



**Norwood Young America Planning Commission**  
**Tuesday, April 3, 2018**  
**Norwood Young America City Council Chambers, 310 Elm St. W.**  
**6:00 p.m.**

**AGENDA**

**Bill  
Grundahl**

1. Call to Order  
Pledge of Allegiance

**Paul  
Hallquist**

2. Oath of Office

**JR  
Hoernemann**

3. Adoption of Agenda

**Mark  
Lagergren**

4. Approve Minutes of February 6, 2018 meeting
5. Public Hearing
  - A. Molnau Trucking Variance: Impervious Surface Coverage in Shoreland Overlay Area; Molnau Trucking Amendment of Conditional Use Permit: Outdoor Storage

**Mike  
Eggers**

**Craig  
Heher  
Council  
Liaison**

6. Old Business
  - A. Molnau Trucking Variance: Impervious Surface Coverage in Shoreland Overlay Area; Molnau Trucking Amendment of Conditional Use Permit: Outdoor Storage
7. New Business
  - A. 2040 Comprehensive Plan – Future Land Use Map; Goals & Objectives
8. Miscellaneous
  - A. March Building Permit Report
9. Commissioner's Reports
10. Adjourn

**UPCOMING MEETINGS**

April 9 <sup>th</sup>	City Council meeting 6:00 p.m.
April 11 <sup>th</sup>	Economic Development Commission 6:00 p.m.
April 17 <sup>th</sup>	Parks & Recreation Commission meeting 5:30 p.m.
April 23 <sup>rd</sup>	City Council Work Session/EDA/Regular meeting 6:00 p.m.
May 1 <sup>st</sup>	Planning Commission meeting 6:00 p.m.
May 9 <sup>th</sup>	Joint Meeting - Planning Commission, City Council, EDC, and Chamber of Commerce 6:30 p.m.

***Norwood Young America  
Planning Commission Minutes  
February 6, 2018***

**Present:** Commissioners Mike Eggers, Craig Heher, Bill Grundahl, Mark Lagergren, and JR Hoernemann.

**Absent:** Commissioner Bill Grundahl

**Staff:** City Attorney Jay Squires, City Administrator Steve Helget, and Planning Consultant Cynthia Smith Strack.

**Public:** Mike Yeager Yeager Machine Inc., Randy Schuster Vickerman Companies, Nick Jeurissen Greystone Construction, Eric Bender Greystone Construction, Megan Tasca Sunde Engineering, Loren Monschen Limner Morschen Architects, Ryan and Nick Molnau from Molnau Trucking.

**1. Call to Order.**

The meeting was called to order by Chair Heher at 6:00 pm. All present stood for the Pledge of Allegiance.

**2. Adoption of Agenda.**

Chairperson Heher introduced the agenda.

Motion – Lagergren, second Eggers to approve the agenda as proposed. The agenda was approved 4-0.

**3. Approval of Minutes from the Regular Meeting January 3, 2018 and the Work Session of January 3, 2018.**

Heher introduced the minutes from the January 3, 2018 regular and work session meetings.

Motion – Eggers to approve the January 3, 2018 regular and work session meeting minutes. Second by Hoernemann. With all in favor the minutes were approved 4-0.

**4. Public Hearings.**

A. Tacoma West Industrial Park 3<sup>rd</sup> Addition Preliminary Plat.

Chairperson Heher introduced the agenda topic pertaining to the preliminary plat for Tacoma West Industrial Park 3<sup>rd</sup> Addition. Heher explained the public hearing process for the preliminary plat and the next hearing pertaining to variance requests would follow the same process. Heher noted that after he opened the public hearing he would request staff provide background information, he would then allow the Applicant and/or Applicant's Representatives an opportunity to speak. He would then allow Commissioners to seek clarification of the request. Heher stated he would then ask for public comments for or against the proposed action. The hearing would then be closed and additional Commissioner questions/comments would be addressed. Heher noted action on the items would be taken during the business portion of the meeting. Heher opened the public hearing pertaining to the preliminary plat at 6:03 p.m.

Strack stated the City of Norwood Young America and PAR Real Estate LLC, Vickerman Company,

were the applicants. The City of Norwood Young America was fee owner of the property being platted. The property was zoned I-1 Light Industrial and proposed to remain I-1.

Strack stated Vickerman Company proposes purchase of three current, improved lots and construction of an 118,698 square foot warehouse facility on said lots. In order to accommodate the development, the City proposes resubdivision of the improved lots into one lot. Specifically the City proposes combining Lot 3, Block 1 Tacoma West Industrial Park 2<sup>nd</sup> Addition and Lots 4 and 5, Block 2 Tacoma West Industrial Park as Lot 1, Block 1 Tacoma West Industrial Park 3<sup>rd</sup> Addition. Vacation of existing drainage and utility easements has been initiated by the City Council. Dedication of new drainage and utility easements on lot perimeters and a proposed easement for the potential relocation of a storm sewer main are illustrated on the final plat.

Strack stated she had requested the plat be forwarded to the Carver County Surveyor's Office and taxation for review/comment. She noted the preliminary and final plats had also been forwarded to the City Engineer and City Attorney for review. Strack stated the proposed use is consistent with the 2030 Comprehensive Plan relating to planned land use. She noted lot performance standards for the I-1 Light Industrial District were achieved. No changes to existing infrastructure is proposed at this time.

Heher asked if Commissioners had any questions. Lagergren confirmed three lots were being combined into one lot under the proposed preliminary plat. Strack confirmed. Heher inquired as to whether or not City Administrator Steve Helget had questions or comments. Helget did not have questions or comments.

Heher invited the public to comment on the preliminary plat. No members of the public spoke for or against the preliminary plat. No previous oral or written comments were received.

Heher inquired as to whether or not City Attorney Squires had comments or questions. Squires did not have comments or questions.

Motion – Lagergren to close the public hearing. Second by Eggers. With all in favor the hearing was closed at 6:09 p.m.

## B. Par Real Estate Variances

Chairperson Heher introduced the agenda topic pertaining to maximum structure height, interior side yard setback, and landscape tree planting variances. Heher opened the public hearing at 6:09 p.m.

Strack stated PAR Real Estate LLC, Vickerman Company, was the Applicant and proposed property owner.

Strack stated the Applicant proposed variances to: Section 1230.12, Subd. 5(D) pertaining to maximum building height in the I-1 Light Industrial District; Section 1230.12, Subd. 5(E) pertaining to interior side yard setback and Section 1255.04(A) pertaining to tree planting at a rate of one tree per 1,000 gross building area. Strack noted the variances were to be acted on in the business portion of the agenda followed by consideration of a site plan.

Strack noted representatives from Vickerman Company, Randy Schuster and Greystone Construction, Nick Jeurissen were in attendance and able to comment on the request. Strack referenced items included in the meeting packet including: the application, plans, a site map, exterior (north) elevation, turning

radius for maneuvers in the loading dock area, a memo from the City Engineer dated January 25, 2018, a memo from the Fire Chief dated January 25, 2018, and email correspondence from Public Services Director Tony Voigt.

Strack stated the Applicant proposes a building height of 42 feet. The maximum height allowed under Section 1230.12, Subd. 5(D) is 40 feet.

The Applicant proposes a zero interior yard setback to accommodate a ground-level link to an existing structure on an adjacent lot. The minimum interior side yard setback prescribed under Section 1230.12, Subd. 5(E) is 15 feet.

The Applicant proposes a reduction of the number of tree plantings required under Section 1255.04(A) of the City Code. The Applicant proposes installation of foundation plantings and ten (10) trees; the Code requires tree planting at a rate of one tree per 1,000 gross building area, or in this case planting of 119 trees.

Strack referenced a letter from an attorney for Mike Yeager as written correspondence received.

Heher asked Strack how long the maximum height of 40 feet was included in the zoning code. Strack noted last wholesale update of zoning code followed 2030 Comprehensive Plan update in 2008. Heher asked Strack for rationale for maximum building height. Strack noted she did not assist with the zoning code update following the 2008 Comprehensive Plan update. She opined fire apparatus availability was formerly a partial rationale for limiting height. She opined code standards requiring fire suppression were later instituted. The proposed building required sprinkling.

Heher invited Jeurissen with Greystone Construction to speak. Heher asked Jeurissen how much of the structure would exceed the maximum height. Jeurissen noted only a small portion of the roof ridgeline would exceed the maximum height. The base height was less than the required maximum and the roof pitch was ¼:12's resulting in a roof line just under 42 feet.

Lagergren inquired as to where trees would be planted. Jeurissen noted along the east side of the building and adjacent to Tacoma Boulevard.

Heher referenced the proposed ground-level link between buildings. Heher inquired as to whether or not the link could or would be removed upon sale of the property. Jeurissen noted the link would be removed if the buildings were sold separately. In the event the buildings were sold as a campus the link could possibly stay in place.

Heher inquired as to where downspouts for the sizable roof would be discharged. Jeurissen noted shed from the roof would be routed into central downspouts which discharged into underground drain tile.

Lagergren inquired as to stormwater routing. Jeurissen noted a portion of the site discharge would be discharged into a drainage ditch south of the building. Additional discharge would be routed to a stormwater retention pond east of the building constructed in conjunction with the initial property subdivision. Most of the discharge would be to the existing pond east of the proposed facility.

Heher asked Strack to comment on landscaping at other existing facilities in the industrial park. Strack stated she was not able to answer the question as she didn't specifically investigate. She noted she visited the park earlier in the day and noticed Mr. Yeager had several trees on his lot.

Heher asked Jeurissen how large the existing campus buildings were and how that related to tree plantings. Jeurissen noted the existing campus is approximately 140,000 square feet. A variance was issued to reduce required trees in conjunction with the previous expansion.

Heher invited the public to comment.

Mike Yeager, Yeager Machine, Inc. read a prepared statement in opposition to all three proposed variances. Yeager in his statement opined the variances were created by the property owner and were not unique or impacted by physical conditions of the lot or circumstances unique to the property. Yeager also opined the large building mass and bulk and connections between buildings combined with a proposed lessening of landscape standards specifically impacted the scale of development in the park. Yeager opined the proposed variances were not sympathetic to neighborhood character. Yeager requested the Commission deny all three variances.

Heher referenced a letter from Mr. Yeager's Attorney, Peter J. Coyle, Larkin Hoffman. The letter was in opposition to the requested variances.

Heher asked for additional public comments. No additional comments were received.

*Motion* – Lagergren to close the public hearing. Second by Eggers. With all in favor the hearing was closed at 6:30 p.m.

## **5. Old Business.**

None.

## **6. New Business.**

### **A. Preliminary and Final Plat Approval: Tacoma West Industrial Park 3<sup>rd</sup> Addition.**

Heher introduced the agenda item for discussion.

Strack noted preliminary and final plats were included in the meeting packet. The plats illustrate resubdivision of three improved lots into one lot. Vacation of existing drainage and utility easements has been initiated by the City Council. Dedication of new drainage and utility easements on lot perimeters and a proposed easement for the potential relocation of a storm sewer main are illustrated on the final plat. The plat was to be forwarded to the Carver County Surveyor's Office and taxation for review/comment. The preliminary and final plats had been forwarded to the City Engineer for comment.

In a memo dated January 25, 2018 the City Engineer noted a need to provide a minimum 20-foot wide drainage and utility easement over all City owned facilities, including the existing and future 48-inch storm sewer, the hydrant lead along Tacoma Boulevard, and the hydrant lead to the southwest corner of the building. Strack noted Fire Chief Steve Zumberge was requiring a third hydrant southeast of the fire land which would necessitate an additional hydrant lead which would require a d/u easement. The City Engineer also recommends an easement over the fire lane.

Strack stated staff's recommend was to recommend approval of the preliminary and final plats to the City Council with several conditions including: title review by the City Attorney, incorporation of comments contained in a staff memo dated January 25, 2018 from John Swanson, Bolton-Menk, incorporation of any/all comments from Carver County Surveyor's Office and taxation, certification all

taxes were paid, and recording of the final plat at the Carver County Recorder's Office within 120 days of the date of approval by the City Council.

*Motion* – Lagergren to recommend the City Council approve the preliminary and final plat for Tacoma West Industrial Park 3<sup>rd</sup> Addition based on recommended conditions. Second Hoernemann. Motion carried 4:0.

**B. Variances and Site Plan Approval Vickerman Company.**

Heher introduced the agenda item for discussion.

Strack noted the variances should be acted upon prior to consideration of approval of the site plan. She requested action on each individual variance as a point of order. Strack alluded to Code standards pertaining to variance review including: consistency with the comprehensive plan, a 'practical difficulties test', and consistency with existing built environments.

Strack stated the Applicant proposes a building height of 42 feet. The maximum height allowed under Section 1230.12, Subd. 5(D) is 40 feet. She noted the Applicant proposes a building height of 42 feet to allow for full use of standard sized warehouse racking units and the ability to accommodate a required three-foot clear zone for fire suppression system use. Strack referenced sample findings of fact for and against the variance.

For the request: The proposed use is consistent with planned land use in the Comprehensive Plan and development in the adjacent locale; the proposed variance is not for the use of property; the proposed structure is part of warehouse campus with each building physically connected through an at-grade link. Previously existing campus structures are sympathetic in height to the 42' proposed; the additional two feet of building height allows for full use of standard sized warehouse racking units and can accommodate a clear zone needed for a required fire suppression system; the proposed variance is minimal in scope and scale; the proposed variance provides for more efficient development and consumption of land as required under the 2030 Comprehensive Plan; the proposed building height variance makes development more cost-effective by building up as opposed to building a larger footprint; the lot is irregularly shaped and is bounded by two roadways; and, the proposed structure is consistent in size and scale to other industrial structures in the adjacent locale and will not negatively impact the essential character of the industrial district.

