



Norwood Young America Planning Commission
Tuesday, June 16, 2015
Norwood Young America City Council Chambers, 310 Elm St. W.
7:00 p.m.

AGENDA

- | | |
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| Craig
Heher
Chairperson | 1. Call to Order
Pledge of Allegiance |
| | 2. Adoption of Agenda |
| Bill
Grundahl
Vice-Chair | 3. Approve Minutes – May 19, 2015 meeting |
| | 4. Old Business |
| Karen
Hallquist | A. Nuisance Ordinance Update
B. Dwelling Unit Minimum Update |
| | 6. New Business |
| JR
Hoernemann | A. Driveway Standards |
| Mark
Lagergren | 7. 2015 Goals & Objectives Update |
| | 8. Monthly Building Permit Report |
| Jim
Keller,
Council
Liaison | 9. Commissioner's Reports |
| | 10. Adjourn |

UPCOMING MEETINGS

- June 8th 6:30 p.m. – City Council Meeting – **MEETING CANCELLED**
June 10th 6:30 p.m. – EDC meeting – PC Rep. – Craig Heher
June 16th 5:30 p.m. – Parks & Rec. Comm. Meeting – PC Rep. – Karen Hallquist
June 22nd 6:30 p.m. – City Council Meeting – PC Rep. – JR Hoernemann

*Norwood Young America
Planning Commission Minutes
May 19, 2015*

Present: Commissioners Craig Heher, Karen Hallquist, JR Hoernemann, and Council Liaison Jim Keller.

Absent: Bill Grundahl, Mark Lagergren.

Public: Greg Brakefield, Andy Brakefield.

Staff: City Administrator Steve Helget and Consulting Planner Cynthia Smith-Strack, Municipal Development Group.

1. Call to Order

Meeting was called to order by CH at 7:45 pm. All present stood for the Pledge of Allegiance.

2. Adoption of Agenda

Motion – CH/KH, all in favor to approve the agenda as presented.

3. Approval of April 21, 2015 Minutes

Motion – JK to approve April 21, 2015 meeting minutes as presented. Second by KH, all in favor.

4. Public Hearings.

A. Southwest Paving Conditional Use Permit Amendment.

Chairperson Heher introduced the agenda item, opened the public hearing (7:47 p.m.), and outlined the hearing process. Strack said Greg Brakefield doing business as Southwest Paving has submitted an application for a conditional use permit amendment. Brakefield requests a requirement for a complete perimeter fence be removed in favor of additional landscaping on an existing berm adjacent to Highway 212. Strack noted Brakefield was present at the meeting.

Strack stated Brakefield was representing the change was needed as the perimeter fence would interfere with site maneuverability. In addition Brakefield represented numerous plantings as illustrated in a landscape plan submitted with the application.

Strack noted the public hearing notice was posted and published as required by state law and mailed to all property owners within 350 feet of the subject parcel. No oral or written comments had been received as of the opening of the public hearing.

CH alluded to original site plan perimeter fencing and landscaping versus the revised landscape plan without fencing. CH inquired of Greg Brakefield as to why the perimeter fence would interfere with maneuvering on site.

Brakefield noted the fence would not provide screening which, to his knowledge, was what the City was seeking. He inferred landscaping plan as represented would provide suitable screening. Brakefield specifically mentioned fencing on the existing berm as seeming to not make sense. He opined landscaping on the berm seemed to be the best option.

CH inquired of Brakefield as to why the PC should believe he would install the landscaping as proposed since he didn't install the perimeter fence he said he would install.

Brakefield noted he had paid property taxes and survived the Great Recession with his business intact. He was now in a position to install landscaping.

CH stated he understood Brakefield's history but wanted to know if he (Brakefield) would follow through with the proposed landscape plan.

Brakefield stated he wants to be in compliance with CUP requirements. He stated the landscaping plan was estimated to cost \$30,000, more than the perimeter fence would have cost. He opined after completion of landscaping his property would stand out in a positive fashion in relation to other industrial properties in the vicinity. Brakefield stated this has been a negative process.

CH inquired as to what process.

Brakefield stated the fencing and landscaping discussion. He noted the landscaping plan was going to cost him a lot of money and he has been paying property taxes and trying to clean up his property and be more organized. He stated he has been trying to resolve the problem.

KH inquired as to how long Brakefield had owned the property.

Brakefield stated since 2006.

JK stated he didn't have a problem with landscaping versus fencing. He provided a few suggestions to Brakefield. He suggested use of honeysuckle versus boxwood. He also noted most nurseries will guarantee plant health for one year but not in perpetuity. He suggested the proposed approval condition referencing replacement of distressed plantings within 90 days be limited to a specific period of duration.

Strack noted the potential conditions were for PC consideration and could certainly be adjusted.

CH stated the PC had stipulations on other CUP's relating to keeping landscaping in good condition.

JK inquired as to whether or not the PC envisioned the replacement of an 18 foot tree that became distressed ten years after it was planted should be replaced with an 18 foot tree.

KH suggested if that were the situation the replacement tree at a minimum should be as originally proposed in the landscape plan. Other PC members agreed.

JK advised Brakefield to maintain the turf/grass in good condition including regular mowing and weed control.

CH inquired of Helget as to why the City Council had agreed to review landscaping plan versus perimeter fencing before the issue was considered by the PC.

Helget stated Brakefield took the initiative, developed the landscaping plan, and presented to the City Council as an option to perimeter fencing. He was present before the City Council at the request of the PC for noncompliance. The Council then sent it to the PC for public hearing.

JRH inquired as to whether or not there would be gate at the front entrance. Brakefield confirmed he would be installing a gate.

Helget opined the site was kept up quite well. He asked how Brakefield will water the trees. Brakefield stated his employees would water them.

Brakefield stated that planting some of the trees may have to wait until fall of 2015.

JK asked for a completion date.

Brakefield stated he will have all planting as shown in the landscape plan in place by October 31, 2015.

Motion – JRH, second KH to close the public hearing at 8:12 p.m. All voted in favor of the motion.

5. Old Business

None.

6. New Business.

A. Southwest Paving CUP Amendment.

Chairperson Heher introduced the agenda topic. He opined the proposed plan seemed to provide more screening than the previous plan. He noted his concern was getting the

landscaping in place as illustrated in the plan in a timely manner. CH also opined the process should have been initiated at the PC level versus the Council level.

Helget stated the PC asked the Council to order Brakefield attend a meeting regarding revocation of his conditional use permit for non-performance. Helget took the initiative by presenting an alternative plan. The Council reacted to that plan.

JK asked that a condition be added to the proposed CUP amendment requiring all landscaping as illustrated in the plan be installed by October 31, 2015.

CH inquired as to what would happen if plantings aren't in place by October 31st. JRH noted that would be the end of the growing season. CH stated he didn't want to go through the compliance process again with this project.

JK noted if plantings were not in place by November 1, 2015 then enforcement action would be initiated.

Motion – JK, second KH to recommend the Council approve the CUP amendment request with conditions contained in staff memo and deadline of October 31, 2015. Motion carried 4-0.

B. Ordinance Update: Draft Nuisance Standards.

Chairperson Heher introduced the agenda topic. Strack noted City Attorney Jay Squires proposes a thorough update of nuisance standards relating to what constitutes a nuisance. Strack voiced support for the clarity and definition provided by the proposed update. She recommended a few additions to nuisances including: adding references to tires, leaves, lawn clippings, sediment, diseased trees, and unenclosed stockpiles of dirt, sand, soil, and signs containing indecent, immoral, or obscene items.

Strack also recommended adding compost language and substandard/hazardous building language which is proposed for deletion back into the draft ordinance.

Strack noted that PC member JK had recommended adding manufacturing debris/cast off materials, materials that interfered with sight lines at intersections, loitering or panhandling as nuisances.

CH requested old trailers, semi truck trailers/cabs be identified as nuisances as well

Helget requested language related to barbed wire fences be removed.

Helget asked the PC for input regarding process identified in Section 610.01, especially related to notification. He noted the notification requirements didn't work well for tall grass nuisances or repeat offenders. Helget will follow up with Attorney Squires regarding the process.

