



Shakopee Planning Commission
Meeting
Minutes
November 8, 2018
7:00 PM
Council Chambers

Presiding Chair Kent Robbins

Chair Robbins 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, Senior Planner Mark Noble, Senior Planner Kyle Sobota, 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.

7 - 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.)

A. Approve Minutes of October 4, 2018.

Ms. Brandon stated that she would abstain from the vote on the approval of the

October minutes, since she was not present at that meeting.

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

7 - 0

6. General Business

A. PUBLIC HEARING: Minor PUD Amendment for Shakopee Valley Marketplace PUD

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

7 - 0

Planner Joe Widing presented the staff report.

Ms. Amy Henry, Representative of Kimley Horn, addressed the Commission. She explained the rationale for the sign change request.

Mr. Robbins asked if this request was happening with Targets nationwide and Ms. Henry stated that this was correct.

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

7 - 0

Commissioner Lori Brandon made a motion to approve Resolution No. 2018-019, a resolution approving a Minor PUD Amendment for the Shakopee Valley Market Place PUD to allow additional wall signage, seconded by Commissioner Ashlee Sepulvado and the motion passed.

7 - 0

B. PUBLIC HEARING: Comprehensive Plan Amendment for Mixed-Use Land Use Classification

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

7 - 0

Mr. Kerski stated that he hoped that this could move forward to the City Council after discussion, or the Met Council would not issue sewer permits for the 2 projects Downtown and he explained the Met Council's reasons for this. Mr. Kerski also noted that Mr. Widing had been promoted to Senior Planner, focusing on Comprehensive and Long Range Planning for the City of Shakopee.

Mr. Robbins asked Mr. Kerski for clarification on this amendment to the Comp Plan and Mr. Kerski did so.

Planner Joe Widing presented the staff report. Mr. Robbins asked if this was an amendment to the 2030 Comp Plan and Mr. Widing answered that this was correct. Mr. Widing added that the draft 2040 Comp Plan guided these parcels for 125 units an acre.

Mr. Kerski clarified that this amendment would not increase high rise development, as the B-3 zone restricts height density by a floor area ratio and that there were only a few parcels that this would affect.

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

7 - 0

Commissioner Lori Brandon made a motion to forward a positive recommendation to the City Council for approval of the proposed Comprehensive Plan Amendment for the Mixed-Use land use classification, seconded by Commissioner Kent Robbins and the motion passed.

7 - 0

C. PUBLIC HEARING: Zoning Text Amendment to Off-Street Parking Requirements

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

7 - 0

Mr. Kerski commented that Mr. Sobota had been working hard on this Text Amendment; he added that parking was one of the city's biggest issues. He stated that the Met Council has made clear that the city needs to bring its regulations and ordinances more in compliance with future land usage.

Mr. Kyle Sobota, Senior Planner, presented the staff report.

Ms. Brennan asked if C5 was addressed in this and Mr. Sobota answered that C5 was not specifically addressed in this text amendment and what she was referring to happened to be a storage area. He added that storage areas are not listed as part of off-street parking requirements and that they were based on zoning district regulations/CUPs and would not be included. He stated that the Commission could direct staff to include this for future storage areas. Ms. Brennan asked that if another retail space were added to the Kohl's/Target parking lot, how the total amount of spaces would be calculated. Mr. Sobota clarified what buildings would be used in the calculation, stating that the city would use the retail parking agreement for that particular lot.

Mr. Robbins commented that Mr. Sobota did a good job on this report.

Commissioner Jody Brennan made a motion to close the Public Hearing, seconded by Commissioner Ashlee Sepulvado and the motion .

Commissioner Noreen Reding made a motion to recommend that the City Council approve the proposed zoning text amendment to City Code Sections 151.141, 151.142, and 151.143., seconded by Commissioner Lori Brandon and the motion passed.

7 - 0

D. PUBLIC HEARING: Zoning Text Amendment Creating Zoning Use Table

Commissioner Lori Brandon made a motion to open the Public Hearing, seconded by

Commissioner Noreen Reding and the motion passed.

7 - 0

Mr. Sobota presented the staff report. He presented specific slides of tables and answered all of the Commissioner's questions.

Mr. Robbins asked if Mr. Sobota had shown these tables to any business groups for feedback and Mr. Sobota stated that they had not had a chance to share it with anyone. He added that these tables were similar in format to what other cities were using.

Mr. Kerski pointed out that there were 2 workshops with feedback from the business community and that these would be online and easily accessible to anyone.

Mr. McQuillan asked for clarification on the exterior storage of goods for sale and Mr. Sobota clarified this for him. Mr. McQuillan asked about junkyards and if they would be eliminated and Mr. Sobota answered that he was correct.

Mr. Robbins commented that he liked these revisions and thinks it will be a huge improvement to what they have used in the past.

Mr. McQuillan asked about public recreation and Mr. Sobota clarified this for him.

Mr. Sobota continued to highlight specific areas on the zoning table for the Commission.

Mr. Robbins congratulated Mr. Sobota on how much work he had put into this to make it clear and that it was well done.

Mr. McQuillan commented that the community is in transition and that it would be useful to have this.

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

7 - 0

Commissioner Lori Brandon made a motion to recommend that the City Council approve the proposed changes to the Zoning Ordinance Section 151.007, General Regulations, creating a zoning use table, seconded by Commissioner Ashlee

Sepulvado and the motion passed.

7 - 0

7. Other Business

Mr. Kerski noted that this was Ms. Brennan's last meeting, since she had been elected to the City Council and congratulated her. He added that he has asked the City Clerk to expedite a replacement for her.

8. Adjourn to Thursday, December 6, 2018 at 7:00 p.m.

Commissioner Lori Brandon made a motion to adjourn the meeting at 9:56 pm, seconded by Commissioner Noreen Reding and the motion passed.

7 - 0