



Norwood Young America Planning Commission

6:00 p.m., Tuesday, May 4, 2021

HYBRID MEETING

ZOOM LINK

<https://us02web.zoom.us/j/81204355983?pwd=UzR1ZkZQd3lIN0t3SjlJM0txVE1Xdz09>

Meeting ID: 812 0435 5983

AGENDA

1. Call to Order
Pledge of Allegiance
2. Adoption of Agenda
3. Approve Minutes of April 6, 2021 meeting
4. Introductions, Presentations, and Public Comment
(Citizens may address the Planning Commission about any non-agenda item of concern. Speakers must state their name, address, and limit their remarks to three minutes. The Planning Commission will take no 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.)
5. Public Hearings
6. New Business
 - A. Zoning Code Amendment: Zoning District Intent Statements
 - B. Planning Commission Work List
7. Old Business
8. Miscellaneous
 - A. April Building Permit Report
9. Commissioner's Reports
10. Adjourn

UPCOMING MEETINGS

May 10	City Council 6:00 p.m.
May 12	Economic Development Commission 6:00 p.m.
May 18	Parks & Recreation Commission 4:45 p.m.
May 24	EDA & City Council meetings; followed by Work Session 6:00 p.m.
June 1	Planning Commission 6:00 p.m.

**Jerry
Barr**

**Mike
Eggers**

**Bill
Grundahl**

**Paul
Hallquist**

**Bob
Smith**

**Craig
Heher
Council
Liaison**

*Norwood Young America
Planning Commission Minutes
April 6, 2021*

Present: Commissioners Mike Eggers, Paul Hallquist, Craig Heher, and Bob Smith.

Absent: Commissioners Jerry Barr and Bill Grundahl.

Staff: Mayor Carol Lagergren, City Administrator Steve Helget, and Planning Consultant Cynthia Smith Strack.

Public: Aaron Bean, Angie Bean, and Lily Bean.

1. Call to Order.

The meeting was called to order by Chair Heher at 6:01 pm. The meeting was held in a blended in-person and virtual format. All present stood for the Pledge of Allegiance.

2. Adoption of Agenda.

Chairperson Heher introduced the agenda. No changes were proposed.

Motion – Eggers, seconded Smith to approve the agenda as presented. The agenda was approved 4-0.

3. Approval of Minutes from the Regular Meeting March 2, 2021.

Heher introduced the minutes from the March 2, 2021 regular meeting.

Motion – Smith to approve the March 2, 2021 regular meeting minutes as presented. Seconded by Eggers. With all in favor the regular meeting minutes were approved 4-0.

4. Public Comment.

None.

5. Public Hearings.

A. Variance Accessory Structure Size and Height: 13050 Stewart Avenue.

Chairperson Heher opened the public hearing at 6:05 p.m.

Strack stated Aaron and Angie Bean, owners of Greenwood Marine have entered an agreement to purchase the property at 13050 Stewart Avenue for indoor/outdoor marine watercraft warehousing, storage, and repair. The Applicants are present in the audience. The Council recently approved a

conditional use permit to allow for outdoor storage at the site in conjunction with the warehouse, storage, repair use which was a permitted use in the Light Industrial District.

The Applicants propose to construct a 174' X 68' (11,832 sf) cold storage accessory structure. The existing principal structure is 124' X 65' (8,060 sf). The principal building includes habitable space which qualifies it as the principal structure on the site. The Applicants request a variance and site plan approval to provide for the proposed structure. These are two separate actions and a public hearing is required for the variance but not the site plan.

The specific variance requests are accessory structure size compared to the principal structure and accessory structure height. Strack noted that as structure size increases and roof pitch requirements are applied the height of the building naturally increases. Section 1245.04, Subd. 2(B)(2) limits the size of accessory structures in the I-1 District to a maximum of thirty (30) percent of the gross floor area of the principal use. The proposed accessory structure is 147% the size of the principal structure. Section 1245.04, Subd. 2(M) limits accessory sidewall height to 10' and overall accessory structure height to 18 feet. In addition Section 1230.12, Subd. 5 limits accessory structure height in the I-1 District to 25 feet. It is noted the most restrictive standard applies. Proposed sidewall height is 16' and overall height 28 feet.

Strack noted that a notice of public hearing had been published, posted, and mailed to adjacent property owners. She had received no comment for or against the proposed variance. City Administrator Helget had not received comments either.

Commissioner Smith inquired as to whether or not the proposed accessory structure would be sited on existing impervious surface or over existing turf area. Strack confirmed it would be sited fully on existing impervious areas. The City considers any areas of gravel as impervious. Commissioner Smith inquired as to whether or not the Applicant was aware of potential changes to Highway 212 right-of-way which could impact the structure. Strack deferred to the Applicants for answering Smith's inquiry.

Chair Heher inquired as to whether landscaping standards applied. Strack noted landscaping standards apply to principal structures and not accessory structures.

Commissioner Heher invited Aaron and Angie Bean to speak. Aaron Bean introduced their business and their plans for the property. Bean reviewed proposed color palette to be used on the accessory structure. Bean confirmed the proposed accessory structure was to be purposefully placed in line with the existing principal structure and that they were aware of plans for the Highway 212 corridor and potential for right of way acquisition. Bean noted if the principal structure would be impacted by the expansion of right of way then so would the accessory structure.

Motion Smith, second Hallquist to close the public hearing at 6:14 p.m. Motion carried unanimously.

6. New Business.

A. Variance Accessory Structure Size and Height: 13050 Stewart Avenue.

Chairperson Heher introduced the agenda item.

Strack stated noted additional information and illustrations of the proposed accessory structure were included in the Commissioner packet. Two separate actions: variance consideration and then site plan consideration were requested. Consideration of the variance was needed first.

Strack noted variances have to meet a practical difficulty threshold. This means: the property owner proposes to use the property in a reasonable manner not permitted by the Code; the need for the variance is due to circumstances unique to the property and not created by the landowner; and the variance does not alter the essential character of the locality. Variances to allowable uses of property are not allowed but variances to performance standards may be considered. Economic considerations alone do not constitute a practical difficulty but they can contribute to a practical difficulty.

Strack reviewed sample findings for and against variance issuance included in a staff memo.

