



Shakopee Planning Commission
Meeting
Minutes
August 9, 2018
7:00 PM
Council Chambers

Presiding Chair Kent Robbins

1. Roll Call

Chair Robbins called the meeting to order.

Commissioners present: Lori Brandon, Jody Brennan, Noreen Reding, Kent Robbins

Staff members 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 Lori Brandon and the motion passed.

4 - 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.)

Chair Robbins asked that item 5b be removed from Consent Business.

A. Vacation of Easement - 1325 Meadow Court

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

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B. Approval of Minutes

Commissioner Lori Brandon made a motion to approve item 5b with the adjournment time added to the July minutes, seconded by Commissioner Jody Brennan and the motion passed.

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6. General Business

A. PUBLIC HEARING - Annexation, Rezoning & Comprehensive Plan Amendment
12675 Marystown Road

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

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Planner Joe Widing presented the staff report.

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 Lori Brandon made a motion to recommend City Council approve Annexation, Rezoning & Comprehensive Plan Amendment 12675 Marystown Road, seconded by Commissioner Noreen Reding and the motion passed.

4 - 0

B. PUBLIC HEARING - PUD, Preliminary & Final Plat for Windermere Way 2nd
Addition

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

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

Ms. Brandon asked if the siding requirement was already in the resolution and Mr. Kerski answered that staff had put a new resolution ordinance out tonight that has this change. He added that one of the new requirements in the ordinance requires the builder to provide the city with a material board.

Mr. Robbins asked what the recommended materials were in lieu of siding and Mr. Kerski clarified the recommended types of siding in detail. Mr. Robbins asked about the height of the building and if he had any concerns with this. Mr. Kerski answered that this is an area with a significant grade and the park would be overlooking this project. He explained in detail how the building would fit into the overall Windemere Development.

Mr. Scott Black, developer from EDI who is working with Benedictine Health Systems, addressed the Commission.

Mr. Robbins commented that he liked their work and was happy with the change in siding. He stated that they did a nice job with their campus design. Mr. Robbins asked about the construction timeline. Mr. Black answered that they were hoping to begin construction in late November or early December, targeting an April/May of 2020 opening.

Ms. Brennan asked about the townhomes proposed on the east side of the development and when they would be built. Mr. Black answered that it would depend upon the success of the first project, but that their hope was in 3-5 years.

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 Lori Brandon made a motion to recommend City Council approve PUD, Preliminary & Final Plat for Windermere Way 2nd Addition, seconded by Commissioner Jody Brennan and the motion passed.

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C. PUBLIC HEARING - Comprehensive Plan Amendment - Sarazin Flats

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

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Mr. Michael Kerski presented the staff report.

Mr. Robbins asked what the zoning was currently and Mr. Kerski answered that it was similar medium density guiding but are increasing it to match the R3 zoning on this particular parcel. Mr. Robbins asked if this were approved would it amend the current Comp Plan and Mr. Kerski stated that this was correct. He added that the 2040 Comp Plan matches and he explained the rationale of the Met Council on this.

Ms. Jeannie Wanta, no address given, addressed the Commission. She shared her concerns about increased traffic near her neighborhood and lowering of property values.

Mr. Justin Abeln, no address given, addressed the Commission. He asked for clarification on how the traffic would come into the new complex and Ms. Brennan answered that the traffic would be entering off of Sarazin Street. He asked the Planning Commission to reconsider this project.

Mr. Kerski clarified that this project was approved nearly 2 years ago and the only reason this was before the Planning Commission was because of the Met Council requirement regarding their sewer.

Ms. Shari Kuam, no address given, addressed the Commission. She stated that she never received notice about this development as did none of her neighbors. She asked about the sewer and Mr. Kerski clarified this for her. Mr. Kerski also clarified the road access. Ms. Kuam shared her concerns about the increased traffic.

Mr. Rick Nelson, no address given, addressed the Commission. He shared his concerns about the proposed development and how the new owner will take care of it. He also shared his concerns about his property value.

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

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Mr. Robbins asked Mr. Kerski if the project had been built yet and Mr. Kerski stated that it had not. Mr. Kerski clarified that the development had been fully approved and that they were just awaiting on the Met Council sewer permit.

