

CITY OF SHAKOPEE

TO: Mayor and Council Members

FROM: Mark Noble, Senior Planner

SUBJECT: Public Comment: Proposed rezoning of property at 2022 Colburn Drive from B-1 Highway Business Zone to I-1 Light Industry Zone

The Planning Commission will hold a public hearing at 7 p.m. Feb. 4, 2021, to consider a rezoning application submitted by Ledios Engineering, LLC. and Shakopee Public Utilities to rezone property at 2022 Colburn Drive from B-1 Highway Business Zone to I-1 Light Industry Zone. The rezoning is in relation to a separate request to be considered by the Board of Adjustments and Appeals that same evening to allow a Conditional Use Permit for an over-height electrical substation at the same location (2022 Colburn Drive) in the City of Shakopee. The public is invited to provide comment on the proposed conditional use permit prior to the meeting. Comments will be reviewed by city staff and provided to the Planning Commission prior to the meeting.

Public Comment

We absolutely object to the plan to construct an electrical substation in my neighborhood. We realize our small community is surrounded by newly or soon to be zoned light industrial or commercial area. However we lived here before these changes. What other neighborhood in Shakopee has an electrical substation right at the entrance to their neighborhood? This will definitely take away from the look and views of our area. I doubt if it will increase and will probably take away from our property values. In addition, we are already surrounded by high voltage wires and another large substation just west of us across 169. Is that part of a healthy community? There is a huge amount of open fields on the east side of Old Brick Yard Road as well as south of Colburn Drive on the west side of Old Brick Yard Road. Why can't this substation be placed in an area that is not part of a residential neighborhood? Also why wasn't more notice given of this plan to our neighborhood-only a sign along the road? There should have been written notice. Obviously the city wants to simply quickly approve this with no complaint from this neighborhood and the best way to do that is not give any real notice to anyone involved. Please do not approve this substation in our neighborhood. Thank you for your consideration.

Angela and Greg Dressen
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