



Shakopee Planning Commission

Meeting

Minutes

July 11, 2019

7:00 PM

City Hall 485 Gorman St.

1. Roll Call

Chair Robbins called the meeting to order.

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

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

2. Approval of Agenda

Commissioner Noreen Reding made a motion to approve the Agenda, seconded by Commissioner Daniel Olson 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.)

None.

6. General Business

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

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

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

Mr. Robbins asked if the applicant wanted to develop commercial buildings on this site and Mr. Kerski stated that the applicant would have to come before the PC again for a PUD amendment for whatever they would like to develop. He explained that every building and every lot on this site would have to come before the Planning Commission for a PUD amendment. Mr. Robbins asked if the site was zoned commercial and Mr. Kerski answered that there could be a mix of uses on this site and explained this in detail.

Mr. Forsythe asked if applicant had any concerns with the conditions on this and Mr. Kerski answered that they did not.

Mr. Olson asked Mr. Kerski when the applicant would be made aware of any fees and Mr. Kerski stated that the applicant already was well aware of all fees.

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

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Commissioner Noreen Reding made a motion to recommend approval of Canterbury Park Ninth Addition, consistent with the conditions recommended by staff, seconded by Commissioner Daniel Mock and the motion passed.

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B. Concept PUD Review - Summerland Place

Mr. Michael Kerski presented the staff report.

Mr. Mock asked if more pump stations would need to be built in this area and Mr. Kerski answered that this would be a question for SPUC, however, that this issue has not come up; Mr. Kerski explained in detail the water connections in the area. Mr. Mock asked what type of owner would be targeted for this housing development and Mr. Kerski answered that the applicant could answer this.

Mr. Forsythe asked about the 7.3 net density requirement and if the apartments would be built first to meet this. Mr. Kerski answered that this is one of the issues the applicant would need to work through since the Met Council would not issue a sewer permit until the applicant meets the net density requirement.

Ms. Reding asked for clarification on the concept PUD and Mr. Kerski explained this process to the Planning Commission.

Mr. Robbins commented that this Concept PUD included a large number of single family homes. Mr. Kerski stated that the applicant could explain this and that city staff has recommended possibly some alleys could be added, but the Planning Commission could have a dialogue with them to provide some direction.

Mr. Casey Wollschlager, representative of Summergate Development, addressed the Commission. He explained that there were 2 different types of single family homes in the Concept Plan, with 1 level villas and the traditional single family lots. He added that they would be targeting 4 different types of demographic with this development.

Mr. Mock asked about pricing and Mr. Wollschlager stated that prices would depend on what the city would require for each type of dwelling. He added that more restrictions/requirements by the city could make the development more expensive and that he was hoping they could all work together. Mr. Wollschlager shared some ideas on how to have affordable homes with nice curb appeal.

Mr. Forsythe asked about the traffic pattern in the development and how it would flow. Mr. Kerski stated that the applicant would need to do an Environmental Assessment Worksheet due to the traffic impacts and the number of proposed units. Mr. Kerski explained some access points with some traffic proposals and that they would be working with the county on this.

Ms. Reding stated she had concerns about the traffic and the lack of green space.

Mr. Robbins asked Mr. Wollschlager if they owned the land and Mr. Wollschlager stated that it was under contract currently. Mr. Robbins commented that he would prefer to see more townhomes and he wished them well going forward.

Ms. Sepulvado stressed her concern with the traffic and its proximity to the 2 schools in the area.

Mr. Kerski commented that this concept PUD is similar to the existing homes in the neighborhood.

C. PUBLIC HEARING - Preliminary Plat for Vierling Plaza 2nd Addition

Commissioner Noreen Reding made a motion to open the Public Hearing, seconded

by Commissioner Daniel Olson and the motion passed.

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Mr. Kerski presented the staff report.

Ms. Noreen Reding asked for clarification on the location and Mr. Kerski did so.

Mr. Robbins asked about the plan for the other part of the lot and Mr. Kerski explained this in detail on the overhead screen.

Mr. Forsythe asked about the traffic impact and Mr. Kerski stated that the city engineers did not have any real concerns. He added that the road was designed for this kind of heavy use.

Ms. Sepulvado asked if the current Taco Bell was moving into this location and Mr. Kerski answered that she was correct.

Mr. Zach Zelickson, representative of Marvin Development, addressed the Commission.

Mr. Robbins asked Mr. Zelickson about the type of customers that they would be serving on a daily basis and Mr. Zelickson stated that the lunch hour is their busiest time of day. He added that the drive through had room for 10 vehicles, which is more than most of their other locations. Mr. Robbins asked how many employees they would have and Mr. Zelickson answered that they would employ approximately 30 people with varying shifts.

