



Shakopee Board of Adjustments and Appeals

Minutes

April 5, 2018

7:00 PM

Council Chambers

Presiding Chair Mark McQuillan

Chair McQuillan called the meeting to order.

1. Roll Call

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

Commissioners absent: Steve Mangan

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 Noreen Reding and the motion passed.

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3. Call for Notarized Affidavits, Proof of Neighborhood Meeting and Sign in Sheet for appropriate Public Hearings

Mr. Noble stated that staff has received these.

4. Recognition by Board of Adjustment and Appeals 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 BOAA 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.)

5.A. Approval of March 8, 2018 Minutes

Commissioner Kent Robbins made a motion to approve the Consent Business, seconded by Commissioner Lori Brandon and the motion passed.

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6. General Business

A. PUBLIC HEARING: Setback Variances in Proposed Plat of Countryside 2nd 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. Randy Kubes, 1221 E. 4th Ave, addressed the Board. He stated that the house noted in the staff report was worth keeping. Mr. McQuillan asked if the driveway would be closed by the developer or county. Mr. Sobota answered that the driveway would have to be removed by the applicant. Mr. Kubes would have to adjust the new driveway to meet the new street connection and he has agreed to do this.

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

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Commissioner Kent Robbins made a motion to approve Setback Variances in Proposed Plat of Countryside 2nd Addition, seconded by Commissioner Jody Brennan and the motion passed.

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B. PUBLIC HEARING - Variances of Lot Widths and Side Yard Setbacks

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

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Senior Planner Mark Noble presented the staff report.

Mr. Robbins asked if the variance had something to do with the site and preserving the wetlands and Mr. Noble stated that he was correct. Mr. Noble reviewed the site topography for the Board.

Mr. Mike Suel, representative for DR Horton, addressed the Board. He explained the side yard variance request and the reasoning for the smaller lots for the town home site.

Mr. McQuillan asked about the typical garages on the site and if they would be wide enough for a 3 car garage. Mr. Suel answered that all of the homes will have a 2 stall minimum with a 3rd stall option, which would then have to be on a wider lot. He stated that

they are still learning what buyers want and price point is a driving factor.

Mr. Robbins asked what the interest had been and Mr. Suel answered that after opening this spring, there has been great interest in the single family homes, but also quite a number of people have expressed interest in homes with no stairs.

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

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Commissioner Kent Robbins made a motion to approve Variances of Lot Widths and Side Yard Setbacks, seconded by Commissioner Jody Brennan and the motion passed.

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7. Other Business

None.

8. Adjourn to Thursday, May 3, 2018 at 7:00 p.m.

Commissioner Lori Brandon made a motion to adjourn at 7:27 pm, seconded by Commissioner Ashlee Sepulvado and the motion passed.

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