Sample findings in favor of the request included: the proposed development is consistent with the Comprehensive Plan in terms of future land use (industrial) and policies relating to industrial development; the property has previously been developed and used for industrial purposes with berming present on the perimeter of the property; the property is zoned for industrial use; the variance request is not for the use of the property; a conditional use permit was issued to allow for outdoor storage at the site which is used for watercraft and watercraft trailer warehousing, storage, and repair; construction of indoor cold storage will reduce the volume of outdoor storage present at the site and enhance the visual environment in the highway corridor; the proposed indoor cold storage facility will not increase the impervious surface coverage at the site; and, the cold storage structure is subordinate to the principal structure which is habitable space.

Sample findings in opposed to the request included: the cold storage structure is not necessary for as outdoor storage has been approved under conditional use permit and the variance request Circumstance unique to the physical dimensions of the property, existing environmental conditions, or topographic limitations.

Strack stated if the Planning Commission proposed a favorable motion, the following conditions were recommended: the variance is applicable to the property at 13050 Stewart Avenue; the variance is contingent upon approval of a site plan for the proposed cold storage structure; and construction must begin within one-year of City Council approval of the variance or the variance approval would expire without further action by the Council.

Heher inquired as to whether or not the Applicants received a copy of the City Engineer's memo. Aaron Bean confirmed they had received a copy of the memo.

Motion Smith to recommend the City Council conditionally approve a variance to accessory structure height and size with conditions included in the staff memo for an accessory structure at 13050 Stewart Avenue. Seconded by Hallquist. Motion approved 4:0.

B. Site Plan Accessory Structure 13050 Stewart Avenue.

Chairperson Heher introduced the agenda item.

Strack noted the Applicants propose the construction of an 11,832 square foot accessory structure at the subject property. The property is zoned I-1 Light Industrial District. The principal use (watercraft

warehousing, storage, and repair) is permitted within the subject district. A CUP to allow outdoor storage at the site was previously approved.

Lot performance and building setback standards appear to have been met. Impervious surface coverage is not changing as the structure will be placed in an area that is currently considered impervious. Requests for variance from accessory structure size and height requirements have been submitted and recommended for approval. Parking, landscaping, and screening standards do not apply as this is an accessory and not a principal structure.

Design characteristics for accessory structures are included in Section 1245.04, Subd. 2(C)-(F) do apply and require: *detached accessory structures shall be constructed of material similar to the principal structure with similar roof type and exterior building colors; a minimum accessory structure roof pitch of 4:12ths, and no galvanized and unpainted metal are prohibited as exterior building materials.*

Strack noted a color rendering of the proposed structure was on Commissioner's desks and a color palette from RAM Builders was distributed. Strack stated a building permit was required.

If the Commission issued a favorable recommendation, Strack suggested the following conditions: the "Use" is an 11, 832 square foot (approximate) indoor cold storage facility 13050 Stewart Avenue; the "Site Plan" is a site plan completed by RAM Building dated February 3, 2021; contingent upon approval of a variance for accessory structure size and height; evidence of review and issuance of a permit by the Carver County Water Management Organization; issuance of a building permit; approval subject to all other applicable codes, regulations and ordinances; approval expires one year after date of approval unless the construction started; approval of this site plan does not approve any future expansion or associated improvements on-site; any modifications not defined as "minor" require separate site plan approval; and incorporation by reference of the City Engineer's comments in a memo dated April 1, 2021.

Heher asked the Applicants if they had reviewed the proposed conditions. Angie Bean noted she had reviewed the proposed conditions. Heher inquired if the Applicants were aware of plans for Highway 212 expansion. The Beans affirmed.

Motion Smith, to recommend the City Council approve the site plan with conditions proposed by staff. Seconded by Eggers. Motion carried unanimously.

C. Future Land Use and Official Zoning Consistency.

Chairperson Heher announced the agenda topic.

City Administrator Helget stated the Planning Commission was to only receive information on this topic and discussion was not envisioned.

Heher invited Strack to present information included in staff memo.

Strack noted the Planning Commission's goals for 2021 included review of recently approved 2040 Comprehensive Plan and the zoning code which was an 'official control' used to implement the plan. Strack stated that under the Metropolitan Land Planning Act the City's zoning ordinance needed to be updated to be consistent with the Comprehensive Plan within two years of enacting the decennial plan update.

Strack referenced a table included in the memo. The table compared planned land uses to zoning classifications. Also included in the packet was the future land use map and comprehensive plan narrative addressing planned future uses and zoning classifications.

Strack stated the areas guided to low density residential were suitable for zoning as R-1, R-2, or R-3. Minimum density was one to seven dwelling units per acre but overall density needed to be at least three dwelling units per acre. Strack opined existing zoning and this future land use category were consistent.

Strack referenced areas planned for medium density residential uses. She noted one larger area guided toward medium density residential abutted the City's industrial park. The property guided toward medium density residential is currently zoned transitional ag, a holding pattern assigned to properties that are typically rezoned in conjunction with platting. Strack opined if the area adjacent to the industrial park is petitioned for rezoning in the future to industrial versus medium density residential, then a major amendment of the comprehensive plan is likely going to be required. A major amendment requires approval by the Metropolitan Council board rather than just staff. The residential density included in the area guided toward medium density residential use would need to be re-spread across other areas of the City at levels sufficient to meet minimum overall residential density and affordable housing allocation requirements. This could involve updating the staging plan, associated tables, maps, and narratives.

High Density Residential planned land use category is correlated with the R-4 District and mixed use districts. Most areas planned for high density residential have been previously built out and include parcels of existing high density uses.

The Commercial planned land use category is applied to properties abutting Highway 212. The narrative in the Comprehensive Plan indicates the C-2 General Commercial District and the RC-1 Residence Commercial District. Strack noted the City recently updated commercial zones to provide for auto repair in the RC-1 District but not the C-2 District. She noted residential uses were also provided for in the RC-1 District. Strack suggested the City may want to consider updating intent statements included in the individual zoning districts to clarify where the zones are applicable relative to future land use categories. Such an amendment could specify the C-2 District is appropriate for the "Commercial" planned land use category. The RC-1 District intent statement could be deemed appropriate for areas currently zoned RC-1 meaning the north side of Railroad Street.

The Downtown Mixed Use classification applied to areas zoned C-3 Downtown District and appeared suitable.

