



Shakopee Board of Adjustments and Appeals

Minutes

January 3, 2019

7:00 PM

City Hall 485 Gorman St.

☒ Mark
☒ Kyle

Presiding Chair Mark McQuillan

Chair McQuillan called the meeting to order.

1. Roll Call

Commissioners present: Lori Hogen, Mark McQuillan, Daniel Mock, Noreen Reding, Kent Robbins, Ashlee Sepulvado

City Staff present: Senior Planner Mark Noble, Senior Planner Kyle Sobota

2. Approval of Agenda

Commissioner Kent Robbins made a motion to approve the Agenda, seconded by Commissioner Lori Hogen 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.)

5.A. Minutes of November 8, 2018

Commissioner Kent Robbins made a motion to approve the Consent Business, seconded by Commissioner Noreen Reding and the motion passed.

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6. General Business

A. Review of the Conditional Use Permit and Mineral Extraction and Land

Rehabilitation Permit for Shakopee Gravel

Senior Planner Mark Noble presented the staff report.

Mr. John Shardlow, representative for Stantec, addressed the Board.

Mr. Robbins asked when Mr. Shardlow estimated this project would be finished and Mr. Shardlow answered that they were at the point where they were actively pursuing development of the site. He noted where a potential Baseball Academy site would be and how they had completed grading and other prep work, until they were notified that the Academy decided to go to Blaine. Mr. Shardlow went over the end use plan for the site in detail. Mr. Robbins asked for clarification on what the site did and Mr. Shardlow explained this in detail for the Board. Mr. Robbins asked who owned the property and Mr. Shardlow responded that the owners were Shakopee Gravel Inc, which consisted of the Notermam and Busch families.

Mr. Mock asked if this end use plan fit with the 2040 Comp Plan and if the zoning would change to more multi-family versus single family homes and Mr. Shardlow answered his question in detail.

Commissioner Kent Robbins made a motion to accept the review of the permit as conditioned in previously approved Resolution No. 7272 with staff recommendations, seconded by Commissioner Lori Hogen and the motion passed.

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B. PUBLIC HEARING: Conditional Use Permit for an Overheight Structure, and Front Yard Setback Variance at 200 4th Avenue West

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

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Senior Planner Mark Noble presented the staff report.

Mr. Robbins asked if 60 feet were higher than the city code and Mr. Noble stated that he was correct and he clarified the setback requirements for the B2 zone. Mr. Noble added that there would be a 16.7 foot setback on 4th Avenue and that this was the reason for the variance request.

Mr. Robbins asked if Scott County owned the adjacent property and Mr. Noble answered that they owned the property on the north side of 4th Avenue and he clarified where the adjacent property he was referring to was located. Mr. Robbins asked the City of Shakopee Street Division was consulted and Mr. Noble responded that the city engineering department had been very involved in this and have been reviewing it. They have provided memorandums regarding the variance and the CUP, both which were mentioned in the Draft *whether*

Resolution.

Mr. Joel Dunning, representative for Wold Architects & Engineers, addressed the Board. Mr. Robbins asked about the size of the building and Mr. Dunning stated that it would be approximately 120,000 square feet. Mr. Robbins asked about how many new employees would be working at the new building and Mr. Dunning clarified this for the Board.

Mr. McQuillan asked about the phases of construction and Mr. Dunning explained that site work for the parking lot and foundations for the Government Center would likely start this spring. He explained that while nothing has been bid out, they were very close to releasing the early site package. He added that construction activities on the Government Center 2 addition would take approximately 18 months, with construction complete by 2020. Remodeling of the Justice Center and current Government Center would be completed the following 2 years in phases. Mr. McQuillan asked where people would gain access into the building and Mr. Dunning clarified this for him. Mr. McQuillan asked if the parking lot to the north would be under immediate construction and Mr. Dunning answered that it was not finalized, but tentative plans were that construction staging would occur there.

Mr. Robbins asked about the cost and Mr. Dunning answered that he believed the cost was approximately a 63 million construction package, which included the ~~Jordan~~ ^{in Jordan} Public Works building, re-roofs and other maintenance projects. He added that the Government Center 2 project ~~was~~ ^{would} cost approximately 40 million.

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

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Commissioner Kent Robbins made a motion to approve Resolution No. PC2019-001, a resolution approving a Conditional Use Permit for an overheight structure; and approving a Variance to allow a structure with a 16.70-foot front yard setback, where 30'-8" is the minimum required setback., seconded by Commissioner Ashlee Sepulvado and the motion passed.

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7. Other Business

Commissioner McQuillan congratulated Tami Vidmar on her retirement. Commissioner Robbins also congratulated Tami and wished her well. He added that she had done an outstanding job for the City of Shakopee.

8. Adjourn to Thursday, February 7, 2019 at 7:00 p.m.

Commissioner Lori Hogen made a motion to adjourn the meeting at 8:15 pm, seconded by Commissioner Noreen Reding and the motion.

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