



Norwood Young America Planning Commission
6:00 p.m., Tuesday, June 7, 2022
Norwood Young America City Council Chambers, 310 Elm St. W.

AGENDA

1. Call to Order
Pledge of Allegiance
2. Adoption of Agenda
3. Approve Minutes of May 3, 2022, 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 Hearing
 - A. Greenwood Marina – CUP & Site Plan Amendment
 - B. The Meadows 2nd Addition – Comprehensive Plan Amendment, Preliminary PUD & Plat
 - C. Central Public Schools – Preliminary and Final PUD Overlay with Site Plan
6. Business
 - A. Discuss Draft Ordinance 346 Accessory Ground Mounted Solar Systems
 - B. Discuss Rezoning of 309 & 312 1st Street NE
7. Miscellaneous
 - A. May Building Permit Report
8. Commissioner's Reports
9. Adjourn

UPCOMING MEETINGS

June 8, 2022	EDC Meeting	6:00 pm
June 13, 2022	City Council Meeting	6:00 pm
June 16, 2022	Senior Advisory Meeting	9:00 am
June 21, 2022	Park and Recreation Commission Meeting	4:45 pm
June 27, 2022	Workshop/EDA/City Council Meeting	5:00 pm/6:00 pm
July 5, 2022	Planning Commission Meeting	6:00 pm
July 8, 2022	NYA Food Distribution	2-3:30 pm
July 11, 2022	City Council Meeting	6:00 pm

**Jerry
Barr**

**Mike
Eggers**

**Bill
Grundahl**

**Paul
Hallquist**

**Bob
Smith**

**Craig
Heher
Council
Liaison**

**Norwood Young America
Planning Commission
Minutes
May 3, 2022**

Preset: Commissioners Jerry Barr, Mike Eggers, Craig Heher, and Bob Smith
Absent: Paul Hallquist, Bill Grundahl
Staff: Andrea Aukrust - City Administrator, Jared Johnson – Consulting Planner (WSB)
Public: Stephen Curfman (312 1st Street NE), Tim Fahey (Remax Results)

1. Call to Order

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

2. Adoption of Agenda

Motion -- Eggers/Smith - Motion to approve the agenda with the requested changes. Motion passed 4-0.

3. Approval of Minutes from the Regular Meeting April 5, 2022.

Motion -- Smith/Eggers - Motion to approve minutes from April 5, 2022. Motion passed 4-0.

4. Public Comment

5. Public Hearing

6. Business

A. Discuss Rezoning of 309 & 312 1st Street NE

Johnson stated that this discussion was due to several recent proposals to redevelop 312 1st Street. The most recent was to construct a contractor service building. The properties are zoned R-3 Medium Density Mixed Residential, where contractor services are not a permitted use. Both sites need to be rezoned and have comprehensive plan amendments. Johnson stated both properties currently have CUPs for outdoor storage. There are residential uses surrounding the properties. The Comprehensive Plan designates both properties for Low-Density Residential. Johnson stated that if the two properties are to be rezoned, they should be either RC-1 Residential/Commercial or B-1 Business Industrial, as these districts would allow contractor services. Johnson explained spot zoning will have future land use impacts on the entire area, not just the two properties.

Eggers asked if there was water and sewer into 312 1st Street. Johnson stated a sanitary sewer line runs through the middle of the property, and the city does not have an easement for that line.

Heher asked how the CUPs would be affected if the property was rezoned. Johnson stated the CUPs run with the land regardless of zoning.

Heher stated the railroad used to run through that area and asked if there were any concerns. Aukrust stated the main concern is that the City does not have an easement for the sanitary sewer line. Aukrust stated that she looked into the situation and learned that a plan had been in place that when 1st Street was to be reconstructed, a new sewer line was proposed to be installed, and that's why the City did not pursue an easement for the line running through 312 1st Street. Aukrust also stated that spot rezoning is not desired.

Johnson reiterated the future land use impacts of rezoning this area. It could be a short-term fix but would allow other possible undesirable uses in the future.

Tim Fahey, from Remax Results on behalf of Stephen Curfman, stated there is a lot of interest in the property. The property has been for sale for three years. Fahey explained the tax statements show the property as commercial industrial. He explained it doesn't make sense for the two properties to be zoned for residential when they are existing commercial uses.

Stephen Curfman, the owner of 312 1st Street, stated he did not know how to approach the sewer line that runs through his property and asks why the City never got an easement. Aukrust stated the line was probably done in the past when planning and zoning rules weren't enacted.

