

City of Nowthen
Planning & Zoning Commission Meeting
March 23, 2021; 7:00 PM
19800 Nowthen Blvd NW, Nowthen, MN 55303

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

Also Present: City Planner, Liz Stockman
City Clerk/Treasurer, Lori Streich

Meeting Called to order by Chairman Ames. Roll Call was taken and PZ Policy was read.

Motion by Pearo to approve tonight's meeting agenda of March 23, 2021; 2nd by Schiller. Motion Carried.

Motion by Pearo to approve the Planning & Zoning Meeting minutes of February 23, 2021; 2nd by Jorgensen. Motion Carried.

- 1. PUBLIC HEARING continued from February 23, 2021, Phases Two and Three Brand Name Storage – A CONDITIONAL USE PERMIT & SITE PLAN REQUEST by Josh Peterson for property owned at 8335/8359 Viking Boulevard to allow multiple buildings on a single parcel, and for a MINOR SUBDIVISION (lot line reconfiguration) to allow Phases Two and Three of the Name Brand Storage Facility (PIDs #20-33-25-43-0012, 20-33-25-43-0013) to be developed on existing industrial land. A VARIANCE is required to allow a six (6) foot side yard setback to the house on Parcel B to allow for Phase 2 construction. Pending construction of Phase 3, the house and all outbuildings will be removed.**

Planner Stockman presented her Report. Peterson has worked hard to meet the requirements for all his applications, and he has addressed all the engineering issues. There are just a few things to consider from a zoning standpoint. Also, Phase 3 was not included in the January presentation initially, so the PZ approval for this meeting is involving both Phases 2 & 3. Phase 2 needs to be moved forward sooner rather than later, and Phase 3 time frame is not yet determined.

Planner Stockman reminded the commission about the City Code requirements that the 3.5 acres that are left in parcel B (Phase 3) needs to conform to the Accessory Building Requirements. Requesting Peterson to remove a building or two to meet the 3200 sq ft requirement in the interim. Later, as part of Phase 3 all the buildings will be removed, including the home.

Another issue discussed previously is the maneuverability of fire vehicles or larger trucks around the site. Pavement has been increased and turning radii has been illustrated. Concerns regarding the east side have been referred to the Fire Chief and the applicant's engineer, so that is yet to be determined. Revised location of turnaround and gate location were noted. Buffer zones have been redesigned to correct concerns. The north portion of the site where the future road will come through from the industrial park landscaping recommendations were discussed. Planner recommendation was natural grasses. A 3:1 ratio of trees to shrubs would be nice. Phase 3 storage unit doors will be facing the north, so it would be nice to have some mature trees in place if and when that phase takes place. Discussed requirements for higher quality material, something other than metal. Most reasonable to require that end of Phase 3 buildings be 100% Nova Brick, the higher quality material, as it will be facing a public

right-of-way, and that the 2 north buildings in Phase 2 be 100% Nova Brick, as they will be facing the future road.

Applicant Comments:

Planner Stockman did a thorough job in her report. Only needs answers from Council regarding the concerns she presented. His preference is to put the higher quality material on the north sides and be done with it, but he does understand the abutting residential zoning concerns on the west side.

Applicant asked if the commission would rather have 100% on the east side of Phase 3 that is exposed and not do the north side.

PZ Commission Discussion:

Ames asked regarding the Nova brick. Stockman said that applicant wants to do the Nova brick again, but the question is where to put it, because putting on the ends of the buildings doesn't do much good. Her recommendation is to use 100% Nova Brick on the end of the Phase 3 buildings and 100% on the north side of the 2 Phase buildings facing the future road. That would be adequate in her opinion. Pearo pointed out that this potential right-of-way and future road may or may not be done anytime soon. The concern should be what is in place at this time. Planner Stockman said it would be wise to plan for the future, and the applicant as agreeable to that. The potential roadway would go through part of the landscape company land. There is an easement to get to the house until Phase 3 is built, but when Phase 3 is completed, that easement will go away and access to the Storage Area will be on Viking Blvd. The access just needs to be wide enough for a driveway, not as a roadway. Discussed current zoning on west side of lot as rural residential, potentially to be industrial. Could recommend west side be the higher quality material. Stockman will calculate total sq footage to determine what 50% requirement should be.

Discussion about which sides to require higher quality material. Regarding being asked to use higher quality materials on the west/residential side, Peterson asked why he is being required to give up area for future right-of-way for connectivity, if the area to the west is not going to be rezoned from current residential. It is currently agricultural. Pilon said whether or not it is rezoned, that future road could still go through as a new access point. Stockman said that the road will need to go through as the County is going to limit access onto Viking Blvd, and that road will keep good access onto the industrial park and residential areas. The recommendation was to have Phase 2 buildings 100% higher materials on the west end, and Phase 3 buildings 100% higher materials on the east end. Applicant asked if this requirement would limit his ability to have doors on the west end. Commission did not have a problem with doors on that end. Discussion about north side facing future road, and the likelihood of the roadway being in anywhere in the near future. Discussed the fact the west side of Phase 1 was not required to be higher quality materials, and the west side of Phase 2 faces Phase 1 buildings. Schiller recommendation was to require Nova Brick on the east side of buildings in Phase 3 and not even deal with the north or west sides for higher quality materials. Phase 1 has sufficient landscape buffer so higher quality materials were not required. Phase 2 buildings are right up against the property line, so there is not room for a buffer from the residential zoning. Stockman reminded the Commission that in Phase 1 the requirement was to have 50% on the west and east sides, but the decision was to allow 100% on the east side instead, since the landscaping was in place. Stockman said there is a tight squeeze between the west property line and Phase 2 buildings, but native grasses would serve to meet the 3 ft. screening requirement for parking areas. Schiller proposed that they require higher quality materials on 100% of the east side of Phase 2 northerly buildings 1 & 2, and the east side of Phase 3 buildings 6,7,8,9

