



Norwood Young America Planning Commission

6:00 p.m., Tuesday, June 1, 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 May 4, 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
 - A. RC-1, Residential/Neighborhood Commercial District to Provide for Auto Sales, etc.
 - B. Ordinance Amending Zoning District Intent Statement
 - C. Rezoning certain Lots South of Railroad Street and North of the Railroad from Faxon Road to Progress Street
6. New Business
 - A. RC-1, Residential/Neighborhood Commercial District to Provide for Auto Sales, etc.
 - B. Ordinance Amending Zoning District Intent Statement
 - C. Rezoning certain Lots South of Railroad Street and North of the Railroad from Faxon Road to Progress Street
 - D. Ordinance Amending Definition of Hotel/Motel
 - E. Review Planning Commission Work List
 - F. Reschedule July Meeting
7. Old Business
8. Miscellaneous
 - A. May Building Permit Report
9. Commissioner's Reports

**Jerry
Barr**

**Mike
Eggers**

**Bill
Grundahl**

**Paul
Hallquist**

**Bob
Smith**

**Craig
Heher
Council
Liaison**

10. Adjourn

UPCOMING MEETINGS

June 9	Economic Development Commission 6:00 p.m.
June 14	City Council 6:00 p.m.
June 15	Parks & Recreation Commission 4:45 p.m.
June 28	EDA & City Council meetings; followed by Work Session 6:00 p.m.
July 6	Planning Commission 6:00 p.m.

**Norwood Young America
Planning Commission Minutes
May 4, 2021**

Present: Commissioners Mike Eggers, Bill Grundahl (6:19 p.m.), Paul Hallquist, Craig Heher, and Bob Smith.

Absent: Commissioner Jerry Barr.

Staff: City Administrator Steve Helget and Planning Consultant Cynthia Smith Strack.

Public: None.

1. Call to Order.

The meeting was called to order by Chair Heher at 6:12 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 by Smith to approve the agenda as presented. The agenda was approved 4-0.

3. Approval of Minutes from the Regular Meeting April 6, 2021.

Heher introduced the minutes from the April 6, 2021 regular meeting.

Motion – Smith to approve the April 6, 2021 regular meeting minutes as presented. Seconded by Hallquist. With all in favor the regular meeting minutes were approved 4-0.

4. Public Comment.

Commissioner Smith recused himself from the Commission, went to the podium and spoke as a resident. Smith stated his address as 470 Emma Street.

Smith opined that a new residential use is being proposed in the city which he referred to as a sports court. Smith described the use as a concrete slab with a coating applied to essentially create a basketball court, tennis court, volleyball court, and similar sports courts or areas. Smith stated the City currently does not have regulations for such uses in residential districts on private residential lots. Smith opined this is an intense use, especially in single-family residential neighborhoods as it could draw additional traffic, involve overhead lights, noise from partaking in sports, be heavily used, and negatively impact adjacent properties. Smith noted the zoning code addresses fences and other items like impervious surface but does not address sport courts.

Smith requested discussion by the Planning Commission and City Council pertaining to the use of sport courts in low density single-family neighborhoods. Smith suggested control of such uses through permitting and

review, perhaps under conditional use. The request included discussing intensity, lighting, size, and similar features which could be offensive to neighboring properties.

Heher asked City Administrator for comment. Helget agreed City Code did not specifically address sports courts.

The item was suggested for discussion at a future City Council work session.

5. Public Hearings.

None.

6. New Business.

A. Zoning Code Amendment Zoning District Intent Statements.

Chairperson Heher introduced the agenda item.

Strack noted 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 by the Council at work session was previously presented to the Commission.

At the work session, the Council directed the Commission 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 were included in the memo. A copy of the future land use map was referenced.

The Commission reviewed the proposed additions to intent statements which identify what zoning district assignments are appropriate for certain planned future use classifications.

The code amendment will promote consistency between the 2040 Comprehensive Plan and the Zoning Code.

Heher inquired if amendment of the 2040 Comprehensive Plan was needed to assure consistency. Strack noted not at this time.

Grundahl and Smith supported the language proposed.

Motion Smith, seconded by Grundahl calling for public hearing on the code amendment on June 1st. Motion approved 5:0.

B. Planning Commission Work List.

Chairperson Heher announced the agenda topic.

Strack noted several work list items have been completed and a few more were added by the City Council.

Strack noted the Council requested the Commission consider an update to the definition of hotel/motel included in the Zoning Code. Strack referenced a memo from Economic Development Director Karen Hallquist which was included in the packet. The memo included definitions for hotels/motels from other area cities.

The current definition included in the code is: "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".

The Council was interested in reducing or eliminating the number of rooms included in the definition and suggested discussion pertaining to prohibition on cooking facilities.

Smith talked about extended stay hotels and suggested the prohibition on cooking facilities makes creating extended stay hotels difficult.

Grundahl inquired as to what constitutes a cooking facility. Strack noted language providing for extended stay hotels, if specifically included in codes often defines a cooking facility as something other than a hot plate. Additional standards often involve access to recreational areas, front desk management, additional parking, and access by emergency services if no front desk is staffed. Strack explained traditional hotels/motels are typically used as temporary lodging for short periods of time by transient guests. Extended stay hotels can be used by visiting workers but sometimes as semi-permanent dwelling alternatives to apartments meaning school bus service and the like is required.