Against the request: Several parcels within the adjacent locale have irregular shapes, the parcel shape is not unique; building height is a factor solely under the control of the Applicant and therefore not unique to any given parcel; and, the proposed variance could be avoided if the building size was increased.

Heher asked Attorney Squires if the 42-foot variance was warranted. Squires reviewed statutory requirements for variance consideration. Squires reviewed language pertaining to practical difficulties. He also alluded to a standard pertaining to economic hardship alone not being a reason for granting variance approval. Squires opined the specific statutory language alluded to the potential for the City to consider economic consequences of a request, provided such reasons were not the sole rationale for variance consideration. For example, if storage space could be increased by ten percent simply by issuing a small variance allowance such cost efficiency could be relative to variance consideration.

Squires further suggested the scale or significance of the variance could also be a factor for the Commission to consider. The height variance proposed applies to a limited portion of the building height.

Squires also noted that zoning code allows for up to 80 percent site coverage as an essential component of the industrial area. The proposed site coverage was less than that allowed. Squires suggested the Commission consider performance standard allowances included in the zoning classification when contemplating whether or not the proposed development was consistent with neighborhood character.

Heher asked for input from Commissioners. Heher noted the two foot variance which was applicable to a portion of the roof ridgeline did not seem extreme. Heher noted it would allow for use of more storage space and be largely unnoticeable. Lagergren concurred. Hoernemann concurred.

***Motion*** – Lagergren to recommend the City Council approve the two-foot maximum height variance based on aforementioned findings. Second Eggers. Motion carried 4:0.

Strack stated the Applicant proposes a zero interior yard setback applicable to a 32-foot section of the side yard as a means of accommodating a ground-level link to an existing structure on an adjacent lot. The minimum interior side yard setback prescribed under Section 1230.12, Subd. 5(E) is 15 feet.

Strack referenced sample findings of fact for and against the variance included in the packet and provided for discussion purposes.

For the request: The proposed use is consistent with planned land use in the Comprehensive Plan and development in the adjacent locale; the proposed variance is not for the use of property; the proposed structure is part of warehouse campus with each building physically connected through an at-grade links; the setback variance is applicable only to a 32-foot segment of the structure, the vast majority of the building will exceed the required setback; the proposed variance is minimal in scope and scale; the proposed variance provides for more efficient development and consumption of land as required under the 2030 Comprehensive Plan; the proposed building link makes development more cost-effective by eliminating external trips between separate buildings; the lot is irregularly shaped and is bounded by two roadways; the proposed structure is consistent in size and scale to other industrial structures in the adjacent locale and will not negatively impact the essential character of the industrial district.

Against the request: Several parcels within the adjacent locale have irregular shapes, the parcel shape is not unique; a building link is a factor solely under the control of the Applicant and therefore not unique to any given parcel; and, the proposed variance could be avoided if operations between buildings were conducted externally.

Helget noted the City's Building Official had been present at a pre-project meeting to address issues associated with the proposed building link. Helget stated the Metro West Inspection Services approved of the link construction which mirrored an existing link between two buildings elsewhere on the Vickerman campus.

Lagergren asked Strack to expound on a finding the variance could be avoided if operations between buildings were constructed externally. Strack stated forklifts could exit one building on the campus, travel down Tacoma Boulevard and/or through parking areas and access a second structure, thereby rendering a link a convenience and not an operational necessity.



Heher inquired as to whether or not the link could be removed at the time of property sale. Strack opined Jeurissen testified to that effect earlier. Heher inquired as to whether or not a condition requiring link removal at the time of property sale could be added to the variance. Strack opined the variance approval ran with 'the land' as opposed to the property owner.

Squires noted Vickerman Company was a large campus and it could be sold as a campus unit. However, if economic conditions didn't support sale of the entire campus as a single entity, the buildings could be sold independently and the link(s) could be removed.

Lagergren requested clarification of whether or not the City would be forcing Vickerman Company to sell the entire campus as a single entity. Squires opined that recommending variance approval would not be forcing Vickerman to sell all the buildings as a single campus unit.

Motion – Eggers to recommend the City Council approve a zero interior side yard setback for a 32' portion of the side yard to accommodate at-grade building link pursuant to aforementioned findings. Second Hoernemann. Motion carried 4:0.

#### Site Plan Approval Vickerman Company.

Strack stated the Applicant proposes a reduction of the number of tree plantings required under Section 1255.04(A) of the City Code. The Applicant proposes installation of foundation plantings and ten (10) trees; the Code requires tree planting at a rate of one tree per 1,000 gross building area, or in this case planting of 119 trees.

Strack referenced sample findings of fact for and against the variance included in the packet and provided for discussion purposes.

For the request: The proposed use is consistent with the planned land use contained in the Comprehensive Plan and development in the adjacent locale; the proposed variance is not for the use of property; the proposed structure is part of warehouse campus with each building physically connected through an at-grade links; the Light Industrial District allows for maximum impervious surface coverage of 80% of the lot. Under maximum intensity twenty (20) percent of the lot is available for plantings, research indicates mature overstory trees such as maple and oak can have canopies of up to 1,800 square feet in area, therefore, minimum planting distances of 25-40 feet are encouraged, however, the pervious acreage available is unable to accommodate 119 trees; the 2030 Comprehensive Plan includes policies supporting efficient development and consumption of land and is based on a build out at up to 80 percent impervious surface; the lot is irregularly shaped and is bounded by two roadways which require increased front and corner yard setbacks; and, the proposed development is consistent in size and scale to other industrial structures in the adjacent locale and will not negatively impact the essential character of the industrial district.

Against the request: Several parcels within the adjacent locale have irregular shapes, the parcel shape is not unique; the building could be reduced in size to make room for the required number of trees; and, the planting of trees is not unique to the shape of a parcel but rather the proposed intensity of development on the subject parcel.

Heher asked Jeurissen to review where the ten trees are proposed to be planted. Jeurissen stated the trees would be planted adjacent to Tacoma Boulevard and along the northeast portion of the property. Heher confirmed the width of the building was 400 feet. Jeurissen concurred. Heher inquired as to how Jeurissen determined ten trees would fit on the property. Jeurissen stated the ten trees was identified as a



starting point for tree plantings that could reasonably be accommodated on the site.

Eggers inquired if the number of trees required could be doubled, to twenty versus ten. He inquired as to whether or not a fee could be paid which could, in turn, be used to purchase trees for planting in public places. Strack noted the Commission could find additional tree plantings on site were needed. She cautioned enabling language related to a fee in lieu of tree planting was not included in the code.

Randy Schuster opined 30 trees should be able to fit on the lot and that he would commit to installing 30 trees. The Commission discussed potential location of tree plantings. Squires recommended the Commission require a landscape plan illustrating the installation of 30 trees be presented to the City Council prior to their taking action on the requested variance.

Lagergren opined the planting of 30 trees in the area provided, especially adjacent to Yeager Machine was reasonable. Heher concurred opening ten trees was not sufficient but thirty trees seemed reasonable given the performance standards of the zoning district and the allowable space. Heher suggested the Commission review the tree planting standard in the near future so as to create a standard that is scalable for large building footprints.

*Motion* – Hoernemann to recommend the City Council approve installation of 30 trees (119 code standard) on the site providing a landscape plan was submitted to the Council illustrating the tree plantings prior to consideration of the variance request pursuant to aforementioned findings. Second Lagergren. Motion carried 4:0.

Strack noted the Code requires Planning Commission consideration and Council action to approve all site plans contemplating new building square footage. Strack referenced plans included in the packet pertaining to Vickerman's proposed 118,698 square foot warehouse.

Strack noted with the exception of interior yard setback and building height standards the proposed 118,698 square foot structure appears to meet lot performance standards as proposed. The maximum impervious surface coverage is limited by previous design/grading to 72%, under the 80% maximum under Code.

Access to the proposed structure is from Tacoma Boulevard which is classified as a 'local' street and which has been designed to accommodate truck traffic. The site plan illustrates nine loading bays in the proposed facility. The Applicant represents that the estimated volume of semi-truck traffic is ten trucks per day. The volume of truck traffic as represented by the Applicant appears to be of minimal impact on the transportation system. In the event larger volumes of truck traffic are generated at a point in the future, additional study may be required of the Applicant and/or Property Owner to determine impact on the transportation system. Under Code larger access throat widths may be approved by the City Engineer. The proposed access width exceeds 100 feet. The City Engineer in a review memo dated January 25, 2018 approves of the proposed width. Evidence that all truck traffic maneuvers can be accommodated on site without interfering with employee parking and pedestrian movements has been submitted. Primary points of employee ingress/egress are located in the building front and interior (northwest) side yard. Proposed points of ingress/egress are adjacent to employee parking. Strack recommended further consideration of pedestrian movement through employee parking to ingress/egress points, consideration of additional signage, striping, and/or installation of sidewalk was recommended.

The plans illustrate a total of 60 parking spaces. Parking areas are proposed to be surfaced with bituminous, surrounded by B-612 curb, and setback a minimum of ten feet from the property line. The volume of parking spaces is consistent with Code requirements. Strack recommended revised plans

illustrate stall and drive aisle dimensions, She noted the concept plan illustrated said dimensions and that those dimensions were consistent with the code.

Strack stated the applicant is proposing minimal facade improvements for the building with a little over two-feet of wainscot concrete masonry units along the base of the front building wall adjacent to Tacoma Boulevard. This is consistent with the baseline facade improvements on existing buildings. The remainder of the building will be pre-finished steel wall panels. Colors and materials are intended to compliment the current building and are evident on the north elevation rendering submitted with the plan set.

Building lighting is proposed to be limited to wall-mounted luminaries. Under code, wall mounted luminaries should not be intended to be used to illuminate parking lots; instead pole lights shall be used in order to minimize off-site glare. The height of wall-mounted luminaries shall not exceed 18 feet above ground level at the building line. The attached elevation rendering illustrates intended location and height of wall mounted luminaries.

Handicap and no-parking signs are included in the application materials. In the event any additional signage is contemplated, Strack noted a separate permit is required and the standards contained in Section 1260 (Signs) of the City Code shall apply.

The use shall be required to meet all performance standards set forth in Section 1245.01 of the City Code. In particular, garbage /refuse area shall be kept in an enclosed building or otherwise hidden from public view by a privacy fenced area.

Strack noted the plans were forwarded to the Public Service Director Tony Voigt for review and comment. An email dated January 26, 2018 from Public Service Director Tony Voigt was included in the packet.

The plans were forwarded to the Fire Chief Steve Zumberge for review and comment. Comments contained in a review memo dated January 25, 2018 are incorporated in the record by reference.

The plans were forwarded to the City Engineer for review and comment. Comments contained in a review memo dated January 25, 2018 are incorporated in the record by reference.

Strack opined if the Commission considers a recommendation approving the site plan, certain conditions were recommended including: The "Use" of the property be defined as an 118,698 square foot warehousing facility. All application materials and plan sets be incorporated by reference and accepted in good faith by the City as the Applicant's intended development. Approval of variance requests relating to building height, interior side yard minimum setback, and required tree plantings. Submittal of a revised set of plans illustrating compliance with required conditions of approval. Compliance with all standards required and as set forth within the memo from Consulting Planner, Cynthia Smith Strack, dated February 6, 2018. Compliance with all recommendations as set forth within the memo from John Swanson, Bolton-Menk (City Engineer) dated January 25, 2018. Compliance with all recommendations as set forth within a memo from Fire Chief Steve Zumberge dated January 25, 2018. Submittal of a landscape plan to the City Council review illustrating foundation plantings and the installation of thirty (30) overstory trees on site. Revised plans illustrating pedestrian movement through employee parking to ingress/egress points and proposed signage, striping, and/or installation of sidewalk. Illustration of stall and drive aisle dimensions on the revised plan set, confirming consistency with code requirements for drive aisle dimension and stall dimension. The height of wall-mounted luminaries shall not exceed 18 feet above ground level at the building line. The use shall continuously meet all performance

standards set forth in Section 1245.01 of the City Code, as may be amended. Garbage /refuse area shall be kept in an enclosed building or otherwise hidden from public view by a privacy fenced area. All signage shall require submittal of a sign permit application and approval by the Zoning Administrator and/or Building Official. Building permits shall be required prior to any building construction or improvements on the property. This approval is subject to all applicable codes, regulations and ordinances, and violation thereof shall be grounds for revocation. This approval shall expire one year after date of approval unless the Applicants have commenced construction of the Use on the Property. Approval of this site plan does not approve any future expansion or associated improvements on-site. Any modifications not defined as “minor” pursuant to Section 1210.08, Subd. 4, shall require separate site plan approval.

Motion – Lagergren to recommend the City Council approve the site plan based on aforementioned conditions. Second Eggers. Motion carried 4:0.

## **7. Miscellaneous.**

### **A. January Building Permit Report.**

The commission reviewed the January building permit report.

## **8. Commissioner Reports.**

Hoernemann, Lagergren, and Eggers did not have comments.

Heher noted the Council tabled a hearing to revoke a conditional use permit for Southwest Paving. The Commission placed a comprehensive plan amendment into effect for rezoning/plan amendment relating to ISD 108 property. The Council will be considering new community entrance signs..

## **9. Adjourn**

Motion – Lagergren, Second Eggers, with all in favor the meeting adjourned at 7:38 p.m.