Strack is to incorporate proposed adjustments in the draft ordinance. The PC will review a second time at the June meeting.

C. Landscaping Standards.

Chairperson Heher introduced the agenda topic. Strack noted the PC added review of landscaping standards to its work list earlier in the year.

JK noted he requested standards be looked following review of The Haven. He now feels standards are fine as existing. PC agreed by consensus.

D. Dwelling Unit Minimum Sizes.

Chair Heher introduced the agenda item.

Strack stated the PC's 2015 goals included examining whether or not standards for tiny houses or micro homes were needed. Strack defined tiny houses as being generally less than 400 square feet in size. She reviewed benefits of tiny houses/micro homes as identified in a literature search including: (a) demand for an increased variety of house choices, (b) economic need for affordable housing, and (c) perceived environmental benefits such as reduction of sprawl and reduction of waste.

Strack noted major metropolitan communities have embraced micro housing/tiny houses in certain, specific situations. She noted this is a change from most standards placed into effect in the previous several decades which provide for minimum dwelling unit sizes. Minimum dwelling unit size standards recognize a perceived connection between larger habitable space and physical/emotional well-being, attempts to preserve neighborhood character, and attempts to preserve property values.

Standards vary in communities in close proximity to NYA. Some require minimum dwelling unit sizes, others do not.

Strack inquired as to whether or not Commissioners wanted to examine minimum dwelling unit sizes.

CH supports examining minimum dwelling unit sizes. JK, KH, and JRH confirmed support for examining minimum dwelling sizes. Strack to prepare sample language for review at the June meeting.

7. 2015 Goals and Objectives

Chairperson Heher introduced the agenda topic.

Strack stated the Expert Construction property was being sold. Confirmation had been received from the property owner and intended purchaser. The future use of the property would likely not require a CUP or if it did, it would be different from what was existing.

Strack deferred to Helget regarding clean-up issues.

Helget shared details of a meeting with a property owner on Railroad Street. Progress has been noted on clean-up of that property.

Helget asked the Commission for input on use of public right of way for private business operation. The Commission declined to prohibit such activities at this particular time but did note that operations could not use asphalted portions of City rights of way.

Helget noted the City Council held a workshop to discuss home occupation language. The draft ordinance approved by the Planning Commission has not yet been acted on by the City Council. This was scheduled for the first Council meeting in June.

Helget reported the old laundromat building remain in disarray. He had a conversation with the building owner who was contemplating alternate uses. Helget asked Strack for input on rezoning. Strack noted every rezoning differed and was dependent on proposed use. She recommended receipt of further information prior to rendering an opinion. She stated mixed use may be most appropriate and was allowed within downtown districts.

JK inquired as to what was needed for City to take property that was in disrepair. Helget noted a public purpose was necessary for condemnation of property. Strack noted in certain circumstances removal of a public nuisance may be considered a public purpose as related to eminent domain.

Helget stated he had an individual who was interested in purchasing and reclaiming a substandard property. PC members noted the property owner and City had history of negotiating removal of hazardous conditions. The property owner was not interested in selling the property.

Strack inquired as to whether the PC had a clear picture of the next steps relating to the old laundromat and the Masonic Lodge.

Helget noted he would give the laundromat property owner 30 days to renew a building permit and start work on the structure. Helget noted he would discuss the Masonic Lodge with the City Attorney.

Strack noted that items to be discussed at the June meeting from the 2015 goals/work plan listing would include minimum dwelling unit sizes and driveway standards. Review of landscaping standards was to be considered completed. Strack stated she would not be at the June meeting.

8. Commissioner's Reports

JRH noted footings are in for The Haven.

CH reported the EDC met on May 13th, will postpone joint meeting request in order to receive feedback from surveys.

KH noted she was not able to attend the Parks meeting. JK said the Park/Rec Commission was notified YA Corporation was donating \$5,000 for purchase of park benches.

9. Adjourn

Motion – CH/JK, all in favor, the meeting was adjourned at 9:22 p.m.

Respectfully submitted,

Steve Helget
Zoning Administrator



To: Chairperson Heher
Members of the Planning Commission
Administrator Helget

From: Cynthia Smith Strack, Municipal Development Group, Inc.

Date: June 2, 2015

Re: Ordinance Update: Nuisance Standards

BACKGROUND

At the May PC meeting revised nuisance language developed by City Attorney Jay Squires was reviewed. Changes were suggested and proposed for insertion in the document with review at the June meeting.

As you may recall this is the specific portion of Chapter Six we talked about reviewing on numerous occasions in the past two years. The remainder of Chapter Six is proposed to remain as is.

When reviewing the draft, please note:

- ~~Strikethrough~~ text is proposed for deletion.
- Underlined text is proposed for insertion.
- **Yellow highlight** are proposed additions from staff/PC,
- **Blue highlight** are proposed reinsertions from staff/ PC,
- **Pink highlight** is proposed removal from staff/ PC, and
- **Green highlight** is City Admin to address with City Atty

ACTION

Review and comment is kindly requested. The PC should also discuss what entity should hold a public hearing on the revised language (i.e. City Council or Planning Commission). The Planning Commission typically holds hearings required under Chapters 11 (Subdivision) and 12 (Land Use) of the Code.

CITY OF NORWOOD YOUNG AMERICA
CARVER COUNTY, MINNESOTA

ORDINANCE NO. ____

AN ORDINANCE AMENDING THE TEXT OF CHAPTER 6 (NUISANCES)

THE CITY COUNCIL OF THE CITY OF NORWOOD YOUNG AMERICA HEREBY ORDAINS:

SECTION 1. AMENDMENT TO CHAPTER 6. The text of Chapter 6, Nuisances, of the Norwood Young America City Code is hereby amended as follows:

Section 600—Blighting Factors

~~**600.01 Causes of Blight.** It shall be hereby determined that the uses, structures and activities and causes of blight or blighting factors described in this Section, if allowed to exist, shall tend to result in blighted and undesirable neighborhoods so as to be harmful to the public welfare, health and safety. No person, firm or corporation of any kind shall maintain or permit to be maintained any of these causes of blight upon any property in the City owned, leased, rented or occupied by such person, firm or corporation.~~

~~**600.02 Junk, Trash, Rubbish and Refuse.** In any area within the City the storage or accumulation of junk, trash, rubbish or refuse of any kind, except refuse stored in such a manner as shall not create a nuisance for a period of time as shall be necessary to remove the same by commercial or private removal to an authorized landfill, recycling center or other State approved method of removal, as provided for in Section 320 of this Code, and in no case shall this time exceed thirty (30) days.~~

~~The term “junk” shall include but shall not be limited to parts of machinery or motor vehicles, unused stoves or other appliances stored in the open, remnants of wood, decayed, weathered or broken construction materials no longer suitable or safe, approved building materials, metal or any other material or cast off material of any kind whether or not the same could be put to any reasonable use.~~

~~**600.03 Littering and Failure to Remove.** No person, firm or corporation shall leave, place, throw or deposit rubbish, garbage, yard wastes or other similar substances or materials in any public place, or in any vacant lot or premises in the City, or refuse to remove the same.~~

~~**600.04 Weeds, Vegetation and Substances.** No owner, agent or occupant of any premises shall permit upon his or her premises any weeds or grass growing to a height greater than six (6) inches or which have gone or are about to go to seed, fallen trees, dead trees, tree limbs or items which shall be a fire hazard or otherwise detrimental to the health or appearance of the neighborhood.~~

~~**600.05 Backyard Composting.** All composting consisting of yard waste and/or kitchen waste which have been left unattended and which cause offensive odors, attract rodents and/or pests or are unsightly, or do not meet the requirements stated below, are strictly prohibited:~~

~~**Subd. 1** Compost must be fully confined within fencing or an enclosed structure no larger than 4 feet high and 250 cubic feet in area.~~

The ~~stricken~~ language is deleted; the underlined language is inserted. Yellow highlight are proposed additions from staff/PC, blue highlight are proposed reinsertion from staff/ PC, pink highlight is proposed removal from staff/ PC, green highlight is City Admin to address with City Atty

~~Subd. 2~~ Compost shall not be located in the front yard and must be located at least 5 feet from side and rear property lines.

