



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

Presiding Chair Steve Mangan

Chair Steve Mangan called the meeting to order.

1. Roll Call

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

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

2. Approval of Agenda

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

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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. Approval of April Minutes

Commissioner Mark McQuillan made a motion to approve the Consent Business, seconded by Commissioner Ashlee Sepulvado and the motion passed.

6. General Business

A. Vacation of Drainage and Utility Easements In Stagecoach Business Center Plat

Senior Planner Kyle Sobota presented the staff report.

Mr. Robbins asked what would be built and Mr. Sobota answered that the applicant is looking to construct a roughly 51,000 square foot building for Universal Stone.

Mr. Tim Arvidson, 305 Stonebrooke Court, addressed the Commission. He explained the rationale for the vacation of the easements.

Commissioner Mark McQuillan made a motion to recommend that the City Council approve the vacation request, seconded by Commissioner Jody Brennan and the motion passed.

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B. PUBLIC HEARING: Preliminary and Final Plat of Universal Business Center

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 Kyle Sobota presented the staff report.

Mr. Tom Arvidson, 305 Stonebrooke Court, addressed the Commission.

Mr. McQuillan asked if the applicant would outgrow this site and Mr. Arvidson stated he was not a representative for the business and that he had not discussed their growth plans with them.

Mr. Sobota stated that Universal Stone was attracted to the site because of the visibility from the highway and that it was a much larger building than what they are currently in.

Ms. Reding asked where customers would park and Mr. Arvidson answered that there would be customer parking in the front of the building.

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 Noreen Reding made a motion to recommend that the City Council approve Preliminary and Final Plat of Universal Business Center, seconded by Commissioner Kent Robbins and the motion passed.

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C. PUBLIC HEARING: Zoning Text Amendment to Create A Zoning Use Table

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

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Senior Planner Kyle Sobota presented the staff report. He added that this was added so that the Commissioners could discuss these changes regarding updates coming forward regarding how the public could access the city's code requirements. Mr. Sobota answered the Commissioners questions regarding this change and also listened to their feedback and suggestions on how to go about these updates.

Commissioner Mark McQuillan made a motion to continue the Public Hearing on the Zoning Text Amendment to Create A Zoning Use Table, seconded by Commissioner Kent Robbins and the motion passed.

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D. Redevelopment Plan and TIFF Plan for River Front Bluff Redevelopment Area

Director of Planning and Development Micheal Kerski addressed the Commission.

Mr. Mangan asked how long the TIF was and Mr. Kerski answered it was 25 years by statute. Mr. Mangan asked what the cost would be to taxpayers and Mr. Kerski answered that the only cost to taxpayers would be foregone revenue generated by the new development. He explained the improvements that would be done on this project.

Mr. Robbins asked who the developer was and Mr. Kerski answered that the developer was Gaughan Companies. Mr. Robbins asked if these were market rate apartments and Mr. Kerski answered that he was correct.

Mr. Robbins asked if the TIF was pay as you go and Mr. Kerski stated that it was. Mr. Kerski explained how the TIF structure would work as well as the differences between residential and commercial properties regarding TIFF. Mr. Robbins asked if Mr. Kerski knew what the rents were going to be and Mr. Kerski answered that he did not. Mr. Kerski stated that the units would consist of "alcove units; smaller 1 bedrooms and some 2 bedroom units.

Mr. Mangan asked if the county or school district would be adversely affected by this TIF and Mr. Kerski answered that neither entity would get anything out of it during the 25 year period in this district. Mr. Kerski explained the "but for" state statute. Mr. Mangan asked if the district would see a higher student enrollment because of this and Mr. Kerski explained that this would be highly unlikely.

Ms. Brennan asked about the residential property east of the Doggie Doo site and Mr. Kerski answered that the city did not currently have a contract on the building. The city was working with the property owner at 126 Atwood and had permission for entry.

Ms. Reding asked what was across the street from the site and Mr. Kerski answered that there was a gas station and a house in bad disrepair; he pointed these out on the overhead screen.

Mr. Robbins commented that this kind of action is what the City Council and residents have been asking about for a long time. He stated that the but-for argument works in this instance and he was supportive of it.

Commissioner Kent Robbins made a motion to recommend River Bluff Redevelopment TIF Area and forward to City Council for final approval, seconded by Commissioner Jody Brennan and the motion passed.

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7. Other Business

A. Sign Ordinance

Mr. Joe Widing, Planner, introduced himself to the Commissioners. He presented the staff report in regards to the new proposed sign ordinance for the city. An ensuing discussion with questions by the Commissioners and Mr. Widing and Mr. Kerski occurred.

Mr. Kerski stated that this was Mr. Mangan's last meeting and wished him well. He stated that Mr. Robbins would be the acting Chair going forward and the City Council will appoint someone to fill Mr. Mangan's open spot in the future.

Mr. Kerski stated that Ms. Brennan and Ms. Sepulvado had been appointed by the City Council to the Parks, Trails and Open Space Committee. He stated that their first meeting would be next Wednesday where they would be interviewing the final 2 consultants, SRF and Confluence. He stated that it was a 16 member group.

Mr. Kerski stated that the City Council approved the Cafe Ordinance last Tuesday

evening, and they already had their first one permitted, which is O'Brien's Public House. He added that the Traditional Neighborhood District had also been approved by the City Council as well as the new PUD zoning district.

Mr. Kerski announced that Envision Shakopee would be going with their draft final report to the City Council on 6/26/18 and that there was also a public meeting to be held at the Community Center on 6/27/18. Mr. Kerski added that the City Council will be holding work sessions on the purpose of the Economic Development Authority, Sign Ordinance and also the Zoning Table.

Mr. Robbins asked about the road map for the Comp Plan and Mr. Kerski explained this to the Commissioners.

8. Adjourn to Thursday, July 5, 2018 at 7:00 p.m.

Commissioner Kent Robbins made a motion to adjourn the meeting at 9:08 pm, seconded by Commissioner Lori Brandon and the motion passed.

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