



Shakopee Planning Commission

Meeting

Minutes

January 7, 2021

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 Kyle Sobota, Senior Planner Peggy Sue Imihy, Director of Planning & Development Michael Kerski

2. Approval of Agenda

Chair Robbins informed the Commission that items on the Agenda have been put in a new order.

Commissioner Josh Forsythe made a motion to approve the revised Agenda, seconded by Commissioner Brandon Pike 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.)

None.

6. General Business

A. PUD Concept Review: 1868 Mystic Lake Drive South

Mr. Sobota asked the Commission to review the proposed concept and provide comments to the applicant.

Mr. Jason Palmby of Magellan Land Development and Mr. Jason Biederwolf of M/I Homes addressed the Commission.

Mr. Biederwolf explained that the Carriage homes would be smaller than a traditional single family home with approximately 2,000 to 2,400 square feet and price range of approximately \$350,000 to \$400,000. Their traditional single-family homes range between 2,000 to 3,500 square feet with a price range of \$450,000 to \$600,000. He stated that the Villa homes would be part of an association with snow/trash removal and would be mostly 1-level floorplans with some having bonus storage space above the garage. Mr. Biederwolf explained that there would be approximately 100 different elevations between these 3 different home styles. The Villa's square footage is approximately 1700 to 2900 square feet with a price range between \$375,000 to \$600,000.

Ms. Reding asked if the Villas and Carriage homes would both be part of an association with lawn care and snow removal and Mr. Biederwolf answered that this had not been determined yet. Ms. Reding asked if everyone would pay an association fee and asked for clarification on this and Mr. Biederwolf did so. Ms. Reding asked if there would be restrictions on same style homes next to each other and Mr. Biederwolf explained M/I's monotony rules in detail. Ms. Reding asked who would maintain the pond and Mr. Palmby explained that the pond would be maintained by the city.

Mr. Robbins asked about the construction timeline and Mr. Palmby explained that the construction of Thrush Street connecting to CR83 would happen first and that the phasing of the north and south sides of the development had not yet been determined. He added that phasing would be done over a 3-year period and would be market driven. Mr. Robbins asked if their market studies showed demand for their product and Mr. Palmby answered that they have found very high interest.

Mr. Forsythe asked if the Carriage homes and Villas would be constructed in later phasing and Mr. Palmby explained their rationale on the phasing timeline. Mr. Robbins asked for clarification on the trails throughout the development and Mr. Palmby explained this in detail on the screen. Mr. Kerski and Mr. Sobota also added comments about how the city would construct the trail around the pond.

Mr. Forsythe asked if there was a plan for any interactive open space and Mr. Kerski responded that these decisions would be made later to see what would be needed in the neighborhood.

Ms. Sepulvado asked about the start to finish timeline and Mr. Palmby stated that their current plan would be the Preliminary Plat in April/May 2021 with break ground on Phase 1 in the summer of 2021 with a goal of finished models ready for spring Parade of Homes in 2022. He stated that Phase 2 would continue into 2022, with Phase 3 being constructed in 2023. He added that this final phase would be market driven. Ms. Sepulvado asked if there would be demand for homes in this price range in the next 3 years and Mr. Palmby answered that there would, due to the limited housing inventory.

Mr. Pike asked if there had been any coordination with the gravel pit on the north side of the development and if Mr. Kerski had an update for them regarding their progress. Mr. Kerski stated that he did not have an update on the gravel pit, but that M/I would align with any new subdivision or development on the gravel pit property. Mr. Sobota noted that the property to the north of this development is not part of the gravel pit. Mr. Pike asked if there was a plan for screening between the development and current properties on the north side and Mr. Biederwolf answered that berming would be added between these properties. Mr. Pike commented that he would like the City Council to be aware of all of the development happening in this area of 17th Avenue and CR 83 and that regardless of whether the gravel pit develops, that there would be increased pedestrian and vehicle traffic.

Ms. Sepulvado agreed with Mr. Pike about the additional traffic in this area since there are 2 schools and a sports complex already.

Mr. Robbins asked Mr. Pike if he had any suggestions for the developer about this and Mr. Pike answered that he did not have any specific suggestions, but just wanted City Council to be aware and Ms. Sepulvado commented that maybe the City Council could consider staggering construction on some of these upcoming developments in this area.

Mr. Robbins stated to Mr. Palmby and Mr. Biederwolf that they should be aware of this when considering their construction phasing.

Mr. Olson asked for clarification on the turn lanes for Thrush Street and CR 83 and Mr. Sobota explained this in detail. Mr. Olson asked about the setback for homes abutting CR 83 and if there was a need for fencing. Mr. Sobota answered that there was no city requirement for fencing, but that the applicant is planning substantial landscaping and noted that those lots were deeper, which would allow for berms and additional landscaping along CR 83. He noted that the city and county both requested to have that intersection pushed further west to allow for queuing.

