



Shakopee Planning Commission

Meeting

Minutes

February 4, 2021

7:00 PM

City Hall, 485 Gorman St.

1. Roll Call

Chair Robbins called the meeting to order at 7:55 pm.

Commissioners present: Josh Forsythe, Daniel Olson, Brandon Pike, Noreen Reding, Kent Robbins, Ashlee Sepulvado

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

2. Approval of Agenda

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

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 December 3, 2020 Meeting Minutes

B. Approval of January 7, 2021 Meeting Minutes

Commissioner Josh Forsythe made a motion to approve the Consent Business, seconded by Commissioner Daniel Olson and the motion passed.

6 - 0

6. General Business

A. PUBLIC HEARING - Rezoning of property from Highway Business (B-1) Zone to Light Industry (I-1) Zone

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

Senior Planner Mark Noble presented the staff report.

Commissioner Noreen Reding 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 offer a positive recommendation to the City Council for the rezoning of property from Highway Business (B-1) Zone to Light Industry (I-1) Zone, and move the adoption, seconded by Commissioner Ashlee Sepulvado and the motion passed.

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B. PUBLIC HEARING: Preliminary Plat of Jefferson Court

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

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Senior Planner Kyle Sobota presented the staff report.

Mr. Olson asked if there was any concern with plow drivers, since the houses are

pretty compacted in the cul de sac. He also asked where the mailboxes would be located. Mr. Sobota answered that Public Works had no concerns about snow plow access and added that there would be a common mailbox area, and the Post Office would govern the location of it.

Mr. Forsythe asked about the existing soccer fields and Mr. Sobota clarified the soccer field usage in the past in detail.

Commissioner Brandon Pike 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 approve the Preliminary Plat of Jefferson Court per the draft resolution, seconded by Commissioner Josh Forsythe and the motion passed.

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C. PUBLIC HEARING: Rezoning of property to R1B Urban Residential Zone, Preliminary Plat of Whispering Waters and Vacation of Drainage and Utility Easements.

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

6 - 0

Senior Planner Kyle Sobota presented the staff report.

Mr. Forsythe asked about any plans for additional greenspace other than the trails and Mr. Sobota answered that it would be unlikely that anything like this would be developed on the outlots, since they were mainly storm pond and drainage areas and that the city was not planning on other park improvements in the area. Mr. Forsythe asked where the nearest parks were, and Mr. Sobota answered that there is Horizon Heights park to the east, Riverside Fields Park to the north and a new park, Ridge Creek Park, also to the north.

Mr. Rod Just, Representative of Keyland Development, addressed the Planning Commission. Mr. Just stated that their goal was to start grading this spring and that

the neighborhood would be constructed in 2 phases due to the number of lots. Mr. Just added that the single family homes would be priced mid \$400,000 and up, with the homes backing up to the outlook channel most likely priced \$650,000 and up.

Mr. Pike asked if there were concerns with flooding on some of these lots on the outlet channel and Mr. Just answered that there would be emergence overflows throughout the neighborhood and that all basements would be set above elevation to meet city requirements. Mr. Sobota added that their city engineer was participating virtually and could also answer any questions.

Mr. Micah Heckman, Project Engineer for the city of Shakopee, addressed the Planning Commission. Mr. Heckman explained in detail the water levels for the Prior Lake outlet channel and the separations for homes about flooding concerns.

Mr. Forsythe asked if there was a house that would need to be razed on the property and Mr. Just answered that he was correct.

Ms. Loretta Siedelman, 1975 Foothill Trail, addressed the Commission. She shared her concern about the number of homes in the development and the additional traffic that this would bring, due to the limited number of entrances. She stated that cars already speed in the neighborhood and that their streets were very narrow. She stated that this was a public safety concern also with the increased pedestrian traffic on the trails. Ms. Siedelmann added that she was concerned with the density and the lack of entrance and exit points.

Mr. Sobota stated that the developer conducted a traffic impact study which was attached to their report. He stated that intersections would stay at Traffic Level Service A after the development was complete and explained this in detail.

Mr. Robbins asked about the speed limit in the area and Mr. Sobota answered that residential areas in Shakopee have a speed limit of 30 mph.

