



Shakopee Board of Adjustments and Appeals

Minutes

August 8, 2019

7:00 PM

City Hall 485 Gorman St.

1. Roll Call

Commissioner Robbins called the meeting to order.

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

City staff present: Director of Planning & Development Michael Kerski, Long Range Planner Joe Widing

2. Approval of Agenda

Commissioner Josh Forsythe made a motion to approve the Agenda, seconded by Commissioner Ashlee Sepulvado and the motion passed.

4 - 0

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.)

None.

6. General Business

A. Conditional Use Permit to allow exterior storage at 6430 CSAH 101 East

Mr. Kerski presented the staff report.

Mr. Robbins asked why the city was requiring a certain type of concrete on all future buildings such as this and Mr. Kerski answered that there have been problems with

concrete buildings in the past and from a maintenance standpoint there would be not much to maintain as everyone would be on the same level playing field in regard to uniformity, maintenance, and cosmetic appearance for the long term.

Mr. Forsythe asked for clarification on where the vehicles and equipment would be stored during the winter and Mr. Kerski answered that everything would be stored on the south side of the building in the rear.

Mr. Jack Shaw, representative with Shaw Construction, addressed the Board. He asked the Board for a discussion regarding the screened storage area and went into detail about why they are requesting additional square foot exterior storage from 20,000 square feet to 25,000 square feet.

Mr. Robbins asked Mr. Kerski why this square foot limit was in the zoning code and Mr. Kerski answered that it was to ensure that exterior storage would not be the dominant use for a business.

Ms. Heather Pauling, representative of Biff's Emulsion Estates, LLC addressed the Board. She presented a Power Point Presentation about their company and went into detail about this specific operation. She clarified for the Board about how their units are cleaned and emptied as well.

Mr. Robbins asked how many jobs would be at this site and Ms. Pauling answered that they would employ approximately 70 people.

Mr. Olson asked if they had any accidents at their existing site and Ms. Pauling answered that she was not aware of any. Mr. Olson asked if the outside storage area should be paved and not dirt and Ms. Pauling answered that the entire exterior storage area would be paved.

Ms. Pauling went into detail about their company's trip generation, cleaning of units and how they are stored.

Mr. Robbins asked how many units they owned and Ms. Pauling answered approximately 6,000.

Mr. Forsythe asked how many units at any given time were on-site and Ms. Pauling answered that their business was seasonal and that sometimes they are completely sold out. She added that the majority return to their site in the winter and went into detail about how they are condensed in the winter for storage.

Mr. Olson asked if there would be room for expansion of their company at this site and Ms. Pauling answered that if they were to expand their fleet, they would have to relocate, since there would not be enough exterior storage.

Mr. Robbins commented that he was pleased that Biff's was enlarging its facility in Shakopee.

Mr. Forsythe asked about the 24,000 square foot request and asked city staff if they had a problem with this request. Mr. Kerski answered that city staff did not and clarified that the request was for 25,000 square feet.

Commissioner Ashlee Sepulvado made a motion to approve Resolution No. PC2019-011, a Conditional Use Permit to allow exterior storage of 25,000 square feet at 6430 County State Aid Highway 101 East (Lot 2, Block 1, Lloyds Addition) as prepared, seconded by Commissioner Daniel Olson and the motion passed.

4 - 0

7. Other Business

None.

8. Adjourn to Thursday, Sept. 5, 2019 at 7 p.m.

Commissioner Josh Forsythe made a motion to adjourn the meeting at 7:29 pm, seconded by Commissioner Ashlee Sepulvado and the motion passed.

4 - 0