



Shakopee Board of Adjustments and Appeals

Minutes

September 6, 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, Daniel Mock, Noreen Reding, Kent Robbins, Ashlee Sepulvado

City staff present: Director of Planning & Development Michael Kerski, Planner Joe Widing, Long Range Senior Planner Eric Weiss

2. Approval of Agenda

Commissioner Kent Robbins made a motion to approve the Agenda, seconded by Commissioner Jody Brennan 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.)

Ms. Brandon asked to remove the August minutes from the Consent Agenda.

5.A. Approval of August Minutes

Ms. Brennan noted that page 4, item B should include her condition that no additional signs can be attached to that specific site.

Commissioner Jody Brennan made a motion to approve the August 9, 2018 minutes, seconded by Commissioner Kent Robbins and the motion passed.

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6. General Business

A. PUBLIC HEARING: Conditional Use Permit Over-height Structure

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. Robbins asked for clarification on the timeline for approvals and Mr. Widing did so. Mr. Robbins asked if this CUP were not approved, would the applicant have to wait until next year and Mr. Kerski explained this to him. Mr. Robbins asked for clarification on the standard B portion of the staff report and Mr. Widing clarified this for him as well.

Mr. Austin Morris on Enclave Development addressed the Board. Mr. Robbins asked about the building materials and Mr. Morris answered that building materials would include hard surface siding with stone on the base. There would be at least a 75% brick façade to match the historic nature in downtown as well as steel accents. He also displayed photo renderings onscreen.

Mr. Mock asked if the units would be market rate or subsidized and Mr. Morris answered that it would be market rate with the demographic target market in the 21-40 year old age range. Mr. Mock asked if this development matched up with the goals of Envision Shakopee plan and Mr. Kerski explained this in detail.

Mr. McQuillan asked about traffic flow and noise mitigation with regard to the railroad tracks nearby. Mr. Morris answered that they were working with a sound engineer and will install sound mitigation products to any units that face the railroad tracks and will follow all of the sound engineer's recommendations.

Mr. Robbins asked what kind of income the prospective residents would need and Mr. Morris estimated an income between \$55,000 - \$100,000. He stated that studio unit rent would be approximately \$995/month and a 2 bedroom/2 bath unit would rent for approximately \$1695/month.

Senior Planner Eric Weiss added that this project addresses some of the concerns that were expressed by residents for the Envision Shakopee Plan.

Mr. Kerski also added that the city has heard input from market research firms and explained in detail the different apartment projects around the city and how Shakopee is unique in that each one meets different needs.

Mr. McQuillan asked if they would see this project before the Board again and Mr. Kerski answered that the Board would not. Mr. McQuillan asked about parking and Mr. Morris answered that there would be a 2 level underground parking garage as well as some parking along Holmes Street.

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

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Mr. Robbins stated that he was pleased with the building materials and feels that this project is appropriate for this site.

Commissioner Kent Robbins made a motion to approve Resolution No. 2018-015, a resolution approving the proposed Conditional Use Permit for an over-height structure, subject to the conditions noted in the draft resolution, and move its adoption., seconded by Commissioner Noreen Reding and the motion passed.

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7. Other Business

None.

8. Adjourn to Thursday, October 4, 2018 at 7:00 p.m.

Commissioner Jody Brennan made a motion to adjourn the meeting at 7:45 pm, seconded by Commissioner Lori Brandon and the motion passed.

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