Curfman explained there is a power station and cemetery next to his property, and it shouldn't be zoned for residential uses.

Heher asked Johnson about the process of rezoning moving forward. Johnson stated it would need a public hearing and possibly a neighborhood meeting for surrounding residents to voice their opinions. He said the discussion would go to City Council for their feedback.

Smith stated the utilities would need to be addressed if the properties are rezoned. Johnson noted the City Engineer could make the best recommendation on addressing the reconstruction of the sewer line if the property is redeveloped.

Heher stated the City Council should discuss the rezoning of the two properties and give the Planning Commission feedback on how to move forward.

B. Review 2022 Goals

Johnson requested the Planning Commission discuss goals for the upcoming year. Heher requested looking at uses allowed in downtowns east of NYA and adding them to permitted uses in NYA downtown districts. He would like the City to be ahead of the game as the metro expands west.

Smith stated the PUD code should be addressed as larger developments approach NYA. Johnson noted the PUD code would take the most time. Heher said addressing the PUD in bits and pieces would be beneficial.

Heher asked about covenants in the new industrial park and if the Planning Commission or City Council addresses that. Aukrust stated it would come through the EDA first and then City Council.

Aukrust stated that the sidewalk section of the code needs to be reviewed and updated for to-the-point clarification. After learning that some individuals had been interrupting the code incorrectly. Aukrust noted the City does not pick up the cost of repairing or replacing sidewalks on private property, whether commercial or residential. The City's property insurance does not cover accidents on sidewalks, and the city could never take on that type of liability. The property owner's insurance covers their sidewalks, and they are responsible for their maintenance. If the city has to replace or repair a property owner's sidewalk, the cost will be assessed onto their taxes as a Special Assessment. Heher stated that the City Attorney should be involved when updating this code section. Aukrust noted that this is already being discussed with the City Attorney and the City's insurance agent.

7. Miscellaneous

A. April Building Report

No building report was provided.

8. Commissioner's Reports

Heher gave City Council updates, including:

- Approved maximum accessory structure height and sign ordinances
- RFP for Architects for Old Town
- Elko Development Fees
- PUD for Old Mill Property
- Draft Ground Mounted Solar System Ordinance

9. Adjourn

Motion - Smith/Eggers – Motion to adjourn the meeting at 6:43 pm. Motion passed 4-0.

Submitted by:

Andrea Aukrust, City Administrator



TO: NYA Planning Commission

FROM: Jared Johnson, Planning Consultant - WSB

DATE: June 7, 2022

SUBJECT: Greenwood Marina

REQUEST: CUP and Site Plan Amendment

REQUEST

Angie and Aaron Bean (of Greenwood Marina) have submitted revised plans for a watercraft warehouse/storage facility proposed for a site accessed from Tacoma Circle. The Applicant's amended site plan illustrates the addition of six cold storage buildings with an increase in square footage from that approved in 2021. In 2021, the approval was for 5 cold storage buildings. The total storage square footage now proposed is approximately 70,992 sq ft whereas in 2021 the total was approximately 48,048 sq ft. Additionally, the total amount of hard surfacing has decreased from 56% (2021) to 47% due to the reconfiguration and reduced pavement proposed.

BACKGROUND

Previously, the applicants submitted an application for a Conditional Use Permit (CUP), Variance, and Site Plan Review for the Greenwood Marina in November 2021. The original site plan approved in 2021 showed four 11,832 square foot cold storage buildings and a 7,200 square foot cold storage building.

Based on the plans submitted, the City Council approved the conditional use permit request to allow for outdoor storage of watercraft and related items and approved the variance request for a larger accessory structure height than what is permitted under code.

The applicants have returned to request approval for an amended site plan shows a 11,832 square foot watercraft warehouse/storage facility and six 11,832 square foot cold storage buildings with a 12,000 square foot outdoor storage area. Because the amended plans differ significantly from the plans that were previously approved, a CUP amendment and site plan review is required for this request.

Public Hearing Notice

Notice of the public hearing on the application was published in the *News and Times* on Thursday, May 26, 2022. The public hearing notice was also mailed to all property owners within 350 feet of the subject property on May 20, 2022.

REVIEW

The Applicants request:

1. Consideration of an amended conditional use permit for the increase in building square footage and the new configuration of buildings and outdoor storage space from that approved under the original 2021 CUP approval.