Mr. Kerski stated that the Planning Commission would see this again when it comes back for rezoning.

Mr. Forsythe asked for an explanation on the difference in densities per acre (3.8 vs. 3.1) on information that they received before and at the meeting and Mr. Sobota explained that the difference was the netting out of open space and clarified this in detail.

B. PUBLIC HEARING: Zoning Text Amendment to the Floodplain Overlay Zone (Sections 151.085-151.094)

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. Sobota presented the staff report.

Mr. Robbins had a question on the base flood elevation graph on the screen and Mr. Sobota clarified this.

Mr. Forsythe asked if the city would contact property owners who are affected by these changes and Mr. Sobota answered that the city would notify these owners. He added that these property owners would hear from their insurance companies as well.

Mr. Pike asked if city staff had a list of businesses who would be removed once this Text Amendment is finalized and Mr. Sobota answered that the city did have a list, and that it was a short one.

Mr. Robbins asked what benefits this Text Amendment would have and Mr. Sobota explained this in detail.

Mr. Olson asked if there was an emergency process in place for the wastewater

treatment plant and sewer station and if this was required for them to have. Mr. Sobota answered that the Blue Lake Wastewater Treatment facility has their own levy protecting their critical facilities and explained this in detail.

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 Josh Forsythe made a motion to provide a positive recommendation to the City Council of the proposed amendment to City Code Sections 151.085 - 151.094, the Floodplain Overlay Zone, seconded by Commissioner Ashlee Sepulvado and the motion passed.

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C. PUBLIC HEARING: Rezoning of Land Used for Parks and Open Space to Parks and Open Space (PO) District

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

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Ms. Imihy presented the staff report.

Mr. Pike asked for clarification on what he understood from the report and if he was correct and Ms. Imihy said that he was correct.

Mr. Robbins asked why the city is doing this and Ms. Imihy answered that the reason was to be in alignment with the 2040 Comp Plan but also so that the city can establish a separate set of rules to the newly created Parks and Open Spaces District and explained this in detail.

Mr. Kerski noted that another reason for this change is to add an additional layer of protection and gave a specific situation as an example.

Mr. Forsythe asked how undeveloped parks would be classified as they go through planning stages and Ms. Imihy explained this in detail.

Mr. Pike asked if there were any negatives to this regarding PUD's and parks and Ms. Imihy answered that the open space requirement is a function of the PUD and

explained this in detail.

Ms. Peggy Phillip, 969 Holmes Street, addressed the Commission. She asked if the footprint on any properties would change and Ms. Imihy explained to her that this rezoning was mostly administrative and did not involve any changes. Ms. Phillip asked about the changes on some park signage and the reasoning for it. Ms. Imihy explained that the city was in the process of changing these and updating the signs as the parks are redeveloped. Ms. Imihy stated that she would forward Ms. Phillip's request to the Public Works Department.

Mr. Mike Moon, 204 Bluestem Avenue, addressed the Commission. He asked if this rezoning would place restrictions on the open space by his property and what they would be. Ms. Imihy looked up his property and stated that there were no plans to change or develop the open space he was concerned about.

Mr. Ross Graba, 7207 Whitehall Road, addressed the Commission. He stated that this property abuts to the back of his property and if he would have access to the new zoning bylaws that would now apply. Ms. Imihy informed him that this new zoning is currently up to date on the city's website and she offered to email Mr. Graba a copy of it as well.

Mr. Pike asked if the Planning Commission would be seeing more of these park/open space changes at future meetings and Ms. Imihy answered this question in detail. Mr. Kerski added clarification as well regarding properties that abut parks and open spaces in the city.

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

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Commissioner Brandon Pike made a motion to recommend approval to the City Council of the rezoning of the 47 properties to Parks and Open Space and move its adoption, seconded by Commissioner Noreen Reding and the motion passed.

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D. PUBLIC HEARING: Text and Density Amendments to the 2040 Comprehensive Plan

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

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Ms. Imihy presented the staff report.

Mr. Robbins asked for some examples of a transition district and Ms. Imihy did so. Mr. Robbins asked for clarification on density numbers and Ms. Imihy clarified this for him.

Mr. Pike asked about the downtown transition table and Ms. Imihy clarified this and explained the table in detail for Commissioners.

Mr. Robbins asked if these were small changes to the larger Comp Plan and Ms. Imihy stated that was correct, at this time. She added that these numbers are consistent with land use applications that the Planning Commission has seen and approved and are inconsequential in terms of the whole document.

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

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Commissioner Josh Forsythe made a motion to recommend approval to the City Council of the changes to the 2040 Comprehensive Plan and move its adoption, seconded by Commissioner Brandon Pike and the motion passed.

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7. Other Business

None.

8. Adjourn to Thursday, February 4, 2021 at 7:00 p.m.

Commissioner Josh Forsythe made a motion to adjourn the meeting at 9:04 pm, seconded by Commissioner Ashlee Sepulvado and the motion passed.

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