The Industrial future land use classification is tied to both the B-1 Business Industrial and I-1 Light Industrial zoning classifications. Strack noted the comprehensive plan narrative provided flexibility in zoning current and future industrial areas.

The Mixed Use Commercial District future land use category corresponds with the B-1 Business Industrial District. Strack noted a lot abutting the Greenwood Marine property which is currently in the township is guided toward this classification. Strack suggested if the Council pursues a comprehensive plan amendment in the future this is another area they could look at guiding to Commercial versus blended industrial.

Heher noted the information would go before the City Council prior to the Planning Commission addressing any items.

7. Old Business.

None.

8. Miscellaneous.

A. March Building Permit Report.

The March building permit report was received. New home permits are lower, likely due to limited available lots. Other types of permits are either the same as last year or increasing.

9. Commissioner Reports.

Hallquist and Smith did not have reports. Eggers asked if zoning processes would be reviewed prior to additional larger zoning projects coming before the Commission. Strack said she understood the Council was going to have discussion and anticipated process would be addressed.

Heher updated Commissioners on Council actions.

10. Adjourn

Motion – Eggers, Seconded by Smith to adjourn the meeting. With all in favor the meeting adjourned at 6:43 p.m.

Respectfully submitted,

Steve Helget
Zoning Administrator



To: Chairperson Heher
Members of the Planning Commission
Administrator Helget

From: Cynthia Smith Strack, Consulting Planner

Date: May 4, 2021

Re: Code Amendment: Zoning District Intent Statements

BACKGROUND

The Commission has previously discussed required consistency between the 2040 Comprehensive Plan and the zoning code. The City Council reviewed information at a work session on April 26th. The information reviewed was previously presented to the Commission.

The Council has directed the PC to pursue clarifying what future land use classifications correspond to existing zoning districts through a simple update to "Intent" statements included in each district. Perspective changes are noted in below in bold/underline text. A copy of the future land use map is attached for reference.

1230.04 R-1 Low Density Single Family Residential District.

Subd. 1 Intent. The R-1, Low Density Single Family Residential District, is intended to provide and preserve areas within the City currently established or primarily designated for low-density residential development by the Comprehensive Plan. **This District is suitable for areas planned for Low Density Residential Use in the Future Land Use Map as contained in the Comprehensive Plan.**

1230.05 R-2 Medium Density Single Family Residential District.

Subd. 1 Intent. The R-2, Medium Density Single Family Residential District, is intended to provide and preserve areas within the City currently established for low-medium density residential development by the Comprehensive Plan at densities slightly higher than the R-1 District. **This District is suitable for areas planned for Low Density Residential Use and Medium Density Residential Use in the Future Land Use Map as contained in the Comprehensive Plan.**

1230.06 R-3 Medium Density Mixed Residential

Subd. 1 Intent. The R-3, Medium Density Mixed Residential District, is intended to preserve the residential areas established with the City's original plat and provide for a variety of housing types to be developed at densities slightly higher than the traditional single-family dwelling as guided by the Comprehensive Plan. **This District is suitable for areas planned for Low Density Residential Use and Medium Density Residential Use in the Future Land Use Map as contained in the Comprehensive Plan.**

1230.07 R-4 Multiple Family Residential District.

Subd. 1 Intent. The R-4, Multiple Family Residential District, is intended to provide for multifamily residential structures at a maximum net density of 18 dwelling units per acre on land guided for high density residential uses by the city comprehensive plan. **This District is suitable for areas planned for Medium Density Residential Use and High Density Residential Use in the Future Land Use Map as contained in the Comprehensive Plan.**

1230.08 RC-1 Residential/Neighborhood Commercial District

Subd. 1. Intent. The intent of the RC-1 District is to provide certain areas of the City for the development of specialty service and commercial focusing on neighborhood related business in areas where residential dwellings predominate. The District is intended to include primarily established residential areas where changing conditions have made certain commercial uses suitable and not incompatible with the basic residential character of the district. The district is also intended for certain residential areas which, by reason of proximity to existing commercial areas and major streets, would be suitable for limited office use. It is further the intention of this Section that the classification as RC-1 of an area will aid in the preservation and stabilization of property values. To this end, it is the intention that the conversion and alteration of existing residential structures or construction of new residential structures be compatible by means of landscaping, open space, and architectural treatment with neighboring residences and that new commercial buildings be compatible with the requirements set forth in Section 1245.02. **This District is suitable for areas planned for Mixed Commercial Use north of Railroad Street in the Future Land Use Map as contained in the Comprehensive Plan.**

1230.09 C-2 General Commercial District

Subd. 1 Intent. The C-2, General Commercial District is intended to recognize development opportunity and the need for commercial establishments fronting on or with direct access to major highways, a frontage road, or a major street intersecting a highway, serving area residents as well as vehicular traffic generated from the surrounding area. **This District is suitable for areas planned for pure Commercial Use in the Future Land Use Map as contained in the Comprehensive Plan.**

1230.10 C-3 Downtown Districts

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

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

This District is suitable for areas planned for Downtown Mixed Use in the Future Land Use Map as contained in the Comprehensive Plan.

1230.11 B-1 Business Industrial District

Subd. 1 Intent. The B-1, Business Industrial District is intended to provide an area identified for light industrial and large-scale office-park development. **This District is suitable for areas planned for Mixed Use Commercial Industrial or Industrial Use in the Future Land Use Map as contained in the Comprehensive Plan.**

1230.12 I-1 Light Industrial District

Subd. 1 Intent. The purpose of the I-1, Light Industrial District, is to create industrial areas within the City that will be acceptable and will not adversely affect adjacent business or residential neighborhoods. The overall character of the I-1 District is intended to have low-impact manufacturing/warehouse character. Industrial uses allowed within the District shall be either:

- A. Those whose operations are relatively free from objectionable influences; or
- B. Those whose objectionable features will be mitigated by design or appropriate devices.

This District is suitable for areas planned for Industrial Use in the Future Land Use Map as contained in the Comprehensive Plan.

ACTION

If comfortable with the proposed language a MOTION to call for a public hearing at the June 1st meeting is in order.

