



Shakopee Board of Adjustments and Appeals

Minutes

July 5, 2018

7:00 PM

Council Chambers

Presiding Chair Mark McQuillan

Chair McQuillan called the meeting to order.

1. Roll Call

Commissioners present: Lori Brandon, Jody Brennan, 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 Kent Robbins 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

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.)

None.

6. General Business

A. PUBLIC HEARING: Conditional Use Permit 1420 3rd Ave W

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

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Planner Joe Widing presented the staff report.

Mr. McQuillan asked if the accesses at Adams and 3rd would remain and Mr. Widing answered that they would, with the main access point coming off of 3rd Avenue.

Mr. Robbins asked who the landowner was and Mr. Widing answered that the property was currently owned by a trust and managed by a commercial property management company. Mr. Robbins asked what was currently on the site besides this property and Mr. Widing answered that there was one other current user, which was a small auto dealership that has been there for a few decades. He pointed out their location on the screen.

Ms. Brandon asked for clarification on what would happen if the land was sold and if the CUP would stay in place and Mr. Widing explained this.

Mr. Dave Bohnsack and Mr. Jesse Cuellar, 1420 3rd Ave. W, addressed the Board.

Mr. McQuillan asked if there would be car sales and Mr. Bohnsack stated that it would just be U-Haul Rental with no car sales.

Mr. Robbins asked how many people would be employed and Mr. Bohnsack answered that it would be himself and Mr. Cuellar. Mr. Robbins asked about any anticipated growth for the business and Mr. Bohnsack answered that they were hoping to expand, but that this property would work for them currently.

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

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Commissioner Lori Brandon made a motion to approve Conditional Use Permit 1420 3rd Ave. W, seconded by Commissioner Kent Robbins and the motion passed.

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B. PUBLIC HEARING - Conditional Use Permit for Hotel in the Major Recreation Zone

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

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Director of Planning and Development Michael Kerski, addressed the Board.

Mr. McQuillan asked about the traffic movement and the common driveway and Mr. Kerski explained this.

Ms. Brennan asked if there would be access to Secretariat Drive and Mr. Kerski explained that currently there was a right in/right out; as part of Highway 83 improvements in 2021 this access would close, but had not been finalized. Ms. Brennan asked what the other plans were for the north side of the highway and the Canterbury property and Mr. Kerski explained the issues to her with the proposed entrances in the future, but stated that nothing had been finalized on that part either.

Mr. Robbins asked if a traffic impact study had to be performed conditional to the final approval and Mr. Kerski explained that SRF had done an extensive traffic study in this area, which would be presented at the next City Council meeting on 7/17/18. He went on to state that SRF had not completed their final analysis, but before any building permit is issued for this CUP, the traffic movement in and out of the site would need to be resolved.

Mr. Matt Eller, applicant from Ames, Iowa, addressed the Board.

Mr. McQuillan asked about the hotel and who the primary clients would be. Mr. Eller stated that it would depend upon the location, and went on to explain the clients that they served at their other locations in Iowa.

Mr. Robbins asked how many people would be employed and Mr. Eller answered that it would depend upon the season. During peak times they could have as many as 12 employees and in the down season closer to 8 employees. Mr. Robbins asked if this would be an affordable hotel option and Mr. Eller answered that it was.

Ms. Brennan asked if Mr. Eller was a franchise owner and he stated that he was a franchisee. She asked if there were any My Place hotels in Minnesota and Mr. Eller answered that there was not, but that there were 42 nationwide.

Mr. Dasaratha Patel, Sandalwood Studios and Suites, 3910 12th Ave. E, addressed the Board. He shared his concerns about the closing off of the street and if it could be redesigned. He also shared his concerns about the height of the new hotel.

Mr. McQuillan asked if a shadow study had been done and Mr. Kerski answered that there is no requirement for a shadow study in the Major Recreation Zone for a commercial property.

Ms. Brandon asked staff if these concerns had been addressed in the resolution and Mr. Kerski stated that the traffic issue was the biggest concern for this project. He went on to state that it could not move forward unless the truck access and parking could be resolved.

Mr. McQuillan asked who would be working on this and Mr. Kerski answered that the city

just completed the traffic study and the applicant/property owner would have to resolve the "lines" shown on the screen that the city was concerned about.

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

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Mr. Robbins addressed the audience and reiterated that this could not move forward until all questions, including traffic, were resolved.

Mr. McQuillan stated that the CUP could be approved this evening, but all concerns would need to be addressed before it would be issued and Mr. Kerski commented that Mr. McQuillan was correct about this.

Commissioner Lori Brandon made a Motion to approve Conditional Use Permit for Hotel in the Major Recreation Zone, seconded by Commissioner Kent Robbins and the motion .

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7. Other Business

None.

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

Commissioner Kent Robbins made a motion to adjourn the meeting at 7:30 pm, seconded by Commissioner Noreen Reding and the motion passed.

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