



Shakopee Planning Commission

Meeting

Minutes

February 6, 2020

7:00 PM

City Hall 485 Gorman St.

1. Roll Call

Chair Robbins called the meeting to order.

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

City staff present: Director of Planning & Development, Michael Kerski

2. Approval of Agenda

Commissioner Noreen Reding 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 Hearing

None required.

4. Recognition by Planning Commission of Interested Citizens

No one responded.

5. General Business

A. Shakopee Gravel PUD Concept Review

Mr. Kerski gave the staff report.

Ms. Reding asked if the Planning Commission had seen plans similar to this and Mr. Kerski responded yes.

Mr. John Shardlow, representative of Stantec Consulting, addressed the Planning Commission. He introduced the other representatives in attendance and gave an overview of what they would be presenting this evening. Mr. Shardlow began with a

brief history of Shakopee Gravel and the current reclamation project.

Mr. Bert Notermann addressed the Planning Commission. Mr. Notermann shared the history of the property ownership over the years and also shared their hopes and plans for the future of the property.

Mr. Shardlow went over the extensive grading process that has been happening and how they would like to be on the same page as the city in regard to the development of the property. He also went over the mining and mitigation plan and how that would play into the development.

Mr. Robbins asked what was done with the dirt and Mr. Shardlow explained this in detail. Mr. Forsythe asked why this stopped in 2017 and Mr. Shardlow answered that at that time, they were in negotiation with the development of a baseball academy facility at the site, but that this fell through in 2017.

Mr. John Rask, representative for M/I homes, addressed the Commission. He gave an overview of the company's history and their mission for the future. He explained the three types of proposed homes to be constructed in the development, which include townhomes, single family homes and villa townhomes.

Mr. Phil Cattanaach, representative of Opus Development Group, addressed the Commission. He gave a brief overview of the history and mission of Opus and emphasized that this was a very preliminary concept. He shared examples of buildings that Opus had developed in the past and shared their expectations for the commercial buildings proposed on this preliminary concept plan.

Mr. Shardlow commented on what would happen next if the City Council approved this concept plan at their February 18, 2020 meeting.

Mr. Robbins asked about the timeline for completion and Mr. Shardlow answered that if approved, the grading could start in spring of 2021 with a 7-10 year timeline for the buildout of housing.

Mr. Olson asked Mr. Kerski about the 2 smaller lots and if there were plans to acquire them. Mr. Shardlow answered that they would be open to this. Mr. Olson asked about the streets and traffic flow and Mr. Kerski answered that there were several areas the County could consider adding access points.

Ms. Reding asked where the material came from to fill the large gravel pits and Mr. Shardlow explained this in detail.

Mr. Robbins asked what type of residents they would be targeting and if a police

officer or school teacher could afford to live there. Mr. Rask answered that affordability was important to M/I and would keep this in mind going forward.

Ms. Sepulvado asked what the market interest was for a development like this and Mr. Rask explained that development of the homes would most likely be phased in and would align with what the market dictates, most likely over 5 phases. He added that there was demand in the Southwest metro and this development would not fulfill all of it and added that M/I did not see this changing in the near future. Mr. Cattnach also explained Opus' expectations regarding interest in this development. Ms. Sepulvado urged Mr. Cattnach to have different options on the concept and buildings that they would construct, commenting that she was a bit stuck on this piece of the concept. Ms. Sepulvado asked Mr. Kerski about the capacity of the schools and Mr. Kerski answered that he met with the Superintendent regularly and that there was an attendance imbalance currently. He went on to explain this in detail and confirmed that there was capacity into the future.

Mr. Pike asked Mr. Rask about the single-family homes and if there would be an association and Mr. Rask answered that there would be an association. He went into detail on the different association dues that would be associated with each type of home.

Ms. Sepulvado asked about the price range for the single-family homes and Mr. Rask answered that they would be starting approximately in the \$350,000 - \$400,000 range.

