



CITY COUNCIL AGENDA
March 23, 2020 – 6:00 p.m.
EDA and City Council Meetings

ECONOMIC DEVELOPMENT AUTHORITY

1. Call Meeting of Economic Development Authority to Order
 - 1.1 Pledge of Allegiance
 2. Approve Agenda
 - 2.1 Approve minutes of February 24, 2019 meeting
 3. Adjournment
-

CITY COUNCIL

1. Call Meeting of City Council to Order
2. Approve Agenda
3. Introductions, Presentations, Proclamations, Awards, and Public Comment
(Individuals may address the City Council about any non-agenda item of concern. Speakers must state their name, address, and limit their remarks to three minutes. The City Council will not take official action on these items but may refer the matter to staff for a future report or direct that the matter be scheduled for a future meeting agenda.)
4. Consent Agenda
(NOTE TO THE PUBLIC: All those items listed as part of the Consent Agenda will be approved by a single motion, unless a request to discuss one of those items is made prior to that time. Anyone present at the meeting may request an item to be removed from the consent agenda. Please inform the Council when they approve the agenda for this meeting.)
 - 4.1 Approve minutes of March 9 and 18, 2020 meetings
 - 4.2 Approve payment of Claims
 - 4.3 Accept Economic Development Commission Resignation
 - 4.4 Approve appointments to Economic Development Commission
5. Public Hearing
6. Old Business
7. New Business
 - 7.1 Approve Finance Committee Appointment
 - 7.2 Approve Transient Merchant License
 - 7.3 Approve 2020 Swimming Pool Rates
 - 7.4 Approve Resolution 2020-11, Amending and Restating Resolution 2117-15 a CUP to allow Accessory Outdoor Storage at 600 Railroad Street West
8. Council Member & Mayor and Staff Reports
9. Adjournment

The following informational items have been included in the Council packet for informational purposes, council review and discussion. No action is required by the City Council:

UPCOMING MEETINGS / EVENTS

- April 7 Planning Commission – 6:00 p.m.
April 8 Economic Development Commission – 5:30 p.m.
April 8 Joint Meeting – City Council, EDC, Planning Commission, Parks & Recreation Commission, and Chamber of Commerce Board – 6:30 p.m.

April 13 Personnel Committee – 5:00 p.m.
April 13 City Council – 6:00 p.m.
April 21 Parks and Recreation Commission – 4:45 p.m.
April 23 Senior Advisory Committee – 9:00 a.m.
April 27 Work Session, EDA, City Council – 6:00 p.m.



Economic Development Authority Minutes

February 24, 2020 – 6:00 p.m.

ATTENDEES: Carol Lagergren, Craig Heher, Mike McPadden, Dick Stolz, Charlie Storms

STAFF: Steve Helget – City Administrator, Karen Hallquist – Economic Dev/Marketing Director, Tony Voigt, Public Service Director

OTHERS: Paul Melchert, Nick Anhut, Ken & Lynn Norton, Clinton Kurtz, Lori Trocke, Ken & Tonya Noeldner, Tom Sudheimer

1. Call Meeting of Economic Development Authority to Order

1.1 Pledge of Allegiance

Meeting was called to order by President Lagergren at 6:56pm with all members present.

2. Approve Agenda

Motion: MM/CH to adopt the agenda as amended. Vote 5 – 0. Motion carried.

2.1 Approve minutes of January 27, 2020 meeting

Motion: MM/CH to approve the minutes. Vote 5 – 0. Motion carried.

3. Public Hearing

3.1 Approve Resolution 2003, Resolution providing for the issuance and sale of Housing Revenue Refunding Bonds, Series 2020 (City of Norwood Young America, Minnesota General Obligation – The Harbor at Peace Village Project); and establishing a Pricing Committee

Helget confirmed there were two bond issues that financed The Harbor project. Back in 2005 when the original bonds were issued and again in 2012 when the bonds were refinanced for the first time, state statute limited the amount to \$3 million of the bond issue that could be backed by full faith and credit of property taxes. The Harbor project exceeded that amount and therefore two bonds had to be issued to cover the total project cost. The statutory limit has now changed to \$5 million. The advantage of being backed by full faith and credit of property taxes is lower interest rates are experienced.

Nick Anhut reported the 2012A bonds will now be able to be refinanced under the City versus the EDA. The two housing revenue bonds are callable on August 1, 2020 and the City can refinance them up to 90-days prior to the call date. The city is currently paying interest payments on the \$3 million and by combining the bonds, the city will save in interest and two years on the life of the loan.

Motion: CH/MM to close the public hearing. Vote 5-0. Motion carried.

4. New Business

4.1 Approve Resolution 2003, Resolution providing for the issuance and sale of Housing Revenue Refunding Bonds, Series 2020 (City of Norwood Young America, Minnesota General Obligation – The Harbor at Peace Village Project); and establishing a Pricing Committee.

Motion: CH/DS to Approve Resolution 2003, Resolution providing for the issuance and sale of Housing Revenue Refunding Bonds, Series 2020 (City of Norwood Young America, Minnesota General Obligation – The Harbor at Peace Village Project); and establishing a Pricing Committee. Vote 5 – 0. Motion carried.

5. Adjournment

Motion: MM/CS to adjourn at 7:08pm. Vote 5 – 0. Motion carried.

Carol Lagergren, President

Karen Hallquist, Economic Development Marketing Director



ATTENDEES: Carol Lagergren, Craig Heher, Mike McPadden, Dick Stolz, Charlie Storms
STAFF: Steve Helget – City Administrator, Karen Hallquist – Economic Dev/Marketing Director
OTHERS: Paul & Joyce Melchert, Ken & Lynn Norton, Kaarin Foede, LaVonne Kroells

1. Call Meeting of City Council to Order

Meeting was called to order by Mayor Lagergren at 6:01 pm with all members present.

2. Approve Agenda

Motion: MM/CH to approve the agenda with the addition of 3.1 Deputy Update. Vote 5-0. Motion carried.

3. Introductions, Presentations, Proclamations, Awards, and Public Comment

3.1 Deputy Update

Deputy Matt Arntz shared information on Carver County Sheriff's Office new Emergency Decal Program. Decals are available from a deputy, through the Sheriff's Office or City Hall. Deputy Arntz also reminded community members to focus on keeping vehicles locked with no valuables left inside, and keep homes locked and well lit. Deputy Jennifer Personius introduced herself as the new nighttime patrol.

LaVonne Kroells, President of Willkommen Heritage Preservation Society presented a plaque recognizing the City of Norwood Young America as an honorary member of Willkommen Heritage Society based on the yearly building/maintenance donation. Current focus in the Center: history of local businesses and organizations and a new silhouette display. In addition, she shared the Stiftungsfest Heritage Center theme: Local Cemeteries Tour.

