



City of Nowthen
PLANNING & ZONING COMMISSION MEETING
THURSDAY, FEBRUARY 22, 2024
A G E N D A
7:00 PM

1. Call to Order and Pledge of Allegiance: 7:00 p.m.
2. Roll Call
3. Selection of Chair and Vice-Chair
4. Approval of Agenda
5. Approval of Minutes from November 28, 2023 Regular Meeting
6. Public Hearings
 - a. Interim Use Permit for a Home Occupation – 8150 Viking Boulevard
7. Unfinished Business
8. New Business
9. Adjournment

CITY OF NOWTHEN MEETING MINUTES
PLANNING AND ZONING COMMISSION REGULAR MEETING
NOVEMBER 28, 2023

CALL TO ORDER

Chair Ames called the meeting to order at 7:01 pm.

Those assembled recited the pledge of allegiance.

Present: Chair Ames, Commissioners Haapala, Jorgensen, Carlson, Pearo
(Bies and Lewis Absent)

Also Present: Liaison Mayor Pilon, Planner Stockman, Council Members Alders, Breyen, Fladebo and Rainville, City Administrator Lehner, and Deputy Clerk Johnson.

MOTION BY PEARO, SECOND BY HAAPALA TO APPROVE THE AGENDA FOR TONIGHT'S MEETING. MOTION CARRIED. FIVE (5) AYES.

MOTION BY AMES, SECOND BY CARLSON TO APPROVE THE MEETING MINUTES OF OCTOBER 24, 2023. MOTION CARRIED. FIVE (5) AYES.

ITEM 1. PUBLIC HEARING: MACKENZIE HILLS PRELIMINARY PLAT; CONSIDER APPROVAL OF A 3-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED SOUTH OF BEAR LAKE, WITH ACCESS FROM ENGEN BLVD. PIN 20-33-25-21-0006.

Mayor Pilon explained that a previous hearing was held and some spoke at that hearing, they are welcome to speak again at this public hearing if they wish. Many of the same residents spoke and reiterated their thoughts from the first hearing.

Chair Ames asked Planner Stockman to present her report with her recommendation regarding the proposed plat and the associated Subdivision Ordinance Change. Stockman summarized the report for the 3-lot plat with a CUP for street paving deferral and noted mainly engineering issues that remain outstanding as conditions of approval.

Planner Stockman stated that there are required and detailed Development Agreements to go along with the Deferral of Street Paving allowance/platting and the ROW for this shared driveway is dedicated to the city which was not always done in the past (for private driveways). She noted that the challenge with the deferral of street paving and construction of a private driveway is that somebody needs to bear the burden of paving the road at some point in the future whether it be the property owners or the city (via the assessment process).

The extension of 205th Avenue on either side of the Gustafson property will not happen until adjacent owners are ready to split their land. The conceptual layout of 205th Avenue between Basalt Street and Nowthen Blvd. was shown strictly as a means of evaluating the Gustafson's plans and making sure that the future road extensions are possible without impacting wetlands. In the future, more site specific layouts will be examined as property owners move forward with subdivision actions and the need to provide street access for new lots.

The property owners are asking to treat it as a driveway at this time 12' wide and will make it 20' later if the 3rd lot is built upon. It will need to meet emergency vehicle turn around standards, which could occur on individual lots. It would still be graded to meet storm water control requirements and guide the water to the holding ponds before it is released into the natural environment.

To accommodate the twelve and twenty-foot driveway widths the city would have to make an amendment to the current ordinance which removes the twenty-four (24) foot width requirement which is reflective of base and subbase standards for public roads. The ROW would still be dedicated to the city for future road if any of the surrounding properties develop. The city would not accept it as a road until it meets the minimum street standards and be accepted by the City. Planner Stockman also explained why a road coming in through the other Gustafson property to the north is not feasible due to the wetland locations and shared a delineation report, which was done several years back.

It was discussed that even if the Gustafson's built the road to city standards and didn't asphalt it, if it sits for the next 30-50 years, it would likely all need to be reconstructed in the future prior to becoming a city street.

The applicant spoke stating he is fine dedicating the property to the city but does not want to build a road, just a driveway at this time. He doesn't want to build a neighborhood, just a home for himself and his son. The cost is over \$300,000 and trees would have to be cut down. He intends to protect the property, take care of the ponds, he will make large turn arounds for vehicles to easily access and leave the property.

There are nineteen conditions of approval proposed. The City Engineer's report is always incorporated into the findings of fact and requires review and approval by HAA.

Discussion regarding the need to include any conditions regarding future road connections and Stockman responded by stating that the City Code already requires connecting streets and the ability to extend the road to the east/west in the future.

The public hearing was opened by Chair Ames at 7:32 pm.

Timothy Mueller stated he would prefer the city not to require the Gustafson's to build a public road and they should not have to build a base / subbase at this time, a simple gravel driveway they maintain should suffice.

Bridget Mueller agreed with Timothy. She does not want the "future" road even on the plat. Their family opposes the road. Leave it as a driveway. Also, keep Engen the way it is. Why is that even on the proposed lot split? – Keep it gravel, keep it curvy and don't split their property. Take it off the map. The mayor stated to her that he would give her a map without the red and purple lines on it if all the plans go through.

