



Shakopee Planning Commission

Meeting

Minutes

April 8, 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 Kyle Sobota, Senior Planner Peggy Sue Imihy

2. Approval of Agenda

Commissioner Noreen Reding made a motion to approve the Agenda, seconded by Commissioner Jesse Lara and the motion passed.

7 - 0

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. Meeting Minutes of March 4, 2021

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

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6. General Business

A. PUBLIC HEARING: Text Amendments to City Code Section 151.038

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

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Senior Planner Peggy Sue Imihy presented the staff report.

Mr. Pike asked for clarification on side yard setbacks and Ms. Imihy explained this in detail.

Mr. Robbins asked Ms. Imihy if there were any drastic changes or if this was just a new way to look at things and Ms. Imihy explained this in detail. Ms. Sepulvado asked about the redundancy in the chapters and Ms. Imihy explained this as well.

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

7-0

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

7-0

B. PUBLIC HEARING: Annexation and Zoning of property to Light Industry (I-1) Zone, and Rezoning of property from Highway Business (B-1) Zone to Light Industry (I-1) Zone

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

7-0

Senior Planner Mark Noble presented the staff report.

Ms. Reding asked what was currently on the site and Mr. Noble explained this in detail.

Mr. Forsythe asked if the city had heard from Jackson Township regarding this and Mr. Noble answered that he had alerted the Clerk of Jackson Township about it.

Mr. Robbins asked what business was on the site and Mr. Noble answered that it was

CityWide Insulation. Mr. Robbins asked if the white things on the site aerial were insulation and Mr. Noble explained that it was not insulation and clarified the different objects Mr. Robbins was referring to onscreen.

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

7 - 0

Commissioner Josh Forsythe made a motion to make a recommendation to the City Council for approval of Resolution No. R2021-061, a resolution approving the annexation of property; and its adoption of Ordinance No. O2021-009, an Ordinance approving the zoning to Light Industry (I-1) Zone & rezoning of property from Highway Business (B-1) Zone to Light Industry (I-1) Zone, seconded by Commissioner Brandon Pike and the motion passed.

7 - 0

C. PUBLIC HEARING: Preliminary Plat and Planned Unit Development of Valley Crest

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

7 - 0

Senior Planner Kyle Sobota presented the staff report.

Ms. Reding asked about the brown space on the south side of the property and Mr. Sobota answered that it was a wooded area with a single-family residence.

Mr. Jason Palmby, representative of Magellan Land Development, 5354 Parkdale Ave, Saint Louis Park, addressed the Commission, along with Mr. Jason Rask, representative of M/I Homes. Mr. Rask explained in detail all phases of the construction, including streets. He explained the market they would be targeting and included price points. Mr. Rask stated that Magellan would be bringing in all 3 of the product types at the same time and estimated a 3–5-year time frame for completion.

Mr. Robbins asked if this project needed to complete an environmental assessment worksheet and Mr. Sobota answered that it did not.

Ms. Reding asked what the numbers represented on the Preliminary Plat and Mr. Sobota answered that the lower/smaller numbers were the individual lot numbers for the legal description and that the larger numbers represented block numbers, for the future plat and legal descriptions. Ms. Reding asked how the new lots would line up

with the existing homes behind on Karner Drive and Mr. Sobota explained this in detail.

Mr. Lara asked if there were more specific plans for the green space and Mr. Sobota answered that the open space areas would eventually have park amenities after city study by Ms. Imihy on what would be most utilized and needed.

Mr. Robbins asked if the open space would be donated to the city as well as maintained by the city and Mr. Sobota answered that he was correct.

Ms. Reding asked about the prices of each product type and Mr. Rask stated that the carriage homes would be approximately 1800 - 2400 square feet, priced between \$400,000 - \$450,000, the villas would be in the low \$400,000 to \$500,000 - \$550,000 and the 2-story single family homes would be priced between \$450,000 to \$600,000.