4. Consent Agenda

4.1 Approve minutes of February 24, 2020 meeting

4.2 Approve payment of Claims

Motion: CS/DS to approve the Consent Agenda. Vote 5-0. Motion carried.

5. Public Hearings

5.1 Ordinance No.324, Chapter 2 Amendments

Public Hearing was called to order by Mayor Lagergren at 6:15pm. Helget shared an overview of Chapter 2 which is an overview of the local government, to include the role of city administrator. Fire Department and local commissions/committees. There were no comments from the audience.

Motion: DS/CS to close the public hearing. Vote 5-0. Motion carried.

6. Old Business

6.1 Resolution 2020-09, Agreeing to Accept Transfer of the Property and Funds of Forest Hill Cemetery Association
Paul Melchert and Association officers were available to answer any questions from the council regarding the transfer. (1) Current cemetery funds at Cologne Bank were verified and available upon signature from current Association officers. It appears unlikely but unclear if funds are attached to perpetual care based on available information. (2) Title transfer without issue is a contingency in the resolution. (3) Legal fees attached to the transfer will be handled in an upcoming claim.

Motion: MM/CS to approve Resolution 2020-09, Agreeing to Accept Transfer of the Property and Funds of Forest Hill Cemetery Association. Vote 5-0. Motion carried.

7. New Business

7.1 Approve Beyond the Yellow Ribbon Proclamation

Kaarin Foede, representing the Beyond the Yellow Ribbon Campaign, presented a request for the city to approve the Beyond the Yellow Ribbon Proclamation for April 2020. She shared additional information on the Committee: it has been a part of the community since 2013; it was initiated at the state level by the National Guard to support deployed military men and women and their families; committee members need not have a direct connection to military service men and women.

Motion: DS/CH to approve Beyond the Yellow Ribbon Proclamation. Vote 5-0. Motion carried.

7.2 Approve Commercial Market Study

Karen Hallquist, Economic Development Director shared information on the need for an updated market study. Last study was completed in 2016 with many of the recommendations from the report now completed by the city. The new study would focus on options for a new grocery store, information on the potential for new businesses and the future opportunities from the US Highway 212 expansion. Monies available through Economic Development Commission with a portion reimbursed through a county grant. Information was shared on two quotes.

Motion: CS/MM to approve the contract of Keith Wicks of Wicks & Associates to complete a Commercial Market Study for Norwood Young America at a cost of \$8500 and not to exceed \$500 for additional expenses. Vote 5-0. Motion carried.

7.3 Approve Small Cities Development Program Administrative Agreement

Helget shared information on the agreement between the city of Norwood Young America and the CDA to administer the Small Cities Program Grant. Monies for administration are a part of the original grant.

Motion: DS/MM to Approve Small Cities Development Program Administrative Agreement between the City of Norwood Young America and the Carver County Community Development Agency. Vote 5-0. Motion carried.

7.4 Ordinance No. 324, Chapter 2 and Summary

There were no additional questions or comments from the information shared at the Public Hearing.

Motion: CH/CS to adopt Ordinance No. 324, an ordinance amending the text of Chapter 2 (Administration) of the City Code.

Vote 5-0. Motion carried.

Motion: CH/MM to approve the summary of Ordinance No. 324 and its publication. Vote 5-0. Motion carried.

7.5 Review Economic Development/Marketing Director Position

Lagergren shared a recommendation from the Personnel Committee to adjust the current job description as follows: moving from 32 hours/week to 40 hours/week; essential function - would no longer include the role of liaison for the Norwood Redevelopment Plan since this is covered later in the job description; essential function - would no longer deal with nuisances since this is a better fit for a different staff position; essential function - would no longer maintain updates to city code and legal notices since this is a better fit for a different position.

Motion: CH/CS to update the work schedule and job description. Vote 5-0. Motion carried.

7.6 Review compensation for City Staff to respond to Fire Calls

Helget shared information from the Personnel Committee to fund fire calls during the work day. Based on information shared regarding current staff responses, the Personnel Committee recommends a \$75 quarterly stipend for current city staff who respond to a minimum of 25% of daytime fire calls.

Motion: CH/DS to approve compensating City staff a \$75.00 stipend per quarter for responding to a minimum of 25% of the daytime fire calls per quarter. Vote 5-0. Motion carried.

8. Council Member & Mayor and Staff Reports

MM: No meetings.

CH: Planning Commission will bring to the council recommendations on the following items: attached and detached ADU's and an

amended CUP for Curfman Trucking. In addition, current CUP's were reviewed to look for common areas of need and for consistency between zoning areas. A short summary of current zoning requirements and guidelines is now available for staff.

CS: No meetings. Open spot is still available on Park and Recreation Committee.

DS: No meetings. Asked about potential city preparation for CODIV-19. Lagergren and Helget will listen to LMC webinar on recommendations regarding COVID-19 Coronavirus and potential disaster plan options. This subject will be added to the

March 23rd workshop unless an earlier or bigger response is required.

CL: No meetings. Shared upcoming meetings.

9. Adjournment

Motion: MM/CS to adjourn at 7:19pm. Vote 5-0. Motion carried.

Respectfully Submitted,

Carol Lagergren, Mayor

Karen Hallquist, Economic Development Marketing Director



City Council Minutes
March 18, 2020 – 7:00 a.m.
Emergency City Council Meeting

ATTENDEES: Carol Lagergren, Craig Heher, Mike McPadden, Charlie Storms and Dick Stolz.
STAFF: Steve Helget, City Administrator.
OTHERS: None.

1. Call Meeting of City Council to Order
Mayor Lagergren called the emergency meeting to order at 7:00 a.m. with all members present.

2. Approve Agenda
Motion: CH/CS to approve the agenda. Vote 5 – 0. Motion unanimously carried.

3. Introductions, Presentations, Proclamations, Awards, and Public Comment - none

4. Consent Agenda - none

5. Public Hearings - none

6. Old Business - none

7. New Business

7.1 Resolution 2020-10, Resolution Declaring a Local Emergency

Mayor Lagergren stated due to COVID-19, proposed is to declare a local emergency. This will allow the City, if needed, to make purchases, hire contractors, etc. without Council approval. In addition, it will allow the Council to schedule and conduct meetings under special provisions of the Open Meeting Law.

Motion: MM/CS to approve Resolution 2020-10. Vote 5 – 0. Motion unanimously carried.

7.2 Social Distancing Recommendation for Staff

Mayor Lagergren review recommendations from the League of MN Cities with regards to City staff during the COVID-19 outbreak. Currently, the City Hall has not closed its doors to the public, but some staff have been segregated from the front counter. Currently Mayor Lagergren is assisting with customer service at the front counter and stationed at a workstation in the front office. Staff are being directed to do social distancing as much as possible. The Council discussed possible future options to reduce personal contact. Options may include staggered work times and teleworking. At this time, based on recommendations from the League of MN Cities, a staff member becomes sick or has been placed on quarantine or has children who are sick or quarantined, will be asked to use their PTO first and when that is exhausted, they may be placed on paid administrative leave.