**Figure 12:
Future Land Use Plan**

Commercial

Commercial

Downtown M

Downtown M

10 units/page

10 units/page

Commercial/

Commercial/

Industrial

Industrial

Public/Institutional

Public/Institutional

Parks and Open

Parks and Open

Low Density

Low Density

01205/011114 0

01205/011114 0

8 to 12 units/yr

8 to 12 units/yr

High Density

High Density

[illegible]

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Don Williams

Don Williams

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Orderly Annealing

Orderly Annealing



The city should monitor the land uses at this location as the US TH 212, MN TH 5, and CSAH 33 intersection improvement project is pursued. The proximity to existing commercial uses and the US TH 212 corridor make this a prime location for future commercial growth.



Northwood Young America
 11111 Northwood Blvd. • Northwood, OH 44059 • 440.433.1111



To: Chairperson Heher
Members of the Planning Commission
Administrator Helget

From: Cynthia Smith Strack, Consulting Planner

Date: May 4, 2021

Re: Planning Commission Work List

BACKGROUND

The Planning Commission has requested an itemized work list of code amendments. The following are pending changes. The Commission is asked to call for a public hearing on an ordinance defining non-conforming uses.

WORK LIST ITEM	STATUS
1. Rezone first tier of lots Railroad St W from Reform St to Progress St	CC approved January 25 th
2. Shoreland overlay district text and map update (allow flexibility for height and impervious surface coverage)	CC approved January 25 th
3. Potential update to non-conforming use standards	CC Approved March 22 nd
4. Potential zoning district intent statement updates	Call for June 1 st public hearing
5. The City Council is directing the PZC to investigate the definition of hotel/motel	Additional information is attached in a memo from Economic Development Marketing Director Karen Hallquist to the City Council. Discussion about updating the definition is requested at the May 4 th meeting.
6. The City Council is directing the PZC to investigate the potential to rezone lots abutting Railroad Street (south of street) from C-3 to RC-1.	Additional information is attached in a memo from Economic Development Marketing Director Karen Hallquist to the City Council. Discussion about pros/cons of rezoning lots abutting the south side of Railroad Street is requested at the May 4 th meeting. Copies of the complete zoning classifications and the official zoning map are also attached. Please note other standards such as parking, landscaping, and building materials could also apply.

ACTION

This item is for information



Date: April 12, 2021
To: Mayor Lagergren and Members of the Council
From: Karen Hallquist
Re: New Business Opportunities

City staff has been approached regarding several business opportunities that based on current practice and zoning code require consideration by the council.

Item #1: Definition of Hotel/Motel in Current Code

After reviewing definitions of hotel/motel from neighboring communities (see attached for comparison), is the Council comfortable asking the Planning Commission to review the current definition to allow greater flexibility for investors researching opening a hotel/motel within city limits?

Current zoning code definition for NORWOOD YOUNG AMERICA: Hotel/Motel - A building in which there are **more than ten (10)** sleeping rooms usually occupied singly and temporarily by individuals who are lodged with or without meals and where **no provision is made for cooking** in any individual room.

Item #2: Cost of Land/Utility Hook Up Incentives for Tacoma West Industrial Park

After reviewing the refinancing of the Tacoma West Industrial Park, it appears that the original cost of land and utilities has been almost covered by the construction and expansion of current businesses in the Industrial Park. Would the Council consider offering the remaining lots at a reduced cost for new businesses or expansion if the city is able to show a reasonable timeline for repayment? See hypothetical scenario below for additional information.

Hypothetical Scenario:

- \$7 million dollar building on 8 acres of land
- TIF district for maximum of 9 years
- Assume 3% levy increase each year by city

Norwood Young America



20-year Land Payback Model (8-Acre Sale) 3% Annual City Levy Increases						
Year	New Facility Tax Revenues		Sale Option: Subsidy Balance:	\$1.00/psf Land	\$0.50/psf Land	\$0.00/psf Land
	TIF	Gen Levy				
1	\$36,763.00	\$0.00		-\$609,840.00	-\$784,080.00	-\$958,320.00
2	\$65,637.00	\$0.00		-\$573,077.00	-\$747,317.00	-\$921,557.00
3	\$67,606.11	\$0.00		-\$507,440.00	-\$681,680.00	-\$855,920.00
4	\$69,634.29	\$0.00		-\$439,833.89	-\$614,073.89	-\$788,313.89
5	\$71,723.32	\$0.00		-\$370,199.60	-\$544,439.60	-\$718,679.60
6	\$73,875.02	\$0.00		-\$298,476.27	-\$472,716.27	-\$646,956.27
7	\$76,091.27	\$0.00		-\$224,601.25	-\$398,841.25	-\$573,081.25
8	\$78,374.01	\$0.00		-\$148,509.98	-\$322,749.98	-\$496,989.98
9	\$80,725.23	\$0.00		-\$70,135.97	-\$244,375.97	-\$418,615.97
10	\$0.00	\$47,104.57		\$10,589.26	-\$163,650.74	-\$337,890.74
11	\$0.00	\$48,517.71		\$57,693.83	-\$116,546.17	-\$290,786.17
12	\$0.00	\$49,973.24		\$106,211.54	-\$68,028.46	-\$242,268.46
13	\$0.00	\$51,472.44		\$156,184.78	-\$18,055.22	-\$192,295.22
14	\$0.00	\$53,016.61		\$207,657.22	\$33,417.22	-\$140,822.78
15	\$0.00	\$54,607.11		\$260,673.83	\$86,433.83	-\$87,806.17
16	\$0.00	\$56,245.32		\$315,280.94	\$141,040.94	-\$33,199.06
17	\$0.00	\$57,932.68		\$371,526.26	\$197,286.26	\$23,046.26
18	\$0.00	\$59,670.66		\$429,458.94	\$255,218.94	\$80,978.94
19	\$0.00	\$61,460.78		\$489,129.60	\$314,889.60	\$140,649.60
20	\$0.00	\$63,304.61		\$550,590.39	\$376,350.39	\$202,110.39
				\$613,894.99	\$439,654.99	\$265,414.99
Totals:	\$620,429	\$1,350,794	20-year Net:	\$613,894.99	\$439,654.99	\$265,414.99

Item #3: Consider Rezoning Railroad Street to One Zoning District
Several businesses have approached the city regarding opening an auto repair business along Railroad Street. Currently, major auto repair is a permitted use in B-1 (Business/Industrial) and minor auto repair is a conditional use in C-2 (General Commercial District) and RC-1 (Residential/Commercial). Would the Council consider asking the Planning Commission to consider rezoning Railroad Street (on the north and south) to align to RC-1? See comparison chart below for additional information.

