

MINUTES
NOWTHEN PLANNING AND ZONING COMMISSION MEETING
TUESDAY, MARCH 22, 2022

CALL TO ORDER

Chairman Ames called the meeting to order at 7:05pm.

All assembled recited the Pledge of Allegiance

Present: Commissioners Bies, Haapala, Carlson, Jorgensen, Pearo

Others Present: Liaison Mayor Pilon, Planner Stockman, Interim City Administrator Boyles

APPROVAL OF MARCH 22, 2022, AGENDA

MOTION BY CHAIRMAN AMES SECOND BY COMMISSIONER HAAPALA TO APPROVE THE AGENDA AS PRESENTED. MOTION CARRIED. SIX AYES

APPROVAL OF MINUTES FROM NOVEMBER 23, 2021, MEETING

MOTION BY COMMISSIONER BIES SECOND BY PEARO TO APPROVE THE MINUTES FOR THE NOVEMBER 23, 2022, MEETING. MOTION CARRIED. SIX AYES.

APPROVAL OF MINUTES FROM JANUARY 25, 2022, MEETING

MOTION BY COMMISSIONER HAAPALA SECOND BY CARLSON TO APPROVE THE MINUTES FOR THE JANUARY 25, 2022, MEETING. MOTION CARRIED. SIX AYES.

1.PUBLIC HEARING – BID-2-BUY/CASH FARMS 5160 VIKING BOULEVARD

O Conditional Use Permit for second principal Use on a Single Parcel

O Interim Use Permit for Outdoor Storage/Display of Large Items to be Auctioned

O Interim Use Permit to Allow Deviation from Parking Lot Surfacing Requirements

Chairman Ames opened the public hearing at 7:10pm.

Planner Stockman introduced the agenda item. The request is to sell used vehicles and equipment outdoors and convert agricultural buildings for indoor storage and sales while continuing to use grain bins. A sales display area will be graded in front along the road and on the west side of the easterly building, landscaping/buffering/open space is to be provided around buildings with focus along the east property line adjacent to future

residential uses and parking in various locations for employees, customers and on sale equipment.

Concrete will be provided for five new parking spaces as has been identified on the site plan. Typical sales turnaround is 60 days. Kurt and Landon Werner, the petitioners, spoke in favor of their proposal indicating it would be their flagship and comparing it to their Buffalo location. Since they sell construction, farm, and recreational equipment they would like a variance on bituminous surface required as class five is better for heavy equipment.

Questions revealed that auctions are conducted exclusively online, there will be one hundred pieces of equipment sold monthly, most smaller items for sale will be stored indoors along with less desirable items and those which are on site through more than one sale cycle, items displayed along the road will be high quality, proposed parking surface will be concrete to match what's existing, buffering will be achieved with six-foot evergreen and 2.5 inch balled and burlap trees (these are minimum sizes required) and bushes, some of the required shrubs can be substituted for trees to buffer the effects of the large pole sheds, as outlined in the findings. No test drives are typically allowed by Bid-2-Buy and none will be permitted on Viking Boulevard, petitioner will provide a landscape plan for review and approval, petitioner will maintain all gravel and paved parking areas so there are not wheel ruts and water ponds as specified in the findings of fact.

The committee reviewed and amended the conditional and interim use documents to assure that the provisions were clear and understandable.

Chair Ames closed the hearing at 8:10pm.

MOTION BY PEARO SECOND BY BIES TO APPROVE THE INTERIM USE PERMITS FOR OUTDOOR STORAGE/ DISPLAY OF LARGE ITEMS TO BE AUCTIONED AND TO ALLOW DEVIATION FROM PARKING LOT SURFACE REQUIREMENTS AS AMENDED. MOTION CARRIED. SIX AYES.

MOTION BY CARLSON SECOND BY HAAPALA TO APPROVE THE CONDITIONAL USE PERMIT FOR MULTIPLE BUILDINGS/USES ON A SINGLE PARCEL AS AMENDED. MOTION CARRIED. SIX AYES.

2. REVIEW OF PLANNING AND ZONING COMMISSION POLICY ON COMMISSION STRUCTURE, MEETING ORDER AND GENERAL PROCEDURE

Commissioners asked questions about majority vote and asked that adjustments be made.

MOTION BY CHAIR AMES SECOND BY COMMISSIONER BRIES TO ADOPT THE PLANNING AND ZONING COMMISSION POLICY ON COMMISSION STRUCTURE, MEETING ORDER AND GENERAL PROCEDURE AS AMENDED. MOTION CARRIED. SIX AYES.

3. DISCUSSION OF ARCHITECTURAL STANDARDS AND OTHER SITE DESIGN CRITERIA RELATED TO COMMERCIAL AND INDUSTRIAL USES

Planner Stockman reviewed the proposed changes in the ordinance because of previous discussions. Questions arose with respect to signage, natural composition, color, wood, earth tones, and whites. Also discussed were various percentages of colors, textures, and trim. The review stopped at page 5. The Commission asked for various pictures of comparisons of color combinations at percentages 80% and 90% of exterior facing.

UPCOMING PROJECTS

Planner Stockman briefly reviewed Country View Acres 2nd Addition, Variance for septic system setback on Birchwood Lane and Shermer 5 Lot Plat.

MOTION TO ADJORN BY COMMISSIONER JORGENSON SECOND BY BIES.

Motion Carried six ayes.

The meeting was adjourned at 9:15pm.

Respectfully Submitted,



Dale Ames

Chair



Frank Boyles

Interim City Administrator