Rose Fredell stated that it is wonderful that the kids want to move back into the area, but please remove the 205th road going through. Leave it a driveway and don't name the road. Planner Stockman explained when a ROW is dedicated, they have to give it a "name". Names can be changed, but it is public right of way – however, there will not be a road sign on this road "driveway".

Jason Gustafson stated the address for his property would be 20330 Engen.

Chad Fossum – Even if Lynn sells her property, would they have to pave it? Planner Stockman stated no.

These will be large lots as the total of the three lots is over 35 acres.

The mayor and Commissioner Pearo explained how the Pearo's dedicated 66' of easement for ROW on their property, they self-maintain it and she will be long gone if it ever gets to a point where it is considered a "road".

Public Hearing Closed by Chair Ames at 7:51 p.m. The commission will come back to this decision after the next public hearing since it was scheduled for 7:30 p.m.

ITEM 2. PUBLIC HEARING: Krogstad Interim Use Permit, PID 24-33-25-34-0001

Chair Ames opened the public hearing at 7:52 p.m.

Planner Stockman explained that Mr. Krogstad is present. He runs a small pavement company on 6.5 acres. He is south of the Burns Auto Lot. He has an outdoor storage area and uses approximately 1.5 acres for storage and staging area. This is also a residential home. He has presented a letter from his neighbor stating they do not have a problem with his business there. There is significant natural screening, however, the commission could require additional screening if they want to. He does meet the criteria to have this IUP and there would be conditions that he could not lease the property. The Planning Company recommends approval for this Interim Use Permit.

No comments from the applicant at this time.

Mayor Pilon asked if the structures location on the property are in compliance with ordinances. Planner Stockman stated she did not verify and does not know the history of the buildings; however, Mr. Krogstad is not asking to build additional buildings. The property is considered C-1 and on a highway, not in a neighborhood, but it requires an IUP because it is also residential.

James Hill – who is located north and west of this property stated this property has clay soil, the clay does not give up the water. The lower side is west, and that area flows into the brook, he asked will the runoff make its way to Trott Brook? He has a concern for air and ground pollution. Is there a plan for Mr. Krogstad to contain residue from equipment? Planner Stockman told him the Engineer has not looked at the plan, would the planning and zoning commission like him to?

Mr. Krogstad stated the property drains to the pond on the North side of the property. There used to be a pipe, but there is not any longer and the water flows to the pond. He did raise the road another foot in the spring.

No additional public comments or questions.

Chair Ames closed the public hearing at 8:08 p.m.

Commissioner Haapala asked if there is a pervious surface requirement? Planner Stockman replied there would be no requirement, no erosion control as the site does not trigger MS4 storm water requirements. Page 2 has a numbering error; Planner Stockman will correct.

Commission Pearo does not see any reason not to approve.

MOTION BY COMMISSIONER PEARO, SECONDED BY HAAPALA TO APPROVE THE AMENDED CONDITIONAL USE PERMIT SUBJECT TO THE PLANNING AND ZONING COMMISSION FINDS GRANTING AN INTERIUM USE PERMIT CORRECTING THE NUMBERING AREA AND REMOVING NUMBER 10.

Discussion: What if the area turns into a commercial site only? Planner Stockman explained that the Interim Use Permit would go away, and the owners could have an opportunity to zone the property commercial only. A vote was called.

MOTION CARRIED. 5 AYES. THIS WILL GO BEFORE THE CITY COUNCIL AT THE DECEMBER 12TH CITY COUNCIL MEETING.

Chair Ames directed attention back to Mackenzie Hills discussion.

Planner Stockman recommended the city ordinance be amended to reference minimum width and minimum base requirements. The city council could authorize and prepare that.

MOTION BY CARLSON, SECONDED BY HAAPALA TO APPROVE THE PRELIMINARY PLAT OF MACKENZIE HILLS AND THE CUP FOR DEFERRAL OF STREET PAVING REQUIREMENTS SUBJECT TO THE CONDITIONS AS OUTLINED IN THE CITY PLANNING & ZONING REPORT AND AMENDING THE ORDINANCE TO CLARIFY ROW REQUIRED.

Discussion to move recommendation to move the project forward as a whole with the preliminary plat with the location of the ROW with a revised width for driveway upon receipt of revised plans – two (2) homes approve based on last motion. The base requirements will need to be clarified with an ordinance amendment - the city council could let the resident determine what base they need based on the soil type. Note – if a third lot is developed, it would require additional feet – can it be a shared “driveway”?

VOTE ENSUED: 5 AYES MOTION CARRIED. THIS WILL GO BEFORE THE CITY COUNCIL AT THE DECEMBER 12TH CITY COUNCIL MEETING WITH AN AMENDMENT TO CLARIFY THE ORDIANCE.

ITEM 3. Nowthen Pastures Preliminary Plat, PID 08-33-25-41-0001

Chair Ames opened the public Hearing asking if there are any public comments at 8:26 p.m.

No comments.

Chair Ames closed the public hearing at 8:27 p.m.

Planner Stockman stated the public hearing still had to be completed, however, the 3 lot plat has been withdrawn. The property owners potentially will be coming forward with a new plan.

MOTION BY JORGENSEN, SECOND BY HAAPALA TO ADJOURN THE MEETING. MOTION CARRIED. FIVE AYES.

The meeting was adjourned at 8:28 PM.