Mr. Olson asked what side of the building the drive through would be on and Mr. Zelickson that the drive through should be on the east elevation.

Mr. Kerski pointed out a cut through into the church parking lot, in case there was a problem with a vehicle in the drive through lane.

Mr. Forsythe asked about the inside seating plan and Mr. Zelickson answered that it would be similar to their current location with approximately 38 seats.

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

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Commissioner Ashlee Sepulvado made a motion to offer a positive recommendation to the City Council of the proposed Preliminary Plat of Vierling Plaza 2nd Addition, seconded by Commissioner Daniel Mock and the motion passed.

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- D. PUBLIC HEARING - Rezoning of properties from B-1, Highway Business to B-3, Central Business District

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

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Mr. Kerski presented the staff report.

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

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Commissioner Josh Forsythe made a motion to recommend that the City Council approve the rezoning request for 3 properties at the northwest corner of Atwood Street and First Avenue, seconded by Commissioner Noreen Reding and the motion passed.

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- E. Vacation of Public Alley between Scott and Atwood streets

Mr. Kerski presented the staff report.

Mr. Mock asked Mr. Kerski if the city owned all of this property and Mr. Kerski answered that it was owned by the EDA or under contract to the EDA.

Mr. Olson asked if this would then all be merged into one lot and Mr. Kerski answered that he was correct.

Mr. Forsythe asked if Scott Street and Levee Drive were going to be redesigned and Mr. Kerski explained this in detail, since final plans were still being worked on.

Commissioner Noreen Reding made a motion to forward a recommendation of approval for the vacation of all alley right-of-way located within Block 7, Shakopee, Scott County, Minnesota., seconded by Commissioner Daniel Olson and the motion passed.

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- F. PUBLIC HEARING: Zoning Text Amendment to City Code Sections 151.007 (General Regulations), 151.034 (Urban Residential, R1B Zone), and 151.108 (Construction Materials).

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

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Kyle Sobota presented the staff report. Mr. Sobota and Mr. Kerski answered all of the Commissioners questions and concerns regarding setbacks, garage protrusion, accessory structures and window requirements on garages. They explained in detail the rationale for these amendments and how notifications to affected residents would be handled.

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

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Commissioner Noreen Reding made a motion to recommend City Council approval of the draft ordinance as presented, seconded by Commissioner Ashlee Sepulvado and the motion passed.

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- G. PUBLIC HEARING: Rezoning of Property from B-1, Highway Business to BP, Business Park

Commissioner Josh Forsythe made a motion to open the Public Hearing, seconded by

Commissioner Ashlee Sepulvado and the motion passed.

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Kyle Sobota presented the staff report.

Mr. Robbins asked if the movie theater was still there and Mr. Sobota stated that it was still in business. Mr. Robbins asked what an employment center was and Mr. Sobota answered that what this was would be something that offered office-type jobs; this would not be a retail or service-type use. Mr. Robbins asked if this was a request from the private sector and Mr. Sobota stated that it was.

Mr. Kerski stated that the city's hope is that part of the parking lot could be re-developed for some office type use. He added that there was a lot of interest in this site, since it is pad ready and the utilities are already there.

Mr. Forsythe asked for clarification on the area to be re-zoned and Mr. Sobota did so.

Ms. Nancy Sheeler, resident across the street from the proposed rezoning area addressed the Planning Commission. She shared her concerns about traffic and Mr. Kerski clarified that the area in question is a County highway and must meet federal warrants for traffic demand for a stop sign or traffic signal and told Ms. Sheeler that the city did not control this. He explained to her the process for how the traffic could impact a change.

Mr. Jim Schmidt, 1076 Prairie Street, addressed the Planning Commission. He asked if a hotel could go into the space with the new Business Park zoning and Mr. Sobota answered that it could. Mr. Schmidt shared his concern with how this could narrow future business opportunities. Mr. Kerski shared the city's rationale on the new zoning.

Commissioner Noreen Reding made a motion to close the Public Hearing, seconded by Commissioner Daniel Mock and the motion .

Commissioner Daniel Mock made a motion to recommend that the City Council approve the rezoning of 17.40 acres property from B-1, Highway Business to BP, Business Park, seconded by Commissioner Ashlee Sepulvado and the motion passed.

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7. Other Business

None

8. Adjourn to Thursday, August 3, 2017 at 7:00 p.m.

Commissioner Ashlee Sepulvado made a motion to adjourn the meeting at 8:30 pm, seconded by Commissioner Josh Forsythe and the motion passed.

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