~~Subd. 3~~ Compost materials shall be regularly mixed and shall not include items such as meat, bones, grease, whole eggs, dairy products and feces. ~~—(Amended by Ord. 242, 05-13-13)~~

600.06 Structures.

~~Subd. 1 Unfit Structure.~~ In any area the existence of any structure or part of any structure which because of fire, wind or other natural disaster, or physical deterioration shall no longer be habitable as a dwelling, nor useful for any other purpose for which it may have been intended shall be illegal.

~~Subd. 2 Vacant Structure.~~ The existence of any vacant dwelling, garage, or other outbuilding, shall be illegal unless the building is kept securely locked, windows shall be kept glazed or neatly boarded up and otherwise protected to prevent entrance thereto by vandals. ~~—(Amended by Ord. 162, 10/11/04)~~

~~Subd. 3 Hazardous Building.~~ “Hazardous Building” shall be defined as any home, shop, barn, building, structure or other improvement to real estate by which reason of its:-

- A. ~~Defective construction,~~
- B. ~~Deterioration,~~
- C. ~~Dilapidation,~~
- D. ~~Partial or complete destruction,~~
- E. ~~Condition constituting a fire menace,~~
- F. ~~Violation of fire regulations,~~
- G. ~~Violation of State Building Code,~~
- H. ~~Unsafe or unsanitary condition,~~
- I. ~~Unlawful or improper use,~~
- J. ~~Instability rendering it likely to fall, or~~
- K. ~~Emission of obnoxious fumes and odors, constitutes a present danger and peril to life, limb or property,~~
- L. ~~Any other structure that would be considered hazardous under Minnesota Statutes Chapter 463.~~

~~600.07 Enforcement.~~ Abatement of nuisances under this Section shall be handled as provided for in Section 610. In addition, a violation of this Section shall constitute a petty misdemeanor. All subsequent offenses shall constitute a separate violation of this Section.
~~(Amended by Ord. 168, 7/25/05)~~

Section 610 — General Abatement Procedures

~~610.01 Service of Notice.~~ When service of an order or notice is required, unless otherwise required, any one or more of the following methods of service shall be adequate:

- A. ~~by personal service; or~~

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- ~~B. by mail, unless it is a written order which gives three days or less for the completion of any act it requires; or~~
- ~~C. if the appropriate party or address cannot be determined after reasonable effort, by posting a copy of the order in a conspicuous place on the property.~~

~~If a mailed order or notice is returned by the United States Postal Service, a good faith effort shall be made to determine the correct address, unless the order or notice orders abatement and that abatement has been completed.~~

610.02 Abatement Procedure. ~~Unless the nuisance is subject to special procedures described in State law or elsewhere in this Code, in which case those procedures shall be followed, the City may abate a nuisance by the procedure described below:~~

Subd. 1 Order. ~~The enforcement officer or his or her authorized representative shall serve a written notice upon the owner and occupant. The notice may be served upon any additional party known to have caused the nuisance. The notice shall contain the following:~~

- ~~A. a description of the real estate sufficient for identification;~~
- ~~B. a description and the location of the nuisance and the remedial action required to abate the nuisance;~~
- ~~C. the abatement deadline, to be determined by the enforcement officer and his or her authorized representative(s) allowing a reasonable time for the performance of any act required, not to be less than 10 days unless a shorter time is required to protect the health, safety, and welfare of the public;~~
- ~~D. a statement that the order may be appealed and a hearing before the City Council obtained by filing a written request with the City Administrator before the abatement deadline designated in the order; and~~
- ~~E. a statement that if the remedial action is not taken nor a request for a public hearing filed with the City Administrator within the time specified, the City shall abate the nuisance and charge all costs incurred therein against the real estate as a special assessment to be collected in the same manner as property taxes or to be recovered by obtaining a judgment against the property owner.~~

Subd. 2 Setting Hearing Date. ~~In the event that an appeal is filed with the City Administrator, the City Council shall as soon as possible fix a date for a public hearing.~~

Subd. 3 Notice. ~~The City Administrator shall mail a notice of the date, time, place, and subject of the hearing to the owner, occupant, and known responsible parties.~~

Subd. 4 Hearing. ~~At the time of the public hearing, the City Council shall hear from the enforcement officer, his or her authorized representative(s), and any other parties who wish to be heard. After the hearing, the City Council may confirm or modify the order of the enforcement officer. In either case, if the Council's determination requires abatement, the City Council shall, in the resolution, fix a time within which the nuisance shall be abated and shall provide that if corrective action is not taken within the time specified, the City may abate the nuisance. The City Administrator shall mail a copy of this resolution to same parties required to be notified in Subd. 3 of this Subsection.~~

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~~**Subd. 5 City Abatement.** If the remedial action is not taken nor an appeal filed within the time specified, the City may abate the nuisance.~~

~~**610.03 Substantial Abatement Procedure.** When the enforcement officer or an authorized representative(s) determines that a nuisance exists on a property and the cost of abatement of the nuisance is estimated to exceed two thousand dollars or the abatement involves demolition of a building other than a structure accessory to a residential building or the abatement diminishes the value of the property in an amount estimated to exceed two thousand dollars, except in the case of an emergency as provided for in Subsection 610.04, the City shall abate the nuisance by the procedure described below. A good faith estimate of the diminution in value or the abatement costs, not the actual cost calculated after the abatement is completed, shall be the basis which determines whether this abatement procedure shall be used.~~

~~**Subd. 1 Orders.** The enforcement officer shall serve a written order upon the owner, occupant, all interested parties, and any responsible party known to the officer. The order shall contain the following:~~

- ~~A. _____ a description of the real estate which shall be sufficient for identification;~~
- ~~B. _____ the location of the nuisance on the property;~~
- ~~C. _____ a description of the nuisance and the basis upon which it shall be declared to be a nuisance;~~
- ~~D. _____ the remedial action required to abate the nuisance; and~~
- ~~E. _____ the abatement deadline, to be determined by the enforcement officer allowing a reasonable time for the completion of any act required;~~
- ~~F. _____ a statement that if the remedial action is not taken before the abatement deadline, the matter shall be referred to the City Council who, after a public hearing, may order the City to abate the nuisance and charge all costs incurred against the real estate as a special assessment to be collected in the same manner as property taxes or to be recovered by obtaining a judgment against the property owner.~~

~~**Subd. 2 Notice to Public.** When an order requires, exclusively or as an option, the demolition of a building, the public shall be put on notice as follows:~~

- ~~A. _____ A copy of the order shall be placed on file in the office of the City Administrator.~~
- ~~B. _____ The enforcement officer shall notify the City Council of each property subject to a demolition order as follows. Each month the enforcement officer shall send to the City Council a list of the properties that have become subject to a demolition order. The list shall be in the form of a resolution declaring that an enforcement action has been commenced and that as a result of the nuisance status of a building on the property, an order has been issued detailing the violation and requiring, exclusively or as an option, that the building be demolished and that a copy of this order shall be on file in the office of the City Administrator. This resolution shall include a description of each property sufficient to identify the property and shall authorize and direct the City Administrator to file a copy of the resolution with the Carver County Recorder and/or Registrar of Titles.~~

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Subd. 3 Setting Hearing Date. If the remedial action is not taken within the time specified in the written order, the enforcement officer may notify the City Council that substantial abatement shall be necessary and appropriate. Upon being notified by the enforcement officer, the City Council shall, as soon as possible, fix a date for an abatement hearing.