Attest:

City Administrator Scott Lehner

Chairman Dale Ames



SIGN - IN SHEET

Meeting: Patz Meeting Date: 11-28-28

PLEASE PRINT

	NAME	ADDRESS
1.	Timothy Mueller	20421 Engen Blvd NW Nowthen MN
2.	Rose Fredell	20711 Tiger St NW Nowthen MN
3.	Lois Fredell	"
4.	Chad & Jessica Fossum	20362 Engen Blvd NW Nowthen
5.	Jacob Krogsstad	19800 Saint Francis Blvd NW
6.	Gustafson	20840 Engen Blvd.
7.	Garye Bridget Mueller	20421 Engen Blvd, N.W. Nowthen
8.	Soey Collins	20523 Engen Blvd NW Nowthen
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Speaking

FLOOR ITEMS SIGN - IN SHEET

Meeting: PaZ Meeting Date: 11/28/23

PLEASE PRINT

	NAME	ADDRESS
1.	Lois Fredell	20711 Tiger St NW EIKRIVER
2.	Erin Bridget Mueller	20421 Engen Blvd. N.W. Nowthen
3.	Gustafson	20840 Engen Blvd.
4.	Scott Collins	20523 Engen Blvd Nowthen
5.	James G. Jell	5497, 1997 th Ave NW
6.	Timothy Mueller	20421 Engen Blvd NW Nowthen MN
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PLANNING AND ZONING COMMISSION MEETING

ATTENDANCE RECORD

NOVEMBER 28, 2023

Dale Ames	<i>Dale Ames</i>
Harold Jorgensen	<i>Harold Jorgensen</i>
Kelly Pearo	<i>Kelly Pearo</i>
Martin Bies	<i>—</i>
Dan Haapala	<i>Dan Haapala</i>
Jamie Lewis	<i>—</i>
Lars Carlson	<i>Lars Carlson</i>
Jeff Pilon, Liaison	<i>Jeff Pilon</i>
Administrator Lehner	<i>Administrator Lehner</i>
Planner Stockman	

Collaborative Planning, LLC

Memorandum

Meeting Date: February 22, 2024
To: Planning Commission
From: Cindy Nash, City Planner
RE: IUP for a Home Occupation – 8150 Viking Boulevard NW - SotaSolar

Overview of Request

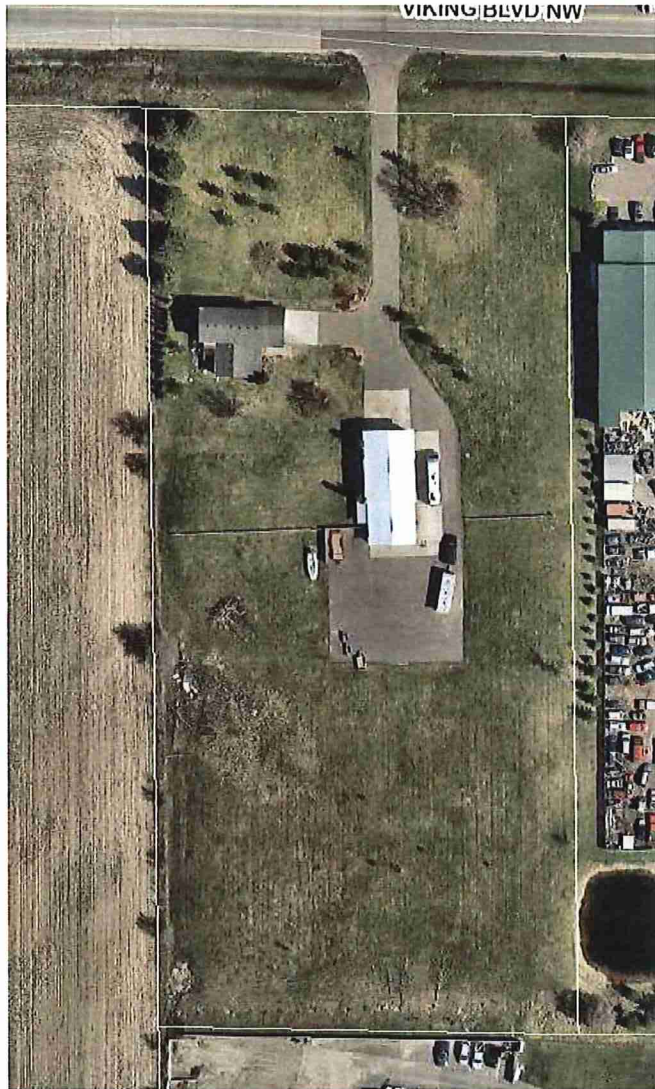
Shawn Himmelberger with SotaSolar has submitted an application for an Interim Use Permit for an Extended Home Occupation to allow for RV solar installations with online sales. The property is located in the C-1 Commercial District.

The application is included in your packets and contains their proposed request.

Evaluation of Request

Use, Where Permitted. The C-1 zoning district does not list “Extended Home Occupations” as a possible use under Section 11-3-8 D. (pages 11-47 to 11-50 of the Zoning Ordinance. In addition, Section 11-4-3 B. (page 11-151) related to Extended Home Occupations specifies that they are allowed in the Rural Residential Agriculture District and doesn’t mention the C-1 zoning district.

