



Shakopee Board of Adjustments and Appeals

Minutes

December 3, 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, Ashlee Sepulvado

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

2. Approval of Agenda

Commissioner Kent Robbins made a motion to approve the Agenda, seconded by Commissioner Ashlee Sepulvado 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.

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. Approval of November 5, 2020 Meeting Minutes

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

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6. General Business

A. PUBLIC HEARING: Conditional Use Permit for a School at 4601 Dean Lakes

Blvd

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

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Mr. Kerski presented the staff report.

Mr. Olson asked if the open 2/3 of the second floor would be sublet and Mr. Kerski explained the anticipated plans for that part of the second floor, noting that the applicant was present to speak about this as well.

Mr. Forsythe asked if city staff had any issues with the proposed future childcare for attending students and Mr. Kerski answered that they did not.

Mr. Robbins asked if the applicant had been in contact with any universities and Mr. Kerski answered that the city had been in contact with a potential university occupying the 2nd floor space, but that no approvals or discussion had happened beyond concept.

Mr. Darren Kermes, Superintendent of Southwest Metro Intermediate School District 288 addressed the Board.

Mr. Robbins asked if some of the students were adjudicated or have been involved in some sort of sentencing and Mr. Kermes confirmed that they did serve students in the Scott and Carver County jails at their Jordan location, but that none would be at the new Dean Lakes facility.

Ms. Reding asked how many students were in each program and Mr. Kermes responded that the Day Treatment Program serves approximately 32 students with the ability to expand to 60 students with the addition of this new location. He added that their Transition Program (18-21-year olds with disabilities) currently serves approximately 75-80 students and they do not anticipate this number changing. He stated that the Adult Basic Education Program enrollment fluctuates based on the economy and that currently with Covid, their numbers are quite low, with approximately 100 adult learners.

Mr. Kermes explained that they were looking to partner with colleges and universities (Normandale, Inver Hills Community College, Dakota County Technical College, etc.) to utilize the 2/3 of the 2nd floor open space for college level classrooms and explained the need for this in the area.

Ms. Reding asked how many students would be bused or driving themselves and Mr. Kermes answered that the adult learners all drove themselves. He added that students in their other programs were not permitted or could not drive themselves and used either the buses or small vans for transport.

Mr. Olson asked if any of their programs had a wait list that this could help with and Mr. Kermes answered that they were the only school district without a wait list. He added that this was one of their goals to expand, to avoid any type of wait list, since they have never had one.

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

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Mr. Robbins commented that he thought this was a very good proposal and liked the idea of getting a college or university in the area as a beginning. He added that it was a good public purpose with the applicant having experience and a good track record.

Mr. Pike commented that this building has been vacant for a long time and it will be nice to see it utilized. Mr. Forsythe said that he agreed.

Commissioner Kent Robbins made a motion to approve Resolution No. PC2020-008, a resolution approving a Conditional Use Permit for a school in the Business Park Zone at 4601 Dean Lakes Boulevard as presented, seconded by Commissioner Ashlee Sepulvado and the motion passed.

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7. Other Business

None.

8. Adjourn to Thursday, January 7, 2021 at 7:00 p.m.

Commissioner Brandon Pike made a motion to adjourn the meeting at 7:23 pm, seconded by Commissioner Daniel Olson and the motion passed.

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