Mr. Pike asked for more clarification on the landscape buffer along Mystic Lake Drive and Mr. Rask explained that this buffer would be maintained by the HOA and went over trees, fencing and elevation changes in detail. Mr. Pike asked for clarification on privacy fences and Mr. Rask clarified this for the Commissioners.

Ms. Beverly Koehnen, 2036 Mystic Lake Drive, addressed the Commission. She stated that she was concerned about the traffic speed along Mystic Lake Drive and shared her experiences when a truck hit a tree and telephone pole on her property and provided photographs. Ms. Koehnen also shared her concern with the density of the development and how it could affect the water drainage on her property, since a previous storm had contributed to water damage on her property and shared photographs from that event as well.

Mr. Olson asked if the storm Ms. Koehnen was referring to an isolated incident, or if this was a continual problem. Mr. Kerski explained that the storm that Ms. Koehnen was referring to occurred in 2014 and stated that the retaining walls and holding pond did function correctly, as they were designed. Mr. Sobota explained in detail how the applicant had designed the elevation plans on the south side of the site so that the 100-year high water line would be fully contained on the site, and that there was an additional 18 inches above this line near Ms. Koehnen's property to the south. Mr. Sobota also explained the required setbacks and required infiltration basins as well.

Mr. Pike summarized his understanding of the drainage on the site and how it was designed not to flow onto Ms. Koehnen's property, but to flow into the ponds and inclusion basins and Mr. Kerski and Mr. Sobota stated that his understanding was correct.

Ms. Koehnen again shared her concerns with the density of the development and asked for clarification on the elevations along Avon Lane and Mr. Sobota explained in detail the required 3:1 and 4:1 slope elevation in detail.

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

7-0

Mr. Robbins stated that the Planning Commission appreciated Ms. Koehnen's input this evening and that they understood her concerns. He stated that his hope regarding the water and drainage will be mitigated.

Ms. Sepulvado commented that the Draft Resolution specifically stated that Engineering would work with the applicant to ensure adequate stormwater protection.

Commissioner Ashlee Sepulvado made a motion to recommend City Council approval of the preliminary plat and Planned Unit Development of Valley Crest, seconded by Commissioner Jesse Lara and the motion passed.

7-0

D. PUBLIC HEARING: Rezoning of 7380 and 7480 County Road 101 from B-1, Highway Business to I-2, Heavy Industry Zone

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

7-0

Senior Planner Kyle Sobota presented the staff report.

Mr. Forsythe asked if Cargo Van Go would remain, and Mr. Sobota stated this was correct and explained this in detail.

Mr. Robbins asked for clarification for the future buildings on the Cargo Van Go site and Mr. Sobota did so.

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 Brandon Pike made a motion to recommend the City Council adopt the ordinance for the proposed rezoning from B-1, Highway Business to I-2, Heavy Industry, seconded by Commissioner Josh Forsythe and the motion passed.

7-0

E. PUBLIC HEARING: Rezoning Property at Vierling Drive West & Lincoln Street to Multiple Family Residential District (R-3)

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

7-0

Senior Planner Peggy Sue Imihy presented the staff report.

Mr. Robbins asked Ms. Imihy for clarification on what would be built in the future on the site and Ms. Imihy answered that the city was under contract to sell the property and that the developer has provided the city with a concept plan for townhouses.

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

7-0

Commissioner Noreen Reding made a motion to recommend that the City Council adopt the draft resolution rezoning the property at Vierling Drive West and Lincoln Street to Multiple Family Residential District (R-3), seconded by Commissioner Ashlee Sepulvado and the motion passed.

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7. Other Business

None.

8. Adjourn to Thursday, May 6, 2021 at 7:00 p.m.

Commissioner Brandon Pike made a motion to adjourn the meeting at 8:57pm, seconded by Commissioner Ashlee Sepulvado and the motion passed.

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