Within the C-1 Zoning District, the use could potentially be considered as a Conditional Use Permit for automobile repair (Section 11-3-8 C.3. on page 11-52), but only if the existing single-



family home is addressed as the ordinance considers residential uses in the C-1 district as an interim use with requirements related to them that would also need to be complied with related to multiple principal uses (Section 11-3-8 D.5. on page 11-48).

Outdoor Storage. Outdoor sales and service and outdoor storage are addressed in the C-1 zoning district as potentially being permitted subject to an Interim Use Permit (page 11-47) provided that these areas are surfaced with asphalt, concrete or pavers to control dust. In the Extended Home Occupations section, there is a requirement that outside storage may be permitted if such storage conforms to the setback, location and maximum size requirement for accessory structures. Section 11-4-2 related to accessory structures (page 11-148) references that on lots of at least 5 acres to less than 10 acres in size the maximum floor area shall not exceed 6,400 square feet.

Evaluation of Request as an Extended Home Occupation (if the Zoning Ordinance allowed Extended Home Occupations in the C-1 zoning district)

Despite that the C-1 zoning district does not permit Extended Home Occupations, this could potentially be remedied if an ordinance amendment was requested to permit Extended Home Occupations in the C-1 Zoning District. A review of the proposed project as compared to the extended home occupation standards is as follows:

- B. Extended Home Occupations: An extended home occupation shall be reviewed as an interim use and shall be allowed in the Rural Residential Agriculture District if the business is listed as an interim use in and if the business complies with the requirements as stated herein and of those stated in Section 10 of this Chapter.

Staff Comment: This project does not meet this requirement as the property is zoned C-1 and not RRA.

1. Extended home occupations shall be carried on by one (1) or more members of the property owner's family who shall reside in the dwelling unit, with not more than one (1) full-time or (2) two part-time on-site employees who are not part of the family. If the extended home occupation is on property that is fully accessed on bituminous roads, up to two (2) full-time or (4) part-time on-site employees may be permitted. (Ordinance 2013-04, adopted April 9, 2013)

Staff Comment: This appears to be met.

2. Extended home occupation may be permitted within either the principal structures or within accessory structures. The number and sizing of accessory structures shall be as defined in Section 11-4-2 of this Chapter.

Staff comment: The use is proposed to occur in the accessory building, which consists of approximately 3,000 square feet.

3. The leasing of space to another person or firm requires an Interim Use Permit and must be obtained by the property owner, not the lessee. The rental of space for the storage of boats, vehicles, etc. are considered as extended home occupations and are subject to the interim use provisions.

Staff Comment: This is not applicable, pending verification that the applicant owns the property.

4. Retail sales related to extended home occupations shall be limited to minor products that are ancillary to a home occupation service. Such minor retail sales shall be similar to:
 - a. Hair care products ancillary to home beauty or hair care occupations;
 - b. Spare or replacement parts ancillary to a small engine or a small machine (motorcycle, lawn mower, snow blower or snowmobile) repair occupation.

Staff Comment: No retail sales are proposed.

4. An extended home occupation may be identified by one sign, without lights or illumination and a maximum of twelve (12) square foot size. All signs shall be subject to review. With the exception of any such permitted sign there shall be no exterior displays. No exterior indication of a home occupation or any variation from the residential character of the principal structure shall be permitted.

Staff Comment: Per the application, no signage is proposed.

5. Objectionable noise, vibration, smoke, dust, electrical disturbance, odors, heat, or glare shall not be produced. No hazardous or toxic chemical/wastes shall be generated or discharged.

Staff Comment: It is anticipated that they can meet this requirement, subject to conditions related to complying with nuisance regulations being included as a permit condition.

6. Access:
 - a. If the extended home occupation is conducted on property that is accessed in total or in part on a gravel or aggregate surfaced street, the home occupation shall not create vehicular traffic

within the neighborhood in greater volume than would normally be expected in the zoning district. For purposes of this Section, maximum normal residential traffic consists of two (2) round trip vehicle trips per driving age family member.

- b. If the extended home occupation is located on and has access totally from bituminous surfaced streets, the use shall not create vehicular traffic that would cause unusual damage to the road or create excessive traffic volumes with the determination of unusual damage or excessive volume totally by the City Council on a specific cost permit basis.
- c. Limited scale trucking operations may be permitted as Extended Home Occupations only if the property is accessed from a continuous network of bituminous streets and the limitations related to the occupation are being carried on by family members and no more-than two (2) on-site employees is met.

Staff Comment: The property has access from a paved road.

- 8. Outside storage of materials and equipment used for extended home occupations may be permitted if such storage conforms to the setback, location and maximum size requirement for accessory structures. All outside storage shall be screened from view. If such storage is within one hundred (100) feet of the property line or one hundred twenty (120) feet from any current or potential abutting property residence, it shall be screened by opaque fencing.

Staff Comment: The applicant is proposing to use the existing accessory building and to also use the existing paved area. In total, these appear to equal more than the 6,400 total maximum size requirement for accessory structures on properties of this size. A variance to permit the use of the entire paved area would be required. As the storage is within 100 feet of the property line, it would be required that it be screened by opaque fencing.