Subd. 4 Notice. Written notice of the time, date, place and subject of the hearing shall be given as set forth in this Subdivision:

- A. ~~_____~~ The City Administrator shall immediately notify the enforcement officer and his or her authorized representative(s).
- B. ~~_____~~ At least ten days prior to the hearing, the City Administrator shall mail a notice to all property owners of record within 300 feet of the property in violation of the Code provision.
- C. ~~_____~~ At least ten days prior to the hearing, the City Administrator shall notify the owner and all interested parties by personal service of the notice upon the owner or any duly authorized representative. If, after reasonable effort personal service cannot be made, either of the following methods of notice shall be considered adequate:
 - 1. ~~_____~~ confirmed mail service which shall be either certified mail with signed receipt returned or first class mail confirmed by written response;
 - 2. ~~_____~~ mailing the notice to the last known address and publishing the notice once a week for two weeks in a newspaper of general circulation in the City and posting the notice in a conspicuous place on the building or property.
- D. ~~_____~~ At least ten days prior to the hearing, the City administrator shall mail a notice to any responsible party known to the City Administrator.

Subd. 5 Hearing. At the time of the public hearing, the City Council shall hear from the enforcement officer, authorized representative(s) and any other parties who wish to be heard. After the hearing, the City Council shall adopt a resolution, describing what abatement action, if any, it deems appropriate. If the resolution calls for abatement action it may either order the City to take the abatement action or fix a time within which the nuisance shall be abated and provide that if corrective action is not taken within the specified time, the City shall abate the nuisance. The City Administrator shall mail copies of the resolution to the parties required to be notified in Subd. 4 to their last known mailing address.

610.04 Emergency Abatement Procedure. When the enforcement officer and an authorized representative determines that a nuisance exists on a property and the nuisance constitutes an immediate danger or hazard which if not immediately abated shall endanger the health or safety of the public and there shall not exist sufficient time to follow the procedures of Subsections 610.02 or 610.03, the City may abate the nuisance by the procedure described below.

Subd. 1 Order by Mayor. The City shall order emergency abatement by an administrative order to be signed by the Mayor. A good faith effort shall be made to inform the owner that the action is being taken.

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Subd. 2 Notice of the Abatement. ~~Following an emergency abatement, as soon as the costs incurred are known, the enforcement officer shall serve written notice upon the owner. The notice shall contain:~~

- A. ~~_____ a description of the nuisance;~~
- B. ~~_____ the action taken by the City;~~
- C. ~~_____ the reasons for immediate action;~~
- D. ~~_____ the costs incurred in abating the nuisance and a statement that these costs may be charged as a special assessment against the property and collected in the same manner as property taxes; and~~
- E. ~~_____ a statement that the owner may obtain a hearing before the City Council to review the actions taken by the City by filing a written request with the City Administrator within ten working days of the date of the notice.~~

Subd. 3 Setting Hearing Date. ~~In the event that the owner files a request for a review of the action with the City Administrator, the City Council shall as soon as possible fix a date for a public hearing.~~

Subd. 4 Notice. ~~The City Administrator shall notify the owner of the date, time, place, and subject of the hearing.~~

Subd. 5 Hearing. ~~At the time of the hearing, the City Council shall hear from the enforcement officer, any authorized representative(s) and any other parties who wish to be heard. After the hearing, the City Council may adopt a resolution levying an assessment for all or a portion of the costs incurred by the City in abating the nuisance. A copy of the resolution shall be mailed to the owner.~~

Section 600 Nuisances

600.01 Public Nuisance Prohibition.

Subd. 1 A person must not act, or fail to act, in a manner that is or causes a public nuisance. For purposes of this section, a person that does any of the following is guilty of maintaining a public nuisance:

- A. Maintains or permits a condition which unreasonably annoys, injures, or endangers the safety, health, morals, comfort or repose of any considerable number of members of the public; or
- B. Interferes with, obstructs, or renders dangerous for passage, any public highway or right-of-way, or waters used by the public; or
- C. Does any other act or omission declared by law or this ordinance to be a public nuisance.

600.02 Public Nuisances Affecting Health.

Subd. 1 The following are hereby declared to be nuisances affecting health:

- A. The exposed accumulation of decayed or unwholesome food or vegetable matter;

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- B. All diseased animals running at large;
- C. All ponds or pools of stagnant water;
- D. Carcasses of animals not buried or destroyed within twenty-four (24) hours after death;
- E. Accumulation of junk, trash, rubbish, manure, refuse, **tires, leaves, lawn clippings, manufacturing debris, cast-off materials**, or other debris;
- F. Privy vaults and garbage cans which are not rodent-free or fly-tight, or which are so maintained as to constitute a health hazard or to emit foul and disagreeable odors;
- G. The pollution of any public well or cistern, stream or lake, canal or body of water by sewage, industrial waste, **sediment**, or other substances;
- H. All noxious weeds and other rank growths of vegetation upon public or private property and all other weed or grass growing to a height of six (6) inches or more;
- I. Dead trees, **diseased trees**, fallen trees, or tree limbs which are a fire hazard or are otherwise detrimental to the neighborhood;
- J. Dense smoke, noxious fumes, gas, soot, or cinders in unreasonable quantities;
- K. All public exposure of people having a contagious disease; and
- L. Any offensive trade or business as defined by statute not operating under local license.
- M. **Any unenclosed or uncovered stockpiles of dirt, granular material, or soil not authorized under a valid zoning permit.**
- N. **Machinery, equipment, trailers, portions of vehicles, and the like that are past their useful lifespan or those meeting the definition of “junk vehicle” under Chapter 7 of the City Code, as may be amended.**

600.03 Public Nuisances Affecting Morals And Decency.

Subd. 1 The following are hereby declared to be nuisances affecting public morals and decency:

- A. All gambling devices, slot machines, and punch boards, except otherwise authorized and permitted by federal, state, or local law;
- B. Betting, bookmaking, and all apparatus used in those occupations;
- C. All houses kept for the purpose of prostitution or promiscuous sexual intercourse, gambling houses, houses of ill fame, and bawdy houses;
- D. All places where intoxicating or 3.2 malt liquor is manufactured or disposed of in violation of law or where, in violation of law, people are permitted to resort, for the purpose of drinking intoxicating or 3.2 malt liquor, or where intoxicating or 3.2 malt liquor is kept for sale or other disposition in violation of law, and all liquor and other property used for maintaining that place; and
- E. Any vehicle used for the unlawful transportation of intoxicating or 3.2 malt liquor, or for promiscuous sexual intercourse, or any other immoral or illegal purpose.
- F. **Any sign which contains statements, words, or pictures of an obscene, indecent, or immoral character, or such as would offend public morals or decency as defined by Mn. Statute 617.241, Subd. 1(a), as may be amended**

600.4 Public Nuisances Affecting Peace And Safety.

Subd. 1 The following are declared to be nuisances affecting public peace and safety:

*The ~~stricken~~ language is deleted; the underlined language is inserted. **Yellow highlight are proposed additions from staff/PC, blue highlight are proposed reinsertion from staff/ PC, pink highlight is proposed removal from staff/ PC, green highlight is City Admin to address with City Atty***