Norwood Young America

310 Elm Street West PO Box 59 - Norwood Young America MN 55368 - (952)467-1800 - www.cityofnya.com



Zoning District	Permitted Uses	Conditional Uses
C-3 (Downtown Commercial)	General commercial Professional services Finance, Insurance, Real Estate Public Facilities Retail trades Dwelling units Specialty Shops Standard restaurants On and off sale liquor Public parks	Contractor operations Lodging services Entertainment services Licensed Daycare Custom/Limited Manufacturing Auto dealership (sale/display) Veterinary clinics
RC-1 (Residential/Commercial)	Single family dwellings Twin homes Two-family dwellings Townhomes Residential Facility Public Parks Professional Services Finance, Insurance, Real Estate Personal or Business Services Retail Trade Specialty Shops Standard Restaurants	Churches and schools Condominiums Contractor operations Licensed Daycare Hotels/Motels Multi-family Custom/Limited Manufacturing Minor Auto Repair

Recommendation: Discussion only at this time

OVERVIEW OF ZONING CODE FOR NEIGHBORING COMMUNITIES DEFINITION OF HOTEL/MOTEL

Norwood Young America

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NORWOOD YOUNG AMERICA: Hotel/Motel - A building in which there are **more than ten (10)** sleeping rooms usually occupied singly and temporarily by individuals who are lodged with or without meals and where **no provision is made for cooking** in any individual room.

CHASKA: Hotel - A building containing **eight (8) or more** guest rooms in which lodging is provided with or without meals for compensation and which is open to transient, permanent guests, or both, and where **no provision is made for cooking** in any guest room and in which ingress and egress to and from all rooms is made through an inside lobby or office supervised by a person in charge. **A hotel may contain one dwelling unit for occupancy by such person in charge.**

CHANHASSEN: *Hotel* means a facility offering transient lodging accommodations to the general public and which may provide additional services such as restaurants, meeting rooms and recreational facilities and where access to individual rooms is provided through an indoor lobby or office. *Motel* means a commercial establishment providing transient accommodations to the general public containing rooms having direct access to the outside without the necessity of passing through the main lobby of the building.

WACONIA: Hotel - A facility offering transient lodging accommodations on a daily rate to the general public and providing additional services, such as restaurants, meeting rooms, and recreational facilities. Motel - A facility offering lodging accommodations for those traveling by car usually with easy access from each room to an area for cars.

WATERTOWN: HOTEL/ MOTEL A hotel is a building designed or used for **ten (10) or more** guests, primarily the temporary abode of persons who have their residence elsewhere. A motel is a hotel with direct access from each guest room to a parking space.

CARVER: "Hotel" shall mean an establishment providing, for a fee, sleeping accommodations and customary lodging services, including maid service, the furnishing and upkeep of furniture and bed linens, and telephone and desk service. Related ancillary services may include but shall not be limited to conference and meeting rooms, restaurants, bars and recreational facilities. "Motel" shall mean a structure or series of structures in which lodging is offered for compensation, and which is distinguished from a hotel primarily by reason of providing direct independent access to, and adjoining parking for, each rental unit.

VICTORIA: *Hotel* means a facility offering transient lodging accommodations consisting of **ten or more** units to the general public and oftentimes providing additional services such as food, meeting rooms and recreational facilities.

Norwood Young America

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MAYER: HOTEL - A building containing **eight or more** guest rooms in which lodging is provided with or without meals for compensation and which is open to transient or permanent guests, and which **no provision is made for cooking** in any guest room, and in which ingress and egress to and from all rooms is made independently from one another. MOTEL - An establishment consisting of a group of attached or detached living or sleeping accommodations with bathroom, located on a single zoning lot and designed for short term use by transient automobile tourists.

GLENCOE: Hotel - A building which provides a common entrance, lobby, halls and stairway and in which lodging is offered with or without meals to **thirteen (13) or more** guests. Motel (Tourist Court). A building or group of detached, semi-detached, or attached buildings containing guest room or dwellings each of which has a separate outside entrance leading directly from the outside of the building, with garage or parking space conveniently located to each unit, and which is designed, used or intended to be used primarily for the accommodation of automobile transients

BELLE PLAINE: HOTEL - Any building or portion thereof occupied as the more or less temporary abiding place of individuals and containing **six (6) or more** guest rooms, used, designated or intended to be used, let or hired out to be occupied or which are occupied by six (6) or more individuals for compensation. MOTEL - A building or group of detached, semi-detached or attached buildings on a lot containing guest rooms or dwellings each of which has a separate outside entrance leading directly from the outside of the building, with a garage or parking space conveniently located to each unit, and which is designed, used or intended to be used primarily for the accommodation of automobile transients. Motels do not include hotels, boarding houses or trailer camps.

ARLINGTON: Hotel - Any building or portion thereof where lodging is offered to transient guest for compensation and in which there are **more than five (5)** sleeping rooms in individual rooms or apartments. Motel - Any building or portion thereof that is offered to transient guests for compensation and in which there are more than five (5) sleeping rooms in individual rooms or units.

JORDAN: HOTEL - A building which provides a common entrance, lobby, halls, and stairway and in which **20 or more people** can be, for compensation, lodged with or without meals. MOTEL - A building or group of detached, semi-detached or attached buildings that contains guest rooms with garage or parking space conveniently located to each unit and that is designed, used or intended to be used primarily for the accommodation of automobile travelers.

Norwood Young America

310 Elm Street West PO Box 59 - Norwood Young America MN 55368 - (952)467-1800 - www.cityofnya.com

1230.08 RC-1 Residential/Neighborhood Commercial District

Subd. 1. Intent. The intent of the RC-1 District is to provide certain areas of the City for the development of specialty service and commercial focusing on neighborhood related business in areas where residential dwellings predominate. The District is intended to include primarily established residential areas where changing conditions have made certain commercial uses suitable and not incompatible with the basic residential character of the district. The district is also intended for certain residential areas which, by reason of proximity to existing commercial areas and major streets, would be suitable for limited office use. It is further the intention of this Section that the classification as RC-1 of an area will aid in the preservation and stabilization of property values. To this end, it is the intention that the conversion and alteration of existing residential structures or construction of new residential structures be compatible by means of landscaping, open space, and architectural treatment with neighboring residences and that new commercial buildings be compatible with the requirements set forth in Section 1245.02.