- 9. All extended home occupations shall be reviewed as an interim use and shall be periodically reviewed for compliance with such interim use permits with the review frequency as established by the City Council. (Ordinance #3, adopted November 9, 2010)

Recommendation

Staff recommends that the application be tabled at this time as it cannot currently be approved as Extended Home Occupations are not allowed in the C-1 Zoning District

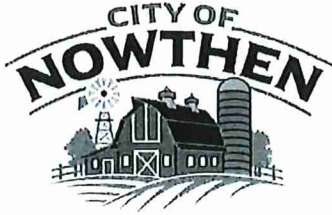
as an interim use. The application may be able to be approved later if modifications to the application are provided. Potential options for the applicant are to either:

Option A: Submit an application requesting that the Zoning Ordinance be amended to permit Home Occupations and Extended Home Occupations in the C-1 zoning district. Additional screening may be required, and a variance for the maximum size of the outside storage area may be necessary.

Option B: Determine whether it is possible to submit an application for a Conditional Use Permit for automobile repair. If that is done, the existing application for an IUP for an Extended Home Occupation would need to be withdrawn.

Option C: Withdraw the application.

Option A seems the simplest option to be able to potentially move forward with the application.



CONDITIONAL & INTERIM USE PERMITS

8188 199TH AVENUE NW, NOWTHEN, MN 55330
(763) 441-1347

RETURN TO: INFO@NOWTHENMN.NET

<input type="checkbox"/> CONDITIONAL USE PERMIT <input checked="" type="checkbox"/> INTERIM USE PERMIT	<p align="center">***FOR OFFICE USE ONLY *** FOR OFFICE USE ONLY***</p>
	<p>Date Application Received: <u>12-19-23</u></p> <p>Date Application Complete: _____ (60-day review period starts from this date)</p> <p>Public Hearing Date: <u>1-23-24</u></p> <p>City Council Approval/Denial Date: <u>2-13-24</u></p> <p>60-Day Review Period Ends: _____</p> <p>60-Day Extension: <input type="checkbox"/> Yes <input type="checkbox"/> No Expires On: _____</p> <p>Received By: <u>Liz Stockman</u></p>
<p>Base Fee: \$200</p> <p>Escrow: \$1,000</p> <p>Public Hearing Fee: \$250</p> <p>Recording Fee: \$46</p> <p>Total Amt. Due: \$1,496</p> <p>Amt. Paid: <u>\$1496.00</u></p> <p>CC/Check# _____</p>	

Property Information

Street Address: 8150 Viking Blvd NW

Property Identification Number (PIN#): 29-33-25-11-0008

Legal Description (Attach full description of Metes & Bounds if necessary):
N 276 ft of W 300 ft of NE 1/4 of NE 1/4 Sec. 29
Twp. 33 Rge 25 ex rd. subj. to ease of rec.

Type of Business or Use Requested: Home Business
Rv Solar Installation / online sales

Zoning Designation: C-1

Applicant Information

Name(s): Shawn Himmelberger

Business Name: SotaSolar

Mailing Address: 8150 Viking Blvd NW ~~Nowthen~~

City: Nowthen State: MN Zip Code: 55330

Cell Phone: 763 639 5584 Alternate Phone: _____

e-mail: Shawn@SotaSolar.com

Property Owner Information (If other than applicant):

Name: _____ Business Name: _____

Mailing Address: _____

City: _____ State: _____ Zip Code : _____

Cell Phone: _____ Alternate Phone: _____

e-mail: _____

Description of Request (attach additional sheets as necessary)

Existing Use of Property: Residential w/ Pole Barn

Description of Proposed Use: Use Pole Barn and property to install Solar Systems on RV's and other off grid applications

Reason(s) to Approve Request: Few property impacts + future expansion.

Please describe any previous applications pertaining to the subject site:

Project Name: none Date of Application: _____

Nature of Previous Request : _____

Existing Building Sizes:

RESIDENTIAL LOTS: House (main floor/footprint of living area): 2800 SF

Garage 1: 500 SF(attached/detached?) Garage 2: 2310 SF(attached/detached?)

COMMERCIAL/INDUSTRIAL LOTS: Main Building(s): _____ SF _____ SF

Office Area: _____ SF; Warehouse/Storage: _____ SF; Manufacturing: _____ SF

ALL LOTS:
Accessory Buildings: (type/size) _____ / _____ SF: _____ / _____ SF
_____ / _____ SF: _____ / _____ SF; _____ / _____ SF

Anoka County Parcel Viewer



Parcel Information: Approx. Acres:
Commissioner:

Owner Information:



Plat:

Anoka County GIS

1:1,200

Date: 12/20/2023

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Elizabeth Stockman

From: Shawn Himmelberger <shawn@sotasolar.com>
Sent: Wednesday, December 20, 2023 9:56 AM
To: Elizabeth Stockman
Subject: Siteplan Sota Solar 8150 Viking Blvd
Attachments: 8150 Site Plan.pdf

Elizabeth,

Thank you for your time yesterday. Attached is a site plan and descriptions.

Business Use Description

Sota Solar is an RV and Off Grid Solar installation and online sales company. We would have customers onsite by appointment only.

We expect to have 2 RV waiting to be worked on / customer drop offs, 2 RVs being worked on and 2 RVs waiting to be picked up. As business continues to grow we'd like to as many as 10 RVs onsite. RV installation projects typically take as much as a week. We also do limited RV repair and other upgrades in conjunction with a solar project.

Deliveries will be primarily UPS / Fedex / USPS .