8. Council Member & Mayor and Staff Reports

9. Adjournment

Motion: MM/CS to adjourn at 7:14. Vote 5 – 0. Motion unanimously carried.

Carol Lagergren, Mayor

Steven Helget, City Administrator



**VOUCHER LIST / CLAIMS ROSTER
and CHECK SEQUENCE**

To Be Approved: March 23, 2020

Payroll EFT (Check Sequence 505851 – 505866)	<u>\$17,830.49</u>
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Voided check

Prepays

Claims Pending Payment (Check Sequence 30316 – 30358)	<u>\$194,882.46</u>
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Grand Total	<u>\$212,712.95</u>
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TO: Honorable Mayor Lagergren and City Council Members

FROM: Steven Helget, City Administrator

DATE: March 23, 2020

SUBJECT: Finance Committee Appointment

At the March 9th regular City Council meeting, the Council adopted Ordinance No. 324, which made several amendments to Chapter 2 of the City Code, to include the establishment of a Finance Committee. The composition of the Committee is the mayor, a city council representative, and the city administrator. Proposed is to appoint a representative of the Council to serve on the Committee.

Recommended Motion:

Motion to appoint _____ to the Finance Committee.



TO: Mayor Lagergren and Council Members

FROM: Karen Hallquist, Economic Development Marketing Director

DATE: March 23, 2020

RE: Transient Merchant Application – Justin Richard Spande

On March 16, 2020, the City received a Transient Merchant application from Justin Spande from Hamburg, MN. The legal name of his business is Fireman's Barbeque, LLC and it is a food truck/trailer.

Fireman's Barbeque, LLC makes and sells BBQ food. The food truck would be parked next to Car Quest at 309 Faxon Road North. Mr. Spande has received verbal permission from the owner of Car Quest, Pete Buckentine. The planned hours of operation would be Thursday – Sunday each week.

Chapter 3 of the City Code states the following:

***Transient Merchant.** The term "transient merchant" shall mean a person who temporarily sets up business out of a vehicle, trailer, boxcar, tent, other portable shelter, or empty store front for the purpose of exposing or displaying for sale, selling, or attempting to sell, and delivering, goods, wares, products, merchandise, or other personal property, and who does not remain or intend to remain in any one location for more than one hundred twenty (120) consecutive days.*

RECOMMENDATION:

A motion to approve the Transient Merchant Application from Justin Spande, doing business as Fireman's Barbeque, LLC, and not to exceed 120 consecutive days at the location of 309 Faxon Road North as listed in Chapter 3, Section 310 of the City Code.

Norwood Young America



TO: Honorable Mayor Lagergren and City Council Members

FROM: Steven Helget, City Administrator

DATE: March 23, 2020

SUBJECT: 2020 Swimming Pool Fees

At the January 13th regular City Council meeting, the Council consented to remove the swimming pool fees from the 2020 Fee Schedule adopted under Ordinance No. 322. The Council consented that it would review and approve the fees prior to the swimming pool season commencing. Enclosed are the proposed 2020 fees and the fees of other area cities.

Recommended Motion:

Motion to approve the 2020 Swimming Pool fees.

Norwood Young America



To: Norwood Young America City Council
 From: City Staff
 Re: Pool Fees for 2020
 Date: March 2020

City staff reviewed the fees from outdoor pools in the area to compare and determine appropriateness of current fees. Based on the study, the recommendation is below:

**Pool Fee Study
Spring 2020**

	2020 NYA	2019 NYA	2019 Glencoe	2020 BP	2020 SL	2017 LP	2020 Gaylord
Single Pass	60	75	75	60/120	65	60	85
Family Pass	125 (5) + 10 ea	125 (5) + 15 ea	145 (3) + 10 ea	125/250	140(5) + 10 ea	90 (2) + 40 ea	125 (2) + 20 ea
Child Care		200	145 (3) Add 10				
Daily Rate	5 3 twillight	5	6 2 toddler	8 Free hrs	5	4 2 toddler	6 4.50 twi
10 Punch	35	35			40		
Group		35 for 10					5 per 25 plus
Rental 1 hour	100	125 Cake	100		100		
Lessons	35	45	34	35/50	40		50
Private	90	150					95
Semi	60 ea.	75			60		

Recommendation: To approve the updated 2020 Fee Structure for the West Carver Pool.



To: Honorable Mayor Lagergren
Members of the City Council
Administrator Helget

From: Cynthia Smith Strack, Planning Consultant

Date: March 23, 2020

Re: Conditional Use Permit Amendment – Outdoor Storage 600 Railroad St W
Steve Curfman

The City Council has been working with Steve Curfman, Curfman Trucking on a non-compliant conditional use permit issued in 2017 and providing for outdoor storage at 600 Railroad Street West. The Council previously agreed to consider a conditional use permit amendment request providing for lower required bunker heights and additional storage for bulk recycle piles at the site.

The Planning Commission held a public hearing on a CUP amendment request filed by Curfman. Following hearing the Commission recommended the City Council approve amendment and restatement of the previous CUP approved as City Council Resolution 2017-15. A copy of resolution 2017-15 is attached along with draft meeting minutes from the March 4th PC meeting.

A RESOLUTION amending and restating City Council Resolution 2017-15 is attached for consideration.

The proposed conditions for the amendment/restatement recommended by the Planning Commission are as follows. Please note all conditions are to remain the same with the exception of the highlighted items.

1. The conditional use permit is applicable only to the property at 600 Railroad Street West.
2. **City Council Resolution 2017-14, approved on August 28, 2017 and granting a variance to a required rear yard setback at 600 Railroad Street West remains in effect.**
3. **City Council Resolution 2017-16, approved on August 28, 2017 relating to a site plan for a commercial trucking operation at 600 Railroad Street West remains in effect. City Council Resolution 2020-03 approved by the City Council on January 27, 2020 amending Resolution 2017-16 remains in effect.**
4. The approval specifically authorizes ancillary outdoor storage at the subject site. Said outdoor storage is directly and specifically limited to that represented in the site plan submitted with the conditional use permit amendment application dated January 17, 2020.
 - a. A maximum of forty-three (43) vehicles may be stored on site at one time. Vehicles are limited to Curfman Trucking commercial fleet vehicles or commercial vehicles with a minimum of three axels. Fleet vehicles must be related to the contractor operation and under licensed ownership of the contractor operation.

