



Shakopee Planning Commission

Meeting

Minutes

April 6, 2017

7:00 PM

City Hall 129 Holmes St.

Presiding Chair Kent Robbins

Chair Robbins called the meeting to order.

Commissioners present: Lori Brandon; Jody Brennan; Kent Robbins; Mark Seifert: Mark McQuillan

Commissioners absent: Anita Botamer; Steve Mangan

Staff present: Director of Planning and Development Michael Kerski; Public Works Director Bruce Loney; Senior Planner Mark Noble; Senior Planner Kyle Sobota

1. Roll Call
2. Approval of Agenda

Commissioner Lori Brandon made a motion to approve the Agenda, seconded by Commissioner Mark Seifert and the motion Passed.

5 - 0

3. Call for Notarized Affidavits, Proof of Neighborhood Meeting and Sign in Sheet for appropriate Public Hearing

Staff have received these items.

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.)

Senior Planner Mark Noble requested that item B. Vacation of Public Road Easement - SMSC land adjacent to Eaglewood Drive be removed from the Consent Agenda.

Commissioner Mark Seifert made a Motion to remove item Vacation of Public Road Easement – SMSC land adjacent to Eaglewood Drive from the Consent Agenda, seconded by Commissioner Jody Brennan and the motion Passed.

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A. Approval of Minutes of February 9, 2017

Commissioner Jody Brennan made a motion to approve the minutes of February 9, 2017, seconded by Commissioner Lori Brandon and the motion Passed.

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B. Vacation of Public Road Easement – SMSC land adjacent to Eaglewood Drive

Senior Planner Mark Noble presented Vacation of Public Road Easement – SMSC land adjacent to Eaglewood Drive. He answered all of the Commissioner's questions and concerns.

Commissioner Lori Brandon made a motion to forward a recommendation to approve Vacation of Public Road Easement – SMSC land adjacent to Eaglewood Drive, seconded by Commissioner Mark Seifert and the motion Passed.

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6. General Business

A. PUBLIC HEARING: Windermere Preliminary Plat, PUD, Rezoning & Reguiding

Commissioner Mark McQuillan made a motion to open the Public Hearing, seconded by Commissioner Mark Seifert and the motion Passed.

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Senior Planner Mark Noble presented Windermere Preliminary Plat, PUD, Rezoning & Reguiding. He noted that many agencies had contributed to this concept and that staff was recommending its approval.

Mr. Robbins asked about the outlots mentioned in his report and the locations. Mr. Noble pointed out where these were on the overhead screen and that these lots are noted as outlots on this preliminary plat (this includes the apartment complex). These lots are part of the preliminary plat but will not go forward with these at final platting. The applicant's main focus is the single family homes and the townhouse area. He also pointed out a single family residential area and the access from the west. For these lots to develop, the area to the west needs to develop first. These lots will not come forward at the final plat at this time as well.

Mr. Mike Suel, representative of DR Horton, addressed the Commission. He stated that DR Horton was excited about this project and it has been a long process. Mr. Robbins asked about the timeline for development and Mr. Suel stated if this application were approved, they would start this summer with an estimate of 3-5 years from start to finish for the residential portion. Mr. Robbins asked about a timeline for the commercial portion and Mr. Suel stated that DR Horton had not yet marketed those lots as of yet, but did hire a commercial broker. He could not offer a timeline for the commercial portion of the development but noted that they had not had any buyers yet.

Ms. Renee Davis, 1191 Danube Avenue, addressed the Commission. Her property backs up onto Marystown Road and she is concerned about the proximity of the apartment complex to her home. When she lived in an apartment 6 years ago on Marschall Road, her family encountered many people sleeping in stairwells and numerous police calls. She is concerned about this same kind of activity at the apartment complex. Ms. Davis also asked if the townhomes that will be built will be allowed to barbecue, since many years ago she lived in a townhome and the fire code at the time would not allow this. She also stated that she was not aware of the West End Study and if she would have known about it, she would have shared her opinions about the location of the apartment and townhome complexes.

Mr. Noble addressed Ms. Davis' concern about the barbecue grills and did not think that barbecue grills would not be allowed. The price point on these units will be around \$200,00 to approximately \$220,000. Mr. Noble also noted that the city had several meetings about the West End Study and did their best to get the word out about it.

Mr. Suel stated that he has not heard from the Fire Marshall that barbecue grills will not be allowed.

Mr. McQuillan asked Mr. Loney about the Marystown road upgrades and who was responsible for this. Mr. Loney stated that the developer would bear the most responsibility of this development with some county and city responsibility.

Commissioner Jody Brennan made a motion to close the Public Hearing, seconded by Commissioner Mark Seifert and the motion Passed.

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DISCUSSION

Chair Brandon clarified the criteria that the Planning Commission uses to forward a

recommendation to the City Council for approval. She believes that at least one of the four criteria has been met and for this reason she believes that recommendation is appropriate for approval.

Chair Robbins stated his confidence in this project and how hard the developer and the city has worked, as well as the study involved in the last 2 years. He believes that this is going to be a good development for the city and its residents.

Commissioner Lori Brandon made a motion to approve Windermere Preliminary Plat, PUD, Rezoning & Reguiding, seconded by Commissioner Mark Seifert and the motion Passed.

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B. Annexation of Property - 12321 Marystown Road

Senior Planner Mark Noble presented Annexation of Property - 12321 Marystown Road. He explained the definition of annexation for the audience.

Commissioner Mark Seifert made a motion to forward a recommendation to the City Council for Annexation of Property 12321 Marystown Road, seconded by Commissioner Lori Brandon and the motion Passed.

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C. Annexation of Property – 12440 Marystown Road

Senior Planner Mark Noble presented Annexation of Property - 12440 Marystown Road.

Commissioner Mark McQuillan made a motion to forward a recommendation to the City Council for Annexation of Property 12440 Marystown Road, seconded by Commissioner Mark Seifert and the motion Passed.

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D. Annexation of Property – 12800 Marystown Road

Senior Planner Mark Noble presented Annexation of Property - 12800 Marystown Road.

Commissioner Lori Brandon made a motion to forward a recommendation to the City Council for Annexation of Property 12800 Marystown Road, seconded by Commissioner Jody Brennan and the motion Passed.

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E. Annexation of Property – Hwy. 169 & Hwy. 69 Public Right-of-Way, and City Property Southwest of Town Square Mall

Senior Planner Mark Noble presented Annexation of Property - Hwy 169 & Hwy. 69 Public Right-of-Way, and City Property Southwest of Town Square Mall.

Commissioner Mark Seifert made a motion to forward a recommendation to the City Council for Annexation of Property – Hwy. 169 & Hwy. 69 Public Right-of-Way, and City Property Southwest of Town Square Mall Property Southwest of Town Square Mall, seconded by Commissioner Lori Brandon and the motion Passed.

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7. Other Business

None

8. Adjournment

Commissioner Mark McQuillan made a motion to adjourn the meeting 8:57 pm, seconded by Commissioner Mark Seifert and the motion Passed.