Respectfully submitted,

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*Steven Helget*  
Zoning Administrator



To: Chairperson Heher  
Members of the Planning Commission  
Administrator Helget

From: Cynthia Smith Strack, Consulting Planner

Date: April 3, 2018

Re: Amendment of Conditional Use Permit: Outdoor Storage  
Variance: Impervious Surface Coverage in Shoreland Overlay Area

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**Applicant:** Nick Molnau, d.b.a. Molnau Trucking

**Subject Property Address:** 13050 Stewart Avenue

**Property ID:** 110131100

**Zoning Class:** I-1 Light Industrial District

**Request:** Variance to maximum impervious surface coverage in shoreland overlay district and amendment of conditional use permit to allow additional outdoor storage at the subject site.

#### **BACKGROUND**

The Norwood Young America City Council, on March 24, 2014, approved Resolution 2014-11, entitled "Resolution Approving A Conditional Use Permit to Allow Limited Outdoor Storage at 13050 Stewart Avenue".

Nick Molnau d.b.a. Molnau Trucking has constructed an expanded berm on-site prior to securing input from the City of NYA and now requests amendment of the CUP to allow additional outdoor storage. Resolution 2014-11 limits the on-site area allowed for outdoor storage. Development of the site is impacted by shoreland overlay and wetland preservation standards.

The City Code includes the following definition: **"Impervious Surface.** *An artificial or natural surface through which water, air, or roots cannot penetrate including roofs, driveways, parking lots, sidewalks and similar hard surfaces*". The City has in the past considered compacted gravel as an impervious surface.

Shoreland overlay standards restrict the maximum impervious surface coverage within the shoreland overlay to twenty-five (25) percent of the site area. Wetland buffers are required and dependent on the functional value of the subject wetland and can range from 25 to 50 feet in width.

Aforementioned standards appear to apply to the proposed activity. As such a survey of the subject property illustrating the following has been prepared. The survey illustrates the shoreland overlay area, the area proposed for additional impervious surface within the shoreland overlay, and the area proposed for expanded outdoor storage. Wetlands are not illustrated on the survey.

The Applicant requests an expanded outdoor storage area and the ability to install landscaping at a height of six feet versus ten feet as required by the existing CUP. A copy of Resolution 2014-11 is attached along with an aerial of the site illustrating approximate location of existing wetland and shoreland impact area on site. A 2017 aerial image of existing outdoor storage is also attached.

The Applicant requests a variance to maximum impervious surface area within the shoreland overlay district. Section 1240.01, Subd. 5(E)(2)(a) sets the maximum impervious surface coverage within the shoreland overlay district at twenty-five (25) percent of the lot area. The attached survey illustrates 2.59 acres (22%) of existing impervious surface within the shoreland overlay area. The survey illustrates and additional 1.42 acres (12%) of impervious surface are proposed within the shoreland area equaling a total of 4.01 acres (34%) impervious surface coverage within the shoreland overlay. A total of 11.68 of the 19.07 acre parcel is within the shoreland overlay.

The information on the variance request has been forwarded to the DNR Area Hydrologist for review and comment. The DNR has developed guidance for decision makers regarding variances in shoreland areas. Please find additional information attached. The Applicant was instructed to include justification that practical difficulties existed with the application. Comments from the DNR will be forwarded if/when received.

Variances from the literal provisions of the Code may be approved where the strict enforcement of the provisions would cause practical difficulties because of circumstances unique to the property under consideration. Variances should only be considered if the resulting development will be in harmony with the general purpose and intent of the Zoning Ordinance, and consistent with the comprehensive plan. *Practical difficulties* as used in connection with the granting of a variance means that:

1. The property owner proposed to use the property in a reasonable manner not permitted by the zoning ordinance.
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner, and
3. The variance, if granted, will not alter the essential character of the locality.

Variances must also be consistent with the Comprehensive Plan and can't be based solely on economic considerations.

As indicated previously the Applicant was asked to state in application materials why the request is based on the uniqueness of the property and not something wanted by the property owner.

#### **RECOMMENDATION:**

Consulting staff is unable to conclude the proposed variance is reasonable and not caused by the property owner (i.e. unique to the property). As such a recommendation is being withheld.

The PC is to act on the variance, including creating findings, prior to acting on the CUP amendment. In the event the PC acts on the CUP amendment it is recommended a maximum impervious surface coverage be identified. Sample conditions are included below.

#### **ACTION:**

The PC is to hold the public hearing. Following discussion the Commission is to formulate specific facts and make a recommendation to the City Council.

Should the PC consider a recommendation approving a CUP amendment the following conditions are recommended:

1. Submittal of evidence from an appropriately credentialed surveyor illustrating impervious surface coverage, including compacted gravel surfaces, shall not exceed twenty-five (25) percent of the

surface area contained in the Barnes Lake shoreland overlay district, or establishment of the expanded storage space external to the shoreland overlay district and external to any required wetland buffer.

2. Review and approval by the Minnesota Department of Transportation if additional traffic to and from the site is proposed.
3. Maintenance of perimeter lot screening reasonably similar to that existing as of the date of approval. Vegetation on the berming shall be replaced as needed or directed by the City. At a minimum vegetation replacement species shall be substantially similar to species currently existing. Replacement vegetation shall be a **minimum of six (6) feet in height**.
4. The approval specifically authorizes accessory outdoor storage at the subject property. Said outdoor storage is strictly limited to the following:

A. **The combined maximum combined area for outdoor storage and impervious surface coverage is limited to \_\_\_\_ acres.**

B. The only items that may be stored outdoors are identified in Attachment A. No junk vehicles, engine parts, or equipment not being utilized as part of the business shall be parked outdoors at the site.

C. The entire area where outdoor storage is allowed shall be continuously surfaced with a minimum of four inches of Class 5 gravel or red rock.

D. The entire area where outdoor storage is allowed shall be maintained free of grass, weeds, trees, etc. at all times. The intent of this condition is to completely eradicate any potential the growth of weeds, grass, or other vegetative materials under, around, or between items stored on the site.

E. The entire area where outdoor storage is allowed shall be maintained in a dust-free state at all times.

F. The property owner shall provide the City, upon written request, an inventoried list of the items stored out of doors at the site. The inventoried list may include but is not limited to information regarding: the license plate numbers for all dump trucks, semi trucks, and snow trucks; type of equipment; the purpose for which it is used; whether or not the item is fully operational; and whether or not the item is currently licensed. In the event of a disagreement over the definition of equipment allowed to be stored on-site, the CUP holder shall physically appear before the Planning Commission to address said disagreement or remove the item/debris in question from the site within seven (7) days of the mailing of a written notice. The Planning Commission shall determine whether or not the item/debris in question may be stored on site.

G. Items such as personal property, personal equipment, other persons property, miscellaneous equipment parts, tires, barrels, batteries, other containers, culverts, pipes, contractor trailers, brush, tree parts, horse, stock, or travel trailers, campers, unlicensed passenger vehicles, buses, agricultural equipment, portions of heavy construction equipment, heavy construction equipment exceeding its normal lifecycle, or similar items are expressly prohibited from being stored out of doors at the site.

H. All equipment stored on site shall be owned and/or leased by the property owner and related to the contractor operation conducted at the site.

I. Construction equipment stored on the site shall be in operable condition or undergoing minor repair.

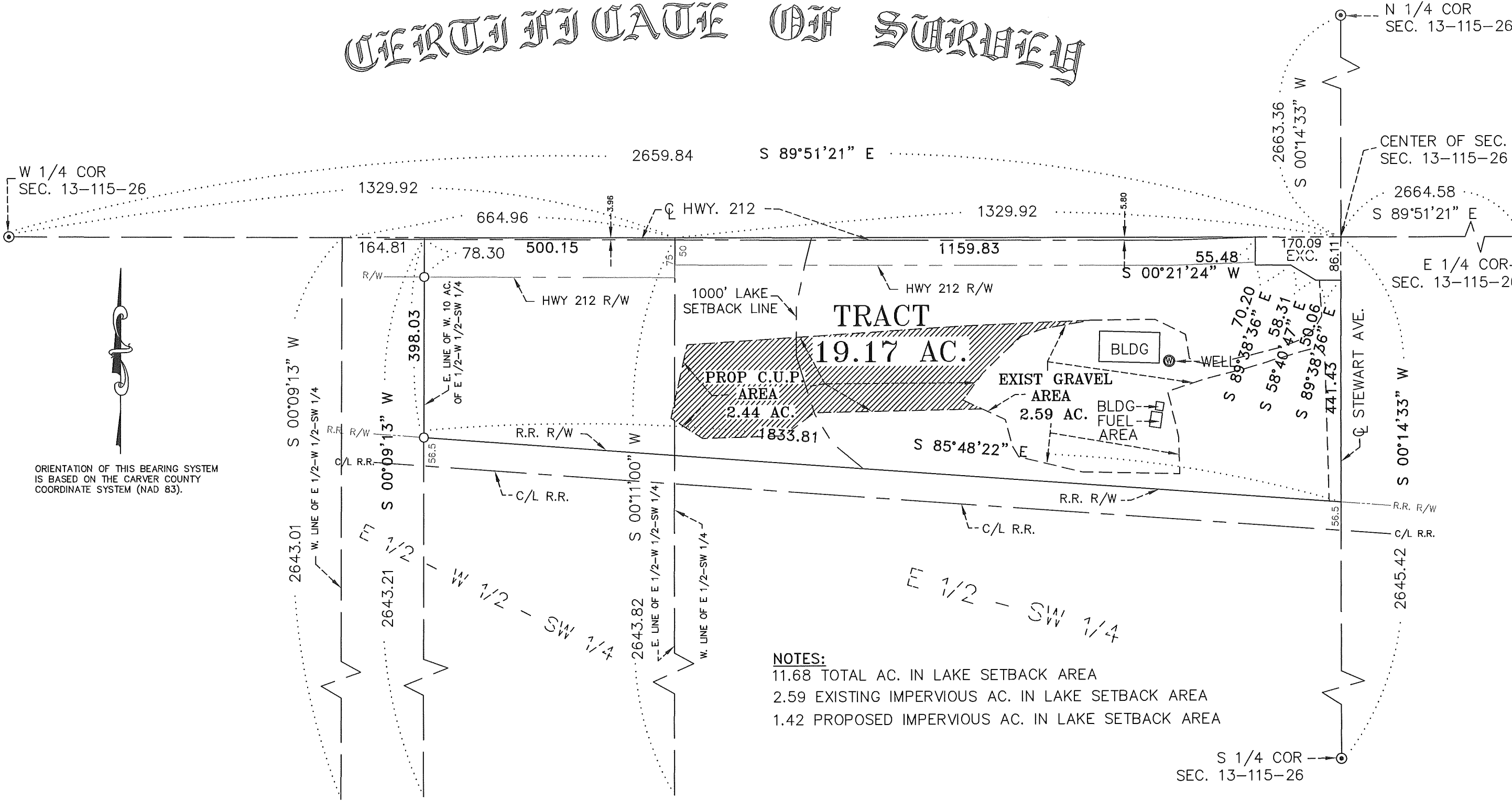
J. One fuel dispensing and containment system may be installed out of doors, on site provided a maximum of four tanks are allowed (i.e. one of each of the following capacities:

10,000 gallons, 2,000 gallons, 1,000 gallons, and 500 gallons). A building permit is required prior to establishment of the containment system. Prior to building permit issuance the Applicant shall submit evidence of review/approval by the Minnesota Pollution Control Agency, and the containment system shall be approved by the NYA Fire Marshal. Tanks are limited to storage of various grades of diesel fuel.

- K. Storage of used oil, petroleum products, or hazardous material is prohibited except as approved by the City Building Official. If permitted by the Building Official storage of used oil, other petroleum products, or hazardous material shall only be allowed indoors.
  - L. A maximum of eleven (11) concrete bunkers for storage of retail landscape materials e.g. rock material, wood chips, concrete sand, etc. are allowed on site at one time. Landscape material stored on site shall be limited to processed materials such as washed products, treated products, crushed and sized concrete or bituminous aggregate, sorted organic aggregate material, washed and sized rocks, boulders, pulverized top soil, and chipped wood/organic mulch. Materials shall be processed at a different location and delivered to the site as a finished, processed product. Outdoor storage of non-processed materials including, but not limited to, concrete masses or portions thereof exceeding three (3) inches in diameter, unsorted or unsifted top soil, top soil containing roots, rocks, or grass, sod, leaves, logs, bituminous masses or portions thereof exceeding three (3) inches in diameter, and non-washed/sorted rock is specifically and strictly prohibited.
  - M. Red rock may be stored on-site outdoors independent of the aforementioned bunkers provided the total volume does not exceed one-thousand (1,000) cubic yards and that the storage pile is not in any way visible from any point within the Highway 212 right of way.
  - N. Salt/sand may be stored on site temporarily provided it is stored within the aforementioned bunkers, it is covered at all times, and it is between November 1 and April 30<sup>th</sup>.
- 5. This approval is applicable only to the property at 13050 Stewart Avenue.
  - 6. This approval shall expire one year after date of approval unless the Applicants have commenced operation of the Use on-site.
  - 7. This permit is subject to all applicable codes, regulations and ordinances, and violation thereof shall be grounds for revocation.
  - 8. The permit shall be subject to annual inspection and audit by the City.
  - 9. The City may revoke the CUP upon violation of the conditional use permit standards in the Zoning Ordinance or violation of the conditions of this resolution, subject to the requirements of Section 1210.06, Subd. 5 "Revocation of Conditional Use Permits" of the Zoning Ordinance.
  - 10. The conditional use permitted under this Resolution shall be revoked if the Use ceases for more than 12 consecutive months.
  - 11. The Use permitted under this Resolution may change to a permitted use in the I-1 District without further action by the City Council; however the Use may not change to another conditional use without a new application and approval by the City Council.
  - 12. An increase in the area used for outdoor storage; an increase in the number, size, or volume of items stored outdoors, or a change in the type of outdoor storage shall require amendment of this conditional use permit.
  - 13. The Property Owner grants a right of reasonable access to the property for purposes of inspection and/or Conditional Use Permit auditing.



