



## **Shakopee Planning Commission**

### **Meeting**

### **Minutes**

**June 4, 2020**

**7:00 PM**

**City Hall 485 Gorman St.**

#### **1. Roll Call**

Chair Robbins called the meeting to order.

Commissioners present: Josh Forsythe, Chad Hansen, Daniel Olson, Brandon Pike, Kent Robbins, Ashlee Sepulvado

City staff present: Director of Planning & Development Michael Kerski, Senior Planner Mark Noble, Senior Planner Peggy Sue Imihy

#### **2. Approval of Agenda**

Commissioner Brandon Pike made a motion to approve the Agenda with removal of item 3, 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.

#### **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. Vacation of Public roadway and Drainage & Utility Easements located within the POWERS FIRST ADDITION and Jackson Elementary School**

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

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## 6. General Business

### A. PUBLIC HEARING: Text Amendments to City Zoning Code Sections 151.002, 151.007, and adding chapter 151.052

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

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Long Range Senior Planner Peggy Sue Imihy presented the staff report.

Ms. Sepulvado asked Ms. Imihy how the Commissioner's questions on this item would be answered before the July meeting and Ms. Imihy answered that Commissioners should email Mr. Kerski with their questions.

Mr. Forsythe asked where the numbers and definitions derived from and Ms. Imihy explained this in detail. Mr. Forsythe asked if the text amendment regarding parks/open space would affect the 35 existing parks in Shakopee and Ms. Imihy explained this in detail. Mr. Kerski also elaborated on this subject as well.

Mr. Hansen asked if he was correct that some of these definitions were new and Ms. Imihy stated that he was correct; there were 16 new definitions. Mr. Hansen stated that he would be uncomfortable approving this next month without fully understanding the new definitions in the ordinance and Ms. Imihy directed Commissioners to the section where every definition was tied to a use. Mr. Kerski explained this in detail as well.

Mr. Pike asked about the definition regarding utility structures on the table and if staff could clarify this and Ms. Imihy did so and stated that it would also be added to the definitions. Mr. Pike also stated that he would like retail centers to stay as a PUD.

Mr. Olson asked if the city had contacted cable companies regarding new 5g towers and how they would look and to incorporate this somehow into the code. Mr. Kerski stated that 5g towers were regulated under a different state statute with specific design standards and they were not covered by the city zoning code.

Mr. Olson asked how gas and charging stations would be zoned and Mr. Kerski answered that charging stations were considered an accessory use and explained this

in detail. Mr. Olson asked if parks within an HOA were covered by the new zoning code and Ms. Imihy explained this in detail.

Mr. Pike asked about Section 151007.K Special Conditions and if this was an entirely new section and Ms. Imihy stated that he was correct, but that all conditions under it were not, and explained this in detail. Mr. Kerski elaborated on this as well.

Mr. Hansen asked what the asterisks and footnotes meant in the tables and if Commissioners could have access to these. Ms. Imihy explained this in detail.

Mr. Robbins asked what the "A" stood for on the table and Ms. Imihy explained this. Mr. Robbins commended Ms. Imihy and Mr. Kerski on a job well done.

Commissioner Brandon Pike made a motion to continue the Public Hearing to 7/9/20 Planning Commission meeting, seconded by Commissioner Chad Hansen and the motion passed.

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**B. PUBLIC HEARING: Planned Unit Development Amendment and Preliminary Plat of POWERS SECOND ADDITION**

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

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Senior Planner Mark Noble presented the staff report.

Mr. Pike asked who would be designing the dog park and Mr. Kerski answered that the city was getting a proposal from Confluence Design and that the dog park would be constructed at a later time. Mr. Pike recommended that there should be a landscape buffer between the dog park and the sidewalk and fence.

Mr. Forsythe asked where parking would be located at the dog park and Mr. Kerski answered that parking could be utilized at either the medical office building or the apartment building.

Mr. Olson asked if there would be sidewalks all the way from the apartment complex to Jackson Elementary and Mr. Noble said yes. Mr. Olson asked if there would be enough room between the roundabout and Highway 169 for the right out onto Marystown Road and Mr. Kerski explained where the roundabouts would be located in detail.

Mr. Robbins asked if construction had begun on any of the buildings and Mr. Noble answered that permits were currently being finalized for the VA clinic.

Mr. Patrick Brama, representative of Trident Development, addressed the Commission. Mr. Robbins asked what the rents would be at the apartment complex and Mr. Brama answered that the apartments would be a market rate, high amenity project, with rents between approximately \$1200 - \$2300 a month.

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

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Mr. Robbins commented that this was an exciting and dynamic project. He added that he thought that landscaping between the development and school was a good idea.

Commissioner Josh Forsythe made a motion recommending approval of the Preliminary Plat of POWERS SECOND ADDITION and an amendment of Planned Unit Development District #2 for property located north of 17th Avenue (CSAH 16), east of Marystown Road (CSAH 15) and west of Jackson Elementary School, with conditions as identified in the draft Ordinance and Resolution, and move its adoption, seconded by Commissioner Ashlee Sepulvado and the motion passed.

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## 7. Other Business

Mr. Kerski informed the Commissioners that the city is still working on how the BOAA/PC can safely occupy the Chambers once again. Mr. Robbins stated that he hoped to see everyone, face to face soon.

Mr. Kerski also informed the Commissioners that the City Council had approved the Beacon project 4-1 at their previous meeting on Tuesday, 6/2/20.

## 8. Adjourn to Thursday, July 9, 2020 at 7 p.m.

Commissioner Ashlee Sepulvado made a motion to adjourn the meeting at 8:06 pm, seconded by Commissioner Brandon Pike and the motion passed.

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