



Shakopee Planning Commission

Minutes

March 9, 2017

7:00 PM

City Hall 129 Holmes St.

1. Roll Call

Chair Seifert called the meeting to order.

Commissioners present: Anita Botamer; Lori Brandon; Jody Brennan, Steve Mangan; Kent Robbins; Mark Seifert

Commissioners absent: Mark McQuillan

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 Steve Mangan and the motion Passed.

3. Recognition by Planning Commission of Interested Citizens

No one responded.

4. 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. Vacation of Public Drainage & Utility Easement

B. Vacation of Roadway/Right-of-way Easement – 12466 Marystown Road

Commissioner Lori Brandon made a motion to approve the Consent Agenda, seconded by Commissioner Anita Botamer and the motion Passed.

6 - 0

5. General Business

A. Election of Officers

Chair Seifert opened the floor for nominations for Chairperson of the Planning Commission.

Commissioner Brandon nominated Commissioner Robbins for the position of Chairperson of the Planning Commission. Commissioner Seifert called for additional nominations 3 times.

Commissioner Lori Brandon made a motion for Commissioner Robbins for Chairperson of the Planning Commission, seconded by Commissioner Jody Brennan and the motion Passed.

5 - 0

Chair Robbins opened the floor for nominations for Vice Chair of the Planning Commission.

Commissioner Mangan nominated Jody Brennan for the position of Vice Chair of the Planning Commission. Mr. Robbins called for additional nominations 3 times.

Commissioner Lori Brandon made a motion for Commissioner Brennan for Vice Chair of the Planning Commission, seconded by Commissioner Anita Botamer and the motion Passed.

6 - 0

Chair Robbins opened the floor for nominations of 2nd Vice Chair of the Planning Commission. Commissioner Brandon nominated Mark Seifert for the position of 2nd Vice Chair of the Planning Commission. Chair Robbins called for additional nominations 3 times.

Commissioner Lori Brandon made a motion for Commissioner Seifert for 2nd Vice Chair of the Planning Commission, seconded by Commissioner Jody Brennan and the motion Passed.

6 - 0

B. PUBLIC HEARING: Zoning text amendment adding schools licensed by the MN Department of Education serving students in grades Kindergarten - 12th Grade as a listed Conditional Use in the B-1, Highway Business Zone.

Commissioner Jody Brennan made a motion to open the Public Hearing, seconded by Commissioner Lori Brandon and the motion Passed.

6 - 0

Mr. Kyle Sobota, Senior Planner, presented Zoning text amendment adding schools licensed by the MN Department of Education serving students in grades Kindergarten - 12th Grade as a listed Conditional Use in the B-1, Highway Business Zone. He answered all of the Commissioner's questions.

Commissioner Lori Brandon made a motion to close the Public Hearing, seconded by Commissioner Steve Mangan and the motion Passed.

6 - 0

Commissioner Lori Brandon made a Motion to approve Zoning text amendment adding schools licensed by the MN Department of Education serving students in grades Kindergarten - 12th Grade as a listed Conditional Use in the B-1, Highway Business Zone, seconded by Commissioner Anita Botamer and the motion Passed.

5 - 1

- C. PUBLIC HEARING: Rezone property to R-1B, R-2, R-4 & B-1; Reguide property to Single Family, Medium Density & High Density Residential, and Commercial; Establish a PUD Overlay District for a proposed mixed use development, and approve the Preliminary Plat of Windermere

Commissioner Mark Seifert made a motion to open the Public Hearing., seconded by Commissioner Anita Botamer and the motion Passed.

6 - 0

Commissioner Mark Seifert made a motion to continue the Public Hearing to the next Planning Commission meeting on April 6, 2017, seconded by Commissioner Steve Mangan and the motion Passed.

6 - 0

Chair Robbins noted that Commissioners had turned in their notarized affidavits.

- D. PUBLIC HEARING: Preliminary Plat and Planned Unit Development (PUD) of Ridge Creek.

Commissioner Jody Brennan made a motion to open the Public Hearing, seconded by Commissioner Mark Seifert and the motion Passed.

6 - 0

Kyle Sobota, Senior Planner, presented Preliminary Plat and Planned Unit Development (PUD) of Ridge Creek. He answered Commissioner's questions about aspects of his presentation.

Mr. Kerski commented on the water flow and wetlands in the development regarding a previous question about this from Mr. Robbins.

Mr. Paul Tabone, Entitlement Manager of Lennar Homes, provided additional details regarding Mr. Sobota's presentation and also the Commissioner's questions.

Mr. Mark Herendeen, resident of the adjoining property to this proposed development, addressed the Commission. He asked a number of questions and also shared his concerns about the proposed development.

Mr. Tabone as well as city staff answered his questions and noted Mr. Herendeen's concerns.

Mr. Jacob Beitlich, 1685 Windsor Ave S, addressed the Commission. He shared his concerns about traffic and speed on Hwy. 21. Mr. Sobota and Mr. Kerski addressed Mr. Beitlich's concerns and collected contact information from him.

Mr. Chris Necelli, 1974 River Bluff Court, addressed the Commission. He asked about the tree replacement ratios as well as his concerns about the wetlands/park area. Mr. Sobota answered his question regarding criteria for tree replacement. Mr. Kerski addressed the park and wetland issue. City staff collected Mr. Necelli's contact information.

Mr. Tim Fitzer, 7220 Eagle Creek, addressed the Commission. He shared his concerns about the 10 foot setback and privacy fence. Mr. Sobota stated that the city does not require privacy fences of developers and favors landscaping instead, due to maintenance issues. Mr. Kerski and Mr. Sobota also commented about the easements in the development.

Mr. Dan Lansink, 1655 Fox Run, addressed the Commission. He shared his concerns about water drainage in the borrow area as well as questions about setbacks. Mr. Sobota and Mr. Kerski answered his questions and concerns about water drainage.

Commissioner Lori Brandon made a motion to close the Public Hearing, seconded by Commissioner Mark Seifert and the motion Passed.

6 - 0

Commissioner Mark Seifert made a Motion to approve Preliminary Plat and Planned Unit Development (PUD) of Ridge Creek, seconded by Commissioner Anita Botamer and the motion Passed.

6 - 0

E. PUD Concept Review, West Vierling Acres Apartments

Mr. Kyle Sobota presented PUD Concept Review, West Vierling Acres Apartments.

He asked the Commissioner's to discuss certain aspects of the proposed development. He answered all of the Commissioner's questions and also heard their comments and concerns.

Mr. Dennis Cornelius, representative of AmCon Construction, addressed the Commission. He answered all of the Commissioner's questions and concerns.

Mr. Kerski also shared his comments on the type of resident who would be living in this development and the market demand for this type of housing.

6. Other Business

Mr. Kerski noted that the Commissioners will be getting a presentation at the next meeting from the Assistant City Administrator on conflicts of interest, rules and codes of conduct for Commissioners.

Commissioner Brandon asked about the new software program regarding applications and building permits and Mr. Kerski updated the Commissioners on this.

7. Adjournment to Thursday, April 6, 2017 at 7:00 p.m.

Commissioner Lori Brandon made a motion to adjourn the meeting, seconded by Commissioner Jody Brennan and the motion Passed.