CERTIFICATE OF SURVEY




NOTES:  
11.68 TOTAL AC. IN LAKE SETBACK AREA  
2.59 EXISTING IMPERVIOUS AC. IN LAKE SETBACK AREA  
1.42 PROPOSED IMPERVIOUS AC. IN LAKE SETBACK AREA

<p>I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.</p> <p><i>[Signature]</i></p> <p>EVERY GROCHOW, LS DATE 2/1/18 REVISD: 3/7/18</p>	<p>LAND SURVEY FOR <b>MOLNAU TRUCKING</b> PART OF SW 1/4 SEC. 13, T115, R26 YOUNG AMERICA TOWNSHIP CARVER COUNTY, MINNESOTA</p> <p>● DENOTES CARVER CO. MONUMENT ● DENOTES IRON PIPE FOUND ○ DENOTES IRON PIPE SET BY RLS NO. 15475</p> <p>SCALE: 1 INCH = 200 FEET</p> <p>Feb., 2018</p>	<p>SIBLEY SURVEYORS, INC. GAYLORD, MINNESOTA</p> <p>(C)</p> <p>FILE NO. 3354</p>
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# Planning and Zoning Application

421

City of Norwood Young America  
310 Elm St. W, PO Box 59  
Norwood Young America, MN 55368  
Phone: (952) 467-1800 Fax: (952) 467-1818

Applicant's Name <i>Mohau Trucking LLC</i>		Telephone Home <i>952-467-2292</i> Work/Cell <i>952-240-0689 Cell</i>	
Address (Street, City, State, ZIP) <i>13050 Stewart Ave Norwood MN 55368</i>			
Property Owner's Name (If different from above) <i>Mohau Properties</i>		Telephone Home <i>952-467-2292</i> Work/Cell	
Location of Project <i>13050 Stewart Ave, Norwood, MN 55368</i>			
Legal Description			
Description of Request (Attach separate sheet, if necessary) <i>Amend CUP for outside storage with installation of new berm w/ 16' trees on new berm. 700/10 = 70 new parking stalls. South side of berm to be graded w/ Class 5 as needed</i>			
<div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <p><b>Proposed Action(s): Check all that apply</b></p> <p><input type="checkbox"/> Annexation \$300.00</p> <p><input type="checkbox"/> Application for Appeal \$150.00</p> <p><input type="checkbox"/> City Code Amendment \$250.00</p> <p><input type="checkbox"/> Parking Reduction \$100.00</p> <p><input type="checkbox"/> CUP/IUP \$200.00 (Residential)</p> <p><input checked="" type="checkbox"/> CUP/IUP \$300.00 (Non Residential)</p> <p><input type="checkbox"/> Variance \$200.00 (Residential)</p> <p><input type="checkbox"/> Variance \$300.00 (Non Residential)</p> <p><input type="checkbox"/> Lot Split \$200.00</p> <p><input checked="" type="checkbox"/> Public Hearing Notice \$75.00</p> </div> <div style="width: 35%;"> <p><input type="checkbox"/> Comp Plan Amendment \$500.00 + Escrow</p> <p><input type="checkbox"/> Sketch Plat \$200.00 + Escrow</p> <p><input type="checkbox"/> Site Plan \$300.00 + Escrow</p> <p><input type="checkbox"/> PUD Sketch Plan \$200.00 + Escrow</p> <p><input type="checkbox"/> PUD Plan Amendment \$300.00 + Escrow</p> <p><input type="checkbox"/> PUD Final Plan \$300.00 + Escrow</p> <p><input type="checkbox"/> PUD Gen. Concept Plan \$400.00 + Escrow</p> <p><input type="checkbox"/> Prelim Plat \$350.00 + \$10.00/Lot + Escrow</p> <p><input type="checkbox"/> Final Plat \$250.00 + \$10.00/Lot + Escrow</p> <p><input type="checkbox"/> Wetland Mitigation Plan \$100.00 + Escrow</p> </div> <div style="width: 30%;"> <p><input type="checkbox"/> Storm Water Plan \$250.00</p> <p><input type="checkbox"/> Rezoning \$350.00</p> <p><input type="checkbox"/> Street/Alley Vacation \$150.00</p> <p><input type="checkbox"/> Zoning Text Amendment \$300.00</p> <p><input checked="" type="checkbox"/> Recording Fee \$46.00</p> <p><input type="checkbox"/> Boundary Line Adjustment \$100.00</p> <p><input type="checkbox"/> Other _____</p> </div> </div>			
<p>ALL ESCROW MUST BE PAID BY CERTIFIED CHECK</p> <p>Escrow Deposit \$2,000.00</p> <p>Escrow Deposit - Site Plan Review: \$15,000 (Tacoma West Industrial Park), \$5,000.00 (All other site plan reviews)</p> <p>Escrow Deposit - Development Review (paid at Sketch Plan): \$10,000.00</p> <p>ALL PLANNING &amp; ZONING APPLICATION FEES ARE IN ADDITION TO LEGAL, ENGINEERING AND ASSOCIATED COSTS.</p> <p><b>*APPLICATIONS WILL BE PROCESSED ONLY IF ALL REQUIRED ITEMS ARE SUBMITTED*</b></p>			
The undersigned certifies that they are familiar with application fees and other associated costs, and also with the procedural requirements of Chapter 11 and Chapter 12 of the City Code and other applicable ordinances.			
Applicant's Signature: 		Date <i>11-8-17</i>	
Fee Owner's Signature:		Date	
<b>For Office Use Only</b>			
Accepted By:	Amount	Date	

820 Ft of New Barn  
6ft trees on top of Barn

Google Maps

13050 Stewart Ave

700ft

120ft

New Barn

13050 Stewart Ave

Remold

Google

Imagery ©2017 Google, Map data ©2017 Google 50 ft

Mohau trucking



Google





# RESOLUTION NO. 2014-11

## A RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO ALLOW LIMITED OUTDOOR STORAGE AT 13050 STEWART AVENUE

BE IT RESOLVED by the City Council of Norwood Young America, Carver County, Minnesota as follows:

WHEREAS, the City of Norwood Young America requires a conditional use permit for outdoor storage, a proposed subordinate accessory use, in the I-1, Light Industrial District; and

WHEREAS, Molnau Trucking, (the "Applicant") has applied for a conditional use permit to allow limited outdoor storage (the "Use") at 13050 Stewart Avenue, in Norwood Young America (the "Property") in conjunction with use of the property for a Trucking operation; and

WHEREAS, the City of Norwood Young America Planning Commission held a public hearing to consider the Applicants' request for the conditional use permit during the regular meeting on February 18, 2014; and

WHEREAS, the Planning Commission considered public input and reviewed the request during the regular meeting on March 18, 2014; and

WHEREAS, the Planning Commission recommended the City Council approve the request contingent on several limiting conditions; and,

WHEREAS, the City Council reviewed the request during the March 24 regular City Council meeting.

THEREFORE, BE IT RESOLVED, that the City Council of Norwood Young America, Carver County, Minnesota, hereby makes and adopts the following findings of fact:

1. The Applicant has requested a Conditional Use Permit for limited outdoor storage at 13050 Stewart Avenue in the I-1 Light Industrial District.
2. Contractor operations are a permitted use in the I-1 District, accessory outdoor storage is a conditional use in the same district.
3. The use is consistent with goals, policies and objectives of the Comprehensive Plan and the future land use map and urban growth boundary contained in the 2008 NYA Comprehensive Plan.
4. The outdoor storage accessory use will not have an undue adverse impact on governmental facilities, utilities, services or existing or proposed improvements, subject to certain conditions listed below.
5. The outdoor storage accessory use will not have an undue impact on the public health safety or welfare, subject to certain conditions listed below.
6. The outdoor storage accessory use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.
7. The outdoor storage accessory use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
8. The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

THEREFORE, BE IT FURTHER RESOLVED, that the City Council of Norwood Young America, Carver County, Minnesota, hereby approves the Applicants' request for a conditional use permit to allow limited outdoor storage, on the subject property, subject to the following conditions:

1. Approval of a VARIANCE from 1210.06 Conditional Use Permits, Subd. 3(B)11(b) which requires: *"All raw materials, supplies, finished or semi-finished products and equipment shall be stored within a completely enclosed building, provided, however, that motor vehicles necessary to the operation of the principal use and of not more than three-quarter ton capacity may be stored within the permitted parking lot space"*.
2. Annexation of the Property into the City, and zoning of the Property to I-1, Light Industrial.
3. Connection to municipal services within one (1) year of when they are extended to and become available to the Property.
4. Maintenance of perimeter lot screening reasonably similar to that existing as of the date of approval and as illustrated in a memo from the Consulting Planner dated February 3, 2014. Vegetation on the berming shall be replaced as needed or directed by the City. At a minimum vegetation replacement species shall be substantially similar to species currently existing. Replacement vegetation shall be a minimum of ten (10) feet in height.
5. The approval specifically authorizes accessory outdoor storage at the subject property. Said outdoor storage is strictly limited to the following:
  - A. The combined maximum combined area for outdoor storage consists of approximately two acres and is illustrated in Exhibit A attached hereto.
  - B. The only items that may be stored outdoors are identified in Exhibit B. No junk vehicles, engine parts, or equipment not being utilized as part of the business shall be parked outdoors at the site.
  - C. The entire area where outdoor storage is allowed shall be continuously surfaced with a minimum of four inches of Class 5 gravel or red rock.
  - D. The entire area where outdoor storage is allowed shall be maintained free of grass, weeds, trees, etc. at all times. The intent of this condition is to completely eradicate any potential the growth of weeds, grass, or other vegetative materials under, around, or between items stored on the site.
  - E. The entire area where outdoor storage is allowed shall be maintained in a dust-free state at all times.
  - F. The property owner shall provide the City, upon written request, an inventoried list of the items stored out of doors at the site. The inventoried list may include but is not limited to information regarding: the license plate numbers for all dump trucks, semi-trucks, and snow trucks; type of equipment; the purpose for which it is used; whether or not the item is fully operational; and whether or not the item is currently licensed. In the event of a disagreement over the definition of equipment allowed to be stored on-site, the CUP holder shall physically appear before the Planning Commission to address said disagreement or remove the item/debris in question from the site within

seven (7) days of the mailing of a written notice. The Planning Commission shall determine whether or not the item/debris in question may be stored on site.

- G. Items such as personal property, personal equipment, other persons property, miscellaneous equipment parts, tires, barrels, batteries, other containers, culverts, pipes, contractor trailers, brush, tree parts, horse, stock, or travel trailers, boats, campers, unlicensed passenger vehicles, buses, agricultural equipment, portions of heavy construction equipment, heavy construction equipment exceeding its normal lifecycle, or similar items are expressly prohibited from being stored out of doors at the site.
- H. All equipment stored on site shall be owned and/or leased by the property owner and related to the contractor operation conducted at the site.
- I. Construction equipment stored on the site shall be in operable condition or undergoing minor repair.
- J. One fuel dispensing and containment system may be installed out of doors, on site provided a maximum of four tanks are allowed (i.e. one of each of the following capacities: 10,000 gallons, 2,000 gallons, 1,000 gallons, and 500 gallons). A building permit is required prior to establishment of the containment system. Prior to building permit issuance the Applicant shall submit evidence of review/approval by the Minnesota Pollution Control Agency, and the containment system shall be approved by the NYA Fire Chief. Tanks are limited to storage of various grades of diesel fuel.
- K. Storage of used oil, petroleum products, or hazardous material is prohibited except as approved by the City Building Official. If permitted by the Building Official storage of used oil, other petroleum products, or hazardous material shall only be allowed indoors.
- L. A maximum of eleven (11) concrete bunkers for storage of retail landscape materials e.g. rock material, wood chips, concrete sand, etc. are allowed on site at one time. Landscape material stored on site shall be limited to processed materials such as washed products, treated products, crushed and sized concrete or bituminous aggregate, sorted organic aggregate material, washed and sized rocks, boulders, pulverized top soil, and chipped wood/organic mulch. Materials shall be processed at a different location and delivered to the site as a finished, processed product. Outdoor storage of non-processed materials including, but not limited to, concrete masses or portions thereof exceeding three (3) inches in diameter, unsorted or unsifted top soil, top soil containing roots, rocks, or grass, sod, leaves, logs, bituminous masses or portions thereof exceeding three (3) inches in diameter, and non-washed/sorted rock is specifically and strictly prohibited.
- M. Red rock may be stored on-site outdoors independent of the aforementioned bunkers provided the total volume does not exceed one-thousand (1,000) cubic yards and that the storage pile is not in any way visible from any point within the Minnesota Highway 212 right of way.
- N. Salt/sand may be stored on site temporarily between the period of November 1 and April 30 provided it is stored within the aforementioned bunkers and is covered at all times.