Site Plan Description

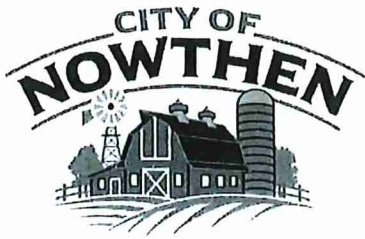
The majority of work would be completed inside the shop building, however some RVs may not accommodate that indoor space and work would be completed outside. Primary RV parking would be on paved pad b behind shop to minimally impact line of sight from Viking. When larger RVs or capacity necessitates we'd like the ability to park RVs in an overflow parking area.

Our longterm line of sight issues would be solved from evergreen tree plantings as indicated on site plan drawing. Many of these RVs are over 12' to 13' tall, any fence would likely still allow visibility from Viking.

To accommodate the length of these vehicles we'd like to add a class 5 turn around loop in the back of property approximately as drawn on site plan.

Shawn Himmelberger
763 639 3584
shawn@sotasolar.com

<https://sotasolar.com>



**LETTER OF INTENT
(TO BE COMPLETED FOR ALL CUPs AND IUPs)**

**8188 199TH AVENUE NW, NOWTHEN, MN 55330
(763) 441-1347**

RETURN TO: INFO@NOWTHENMN.NET

Name of Applicant(s): Shawn Himmelberger

Address of Property: 8150 Viking Blvd NW Nowthen, MN 55330

Home Phone No: _____ **Mobile No:** 7636393584

What type of business is proposed on this property? _____

RV and Off Grid Solar system installation (RVs, Vans, Buses ,Trailers, Ice House, Work Trailer, etc)

Is this business currently being operated on this property? _____ Yes No

If yes, for how long? _____

Has a Conditional Use Permit or Interim Use Permit ever been approved for this business or property? If so, when? _____ (attach a copy if you have one)

What will be the days and hours of operation: M-F 9am - 5pm

Number of proposed employees? 1 Full time 1 Part time

Traffic Impacts:

- a) Do you live on a paved or _____ gravel road?
- b) How many access points/driveway entrances do you have onto the adjacent roadway(s)? 1
- c) How many times during an average week will you have pickups or deliveries to or from the property? 3-4

- d) Please describe the type(s) of trucks making deliveries (UPS, box truck, semi-truck, etc) and what is being transported (type of merchandise, refuse, scrap lumber, etc) UPS, Fedex

- e) How are the trucks unloaded? (ie: pallets are removed with a fork lift, boxes are removed by hand) Boxes by hand, if LTL will request liftgate service.

- f) How many customers, clients or business related visitors do you expect to have in a typical week?3-4

- g) Is there space for trucks and cars to park and turn around on the property or is it necessary that they stop on the street? They can turn around on property

Effects your business may have upon neighboring properties:

- a) Does your business generate any noises or vibrations? _____Yes No
- b) If yes, from what? _____

- c) Can the noise be heard from outside the building? _____

- d) Does the business generate any odors, smoke, or fumes? _____Yes No
If yes, please explain _____

Storage of Materials:

- a) Do you have any material(s) on site that may be classified as toxic or hazardous? _____Yes No
- b) Do you have material(s) on site that could be explosive? _____Yes No
- c) If you answered yes to either (a) or (b) above, identify the material(s): _____

- d) Please list any materials or equipment that will be stored within an accessory structure on the property. *Note: The storage of business materials and equipment may not take up garage space otherwise intended for the parking of vehicles.* Solar Panels, Inverters, Chargers, Lithium (LiFePo4) Batteries and

Accesories

- e) Please list any materials or equipment that will be stored outside and where on the property it will be stored: Possibly some aluminum solar racking, stored behind privacy fence on property now.

Accessory Structures:

- a). What is the size of your property?
4.7-4.98 Acres _____ Feet of Street Frontage, if known
- b). How large is the principal structure (residence)? 2800 _____ Square Feet
- c). How many accessory structures exist on the property? 1 _____
- d). List all accessory structures by type and size (i.e. detached garages, barns, pole buildings, sheds, free-standing decks/screen porches, etc.)

Pole Barn

Site Inspection:

- a) Please list the name and phone number of someone who can be considered a contact person. A city staff member will call to arrange for a site review visit.
Shawn Himmelberger 7636393584
- b) Please state a convenient day and time for a site review visit.
Mid Week Most Days

Signs: Do you intend to place a sign on the property which identifies the business?

Yes No Commercially zoned properties should contact City Hall regarding sign regulations for specific land uses.

For residentially zoned property, you must include a colored drawing of the sign that indicates how it will be constructed and installed. The sign may not exceed twelve (12) square feet in total area (a two-sided sign is limited to six (6) square feet per side).

MINNESOTA RV SOLAR SYSTEMS

RV SOLAR SYSTEM INSTALLATION, ESTIMATION & CONSULTATION

We design, sell and install **offgrid & RV solar systems** around your needs and budget.

GET YOUR RV SOLAR SYSTEM INSTALLATION QUOTE

This is our busy season, we can better respond to your requests this way.

HOW MUCH OFFGRID OR RV SOLAR DO YOU NEED?

That's the question isn't it? We've put together an easy to use solar power estimator to help you on your way

📊 TRY OUR OFFGRID & RV SOLAR POWER CALCULATOR

📊 HOW MUCH DOES AN RV SOLAR SYSTEM COST?

