



Shakopee Planning Commission
Meeting
Minutes
July 5, 2018
7:00 PM
Council Chambers

Presiding Vice Chair Kent Robbins

Vice Chair Robbins 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, 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. 6
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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.) None.

6. General Business

A.PUBLIC HEARING: Rezoning, Preliminary and Final Plat, and PUD of Stagecoach at Southbridge

Commissioner Noreen Reding made a motion to open the Public Hearing, seconded by Commissioner Mark McQuillan and the motion passed. 6 - 0

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

Ms. Brennan asked how the development would affect traffic in the area and Mr. Kerski answered that single family homes do not generate much traffic, about 9 trips per day. He explained that the roads in this area were designed for this use and meets all the requirements. Ms. Brennan asked if this development would be within the Shakopee School District and Mr. Kerski answered that he was not sure; the applicant could answer this. She asked about access to the park area and Mr. Kerski clarified this for her. Mr. Kerski also stated that the city's park planner had given the applicant some ideas for park amenities and uses.

Mr. McQuillan asked about the sidewalks and Mr. Kerski answered that there were sidewalks on one side of the street on each street.

Mr. Steve Soltau, representative for Builder's Lot Group, addressed the Commission.

Ms. Brennan asked about school attendance and Mr. Soltau confirmed that residents would be part of the Shakopee school district.

Mr. McQuillan asked what type of homes would be built and Mr. Soltau stated that they would be a mix of starter and upscale homes.

Mr. Robbins stated that he appreciated all of his work on this development, especially regarding saving the trees. He asked how many trees would remain and Mr. Soltau displayed the areas for trees on the overhead.

Mr. Robbins asked what kind of designs would be used, if they would be similar to what was in the report and Mr. Soltau stated that this was correct. Mr. Soltau noted that there were separate conditions that they would require of their builders for this development as well.

Mr. Robbins asked about the price of the homes and Mr. Soltau answered that the price would depend upon the lot location, however, he estimated they would run from the mid \$300,000 to above \$400,000. Mr. Robbins asked about meetings with the neighborhood and Mr. Soltau explained their

contact and meetings with nearby residents, and how one of their main concerns was their property values.

Mr. Adam Schmidt, 1685 Stagecoach Road, addressed the Commission. He thanked the city and Mr. Soltau for the many opportunities for residents' input. He asked if there would be a bike path in the future and if this would require a tax assessment. He also asked about parking for the proposed park and he shared his thoughts about traffic going through the neighborhood. He also wanted to share his concern about water and storm runoff.

Ms. Elizabeth Haime, no address given, addressed the Commission. She shared her concerns about being behind the development and Mr. Kerski clarified for her that the driveways and front yards would face Riverside Drive.

Ms. Tara Cross, no address given, addressed the Commission. She stated that she did not support this PUD and shared her concerns about traffic and noise.

Mr. Dan Bezichy, 1723 Stagecoach Road, addressed the Commission. He stated that overall he supported this development. He asked about parking for the park and also his concerns about traffic in the area.

Mr. Robbins asked Mr. Kerski for clarification on the park and proposed parking lot. Mr. Kerski answered that the park and lot had not been designed yet; he went on to explain that the city's park planner, along with a city park consultant would work with the developer to work out something for accessibility and parking in that area. Mr. Kerski also pointed out that this area is noted in the Metropolitan Council plans as a major street and it is anticipated that there will be bike trails and path connection all the way down to the river.

Mr. Robbins asked about the timeline for this project and Mr. Kerski stated that this was up to the developer; he was not sure what their schedule was. He reiterated that the City Council still had to approve this and that there were still some conditions that needed resolution.

Mr. Soltau stated that they would like to begin as soon as possible and that they would continue to move forward with this. He stated that construction could be started as early as this fall, with models ready in Spring 2019.

Ms. Sue Schlater, 8480 Grove Dr, addressed the Commission. She shared her concerns about parking, once the development is fully built.

Commissioner Jody Brennan made a motion to close the Public Hearing, seconded by Commissioner Ashlee Sepulvado and the motion passed. 6 - 0
Ms. Brennan commented that she felt that this was a good fit for this area.

Mr. Kerski commented that the developer had put in a lot of effort on this PUD.

Ms. Brandon stated that this project was appropriate to recommend approval of this to the City Council.

Mr. McQuillan asked for clarification regarding the approval of the PUD for 59 lots, not 60 that was in their report. Mr. Kerski stated that he was correct. One lot is being added to the park.

Commissioner Jody Brennan made a motion to approve Rezoning, Preliminary and Final Plat, and PUD of Stagecoach at Southbridge, seconded by Commissioner Steve Mangan and the motion passed.
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B. Election to fill Chair position

Mr. Kerski went over the rules for electing a new chair for the Planning Commission.

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

Commissioner Brandon made a motion to nominate Mr. Robbins for Chair of the Planning Commission.

Commissioner Brennan made a motion to nominate herself for Chair of the Planning Commission.

Mr. McQuillan called for a paper ballot. Ballots were cast and Mr. Robbins received 4 votes and Ms. Brennan received 2 votes.

Mr. Robbins called for nomination for Vice Chair of the Planning Commission.

Commissioner McQuillan made a motion to nominate Ms. Brennan as Vice Chair for the Planning Commission.

Commissioner Mark McQuillan made a motion to close nominations and cast a white ballot for Ms. Brennan as Vice Chair of the Planning Commission, seconded by Commissioner Jody Brennan and the motion passed. 6 - 0

Mr. Robbins called for nominations for 2nd Vice Chair of the Planning Commission.

Commissioner McQuillan nominated Ms. Brandon for 2nd Vice Chair of the Planning Commission.

Commissioner Mark McQuillan made a motion to close nominations and cast a white ballot for Ms. Brandon as 2nd Vice Chair of the Planning Commission, seconded by Commissioner Noreen Reding and the motion passed. 6 - 0

7. Other Business

Mr. Kerski announced that the first Park Advisory Board meeting was held with 15 out of 16 committee members in attendance. Commissioners Brennan and Sepulvado were present. They recommended and approved the hiring of Confluence Design for a comprehensive park analysis. He added that the SMSC may join in with the consultant for future park design input. He added that the Board would have a presentation on the draft Envision Shakopee Plan at the September meeting. Mr. Kerski also announced that the city had a workshop that was well attended, about 45 people. He mentioned that the plan and executive summary could also be found on the website EnvisionShakopee.com.

Mr. Kerski also stated that the city had 3-4 candidates to fill the open position on the Planning Commission and that the Vice Chair and City Council would be interviewing for this in the the next week or two.

Mr. Robbins asked about the Comprehensive Plan presentation and Mr. Kerski stated that the Board would get the final presentation and then would make a recommendation to the City Council. He added that the Met Council requires a 6 month review and that the city had received an extension because of the length of the plan. He also explained the timeline for the Comprehensive Plan process.

Mr. McQuillan asked about the prioritization on the executive summary and Mr. Kerski explained this in detail.

Mr. Robbins asked about housing and Mr. Kerski stated that the City Council had just approved joining the Met Council Livable Communities Program.

8. Adjourn to Thursday, August 9, 2018 at 7:00 p.m.

Commissioner Lori Brandon made a motion to adjourn the meeting, seconded by Commissioner Ashlee Sepulvado and the motion passed.

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