- b. Vehicles as defined above stored on site:
 - i. Must be in an operable condition;
 - ii. Must not be extensively damaged. "Extensively damaged" shall mean damage including such things as broken or missing tires and wheels, missing or non-operable motors, missing body parts, missing or broken windows, non-functioning drive train or transmission; and,
 - iii. Shall have a fair market value greater than the approximate value of the scrap in them.
- c. A maximum of three (3) stockpiles of aggregate material are allowed on site provided:
 - i. The aggregate materials being stored near the southern property boundary shall be contained on three (3) sides by solid, continuous bunker walls with a minimum height of **four** feet constructed and maintained in a manner that aggregate materials are dependably contained within the walls at all times.
 - ii. The aggregate materials being stored near the northern property boundary shall be contained on two (2) sides by solid, continuous bunker walls with a minimum height of **four** feet constructed and maintained in a manner that aggregate materials are dependably contained within the walls at all times.
 - iii. The stockpiles near the northern property boundary shall not exceed a total of 10,500 cubic yards combined.**
 - iv. No storage pile shall exceed twenty-five (25) feet in height at any time.
 - v. Aggregate materials allowed to be stored on site are limited to red rock, unrecycled aggregate material, and recycled aggregate material.
- d. Outdoor storage of tires, mulch, boulders, pallets, stones, and rocks is allowed provided items are stored in a designated bunker. A maximum of ten (10) bunkers each sized a maximum of twenty (20) feet by twenty (20) feet with a height no greater than five (5) feet if constructed of wood or eight (8) feet if constructed of concrete shall be allowed. The bunkers shall be located as depicted in the site plan **submitted with the permit application attached hereto as Exhibit B.** The storage bunker containing tires shall be covered at all times in a manner suitable to prevent water from pooling in tires. Outdoor storage of all other material or items on site is expressly prohibited, including but not limited to: garbage and refuse material; miscellaneous equipment and/or parts, tires, and fluids; brush and tree parts; horse, stock, or travel trailers, campers, unlicensed passenger vehicles, passenger automobiles not licensed as fleet vehicles, personal property, buses, agricultural equipment, portions of heavy construction equipment, and heavy construction equipment exceeding its normal lifecycle. Storage pods, shipping containers, and the like shall not be stored on the site unless completely enclosed within a principal or accessory structure as defined and approved by the City Council. Outdoor storage of pods, shipping containers, and the like is expressly prohibited under the terms of this conditional use permit.
- 5. **Building permits for principal and accessory structure, including as needed for the bunker walls, as needed, shall be secured.**
- ~~6. Construction of the proposed 9,600 square foot principal structure shall be substantially completed prior to establishment of ancillary outdoor storage. A decision as to whether or not the construction is 'substantially complete' shall be rendered by the Building Official.~~
- ~~7. A certificate of occupancy is issued for the proposed 9,600 square foot principal structure by December 31, 2018.~~
- 8. This conditional use permit shall expire one year after date of approval unless the Applicant has commenced construction of the principal structure.

9. This conditional use permit is subject to all applicable codes, regulations and ordinances, and violation thereof shall be grounds for revocation.
10. This conditional use permit shall be subject to annual inspection and audit by the City.
11. The City may revoke the CUP upon violation of the conditional use permit standards in the Zoning Ordinance or violation of the conditions of an approving Resolution, subject to the requirements of Section 1210.06, Subd. 5 "Revocation of Conditional Use Permits" of the Zoning Ordinance, as may be amended.
12. The conditional use permitted under this Resolution shall be revoked if the Use ceases for more than twelve (12) consecutive months.

RESOLUTION 2017-15

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO ALLOW ACCESSORY OUTDOOR STORAGE AT 600 RAILROAD STREET WEST

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

WHEREAS, a conditional use permit is required under §1230.12, Subd. 4 of the City Code which provides outdoor storage which is accessory to an approved principal use in the I-1 Light Industrial District; and

WHEREAS, Steve Curfman (Property Owner) doing business as Curfman Trucking has applied for a conditional use permit to allow accessory outdoor storage at 600 Railroad Street West, (the "Property"); and

WHEREAS, the property is legally described in Exhibit A, attached hereto, and assigned parcel number 580150700; and,

WHEREAS, the Applicant makes the following representations which the City accepts as a good faith representation of the proposed operation:

1. Curfman Trucking & Repair, Inc. is proposed to be relocated to this site.
2. Curfman Trucking & Repair is a commercial trucking company that performs its own service, repair, and maintenance on its fleet of tractors, trucks, and trailers and offers truck repair and service to the public.
3. The Applicant proposes a new 120' X 80' (9,600 sf) truck maintenance facility to be located on an existing foundation. The truck maintenance facility will have four (4) bays for semi repair or eight bays for straight truck repair, a truck wash bay, office, restrooms, storage, and showroom area. The building will be wood frame with steel siding, roofing, and trim.
4. The site plan illustrates a future option to add a 24' X 80' addition to the west side of the building for truck repair.
5. The Applicant proposes the four bays (also defined as eight bays) are to be used for repair, maintenance, and service of Curfman Trucking's own fleet and for the public business of repair/maintenance/service of other commercial trucks.

6. Curfman's private truck fleet consists of seventeen (17) trucks and seven (7) trailers.
7. The Applicant proposes a maximum of four (4) commercial trucks not owned by Curfman Trucking will be repaired on site on any day.
8. The proposed wash bay will be used for Curfman Trucking's own fleet. The Applicant projects two (2) fleet vehicles will be washed at the site each day.
9. The Applicant employs fifteen (15) truck drivers who drive to the site in personal vehicles and depart the site in a Curfman Trucking fleet vehicles. Fleet drivers work off-site throughout the day and return to the site at the close of the work day.
10. The Applicant employs an additional eight (8) persons on site, including office staff.
11. A water service line is present at the site of the existing foundation/proposed new structure.
12. A sanitary sewer service line will be extended from an existing service near the eastern property boundary.
13. The Applicant proposes three aggregate storage piles.
 - A. The two southernmost aggregate storage piles will be contained on three sides by a bunker wall a minimum of five (5) feet in height. The third aggregate storage pile (northernmost) will be contained on two sides by a bunker wall a minimum of five (5) feet in height.
 - B. Full capacity of each of the three bunkers will be 3,500 yards of material. An estimated 3,500 yards of red rock, 3,500 yards of unrecycled aggregate material, and 3,500 yards of recycled aggregate material.
 - C. Maximum estimated height of the outdoor storage piles is twenty-five (25) feet.
 - D. The Applicant estimates fifteen (15) loads of aggregate materials will pass in or out of the facility each day during the construction season (six to seven months of the year) and seven (7) in or outbound trucks loads of aggregate material will pass in or out of the facility each day during the off-season (five to six months of the year).
14. The Applicant proposes outdoor storage of tires, mulch, boulders, pallets, stones, and rocks in ten (10) bunkers each sized 20' by 20' and no greater than five feet in height if constructed of wood or eight feet in height if constructed of concrete. Tires stored outdoors will be covered to prohibit water from pooling in said tires.

