



Shakopee Planning Commission

Meeting

Minutes

March 5, 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 Brandon Pike and the motion passed.

6 - 0

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.)

A. Approve Minutes of February 6, 2020

Commissioner Josh Forsythe made a motion to approve the Consent Business, seconded by Commissioner Brandon Pike and the motion passed.

6 - 0

6. General Business

A. PUBLIC HEARING - Interim Use Permit for Canterbury RV Park

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

6-0

Mr. Kerski presented the staff report.

Mr. Mark Erickson, representative of Canterbury Park, addressed the Commission.

Ms. Sepulvado asked what was currently on this site and Mr. Erickson answered that this location was just a grassy area with a berm. He stated that they intended to slide the berm closer to the road when constructing the new RV site.

Mr. Forsythe asked when this site would be ready for use and Mr. Erickson answered that they were hoping to be up and running by April of this year, since it would be a 3 week build out.

Mr. Olson asked if there was a plan in place for severe weather at this site and Mr. Erickson answered that residents of the new site could use the stable area if needed, as the stable area was also the severe weather location at the previous RV site. He added that Canterbury employed 24/7 security to alert residents of inclement weather.

Ms. Reding asked who owned the RV's and Mr. Erickson answered that employees of Canterbury were the owners of the RV's (trainers, grooms, etc.) He added that they are used typically between September and May (3-4 months).

Mr. Pike asked how electricity would be distributed and Mr. Erickson explained this in detail.

Mr. Olson asked if the RV's at the new site would be visible from the grandstand and Mr. Erickson answered that the new site was about 1/2 a mile away from the grandstand, so most likely would not be visible.

Mr. Forsythe asked about the turning radius for emergency vehicles and Mr. Erickson explained this in detail. Mr. Erickson added that they would make sure to accommodate the Fire Department request.

Mr. Robbins asked where the previous RV site was and Mr. Erickson showed the Commissioners the previous location on the screen. Mr. Robbins asked if the RV's would leave in September and Mr. Erickson explained that some of them may stay but would not be occupied in the winter. Mr. Robbins asked about tree replacement and Mr. Erickson responded that any trees lost during construction of the new site would be replaced according to city code.

Mr. Olson asked if this would be a long-term location for the RV's and Mr. Erickson answered that this was their hope since Canterbury would be spending a great deal of money to construct this new site, but could relocate it if necessary in the future.

Mr. Robbins asked about the timeline and Mr. Erickson answered that they were hoping to have it ready to go before the start of the racing season this year.

Ms. Reding asked if Mr. Erickson knew the number of RV's that may stay over the winter and Mr. Erickson stated that he estimated around 50% would stay, as in previous years.

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

6-0

Commissioner Noreen Reding made a motion to recommend approval subject to the conditions noted in the draft Resolution, seconded by Commissioner Josh Forsythe and the motion passed.

6-0

B. PUBLIC HEARING: Preliminary and Final Plat of River Bluff Addition

Commissioner Daniel Olson made a motion to open the Public Hearing, seconded by Commissioner Brandon Pike and the motion passed.

6-0

Mr. Kerski presented the staff report.

Mr. Kerski answered all Commissioners' questions with regard to the project, including the restaurant, parking concerns and construction timeline.

Ms. Nicole Kastern (336 1st Avenue W) addressed the Commission. She shared her concerns about the restaurant parking as well as access for nearby residents while the reconstruction of Scott Street is happening. She also shared her concerns about construction noise and possible damage to nearby homes. Mr. Kerski responded that there would be conditions attached to the building permits to address all these

concerns. Mr. Kerski went on to explain construction details and the Scott Street construction project. storm water drainage and landscaping.

Mr. Christopher Kastern (336 1st Ave W) addressed the Commission. He asked if the construction would be done all in one phase and Mr. Kerski stated he was correct. Mr. Caster also shared his concerns with construction noise since he lived across the street from the proposed building project.

Mr. Dan Anderson (Philip Hill Revocable Trust, 944 Scott Street) addressed the Commission. He asked if the city would own the building and collect the rents and Mr. Kerski answered that the EDA currently owns the lot but would be selling it to the developer, Gaughan Companies.

Ms. Barb Curry (628 5th Ave W) addressed the Commission. She asked where heavy construction equipment would be stored during construction and Mr. Kerski answered that the developer would use the building site or existing Levee Drive for this.

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

6-0

Mr. Robbins stated that he was excited about this project.

Mr. Anderson stated that there were parking concerns around the existing businesses in the area and Mr. Kerski explained how the parking would be impacted during construction.

Commissioner Noreen Reding made a motion to recommend that the City Council approve the preliminary and final plat of River Bluff Addition, subject to draft conditions in the attached resolution., seconded by Commissioner Brandon Pike and the motion passed.

6-0

Other Business:

Mr. Robbins asked Mr. Kerski about tour plans for the Commissioners and Mr. Kerski answered that this would be happening on Thursday, May 14, 2020. He asked what time they would like this to be and the Commissioners agreed upon the time of 6 pm.

Mr. Kerski announced that the city had hired a new Senior Planner, Peggy Sue Imihy and that she would be attending the tour, along with a few City Council members.

Mr. Kerski also announced that the city was in the final process of hiring an additional Planner and that they would be fully staffed soon.

Mr. Kerski announced that the Governor recommended approval of the 11.7 million bonding authority for the riverfront. He stated that the city would match this so there would be approximately 23 million dollars to revitalize the riverfront, which would include stabilization and begin the vision of the 2040 Parks Plan.

Mr. Robbins asked what the Huber Park status was, and Mr. Kerski explained this in detail.

7. Adjourn to Thursday, April 9, 2020 at 7 p.m.

Commissioner Josh Forsythe made a motion to adjourn the meeting at 7:55 pm, seconded by Commissioner Ashlee Sepulvado and the motion passed.

6-0