



Shakopee Planning Commission

Meeting

Minutes

November 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 Brandon Pike 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.

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. Approval of the October 8, 2020 meeting minutes

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

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6. General Business

A. PUBLIC HEARING - Preliminary Plat of Hentges Industrial Park

Commissioner Ashlee Sepulvado made a motion to continue the Public Hearing to 12/3/20, seconded by Commissioner Daniel Olson and the motion passed.

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B. PUBLIC HEARING - Preliminary Plat and Planned Unit Development for Summerland Place

Commissioner Ashlee Sepulvado made a motion to continue the Public Hearing to 12/3/20, seconded by Commissioner Daniel Olson and the motion passed.

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

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

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Mr. Kerski presented the staff report.

Mr. Paul Heuer, representative of Pulte Homes and Mr. Tim Nichols, representative of Lifestyle Communities addressed the Planning Commission.

Mr. Robbins asked if the townhomes would be part of the co-op and Mr. Nichols answered that the co-op would be separate from the townhome development.

Mr. Forsythe asked if each resident in the co-op would be assigned one of the 75 garage stalls and Mr. Nichols explained that each unit includes 1 permanent assigned garage stall. He explained in detail the options for residents to lease additional stalls if needed. Mr. Forsythe asked if there were any component of assisted living or memory care within the co-op and Mr. Nichols that there was not; their owners tended to be very active seniors.

Mr. Pike asked if the townhomes would be for seniors as well and Mr. Heuer answered that they would not be exclusively for seniors. Mr. Pike asked for clarification on how a co-op worked and Mr. Nichols explained this in detail.

Mr. Olson asked for clarification on fair housing within the co-op, and if there had been any violations of this in the past, since the residents of the co-op must approve incoming residents. Mr. Nichols clarified that residents could qualify to purchase a unit based on their income and age only.

Mr. Robbins asked how the Board of Directors approves incoming residents and Mr. Nichols explained this in detail and reiterated that it would be based on income and age only.

Ms. Reding asked how the down payment for a unit in the co-op is determined and Mr. Nichols explained this in detail.

Mr. Robbins asked how much the townhomes would be selling for and Mr. Heuer answered that they would be between \$290,000 to high \$400,000 depending on options the buyers chose. Mr. Robbins asked if Mr. Nichols and Mr. Heuer had worked together before and they answered that they had not but would like to do so in the future. Mr. Robbins asked about the building materials for the co-op and Mr. Nichols explained this to the Commission.

Commissioner Noreen Reding made a motion to close the Public Hearing, seconded by Commissioner Brandon Pike and the motion passed.
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Commissioner Brandon Pike made a motion to recommend City Council approval of the proposed rezoning, planned unit development and preliminary / final plat of Canterbury Crossing, seconded by Commissioner Ashlee Sepulvado and the motion passed.
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7. Other Business

Mr. Kerski advised the Commissioners that the December meeting would be a busy one.

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

Commissioner Brandon Pike made a motion to adjourn the meeting at 7:56 pm, seconded by Commissioner Noreen Reding and the motion passed.

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