15. The existing truck scale and truck scale building will be used privately by Curfman Trucking for the scaling of aggregate material.
16. Proposed parking will accommodate parking of Curfman Trucking's fleet of tractors, trailers, and trucks. Employee parking and spaces for trucks not owned by Curfman Trucking which are being repaired are also proposed.
17. A three foot driveway apron extended from the existing roadway surface is proposed.

WHEREAS, the City of Norwood Young America Planning Commission on June 6, 2017 held a public hearing regarding the conditional use permit request after the hearing notice was posted, published, and distributed as required under law; and,

WHEREAS, the Planning Commission, after review and discussion, recommended the City Council approve the use permit based on several conditions; and,

WHEREAS, at a regularly meeting on June 26, 2017, the City Council considered the application materials on file with the City and the recommendation of the Planning Commission.

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 subject property is zoned I-1 Light Industrial District.
2. The Use, subject to certain conditions listed below, appears to be consistent with the intent of the Zoning Code for properties with the I-1 District.
3. The Use, subject to certain conditions listed below, appears to be consistent with the goals and policies set forth in the City of Norwood Young America Comprehensive Plan for properties in the I-1 District.
4. The use, subject to certain conditions below, does not appear to have an undue adverse impact on governmental facilities, utilities, services or existing or proposed improvements because the proposed use is accessory and the existing structure which is currently served by a full array of urban services. The proposed use will not overly burden existing utilities in terms of volume used/capacity required or type of waste produced.
5. The use, subject to certain conditions below, does not appear to pose an undue adverse impact on the public health, safety or welfare.
6. The use, subject to certain conditions below, does not appear to 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. The Council finds adjacent uses are industrial in nature and the use as provided for in the City Code appears to blend in with the uses within the general locale.
7. The use, subject to certain conditions below, will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. The subject site is within an area developed for industrial use.

8. Adequate utilities, access roads, drainage and necessary facilities are provided. The subject parcel is an existing, improved lot with a full complement of urban services provided.

THEREFORE, BE IT FURTHER RESOLVED, that the City Council of Norwood Young America, Carver County, Minnesota, hereby approves a conditional use permit authorizing accessory outdoor storage, subject to the following conditions:

1. The conditional use permit is applicable only to the property at 600 Railroad Street West.
2. Approval of Resolution 2017-14, granting a variance to a required rear yard setback at 600 Railroad Street West.
3. Approval of Resolution 2017-14, relating to a site plan for a commercial trucking operation at 600 Railroad Street West.
4. The approval specifically authorizes ancillary outdoor storage at the subject site. Said outdoor storage is directly and specifically limited to that represented in the site plan dated July 17, 2017, attached hereto as Exhibit B.
 - a. A maximum of forty-three (43) vehicles may be stored on site at one time. Vehicles are limited to Curfinan Trucking commercial fleet vehicles or commercial vehicles with a minimum of three axels. Fleet vehicles must be related to the contractor operation and under licensed ownership of the contractor operation.
 - b. Vehicles as defined above stored on site:
 - i. Must be in an operable condition;
 - ii. Must not be extensively damaged. "Extensively damaged" shall mean damage including such things as broken or missing tires and wheels, missing or non-operable motors, missing body parts, missing or broken windows, non-functioning drive train or transmission; and,
 - iii. Shall have a fair market value greater than the approximate value of the scrap in them.
 - c. A maximum of three (3) stockpiles of aggregate material are allowed on site provided:
 - i. The aggregate materials being stored near the southern property boundary shall be contained on three (3) sides by solid, continuous bunker walls with a minimum height of five feet constructed and maintained in a manner that aggregate materials are dependably contained within the walls at all times.
 - ii. The aggregate materials being stored near the northern property boundary shall be contained on two (2) sides by solid, continuous bunker walls with a minimum height of five feet constructed and maintained in a manner that aggregate materials are dependably contained within the walls at all times.

- iii. No single stockpile shall contain more than 3,500 cubic yards of material.
 - iv. No storage pile shall exceed twenty-five (25) feet in height at any time.
 - v. Aggregate materials allowed to be stored on site are limited to red rock, unrecycled aggregate material, and recycled aggregate material.
- d. Outdoor storage of tires, mulch, boulders, pallets, stones, and rocks is allowed provided items are stored in a designated bunker. A maximum of ten (10) bunkers each sized a maximum of twenty (20) feet by twenty (20) feet with a height no greater than five (5) feet if constructed of wood or eight (8) feet if constructed of concrete shall be allowed. The bunkers shall be located as depicted in the site plan attached hereto as Exhibit B. The storage bunker containing tires shall be covered at all times in a manner suitable to prevent water from pooling in tires. Outdoor storage of all other material or items on site is expressly prohibited, including but not limited to: garbage and refuse material; miscellaneous equipment and/or parts, tires, and fluids; brush and tree parts; horse, stock, or travel trailers, campers, unlicensed passenger vehicles, passenger automobiles not licensed as fleet vehicles, personal property, buses, agricultural equipment, portions of heavy construction equipment, and heavy construction equipment exceeding its normal lifecycle. Storage pods, shipping containers, and the like shall not be stored on the site unless completely enclosed within a principal or accessory structure as defined and approved by the City Council. Outdoor storage of pods, shipping containers, and the like is expressly prohibited under the terms of this conditional use permit, except for the three (3) existing storage containers currently on the site shall be allowed to remain.
- 5. Building permits for principal and accessory structure, including as needed for the bunker walls, shall be secured.
 - 6. Construction of the proposed 9,600 square foot principal structure shall be substantially completed prior to establishment of ancillary outdoor storage. A decision as to whether or not the construction is 'substantially complete' shall be rendered by the Building Official.
 - 7. A certificate of occupancy is issued for the proposed 9,600 square foot principal structure by December 31, 2018.
 - 8. This conditional use permit shall expire one year after date of approval unless the Applicant has commenced construction of the principal structure.
 - 9. This conditional use permit is subject to all applicable codes, regulations and ordinances, and violation thereof shall be grounds for revocation.
 - 10. This conditional use permit shall be subject to annual inspection and audit by the City.

11. The City may revoke the CUP upon violation of the conditional use permit standards in the Zoning Ordinance or violation of the conditions of an approving Resolution, subject to the requirements of Section 1210.06, Subd. 5 "Revocation of Conditional Use Permits" of the Zoning Ordinance, as may be amended.

12. The conditional use permitted under this Resolution shall be revoked if the Use ceases for more than twelve (12) consecutive months.

Adopted by the City Council this 28th day of August 2017.