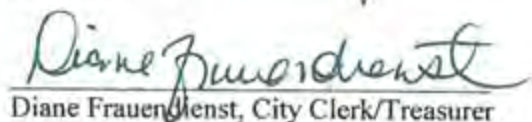
6. This approval is applicable only to the property at 13050 Stewart Avenue.
7. This approval shall expire one year after date of approval unless the Applicants have commenced operation of the Use on-site.
8. This permit is subject to all applicable codes, regulations and ordinances, and violation thereof shall be grounds for revocation.
9. The permit shall be subject to annual inspection and audit by the City. The owner shall provide the City with reasonable access to the property for inspection.
10. The City may revoke the CUP upon violation of the conditional use permit standards in the Zoning Ordinance or violation of the conditions of this resolution, subject to the requirements of Section 1210.06, Subd. 5 "Revocation of Conditional Use Permits" of the Zoning Ordinance.
11. The conditional use permitted under this Resolution shall be revoked if the Use ceases for more than 12 consecutive months.
12. The Use permitted under this Resolution may change to a permitted use in the I-1 District without further action by the City Council; however the Use may not change to another conditional use without a new application and approval by the City Council.
13. An increase in the area used for outdoor storage; an increase in the number, size, or volume of items stored outdoors, or a change in the type of outdoor storage shall require amendment of this conditional use permit.
14. The Property Owner grants a right of reasonable access to the property for purposes of inspection and/or Conditional Use Permit auditing.
15. Conformance to recommendations from the Minnesota Department of Transportation and the City Engineer relative to ingress and egress to TH212 and other transportation and access issues.

Adopted by the City Council this 24<sup>th</sup> day of March 2014.



Mayor

ATTEST:



Diane Frauenhienst, City Clerk/Treasurer



Attached to NYA City Council Resolution No. 2014-11 Entitled 'A Resolution Approving a Conditional Use Permit to allow Limited Outdoor Storage at 13050 Steward Avenue.

Outdoor storage area limited to confines of this yellow polygon. This area is approximately two (2) acres. Employee and public passenger automobile parking is exempt from this storage area and shall be established near the principal structure. Any change which increases this storage area to greater than two (2) acres or results in the storage of any item beyond the confines of this outdoor storage area shall require an amendment of the conditional use permit.

EXHIBIT A (NYA RESOLUTION NO. 2014-11)



March 13, 2014

MOLNAU TRUCKING LLC EQUIPMENT LIST FOR CUP AND VARIANCE  
LOCATED AT 13050 STEWART AVE, NYA, MN 55368

All items on said property will pertain to operations of MT LLC. This list has been prepared to help clarify any questions pertaining to CUP / Variance applications for NYA Planning a Zoning Board, City Council and any parties pertaining to this matter.

Dump trucks, semi tractors, semi trailers, motor graders, company owned autos and construction equip attachments

Single axle plow trucks, wheel loaders, bobcats and all corresponding attachments for snow removal operations

All equipment will pertain to the operations of MT LLC and no personal property will be stored at location

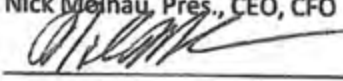
Processed material ie: sand/gravel/mulch/pulverized black dirt/salt-sand and washed rock products that would be used on instillation of new landscaping

MT LLC would like to inform parties we do not process material at this location ie: no concrete piles

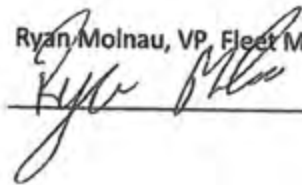
Our goal is to confine all equip and material stored outside to designated screened area to minimize visual pollution of surrounding areas

In conclusion MT LLC employees and personnel hope this letter will clarify questions about our operations and our plans for this property. If you have any questions re this matter or re our company policies, please feel free to contact any of us.

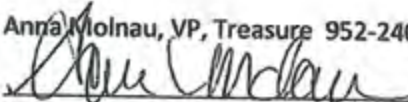
Nick Molnau, Pres., CEO, CFO 952-240-0689



Ryan Molnau, VP Fleet Maintenance 952-836-5414



Anna Molnau, VP, Treasure 952-240-0688




**EXHIBIT B: NYA RESOLUTION 2014-11**

Exhibit B is hereby attached to NYA City Council Resolution 2014-11 which is Entitled 'A Resolution Approving a Conditional Use Permit to Allow Limited Outdoor Storage at 13050 Stewart Avenue'.

# Planning and Zoning Application

City of Norwood Young America  
310 Elm St. W, PO Box 59  
Norwood Young America, MN 55368  
Phone: (952) 467-1800 Fax: (952) 467-1818

Applicant's Name <i>Molnew Trucking LLC</i>		Telephone Home Work/Cell <i>952-467-2292</i>			
Address (Street, City, State, ZIP) <i>13050 Stewart Ave Norwood MN 55368</i>					
Property Owner's Name (If different from above) <i>Molnew Properties</i>		Telephone Home Work/Cell <i>952-467-2292</i>			
Location of Project <i>Same</i>					
Legal Description <i>Plat # 110131100 SW 1/4 of Sec 113 T15S R26 Young America Township</i>					
Description of Request (Attach separate sheet, if necessary)					
<p><b>Proposed Action(s): Check all that apply</b></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; vertical-align: top;"> <input type="checkbox"/> Annexation \$300.00  <input type="checkbox"/> Application for Appeal \$150.00  <input type="checkbox"/> City Code Amendment \$250.00  <input type="checkbox"/> Parking Reduction \$100.00  <input type="checkbox"/> CUP/IUP \$200.00 (Residential)  <input type="checkbox"/> CUP/IUP \$300.00 (Non Residential)  <input type="checkbox"/> Variance \$150.00 (Residential)  <input checked="" type="checkbox"/> Variance \$200.00 (Non Residential)  <input type="checkbox"/> Lot Split \$200.00  <input checked="" type="checkbox"/> Public Hearing Notice \$75.00             </td> <td style="width: 33%; vertical-align: top;"> <input type="checkbox"/> Comp Plan Amendment \$500.00 + Escrow  <input type="checkbox"/> Sketch Plat \$200.00 + Escrow  <input type="checkbox"/> Site Plan \$300.00 + Escrow  <input type="checkbox"/> PUD Sketch Plan \$200.00 + Escrow  <input type="checkbox"/> PUD Plan Amendment \$300.00 + Escrow  <input type="checkbox"/> PUD Final Plan \$300.00 + Escrow  <input type="checkbox"/> PUD General Concept Plan \$400.00 + Escrow  <input type="checkbox"/> Preliminary Plat \$350.00 + \$10.00/Lot + Escrow  <input type="checkbox"/> Final Plat \$250.00 + \$10.00/Lot + Escrow  <input type="checkbox"/> Wetland Mitigation Plan \$100.00 + Escrow             </td> <td style="width: 33%; vertical-align: top;"> <input type="checkbox"/> Storm Water Plan \$250.00  <input type="checkbox"/> Rezoning \$350.00  <input type="checkbox"/> Street/Alley Vacation \$150.00  <input type="checkbox"/> Zoning Text Amendment \$300.00  <input checked="" type="checkbox"/> Recording Fee \$46.00  <input type="checkbox"/> Other _____             </td> </tr> </table>			<input type="checkbox"/> Annexation \$300.00 <input type="checkbox"/> Application for Appeal \$150.00 <input type="checkbox"/> City Code Amendment \$250.00 <input type="checkbox"/> Parking Reduction \$100.00 <input type="checkbox"/> CUP/IUP \$200.00 (Residential) <input type="checkbox"/> CUP/IUP \$300.00 (Non Residential) <input type="checkbox"/> Variance \$150.00 (Residential) <input checked="" type="checkbox"/> Variance \$200.00 (Non Residential) <input type="checkbox"/> Lot Split \$200.00 <input checked="" type="checkbox"/> Public Hearing Notice \$75.00	<input type="checkbox"/> Comp Plan Amendment \$500.00 + Escrow <input type="checkbox"/> Sketch Plat \$200.00 + Escrow <input type="checkbox"/> Site Plan \$300.00 + Escrow <input type="checkbox"/> PUD Sketch Plan \$200.00 + Escrow <input type="checkbox"/> PUD Plan Amendment \$300.00 + Escrow <input type="checkbox"/> PUD Final Plan \$300.00 + Escrow <input type="checkbox"/> PUD General Concept Plan \$400.00 + Escrow <input type="checkbox"/> Preliminary Plat \$350.00 + \$10.00/Lot + Escrow <input type="checkbox"/> Final Plat \$250.00 + \$10.00/Lot + Escrow <input type="checkbox"/> Wetland Mitigation Plan \$100.00 + Escrow	<input type="checkbox"/> Storm Water Plan \$250.00 <input type="checkbox"/> Rezoning \$350.00 <input type="checkbox"/> Street/Alley Vacation \$150.00 <input type="checkbox"/> Zoning Text Amendment \$300.00 <input checked="" type="checkbox"/> Recording Fee \$46.00 <input type="checkbox"/> Other _____
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<p>ALL ESCROW MUST BE PAID BY CERTIFIED CHECK</p> <p>Escrow Deposit \$2,000.00</p> <p>Escrow Deposit - Site Plan Review: \$7,500 (Tacoma West Industrial Park), \$5,000.00 (All other site plan reviews)</p> <p>Escrow Deposit - Development Review (paid at Sketch Plan): \$10,000.00</p>					
<p>ALL PLANNING &amp; ZONING APPLICATION FEES ARE IN ADDITION TO LEGAL, ENGINEERING AND ASSOCIATED COSTS.</p> <p><b>*APPLICATIONS WILL BE PROCESSED ONLY IF ALL REQUIRED ITEMS ARE SUBMITTED*</b></p>					
<p>The undersigned certifies that they are familiar with application fees and other associated costs, and also with the procedural requirements of Chapter 11 and Chapter 12 of the City Code and other applicable ordinances.</p>					
Applicant's Signature: 		Date <i>3-13-18</i>			
Fee Owner's Signature:		Date			
<b>For Office Use Only</b>					
Accepted By:	Amount	Date			



## Variance Checklist

For a complete list of required guidelines, refer to Section 1210.04 of the Zoning Ordinance.

**APPLICATIONS WILL BE PROCESSED ONLY IF ALL REQUIRED ITEMS ARE SUBMITTED.**

Petitioner Check-in		City Check-in
	<b>Two (2) sets of the following:</b> <ol style="list-style-type: none"><li>1. Written narrative describing the requested variance and unique circumstances causing an practical difficulties</li><li>2. Site plan showing, but not limited to, lot lines, existing and proposed structures relative to lot lines, lot dimensions</li><li>3. Full legal description of the property</li><li>4. Accurate certified survey showing the proposed use drawn to scale, including all dimensions, square footage, easements and right-of-ways with complete legal descriptions of all parcels</li><li>5. Any additional information requested by the City</li></ol>	
	<b>Cash fee:</b> \$200.00 Residential or \$300.00 Non-Residential.	
	<b>Public hearing notice fee:</b> \$75.00	
	<b>Recording fee:</b> \$46.00	
	<b>Completed application form</b>	

**ALL PLANNING & ZONING APPLICATION FEES ARE IN ADDITION TO LEGAL, ENGINEERING AND ASSOCIATED COSTS.**

## MOLNAU TRUCKING LLC

13050 STEWART AVENUE \* PO BOX 359\* NYA \* MN \*55368

952-467-2292 [molnautruckingllc@yahoo.com](mailto:molnautruckingllc@yahoo.com)

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March 13, 2018

City of Norwood Young America

310 Elm Street West, PO Box 59

Norwood Young America, MN 55368

Re: Variance Request

To Whom It May Concern:

Molnau Trucking LLC is requesting a Variance to expand the impervious surface area for the property located at: 13050 Stewart Avenue, Norwood Young America, MN.

PID # 110131100: Part of SW ¼ of Sec 113, T 115 R26 Young America Township Carver County MN  
L-1 Light Industrial District. 19.17 acres

A portion of the property currently falls within a shoreland district. According to the shoreland district guidelines only 25% of the property that falls within the district can be used. Molnau Trucking LLC is currently at 22%. We are requesting a variance for the amount of impervious surface to be used as to allow our business to expand.

The requested additional impervious surface area is approx. 1 acre to allow access to the remaining property (2.44 acres) not located in the shoreland district for additional outdoor storage and parking.

Molnau Trucking LLC has expanded the berm that is currently on the property to fall within the City guidelines regarding screening. Trees will be planted on the newly expanded portion of the berm when weather permits. Molnau Trucking LLC will also seed the berm and a grass buffer zone between the berm and the additional impervious surface area requested.

Please feel free to contact me with any questions or concerns on this matter.

Thank You

Nick Molnau

Molnau Trucking LLC



Google Maps 13050 Stewart Ave



Imagery ©2017 Google, Map data ©2017 Google 100 ft



11/25/2017

13050 Stewart Ave - Google Maps



**13050 Stewart Ave**

Norwood Young America, MN 55368

**At this location**

**Robb's Custom Woodworking Inc**

Woodworker · 13050 Stewart Ave





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: 11/25/2017



## Shoreland and Floodplain Variance Guidance Series

## Formula for Variance Findings

This is part of a series of documents to help local governments make good variance decisions. The complete series may be found at [http://www.dnr.state.mn.us/waters/watermgmt\\_section/shoreland/variances.html](http://www.dnr.state.mn.us/waters/watermgmt_section/shoreland/variances.html).

### #1: Is the request *in harmony with the general purposes and intent of the ordinance*?

The Shoreland Ordinance **states** \_\_\_\_\_  
(state ordinance requirement), **the purpose of which is to** \_\_\_\_\_

\_\_\_\_\_ (explain what the ordinance requirement is intended to prevent or protect; check SONAR if not sure).