- A. All snow and ice that is not removed from public sidewalks within twenty-four (24) hours after the snow or other precipitation causing the condition has ceased to fall;
- B. All trees, hedges, billboards, signs, or other obstructions which prevent people from having a clear view of all traffic approaching an intersection or those occupying a sight distance triangle as defined as beginning at the intersection of the right of way of two intersecting streets, then 25 feet along one right of way line, then diagonally to a point on the other right of way line 25 from the point of beginning and then to the point of beginning.
- C. All wires and limbs of trees that are so close to the surface of a sidewalk or street as to constitute a danger to pedestrians or vehicles;
- D. Any person participating in any party or other gathering that causes the unreasonable disturbing of the peace, quiet, or repose of another person;
- E. All unnecessary and annoying vibrations;
- F. Obstructions and excavations affecting the ordinary public use of streets, alleys, sidewalks, or public grounds, except under conditions as are permitted by this ordinance or other applicable law;
- G. Radio aerials or television antennae erected or maintained in a dangerous manner;
- H. Any use of property abutting on a public street or sidewalk or any use of a public street or sidewalk that causes large crowds or people to gather, obstructing traffic and the free use of the street or sidewalk;
- I. All hanging signs, awnings, and other similar structures over streets and sidewalks, so situated as to endanger public safety, or not constructed and maintained as provided by ordinance;
- J. The allowing of rainwater, ice, or snow to fall from any building or structure upon any street or sidewalk or to follow across any sidewalk;
- K. ~~Any barbed wire fence located less than six (6) feet above the ground and within three (3) feet of a public sidewalk or way;~~
- L. All dangerous, unguarded machinery in any public place, or so situated or operated on private property as to attract the public;
- M. Wastewater cast upon or permitted to flow upon streets or other public properties;
- N. Accumulations in the open of discarded or disused machinery, tires, household appliances, automobile bodies or other materials in a manner conducive to the harboring of rats, mice, snakes, or vermin, or the rank growth of vegetation among the items so accumulated, or in a manner creating fire, health, or other safety hazards from such accumulation;
- O. Any well, hole, or similar excavation that is left uncovered or in such other condition as to constitute a hazard to any child or other person coming on the premises where it is located;
- P. Obstruction to the free flow of water in a natural waterway or a public street drain, gutter, or ditch with trash or other materials;
- Q. The placing or throwing on any street, sidewalk, or other public property of any glass, tacks, nails, bottles, or other substances that may injure any person or animal or damage any pneumatic tire when passing over such substance;
- R. The depositing of garbage or refuse on a public right-of-way or on adjacent private property;
- S. Reflected glare or light from private exterior lighting exceeding 0.5 footcandles as measured on the property line of the property where the lighting is located when abutting any residential parcel, and one (1) footcandle when abutting any commercial or industrial parcel;
- T. Loitering, peddling, soliciting, or panhandling except as provided under Chapter 3 of the City Code, as may be amended.

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U. All other conditions or things that are likely to cause injury to the person or property of another.

600.05 Backyard Composting. All composting consisting of yard waste and/or kitchen waste which have been left unattended and which cause offensive odors, attract rodents and/or pests or are unsightly, or do not meet the requirements stated below, are strictly prohibited:

Subd. 1 Compost must be fully confined within fencing or an enclosed structure no larger than 4 feet high and 250 cubic feet in area.

Subd. 2 Compost shall not be located in the front yard and must be located at least 5 feet from side and rear property lines.

Subd. 3 Compost materials shall be regularly mixed and shall not include items such as meat, bones, grease, whole eggs, dairy products and feces. *(Amended by Ord. 242, 05-13-13)*

600.06 Structures.

Subd. 1 Unfit Structure. In any area the existence of any structure or part of any structure which because of fire, wind or other natural disaster, or physical deterioration shall no longer be habitable as a dwelling, nor useful for any other purpose for which it may have been intended shall be illegal.

Subd. 2 Vacant Structure. The existence of any vacant dwelling, garage, or other outbuilding, shall be illegal unless the building is kept securely locked, windows shall be kept glazed or neatly boarded up and otherwise protected to prevent entrance thereto by vandals. *(Amended by Ord. 162, 10/11/04)*

Subd. 3 Hazardous Building. "Hazardous Building" shall be defined as any home, shop, barn, building, structure or other improvement to real estate by which reason of its:

- A. Defective construction,
- B. Deterioration,
- C. Dilapidation,
- D. Partial or complete destruction,
- E. Condition constituting a fire menace,
- F. Violation of fire regulations,
- G. Violation of State Building Code,
- H. Unsafe or unsanitary condition,
- I. Unlawful or improper use,
- J. Instability rendering it likely to fall, or
- K. Emission of obnoxious fumes and odors, constitutes a present danger and peril to life, limb or property,
- L. Any other structure that would be considered hazardous under Minnesota Statutes Chapter 463.

610.01 Abatement Procedure.

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Subd. 1 Procedure. Whenever the peace officer or other designated official determines that a public nuisance is being maintained or exists on the premises in the city, the official shall notify in writing the owner of record or occupant of the premises of such fact and order that the nuisance be terminated or abated. The notice of violation shall specify the steps to be taken to abate the nuisance and the time within which the nuisance is to be abated. If the notice of violation is not complied with within the time specified, the official shall report that fact forthwith to the City Council. Thereafter, the City Council may, after notice to the owner or occupant and an opportunity to be heard, determine that the condition identified in the notice of violation is a nuisance and further order that if the nuisance is not abated within the time prescribed by the City Council, the city may seek injunctive relief by serving a copy of the City Council order and notice of motion for summary enforcement or obtain an administrative search and seizure warrant and abate the nuisance.

Subd. 2 Notice. Written notice of the violation; notice of the time, date, place, and subject of any hearing before the City Council; notice of the City Council order; and notice of motion for summary enforcement hearing shall be served by a peace officer or designated official on the owner of record or occupant of the premises either in person or by certified or registered mail. If the premise is not occupied, the owner of record is unknown, or if the owner of record or occupant refuses to accept notice, notice of the violation shall be served by posing it on the premises.

Subd. 3 Emergency Procedure; Summary Enforcement. In cases of emergency, where delay in abatement required to complete the procedure and notice requirements as set forth in subdivisions (1) and (2) of this section will permit a continuing nuisance to unreasonably endanger public health, safety, or welfare, the City Council may order summary enforcement and abate the nuisance. To proceed with summary enforcement, the peace officer or other designated official shall determine that a public nuisance exists or is being maintained on premises in the city and that delay in abatement will unreasonably endanger public health, safety, or welfare. The officer or designated official shall notify in writing the occupant or owner of the premises of the nature of the nuisance, whether public health, safety, or welfare will be unreasonably endangered by delay in abatement required to complete the procedure set forth in subdivision (one) of this section and may order that the nuisance be immediately terminated or abated. If the nuisance is not immediately terminated or abated, the City Council may order summary enforcement and abate the nuisance.

Subd. 4 Immediate Abatement. Nothing in this section shall prevent the city, without notice or other process, from immediately abating any condition that poses an imminent and serious hazard to human life or safety.

Subd. 5 Unlawful Parties or Gatherings. When law enforcement determines that a gathering is creating a noise disturbance, the officer may order all persons present, other than the owner or tenant of the premises where the disturbance is occurring, to disburse immediately. No person shall refuse to leave after being ordered to do so by law enforcement. Every owner or tenant of such premises who has knowledge of the disturbance shall make every reasonable effort to see that the disturbance is stopped.

Subd. 6 Judicial Remedy. Nothing in this section shall prevent the city from seeking a judicial remedy when no other adequate administrative remedy exists.

610.02 Recovery of Cost.

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Subd. 1 Personal Liability. The owner of the premises on which a nuisance has been abated by the city, or a person who has caused a public nuisance on property not owned by that person, shall be personally liable for the cost to the city of the abatement, including administrative costs. As soon as the work has been completed and the cost determined, the city clerk or other city official shall prepare a bill for the cost and mail it to the owner. Thereupon the amount shall be immediately due and payable at the office of the city clerk.

Subd. 2 Assessment. After notice and hearing as provided in Minn. Stat. § 429.061, as it may be amended from time to time, if the nuisance is a public health or safety hazard on private property, the accumulation of snow and ice on public sidewalks, the growth of weeds on private property or outside the traveled portion of streets, or unsound or insect-infected trees, the city clerk shall, on or before September 1 next following abatement of the nuisance, list the total unpaid charges along with all other such charges as well as other charges for current services to be assessed under Minn. Stat. § 429.101 against each separate lot or parcel to which the charges are attributable. The City Council may then spread the charges against the property under that statute and any other pertinent statutes for certification to the county auditor and collection along with current taxes the following year or in annual installments, not exceeding ten (10), as the City Council may determine in each case.

610.05

610.03 Administrative Offense and Penalty. In addition to abatement procedures outlined in this Section 610, violations of the nuisance ordinance are designated as an administrative offense and subject to an administrative penalty as established in the Fee Schedule by Ordinance of the City Council.