Smith explained the type of extended stay facilities he was familiar with and had built. He described them as units often used by visiting professionals which varied in number of units per development due to demand for such units.

Eggers and Hallquist supported expanding the definition to allow extended stay hotels/motels by removing the prohibition on cooking facilities.

Strack inquired as to whether the Commission simply wanted to update the definition or to look more closely at allowances for extended stay hotels. She noted both require a lodging license from the state but the state doesn't distinguish between a hotel/motel and an extended stay hotel/motel.

The Commission requested the Council provide input.

The Commission then discussed rezoning of properties south of Railroad Street and north of the railway as directed by the City Council. Rezoning would be from C-3 to RC-1 and provide for minor auto repair along with other uses such as auto sales. Eggers noted auto sales was not an allowable use in the RC-1 District and the code would need to be amended.

The Commission supported the rezoning and requested a public hearing be held on June 1st.

The Commission also discussed an amendment to existing conditional uses in the RC-1 District providing for auto sales and sales of UTV/ATV. The Commission suggested the amendment be considered at the June meeting.

The concept of amending the district to provide for auto sales and UTV/ATV sales will be added to a future work session of the City Council.

7. Old Business.

None.

8. Miscellaneous.

A. April Building Permit Report.

The April building permit report was received. Permits continue to be issued at a swift pace.

9. Commissioner Reports.

Smith, Eggers, Grundahl, and Hallquist did not have reports.

Heher updated Commissioners on City Council actions.

10. Adjourn

Motion – Smith, Seconded by Grundahl to adjourn the meeting. With all in favor the meeting adjourned at 7:10 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: June 1, 2021

Re: Public Hearing Amendment to RC-1 Residence Neighborhood Commercial District to Provide for Auto Sales, Etc.

BACKGROUND

The Planning Commission while investigating rezoning of the south side of Railroad Street discussed amending the RC-1 District to provide for auto sales, UTV/ATV sales and the like. The discussion envisioned allowing such uses as conditional uses. A public hearing was requested for the June meeting.

The City Council is to provide input on the potential amendment at a work session on May 24th. An update will be provided at the meeting.

A notice of public hearing was published and posted in anticipation of public hearing at the June 1, 2021 meeting.

Please find attached an Ordinance amendment which would provide for: Auto dealerships, used auto sales, sales of utility terrain (task) vehicles, sales of all-terrain vehicles, sales of snowmobiles, sales of personal watercraft, and sales of boats as conditional uses in the RC-1 district.

The following conditions could potentially address incompatibility between residences and the commercial uses. They are provided as a point of discussion and not to be considered as fact:

1. The volume of vehicles for sale shall be determined by the available sales area minus areas required off-street parking required under Section 1250 (Off-Street Parking) of the Code as may be amended.
2. A valid dealership license, if required, is maintained.
3. Office space devoted to perform transactions in conjunction with the business is provided on site.
4. Service and repair, if provided, occupy less than fifty (50) percent of combined area square footage used for sales, office, and display.
5. Service and repair, if provided, shall be conducted indoors.
6. Repair shall not include painting or body work.

ACTION

The Planning Commission is to hold a public hearing on the proposed Ordinance. Following the hearing a MOTION to recommend the City Council approve or deny the Ordinance is in order.

**CITY OF NORWOOD YOUNG AMERICA
ORDINANCE NO.**

**AN ORDINANCE AMENDING SECTION 1230.08 OF THE CITY CODE
RELATING TO CONDITIONAL USES IN THE RESIDENTIAL
NEIGHBORHOOD COMMERCIAL DISTRICT**

I. THE CITY COUNCIL OF THE CITY OF NORWOOD YOUNG AMERICA, MINNESOTA TO PROMOTE THE PUBLIC SAFETY, HEALTH, AND WELFARE, HEREBY ORDAINS CHAPTER 12 OF THE CITY CODE SHALL AMENDED BY ADDING THE FOLLOWING TO SUBD. 1230.08, SUBD. 4, CONDITIONAL USES IN THE RC-1 RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT:

Principal Uses

- I. Auto dealerships, used auto sales, sales of utility terrain (task) vehicles, sales of all-terrain vehicles, sales of snowmobiles, sales of personal watercraft, and sales of boats, provided:
 - i. The volume of vehicles for sale shall be determined by the available sales area minus areas required off-street parking required under Section 1250 (Off-Street Parking) of the Code as may be amended.
 - ii. A valid dealership license, if required, is maintained.
 - iii. Office space devoted to perform transactions in conjunction with the business is provided on site.
 - iv. Service and repair, if provided, occupy less than fifty (50) percent of combined area square footage used for sales, office, and display.
 - v. Service and repair, if provided, shall be conducted indoors.
 - vi. Repair shall not include painting or body work.

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

Adopted by the City of Norwood Young America on the ____ day of _____, 2021.