Carol Lagergren
Mayor

Attest:

Kelly Hayes
Kelly Hayes, City Clerk/Treasurer

RESOLUTION 2017-15
EXHIBIT A
LEGAL DESCRIPTION

DESCRIPTION OF RECORD

That part of the North Half of Section 15, Township 115, Range 26, Carver County, Minnesota, described as follows:

Bounded on the North by the South right-of-way line of Trunk Highway No. 212;

Bounded on the South by the North right-of-way line of Old State Highway No. 212 now Railroad Street.

Bounded on the East by the following described line:

Commencing at the Southeast corner of Block 14, Village of Norwood, formerly Young America Station, according to the recorded plat thereof on file and of record in the office of the Register of Deeds, Carver County, Minnesota; thence running West along the North line of Railroad Street to the Southwest corner of Vacated Block 12, Village of Norwood, also being the point of beginning of the line to be described; thence Northerly along the Westerly line of said Block 12, the Westerly line of said Block 12 extended, the West line of Block 25, and the Westerly line of said Block 25 extended to the South right-of-way line of Trunk Highway No. 212 and said line there terminating.

Bounded on the West by the following described line:

Commencing at a brass monument in the centerline of the East bound lane of State Highway No. 212 distant 915 feet more or less West of the East line of the Northwest Quarter of Section 15; thence South 88 degrees 55 minutes East along the centerline of said East bound lane 745.0 feet; thence on a bearing of South 75.00 feet more or less to a point on the South right-of-way line of said State Trunk Highway 212, said point being the point of beginning of the line to be described; thence continuing on a bearing of South 468.68 feet to the North right-of-way line of Old State Highway No. 212 now Railroad Street and said line there terminating.

EXCEPT the West 12 acres thereof.

PROPOSED REVISED DESCRIPTION

Part of the North Half of the Southwest Quarter of the Northeast Quarter and part of the Northwest Quarter of the Southeast Quarter of the Northeast Quarter, all being part of Section 15, Township 115, Range 26, Carver County, Minnesota, described as follows: Commencing at the southeast corner of said Northeast Quarter of Section 15; thence on an assumed bearing of North 89 degrees 35 minutes 52 seconds West along the South line of said Northeast Quarter 1298.84 feet to the East line of the Southwest Quarter of the Northeast Quarter of said Section 15; thence North 00 degrees 24 minutes 32 seconds East along said East line 741.51 feet to a point on the northerly right-of-way line of Old State Highway No. 212, now Railroad Street, said point being the point of beginning of the tract to be described; thence North 83 degrees 58 minutes 29 seconds West along said northerly right-of-way line 427.77 feet to the East line of the East 6.00 acres of the West 12.00 acres as described in Document No. 440294 and recorded at the Carver County Recorder's Office; thence North 00 degrees 38 minutes 55 seconds East along said East line 532.35 feet to the southerly right-of-way line of Trunk Highway No. 212; thence South 88 degrees 50 minutes 50 seconds East along said southerly right-of-way line 6.90 feet; thence easterly along said southerly right-of-way line along a tangential curve that is concave to the North, said curve having a central angle of 04 degrees 26 minutes 26 seconds, a radius length of 5804.58 feet, an arc length of 449.87 feet, a chord bearing of North 88 degrees 49 minutes 39 seconds East and a chord length of 449.76 feet to the West line of vacated Blocks 12 and 25 and its northerly extension in the Village of Norwood, formerly Young America Station; thence South 00 degrees 24 minutes 32 seconds West, not tangent to last described curve, along said West line 585.13 feet to the North line of Railroad Street as platted; thence North 82 degrees 10 minutes 32 seconds West along said North line 33.28 feet to the East line of said Southwest Quarter of the Northeast Quarter; thence South 00 degrees 24 minutes 32 seconds West along said East line 5.69 feet to the point of beginning. This tract contains 5.86 acres of land and is subject to any and all easements of record.

[illegible]

ADDED CONC. WALL AND F	CHUBB PAPER MOVING PUM
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*Norwood Young America
Planning Commission Minutes
March 4, 2020*

- Present:** Commissioners Jerry Barr, John Fahey, Bill Grundahl, Paul Hallquist, Craig Heher, and Bob Smith.
- Absent:** Commissioner Mike Eggers
- Staff:** City of Norwood Young America City Administrator Steve Helget and Planning Consultant Cynthia Smith Strack.
- Public:** Norwood Young America Resident Andrea Girth and Steve Curfman from Curfman Trucking.

1. Call to Order.

The meeting was called to order by Chair Heher at 6:15 pm. All present stood for the Pledge of Allegiance.

2. Adoption of Agenda.

Chairperson Heher introduced the agenda.

Motion – Grundahl, second Smith to approve the agenda. The agenda was approved 5-0.

3. Approval of Minutes from the Regular Meeting February 4, 2020.

Heher introduced the minutes from the February 4, 2020 regular meeting.

Motion – Fahey to approve the February 4, 2020 regular meeting. Second by Smith. With all in favor the regular meeting minutes were approved 5-0.

4. Public Comment.

None.

5. Public Hearings.

A. Conditional Use Permit Amendment: Outdoor Storage 600 Railroad Street West – Curfman Trucking.

Chairperson Heher introduced the public hearing.

Strack noted the City Council has been working with Steve Curfman, Curfman Trucking on a non-compliant conditional use permit issued in 2017 and providing for outdoor storage at 600 Railroad Street West. The Council has agreed to hear a conditional use permit amendment request providing for lower required bunker heights and additional storage for bulk recycle piles at the site. The Planning Commission is to hold a public hearing and make a recommendation to the City Council. The current bunker height requirement is five feet, proposed to be reduced to four feet. The current CUP standard provides for two bulk storage piles at the southern portion of the site each not to exceed 3,500 cubic yards in volume. The proposed amendment is to allow a combined volume of 10,500 cubic yards. Public

hearing notice has been mailed, posted, and published. No comments for or against the amendment have been received. The Applicant is present in the audience.

Heher introduced Steve Curfman who provided an overview of the proposed volume of rubble/recycled materials to be stored on the site. Curfman noted he would not exceed 10,500 cubic yards of material on site.

Motion – Grundahl, Second Fahey to close the public hearing at 6:25 p.m. Approved 6-0.

B. Ordinance Amendment Providing for Accessory Dwelling Units.

Heher introduced the agenda item and opened the public hearing.

Strack provided an overview of the proposed amendment noting the Planning Commission and Council had reviewed a framework and draft amendment over the previous several months.

As proposed internal ADU, ADU additions, and conversions of existing accessory structures to ADU (as of January 1, 2020) are all allowed as a right subject to issuance of an administrative permit and a rental license. Rental licenses are proposed to be required regardless of whether or not rent is exchanged and whether or not persons are related.

New detached ADU are allowed provided a CUP is issued.

All detached ADU are subject to standards required for accessory structures, including design requirements.

