



Shakopee Planning Commission

Meeting

Minutes

May 6, 2021

7:00 PM

City Hall, 485 Gorman St.

1. Roll Call

Chair Robbins called the meeting to order.

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

City staff present: Director of Planning & Development, Michael Kerski

2. Approval of Agenda

Mr. Kerski stated that item 6B would be tabled.

Commissioner Josh Forsythe made a motion to approve the Agenda, seconded by Commissioner Brandon Pike 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. Meeting Minutes of April 8, 2021

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

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6. General Business

A. PUBLIC HEARING - Preliminary Plat of Windermere South 5th Addition

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

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Director of Planning & Development, Michael Kerski presented the staff report.

Mr. Robbins asked if the Planning Commission had seen this project before and Mr. Kerski responded that they had not.

Mr. Forsythe asked if the city engineers and SPUC were in favor of this development and Mr. Kerski answered that they were.

Mr. Pike asked if Zumbro Avenue and County Road 78 would be a 4-way stop and Mr. Kerski stated that there would be a standard stop sign on Zumbro Avenue and none on County Road 78. Mr. Kerski added that Scott County would be adding a roundabout at County Road 78 and Old Brick Yard Road in approximately 1-2 years.

Mr. Mike Suel, representative of DR Horton, addressed the Planning Commission. He stated that this new development is a continuation of their previous Windermere development, with similar homes.

Mr. Forsythe asked if this development would only have single family homes and Mr. Suel answered that he was correct.

Mr. Pike asked about prices of the homes and Mr. Suel responded that these homes would be priced in the low \$400,000 range, whereas the previous development the home prices started in the \$300,000 range. He added that the cost of lumber and construction materials have gone up significantly and this was the reason for the price difference in the developments.

Mr. Robbins asked about trail considerations within this development and Mr. Suel explained the trail plan in detail.

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

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Mr. Olson asked Mr. Kerski if the 4 roundabouts would be constructed this summer and Mr. Kerski explained the funding scenario for this in detail, noting that nothing

was approved at this time for construction.

Mr. Robbins commented that he hoped the developer had done their due diligence and that homes in this price range would sell. Mr. Kerski stated that there currently is a shortage of homes in Shakopee in this price range. Mr. Robbins asked if there was demand and Mr. Kerski answered that there was high demand and explained this in detail.

Ms. Sepulvado asked Mr. Suel that if construction costs lowered, would DR Horton lower the cost of the homes and Mr. Suel stated that she was correct, and went into detail about this. Ms. Sepulvado asked if there were varying prices of homes in the development and Mr. Suel stated that there were 6 different home styles for buyers to choose from, with varying square footage and upgrades/options. He stated that prices would start in the upper \$300,000's going to the mid-\$400,000's.

Mr. Kerski added that the city had obtained some information from a realtor about the Shakopee housing market and explained this information to the Planning Commission.

Mr. Robbins asked if Covid was to blame for the high construction costs and Mr. Kerski stated that Covid was just one of the factors for this and explained this in detail.

Commissioner Josh Forsythe made a motion to forward to the City Council a recommendation approving Resolution No. R2021-072, a resolution approving the Preliminary Plat of Windermere South Fifth Addition, seconded by Commissioner Brandon Pike and the motion passed.

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- B. PUBLIC HEARING - Annexation and Rezoning of property to Urban Residential (R-1B) Zone

Tabled.

- C. PUBLIC HEARING - Annexation and Rezoning of property to Agricultural Preservation (AG) Zone

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

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Mr. Kerski presented the staff report.

Mr. Pike asked Mr. Kerski if there had been any communication with Jackson Township on this latest request and Mr. Kerski answered the mayor, city attorney, city

engineer, city administrator and himself had recently met with the Jackson Township Board and they were aware of it.

Mr. Robbins asked why it would be zoned AG and Mr. Kerski answered that this was the most appropriate classification to match the county.

Mr. Dave Brown, 1227 Pioneer Lane, agent of property owner, addressed the Commission. Mr. Brown explained that the property owners would like to annex to the city, since developers are highly interested in this area for future development.

Mr. Pike asked about the timeline for utilities after annexation and Mr. Kerski answered that the City Council had approved a sewer plan for the area and that SPUC would follow with water. Mr. Kerski added that the area would need a lift station further north on Old Brick Yard Road, with construction most likely taking place next year; construction on the rest of the area would be approximately late 2022 or early 2023. Mr. Kerski stated that a new road needs to be built through the property and that would be dependent on a developer completing that.

Mr. Robbins asked if he was correct that this property would most likely be developed in late 2022 or early 2023 and Mr. Kerski answered that he was correct, most likely zoned as Business Park.

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

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Commissioner Josh Forsythe made a motion to forward a positive recommendation to the City Council for approval of Resolution No. R2021-073, approving the annexation of property, seconded by Commissioner Brandon Pike and the motion passed.

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Commissioner Josh Forsythe made a motion to forward a positive recommendation to the City Council for adoption of Ordinance No. O2021-014, approving the rezoning to Agricultural Preservation (AG) Zone, seconded by Commissioner Brandon Pike and the motion passed.

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7. Other Business

Mr. Kerski mention that there was an article in this evening's Minneapolis Star Tribune about a project the Planning Commission approved (Cretex building) and that it was the largest speculative building in the state currently.

8. Adjourn to Thursday, June 3, 2021 at 7:00 p.m.

Commissioner Brandon Pike made a motion to adjourn the meeting at 7:42pm, seconded by Commissioner Daniel Olson and the motion passed.

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