Attest:

Carol Lagergren, Mayor

Angela Brumbaugh, City Clerk



To: Chairperson Heher
Members of the Planning Commission
Administrator Helget

From: Cynthia Smith Strack, Consulting Planner

Date: June 1, 2021

Re: Public Hearing: Ordinance Amending 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 and requested the Commission continue with a code amendment.

Please find attached an Ordinance amendment which clarifies what future land use classifications correspond to existing zoning districts. A copy of the future land use map is attached for reference.

The Commission called for a public hearing to be held June 1, 2021. Notice of the hearing has been posted and published.

ACTION

The Commission is to hold a public hearing. Following discussion a MOTION to recommend the City Council approve or deny the proposed amendment is in order.

**CITY OF NORWOOD YOUNG AMERICA
ORDINANCE NO. [REDACTED]**

**AN ORDINANCE AMENDING CHAPTER 1230 OF THE CITY CODE BY
ADDING CORRESPONDING FUTURE LAND USE CLASSIFICATIONS
TO ZONING DISTRICT INTENT STATEMENTS.**

- I. THE CITY COUNCIL OF THE CITY OF NORWOOD YOUNG AMERICA, MINNESOTA TO PROMOTE THE PUBLIC SAFETY, HEALTH, AND WELFARE, HEREBY ORDAINS:**
- II. SECTION 1230.04 R-1 LOW DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT SHALL BE AMENDED AS FOLLOWS:**

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.

- III. SECTION 1230.05 R-2 MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT SHALL BE AMENDED AS FOLLOWS:**

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.

- IV. SECTION 1230.06 R-3 MEDIUM DENSITY MIXED RESIDENTIAL DISTRICT SHALL BE AMENDED AS FOLLOWS:**

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.

- V. SECTION 1230.07 R-4 MULTIPLE FAMILY RESIDENTIAL DISTRICT SHALL BE AMENDED AS FOLLOWS:**

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.

VI. SECTION 1230.08 RC-1 RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT SHALL BE AMENDED AS FOLLOWS:

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.

VII. SECTION 1230.09 C-2 GENERAL COMMERCIAL DISTRICT SHALL BE AMENDED AS FOLLOWS:

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.

VIII. SECTION 1230.10 C-3 DOWNTOWN DISTRICTS SHALL BE AMENDED AS FOLLOWS:

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.

IX. SECTION 1230.11 B-1 BUSINESS INDUSTRIAL DISTRICT SHALL BE AMENDED AS FOLLOWS:

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.

X. SECTION 1230.12 I-1 LIGHT INDUSTRIAL DISTRICT SHALL BE AMENDED AS FOLLOWS:

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.

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

Adopted by the City of Norwood Young America on the ____ day of ____, 2021.

Attest:

Carol Lagergren, Mayor

Angela Brumbaugh, City Clerk

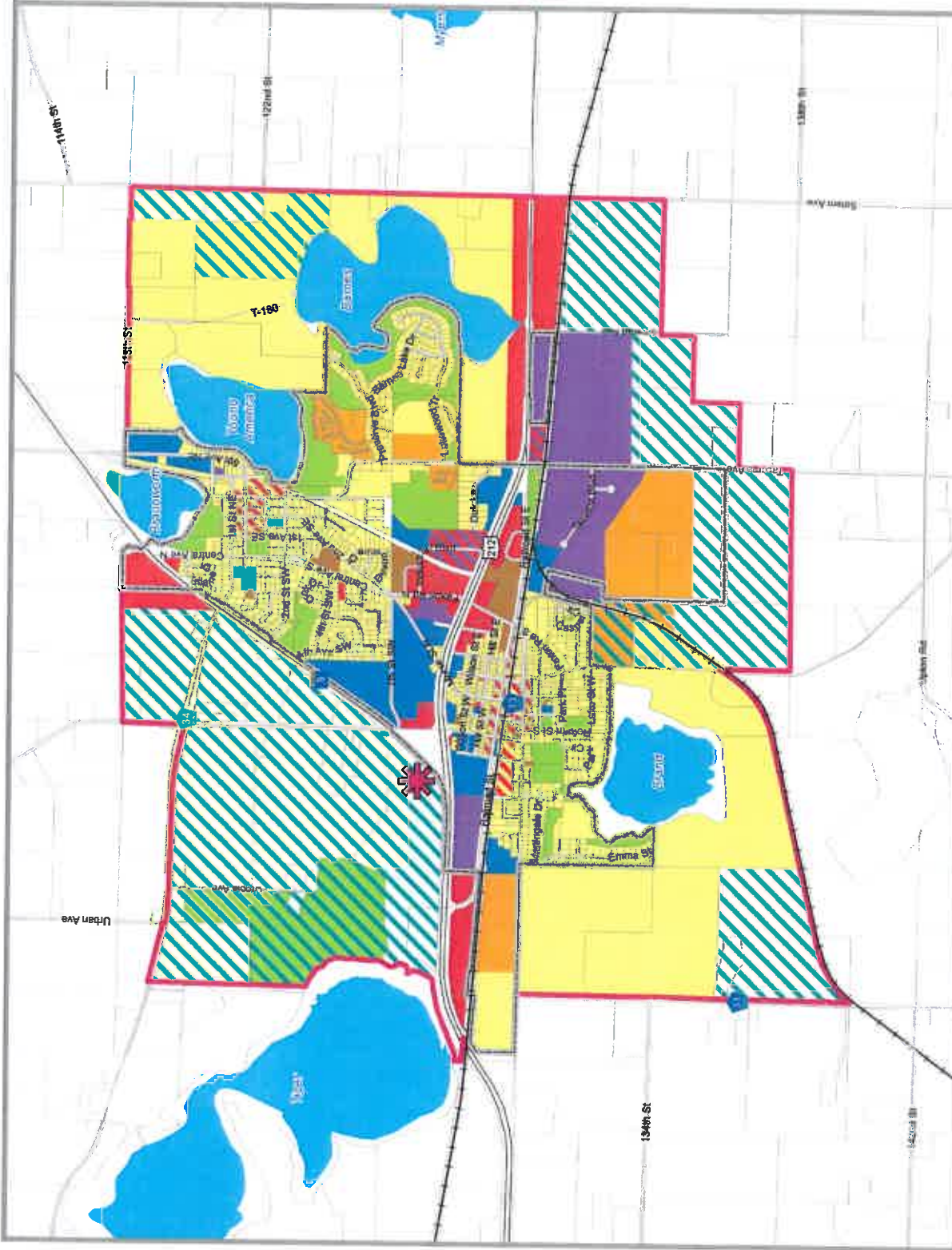
Norwood Young America

**Figure 12:
Future Land Use Plan**

- Future Land Use**
- Commercial
 - Downtown Mixed-Use - 12 to 18 units/acre
 - Mixed-Use
 - Commercial/Industrial
 - Industrial
 - Public/Institutional
 - Parks and Open Space
 - Low Density Residential - 1 to 8 units/acre
 - Medium Density Residential - 8 to 12 units/acre
 - High Density Residential - 12 to 18 units/acre
 - Planning Reserve
 - Municipal Boundary
 - Ordinary Annexation Boundary



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.





To: Chairperson Heher
Members of the Planning Commission
Administrator Helget

From: Cynthia Smith Strack, Consulting Planner

Date: June 1, 2021

Re: Public Hearing - Ordinance Rezoning Certain Lots South of Railroad Street and North of the Railroad
from Faxon Road to Progress Street

BACKGROUND

The City Council in a recent work session requested the Planning Commission consider rezoning nine lots south of Railroad Street and north of the railway from C-3 Downtown District to RC-1 Residence Neighborhood Commercial District. The Commission discussed the request at the May meeting and found rezoning would create more conforming uses of property. The Commission requested a public hearing be scheduled for the June meeting.

Please find attached an Ordinance amendment reflecting the proposed rezoning and illustrations of properties proposed for rezoning along with street views.

It is noted that parking standards apply to properties within the RC-1 district.

In addition, lot performance standards apply. Minimum lot size is 7,000 sf, minimum lot width is 50 feet. Setbacks are 10' front and corner street side, five feet interior side, and 10 feet rear yard. Maximum lot coverage is 70 percent. A copy of the RC-1 District regulations are attached.

The following properties are proposed for rezoning:

- 125 Railroad St E (PID 580140751)
- 123 Railroad St E (PID 580140800)
- 121 Railroad St E (PID 580140752)
- 111 Railroad St E (PID 580501290)
- 117 Railroad St W (PID 589990030)
- 211 Railroad St W (PID 589990010)
- 311 Railroad St W (PID 586650010)
- (no street number) Railroad St W (PID 589990040)
- 421 Railroad St W (PID 589990020)

Notice of public hearing was posted, published, and mailed to property owners. City Administrator Helget also reached out to property owners to explain the rezoning request.

ACTION

The Planning Commission is to hold a public hearing on the proposed Ordinance. Following the hearing a MOTION to recommend the City Council approve or deny the Ordinance is in order.

**CITY OF NORWOOD YOUNG AMERICA
ORDINANCE NO. [REDACTED]**

AN ORDINANCE REZONING CERTAIN PROPERTY SOUTH OF RAILROAD STREET AND NORTH OF THE RAILWAY BETWEEN FAXON ROAD AND PROGRESS STREET FROM C-3 DOWNTOWN DISTRICT TO RC-1 RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT.

- I. THE CITY COUNCIL OF THE CITY OF NORWOOD YOUNG AMERICA, MINNESOTA HEREBY ORDAINS:**
- II. THE FOLLOWING DESCRIBED PROPERTY IS HEREBY REZONED FROM C-3 DOWNTOWN DISTRICT TO RC-1 RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT:**

125 Railroad St E (PID 580140751)
123 Railroad St E (PID 580140800)
121 Railroad St E (PID 580140752)
111 Railroad St E (PID 580501290)
117 Railroad St W (PID 589990030)
211 Railroad St W (PID 589990010)
311 Railroad St W (PID 586650010)
(no street number) Railroad St W (PID 589990040)
421 Railroad St W (PID 589990020)

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

Adopted by the City of Norwood Young America on the ____ day of ____, 2021.