Mr. Pike asked about the industrial zoning on the northeast corner of the development and shared his concerns with truck traffic. Mr. Kerski went over the trip generation calculator and the expectations the city had for this type of traffic. Mr. Kerski also explained the land use and zoning for that part of the development. He explained that this would be more of a mixed use rather than a typical industrial use.

Mr. Forsythe asked if there would be semitrailer truck traffic in this area and Mr. Kerski explained this in detail. Mr. Pike shared his concerns about truck traffic amidst the residential neighborhood. Mr. Shardlow shared his experience with this issue.

Mr. Forsythe asked Mr. Rask about the phases to the construction of the homes and how that would happen. Mr. Rask answered that they would try and construct all 3 types of homes in each phase and went over this in detail. Mr. Forsythe asked Mr. Cattnach about the proposed building being rotated and if they had concerns with

this. Mr. Cattnach explained Opus' plans regarding rotation requirements of the commercial buildings.

Mr. Pike asked if this building would be moved per staff recommendations to the northeast corner of the development, and Mr. Kerski answered that this was just a concept plan right now and that there were going to be changes made and explained how Windemere was developed as an example.

Mr. Forsythe asked about the city's thoughts on parks in this development and Mr. Kerski explained the city's goals as well as the 2040 Comp Plan with regard to park development. Mr. Forsythe stated that he was concerned about the traffic.

Mr. Robbins commented to the representatives that he did not like slab homes and preferred basements. He also shared his concern about the cost of the homes and the concerns with the type of commercial buildings being proposed. Mr. Robbins also added that there would be questions on how many jobs this was going to create, and that the developer should have an answer for this. He also added that he liked commercial buildings with windows.

Mr. Robbins asked what the difference was between clean fill and dirty fill and Mr. Shardlow explained this for the Commission, along with Mr. Kerski.

Mr. Olson asked if the city was concerned with the other development the City Council just approved that was being built along 17th Avenue in the event of an economic slowdown. Mr. Kerski explained the city's risk with regard to both of these developments and that the developers would assume the most economic risk, not the city. Mr. Olson shared his concern that only one home builder was in the development and asked M/I how many elevations they would have for the 200+ homes. Mr. Rask answered that M/I had hundreds of different elevations for single family homes and explained their anti-monotony rules in detail.

Mr. Olson asked if there would be amenities with the villas/townhomes like a clubhouse or pool and Mr. Rask answered that this was probably not going to happen but admitted that the concept did not go into that level of detail. He added that in their previous developments with these types of homes, homeowners were not looking for that type of amenity.

Mr. Robbins commented that he was pleased with this project and glad that the Notermann's were one of the owners. He added that he thought that green space was important and that he was excited for this project.

Mr. Shardlow stated that he wanted the Planning Commission to know that they had heard all of their questions and concerns about this development. Mr. Pike commented on how important this development would be to the community.

Mr. Kerski asked the developers if there were specific comments, they wanted the City Council to know and Mr. Shardlow answered that he hoped that they would be excited about this project.

Mr. Robbins stated that the Planning Commission concerns with traffic, affordability and green space all should be mentioned to the City Council.

6. Other Business

Mr. Kerski stated the City Council and some commissioners had interviewed applicants for the open position on the BOAA/PC and would decide most likely at the 2/18/20 City Council meeting. Mr. Kerski added that this would be a very busy year and appreciated the BOAA/PC's active engagement in the upcoming year.

Mr. Kerski informed the Commission that Senior Planner Joe Widing was leaving his position, but that a new planner would start on 2/18/20.

Mr. Robbins asked about current Planning Department staffing and Mr. Kerski explained this in detail.

Mr. Robbins asked about a field trip for Commissioners and city staff and Mr. Kerski stated that this was in the works and that it was being planned for some time this spring. Ms. Sepulvado commented that it would be good to have the new Commissioner join them on this trip.

7. Adjourn to Thursday, March 5, 2020 at 7:00 p.m.

Commissioner Noreen Reding made a motion to adjourn the meeting at 8:48 pm, seconded by Commissioner Brandon Pike and the motion passed.

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