



Shakopee Planning Commission

Meeting

Minutes

October 8, 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

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

2. Approval of Agenda

Commissioner Josh Forsythe made a motion to approve the Agenda, seconded by Commissioner Noreen Reding 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

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 Meeting Minutes of September 3, 2020

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

4 - 0

6. General Business

A. PUBLIC HEARING - Preliminary Plat of Hentges Industrial Park

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

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Mr. Kerski stated that the applicant was present this evening in the hope that this item would be approved, however, after several citizen comments city staff had received today and after speaking with the city engineer, Mr. Kerski is recommending that this Public Hearing be tabled until the 11/5/20 Planning Commission meeting. Mr. Kerski stated that he has had some discussions with the objecting party, and they hope to get this resolved by then. He elaborated that to have this project work fully, the applicant would need to construct a roundabout on the eastern end of the property, which is not owned by the applicant, nor the city. This would need to be obtained either through condemnation or a friendly agreement with the neighboring property owner and that the neighboring property owner would fight a condemnation. The City Council's position in the past regarding condemnations has been to condemn if it is an absolute necessity and would not condemn through eminent domain. The city engineer has recommended this item be delayed for 1 month to see if a friendly agreement could be had between the parties versus having to go to court.

Mr. Todd Christopherson, representative of SM Hentges & Sons, addressed the Planning Commission. He gave an overview of the time and planning for this project, including contacting the adjacent neighbor, the city and conducting traffic studies. He also shared the experience that they have had with the adjacent business and the difficulty in obtaining an agreement on the land for the roundabout. Mr. Christopherson stated that they would like to have the Planning Commission forward this to the City Council tonight, since they are paying taxes on this land and that they need to move forward with the 429. He added that there has been no new information on this from the city or county and that 60 days had turned into 90 days. He requested that the Planning Commission take this application in its merit and move it forward to the next step.

Mr. Adam Theis, Production Manager at Gavilon, the property adjacent to this project. He stated that Mr. Christopherson had not been accurate in the amount of meetings, stating that possibly 1 meeting had occurred between them. He stated that where the city is requiring the roundabout would impact the flow with their trucks and that the three acres they were asked to provide to applicant does not equal the 1/4 acre they would get in return, as it is at the back of their property and would be of no use. Mr. Theis asked for a more open discussion with the applicant for a reasonable solution.

Mr. Pike asked Mr. Kerski for a rundown on the location of the roundabout and the area in question and Mr. Kerski did so.

Commissioner Josh Forsythe made a motion to recommend a continuance of the public hearing to November 5, 2020, and move its adoption, seconded by Commissioner Noreen Reding and the motion passed.

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B. PUBLIC HEARING - Annexation and Zoning of Property in Jackson Township

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

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Mr. Kerski presented the staff report.

Mr. Robbins asked what could be developed in the future on this land and Mr. Kerski showed the areas onscreen where it is guided for single family, commercial, business park and a mixed employment zone.

Mr. Forsythe asked for clarification that this item is just to zone for Agriculture Preservation and that any change to this zoning would have to come before them again and Mr. Kerski stated that he was correct and explained this in detail.

Ms. Dena Theis, 2005 Coburn Drive, addressed the Planning Commission. Ms. Theis asked if there was a timeline once these properties are annexed to be developed. Mr. Kerski answered that the only city projects currently was a sewer lift station and Mr. Kerski showed on the screen where this would be located, as well as a SPUC water station. He explained the sewer and water assessments and who would pay for them in detail. Ms. Theis asked if there was interest in the land and Mr. Kerski explained this in detail.

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

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Commissioner Brandon Pike made a motion to offer a positive recommendation to the City Council for the Annexation and Rezoning request and move its adoption, seconded by Commissioner Noreen Reding and the motion passed.

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C. PUBLIC HEARING - Preliminary Plat and PUD of Summerland Place

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

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Mr. Kerski stated that the applicant has requested a continuance to the 11/5/20 Planning Commission meeting.

Commissioner Josh Forsythe made a motion to continue to 11/5/2020, seconded by Commissioner Noreen Reding and the motion passed.

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D. PUBLIC HEARING: Text Amendments to City Zoning Code Sections 151.002, 151.007, 151.049, elimination of chapters 151.012-151.014 and adding chapter 151.052

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

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Senior Planner Peggy Sue Imihy presented the staff report.

Mr. Robbins asked Ms. Imihy why the city was doing this now and Ms. Imihy answered that it was for ease of use for residents and business owners. Mr. Robbins asked if part of this was driven by the Comp Plan and Ms. Imihy stated that it was cleaning up language in the code to make it more understandable for users.

Mr. Kerski read a letter from **Ms. Beverly Kaenen, 2036 Mystic Lake Drive**. Mr. Kerski answered her question about ground water and stated that the city did not manage ground water, but SPUC and stated that whoever buys the site will be responsible for filling the quarry n the property.

Mr. Robbins asked about the process going forward once the Planning Commission approved this and Ms. Imihy explained this in detail.

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

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Commissioner Josh Forsythe made a motion to recommend approval of the proposed changes to sections 151.002, 151.007, 151.049, elimination of chapters 151.012151.14 and adding chapter 151.052, seconded by Commissioner Brandon Pike and the motion passed.

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E. PUBLIC HEARING: Rezoning to Planned Unit Development, Planned Unit Development, and Preliminary and Final Plat of Canterbury Crossing

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 stated that the applicant requested a continuance to adjust the PUD.

Commissioner Josh Forsythe made a motion to continue the Public Hearing as requested, seconded by Commissioner Brandon Pike and the motion passed.

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7. Other Business

None.

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

Commissioner Brandon Pike made a motion to adjourn the meeting at 8:59 pm, seconded by Commissioner Josh Forsythe and the motion passed.

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