Standards applicable to all ADU, include:

- A. A maximum of one accessory dwelling unit is allowed per lot.
- B. Accessory dwelling units are allowed on lots with an existing detached single family dwelling. Accessory dwelling units are not allowed on twin home, townhome, condominium, or multiple family lots.
- C. Impervious surface limits of the applicable zoning classification shall not be exceeded. If applicable, the maximum impervious surface allowed in a shoreland overlay district shall not be exceeded.
- D. Detached accessory structures are subject to all standards contained in Section 1245.04 of the City Code pertaining to accessory structures, as may be amended.
- E. Accessory dwellings internal to or attached to principal structures shall meet required setbacks, maximum height, and yard requirements of the applicable zoning district.
- F. The existing detached single family dwelling or the accessory dwelling unit shall be occupied by the fee owner of the property.
- G. The existing detached single family dwelling shall be maintained as homestead property.
- H. The existing detached single family dwelling and the accessory dwelling unit must remain a single parcel of record under unified ownership without the possibility of splitting the property or changing ownership status to a condominium arrangement.
- I. Accessory dwelling units shall be licensed under Section 350 of the City Code pertaining to licensing of rental dwellings regardless of whether or not rent is charged or the occupant is related to the homestead owner.
- J. The following design standards apply to accessory dwellings:

- i. Accessory dwellings internal to or attached to an existing detached single family dwelling shall be designed and constructed to maintain the appearance of a single family detached dwelling.
- ii. Accessory dwellings shall have a minimum gross floor area of three hundred (300) square feet.
- iii. Accessory dwellings shall have a maximum gross floor area of the greater of 900 square feet or 40% of the gross floor area of the principal structure to which it is accessory. In addition, detached accessory dwelling units must not exceed maximum aggregate area square footage or number of detached units provided for under Section 1245.04 of the City Code.
- iv. A minimum of one (1) additional off-street parking space is required for the accessory dwelling unit.
- v. Accessory dwellings internal to or attached to existing single family detached dwellings shall use the same water and sanitary sewer connection and water meter as the principal structure.
- vi. As a condition of conditional use permit issuance, the City may require separate water and sanitary service lines be extended from the street to detached accessory dwelling units.
- vii. For accessory dwellings internal to or attached to existing detached single family dwellings, there shall be no more than one exterior building entrance facing the front street.
- viii. For lots with detached accessory dwelling units, there shall be no more than one driveway per street frontage.
- ix. Dwelling units with exterior entrances different than the single family detached dwelling shall have a different street address (e.g. 200-A).
- x. Detached accessory dwellings shall be designed for residential occupancy.

Heher invited Andrea Girth to comment. Girth stated the proposed language was appreciated and consistent with her plans to potentially establish an ADU.

Fahey inquired as to how the City could determine whether or not detached ADU should have separate utility connections. Strack suggested the details of each detached ADU conditional use permit request should be investigated and a decision made on the facts of the case. Corner lots proposed for detached ADU may be more easily provided separate service.

Fahey inquired as to how dwellings with separate entries would be addressed. Strack noted each city typically has an addressing policy which would likely provide direction. Clues could also be taken from existing units in the downtowns where accessory apartments were accessed independent of businesses. Strack noted the Post Office should be consulted as well.

Motion – Smith, Second Fahey to close the public hearing at 6:33 p.m. Approved 6-0.

6. New Business.

A. Conditional Use Permit Amendment: Outdoor Storage 600 Railroad Street West – Curfman Trucking.

Heher introduced the agenda item and highlighted the proposed amendments.

Motion – Fahey, Second Smith to recommend the City Council approve the amendment and restatement

of an existing conditional use permit for outdoor storage at 600 Railroad Street West as contained in the staff memo. Motion carried 6-0.

B. Discussion: Proposed Zoning Amendment – Swimming Pool Covers.

Heher introduced the agenda topic.

Strack stated that at the previous meeting the Commission had received public comment from a resident requesting the City consider allowing permanent pool covers as an alternative to requiring complete perimeter fencing around swimming pools. The Planning Commission had agreed to review potential code amendment language. A draft amendment was included in the packet and simply allowed a permanent pool cover as an alternative to fencing. If the Commission was comfortable with the proposed text, a hearing could be called for the April 7th meeting.

Heher summarized information from research he had performed. He recommended homeowners always consult with their insurance provider to inquire as to whether or not they will require fencing.

Smith commented the permanent pool coverage was a sensible option to provide to homeowners.

Grundahl noted fences can occasionally be unsightly.

Smith noted homeowners associations occasionally prohibited fences.

Motion Fahey, Second Smith to call for a public hearing on April 7th. Motion carried 6:0.

7. Old Business.

A. Code Amendment - Accessory Dwelling Units.

Heher introduced the agenda item and provided a summary of the process leading up to the public hearing. Grundahl expressed appreciation for the process.

Motion Grundahl, Second Barr to recommend the City Council approve the proposed code amendment providing for accessory dwelling units. Motion carried 6:0.

B. Review of Conditional Use Standards.

Heher introduced the agenda item. Strack noted the Commission initially discussed feedback from the joint Downtown group at the February meeting pertaining to conditional uses and process. At the February meeting the Commission concurred current standards seemed appropriate but it is always productive to review uses/process. The Commission directed Strack to prepare information for review at the March meeting. In the Planning Commission packet was a history of CUP's issued, a table of uses, and a performance standards matrix.

Heher noted outdoor storage seemed to be a consistent reason conditional use permits were requested. He opined that was probably not unusual. He further noted he sensed at least some Council Members would be hesitant to change standards providing for oversight of outdoor storage. Heher opined he did not envision changes to outdoor storage standards.

RESOLUTION 2020-11

A RESOLUTION AMENDING AND RESTATING CITY COUNCIL RESOLUTION 2017-15 A CONDITIONAL USE PERMIT TO ALLOW ACCESSORY OUTDOOR STORAGE AT 600 RAILROAD STREET WEST

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

WHEREAS, a conditional use permit is required under §1230.12, Subd. 4 of the City Code which provides outdoor storage which is accessory to an approved principal use in the I-1, Light Industrial District; and

WHEREAS, Steve Curfman (Property Owner) doing business as Curfman Trucking previously applied for a conditional use permit to allow accessory outdoor storage at 600 Railroad Street West, (the "Property"); and

WHEREAS, the property is legally described in Exhibit A, attached hereto, and assigned parcel number 580150700; and

WHEREAS, the City Council on August 28, 2017 approved City Council Resolution 2017-15 providing for a conditional use permit to allow outdoor storage at the subject site; and

WHEREAS, the Property Owner's operational plans have changed over time and the Property Owner now requests an amended conditional use permit providing for outdoor storage; and

WHEREAS, the City of Norwood Young America Planning Commission on March 4, 2020 held a public hearing regarding the conditional use permit amendment request after the hearing notice was posted, published, and distributed as required under law; and

WHEREAS, the Planning Commission, after review and discussion, recommended the City Council approve the conditional use permit based on several conditions; and

WHEREAS, at a regular meeting held on March 23, 2020, the City Council considered the application materials on file with the City and the recommendation of the Planning Commission.

