



Shakopee Board of Adjustments and Appeals

Minutes

October 8, 2020

7:00 PM

City Hall, 485 Gorman St.

1. Roll Call

Chair Forsythe called the meeting to order.

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

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

2. Approval of Agenda

Commissioner Brandon Pike made a motion to approve the Agenda, seconded by Commissioner Kent Robbins and the motion passed.

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3. Call for Notarized Affidavits, Proof of Neighborhood Meeting and Sign in Sheet for appropriate Public Hearings

Staff has received these.

4. Recognition by Board of Adjustment and Appeals 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 BOAA 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.)

5.A. Approve Meeting Minutes of September 3, 2020

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

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6. General Business

A. PUBLIC HEARING - Conditional Use Permit for Structure in the Floodplain Overlay Zone

Commissioner Kent Robbins 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 city was satisfied that the applicant would do everything that was required in regard to pollution or drainage going into the river. Mr. Kerski explained that the city did not anticipate any issues.

Mr. Dave Menden, representative of Minnesota Deer Hunters Association, addressed the Board. Mr. Menden gave a history of the development of the archery range and explained the reason they wanted this elevated platform.

Mr. Pike asked where the platform would be located and if targets would be rearranged and Mr. Menden explained the location in detail.

Mr. Robbins asked if the area had experienced flooding and Mr. Menden answered that flooding happens often.

Commissioner Kent Robbins made a Motion, seconded by Commissioner Daniel Olson and the motion passed.

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Commissioner Kent Robbins made a motion to approve Resolution No. PC2020-006 a resolution approving a Conditional Use Permit to allow the construction of an elevated platform at the archery range, located in the Floodplain Overlay Zone, with conditions as presented, and move its adoption, seconded by Commissioner Chad Hansen and the motion passed.

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B. PUBLIC HEARING: Conditional Use Permit for a Car Wash at 1341 Greenwood Court

Commissioner Kent Robbins 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. Pike asked if any traffic studies had been conducted and Mr. Kerski confirmed that the applicant submitted a traffic analysis to engineering and the building permit would be refined to reflect this. Mr. Pike shared his concerns with the traffic in the area already and Mr. Kerski explained the proposed traffic flow in detail.

Mr. Olson asked about the location of the future detailing tunnel and Mr. Kerski shared the location onscreen as well as explained the traffic flow in detail. Mr. Olson asked about the proposed maximum capacity number and if there were concerns about cars backing into the road if there were a long wait and Mr. Kerski explained the flow in detail as well as how fast the cars are washed.

Mr. Chris Erickson, representative of Rocket Car Wash, addressed the Board.

Mr. Robbins asked if there had been a traffic study done and **Mr. Erickson** answered that Rocket Car Wash had been in business for 20 years and they have had no problems with the number of cars at their facilities. **Mr. Erickson** explained their business model, including the varied memberships and how they operated. Mr. Robbins asked for an example of how a membership worked and **Mr. Erickson** explained this in detail.

Mr. Pike asked if they operated year-round during really cold weather and **Mr. Erickson** answered that unless it was extremely cold or raining, Rocket Car Wash would be open.

Mr. Robbins asked how many people would be employed there and **Mr. Erickson** answered that there would be approximately 5-7 fulltime staff members and about 3 part-time staff for a total of 10 people per location.

Mr. Olson asked about the water that was used and if it was recycled and **Mr. Erickson** answered that they had a water reclaim system and recycled approximately 60-80% of water. He explained that any water leaving the facility would go into an interceptor drain before going into the city sewer system.

Mr. Forsythe asked about the lane on the west end of the property and what its use was, and **Mr. Erickson** answered that it was for employee parking. Mr. Forsythe asked if their other locations had a detail area and **Mr. Erickson** explained their plans for the detailing area in detail.

Ms. Reding asked about the cost of membership and **Mr. Erickson** answered that there were different levels ranging from \$19.95 - \$39.95 per month and that they were still working on exact pricing in this market.

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

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Commissioner Noreen Reding made a motion to adopt Resolution No. PC20-007, a resolution approving a conditional use permit for a car wash at 1341 Greenwood Court, seconded by Commissioner Kent Robbins and the motion passed.

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Mr. Robbins commented that this was a different business venture and is interested to see how it goes.

7. Other Business

None.

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

Commissioner Noreen Reding made a motion to adjourn the meeting at 7:44 pm, seconded by Commissioner Kent Robbins and the motion passed.

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