



Shakopee Planning Commission

Meeting

Minutes

December 3, 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: Senior Planner Mark Noble, Director of Planning & Development Michael Kerski

2. Approval of Agenda

Commissioner Noreen Reding made a motion to approve the Agenda, seconded by Commissioner Josh Forsythe 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 November 5, 2020 Meeting Minutes

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. PUD and Preliminary Plat for Windermere South 4th Addition

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

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Mr. Noble presented the staff report.

Mr. Mike Suel, representative of DR Horton, addressed the Commission.

Ms. Reding asked the price range of the homes and Mr. Suel answered that the 55 foot wide lots would be in the upper \$300,000's and the 65-foot-wide lots (2 story homes) would be priced in the mid to upper \$400,000's. Ms. Reding asked what the square footage of the homes on each lot size and Mr. Suel answered that the square footage on the 55 foot lots ranged from one level homes around 1300 square feet, with the square footage ranging between 1700 - 2200 (upper 2 floors). He added that the square footage on the 65-foot-wide lots would range between 1900 - 3400 square feet.

Mr. Pike asked about the timeline and Mr. Suel answered that the plan was to develop all 120 lots in 2021.

Mr. Olson asked if there were issues with some of the green space abutting lots and Mr. Noble answered that he referenced in his report that there would be some modifications, as some lots will need to be redrawn or having something installed to delineate city property from private property. Mr. Noble went on to explain the plans for screening and landscaping in detail.

Mr. Pike asked if a property owner could install a fence and Mr. Noble answered that as long as the fence met city code requirements and easements, that a property owner could do so.

Mr. Olson asked if DR Horton had any experiences with issues between greenspace and private property and Mr. Noble answered that he did not believe so and in his experience he had not heard of any issues. Mr. Suel added that DR Horton had developed similar parks like this in other cities with no issues.

Mr. Robbins asked how many people would be employed during this development and Mr. Suel answered that approximately 50 tradespeople would be in Windermere per day. Mr. Robbins asked about the window issue and asked for clarification about design details and Mr. Suel explained that some home layouts could not have windows on all sides and elaborated on enhancements that they would offer to homes that this would affect.

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

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Mr. Pike asked if public meetings had been conducted about this via Zoom and Mr. Kerski confirmed that these public meetings were conducted over Zoom.

Mr. Olson asked about the water tower that SPUC was going to install and if it was complete. Mr. Suel answered that SPUC was still building this water tower and that it would be completed in the spring of 2021.

Mr. Robbins commented that he liked this development with all of the landscaping and green space.

Commissioner Brandon Pike made a motion to recommending approval of the Planned Unit Development (PUD) and Preliminary Plat of Windermere South Fourth Addition, located north of Astoria Drive and west of Attenborough Street, with conditions as identified in draft Ordinance No. O2020-015 and draft Resolution No. R2020-144, and move its adoption, seconded by Commissioner Ashlee Sepulvado and the motion passed.

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

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. Noble presented the staff report.

Mr. Robbins asked for clarifications on the changes from the previous plan that had been approved and Mr. Noble answered that there were changes to road connections, new design standards on the townhomes, and added additional parking spaces in the townhome area. Mr. Noble stated that the boulevard had also been removed from the plans.

Mr. Forsythe asked if the apartment building that would be constructed in Phase III would cause some density concerns and Mr. Noble stated that the city did not have density concerns and explained this in detail. Mr. Forsythe asked if there was a time limit to complete all of the phases and Mr. Noble answered that there was not. Mr. Forsythe asked if there were any traditional parks/playgrounds in the plan and Mr. Noble answered that there would be improvements to the nearby park and showed its location on the screen. Mr. Forsythe asked if there was still a 30-foot setback and Mr.

Noble answered that there would be a 30 foot setback for the front and a 25 foot setback for the rear with 7.5 foot sides. Mr. Noble added that homes on King and Queen Avenue would all have 30 foot setbacks in the rear.

Mr. Gary Wollschlager with Summergate Development addressed the Commission. He addressed the building timeline and stated that the phasing would depend on sales, but that there is interest in this area. He added that villas would be priced between \$380,000 to \$500,000's with square footage of approximately 1500-2200 square feet.

Ms. Sepulvado asked if any additional public meetings had been held to review updates with the neighborhood and Mr. Wollschlager answered that there had not.

Mr. Robbins asked when the apartments would be build and Mr. Wollschlager answered that they were hoping to construct the apartment building within the next 2 years. Mr. Robbins asked about pricing on the single family homes and Mr. Casey Wollschlager answered they would be in the \$420,000 - \$500,000 range. Mr. Robbins asked if the apartment building would be market rate and Mr. Casey Wollschlager answered that they would.

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

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Mr. Pike addressed the previous comments about traffic and asked if there were any plans to put in another pedestrian crossing along 17th Avenue. Mr. Kerski stated that 17th Avenue was a county road and that would be up to Scott County. Mr. Kerski gave an update of upcoming housing projects in the area and Mr. Pike commented that they should all keep an eye on this regarding traffic and pedestrian safety. Mr. Kerski said that Mr. Sobota and Ms. Imihy were working with the state, school district and county with Safe Routes to School for future adjustments in the area.

Mr. Olson asked for clarification on proposed intersections along 17th Avenue and Mr. Noble and Mr. Kerski clarified these onscreen in detail.

Commissioner Noreen Reding made a motion recommending approval of the Planned Unit Development (PUD) and Preliminary Plat of SUMMERLAND PLACE, located north of 17th Avenue (CSAH16), east of Balinese Street, south of Hwy. 169, and west of Canterbury Road, with conditions as identified in draft Ordinance No. O2020-014 and draft Resolution No. R2020-143, and move its adoption, seconded by Commissioner Daniel Olson and the motion passed.

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C. PUBLIC HEARING - Hentges Industrial Park

Commissioner Josh Forsythe made a motion to continue the Public Hearing to March 4, 2021, seconded by Commissioner Noreen Reding 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 8:38 pm, seconded by Commissioner Ashlee Sepulvado and the motion passed.

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