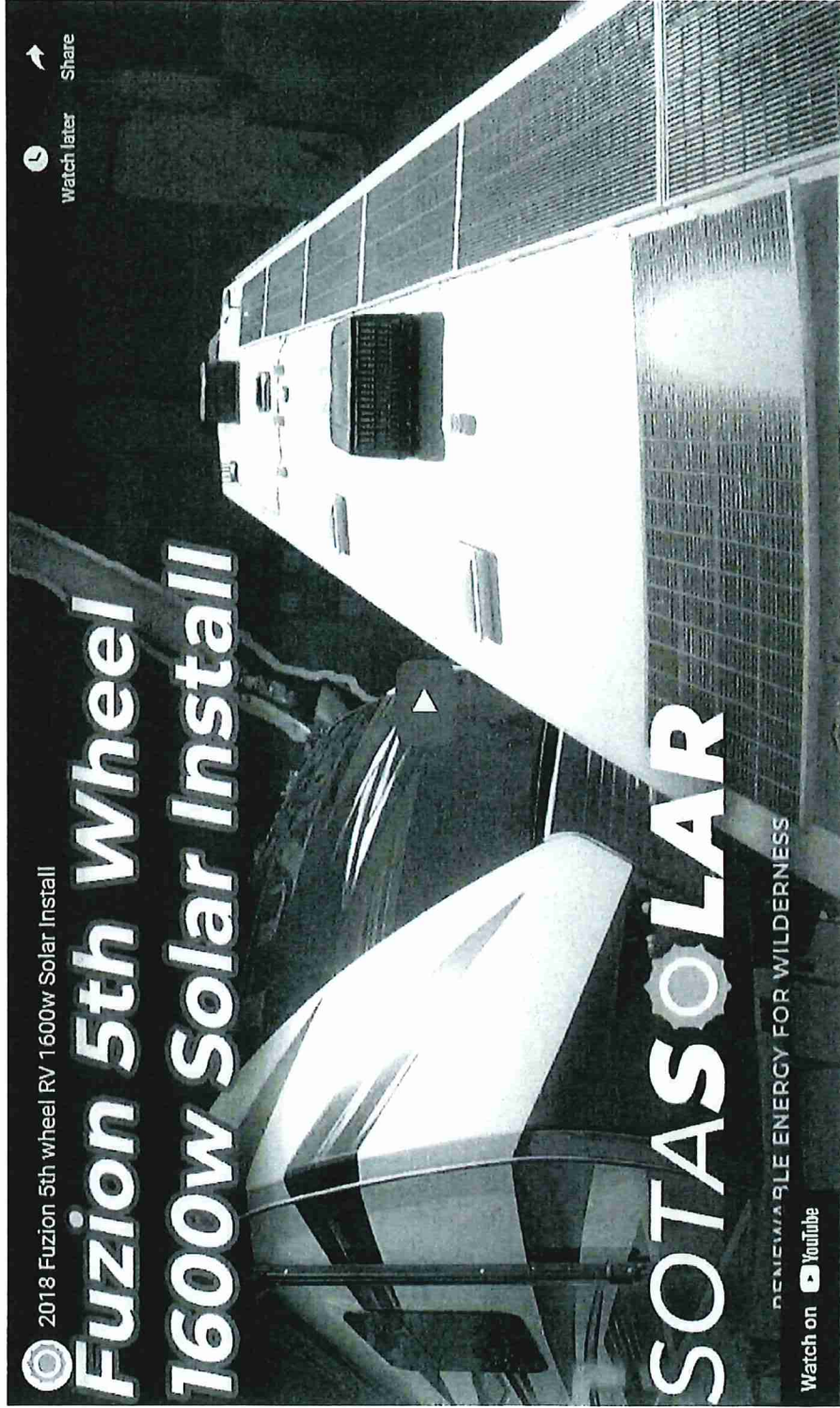
SOTASOLAR

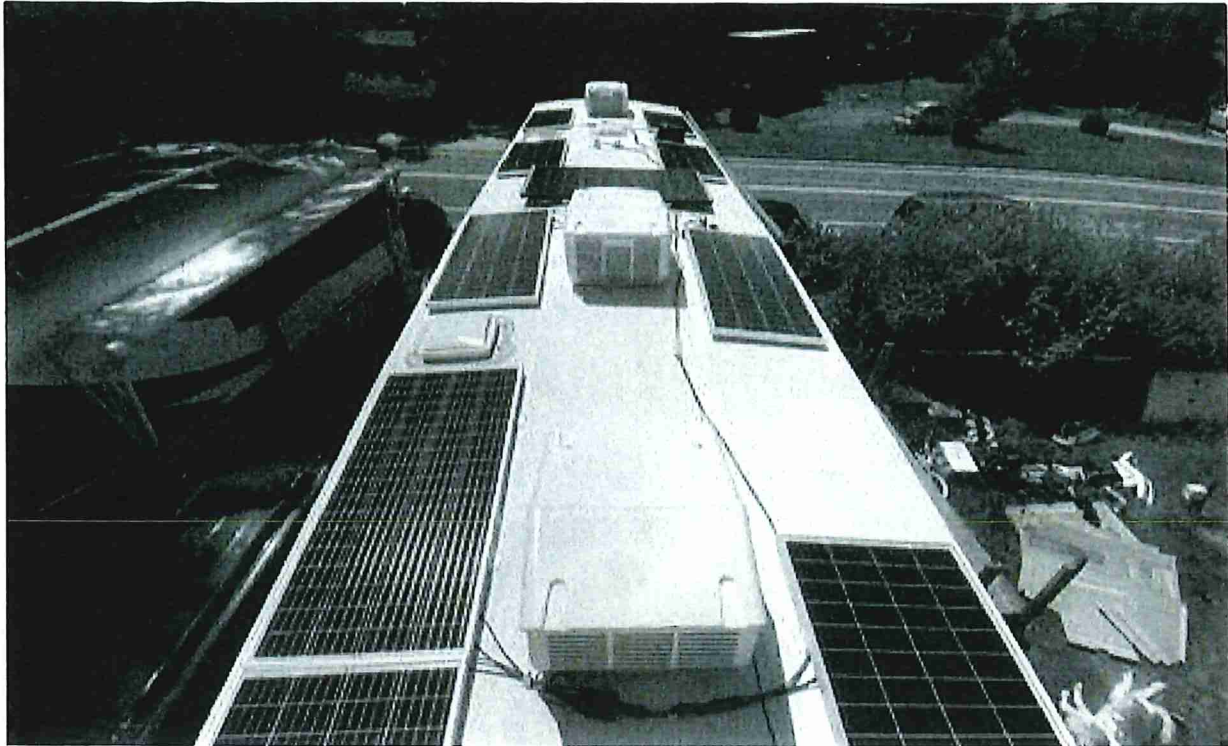
RENEWABLE ENERGY FOR WILDERNESS

[SOLAR BLOG](#) [PREVIOUS INSTALLATIONS](#) [ABOUT](#) [CONTACT](#) [CALL OR TXT \(763\) 639-3584](#)

[SOLAR SYSTEMS FOR BATTERIES](#) [INSTALLATION & SERVICE](#)

SEE OUR WORK IN A RECENT RV SOLAR INSTALL VIDEO





SOLAR FOR RVs AND CAMPERS

We design & install solar systems for RVs & campers for people looking to reduce or eliminate generator run time. With a properly sized and designed rv solar system you'll enjoy all that nature has to offer not just campgrounds with power pedestals.



OFFGRID CABIN

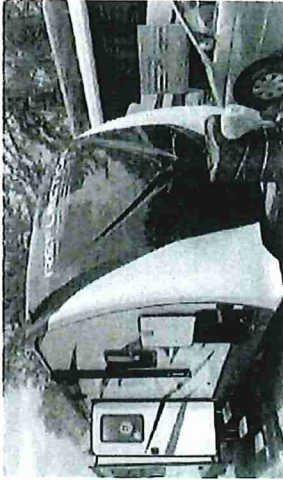
As you well know, the cost to run electricity from the utility company to your cabin could be in the thousands to 10s of thousands. Then you still need to pay for it

PREVIOUS RV SOLAR SYSTEM INSTALLATIONS & UPGRADES



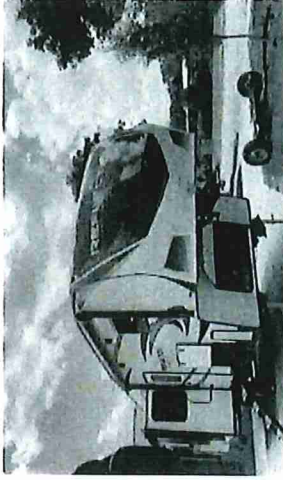