NOW 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 subject property is zoned I-1, Light Industrial District.
2. The Use, subject to certain conditions listed below, appears to be consistent with the intent of the Zoning Code for properties with the I-1 District.

3. The Use, subject to certain conditions listed below, appears to be consistent with the goals and policies set forth in the City of Norwood Young America Comprehensive Plan for properties in the I-1 District.
4. The use, subject to certain conditions below, does not appear to have an undue adverse impact on governmental facilities, utilities, services, or proposed improvements because the proposed use is accessory and the existing principal structure is currently served by a full array of urban services. The proposed use will not overly burden existing utilities in terms of volume used/capacity required or type of waste produced.
5. The use, subject to certain conditions below, does not appear to pose an undue adverse impact on the public health, safety or welfare.
6. The use, subject to certain conditions below, does not appear to 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. The Council finds adjacent uses are industrial in nature and the use as provided for in the City Code appears to blend in with the uses within the general locale.
7. The use, subject to certain conditions below, will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. The subject site is within an area developed for industrial use.
8. Adequate utilities, access roads, drainage and necessary facilities are provided. The subject parcel is an existing, improved lot with a full complement of urban services provided.

THEREFORE, BE IT FURTHER RESOLVED, that the City Council of Norwood Young America, Carver County, Minnesota, hereby approves an amendment and restatement of a conditional use permit authorizing accessory outdoor storage, subject to the following conditions:

1. The conditional use permit is applicable only to the property at 600 Railroad Street West.
2. City Council Resolution 2017-14, approved on August 28, 2017 and granting a variance to a required rear yard setback at 600 Railroad Street West remains in effect.
3. City Council Resolution 2017-16, approved on August 28, 2017 relating to a site plan for a commercial trucking operation at 600 Railroad Street West remains in effect. City Council Resolution 2020-03 approved by the City Council on January 27, 2020 amending Resolution 2017-16 remains in effect.
4. The approval specifically authorizes ancillary outdoor storage at the subject site. Said outdoor storage is directly and specifically limited to that represented in the site plan submitted with the conditional use permit amendment application dated January 17, 2020.
 - a. A maximum of forty-three (43) vehicles may be stored on site at one time. Vehicles are limited to Curfman Trucking commercial fleet vehicles or commercial vehicles with a minimum of three axels. Fleet vehicles must be related to the contractor operation and under licensed ownership of the contractor operation.

- b. Vehicles as defined above stored on site:
 - i. Must be in an operable condition;
 - ii. Must not be extensively damaged. "Extensively damaged" shall mean damage including such things as broken or missing tires and wheels, missing or non-operable motors, missing body parts, missing or broken windows, non-functioning drive train or transmission; and,
 - iii. Shall have a fair market value greater than the approximate value of the scrap in them.
- c. A maximum of three (3) stockpiles of aggregate material are allowed on site provided:
 - i. Crushed aggregate materials being stored near the southern property boundary shall be contained on three (3) sides by solid, continuous bunker walls with a minimum height of four feet constructed and maintained in a manner that aggregate materials are dependably contained within the walls at all times.
 - ii. Rubble (non-crushed) aggregate materials may be stored near the southern property boundary.
 - iii. The crushed and rubble stockpiled aggregate materials stored near the southern property boundary shall not exceed a combined total of 10,500 cubic yards.
 - iv. The aggregate materials being stored near the northern property boundary shall be contained on two (2) sides by solid, continuous bunker walls with a minimum height of four feet constructed and maintained in a manner that aggregate materials are dependably contained within the walls at all times.
 - v. No storage pile shall exceed twenty-five (25) feet in height at any time.
 - vi. Aggregate materials allowed to be stored on site are limited to red rock, unrecycled aggregate material, and recycled aggregate material.
- d. Outdoor storage of tires, mulch, boulders, pallets, stones, and rocks is allowed provided items are stored in a designated bunker. A maximum of ten (10) bunkers each sized a maximum of twenty (20) feet by twenty (20) feet with a height no greater than five (5) feet if constructed of wood or eight (8) feet if constructed of concrete shall be allowed. The bunkers shall be located as depicted in the site plan attached to the permit application. The storage bunker containing tires shall be covered at all times in a manner suitable to prevent water from pooling in tires. Outdoor storage of all other material or items on site is expressly prohibited, including but not limited to: garbage and refuse material; miscellaneous equipment and/or parts, tires, and fluids; brush and tree parts; horse, stock, or travel trailers, campers, unlicensed passenger vehicles, passenger automobiles not licensed as fleet vehicles, personal property, buses, agricultural equipment, portions of heavy construction equipment, and heavy construction equipment exceeding its normal lifecycle. Storage pods, shipping containers, and the like shall not be stored on the site unless completely enclosed within a principal or accessory structure as defined

and approved by the City Council. Outdoor storage of pods, shipping containers, and the like is expressly prohibited under the terms of this conditional use permit.

5. Building permits, as needed, shall be secured.
6. This conditional use permit shall expire one year after date of approval unless the Applicant has commenced construction of the principal structure.
7. This conditional use permit is subject to all applicable codes, regulations and ordinances, and violation thereof shall be grounds for revocation.
8. This conditional use 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 an approving Resolution, subject to the requirements of Section 1210.06, Subd. 5 "Revocation of Conditional Use Permits" of the Zoning Ordinance, as may be amended.
10. The conditional use permitted under this Resolution shall be revoked if the Use ceases for more than twelve (12) consecutive months.

Adopted by the City of Norwood Young America on the 23rd day of March 2020.

Carol Lagergren, Mayor

Attest:

Steven Helget, City Administrator

RESOLUTION 2020-11
EXHIBIT A
LEGAL DESCRIPTION

THAT P/O N1/2 SECT 15-115-26 BOUNDED AS FOLLOWS: BOUNDED ON N BY S R-O-W OF HWY 212 BOUNDED ON S BY N R-O-W OF OLD HWY 212 NOW RAILROAD ST BOUNDED ON E BY LINE DESC AS: COMM AT SE CORN BLK 14 VILLAGE OF NORWOOD TH W ON N LINE OF RAILROAD ST TO SW CORN VAC TH S 75' +OR- TO A PT ON S R-O-W LINE OF HWY 212-SAID PT BEING PT OF BEG OF LINE TO BE DESC TH CONT ON A BEARING OF S 468.68' TO N R-O-W LINE OF OLD HWY 212 (NOW RAIALROAD ST) & SAID LINE THERE TERMINATING EXC: W 6 ACRES THEREOF & EXC E 6 ACRES THEREOF