



Shakopee Board of Adjustments and Appeals

Minutes

June 6, 2019

7:00 PM

City Hall 485 Gorman St.

1. Roll Call

Chair Reding called the meeting to order.

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

City staff present: Director of Planning & Development Michael Kerski, Senior Planner Kyle Sobota

2. Approval of Agenda

Commissioner Kent Robbins made a motion to approve the Agenda, seconded by Commissioner Josh Forsythe 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. Approved Minutes of May 9, 2019 Board of Adjustments and Appeals

Commissioner Lori Hogen 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. Conditional Use Permit Amendment for an Infant Care Facility

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

Mr. Robbins asked how many people/staff were in the existing building and Mr. Kerski answered that the applicant was present and could answer this. Mr. Robbins asked for clarification on the trash receptacles and Mr. Kerski did so.

Mr. Olson asked why a second building was being added, rather than adding on to the existing building and Mr. Kerski stated that the applicant could answer this question. Mr. Kerski added that the existing building was more suited for Montessori schooling and the additional building would isolate the infants in their own building.

Ms. Reding asked if the new building would have a trash area similar to the existing building and Mr. Kerski answered yes.

Ms. Sepulvado disclosed that her youngest child attends this school.

Mr. Forsythe asked if the additional trash area was needed and Mr. Kerski answered yes.

Mr. Mock asked about the location of the new building and Mr. Kerski was at the northern end where a retail building had previously been approved.

Mr. Peter Hilger, representative of Rylar LLC, addressed the Board. He went into detail about the trash receptacles and the need/reason for the additional building, explaining that a retail building had previously been approved, they would just like it to be an additional care facility instead of a retail facility.

Mr. Robbins asked about staffing numbers and industry standards for staffing. Mr. Hilger estimated that there would be 23-25 staff on site for both buildings, if approved tonight.

Mr. Robbins asked for clarification on the demand for infant care and not being at full capacity and Mr. Hilger explained this for the Board.

Ms. Rachel Strand, Current Director, addressed the Board. She clarified the high demand for infant care and the wait list that they currently have. Ms. Reding asked for clarification on how people enroll regarding the wait list inquiries and Ms. Strand clarified this for the Board.

Commissioner Kent Robbins made a motion approve Resolution No. PC19-009, a resolution approving the proposed Conditional Use Permit Amendment, subject to the conditions noted in the draft resolution, and move its adoption, seconded by Commissioner Ashlee Sepulvado and the motion passed.

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B. PUBLIC HEARING - Variance to side-yard setback in the Urban Residential (R-1B) Zone

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

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Mr. Kerski presented the staff report.

Mr. Robbins asked for clarification and Mr. Kerski did so.

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

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Commissioner Lori Hogen made a motion to approve Resolution No. PC2019-007, a resolution approving the proposed variance to the side-yard setback in the Urban Residential Zone, seconded by Commissioner Kent Robbins and the motion passed.

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C. PUBLIC HEARING: Conditional Use Permit for a Contractor Service at 1480 Third Ave W

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

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Senior Planner Kyle Sobota presented the staff report.

Mr. Robbins asked if there was anything on the site presently and Mr. Sobota answered that there was a lot of equipment from the current tenants, Curb to Curb Property Management as well as another tenant. Mr. Sobota added that when the applicant purchases the property, Curb to Curb would no longer be on site, so the equipment would also be removed. Mr. Robbins asked if the building on the site would stay and Mr. Sobota stated he was correct; the applicant would be using it for storage of pumper trucks. Mr. Robbins asked if another building would be built in the future and Mr. Sobota answered that the applicant was hoping the business would grow to add another building.

Mr. Mock asked what type of concrete would be stored on site and Mr. Sobota answered that it would be broken concrete.

Mr. Olson asked what the applicant would be doing differently than what they had been doing in the past and Mr. Sobota answered that the configuration of storage on site would

be different, as well as the construction of an additional building.

Mr. Robbins asked if surrounding neighbors were notified and Mr. Sobota answered that they were. He added that there was a neighborhood meeting held with approximately 10 people in attendance. He stated he had received some phone calls and some in person inquiries.

Mr. Keith Larson, Operations Manager for Twin City Concrete Pumping, addressed the Board. He clarified the results of the neighborhood meeting.

Mr. Robbins asked what kind of trucks would be active around the property and Mr. Larson answered that they were similar to truck cranes. He also clarified their hours of operation.

Ms. Reding asked how many employees/drivers Mr. Larson had and he answered that there were 14 currently.

Mr. Robbins asked Mr. Larson for details regarding the future building and Mr. Larson clarified this for him in detail.

Ms. Reding asked if all of Mr. Larson's trucks were utilized every day and Mr. Larson answered that this fluctuated with the climate. Mr. Forsythe asked if both of the other tenants would vacate the site and Mr. Larson stated that he was correct.

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

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Commissioner Josh Forsythe made a motion to approve Resolution No. PC2019-008, seconded by Commissioner Kent Robbins and the motion passed.

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7. Other Business

None.

8. Adjourn to Thursday, July 11, 2019 at 7:00 p.m.

Commissioner Kent Robbins made a motion to adjourn the meeting at 7:40 pm, seconded by Commissioner Ashlee Sepulvado and the motion passed.

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