

**City of Nowthen
PLANNING & ZONING COMMISSION MEETING
TUESDAY, APRIL 27, 2021
MINUTES**

Present: Dale Ames, Chairman Rob Schiller
 Kelly Pearo Harold Jorgensen
 Jeff Pilon, Council Liaison

Others: Liz Stockman, City Planner
 Lori Streich, City Clerk

Meeting Called to Order at 7:00 pm.

Motion by Pearo; 2nd by Schiller to Approve tonight's meeting agenda of April 27, 2021.

Motion by Pearo; 2nd by Jorgensen to Approve the Planning & Zoning Meeting minutes of March 23, 2021.

- 1. PUBLIC HEARING, FX Auto/Perkins Contracting – A CONDITIONAL USE PERMIT & VARIANCE REQUEST** by Mark Froehlich of FX Auto Repair for property owned by Perkins Contracting at 19745 Nowthen Boulevard to allow Major Automobile Repair (PID # 21-33-25-33-0021) on this commercial property zoned C-1. A VARIANCE is required to allow vehicles awaiting service to be parked in the rear outdoor storage area on gravel surfacing.

Public Hearing opened at 7:06 pm.

Planner Stockman presented the Conditional Use Permit & Variance Request by FX Auto Repair. The front building is a commercial structure that has been here many years, that's currently operated by Perkins Contracting. In the rear portion of the building, an Interim Use Permit was approved in 2015 for a motorcycle shop. Mr. Froehlich has taken over that space for an auto repair. He has been designated the 2,150 feet in the corner for outdoor storage for the parking of vehicles awaiting repair. This is what the Variance is for, since the outdoor storage area is gravel. This area is hidden and it's fence is located adjacent to this parking zone as opposed to having the cars awaiting repair up in front. Stockman has talked to the owner of the property regarding paving the areas that they are currently using as parking which they had no problem with doing that. There is really no intensification of use here as was approved back in 2015.

An item that Stockman recommends addressing is the antique car located in front that could be worked into the landscaping or the paving area. In some ways it acts as signage and Froehlich has asked if signage would be appropriate on the pole. An option could be to use the car as signage, and add a small sign to the pole.

The house next door is being used as an office and can never go back to use as a residential home.

A condition that Stockman would like to add to the findings is in regards to the pre-treatment basin and the infiltration basin which collects water before it goes into the pond.

The hours of operation are 8:00 am – 5:00 pm, which is within the guidelines.

Pearo asked about the signage. Stockman explained that they are currently using the antique car as signage and that he can count that as signage for his business. There is a specific size that he can have if he wants a larger sign on the post. He just cant have it both ways.

Schiller doesn't think that the car should have anything to do with the sign on the post. If there's a certain square footage that they can have for a sign, the car shouldn't have anything to do with it.

Stockman said that if it's not an operating vehicle, then it's basically advertising. She can work with Mr. Froehlich and Mr. Perkins about the sign.

Stockman recommends the added condition stating the pre-treatment and infiltration basins are restored to reflect the approved plan, dated 4-22-15, and no outdoor storage is stored within these areas.

Public Hearing closed at 7:25 pm.

Motion to approve a Conditional Use Permit & Variance Request by Mark Froehlich of FX Auto Repair for property owned by Perkins Contracting at 19745 Nowhen Boulevard to allow Major Automobile Repair on this commercial property zoned C-1 by Pearo; 2nd by Jorgensen; all in favor, motion carried.

- 2. Guimont Outdoor Storage, Discussion** – Dan Guimont is looking for feedback regarding the allowance of exterior storage on a property located at 19009 Rhinestone Street (PIDs 28-33-25-44-0006 and 0007) through an Amended Interim Use Permit (IUP). An IUP was approved in 2019 to allow interior storage within the site's accessory buildings which prohibits outdoor storage other than what is permitted within the RRA, Rural Residential Agriculture District.

Chair Ames stated that it appears to him that the IUP that was given to Guimont back in 2019 hasn't been followed. The IUP was only for indoor storage. It's currently being advertised for both indoor and outdoor storage. The outdoor storage is not legal.

Planner Stockman explained that Mr. Guimont is asking the Commission to discuss and give him direction whether or not they would be in favor of him amending his Interim Use Permit to allow the outdoor storage or just keeping it like it is. He has approximately 5,000 square feet of indoor storage. Stockman does have concerns about starting this type of thing in a residential area. It increases traffic to the site and sets a precedence to other residential properties. Surfacing would also need to be discussed.

Guimont is currently on the code enforcement list for clean up.

Ames is not in favor of Guimont amending his IUP, at least until his property has been cleaned up. This is an eyesore for the neighbors.

Guimont stated that his taxes are very high and he needs to make a living.

Jorgensen feels that this is a problem created by himself. You pay higher taxes to the county if you run a business. If he wouldn't have done any of this, he wouldn't have a tax problem.

Schiller is not exactly opposed to what Guimont is proposing but it would need to be brought up to compliance before the idea can be entertained.

Pearo is 50/50 at this point. She can see where this can easily get out of hand, just as the indoor storage did.

There are three recommendations provided in Planner Stockman's Findings of Fact.

Schiller is not in favor of terminating his existing IUP, but does feel things need to get cleaned up.


Pearo confirmed with the applicant that he is currently receiving an income from the outdoor storage.

Guimont plans to continue moving forward with his application. Staff will advertise for a Public Hearing to be held at the next Planning & Zoning Meeting on May 25, 2021.

Stockman provided an update on the concept plan on 47 that they had last month will be coming through as a preliminary plat next month. They will be developing the entire 80 acres. There will also be a variance coming through for a house addition on Baugh Street. The lot is a shoreland lot on Twin Lakes.

Motion to adjourn by Schiller; 2nd by Jorgensen. All in favor. Meeting adjourned at 7:58 PM.

Respectfully Submitted,



Lori Streich, City Clerk



Dale Ames, Chairman