



Norwood Young America Planning Commission
Tuesday, March 8, 2016
Norwood Young America City Hall Conference Room, 310 Elm St. W.
7:00 p.m.

Workshop AGENDA

1. Call to Order
 2. Adoption of Agenda
 3. Approve Minutes
 4. Public Hearings
 5. Old Business
 - A. 717 Faxon Road – Property Use (Joel Buttenhoff)
 6. New Business
 7. Commissioner's Reports
 8. Adjourn
- Bill Grundahl**
Cassandra Kemp
JR Hoernemann
Mark Lagergren
Charlie Storms
Craig Heher
Council Liaison

UPCOMING EVENTS

- March 14th 6:30 p.m. – City Council Meeting – PC Rep – Mark Lagergren
March 15th 7:00 p.m. – Planning Commission Regular Meeting
March 15th 5:30 p.m. – Parks & Recreation Commission Meeting
March 28th 6:30 p.m. – City Council Meeting – PC Rep – Mark Lagergren



To: Chairperson Heher
Members of the Planning Commission
Administrator Helget

From: Cynthia Smith Strack, Strack Consulting, LLC

Date: March 8, 2016

Re: Use of former YA Building

BACKGROUND

The Planning Commission discussed the concept of heavy industrial uses in the C-2 District at their February meeting. The PC will again take up the discussion in a workshop session. Building owner Joel Buttenhoff will be attending the workshop session.

It is noted a formal request has not been filed. In addition, no official action can occur during a work session.

Following is a summary of discussion from the February PC meeting as contained in draft meeting minutes:

One PC member opposed heavy industry at the site. Another member described the site as difficult for heavy industrial use due to proximity to Central Schools, a dollar store, residential homes, a bank, a grocery store, a church, and Hwy 212. A third member voiced concerns with heavy industrial there due to potential for noise, outdoor storage, and vibration.

Two members supported heavy industrial use at the site.

All five members present supported light industrial uses at the site, even if the building was vacant for more than 12 months.

A second outcome from the PC discussion was to ask City Attorney Jay Squires to provide input on potential code language changes. In the event the PC finds heavy industrial use may be acceptable Squires proposes the following:

Add new Subd. 5 (B) and (C) to Section 1230.09 as follows:

(B) Light Industrial uses, as enumerated in Section 1230.12, Subd. 2, provided [insert limitations]

(C) Heavy Industrial uses that the City Council determines, in its sole and exclusive discretion, will benefit the City and not have adverse impacts on the community or surrounding properties.

For the purposes of this discussion the following terms are defined in the zoning code:

Industry, Heavy. A use engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage of, or manufacturing processes

using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions.

Industry, Light. *A use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing.*

ACTION

This item is for discussion.



This map was created using Carver County's Geographic Information Systems (GIS), it is a compilation of information and data from various City, County, State, and Federal offices. This map is not a surveyed or legally recorded map and is intended to be used as a reference. Carver County is not responsible for any inaccuracies contained herein.

Map Date: 3/2/2016

- D. Licensed Daycare Facilities, other than those permitted in Subd. 2.E. above
- E. Converted residential dwellings for lodging services, such as hotels, motels and bed and breakfasts.
- F. Multifamily, up to 4-units per dwelling

Accessory Uses:

- A. Outdoor Dining

Subd. 5 Lot Requirements and Setbacks. The following requirements and setbacks are the minimum amount allowed in the RP-1 District, with the exception of “Lot Coverage” and “Building Height” which shall be the maximum amount allowed:

- A. Lot Area: 7,000 square feet
- B. Lot Width: 50 feet
- C. Lot Coverage: 70%
- D. Building Height: 35 feet (principal structure)
25 feet (accessory structure)

E. Setbacks*:

Principal Structures:

- Front yard: 10 feet
- Side yard: 5 feet
- Street side yard: 10 feet
- Rear yard: 10 feet

Accessory Structures:

- Front yard: not permitted in front yards
- Side yard: 5 feet
- Street side yard: 10 feet
- Rear yard: 5 feet
- Alley rear yard: 10 feet

*See additional provisions regarding setbacks in Section 1220.02- Permitted Yard Encroachments

1230.09 C-2 General Commercial District

Subd. 1 Intent. The C-2, General Commercial District is intended to recognize development opportunity and the need for commercial establishments fronting on or with direct access to major highways, a frontage road, or a major street intersecting a highway, serving area residents as well as vehicular traffic generated from the surrounding area.