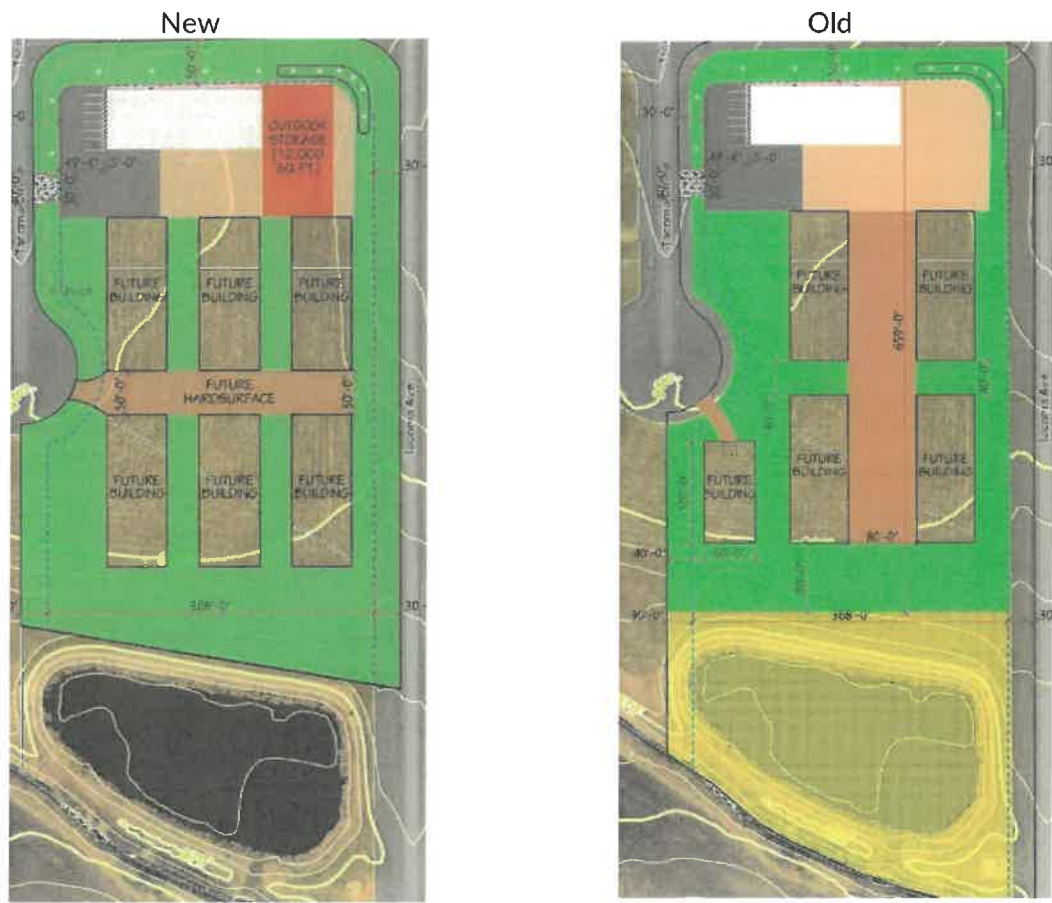
Greenwood Marina Site Plan Amendment

2. Site plan approval for the new configuration of cold storage buildings and outdoor storage.

Current Conditions

The property is comprised of the former Lots 8-10, Block 2 of the Tacoma West Industrial Park. A stormwater pond is located on the south end of the site. The subject parcel fronts Tacoma Boulevard, Tacoma Avenue, and will be accessed from Tacoma Circle. The surrounding properties are a mix of industrial users and undeveloped land.

The applicants propose to amend their site plan with the buildings and configuration depicted below:



Zoning

The property is zoned 1-1 Light Industrial District. The proposed warehousing use is permitted within the subject district. 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. The proposed use of the site would meet this intent. The principal and accessory structures as proposed would meet the setback requirements for the I-1 district.

Comprehensive Plan

The 2040 Comprehensive Plan designates the future land use for the subject parcel as Industrial. The planned use is consistent with the proposed use.

CONDITIONAL USE PERMIT REVIEW

Any modification to the conditions of a CUP shall be required to complete a conditional use permit amendment. A CUP amendment is subject to all conditions and approvals required for CUP review as specified in Section 1210.06.