Attest:

Carol Lagergren, Mayor

Angela Brumbaugh, City Clerk

Adopted:
Published:

PID: 580140751

125 Railroad St E

Diversified Plmbing & Htgng



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

Map Date: 5/8/2021



125 E. Highway 21

Newmarket, Ontario, Canada

Google

South View



PID: 580140800
123 Railroad St E
Mid-Town Family Restaurant



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Map Date: 5/8/2021



PID: 580140752
121 Railroad St E
Central Auto (Curfman)



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Map Date: 5/8/2021



121 E Railroad St
Newwood Young America, Minnesota
Google
Street View



PID: 580501290
111 Railroad St E
Sandbo

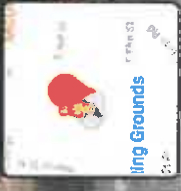


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Map Date: 5/8/2021



111 E Railroad St
Harrisonville, Missouri, 64503
Google
Street View



ing Grounds

PID: 589990030
117 Railroad St W
Loomis Homes



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Map Date: 5/8/2021



111 W Raintown St
Raintown, Pennsylvania, Pennsylvania

Google

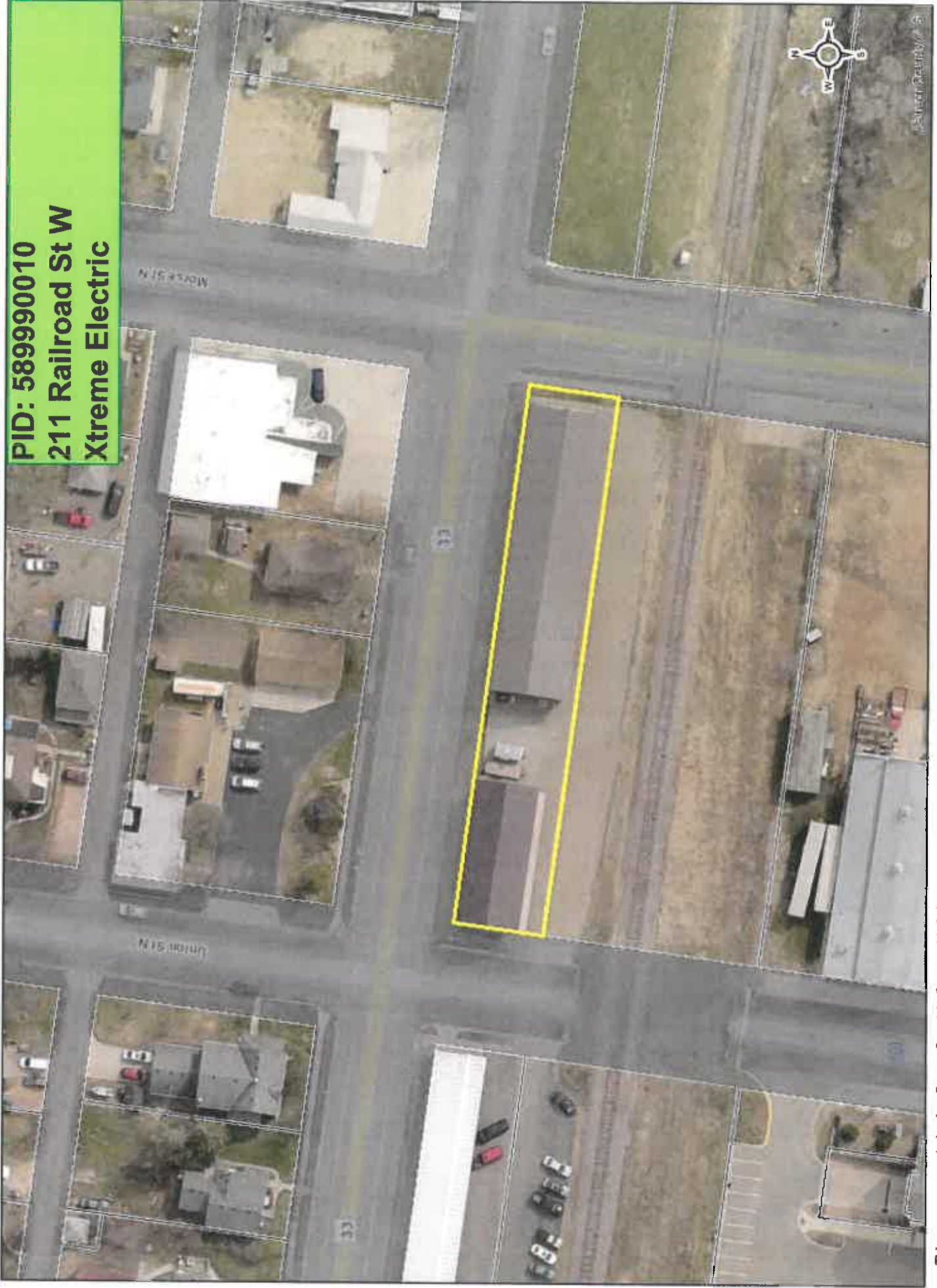
Street View

Map Grounds

111 W Raintown St

111 W Raintown St

PID: 589990010
211 Railroad St W
Xtreme Electric



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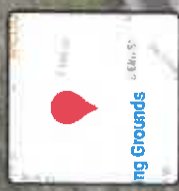
Map Date: 5/8/2021



