



Shakopee Planning Commission

Meeting

Minutes

March 4, 2021

7:00 PM

City Hall, 485 Gorman St.

1. Roll Call

Chair Robbins called the meeting to order.

Commissioners present: Josh Forsythe, Jesse Lara, 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 Peggy Sue Imihy

2. Approval of Agenda

Commissioner Josh Forsythe made a motion to approve the Agenda, seconded by Commissioner Noreen Reding 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. Vacation of Public Drainage and Utility Easements as dedicated within Windermere Addition and Windermere South 2nd Addition

B. Vacation of Public Drainage and Utility Easements as dedicated within Howe 1st Addition

C. Meeting Minutes of February 4, 2021

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. PUBLIC HEARING - Interim Use Permit for Concrete Crushing and Storage of Construction Materials and Equipment for Cretex Industrial Park, LLC

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

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Mr. Noble presented the staff report.

Ms. Sepulvado asked what additional items would be recycled and Mr. Kerski answered that the applicant was present and could answer this question.

Mr. Todd Christopherson, 650 Quaker Avenue, Jordan, addressed the Planning Commission. He stated that he is the COO of SM Hentges & Sons and went on to explain that approximately 70% of the material on site had been crushed and that they would be finished by the end of the Interim Use Permit timeframe. Mr. Christopherson added that the buildings on the site would also be demolished and the additional material from this would be crushed and recycled. He added that any additional material that they would be processing on site from outside sources was concrete and asphalt (same material as they are crushing now). Mr. Christopherson went on to explain the company's rationale for bringing in this outside material; it was to keep their machine busy and cost-effective.

Mr. Pike asked if there had been a gap in machine use and Mr. Christopherson clarified this. Mr. Pike asked if new material was being brought in currently and Mr. Christopherson explained this in detail. Mr. Pike asked if this generated a large amount of truck activity and Mr. Christopherson answered that the truck traffic ebbs and flows with the seasons. Mr. Pike asked if 2 years was enough to complete the clearing of all the material and Mr. Christopherson answered that the interim use timeframe was adequate.

Mr. Lara asked about the operating hours and Mr. Christopherson clarified their hours of operation and stated that the summer season was their busiest. Mr. Lara asked if they operated on the weekend and Mr. Christopherson answered that they typically

did not operate on weekends in the past, but that they were indeed on a tight timeline and that this could change, with some Saturdays being utilized.

Mr. Robbins asked if they sold the crushed material and how the process worked, and Mr. Christopherson explained this in detail.

Mr. Noble commented that the city supported this interim use for another 2 years but wanted to clarify that the city could not support additional material being brought in once the new building and roads were constructed.

Mr. Pike asked how the city would monitor this and Mr. Noble explained this in detail.

Mr. Forsythe asked if they could detail this permit further in the conditions and Mr. Kerski suggested that they could add to the conditions something regarding stoppage once the Certificate of Occupancy is issued for the new building.

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

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DISCUSSION:

Mr. Pike commented that he would like this condition that Mr. Forsythe and Mr. Kerski suggested to be added.

Ms. Sepulvado stated that she agreed with this.

A discussion regarding the wording of the additional condition was had by all, resulting in multiple suggestions and versions.

Mr. Robbins commented that he would support the original condition in the Interim Use Permit that city staff supports.

Commissioner Brandon Pike made a motion to forward a recommendation to the City Council supporting the proposed Interim Use Permit request to allow concrete crushing and storage of construction materials and equipment, consistent with staff's recommendation, as well as City Council take into consideration the Planning Commission's recommendation to augment Section 9 in the Draft Resolution be tied to the Certificate of Occupancy, rather than product itself, seconded by Commissioner Jesse Lara and the motion passed.

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B. PUBLIC HEARING: Preliminary Plat of Hentges Industrial Park

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

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Mr. Noble presented the staff report.

Mr. Olson asked what road access Lot 3 would have and Mr. Noble clarified this onscreen.

Mr. Pike asked if he was correct in assuming that the applicant and the property owner had come to an agreement regarding the construction of the roundabout and swapping of some land and Mr. Noble stated that he was correct. Mr. Pike added that he also appreciated the detailed drawing of the proposed roundabout.

Mr. Kip Smallwood, 7632 Highway 101, General Manager and COO of microSource Operations, addressed the Commission. He explained in detail the meetings and agreements that they had with SM Hentges and the city and that they were pleased with the outcome.

Mr. Pike asked for clarification on the previous item and if they were comfortable with the truck traffic and equipment operation during planting season and Mr. Smallwood stated that they were.

Mr. Robbins asked Mr. Smallwood who he represented, and Mr. Smallwood clarified the history of Gavilon Fertilizer and microSource Operations in Shakopee.

Mr. Pike stated that he would like to hear from Mr. Christopherson about the construction timeline for Lot 2 in the development.

Mr. Christopherson addressed the Commission. He stated that they appreciated the effort from Mr. Smallwood and the city to reach this compromise and that he felt it would work well for everyone. He explained in detail the new building, which would house the Southwest Logistics Center and its future operations. Mr. Christopherson also explained in detail the construction timeline, with the goal of having all outside work completed by Thanksgiving 2021, with inside work to follow. Mr. Christopherson also explained in detail the development of the Welsh Property Trust and its role.

Mr. Robbins asked for clarification on when leases would be issued for the new building and Mr. Christopherson clarified that their goal was to have parking lots finished by Fall of 2021 with the interior completed by February/March 2022.

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 recommend approval of the Preliminary Plat of Hentges Industrial Park, with conditions as noted in the draft Resolution, seconded by Commissioner Noreen Reding and the motion passed.

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C. PUBLIC HEARING: Comprehensive Plan Future Land Use Map Amendment

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

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Ms. Imihy presented the staff report.

Ms. Reding asked for clarification on what parcel would be changing and Ms. Imihy clarified this for her.

Mr. Robbins asked about the density and Ms. Imihy clarified this in detail.

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

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Commissioner Ashlee Sepulvado made a motion to forward a positive recommendation of the draft resolution to the City Council, seconded by Commissioner Brandon Pike and the motion passed.

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D. PUBLIC HEARING: Text Amendments to City Zoning Code Sections 151.002, 151.007 and 151.108

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

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Ms. Imihy presented the staff report.

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

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Mr. Robbins stated that he was pleased that corrugated cement plasterboard, etc., was being moved to minor materials rather than major materials.

Mr. Pike agreed.

Commissioner Josh Forsythe made a motion to forward a positive recommendation of the draft ordinance to the City Council, seconded by Commissioner Brandon Pike and the motion passed.

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7. Other Business

None.

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

Commissioner Brandon Pike made a motion to adjourn the meeting at 8:30 pm, seconded by Commissioner Noreen Reding and the motion passed.

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