Consideration of a CUP for accessory outdoor storage is provided under Section 1230.12, Subd. 4; conditional uses in the 1-1 Light Industrial District. Section 1210.06, Subd. 3(8)(18) prescribes the following conditions for outdoor storage:

1. All outdoor storage yards shall be completely screened from roads or developed areas with a solid fence or wall 6 feet or more in height, maintained in good condition, and screened with suitable planting.
2. No unscreened outdoor storage yards established after the effective date of this Chapter shall be located closer than 500 feet to existing State and Federal roads, nor closer than 100 feet to any other City streets.

Staff is recommending approval of the 2021 conditions that are applicable to the current, revised proposal. Based on the plans, the outdoor storage yard is partially screened by a berm with landscaping on the corner of Tacoma Boulevard and Tacoma Avenue. The outdoor storage yard is within 50 feet of two City streets. Staff has included a condition that all outdoor storage is fenced.

General Criteria for Approval of Conditional Use Permits

The Planning Commission is required to examine the request under a series of general standards as set for under Section 1210.06 Conditional Use Permits, Subd. 3(A).

1. The use is consistent with goals, policies, and objectives of the Comprehensive Plan.
The 2040 NYA Comprehensive Plans guides the subject area to Industrial use.
2. The use is consistent with the intent of this Ordinance.
Warehousing is allowed as a permitted use in the I-1 District. Accessory outdoor storage is allowed in the I-1 District under CUP.
3. The use does not have an undue adverse Impact on governmental facilities, utilities, services or existing or proposed improvements.
The proposed use will occur on previously improved lots in the City's industrial park. The subject property is serviced by a municipal service at this time.
4. The use does not have an undue adverse Impact on the public health, safety, or welfare.
The proposed warehouse storage use will be confined in scope and size by proposed conditions of use permit issuance. Proposed conditional use permit standards will limit adverse Impact on the public's health, safety, or welfare.
5. The use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and Impair property values within the neighborhood.
The use as provided for in the City Code and with conditions proposed appears to blend in with the uses within the general locale.
6. The use will not Impede the normal and orderly development and Improvement of surrounding property for uses permitted In the district.
The subject site a fully Improved lot(s) within the City's industrial park.

7. Adequate utilities, access roads, drainage and necessary facilities have been or will be provided.
The subject parcel is an existing, improved lot.
8. Adequate measures have been or will be taken to provide for vehicular and pedestrian safety and convenience to, from and within the site. Access to the site is from Tacoma Circle from a designed lot access.
The site plan includes appropriate parking and access to the facility.
9. The use meets all the performance criteria requirements as established in Section 1245.01 of this chapter.
As a condition of approval, the proposed use shall meet the requirements of Section 1245.01 of the City Code relating to noise, vibration, smoke, particulate matter, odor, etc. Connection to municipal utilities will be required when available as provided for under Chapter 9 of the City Code.
10. The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.
Other performance standards appear to be met.

SITE PLAN REVIEW

Site Plan approval is required as a condition for issuing a building permit for construction, modification, or enlargement of any building or structure. Any modification deemed not to be minor pursuant to Section 1210.08, Subd 5 of this Chapter would be required to complete a site plan amendment. The applicant has proposed a site plan that adds an additional building and changes the layout of the site. The building elevations have also been modified which allows for access along the shorter side of the building. The new site layout is not a minor modification and requires Planning Commission and City Council approval.

Impervious Surface Coverage

The total hard cover proposed for the 6.64-acre site would cover approximately 47.4% of the parcel with the remaining 52.6% of the parcel landscaped, which is an improvement from the 2021 approval. The maximum lot coverage permitted under the I-1 district is 80%. The amended plan for the property would meet this requirement in the code.

Architectural Design

The City intends that all commercial, and business-industrial development within the City should strive towards the highest level of quality in both design and construction. The architectural standards and design guidelines have been established to guide the quality, character and compatibility of new development and redevelopment within the City. Building elevations are attached to this memo. The applicants propose to use refinished metal siding with neutral colors are proposed for all structures, which would satisfy the conditions in the code.

Industrial Use Performance Standards

The use shall be required to meet all performance standards set forth in Section 1245.01 of the City Code. The City may limit the hours of operation of outdoor noise if it is deemed necessary to reduce impacts on the surrounding neighborhoods. Ground vibration and noise caused by motor vehicles, trains, aircraft operations or temporary construction or demolition shall be exempt from these regulations. However, if deemed appropriate, the City may establish limits on the hours of operation of temporary construction or demolition operation to limit off-site impacts.