Subd. 1 Notice. Any officer of the Carver County Sheriff's Department, or any other person employed by the city, and having authority to enforce a code provision designated as an administrative offense, shall, upon determining that there has been a violation, notify the violator pursuant to Section 610.01-610.05 above of the violation. In addition to this notice, the violator shall be provided:

- A. A statement that failure to take remedial action by the specified deadline will result in an administrative penalty for violation of the nuisance ordinance; and
- B. A statement that additional violations of the same or substantially similar offense within a 12 month period of the abatement deadline stated above will result in an automatic administrative fine, which shall be increased for each subsequent offense

Subd. 2 Payment. Once such notice is given, the alleged violator must, within 10 days after issuance of the notice or passing of the specified deadline for abating the nuisance ordinance violation, pay the amount set forth established in the Fee Schedule by Ordinance of the City Council, or may request a hearing in writing, pursuant to Section 610.02 above. The penalty may be paid in person or by mail, and payment shall be deemed to be an admission of the violation.

Subd. 3 Failure to Pay. In the event a party charged with an administrative offense fails to pay the penalty, a misdemeanor or petty misdemeanor charge may be brought against the alleged violation in accordance with applicable statutes, or any unpaid fines may be charged against the real estate as a special assessment. If the penalty is paid or if an individual is found not to have committed the

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administrative offense by the hearing officer, no such charge may be brought by the city for the same violation.

Subd. 4 Disposition of Penalties. All penalties collected pursuant to this chapter shall be paid to the City Clerk's Office and may be deposited in the city's general fund.

Subd. 5 Subsequent Offenses. In the event a party is charged with a subsequent administrative offense within a 12-month period of paying an administrative penalty for the same or substantially similar offense, the subsequent administrative penalty shall be increased by 25% above the previous administrative penalty except when otherwise provided by ordinance.

(Amended by Ord. 242, 05-13-13)

SECTION 3. EFFECTIVE DATE. This Ordinance shall be effective immediately upon its passage and publication.

Adopted by the City Council this ____ day of _____, 2015.

Mayor

ATTEST:

Diane Frauendienst, City Clerk/Treasurer

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To: Chairperson Heher
Members of the Planning Commission
Administrator Helget

From: Cynthia Smith Strack, Municipal Development Group, Inc.

Date: June 2, 2015

Re: Dwelling Unit Minimum Sizes

BACKGROUND

The Planning Commission at the May meeting directed the preparation of standards relating to minimum dwelling unit sizes.

Please find attached a draft Ordinance relating to dwelling unit minimums. The draft Ordinance applies a 900 square foot minimum foundation size to detached and attached dwelling units in the R-1 Low Density Single Family Residential District, R-2 Medium Density Single Family Residential District, and the R-3 Medium Density Mixed Residential District. The proposed Ordinance assigns a single minimum foundation size for single family detached and attached dwellings of 900 square feet.

Alternatives:

1. Rather than prescribing a single minimum foundation size the PC could prescribe minimum standards by home type: e.g. City of Chanhassen specifies ramblers = 960 sf, split level = 1,050 sf, and two story = 600 sf first floor area.
2. A third alternative is to assign a per bedroom minimum total dwelling square footage that would apply to single family units or apartments. For example, the City of Belle Plaine requires two bedroom units (homes or apartments) are at least 960 sf; three bedrooms or more at least 1,040 sf.

It is noted the International Residential Code used to require one room of habitable space to be at least 120 sf with all additional habitable room at least 70 sf with minimum ceiling height of seven feet. The 2015 IRC removed the 120 sf requirement but retained the 70 sf per habitable room and ceiling height limit.

It is further noted prescribing minimum foundation and/or dwelling unit square footage may negatively impact housing variety in terms of pricing/affordability and available styles/types.

The Planning Commission should thoughtfully consider the perceived benefits of minimum dwelling unit sizes with the potentially negative consequences of limited housing affordability and choice.

ACTION:

Discussion of minimum dwelling unit sizes is kindly requested.

CITY OF NORWOOD YOUNG AMERICA

ORDINANCE NO. [REDACTED]

AN ORDINANCE AMENDING SECTIONS 1230.04, SUBD. 5, 1230.05, SUBD. 5, AND SUBD. 1230.06 OF THE CITY CODE RELATING TO MINIMUM DWELLING UNIT FOUNDATION SIZE IN THE R-1, R-2, AND R-3 DISTRICTS.

I. THE CITY COUNCIL OF THE CITY OF NORWOOD YOUNG AMERICA, MINNESOTA TO PROMOTE THE PUBLIC SAFETY, HEALTH, AND WELFARE, HEREBY ORDAINS CHAPTER 12, SECTION 1230.04, SUBD. 5 SHALL BE AMENDED BY ADDING SUBP (F) AS FOLLOWS:

F. Minimum foundation size for detached and attached single family residential units: 900 square feet.

II. BE IT FURTHER ORDAINED CHAPTER 12, SECTION 1230.05, SUBD. 5 SHALL BE AMENDED BY ADDING SUBP (F) AS FOLLOWS:

F. Minimum foundation size for detached and attached single family residential units: 900 square feet.

III. BE IT FURTHER ORDAINED CHAPTER 12, SECTION 1230.06, SUBD. 5 SHALL BE AMENDED BY ADDING SUBP (F) AS FOLLOWS:

F. Minimum foundation size for detached and attached single family residential units: 900 square feet.

IV. EFFECTIVE DATE: THIS ORDINANCE IS EFFECTIVE UPON ITS ADOPTION AND PUBLICATION AS PRESCRIBED BY LAW.

Adopted by the City Council of the City of Norwood Young America this ___ day of _____, 2015.

Tina Diedrick, Mayor

Attest:

Diane Frauendienst, City Clerk/Treasurer



To: Chairperson Heher
Members of the Planning Commission
Administrator Helget

From: Cynthia Smith Strack, Municipal Development Group, Inc.

Date: June 2, 2015

Re: Discussion: Driveway Standards

BACKGROUND

One of the Planning Commission's goals for 2015 is to consider implementation of standards relating to driveways, such as: setbacks from side property lines, setback from other driveways, driveway width, number of driveways per lot, and surfacing.

CURRENT STANDARDS

The following standards are currently in place for access drives:

1250.07 Access.

- A. *Parking and loading space shall have adequate access from a public right-of-way.*
- B. *The number and width of access drives shall be so located as to minimize traffic and congestion and abnormal traffic hazard, and in conformance with access management guidelines established in the Comprehensive Plan. No driveway shall be closer than fifty (50) feet to any right-of-way line of a street intersection. (Amended by Ord. 216; 8-24-2009)*

The Comprehensive Plan standards alluded to under Section 1250.07 are as follows:

Driveway Dimensions	Residential Uses	Commercial/Industrial Uses
<i>Driveway Access Width</i>	11'-22', 16' preferred	16'-32', 32' preferred
<i>Minimum Distance Between Driveways</i>	20'	20'
<i>Minimum Corner Clearance from a Collector Street</i>	60'	80'

DISCUSSION REQUESTED

General discussion is kindly requested at the June meeting prior to development of draft standards. Specific points of discussion are as follows:

1. Should standards be included in Chapter 12 (Land Use) or Chapter 11 (Subdivision) of the City Code? See comparative City examples.
2. Should a permit be required or is a zoning review sufficient? Please note that ingress/egress to County or State roadway require approval from that jurisdiction as the primary roadway authority.