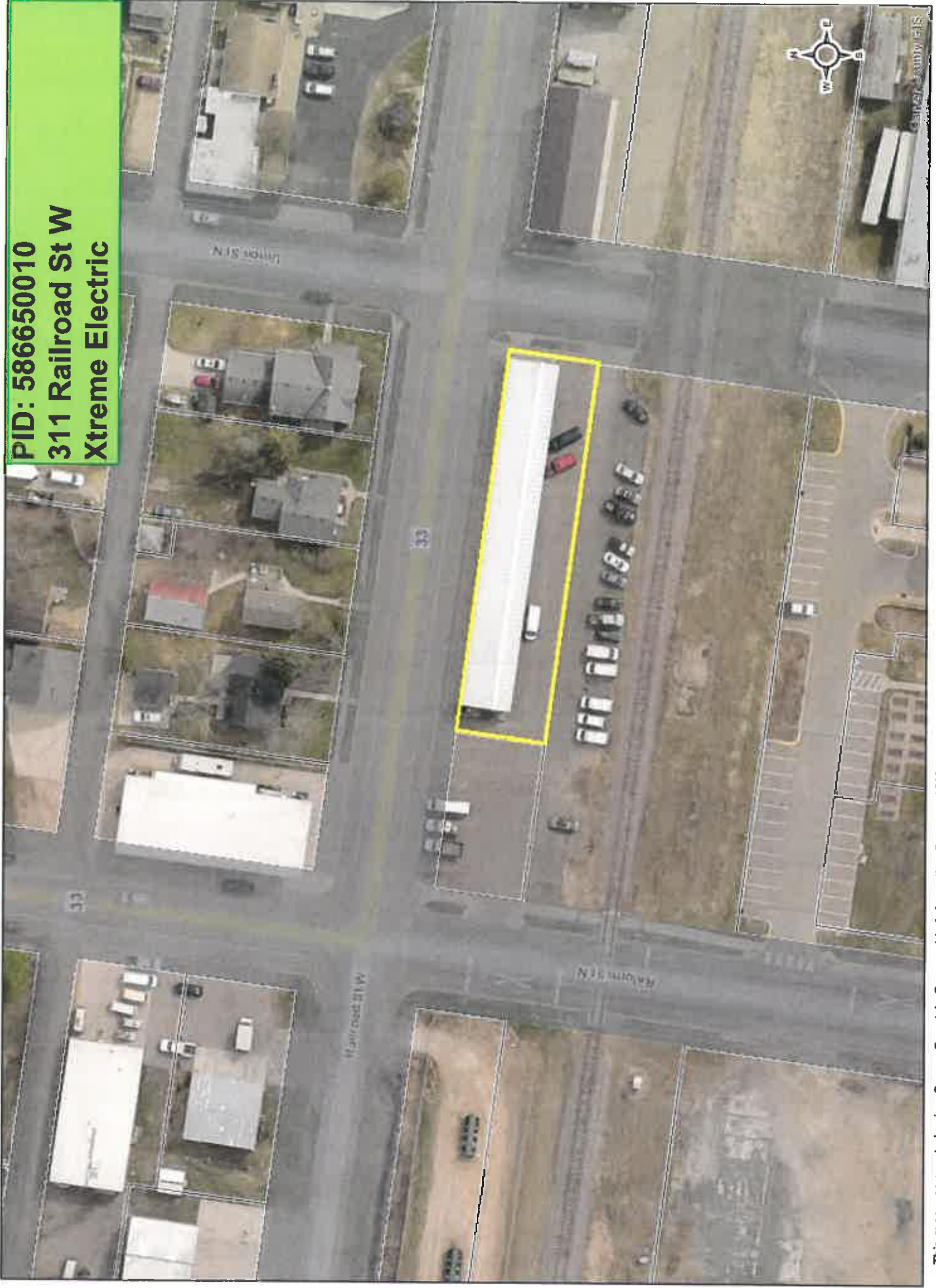
311 W Railroad St
Annapolis, Minnesota

Google

Street View



PID: 586650010
311 Railroad St W
Xtreme Electric



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Map Date: 5/8/2021



311 W Railroad St
Harmond Young America, Minnesota
Google
Street View



PID: 589990040

321 Railroad St W

Pro Auto Vacant Parking Lot



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Map Date: 5/8/2021



321 Railroad St
Fairwood Youngstown, Ohio 44698
Google
Street View

Quilting Grounds
Fairwood, OH

PID: 589990020
421 Railroad St W
City of NYA



Carver County GIS

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

Map Date: 5/8/2021



421 W Railroad St
Newport, TN 37601, USA
Google
Street View



310 E Railroad St
Barnesville, Maryland 21015, USA
Google
Street View



310 E Railroad St
Barnesville, Maryland 21015, USA
Google
Street View

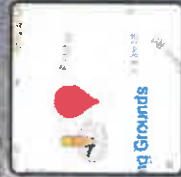
310 E Railroad St
Barnesville, Maryland 21015, USA
Google
Street View







