



Shakopee Planning Commission

Meeting

Minutes

May 9, 2019

7:00 PM

City Hall 485 Gorman St.

1. Roll Call

Chair Robbins called the meeting to order.

Commissioners present: Josh Forsythe, Lori Hogen, Daniel Olson, Noreen Reding, Kent Robbins, Ashlee Sepulvado

Commissioner absent: Daniel Mock

City Staff present: Director of Planning and Development, Michael Kerski, Long Range Planner Joe Widing, Planner Liz Bushaw

2. Approval of Agenda

Commissioner Lori Hogen made a motion to approve the Agenda, seconded by Commissioner Noreen Reding and the motion passed.

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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. Approved Minutes of April 4th, 2019

Commissioner Noreen Reding made a motion to approve the Consent Business,

seconded by Commissioner Ashlee Sepulvado and the motion passed.

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6. General Business

A. PUBLIC HEARING - Preliminary Plat of Canterbury Park 9th Addition

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

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Commissioner Josh Forsythe made a motion to continue the Public Hearing to the June 6, 2019 meeting, seconded by Commissioner Lori Hogen and the motion passed.

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B. City of Shakopee Fair Housing Policy

Long Range Planner Joe Widing presented the City of Shakopee Fair Housing Policy.

Mr. Robbins clarified his understanding of this policy and asked how complaints would be handled; Mr. Widing clarified this for the Planning Commission.

Mr. Olson asked about additional requirements regarding compliance with the policy and Mr. Widing clarified this process for the Commissioners.

Mr. Forsythe stated that he appreciated the number of classes the city had included in their policy, since it was greater than the number required. He asked if these classes would also be advocated for at the state level. Mr. Widing answered that the State of Minnesota had a more robust civil rights policy and the additional rights are not addressed at the federal level, so it would be addressed at the state level only.

Ms. Hogen asked if the Met Council had a benchmark for communities to use for analysis or if this was on a city by city basis. Mr. Widing clarified that the Met Council was very involved in this process and detailed the guidelines to be used.

Commissioner Lori Hogen made a motion to recommend adoption of a Fair Housing Policy to the City Council, seconded by Commissioner Josh Forsythe and the motion passed.

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C. PUBLIC HEARING - Interim Use Permit for concrete crushing and storage of construction and other materials

Commissioner Lori Hogen made a motion to open the Public Hearing, seconded by Commissioner Ashlee Sepulvado and the motion passed.

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Planner Liz Bushaw presented the staff report.

Ms. Reding asked for clarification on the 6 month extension and Mr. Kerski explained this to the Commissioners.

Mr. Robbins asked for an explanation regarding the statement "Approval of an interim use does not constitute approval of submitted plans" and Mr. Kerski and Ms. Bushaw did so.

Mr. Todd Christopherson, CEO of SM Hentges & Sons, addressed the Commission. He stated that they would like to be able to store RV's and boats on the property as well as be able to crush building materials on the site and gave their rationale for this.

Mr. Robbins asked city staff to address these concerns.

Mr. Kerski stated that vehicle storage is not a good idea for an interim use permit, especially for recreational vehicles and gave the city's rationale for this. He added that boat storage could possibly be added, but there would need to be some sort of security (fencing) for protection. Regarding the crushing of materials, the county did not want any type of use at all on the property, due to its location near a short city street and large vehicle traffic. He stated that it would be up to the applicant to work with Scott County and the City Engineer regarding traffic concerns of MNDOT and Scott County.

Mr. Christopherson answered that they believed that the truck traffic would be equal or less than when Cretex was fully operational.

Mr. Kerski suggested that the Planning Commission could amend the condition so that it would be subject to a traffic analysis by the City Engineer and County Traffic Engineer and that this study would be the responsibility of the applicant.

Mr. Robbins summed up these concerns for the applicant and Mr. Kerski clarified points about the traffic study. Mr. Kerski also went into detail about concrete and building materials already on the site sitting on top of SPUC easements.

Ms. Kristin Macaroni, employee of the DNR, addressed the Commission. She wanted the Commission to know that their employees frequently work outside and are in close proximity to this site. She was concerned about the substantial amount of dust that they encounter on a daily basis.

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

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Commissioner Noreen Reding made a motion to forward a recommendation to the City Council supporting the proposed Interim Use Permit request to allow for concrete crushing and the storage of construction and other materials, with no overnight camping allowed/ RV storage; boat storage allowed if in secure fenced area and a traffic study completed that meets the approval of city traffic engineer and County highway staff, seconded by Commissioner Lori Hogen and the motion passed.

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- D. PUBLIC HEARING: Zoning Text Amendment to City Code Sections 151.007, 151.034, and 151.108

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

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Commissioner Josh Forsythe made a motion to continue the Public Hearing, seconded by Commissioner Ashlee Sepulvado and the motion passed.

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- E. Modification of TIF 19 for Riverfront Bluff

Mr. Kerski presented the staff report.

Mr. Robbins asked for clarification on how this would benefit the TIF district and Mr. Kerski explained this in detail.

Commissioner Noreen Reding made a motion to approve Resolution modifying TIF, Riverfront Bluff and forward to the City Council, seconded by Commissioner Ashlee Sepulvado and the motion passed.

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- F. Modification of TIF 18 for Canterbury

Mr. Kerski presented the staff report.

Mr. Robbins asked for clarification on the prohibitions for activity outside of the district and Mr. Kerski did so.

Commissioner Josh Forsythe made a Motion to approve Resolution amending TIF 18 Canterbury and forward to the City Council, seconded by Commissioner Ashlee Sepulvado and the motion passed.

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7. Other Business

Mr. Kerski updated the Commissioners on results of the recent city survey of residents and what they could expect at upcoming meetings this summer.

8. Adjourn to Thursday, June 6, 2019 at 7 p.m.

Commissioner Lori Hogen made a motion to adjourn the meeting at 8:12 pm, seconded by Commissioner Josh Forsythe and the motion passed.

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