3. Setbacks from side property lines:
 - A. Is a driveway setback from a side property line needed for single and two residential uses? If so, what setback: five (5) feet or ten (10) feet.
 - B. Is a driveway setback from a side property line needed for multiple family residential uses? If so, what setback: five (5) feet or ten (10) feet.
 - C. Is a driveway setback from a side property line needed for commercial/industrial uses? If so, what setback: five (5) feet, ten (10) feet or something more?
4. Number of driveways per lot – single street frontage:
 - A. For single and two family residential properties how many driveways should be allowed per lot? One or two? If two, how far apart must they be?
 - B. For multiple family residential properties, how many driveways may be allowed per lot? Should there be a minimum distance between driveways? If so, what is an appropriate distance? Does it matter if driveways are on different street frontages (corner lot)?
 - C. For commercial/industrial properties, how many driveways should be allowed per lot? Should there be a minimum distance between driveways? If so, what is an appropriate distance? Does it matter if driveways are on different street frontages (corner lot)?
5. Driveway width maximums:
 - A. Single and two family residential maximum driveway width standard needed? If so, what is the appropriate width? The standard in the NYA Comp Plan is 11'-22' with 16 as the preferred width. See comparative city examples.
 - B. Multiple family residential maximum driveway width standard needed? If so, what is the appropriate width? The standard in the NYA Comp Plan is 11'-22' with 16 as the preferred width. See comparative city examples.
 - C. Commercial/industrial maximum driveway width standard needed? If so, what is the appropriate width? The standard in the NYA Comp Plan is 16'-32' with 32 as the preferred width. See comparative city examples.
6. Driveway surfacing requirements:
 - A. Do single and two family residential driveways need to be hard surfaced (concrete, bituminous, or similar) or is gravel drive acceptable?
 - B. Do multiple family residential driveways need to be hard surfaced?
 - C. Do commercial driveways need to be hard surfaced?
 - D. Do industrial driveways need to be hard surfaced?

COMPARATIVE CITIES

The table on the following page is a review of comparative city standards by discussion area.

ACTION

This item is for discussion purposes.

STANDARD	BELLE PLAINE	CARVER	COLOGNE	GLENCOE	VICTORIA	WACONIA	NYA
Regulations in zoning or subdivision ordinance?	Zoning	Zoning	Zoning	Zoning	Subdivision	Zoning	Zoning
Permit required or zoning review?	Permit	Zoning	Zoning	Zoning	Plat review	Zoning	Zoning
Setback from side property lines?	5'	None	None	None	None	None	None
Number of driveways per lot	1 (2 by special permit)	Not limited	Not limited	Not limited	Not limited	1	Not limited
Width maximum low density residential	24' (up to 32 by special permit)	24	None	None	24' at street front; then up to 35' or width of garage plus 12', whichever is greater, when on private property	Minimum 12' maximum 24'	11 – 22 feet with 16 feet preferred
Width maximum apartments, commercial, and industrial	32' (up to 40 by special permit)	None	None	None	City Engineer recommendation	30 unless otherwise recommended by City Engineer	C/I 16 – 32 feet with 32 feet preferred
Distance between driveways on same lot	40'	None	None	None	None	40', only if lot exceeds 100 feet in width at street line	None
Distance from street intersection	30' residential, 40' commercial	None	None	None	None	None	Conflict: 50' in Z.O. Comp Plan 60' resid, 80' commercial
Surfacing	Hard surfaced	None	Hard surfaced	Hard surfaced	Hard surfaced	Hard surfaced	None



To: Chairperson Heher
Members of the Planning Commission
Administrator Helget

From: Cynthia Smith Strack, Municipal Development Group, Inc.

Date: June 1, 2015

Re: 2015 Goals

The following are provided for Commission information and input:

1. Clean Up Issues: Administrator Helget has been very active in following up on this item. He will provide a verbal update at the meeting.
2. 2015 Goals:
 - A. Update of zoning language related to home occupations – BEFORE THE COUNCIL FOR ACTION SECOND MEETING IN JUNE.
 - B. Update of zoning language relating to accessory structures – COMPLETED.
 - C. Update of certain sections of the sign regulations, particularly those relating to volume of directional signage and number of wall signs per building face.
 - D. Review of/familiarization with the Official Zoning Map.
 - E. Review of the NYA Greenway Plan.
 - F. Establish dwelling unit minimum sizes – ON AGENDA FOR DISCUSSION
 - G. Provide for aging in place through the use of accessory apartments.
 - H. Driveway standards. ON AGENDA FOR DISCUSSION
 - I. Landscaping standards. COMPLETED

2015 Building Permit Report

PERMIT #	NAME	ADDRESS	PURPOSE	DATE	PERMIT FEE	PLAN CHECK		
						FEE	SURCHARGE	VALUE
2015001	Curtis Heldt	217 Main St E	Replace bsmt floor	1/12/2015	\$153.25	\$99.61	\$3.50	\$7,000.00
2015002	Joe Laumann	114 Hill St W	Reroof	1/14/2015	\$55.00	\$0.00	\$5.00	\$0.00
2015003	Mike Green	812 Martingale Drive	Furnace changeout	1/20/2015	\$60.00	\$0.00	\$5.00	\$0.00
2015004	Jim Louwagie	940 Preserve Blvd	Water Heater	1/29/2015	\$15.00	\$0.00	\$5.00	\$0.00
2015005	McDonalds	410 Faxon Road	Renovations	2/23/2015	\$430.45	\$279.79	\$12.50	\$25,000.00
2015006	Urho Rahkola	226 Oak St S	Reside gable ends	2/6/2015	\$55.00	\$0.00	\$5.00	\$0.00
2015007	Steve Helget	415 Emma St	New Home	4/1/2015	\$15,432.36	\$1,315.18	\$140.50	\$251,000.00
2015008	Del Brelje	205 1st Ave SE	Rewindow	2/13/2015	\$42.65	\$27.72	\$1.00	\$1,000.00
2015009	City of NYA	417 Elm St W	Dug-outs	2/13/2015	\$91.65	\$59.57	\$1.50	\$2,600.00
2015010	Paul Meyer	838 Elm St W	Demo Basement	2/27/2015	\$211.65	\$59.57	\$11.50	\$2,500.00
2015011	Principle Mfg	118 Railroad St W	Plumbing	2/27/2015	\$122.45	\$79.59	\$2.50	\$5,000.00
2015012	Jeff Morphey	706 Martingale Drive	Furnace changeout	3/2/2015	\$60.00	\$0.00	\$5.00	\$0.00
2015013	Jesse Erpelding	201 4th St SW	Plumbing	3/2/2015	\$90.00	\$0.00	\$5.00	\$0.00
2015014	Kevin Oelfke	510 Devonshire Dr	Rewindow	3/3/2015	\$55.00	\$0.00	\$5.00	\$0.00
2015015	NationStar Mortgage	312 Washington St	Reroof	3/4/2015	\$55.00	\$0.00	\$5.00	\$0.00
2015016	Stan Albrecht	640 RR Drive Ste 700	Fire Sprinkler	3/4/2015	\$52.73	\$34.27	\$1.00	\$1,250.00
2015017	M. Sinnen	407 4th Ave SW	Reroof	3/4/2015	\$55.00	\$0.00	\$5.00	\$0.00
2015018	M. Gieseke	22 1st St NE	Reroof	3/9/2015	\$55.00	\$0.00	\$5.00	\$0.00
2015019	Eileen McGee	520 Morse St	Reside/Rewindow	3/9/2015	\$110.00	\$0.00	\$10.00	\$0.00
2015020	All Saints	526 Morse St	Demo	3/9/2015	\$100.00	\$0.00	\$5.00	\$0.00
2015021	Henry Ohnstad	1015 Fox Crossing	Finish Basement	3/12/2015	\$91.65	\$59.57	\$1.50	\$3,000.00
2015022	Carol Herrmann	405 Webster St SW	Wall Anchors		\$107.05	\$69.58	\$2.00	\$500 work cancelled
2015023	Brian Diedrick	223 Franklin St N	Plumbing	3/17/2015	\$60.00	\$0.00	\$5.00	\$0.00
2015024	Principle Mfg	118 Railroad St W	Alterations	3/18/2015	\$107.05	\$69.58	\$2.00	\$4,000.00
2015025	Todd Schultz	450 Oak Lane	Garage Addition	3/19/2015	\$276.45	\$179.69	\$7.50	\$15,000.00
2015026	Family Dollar	713 Faxon Road	New Construction	4/29/2015	\$6,984.36	\$3,304.83	\$396.00	\$791,445.00
2015027	Matt Palaia	314 2nd St SW	Fire Repair	3/30/2015	\$1,901.52	\$1,118.99	\$116.00	\$201,164.57
2015028	Evan Bunn	110 2nd Ave SW	Fence	3/25/2015	\$55.00	\$0.00	\$5.00	\$0.00
2015029	Ross Schneider	410 Emma St	Pool	3/27/2015	\$486.00	\$315.90	\$15.00	\$30,000.00
2015030	Shannon Smith	19 Central Ave S	Rewindow/Reside	3/30/2015	\$110.00	\$0.00	\$10.00	\$0.00
2015031	Chris Goetz	115 Wilson St W	Reroof	3/30/2015	\$55.00	\$0.00	\$5.00	\$0.00
2015032	Thomas Hoppe	409 2nd Ave SE	Water Softener	3/30/2015	\$15.00	\$0.00	\$5.00	\$0.00
2015033	Steve Lemke	119 Elm St W	Reroof	3/31/2015	\$55.00	\$0.00	\$5.00	\$0.00
2015034	Jeff Bishop	1010 Fox Crossing	Finish Basement	4/1/2015	\$182.45	\$79.59	\$7.50	\$4,500.00
2015035	Teresa Johnson	218 Hill St E	Plumbing	4/3/2015	\$132.65	\$27.72	\$16.00	\$1,000.00
2015036	Chad Morningstar	1000 Fox Crossing	Finish Basement	4/6/2015	\$137.85	\$89.60	\$3.00	\$5,600.00
2015037	Mark Gieseke	22 1st St NE	Windows	4/6/2015	\$55.00	\$0.00	\$5.00	\$0.00
2015038	Gestach & Paulson	422 Elm St W	Reroof	4/7/2015	\$137.85	\$0.00	\$3.00	\$6,000.00
2015039	Principle Mfg	118 Railroad St W	Plumbing	4/7/2015	\$125.81	\$0.00	\$1.00	\$2,000.00
2015040	Pete Luskey	614 Elm St W	Foundation Repair	4/16/2015	\$91.65	\$59.57	\$1.50	\$2,500.00
2015041	Merlin Grimm	111 Wilson St W	Reside	4/13/2015	\$55.00	\$0.00	\$5.00	\$0.00