Subd. 2. Permitted Uses. The following uses are permitted in the Residential Neighborhood Commercial District

- A. Single-family dwellings;
- B. Twin homes;
- C. Two-family dwellings;
- D. Townhomes, up to 4 units per attached group;
- E. A State licensed residential facility serving six (6) or fewer persons, a State licensed day care facility serving 12 or fewer persons, and a group family day care facility licensed under Minnesota Rules, parts 9502.0315 to 9502.0445 to serve 14 or fewer children;
- F. Public parks, open spaces and other recreational uses, non-commercial in nature;
- G. Professional services, such as medical/dental clinics, law offices, and accounting offices
- H. Finance, Insurance and Real Estate
- I. Personal or Business Services
- J. Retail Trade
- K. Specialty shops, such as book and stationary stores, candy stores, ice cream parlors, tobacco, coffee, gift and florist shops.
- L. Standard Restaurants
- M. Residential uses in conjunction with commercial uses permitted in this district

Subd. 3 Permitted Accessory Uses. The following accessory uses are permitted in the Residential/Neighborhood Commercial District:

- A. Off-street parking and loading facilities, subject to Section 1250
- B. Fences, subject to Section 1245.05
- C. Lighting, subject to Section 1245.08
- D. Decks, patios and porches in conjunction with the principal use;
- E. Signs, subject to Section 1260
- F. Home occupations for residential uses
- G. Detached garages, tool houses, sheds and similar buildings for use accessory to the principal use, subject to Section 1245.04

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

Principal Uses:

- A. Churches, schools and similar public uses
- B. Condominiums
- C. Contractor Operations (*Amended by Ord. 216; 8-24-2009*)
- D. Licensed Daycare Facilities, other than those permitted in Subd. 2.E. above
- E. Converted residential dwellings for lodging services, such as hotels, motels and bed and breakfasts.
- F. Multifamily, up to 4-units per dwelling
- G. Custom or Limited Manufacturing, Assembly, or Treatment of Articles or Merchandise from Previously Prepared Materials, such as cloth, fiber, leather, metal, paper, plastic, stone, wax, wood, and wool

H. Minor Auto Repair provided:

- i. Fencing and screening. When abutting a property used for residential purposes a landscaped buffer sufficient to screen the use from the adjacent residence at all times of the year shall be provided. When abutting a commercial property a fence is required.
- ii. No vehicles shall be parked on the premises other than those utilized by employees, used by the business, or awaiting service. No vehicle shall be parked or be waiting service longer than fifteen (15) days. Vehicles shall display current licenses.
- iii. Junk yards and/or auto salvage is prohibited.
- iv. Exterior storage other than vehicles shall be limited to service equipment and incidental, seasonal, and occasional items offered for sale.
- v. The storage of new tires, batteries and other such items for sale outside the building is allowed only during hours of business operation.
- vi. Business activities not listed in the definition of auto repair, major or minor may be allowed if a conditional use permit is obtained specifically for such business. Such activities include but are not limited to the following: 1) automatic car and truck wash, 2) rental of vehicles, equipment or trailers, and 3) general retail sales.
- vii. Outdoor storage of used tires may be allowed, provided tires are stored in a completely enclosed structure approved by the City and a written plan to regularly dispose of used tires is filed with the application for conditional use permit required under this Section.

(Amended by Ord. 321, 8-26-2019)

Accessory Uses:

A. Outdoor Dining

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

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

E. Setbacks*:

Principal Structures:

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

Accessory Structures:

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

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

F. Minimum foundation size for detached and attached single family residential units: 900 square feet. (Amended by Ord 265, 7-27-15).

1230.10 C-3 Downtown Districts

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

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

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

- A. General commercial office space;
- B. Professional Services, such as medical/dental clinics, law offices, and accounting offices;
- C. Finance, Insurance and Real Estate;
- D. Personal or Business Services, such as laundry, barber, shoe repair, beauty salons, photography studios and physical fitness centers less than 5,000 square feet
- E. Public facilities serving all or portions of the city, such as municipal offices, library, post office.
- F. Retail Trade, such as grocery, hardware, drug, clothing, appliance and furniture stores.
- G. Dwelling units, if located above the street level in nonresidential structures.
- H. Specialty Shops, such as book and stationary stores, candy stores, ice cream parlors, tobacco, coffee, gift and florist shops;
- I. Standard restaurants
- J. On and off-sale liquor establishments
- K. Public Parks
- L. Residential uses on the first floor of commercial structures provided:
 - 1. The residential use does not compose greater than fifty (50) percent of the ground floor area;
 - 2. Continuous commercial office, retail, or service is retained in at a minimum the front half of the building's first floor abutting public streets;
 - 3. A separate entry is provided for the residential use. If residential entry is from the front of the building access to the residential use shall be through an enclosed corridor;
 - 4. The residential use is not adversely impacted by the adjoining commercial use of odor or noise, or increased traffic generation;
 - 5. Off-street parking is provided for the residential use.

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

- A. Off-street parking and loading facilities, subject to Section 1250
- B. Fences, subject to Section 1245.05
- C. Lighting, subject to Section 1245.08
- D. Decks, patios and porches in conjunction with the principal use;
- E. Signs, subject to Section 1260

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

Principal Uses:

- A. Contractor Operations (*Amended by Ord. 216; 8-24-2009*)
- B. Lodging Services, such as hotels, motels and bed and breakfasts.
- C. Entertainment Services, such as motion picture theaters and bowling alleys
- D. Licensed Daycare Facilities
- E. Custom or limited manufacturing, assembly, or treatment of articles or merchandise from previously prepared materials, such as cloth, fiber, leather, metal, paper, plastic,

stone, wax, wood, and wool *(Amended by Ord. 261, 5-11-2015)*

- F. Auto Dealership Sales, Storage, and Display without ancillary minor auto repair and service, provided:
 - i. Sales, display, and storage are limited to new and used passenger automobiles.
 - ii. A valid dealership license is maintained.
 - iii. Office space devoted to perform transactions in conjunction with the business is provided on site.
- I. Veterinary clinic, animal care, animal shelter, pet daycare, pet training, or animal hospital.