**GRAND DESIGN
IMAGINE 2400BH**

Victron RV Solar System for Grand Design Reflection 2400BH with 800ah of lithium batteries in hidden compartment



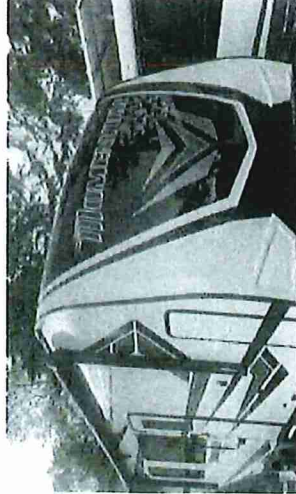
**GRAND DESIGN
REFLECTION 312BH**

Victron RV Solar system & Battle Born Batteries for Grand Design Reflection 303RLS



**GRAND DESIGN
REFLECTION 303RLS**

Victron RV Solar system & Battle Born Batteries for Grand Design Reflection 303RLS



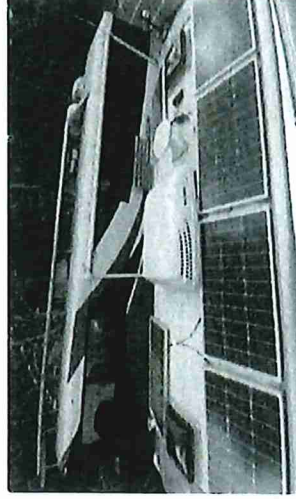
**GRAND DESIGN
MOMENTUM G CLASS
TOY HAULER**

Wknd warriors looking to make more of their time on the trails with their toy hauler



**ALLIANCE PARADIGM
5TH WHEEL**

A working couple looking to go fulltime RVing is going to need big solar and enough batteries to stay powered in any conditions



**AIRSTREAM
GLOBETROTTER**

Victron RV Solar system for Airstream Globetrotter - We fit 560ah of battery and a Multiplus 3000 and gave up very little storage space