Subd. 2 Permitted Uses. The following uses are permitted in the General Commercial District:

- A. Banking/Financial institutions.
- B. Churches and schools
- C. Commercial recreational uses.
- D. Convenience stores, without motor fuel facilities.
- E. Daycare Centers
- F. Dwelling Units, if located above the street level in non-residential structures
- G. Funeral homes/Mortuaries
- H. Garden Centers

- I. Grocery stores.
- J. Medical, professional and commercial offices.
- K. Motels/hotels
- L. Personal Services
- M. Retail Trade
- N. Standard restaurants.

Subd. 3 Permitted Accessory Uses. The following accessory uses are permitted in the General Commercial District.

- A. Commercial or business buildings and structures for a use accessory to the principal use;
- B. Fences, subject to Section 1245.05;
- C. Lighting, subject to Section 1245.08;
- D. Signs, subject to Section 1260;

Subd. 4 Conditional Uses. The following uses are permitted, subject to the provisions of Section 1210.06:

Principal Uses:

- A. Adult Entertainment;
- B. Auto, Truck, Recreational Vehicle and Equipment Sales and Display;
- C. Automobile Service Station
- D. Convenience stores with motor fuel sales;
- E. Fast Food Restaurant
- F. Hospitals;
- G. Veterinary clinic or animal hospital;

Accessory Uses:

- A. Recreational Facilities in association with an on-sale liquor establishment or standard restaurant.
- B. Outdoor Dining;
- C. Outdoor Storage;

Subd. 5 Interim Uses. The following uses are permitted as an interim use, subject to the provisions of Section 1210.07:

- A. Outdoor Storage

Subd. 6 Lot Requirements and Setbacks. The following requirements and setbacks are the minimum amount allowed in the C-2 District; with the exception of "Lot Coverage" which shall be the maximum amount allowed:

- A. Lot Area: 20,000 square feet
- B. Lot Width: 200 feet
- C. Lot Coverage: 80%
- D. Building Height: 35 feet (principal structure)
25 feet (accessory structure)

E. Setbacks:

Principal Structures:

Front yard:	25 feet
Side yard:	5 feet
Side yard:	30 feet (if adjacent to a residential district)
Street side yard:	25 feet
Rear yard:	20 feet
Rear yard:	30 feet (if adjacent to a residential district)
Accessory Structures:	
Front yard:	not permitted in front yards
Side yard:	5 feet
Street side yard:	25 feet
Rear yard:	5 feet
Alley rear yard:	10 feet

Subd. 7 Architectural Standards and Guidelines. Architectural Standards and Guidelines shall follow the provisions of Section 1245.03 of this Chapter.

1230.10 C-3 Downtown Districts

Subd. 1 Intent. The C-3, Downtown Districts, which include the original Norwood downtown, known as “Downtown Business” and the original Young America downtown, known as “Community Uptown”, is intended to serve as the specialized service, retail, employment, and public business district for the community. The specific intent of this district is:

- A. To be the focal point for specialty services and goods focusing on neighborhood service related businesses;
- B. To allow for mixed commercial and residential uses since the district offers convenient access to services.
- C. To promote pedestrian-friendly design and development and encourage gathering areas.

Subd. 2 Permitted Uses. The following uses are permitted in the Downtown District:

- A. General commercial office space;
- B. Professional Services, such as medical/dental clinics, law offices, and accounting offices;
- C. Finance, Insurance and Real Estate;
- D. Personal or Business Services, such as laundry, barber, shoe repair, beauty salons, photography studios and physical fitness centers less than 5,000 square feet
- E. Public facilities serving all or portions of the city, such as municipal offices, library, post office.
- F. Retail Trade, such as grocery, hardware, drug, clothing, appliance and furniture stores.
- G. Dwelling units, if located above the street level in nonresidential structures.
- H. Specialty Shops, such as book and stationary stores, candy stores, ice cream parlors, tobacco, coffee, gift and florist shops;
- I. Standard restaurants
- J. On and off-sale liquor establishments
- K. Public Parks

Subd. 3 Permitted Accessory Uses. The following accessory uses are permitted in the Downtown Districts.