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2015042	Jerry McVeigh	121 Muirfield Circle	Replace doors	4/14/2015	\$55.00	\$0.00	\$5.00	\$0.00
2015043	Dan Alsleben	116 4th St W	Reroof	4/14/2015	\$55.00	\$0.00	\$5.00	\$0.00
2015044	Carla Reichman	420 Devonshire Drive	Fence	4/14/2015	\$55.00	\$0.00	\$5.00	\$0.00
2015045	Rafael Lozada	905 Meadows Blvd	Finish Basement		\$197.85	\$89.60	\$8.00	\$6,000.00
2015046	Loomis Investments	765 Lakewood Trail	New Home	4/17/2015	\$16,731.56	\$1,139.01	\$113.50	\$206,800.00
2015047	Family Dollar	713 Faxon Road	Demo	4/17/2015	\$200.00	\$0.00	\$5.00	\$0.00
2015048	Dan Barthel	613 Casper Circle	Fence	4/20/2015	\$55.00	\$0.00	\$5.00	\$0.00
2015049	Mike Knodt	522 Faxon Road	Sign	4/24/2015	\$55.00	\$0.00	\$5.00	\$0.00
2015050	Dean Werner	108 Central Ave N	Reside	4/27/2015	\$55.00	\$0.00	\$5.00	\$0.00
2015051	City of NYA	21 Main St E	Demo - restrooms	4/28/2015	\$200.00	\$0.00	\$5.00	\$0.00
2015052	Family Dollar	713 Faxon Road	Plumbing	5/1/2015	\$452.67	\$294.24	\$13.50	\$27,000.00
2015053	Mark Gieseke	22 1st St NE	Plbg/Mechanical	4/28/2015	\$75.00	\$0.00	\$10.00	\$0.00
2015054	Tom Kaeter	308 2nd St SW	Reroof	4/28/2015	\$55.00	\$0.00	\$5.00	\$0.00
2015055	Julee Arndt	206 Trilane Dr	Reroof	4/29/2015	\$55.00	\$0.00	\$5.00	\$0.00
2015056	Sherri Schultz	18 Main St E	Reroof	5/4/2015	\$55.00	\$0.00	\$5.00	\$0.00
2015057	Tim Schroeder	614 Elm St W	Furnace/H2O Heater	5/4/2015	\$75.00	\$0.00	\$5.00	\$0.00
2015058	Family Dollar	713 Faxon Road	Mechanical	5/8/2015	\$563.77	\$366.45	\$18.50	\$36,900.00
2015059	Nick Schoen	886 Meadows Blvd	Deck	5/6/2015	\$137.85	\$89.60	\$3.00	\$6,000.00
2015060	Paulette KostECKA	120 Hilltop Circle	Foundation Repair	5/18/2015	\$184.05	\$119.63	\$4.50	\$8,810.00
2015061	Good Times	400 Faxon Road	Damage Repair	5/5/2015	\$199.45	\$129.64	\$5.00	\$10,000.00
2015062	Justin Swanson	840 Fox Court	Deck	5/29/2015	\$199.45	\$129.64	\$5.00	\$10,000.00
2015063	Family Dollar	713 Faxon Road	Sign-store front	5/12/2015	\$55.00	\$0.00	\$5.00	\$0.00
2015064	Family Dollar	713 Faxon Road	Sign-Morse St	5/12/2015	\$107.05	\$69.58	\$2.00	\$4,000.00
2015065	Family Dollar	713 Faxon Road	Sign-Faxon Rd	5/12/2015	\$107.05	\$69.58	\$2.00	\$4,000.00
2015066	Family Dollar	713 Faxon Road	Sign-N. side of bldg	5/12/2015	\$55.00	\$0.00	\$5.00	\$0.00
2015067	Dairy Queen	511 Morse St	Fence	5/12/2015	\$122.45	\$79.59	\$2.50	\$4,460.00
2015068	Ron Winter	234 Lake St	Reroof	5/8/2015	\$55.00	\$0.00	\$5.00	\$0.00
2015069	Mark Stockman	814 Martingale Drive	Reroof	5/8/2015	\$55.00	\$0.00	\$5.00	\$0.00
2015070	Cathryn Fahey	717 Elm St W	Reroof	5/8/2015	\$55.00	\$0.00	\$5.00	\$0.00
2015071	Larry Wittsack	817 Elm St W	Reroof	5/8/2015	\$55.00	\$0.00	\$5.00	\$0.00
2015072	Tony Reno	885 Fox Court	Fence	5/8/2015	\$55.00	\$0.00	\$5.00	\$0.00
2015073	Dennis Schmidt	411 Lake St W	Reroof	5/11/2015	\$55.00	\$0.00	\$5.00	\$0.00
2015074	Loomis Investments	775 Lakewood Trail	New Home	5/15/2015	\$16,619.52	\$1,062.93	\$104.00	\$187,260.00
2015075	Loomis Investments	950 Meadows Blvd	New Home	5/13/2015	\$16,756.56	\$1,139.01	\$113.50	\$206,270.00
2015076	Jeff Pieschke	509 Devonshrie Drive	Reroof	5/14/2015	\$55.00	\$0.00	\$5.00	\$0.00
2015077	Howard Johnson	214 Webster St	Reroof	5/15/2015	\$55.00	\$0.00	\$5.00	\$0.00
2015078	Brian Moser	815 Martingale Drive	Deck	5/18/2015	\$137.85	\$89.60	\$3.00	\$6,000.00
2015079	Jason Huntley	885 Meadows Blvd	Fence	5/22/2015	\$55.00	\$0.00	\$5.00	\$0.00
2015080	Michelle Eckenrode	121 West St N	Reroof	5/26/2015	\$55.00	\$0.00	\$5.00	\$0.00
2015081	The Haven	600 Railroad Drive	New Construction		\$131,597.05	\$12,543.08	\$1,426.56	\$4,265,635.20
2015082	Carolyn Durbin	528 Devonshire Dr	Furnace changeout	5/29/2015	\$60.00	\$0.00	\$5.00	\$0.00
2015083	Carver County CDA	110 Oak St S	Fire Repair		\$608.21	\$395.34	\$20.50	\$40,686.00