Mr. Forsythe asked about vehicles entering Foothill Trail off Eagle Creek and Mr. Sobota explained this in detail.

Mr. Pike stated that he could foresee future pedestrian problems and asked if there was a planned extension for a sidewalk on 20th Avenue to Foothill Trail and Mr. Sobota responded that there would be a sidewalk. Mr. Pike asked if there were any planned upgrades regarding the sidewalks on Foothill Trail and Mr. Sobota stated that no upgrades were currently planned. Mr. Sobota added that the city has been in discussions with the County about adding additional signage on Eagle Creek for crossings.

Mr. Eugene Siedelman, 1975 Foothill Trail, addressed the Commission. He asked if the city was collecting enough fees to fund the schools. Mr. Sobota answered that the amount of property taxes collected on these new homes would be above the current median. Mr. Sobota added that the city had met with the school district just yesterday and they have 250 open seats, and that the city meets with the school district quarterly to discuss issues with regard to attendance boundaries and capacity. Mr. Siedelman shared his concern with the culvert on the corner of Eagle Creek Blvd and Foothill Trail and the collecting of water. Mr. Sobota responded that the city engineering department has been provided with notes of concern about the culvert in the area and that city staff is looking into it.

Ms. Beth Brinkhaus Wendorrf, XXXX Foothill Trail, addressed the Commission. She stated that Foothill Trail is very narrow and how additional traffic would affect parking and pedestrians in her neighborhood. Mr. Sobota confirmed that Foothill Trail is narrower than the streets are being proposed in the new development and that the city standard for residential streets is 34 feet wide currently.

Mr. Forsythe asked if this standard included the roads connecting to Foothill Trail and Mr. Sobota responded that he believed the intersection connections would be widened with the utility improvements in the area.

Mr. Heckman stated that they are asking the developer to look at widths at 20th Avenue and 22nd Avenue and that they are working to upgrade the connection to Foothill Trail and explained this in detail.

Ms. Brinkhaus Wendorff asked if there was a possibility of adding a stop sign at the entrance of Dakota onto Foothill Trail.

Mr. Pike stated that he thought a stop sign at that location is an important addition.

Mr. Heckman explained the city's rationale about stop signs at T-intersections and stated that they would take this concern/request to the city's Traffic Safety Committee.

Mr. Tim Fetzer, 7220 Eagle Creek Boulevard, addressed the Commission. He shared his concerns with the water and drainage in this area and how it has been addressed. Mr. Heckman explained the process for water/drainage in the new development in detail.

Mr. Pike asked how the reconstruction of roads in Shakopee was determined and if there was a timeframe for Foothill Trail and Mr. Heckman explained this in detail.

Mr. Pike asked if he was correct in that if sidewalks were added that this would encroach on homeowner's property and Mr. Heckman responded that in general, he was correct and explained this in detail.

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

6-0

Mr. Olson asked about the traffic study conducted in November 2020 and if there had been adjustments for Covid and more people working from home considered. Mr. Sobota answered that the Traffic Impact study used assumptions based on a non-Covid formula and explained this in detail. Mr. Olson asked how traffic would be mitigated through the neighborhood and Mr. Sobota explained this in detail regarding discussions with Scott County and the city's engineering staff.

Commissioner Josh Forsythe made a motion to recommend the City Council approve to adopt the ordinance rezoning the properties from Agricultural Preservation (AG) and Rural Residential (RR) to Urban Residential (R1B), seconded by Commissioner Noreen Reding and the motion passed.

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Commissioner Noreen Reding made a motion to recommend the City Council approve the resolution for the vacation of drainage and utility easements, seconded by Commissioner Ashlee Sepulvado and the motion passed.

6-0

Mr. Pike stated that Foothill Trail is a concern to him.

Commissioner Ashlee Sepulvado made a motion to approve the resolution for the preliminary plat of Whispering Waters, seconded by Commissioner Noreen Reding and the motion passed.

5-1

Josh Forsythe - aye

Daniel Olson - aye

Noreen Reding - aye

Kent Robbins - aye

Ashlee Sepulvado - aye

Brandon Pike - nay

7. Other Business

None.

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

Commissioner Noreen Reding made a motion to adjourn the meeting at 9:08 pm, seconded by Commissioner Ashlee Sepulvado and the motion passed.

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