The proposed variance **is for:** \_\_\_\_\_  
\_\_\_\_\_ (explain proposal and potential effects).

This variance **is/is not** in harmony with the purpose and intent of the Shoreland Ordinance **because:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (explain how the proposal is in harmony with or undermines the purpose of the ordinance).

### #2: Would granting the variance be *consistent with the comprehensive plan*?

The Comprehensive Plan contains **the following policies and goals regarding this request:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (list applicable policies, goals, and maps, including citations).

Granting the variance **is/is not** consistent with the comprehensive plan **because:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (explain how; relate details of the request to specific policies, goals, and maps).

### #3: Are there *unique circumstances to the property not created by the landowner*?

There **are/are no** circumstances unique to the property that would prevent compliance with the Shoreland Ordinance **because:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(describe any physical characteristics of the land that are unique to this property that prevent compliance with the ordinance requirement, and whether the applicant has demonstrated that no other feasible alternative exists that would comply with the ordinance; explain what makes this property different from other shoreland properties to justify why this applicant should be able to deviate from the ordinance when others must comply - if there are unique circumstances, describe whether they were created by some action of property owner).

**#4: Would granting the variance allow the *essential character* of the locality to stay the same?**

Granting the variance **will/will not** alter the essential character of the locality **because:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ (explain whether the variance would provide minimal relief or a substantial deviation from the ordinance requirement, and describe how it affects the natural appearance and ecological function of the shore or alters the flow of water across the land).

**#5: Does the property owner propose to use the property in a *reasonable manner not permitted by the ordinance*?**

The property owner **does/does not** propose to use the property in a reasonable manner not permitted by the ordinance, given the purpose of the protections **because:** \_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ (explain whether the applicant has demonstrated that the proposed variance is reasonable in this location given the sensitivity of the resource being protected, any known water quality impairments, and the purposes of the ordinance requirement).

**What is your decision? (Approve or Deny)**

\_\_\_\_\_

\_\_\_\_\_

**Remember - ALL statutory criteria MUST be satisfied to approve.**

If approved, what conditions will you impose?

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*(Findings must support the conditions; explain the impacts of the proposed development and the conditions that address those impacts. Remember that findings must be **directly related** and **proportional** to the impacts created by the variance. Set specific timeframes and deadlines, and consider requiring the following to help ensure compliance with the conditions:*

- *financial sureties to ensure that the required activities are completed within specified deadlines,*
- *as-built drawings and/or photos as proof of completion within the terms of the conditions, and/or*
- *long-term maintenance and operation agreements for stormwater best management practices and vegetation that must be protected or restored as a condition of approval, along with notices of restrictions recorded against properties to ensure that future property owners are aware of their responsibilities and don't unknowingly "undo" any conditions.)*



## Shoreland & Floodplain Variance Guidance Series

## Impervious Surfaces

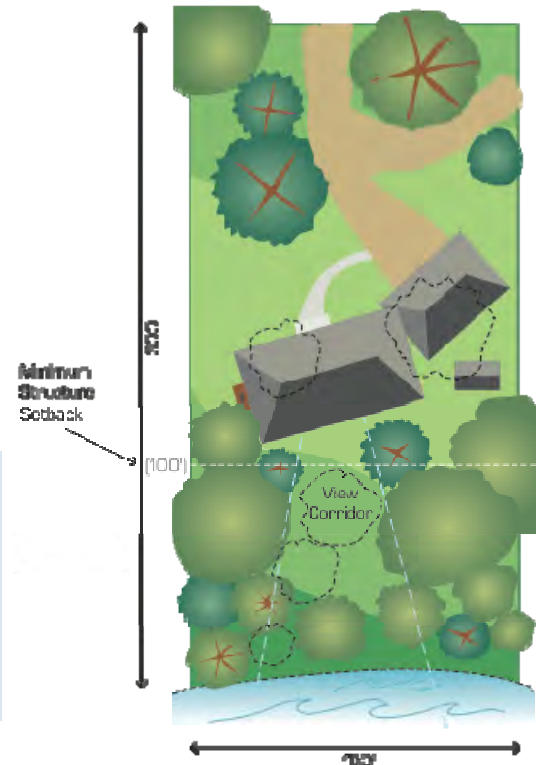
This is one of a series of examples developed as guidance for considering variance requests along lakes and rivers. Consult your local shoreland and floodplain ordinances.

### Why are impervious surface coverage limits important?

In the protection of water quality, the management of rainwater on individual lots is one of our most important tasks. Rainwater that does not infiltrate into the ground or evaporate runs downhill to lakes, wetlands, or rivers. As impervious surface coverage increases, the rate and amount of runoff and pollutants entering public waters increases. When runoff from impervious surface coverage is not addressed, pollution increases and the diversity of aquatic life is reduced. Local governments have limited discretion to deviate from - or grant a variance to - impervious surface limits. They may do so only if *all* of the variance criteria established in state statutes and their local ordinances are met. In evaluating such requests, local governments must examine the facts, determine whether all statutory and local criteria are satisfied, and develop findings to support the decision. If granted, local governments may impose conditions to protect resources. An example impervious surface variance request, with considerations, is provided below.

### Example Impervious Surface Variance Request

A property owner wishes to build a large lakehome on a conforming lot. The lake lot includes a private driveway with a spur to the neighbor's lot, which was placed to avoid an adjacent wetland. The building plans for the new construction plus the existing private road spur to the neighbor's property would exceed the impervious surface limit provision in the local ordinance.



### Considerations for Findings

A good record and findings help keep communities out of lawsuits and help them prevail if they find themselves in one. In evaluating the facts and developing findings for this variance request, *all* of the following statutory criteria must be satisfied, in addition to any local criteria:

- Is the variance in harmony with the purposes and intent of the ordinance?**

Considering a variance request is a balancing test that requires weighing the need of an individual property owner against the purposes of the shoreland regulations for protecting the public interest. These purposes are derived from Minnesota Shoreland Rules, which established impervious surface caps to prevent excessive runoff from constructed surfaces. Such excessive runoff causes erosion, transport of pollutants to public waters thereby degrading water quality. **Considerations:** *Will deviating from the required limit on this property undermine the purposes and intent of the ordinance? Why or why not? Is it possible to mitigate the consequences of additional impervious surface on-site such that additional runoff will not be produced? Would this mitigation be in harmony with the purposes and intent of the ordinance? Why or why not?*
- Is the variance consistent with the comprehensive plan?**

The local comprehensive plan establishes a framework for achieving a community's vision for the future. Most plans contain goals and policies for protecting natural resources and shorelands, as well as maps that identify areas of high risk or with high ecological value where development should be avoided. The variance request must be considered with these goals and policies in mind. Maps should be consulted to determine if the property is within any areas identified for protection. **Considerations:** *Which goals and policies apply? Is allowing additional impervious surface and runoff consistent with these goals and policies? Why or why not?*

- **Are there *unique circumstances* to the property not created by the landowner?**

Unique circumstances relate to physical characteristics of the land - such as lot dimensions, steep slopes, poor soils, wetlands, and trees. These *do not* include physical limitations or personal circumstances created by the property owner that prevent compliance with the impervious surface provision, such as size of home or design preferences. Consider what distinguishes this property from other shoreland properties to justify why the applicant should be able to deviate from the provision when others must comply. **Considerations:** *What physical characteristics are unique to this property that prevent compliance with the requirement? Were any difficulties in meeting the impervious surface limit created by some action of the applicant? Has the applicant demonstrated no other feasible alternatives exist that would not require a variance, such as increasing the setback to reduce driveway length or reducing the lakehome's footprint?*

- **Will the variance, if granted, alter the essential character of the locality?**

Consider the size of the proposed structure, the extent of encroachment, and how it relates to the shoreline and hydrology of the riparian area. A large addition located close to the shoreline can detract from the natural appearance and character of the lake and its riparian areas and degrade water quality by altering topography, drainage, and vegetation in the riparian area, negatively affecting recreational, natural, and economic values. **Considerations:** *Does the variance provide minimal relief or a substantial deviation from the required setback? Does it affect the natural appearance of the shore from the lake? Does it affect the hydrology of the riparian area?*

- **Does the proposal put property to use in a reasonable manner?**

Examine the reasons that the variance is requested and evaluate them in light of the purposes of the local shoreland ordinance and the public water resource at stake. Since the impervious surface cap is generally intended to reduce runoff to public waters, it may not be appropriate to allow large areas of constructed surfaces so close to the water. **Considerations:** *Has the applicant demonstrated that the proposed construction is reasonable in this location given the sensitive nature of the area and the purposes of the regulations? Why or why not?*

**Note:** *The last three criteria address practical difficulties. Economic considerations alone cannot create practical difficulties*

## Range of Outcomes

Based on the findings, several outcomes can occur:

- If the applicant fails to prove that *all* criteria above are met, then the variance must be denied. For example, the local government could find that the building plans itself created the circumstances necessary for a variance rather than the any unique physical characteristics of the property.
- If the applicant demonstrates that *all* criteria are met, then the variance may be granted. For example, the local government could find that the construction footprint is reasonable, the circumstances are unique given the adjacent wetland, and the minor deviation in the impervious surface coverage does not alter the hydrology of the area (as determined through runoff calculations).
- If the variance is granted and the impervious surface in any way alters the hydrology of the area, then conditions may be imposed, such as to increase the structure setback from the lake by 15 feet to reduce the extent of the driveway and minimize the amount of impervious surface coverage over the limit.

## Conditions on Variances

If findings support granting the variance, consideration must be given to the impacts on the public water and the riparian area and appropriate conditions to mitigate them. Conditions must be directly related and roughly proportional to the impacts created by the variance. Several examples are provided below:

- Modify construction designs (to minimize impact);
- Use permeable pavement systems for walkways, driveways, or parking areas (to reduce effective impervious surface area and infiltrate runoff);
- Direct rain gutter discharges away from the public waters and into infiltration basins (to reduce connected impervious coverage to allow additional areas for infiltration);
- Preserve and restore shoreline vegetation in a natural state (to intercept and filter runoff coming from structures and driveways); and/or
- Increase setbacks from the ordinary high water level (to provide infiltration near public waters).

**More information at:** [www.dnr.state.mn.us/waters/watermgmt\\_section/shoreland/variances.html](http://www.dnr.state.mn.us/waters/watermgmt_section/shoreland/variances.html)





TO: Planning Commission

FROM: Steven Helget, City Administrator

DATE: April 3, 2018

SUBJECT: 2040 Comprehensive Plan – Future Land Use Map; Goals & Objectives

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The 2040 Comprehensive Plan Steering Committee has been reviewing the Future Land Use Map and also working on establishing certain long-range Goals & Objectives that will be incorporated into the 2040 Comprehensive Plan.

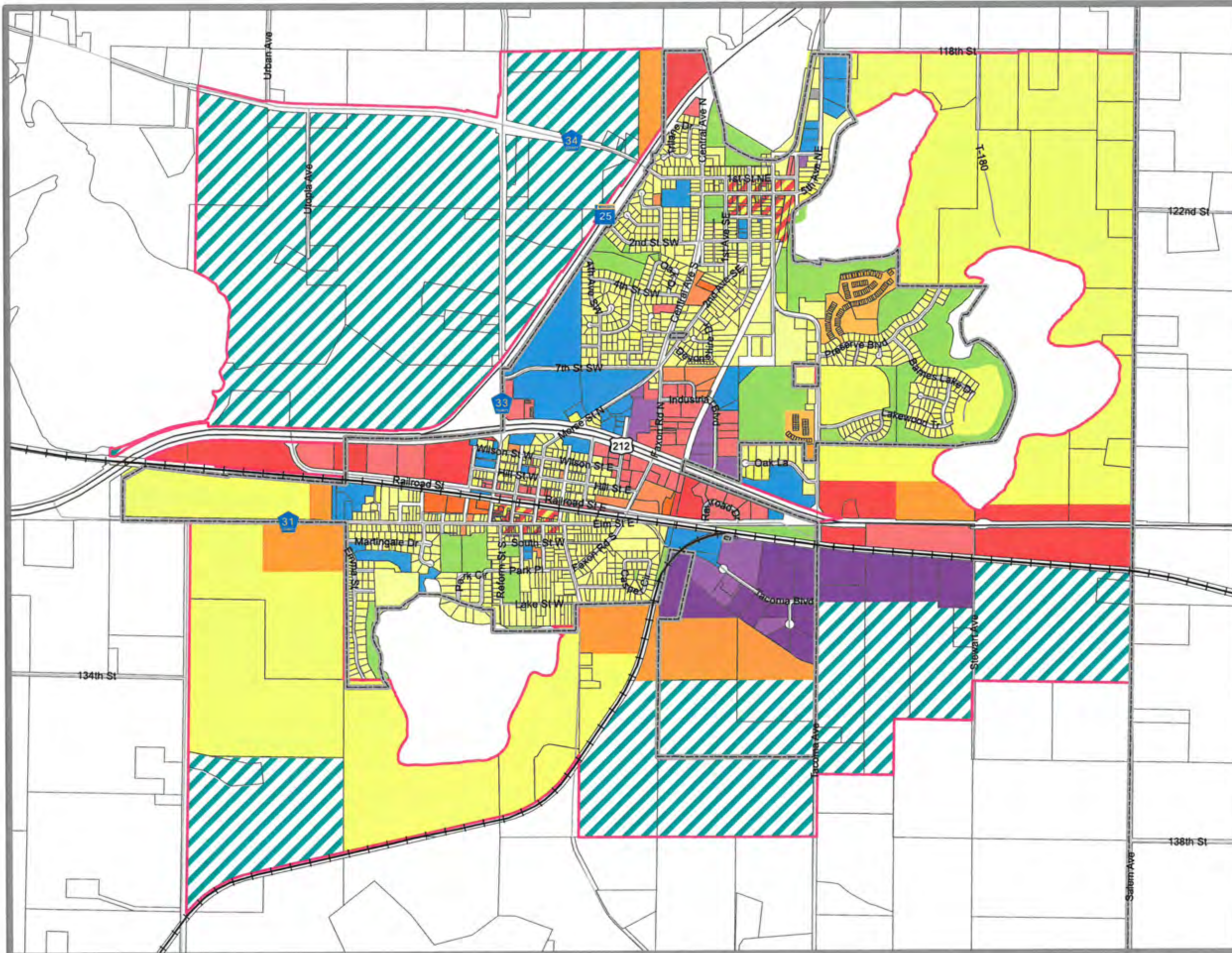
Enclosed are the current Future Land Use Map and a draft of the proposed 2040 Comp. Plan Future Land Use Map. Proposed is for the Planning Commission to review the 2040 Land Use map and provide any suggested changes to the Steering Committee. In addition, proposed is to review the Goals & Objectives and again make any recommendations to the Steering Committee.