Accessory Uses:

- A. Outdoor Dining;
- B. Recreational Facilities;

Subd. 5 Lot Requirements and Setbacks. The following requirements and setbacks are the minimum amount allowed in the C-3 District, with the exception of "Lot Coverage" and building height, which shall be the maximum amount allowed:

- A. Lot Area: no minimum established
- B. Lot Width: no minimum established
- C. Lot Coverage: no maximum established
- D. Building Height: 45 feet (principal structure) *(Amended by Ord. 216; 8-24-2009)*
25 feet (accessory structure)
- E. Setbacks:

Principal Structures:

- Front yard: 0 feet
- Side yard: 0 feet
- Side yard: 5 feet (if adjacent to a residential district)
- Street side yard: 0 feet
- Rear yard: 0 feet
- Rear yard: 10 feet (if adjacent to a residential district or alley)

Accessory Structures:

- Front yard: not permitted in front yards
- Side yard: 5 feet
- Street side yard: 0 feet
- Rear yard: 5 feet
- Alley rear yard: 10 feet

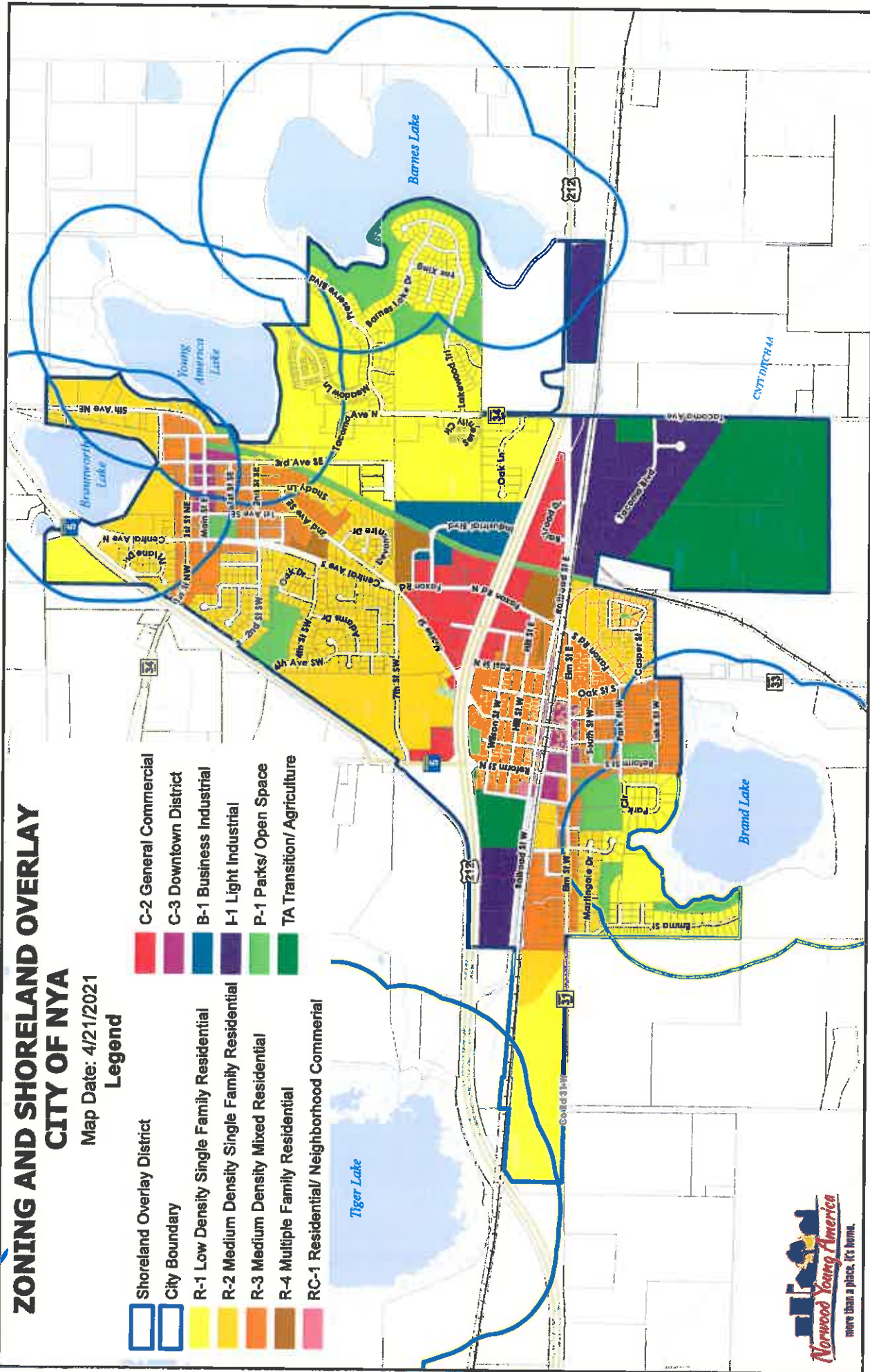
Subd. 6 Architectural Standards and Guidelines. Architectural standards and guidelines shall follow the provisions of Section 1245.02 of this Chapter.

ZONING AND SHORELAND OVERLAY CITY OF NYA

Map Date: 4/21/2021

Legend

- | | | | |
|---|--|---|----------------------------|
|  | Shoreland Overlay District |  | C-2 General Commercial |
|  | City Boundary |  | C-3 Downtown District |
|  | R-1 Low Density Single Family Residential |  | B-1 Business Industrial |
|  | R-2 Medium Density Single Family Residential |  | I-1 Light Industrial |
|  | R-3 Medium Density Mixed Residential |  | P-1 Parks/ Open Space |
|  | R-4 Multiple Family Residential |  | TA Transition/ Agriculture |
|  | RC-1 Residential/ Neighborhood Commercial | | |