1114 W Railroad St
Hawmont, Michigan 49751, Michigan
Google
Street View





201 W Railroad St
Newbold Young Apartments, Minneapolis
Google
Street View

Find Us
0.5 km (0.3 mi)
ing Grounds



211 W Railroad St
Newport Young, Pennsylvania, 16069
Google
Street View



Google







375 W. Reform St.
Harmond Young African Museum
Google
Street View



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 (*Amended by Ord. 303, 5-30-2018*)

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 squarefeet
- 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
- Sideyard: 5 feet
- Street side yard: 10 feet
- Rear yard: 10 feet

Accessory Structures:

- Front yard: not permitted in front yards
- Sideyard: 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).



To: Chairperson Heher
Members of the Planning Commission
Administrator Helget

From: Cynthia Smith Strack, Consulting Planner

Date: June 1, 2021

Re: Ordinance Amending Definition of Hotel/Motel

BACKGROUND

The Planning Commission has been investigating amending the definition of hotel/motel as directed by the City Council. The Commission favors reducing or removing any numerical restriction on number of units and any prohibition on cooking facilities in individual rooms.

The cooking facility in individual rooms prohibition is designed to minimize instances of extended stay hotels. The Commission discussed such facilities and requested additional direction from the City Council. The Council is scheduled to discuss extended stay hotels at the May 24th work session. An update on the City Council discussion will be provided at the June meeting.

The current definition included in the code is: **"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"**.

Attached please find an ordinance containing a proposed definition that is similar to that in effect in Chaska, Chanhassen, and Waconia. The definition is as follows:

Hotel/Motel: 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.

ACTION

This item is for review/discussion. The Commission may entertain a MOTION calling for a public hearing on the attached Ordinance for the July meeting.

**CITY OF NORWOOD YOUNG AMERICA
ORDINANCE NO. _____**

**AN ORDINANCE AMENDING CHAPTER 12 OF THE CITY CODE BY
AMENDING SECTION 1200.04 PERTAINING TO DEFINITION OF
HOTEL/MOTEL.**

I. THE CITY COUNCIL OF THE CITY OF NORWOOD YOUNG AMERICA, MINNESOTA TO PROMOTE THE PUBLIC SAFETY, HEALTH, AND WELFARE, HEREBY ORDAINS:

II. SECTION 1200.04 SHALL BE AMENDED AS FOLLOWS:

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.~~ 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.

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

Adopted by the City of Norwood Young America on the ____ day of _____, 2021.

Attest:

Carol Lagergren, Mayor

Angela Brumbaugh, City Clerk

Adopted:
Published:



To: Chairperson Heher
Members of the Planning Commission
Administrator Helget

From: Cynthia Smith Strack, Consulting Planner

Date: June 1, 2021

Re: Planning Commission Work List

BACKGROUND

The Planning Commission has requested an itemized work list of code amendments. The following are pending items.

WORK LIST ITEM	STATUS
1. Zoning district intent statement updates	Public Hearing June 1st
2. Rezone lots south of Railroad Street and north of railway from Faxon to Progress from C-3 to RC-1	Public Hearing June 1 st
3. Amend RC-1 District to provide for auto, ATV/UTV, boat, personal watercraft, snowmobile sales with ancillary repair.	Public Hearing June 1st
4. Amend definition of hotel/motel in the City Code.	Sample ordinance drafted, call for public hearing for July meeting if comfortable with proposed text.
5. Sport courts – home sports facilities.	Scheduled for CC work session discussion May 26, 2021.

ACTION

This item is for information



To: Chairperson Heher
Members of the Planning Commission
Administrator Helget

From: Cynthia Smith Strack, Planning Consultant

Date: June 1, 2021

Re: July Meeting Reschedule

The July PC meeting falls on the July 6th. Strack is unable to attend. Proposed is to reschedule the Commission meeting to Wednesday, July 7th, or an alternate date.

Recommended Motion:

Motion to reschedule the July 5, 2021 regular meeting to July _____, 2021 at 6:00 p.m.

Norwood Young America

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

BUILDING PERMIT REPORT - May

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 Finnerty - 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 Grems	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 - May