# Norwood Young America

## Future Land Use

- Commercial
- Downtown Mixed-Use
- Industrial
- Public/Institutional
- Park and Open Space
- Low Density Residential - 1 to 7 units/acre
- Medium Density Residential - 8 to 12 units/acre
- High Density Residential - 12 to 18 units/acre
- Rural Residential
- Planning Reserve
- Orderly Annexation Boundary
- Municipal Boundary
- Railroad



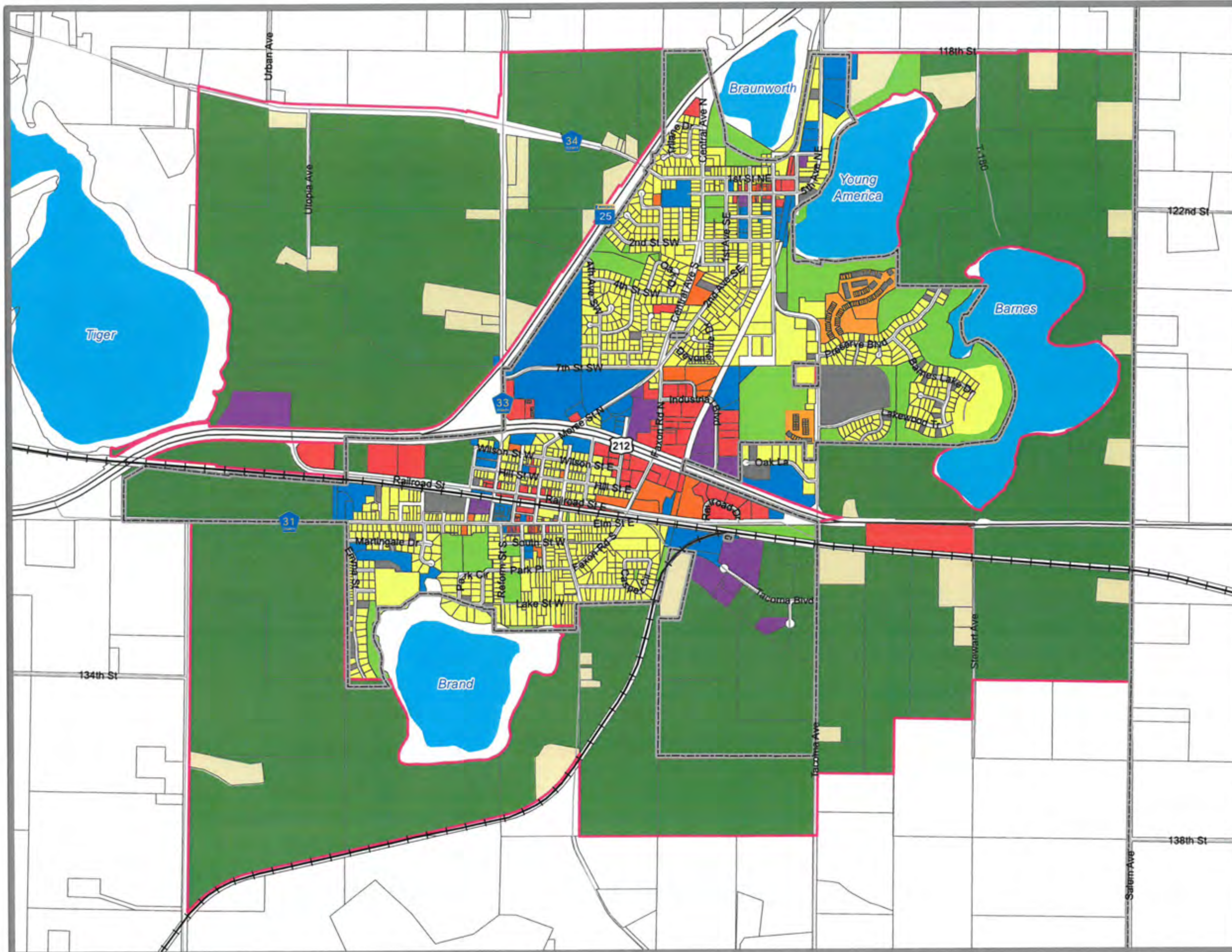
0 0.25 0.5 Miles





### Existing Land Use

- 0 0.25 0.5 Miles





## Vision Statement

"Building on its **heritage** and **high quality of life**, Norwood Young America will work collaboratively with its residents, businesses and youth to shape a **strong and diverse economy** and **quality neighborhoods** through planned, **economical and sustainable growth**. The continued **preservation** of the City's natural resources, open spaces, recreational opportunities and city services make Norwood Young America more than a place, **it's home.**"

## Goal and Objective Statements

The terms Goal and Objective are subject to a wide range of interpretation and application. To provide a common frame of reference, the following definitions are included:

- **GOAL:** A general statement of community aspirations and desired objectives, indicating broad social, economic or physical conditions to which the community officially agrees to try and achieve in various ways, one of which is the implementation of the Comprehensive Plan.
- **Objective:** A measure to be used to help achieve the goal statement.

### Comprehensive Plan Goals and Objectives

**Comprehensive Plan Goal #1: Maximize Norwood Young America's potential as a thriving center for business, industry, education and recreation, while maintaining and enhancing its livability.**

#### Objectives:

1. Review and amend the Comprehensive Plan as necessary to ensure its usefulness as a practical guide for current and future development. Adhere to this Plan, which shall guide all zoning changes, as closely as possible to ensure consistent development policy.
2. Formulate and enforce City ordinances to ensure development in accordance with the Comprehensive Plan.
3. Protect both the general welfare and the individual choices of Norwood Young America residents.
4. Encourage a variety of experiences and opportunities in terms of living, working, recreation and social activities for all ages.

**Comprehensive Plan Goal #2: Support strong, ongoing working relationships between Norwood Young America and surrounding cities, townships and counties, and other jurisdictions in all matters related to planning and the provision of public services.**

#### Objectives:

1. Support existing and explore new joint governmental ventures in the delivery of services in the area.
2. Pursue collaborative planning efforts among local governments and organizations to address issues, as they arise with regard to land use, transportation, parks, natural resources, the delivery of services, and other areas of mutual concern.
3. Promote information sharing between the City, Township and County, and encourage their participation in issues of shared concern.
4. Maintain communications, and collaborate where appropriate, with regional and state agencies involved in planning issues that affect the City and region.

## Economic Development Goals and Objectives

**Economic Development Goal #1: Promote development that creates jobs and increases the City's tax base.**

### Objectives:

1. Prioritize incentives and initiative to expand and retain industrial developments.
2. Direct economic development tools, resources and programs to attract businesses that would increase job opportunities or address other public community needs.
3. Support initiatives to retain local businesses and talent.
4. Recognize the fundamental linkage between housing and economic development, and work to match housing availability with community employment.
5. Promote redevelopment of vacant businesses within the City's downtown and commercial centers.

**Economic Development Goal #2: Encourage efficient, planned development within the City's growth areas that is accessible to public infrastructure and transportation.**

### Objectives:

1. Identify key commercial and industrial development opportunities within the City's planned growth areas in locations with access to major transportation systems.
2. Encourage and facilitate infill development and mixed-use commercial developments to ensure maximum efficiency of infrastructure and resources.
3. Encourage expansion of automobile and non-motorized traffic connections to commercial centers areas.
4. Encourage the telecommunications and energy industries to continue to provide the most current telecommunication infrastructure to support economic growth.
5. Work with the existing railroads to maintain adequate rail service and access to city businesses and industries.

**Economic Development Goal #3: Enhance the character of the City's core commercial, office and industrial centers.**

### Objectives:

1. Work to strengthen and maintain the appearance of the City's gateways and key transportation corridors through design standards, trails, lighting, sidewalks, signage and other tools.
2. Support the provision of open/green space within commercial and industrial development.
3. Promote the rehabilitation and redevelopment of older existing industrial and commercial facilities by continuing to pursue and make available various financial programs and assistance.
4. Market downtown commercial districts through gateway signage, lighting and other aesthetic improvements to develop a cohesive identity.

## Housing Goals and Objectives

**Housing Goal #1: Promote a variety of housing types in Norwood Young America for all of its citizens.**

### Objectives:

1. Support the development of a variety of life-cycle housing types, sizes and values to accommodate residents within a wide-range of age and income groups.
2. The City shall promote the development of 269 affordable housing units by the year 2030 per Met Council requirements. Said housing units may include a variety of life-cycle units, but should be marketed to low and moderate income families.
3. Promote the expansion of affordable and other housing opportunities through intergovernmental efforts and public-private partnerships.
4. Ensure local official controls facilitate development of a range of housing types and do not unreasonably hinder the provision of affordable housing.
5. Allow multi-family housing within or near employment, commercial areas and public facilities to promote pedestrian commuting and increase opportunities for low and moderate income persons to have access to such services.

**Housing Goal #2: Create a high-quality environment in all residential neighborhoods.**

### Objectives:

1. Identify or develop methods and funding options to encourage the rehabilitation or redevelopment of substandard housing.
2. Encourage infill housing where appropriate.
3. Encourage the development of housing that respects the natural environment of the community as an amenity to be maintained.
4. Protect low-density residential neighborhoods from encroachment or intrusion of incompatible higher intensity use categories through adequate buffering and separation.
5. Protect residential developments from and located away from sources of adverse environmental impacts including noise, air and visual pollution.

## Transportation Goals and Objectives

**Transportation Goal #1: Provide a safe, efficient and adequate transportation system that serves and balances both access and mobility needs.**

### Objectives:

1. Use the functional classification system to define and plan existing and new roadways.
2. Require the provision of safe and adequate access to all properties through the implementation of subdivision regulations and access management guidelines.
3. Encourage a more grid-like street pattern and discourage the use of cul-de-sacs except where unique circumstances exist.
4. Review concept plans for plat and development proposals to evaluate the distribution of Minor Collector roadways to not overburden local streets.
5. Require right-of-way dedication along state, county, and local roads to meet future capacity needs.
6. Work with developers to construct needed improvements prior to development.

**Transportation Goal #2: Maintain a transportation system that is coordinated and cost-effective.**

### Objectives:

1. Continue to work with surrounding jurisdictions, state, regional, and federal agencies to ensure an integrated regional transportation system and reduce traffic congestion and safety concerns on transportation corridors.
2. Schedule transportation projects in a capital improvement program in coordination with other roadway agencies, while exploring cost effective measures to include other needs (e.g., utility improvements and multimodal options).
3. Require trails and/or sidewalks along all new or reconstructed collector and arterial roadways.
4. Proactively work to preserve future transportation corridors both by acquiring needed right-of-way in advance when possible and through the use of official mapping.
5. Continue to explore all federal, state and other funding opportunities for local and regional transportation projects.
6. When traffic from a proposed urban development may exceed 500 ADT the City will work with the developer and township to identify a strategy to upgrade and improve the gravel corridor through a joint agreement with the developer, township, and City.

**Transportation Goal #3: Coordinate transportation with land use planning and environmental protection.**

### Policies:

1. Analyze the traffic generation characteristics of proposed land uses to avoid exceeding the capacity of local, county and regional roadways.
2. Support transportation projects that support the compact, orderly development of the city and region.
3. Consider the impacts to neighborhoods and the environment when planning new or upgrading existing roadways.
4. Create or encourage a transportation system that contributes to the economic vitality of the community by connecting people to work, shopping, and other activity generators/attractions and supports growth of commercial and industrial uses.
5. Plan for connections between housing and centers of employment, education, retail and recreation uses.



**Transportation Goal #4: Promote alternative transportation such as bicycling, walking, transit and rail.**

**Objectives:**

1. Incorporate, where feasible, bicycle and pedestrian infrastructure when planning new, changes to, additions to, or maintenance of roads, sidewalks, bridges, paths or other public facilities.
2. Continue to maintain and seek ways to expand the existing bicycle and pedestrian network to promote connectivity to neighborhoods, commercial centers and community facilities.
3. Evaluate the need for special transit services in conjunction with surrounding communities.
4. Monitor local transit needs as related to increasing traffic and the growth of the transit dependent.
5. Promote safe pedestrian crossings of arterial roadways.

