennan, Kent Robbins, Lori Brandon

City Staff present: Director of Planning & Development Michael Kerski, Senior Planner Mark Noble, Senior Planner Kyle Sobota

2. Approval of Agenda

Commissioner Jody Brennan made a motion to approve the Agenda, seconded by Commissioner Mark McQuillan and the motion passed.

7 - 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. Vacation of Public Right Of Way and Drainage & Utility Easements – DAVIES
2ND ADDITION

Commissioner Lori Brandon made a motion to approve the Consent Business,

seconded by Commissioner Mark McQuillan and the motion passed.

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6. General Business

A. Election of Officers

Chair Robbins opened the floor for nominations for Chairperson of the Planning Commission.

Commissioner McQuillan nominated Mr. Steve Mangan for the position of Chairperson of the Planning Commission. Chair Robbins called for additional nominations 3 times.

Commissioner Mark McQuillan made a motion to cast a white ballot for Steve Mangan for Chairperson of the Planning Commission, seconded by Commissioner Noreen Reding and the motion passed.

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Chair Mangan opened the floor for nominations for Vice Chair of the Planning Commission.

Ms. Brandon nominated Mr. Kent Robbins for Vice Chair of the Planning Commission. Mr. Mangan called for additional nominations 3 times.

Commissioner Mark McQuillan made a motion to cast a white ballot for Kent Robbins for Vice Chair of the Planning Commission, seconded by Commissioner Lori Brandon and the motion passed.

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Chair Mangan opened the floor for nominations of 2nd Vice Chair of the Planning Commission.

Commissioner McQuillan nominated Jody Brennan for the position of 2nd Vice Chair of the Planning Commission. Chair Mangan called for additional nominations 3 times.

Commissioner Mark McQuillan made a motion to cast a white ballot for Jody Brennan for 2nd Vice Chair of the Planning Commission, seconded by Commissioner Kent Robbins and the motion passed.

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B. Preliminary and Final Plat of Valley View Business Park 3rd Addition

Commissioner Kent Robbins made a motion to open the Public Hearing, seconded by Commissioner Jody Brennan and the motion passed.

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Senior Planner Kyle Sobota presented the staff report.

Mr. Robbins asked what the applicant was planning to do with the site and Mr. Sobota answered that Lot 1 would be a speculative industrial building and that the applicant was present to answer any questions about prospective users of the building.

Mr. Tom McCary, Project Manager, addressed the Commission. Mr. Robbins asked Mr. McCary what the future plans were for this development and Mr. McCary answered that the plan right now is for 2 industrial multi-tenant industrial warehouses. He explained that since they were speculative, there were no tenants lined up, but he stated that these buildings would be typical office-use type facilities and that they anticipated a higher office build up than in a typical warehouse setting. Mr. Robbins asked if this would be like an Amazon fulfillment center and Mr. McCary stated that it was too speculative to say with any certainty what kind of user they would have. He said they expected some warehouse components as well as some office components, and that it was possible that there may be some small distribution-type users. Mr. McCary also stated that the depth of these buildings would not support anything larger, so they are not expecting much of this.

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

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Commissioner Jody Brennan made a motion to approve Preliminary and Final Plat of Valley View Business Park 3rd Addition subject to the conditions, seconded by Commissioner Kent Robbins and the motion passed.

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C. Text Amendment to 151.044 Major Recreation Zone

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

7 - 0

Director of Planning & Development, Michael Kerski, presented the staff report.

Mr. Robbins asked for clarification on the reasoning behind this amendment and Mr. Kerski explained this to him.

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

7 - 0

Commissioner Kent Robbins made a motion to approve the Text Amendment to the Major Recreation Zone, seconded by Commissioner Mark McQuillan and the motion passed.

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D. Propsoed Text Changes to Screening, Landscaping and Natural Resource Section

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

7 - 0

Mr. Kerski presented the staff report.

Mr. Robbins asked for clarification on this and Mr. Kerski answered that this is streamlining what was already in the code, and went into detail about the rationale.

Ms. Brennan commented that she appreciated the sidewalk additions to the comments and the attempts to keep trees in the parking lots.

Mr. McQuillan asked about the natural resource corridors with this change and if this would weaken or strengthen it. Mr. Kerski stated that he believed it would strengthen it and shared a few examples of how this would be achieved.

Mr. McQuillan asked who on staff would be conducting the natural resource inspections and Mr. Kerski answered that the city sent their building inspectors to school and that they would be doing the landscape inspections out in the field. He explained in detail how the new landscape plan would be managed with this change.

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

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Commissioner Kent Robbins made a motion to approve the Text Amendment to Screening, Landscaping and Natural Resource sections of the city code, seconded by Commissioner Jody Brennan and the motion passed.

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7. Other Business

Mr. Kerski warned the Commissioners that the April meeting would be a long one. He gave them an overview of what would be before them and the rationale for this.

Mr. Robbins asked if the rules allow the Commission to go until midnight and Mr. Kerski answered that under the current City Council rules, no new items can be started past 11 pm.

Mr. McQuillan asked if there was a possibility of having 2 meetings in April and Mr. Kerski answered that this was not likely and that staff would try and get the reports out sooner. He noted that the PC/BOAA and City Council currently have meetings the same week and they are going to be changing this next year.

Mr. Robbins asked if he anticipated an additional meeting in April and Mr. Kerski answered that he was skeptical.

Mr. Mangan asked if the Commissioners could get a tour of the new City Hall in May and Mr. Kerski answered that this would be possible.

8. Adjourn to Thursday, April 5, 2017 at 7:00 p.m.

Commissioner Kent Robbins made a motion to adjourn the meeting at 9:28 pm, seconded by Commissioner Lori Brandon and the motion passed.

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