



Shakopee Planning Commission

Meeting

Minutes

August 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 Brandon Pike made a motion to approve the Agenda, seconded by Commissioner Daniel Olson 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

Received by staff.

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. Meeting Minutes of July 9, 2020

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

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6. General Business

A. PUBLIC HEARING: Southbridge Crossings East PUD Amendment and Preliminary and Final Plat of Southbridge Crossings East 6th Addition

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

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Mr. Kerski presented the staff report.

Mr. Robbins asked if the developer was present and Mr. Kerski answered yes.

Ms. Megan Sand Carr, applicant and representative of Shakopee Housing Group, addressed the Planning Commission. She stated that she represented the housing portion of the development and that Mr. Steve Soltau, the developer of the retail portion of the development was present to answer questions about the retail aspect. Mr. Robbins asked who was involved in this development and Ms. Sand Carr stated that there were about 6-7 owners within the development group. She added that this project is a tax credit community, so there will be an additional investor as well. Mr. Robbins asked what the rents would be and Ms. Sand Carr explained in detail how family size and income played into the approval process. She stated that the rents would most likely be approximately \$892 for a 1-bedroom unit to approximately \$1500 for a 3-bedroom unit. She stated that residents would be able to use housing vouchers within this community. Mr. Robbins asked for clarification that 30% of an applicant's income was used in this calculation and Ms. Sand Carr stated that he was correct. Mr. Robbins asked if veterans would pay less than this and Ms. Sand Carr answered that veterans will qualify for a program that would allow 8 1-bedroom units for veterans. Mr. Robbins asked Ms. Sand Carr her thoughts on the chances of getting the Livable Community grant and Ms. Sand Carr responded that they had hope that they would be approved for this grant and that they had been notified that they had passed the first approval, but that this project could proceed without the grant. Mr. Robbins asked if residents would be able to use housing vouchers and Ms. Sand Carr stated that they could. Mr. Robbins asked if Ms. Sand Carr had any problems with the conditions the city has put on this project and Ms. Sand Carr answered that she had not seen all of the red lines on the drawings and would like the opportunity to do so. She stated she believed that her team had already made most of the exterior changes the city had requested and did not have any specific concerns. Ms. Sand Carr stated that Mr. Soltau could address the retail component of the development.

Mr. Robbins asked Mr. Kerski if he was aware of any concerns that the city had and Mr. Kerski answered that Mr. Sobota had spoken with the applicant's architects and that they were aware of what the issues were and that there should not be any problems meeting the required conditions. Mr. Kerski pointed out that the Planning Commission was only approving the design and placement of the apartment building this evening and that the retail portion would have to come back later once they have tenants. Mr. Robbins asked if the approval for the retail portion would happen between 2021 - 2023 and Mr. Kerski stated that it would be once the developer finds tenants.

Mr. Forsythe asked if the shared parking would be with the existing retail (Home Depot) or the future retail building and Ms. Sand Carr answered that it would be shared with the existing retail and explained this in detail.

Mr. Robbins asked for clarification on the parking spaces and Ms. Sand Carr did so. Mr. Kerski added additional comments as well.

Ms. Reding asked Ms. Sand Carr for an explanation on housing vouchers and Ms. Sand Carr explained this process in detail. Mr. Robbins added additional comments on this as well.

Mr. Olson asked for an update on when the 2nd and 3rd Trio apartment buildings would be constructed and if it would be in competition with this development. Ms. Sand Carr answered that there was no specific timeline for these additional buildings, but that the Trio development is a market rate luxury apartment complex and would not be in competition with this apartment development.

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

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Mr. Robbins stated that this was one of the better projects for affordable housing he has seen and that he was glad to see it being developed by this particular company in Shakopee.

Commissioner Noreen Reding made a motion to approve the proposed Planned Unit Development amendment and preliminary and final plat with presented comments/conditions, seconded by Commissioner Ashlee Sepulvado and the motion passed.

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7. Other Business

None.

8. Adjourn to Thursday, September 3, 2020 at 7:00 p.m.

Commissioner Brandon Pike made a motion to adjourn the meeting at 7:35 pm, seconded by Commissioner Josh Forsythe and the motion passed.

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