BUILDING PERMIT REPORT - APRIL

PERMIT #	NAME	ADDRESS	PURPOSE	DATE	PERMIT FEE	PLAN CHECK FEE	SURCHARGE	VALUE
2021001	Kevin Harms	110 Railroad St. W.	Solar Array	1/5/2021	\$137.85	\$89.60	\$3.00	\$5,544.00
2021002	Ronald Kroells	403 5th St. Court	Solar Array	1/5/2021	\$307.25	\$199.71	\$8.50	\$16,500.00
2021003	Ryan Finnerly - Pour House	325 Elm St. W.	Alterations	1/8/2021	\$800.60	\$520.39	\$31.00	\$62,000.00
2021004	Duane Schrupp	411 4th Ave. SW	Fireplace/Stove	1/8/2021	\$60.00	\$0.00	\$1.00	\$0.00
2021005	Donald Knea	205 Washington St.	Furnace/AC	1/11/2021	\$120.00	\$0.00	\$1.00	\$7,200.00
2021006	Loomis Homes	855 Barnes Lake Dr.	Fireplace	1/12/2021	\$60.00	\$0.00	\$1.00	\$1,500.00
2021007	Mike & Lori Schmidt	412 Park Circle	Windows/patio door	1/12/2021	\$60.00	\$0.00	\$1.00	\$24,002.00
2021008	Ryan Kaiser	310 2nd Ave. SE	Windows	1/15/2021	\$60.00	\$0.00	\$1.00	\$9,992.00
2021009	Ross Schneider	410 Emma St.	Furnace/AC	1/15/2021	\$120.00	\$0.00	\$2.00	\$11,000.00
2021010	Fran Champion	412 Devonshire Dr.	Door replacement	1/27/2021	\$60.00	\$0.00	\$1.00	\$2,266.00
2021011	Renee & Alan Drews	301 4th St. SW	Windows	1/27/2021	\$60.00	\$0.00	\$1.00	\$2,913.00
2021012	Dominique Mitchell	132 Elm St. E.	Alterations	2/8/2021	\$977.70	\$535.51	\$43.50	\$85,000.00
2021013	Carolyn Jensen	231 Hill St. E.	Windows	2/3/2021	\$60.00	\$0.00	\$1.00	\$4,800.00
2021014	Ameriprise	510 Faxon Rd.	Replace Sign	2/1/2021	\$42.65	\$0.00	\$0.50	\$300.00
2021015	Jencar Holdings	575 Marsh Path	Water Softner	1/29/2021	\$15.00	\$0.00	\$1.00	\$0.00
2021016	Mavis Oelfke	361 Emma St.	Furnace/AC	2/2/2021	\$120.00	\$0.00	\$1.00	\$0.00
2021017	Kristen Johnson	123 Muirfield Circle	Reside	2/2/2021	\$60.00	\$0.00	\$1.00	\$0.00
2021018	Carlie Cropp	930 Meadow Blvd.	Fireplace	2/4/2021	\$60.00	\$0.00	\$1.00	\$4,600.00
2021019	Karmen Dahl	210 Lake St. W.	Plumbing	2/5/2021	\$60.00	\$0.00	\$1.00	\$0.00
2021020	Loomis Homes	950 Lakewood Trail	Reside	2/11/2021	\$60.00	\$0.00	\$1.00	\$0.00
2021021	Mike Kimpling	423 Morse St. N.	Furnace	2/16/2021	\$60.00	\$0.00	\$1.00	\$0.00
2021022	Kwik Trip	520 Reform St.	Addition	2/25/2021	\$3,557.20	\$2,312.18	\$250.00	\$500,000.00
2021023	Jeff Debner	216 First St. SE.	Reroof	2/22/2021	\$60.00	\$0.00	\$1.00	\$7,500.00
2021024	Bob Verner	502 4th Ave. SW.	Windows	2/22/2021	\$60.00	\$0.00	\$1.00	\$10,000.00
2021025	Mike Barto	304 Main St. E.	Alterations	3/1/2021	\$430.45	\$279.79	\$12.50	\$25,000.00
2021026	Ben Schweer	1015 Barnes Lake Drive	Water heater	2/26/2021	\$15.00	\$0.00	\$1.00	\$0.00
2021027	Sharon Beneke	350 Meadow Lane	finish basement	3/2/2021	\$490.45	\$279.79	\$13.50	\$25,000.00
2021028	David Eischens	312 4th St SW	Water Softner	3/1/2021	\$15.00	\$0.00	\$1.00	\$1,649.00
2021029	Laufele Murphy	575 Marsh Path	Water Softner	3/1/2021	\$15.00	\$0.00	\$1.00	\$2,849.00
2021030	The Pour House Pub	325 Elm St W	Plumbing	3/8/2021	\$307.25	\$76.81	\$8.50	\$17,000.00
2021031	Loomis Homes	1015 Whitetail Path	Water Softner	3/8/2021	\$60.00	\$0.00	\$1.00	\$500.00
2021032	Loomis Homes	855 Barnes Lake Dr.	Water Softner	3/8/2021	\$60.00	\$0.00	\$1.00	\$500.00
2021033	Chris & Becky Gremis	224 Union St N	repair basement wall	3/22/2021	\$168.65	\$109.62	\$4.00	\$8,000.00
2021034	Ron Smith	123 Park Place W	replace furnace	3/19/2021	\$60.00	\$0.00	\$1.00	\$2,800.00
2021035	Castle Gate	616 Shoreview Lane	New Twinhome	3/22/2021	\$15,927.71	\$1,426.30	\$141.50	\$278,645.00
2021036	Castle Gate	622 Shoreview Lane	New Twinhome	3/22/2021	\$15,927.71	\$1,426.30	\$141.50	\$278,645.00
2021037	Geoffrey Pearson	214 7th St SW	foundation repair	4/12/2021	\$291.85	\$189.70	\$8.00	\$15,864.45
2021038	Marty Gregor	860 Lakewood Trail	finish basement	3/29/2021	\$634.88	\$373.67	\$20.00	\$38,000.00
2021039	Dominique Mitchell	132 Elm St. E.	remodeling	3/24/2021	\$977.70	\$635.51	\$42.50	\$85,000.00
2021040	Dominique Mitchell	132 Elm St. E.	Plumbing	3/26/2021	\$75.00	\$0.00	\$2.00	\$6,000.00
2021041	Kwik Trip	520 Reform St N	Plumbing	3/26/2021	\$384.25	\$96.06	\$11.00	\$22,000.00
2021042	Kim Olson	315 E Lake ST	reroof	3/30/2021	\$60.00	\$0.00	\$1.00	\$0.00

VOIDED

BUILDING PERMIT REPORT - APRIL

[illegible]