**Transportation Goal #5: Ensure airspace is properly protected to support local and regional aviation.**

**Objectives:**

1. Monitor local airports for any possible impacts on the community or development area.
2. Notify MnDOT 30 days in advance of all requests for structures exceeding a height of 200 feet above ground level.

## Community Facilities and Services Goals and Objectives

**Community Facilities and Services Goal #1: Maintain and improve all community facilities and services.**

### Objectives:

1. Maintain and improve, as needed, community facilities, utilizing a 5-year Capital Improvements Plan to identify areas of improvement.
2. Continue to implement planned improvements identified in the 2002 Street and Infrastructure Rehabilitation Plan, Five-Year Financial Plan, and 2001 Comprehensive Public Facilities Plan. Monitor these plans and update when necessary.
3. Improve accessibility of all community facilities where necessary and ensure their compliance with ADA requirements.
4. Continue to improve and update, when possible, the City's public service capabilities using training, upgraded facilities and equipment, and improved management practices.

**Community Facilities and Services Goal #2: Work to achieve an equitable distribution of the cost of providing City services.**

### Objectives:

1. Work with the County, Township and nearby cities to avoid the duplication of services and to provide more efficient and economical government services.
2. Guide new residential development within the City in an orderly, compact pattern so that new development can be efficiently and effectively served by public facilities, where available.
3. Ensure that developers pay the true costs for public services and capital improvements and large developments are phased when appropriate.
4. Ensure that school facilities meet the needs of the City's population.
5. Continue to seek out funding for capital facility projects.

**Community Facilities and Services Goal #3: Provide recreational and park facilities, bikeways, sidewalk and walking trails to meet the needs of the community.**

### Objectives:

1. Provide for a variety of recreational amenities and routine maintenance of the park system.
2. Establish and promote high quality design standards in the development of the park system.
3. Ensure equal access to parks and open space areas relative to user population densities.
4. Encourage expanding connections to areas of interest such as commercial areas, parks and residential neighborhoods with an interconnected path/trail system.
5. Identify desired linkages of open space in environmentally sensitive areas to similar areas as a means of preserving a greenspace/wildlife corridor.
6. Collaborate with partners to develop a trail system that links local trail and sidewalk facilities with the regional trail system.
7. Maintain zoning and subdivision regulations allowing for parks and open space, and providing for the dedication of parkland or fee in lieu.
8. Acquire land shown on the park and trail plan for public recreational trails where and when feasible.
9. Explore federal and state grant opportunities for park acquisition, development and maintenance.

**Community Facilities and Services Goal #4: Work with appropriate agencies to provide and maintain the community facilities necessary to maintain vibrant downtown areas.**

**Objectives:**

1. Provide and maintain adequate infrastructure, including sewer, water, storm sewer, parking, streetscaping and sidewalks within the downtown(s).
2. Encourage key community facilities to locate and/or remain within the downtown(s).
3. Work to provide pedestrian and other non-motorized connections to link the downtown(s) with the City's neighborhoods, area parks and community facilities.
4. Allow parking along collector streets and local roads.

**Community Facilities and Services Goal #5: Implement goals and policies contained in the City's Surface Water Management Plan.**

**Objectives:**

1. This section is included in the referenced SWMP and outlines goals and policies addressing water resource management needs of the City and their relationship with Regional, State, and Federal goals and programs. Goals and policies relating to the following issues are presented:
  - Water quantity
  - Water quality
  - Erosion and sedimentation
  - Wetlands
  - Public ditch systems
  - Groundwater
  - Recreation, fish and wildlife
  - Enhancement of public participation
2. Generally, the City will work to ensure erosion control and surface water quality standards are met through enforcement of the City's permitting requirements and the Best Management Practices (BMPs) outlined in the City's Storm Water Pollution Prevention Plan (SWPPP). The City will ensure compliance with the National Pollutant Discharge Elimination System (NPDES) Phase II permit for construction activity greater than 1 acre, as well as the requirements of the CCWMO.

## Resource Preservation/Protection Goals and Objectives

**Resource Protection/Preservation Goal #1: Protect, conserve, and enhance natural resources and environmentally sensitive areas within and adjacent to the City for the community's long-term benefit.**

### Objectives:

1. Identify environmentally sensitive areas and strongly support their incorporation into parks and open space areas as an alternative to the destruction of these resources.
2. Discourage development in those areas that are unsuitable or hazardous for urban uses due to topography, geology, soils, wetlands, flooding or other natural conditions.
3. Preserve the quality and quantity of surface water and groundwater resources by the appropriate regulation of all development activities that have the potential of impacting the water resources of the area.
4. Provide, when economically feasible, City sewer and water to existing developed parcels within the City, especially within shoreland or other environmentally sensitive areas.
5. Keep local ordinances and controls up to date and consistent with state and federal standards for shoreland, stormwater and erosion management.
6. Develop strategies to preserve air quality.

**Resource Protection/Preservation Goal #2: Recognize local lakes as recreational, environmental, economic and aesthetic assets to the community.**

### Objectives:

1. Acquire park and trail land adjacent to the lakes in the City and its planned growth areas where feasible.
2. Maintain existing public accesses to the lakes and increase public access in new development.
3. Work to connect the lakes to neighborhoods, parks, community facilities and each other through trails and greenway corridors.

**Resource Protection/Preservation Goal #3: Work with local and regional partners to conserve, protect and enhance the region's vital natural resources.**

### Objectives:

1. Consider completing a local natural resource inventory. Give strong consideration to integrating natural resources, including aggregate, identified in regional and local natural resources inventories into local land use decision-making.
2. Implement surface water management practices geared to protecting and maintaining the quality of local water resources.
3. Collaborate with partners to promote best management practices for agricultural activities of environmentally sensitive development techniques to protect the quality of the local and regional water resources.



**Resource Protection/Preservation Goal #4: Encourage the preservation and enhancement of historically significant areas, structures, and archaeological sites.**

**Objectives:**

1. Include consideration of historic, cultural and archaeological concerns and values in the development process.
2. Encourage the preservation of historic sites where practical and economically feasible.
3. Work with owners of historically significant structures to identify potential technical and financial resources for rehabilitating the buildings.
4. Promote public improvements which enhance the historic nature of the areas originally platted.
5. Work with the State Historic Preservation Office (SHPO) to determine whether properties proposed for development contain historically significant resources, which should be preserved.

## Land Use and Development Goals and Objectives

### Land Use and Development Goal #1: Support the compact and orderly growth of urban development.

#### Objectives:

1. Identify planned growth areas within and outside the City that have the potential to be served with an appropriate range of public services in a cost-effective manner and utilize the future land use plan to guide growth decisions.
2. Continue to guide growth in a compact, orderly pattern so that new development can be effectively served by public facilities; avoid premature development.
3. Encourage a balanced strategy of "infilling", or developing vacant land within the City, and annexing and developing new areas.
4. Work with the County and Township to maintain low residential densities (1:40 or lower) within the planned growth areas until such time as they can be developed at sewered, urban densities.
5. Accommodate existing agricultural uses until such time as they can be developed at sewered, urban densities.
6. Work to annex existing development located adjacent to the City and within its planned growth areas, as services can be provided to those properties.
7. Require properties served by public utilities to be located within the city.

### Land Use and Development Goal #2: Plan land uses and implement standards to promote quality development and minimize land use conflicts.

#### Objectives:

1. Prepare and adopt a land use plan that designates land use areas and guide development to appropriate areas in order to ensure desirable land use patterns and minimize conflicts.
2. Require adequate transitions between different land uses through appropriate land use planning, zoning and development standards.
3. Encourage the location of commercial and industrial development in areas that avoid adverse impacts on residential areas and have access to major transportation systems.

### Land Use and Development Goal #3: Enhance community character and identity.

#### Objectives:

1. Work to strengthen and maintain the appearance of the City's gateways and key transportation corridors through design standards, trails, lighting, sidewalks, signage and other tools.
2. Consider the creation of development and site planning standards, incentives and resources to ensure quality development.

**Land Use and Development Goal #4: Enhance community and neighborhood livability.**

**Objectives:**

1. Ensure new developments are connected to existing development through the efficient use of streets, utilities and infrastructure.
2. Encourage quality mixed-use development, particularly within projects 10 acres and larger, and/or the appropriate development of housing, shopping and employment in proximity to each other, including housing above commercial uses.
3. Encourage the integration of multi-modal access including parking, sidewalks and bike paths within new development.
4. Encourage a variety of types of neighborhood designs, including neo-traditional and other alternative designs.
5. Enhance the quality of life and safety of residents by establishing bikeways, walkways and other multi-use paths in developing areas.

# BUILDING PERMIT REPORT - MARCH

## PLAN CHECK

PERMIT #	NAME	ADDRESS	PURPOSE	DATE	PERMIT FEE	FEE	SURCHARGE	VALUE
2018001	Diversifed Plumbing	125 Railroad St E	Addition	1/16/2018	\$1,339.60	\$870.74	\$70.00	\$140,000.00
2018002	Tom Worm	7 1st Street NE	Remodel	1/10/2018	\$228.65	\$109.62	\$5.00	\$8,000.00
2018003	Taylor Peters	418 Morse St	Plumbing	1/16/2018	\$60.00	\$0.00	\$1.00	\$0.00
2018004	Felipe Robinson	222 Oak St S	Reside	1/17/2018	\$55.00	\$0.00	\$1.00	\$0.00
2018005	Mark Paulson	915 Barnes Lake Dr	Water heater replace	1/23/2018	\$15.00	\$0.00	\$1.00	\$0.00
2018006	City of NYA	321 South St W	Warming House	1/24/2018	\$153.25	\$99.61	\$3.50	\$6,200.00
2018008	Jean Toenges	385 Emma Street	Replace Furnace	1/24/2018	\$60.00	\$0.00	\$1.00	\$0.00
2018009	Joel Klaustermeier	517 Devonshire Dr	Rewindow	1/29/2018	\$55.00	\$0.00	\$1.00	\$0.00
2018010	Vernon Darland	218 Brush St	Replace Furnace	1/31/2018	\$60.00	\$0.00	\$1.00	\$0.00
2018011	Diversifed Plumbing	125 Railroad St E	Plumbing	2/8/2018	\$107.05	\$69.58	\$2.00	\$3,500.00
2018012	Lift Management	604 Shoreview Lane	New Twinhome	2/13/2018	\$15,108.26	\$1,407.28	\$140.00	\$237,150.00
2018013	Lift Management	610 Shoreview Lane	New Twinhome	2/13/2018	\$14,848.46	\$1,287.16	\$124.00	\$243,200.00
2018014	Taylor Peters	418 Morse St	Bath Remodel	2/21/2018	\$147.85	\$89.60	\$4.00	\$6,000.00
2018015	Diversifed Plumbing	125 Railroad St E	HVAC	3/15/2018	\$199.45	\$129.64	\$5.00	\$10,000.00
2018016	Roland Latzig	514 Devonshire Dr	Replace Furnace & AC	2/26/2018	\$120.00	\$0.00	\$1.00	\$0.00
2018017	Nick Rogosienski	515 Morse St	Foundation Repair	2/28/2018	\$122.45	\$79.59	\$2.50	\$5,000.00
2018018	John Hoklin	880 Lakewood Trail	Finish Basement	3/5/2018	\$382.65	\$209.72	\$10.00	\$18,000.00
2018019	Ernst Holdings LLC	216 Main St E	Demo	3/2/2018	\$100.00	\$0.00	\$1.00	\$0.00
2018020	John Vogt	414 Railroad St	Demo	3/6/2018	\$100.00	\$0.00	\$1.00	\$0.00
2018021	Nick Rogosienski	515 Morse St	Reroof	3/7/2018	\$55.00	\$0.00	\$1.00	\$0.00
2018022	Vernon Darland	218 Brush St	Reroof-Garage	3/8/2018	\$55.00	\$0.00	\$1.00	\$0.00
2018023	Tom Lano	400 Emma St	Stone	3/13/2018	\$55.00	\$0.00	\$1.00	\$0.00
2018024	Bill Whisney	362 Meadow Lane	Water Softener	3/14/2018	\$15.00	\$0.00	\$1.00	\$0.00
2018025	Andrea Gerth	307 Shady Lane	Furnace	3/16/2018	\$60.00	\$0.00	\$1.00	\$0.00
2018026	All Saints Church	511 Merger St	Addition				\$442.00	\$884,000.00
2018027	Chris Meis	223 Lake St	Alterations	3/20/2018	\$59.45	\$38.64	\$1.00	\$1,500.00
2018028	James Kemp	411 Morse St	Water Softener	3/19/2018	\$15.00	\$0.00	\$1.00	\$0.00
2018029	Nick Rogosienski	515 Morse St	Remodel 2 baths	3/20/2018	\$768.20	\$460.33	\$26.00	\$50,000.00
2018030	Steve Curfman	600 Railroad St	Plumbing	3/20/2018	\$199.45	\$49.86	\$5.00	\$9,500.00
2018031	Serv-a-dock	170 Industrial Blvd	Alterations	3/20/2018	\$42.65	\$27.72	\$1.00	\$1,000.00
2018032	Ernst Holdings LLC	201 Main St E	Reside	3/23/2018	\$59.45	\$0.00	\$1.00	\$0.00
2018033	Doug Genz	434 Meadow Lane	Deck		\$76.25	\$49.56	\$1.00	\$2,400.00
2018034	Chad Stewart	402 2nd Ave SE	Roof Peak	3/28/2018	\$59.45	\$38.64	\$1.00	\$1,500.00
2018035	Loomis Homes	975 Lakewood Trail	New Home					\$342,715.00