& 10. Stockman confirmed that this would meet and exceed the 50% higher quality materials requirements. The Commission and Peterson were agreeable to this plan. Pearo thought that the landscape plan submitted was sufficient, so the Commission agreed to have the applicant work with City Planner to perfect the landscape plan as presented to meet Code requirements. Discussion about shortening up buildings 9 & 10 to create additional turning radius if the Fire Chief requires it.

The variance is a result of redevelopment and is temporary as it is an interim situation. Peterson will determine which buildings to remove to get down to the 3200 sq. ft before the Certificate of Occupancy will be approved. He has a plan in place to deal with this situation.

Public Hearing Closed.

PZ Commission Decision:

Motion by Schiller to approve 2 Conditional Use Permits, a Variance, Lot Reconfiguration, the Site Plan Review, and the Findings of Fact with these changes:

- Wait for approval from the Fire Chief regarding turning radii, and buildings 6 & 9 are reduced in length if necessary
- The applicant will work with Zoning Administrator on landscaping changes discussed
- The east ends of all buildings in Phase 3 and the east ends of buildings 1 & 2 in Phase 2 be 100% Nova Brick
- Accessory buildings are removed to get to a total of 3200 sq ft maximum to meet Parcel B (Phase 3) outdoor storage requirement

2nd by Pearo. Unanimous approval. Motion Carried.

- 2. DISCUSSION: CST Subdivision for Chad & Megan Toft have submitted two conceptual subdivision plans for vacant property located north and east of 20323 St Francis Blvd (PIDs 24-33-25-12-0005 and 24-33-25-11-0001). The front 30 acres are planned for industrial uses and the rear 40 is slated for large lot single family uses, both of which comply with the City's 2040 Land Use Plan.**

Planner Stockman presented the concept plan. Property was formerly the Wirtz Farm on Hwy 47. They have 2 concept plans; limited options as there are more wetlands than most parcels. Wetland Delineation has not been completed yet. One access is planned onto St Francis Blvd, and they will likely have to create turn lanes and bypass lanes. One concept shows a cul-de-sac bulb concept, which the Planner likes and the Engineer does not like. Planner's concern was turning around of large trucks and not having them enter the residential area. Originally there were two streets planned, but that luxury is not available based on the wetlands. The engineer said that trucks are coming into the industrial area with a destination in mind, and they should all be able to turn around on the properties to which they are headed and shouldn't be using streets to turn around. He is more than fine with Option B without the cul-de-sac bulb, which is a continuous street, except for the permanent cul-de-sac in the residential area. The dividing line is between uses, with residential to the east and to the north. The CST facility would be the base for distribution of all the types of things seen outside of gas stations (windshield washer fluid, rock salt, etc.) so they need a fairly large outdoor storage area and truck parking area. 32,000 sq feet proposed for the building. Vacant property currently. Site plan needs to be approved.

May or may not build the entire street length, but they would have to build their own cul-de-sac up to the terminus of their own property. In that scenario, they would have a couple extra lots to sell. Planner's opinion is that this is a very good layout, as all the proposed residential lots have adequate frontage, there is a terminus for a future street connection to the south, and all in all a very positive concept plan.

PZ DISCUSSION:

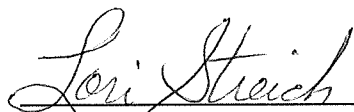
Ames asked about how the residential lots would be accessed if they would only put in a partial road. Stockman said that they can preliminary plat the whole thing, but they are not required to final plat the whole thing until they are ready to build back there – one lot or more, or develop in phases, however they decide, but the street must be developed the full length of whatever lot is developed.

Pearo is not in favor of the road approach as depicted, as stacking distance waiting to pull out onto Hwy 47 is not sufficient. Stockman said the Ordinance requirements will be the guideline, and they still need curve radii determined. If the streets needed different alignment, that can be addressed at the Preliminary Plat.

Applicant prefers the privacy fence like MBI installed for screening. Wetland Delineation will help better determine the lot lines. Plan is to present preliminary plat at the May Planning & Zoning Commission meeting.

Motion by Pearo; 2nd by Jorgensen. Unanimous. Motion carried. Meeting Adjourned at 8:11 PM.

Respectfully Submitted,



Lori Streich, City Clerk/Treasurer



Dale Ames, Chairman