2021043	Eric Johnson	1013 Tacoma Ave N	Reroof	3/31/2021	\$60.00	\$0.00	\$1.00	\$0.00
2021044	Charles Buckentin	1035 Lakewood Ct.	finish basement	4/5/2021	\$338.05	\$219.73	\$9.50	\$19,000.00
2021045	Troy Werth	808 Martingale Dr.	Patio Door	4/9/2021	\$60.00	\$0.00	\$1.00	\$3,589.00
2021046	Ally & Bryan Rehnelt	1015 Lakewood Tr.	Alterations/Plumbing	4/8/2021	\$208.48	\$135.51	\$5.00	\$10,000.00
2021047	Craig Droege	525 Devonshire Dr.	Basement wall repair	4/21/2021	\$144.08	\$93.65	\$3.00	\$5,675.00
2021048	Loomis Homes	405 Emma St.	New Home	4/27/2021	\$1,992.56	\$1,295.16	\$123.00	\$245,902.00
2021049	Janet Schug	820 Preserve Blvd.	finish basement	5/11/2021	\$199.45	\$129.64	\$5.00	\$10,000.00
2021050	Tom Christensen	221 Elm St. W.	Alterations/Plumbing	4/9/2021	\$91.65	\$59.57	\$1.50	\$3,000.00
2021051	Todd Peterson	111 Murfield Cir.	Reroof	4/13/2021	\$60.00	\$0.00	\$1.00	\$10,000.00
2021052	Karen Droeger	511 W. Elm St.	Reroof	4/13/2021	\$60.00	\$0.00	\$1.00	\$9,000.00
2021053	Brian Clark	617 Casper Cir.	Reroof	4/13/2021	\$60.00	\$0.00	\$1.00	\$10,000.00
2021054	Brian Clark	617 Casper Cir.	Replace deck boards	4/16/2021	\$137.85	\$89.60	\$3.00	\$6,000.00
2021055	Kwik Trip	520 Reform St. N.	Addition/Mechanical	4/29/2021	\$1,130.16	\$734.60	\$53.00	\$106,000.00
2021056	Ron Swanson	885 Lakewood Tr.	4-season deck	4/21/2021	\$245.65	\$159.67	\$6.50	\$12,544.00
2021057	Kelly Petersen	490 Emma St.	Deck	4/21/2021	\$214.85	\$139.65	\$5.50	\$10,640.00
2021058	Chris Custer	119 Brush St.	Water heater	4/21/2021	\$60.00	\$0.00	\$1.00	\$1,200.00
2021059	Bob & Becky Day	313 Washington St.	Windows	4/23/2021	\$60.00	\$0.00	\$1.00	\$0.00
2021060	Matt McClintock	917 Serenity Cir.	AC & Furnace	4/23/2021	\$120.00	\$0.00	\$2.00	\$0.00
2021061	Delvyn Wickenhauser	702 Martingale Ct.	Reroof	4/26/2021	\$60.00	\$0.00	\$1.00	\$12,200.00
2021062	Tim & Wendy Rohwer	935 Lakewood Tr.	Deck/Porch	4/27/2021	\$430.45	\$279.79	\$12.50	\$25,000.00
2021063	Jeff Debner	216 1st Ave. SE.	Chimney demo	5/3/2021	\$230.25	\$149.66	\$6.00	\$12,000.00
2021064	Warren Koistinen	414 Central Ave. S.	Deck	5/3/2021	\$153.25	\$99.61	\$3.50	\$7,680.00
2021065	Delton & Miriam Brelje	205 1st Ave. SE.	Residing	4/27/2021	\$60.00	\$0.00	\$1.00	\$25,000.00
2021066	Corey & Cassie Storms	500 Emma St.	Addition/Mechanical	4/29/2021	\$1,185.60	\$770.64	\$57.50	\$115,000.00
2021067	Leroy Luedloff	920 Preserve Blvd	Reroof	5/3/2021	\$60.00	\$0.00	\$1.00	\$0.00
2021068	Dean Williamson	105 2nd St SW	Windows	5/3/2021	\$60.00	\$0.00	\$1.00	\$0.00
2021069	Kwik Trip	520 Refrom St N	Ansul System	5/6/2021	\$42.65	\$27.72	\$1.00	\$1,000.00
2021070	Alan & Emily Perlbachs	427 Park Circle	Reroof	5/10/2021	\$60.00	\$0.00	\$1.00	\$0.00
2021071	Dona Herrmann	217 2nd Ave SE	Window/siding	5/4/2021	\$120.00	\$0.00	\$2.00	\$0.00
2021072	Tom Christensen	221 Elm St. W.	Frame & sheetrock	5/7/2021	\$76.25	\$49.56	\$1.00	\$2,000.00
2021073	Grant Zellmann	419 Casper Circle	Water heater		\$15.00	\$0.00	\$1.00	\$0.00
2021074	Bronwyn McMullin	128 South St E	Furnace	5/5/2021	\$60.00	\$0.00	\$1.00	\$0.00
2021075	Fred Oelfke	215 E Wilson St	Reroof	5/7/2021	\$60.00	\$0.00	\$1.00	\$0.00
2021076	Chester Mealey	850 Lakewood Trail	Deck	5/12/2021	\$168.65	\$108.62	\$4.00	\$7,680.00
2021077	Kevin Guenewald	126 Faxon Road	Deck	5/14/2021	\$314.85	\$139.65	\$5.50	\$11,000.00
2021078	Mary Janke	411 Tacoma Ave	Reroof	5/18/2021	\$60.00	\$0.00	\$1.00	\$0.00
2021079	Andy Clabo	226 West Court	Furnace/AC	5/18/2021	\$120.00	\$0.00	\$2.00	\$0.00
2021080	Chad Mulva	24 2nd Ave SW	Reroof	5/24/2021	\$60.00	\$0.00	\$1.00	\$0.00
2021081	Jean Boughten	435 Emma St	Reroof	5/25/2021	\$60.00	\$0.00	\$1.00	\$0.00