Ms. Brennan asked if this sewer issue may happen again with future projects and Mr. Kerski explained the Met Council requirements in detail. He also explained how the 2030/2040 Comp Plan played into this.

Mr. Robbins asked who would manage the property and Mr. Kerski answered that MWF Properties would manage it. He explained that MWF Properties had been in discussions with Common Bond Property Management about them possibly taking over the management of this development.

Mr. Robbins stated that he was happy to hear this about Common Bond and also appreciated all of the comments from nearby residents.

Ms. Brandon thanked everyone for coming and sharing their concerns. She stated that this vote was for a Comp Plan amendment and let everyone know that they were sympathetic to their concerns.

An audience member asked about increasing the water pressure in the area and Mr. Kerski responded that SPUC handled this. He added that SPUC approved this project and one of their requirements was an additional water pump in the building for fire suppression.

Commissioner Lori Brandon made a motion to recommend City Council approve Comprehensive Plan Amendment - Sarazin Flats, seconded by Commissioner Jody Brennan and the motion passed.

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- D. PUBLIC HEARING - Comprehensive Plan Amendment - Reguide property at 129 Holmes Street from Institutional to Mixed Use

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

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Mr. Kerski presented the staff report.

Mr. Robbins asked for clarification on aspects of his report and Mr. Kerski did so.

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 Jody Brennan made a motion to recommend to the City Council Comprehensive Plan Amendment - Reguide property at 129 Holmes Street from Institutional to Mixed Use, seconded by Commissioner Noreen Reding and the motion passed.

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E. Approval of Redevelopment TIF Plan for Former City Hall Location

Mr. Kerski presented the staff report.

Mr. Robbins asked who was doing this and Mr. Kerski answered that it was Enclave Development out of Fargo, North Dakota. Mr. Robbins asked if the TIF was pay as you go and Mr. Kerski stated that it was. Mr. Robbins asked for clarification on the TIF and how long it would take and Mr. Kerski answered that it would be for 25 years. He clarified the proposed tenants as well. Mr. Robbins asked how many units there would be and Mr. Kerski stated that there would be around 80, with 110 underground parking spaces and the building would be 5 stories. Mr. Robbins asked if Mr. Kerski was aware or not of any other public assistance besides this TIF and Mr. Kerski answered that he was not aware of any at this time.

Commissioner Jody Brennan made a motion to recommend to City Council to approve Redevelopment TIF Plan for Former City Hall Location, seconded by Commissioner and the motion passed.

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F. Southbridge Soils Conditions TIF Plan

Mr. Kerski presented the staff report.

Mr. Robbins asked what the cost would be and Mr. Kerski answered it would be what the state settles on, between \$800,000 and 2 million dollars. Mr. Robbins asked what would be going on the site and Mr. Kerski answered that the only potential project, if it gets cleaned up, would be Willy McCoys restaurant. Mr. Robbins asked what was in the ground and Mr. Kerski answered that previously it was used as a neighborhood garbage dump from what they could tell from historic photos. There is a lot of glass and decomposing waste.

Commissioner Lori Brandon made a motion to recommend to City Council, seconded by Commissioner Noreen Reding and the motion passed.

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7. Other Business

Mr. Robbins asked how the new Park Committee was going and Mr. Kerski stated that they are meeting on 8/22/18. He added that the City Council approved the contract with Confluence and that Confluence would be touring all of the parks with staff in the next week or two. Mr. Robbins asked about the Planning Commission vacancy and Mr. Kerski informed him that the City Council approved a new member the previous evening. This new committee member will start in September, once they complete some education with the city.

Mr. Kerski announced that at the September meeting the Planning Commission will have the 2040 Comp Plan before them, presented by Eric Weiss. He explained the process and timeline of how it would work.

Ms. Brennan asked if the Planning Commission would have time to review it before the September meeting and Mr. Kerski stated it was on the Envision Shakopee website right now. Mr. Kerski let them know that Mr. Weiss had created a video that condenses the 400 page Comp Plan into a 5 minute video as well.

8. Adjourn to Thursday, September 9, 2017 at 7:00 p.m.

Commissioner Noreen Reding made a motion to adjourn the meeting at 10 pm, seconded by Commissioner Jody Brennan and the motion passed.

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