ACTION

After review and discussion, the Planning Commission may consider a motion to recommend the City Council approve an amended Conditional Use Permit and Site Plan Review request for the Greenwood Marina that includes the following conditions:

1. The amended conditional use permit is effective once recorded with the Carver County Recorder's Office.
2. All comments and conditions in the City Engineers memo dated May 19, 2022 shall be addressed.
3. Maximum outdoor storage shall consist of up to 100 of any combination of watercraft, watercraft trailers, and/or watercraft on trailers.
4. Maximum outdoor storage area is 12,000 square feet as depicted on the site plan dated 3/31/2022.
5. Outdoor storage is limited to watercraft and watercraft related trailers and shall only occur on existing dust-free and weed-free surfaces as identified in on the site plan dated 3/31/2022.
6. Outdoor storage shall be fenced, subject to administrative approval of a fence permit.
7. Outdoor storage shall be neat and orderly at all times.
8. Watercraft stored on site shall be reasonably licensed and operable during suitable conditions. Junk watercraft and/or salvage storage is prohibited. Watercraft stored outdoors shall be prepared to withstand Minnesota winters without fluid discharge onto impervious surfaces.
9. Upon build out of all buildings proposed outdoor storage shall be reduced to zero of any combination of watercraft and/or watercraft trailers.
10. No outdoor storage shall occur until construction of the principal structure has commenced.
11. Any alteration of the use of the Property, or of any plans submitted related to those uses, including, but not limited to, expansion of the use beyond what is allowed by this permit, shall not be permitted unless an amended conditional use permit is obtained from the City.
12. The violation of any term or conditions of this permit including, but not limited to, any applicable federal, state, or local laws, rules, regulations, and ordinances, may result in revocation of the permit. The operator shall be given written notice of any violation and reasonable time (not less than 30 days) to cure the violation before a revocation of the permit may occur.
13. The main drive aisle designated future hard surface must be installed with building installation.
14. Outside parking and storage shall not occur on any hard surface areas intended for driving and access. Storage and parking shall only occur in the area designated outside storage and within the stripped parking areas as defined on the site plan dates 3/31/2022.

Attachments:

- Amended Site Plan
- Building Elevations



Real People. Real Solutions.

2638 Shadow Lane
Suite 200
Chaska, MN 55318-1172

Ph: (952) 448-8838
Fax: (952) 448-8805
Bolton-Menk.com

May 19, 2022

City of Norwood Young America
Attn: Jared Johnson
310 W. Elm St.
P.O. Box 59
Norwood Young America, MN 55368

**RE: Greenwood Marina
Site Plan and Plat Review
Project No.: 0C1.124187**

Dear Mr. Johnson:

We have completed a second engineering review of the submitted information for the above referenced project. Our review is based on plans bearing the general title "RAM General Contracting, Construction Plans for Greenwood Marina Site Design", dated May 4, 2022, prepared by SEH. We offer the following comments and recommendations for your consideration:

General:

- 1) Our review assumes all improvements proposed will be privately owned and maintained.
- 2) Copies of all required permits shall be submitted, prior to construction.
- 3) The proposed storm sewer to the pond shall be RCP. The last 3 downstream joints, minimum shall be tied.
- 4) It is recommended the proposed gravel surfaces be paved. The proposed gravel areas appear to function as accesses, driveways, and parking. It is our understanding Code and Development Covenants require these areas to be paved. At a minimum the proposed gravel access to the street shall be paved from the curb to the RW line, with a bituminous or concrete surface.
- 5) The Fire Chief should review the plans to determine if a hydrant within the site is warranted.

City of Norwood Young America
Greenwood Marina
May 19, 2022

- 6) Restoration of the slope to the pond and pond slope for storm sewer installation shall include a minimum of TRM reinforcement mat with seed.

The plans appear to be acceptable from an engineering perspective contingent upon the comments addressed herein. We are available to discuss this matter at your convenience.

Sincerely,

Bolton & Menk, Inc.

A handwritten signature in black ink, appearing to read 'John K. Swanson', with a long horizontal flourish extending to the right.

John K. Swanson

Cc: Karen Hallquist
Jake Saulsbury

GRADING, UTILITIES, SURFACING, EROSION CONTROL



I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY
DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Signature Bryan Remer Date: 5/4/2022

BRYAN REMER, P.E. Lib. No. 47588

1 of 10

**Know what's below.
Call before you dig.**

NOTE: THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CIASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."*

THE CONTRACTOR SHALL CALL THE Gopher STATE ONE CALL SYSTEM AT 811 BEFORE COMMENCING EXCAVATION.

EXISTING

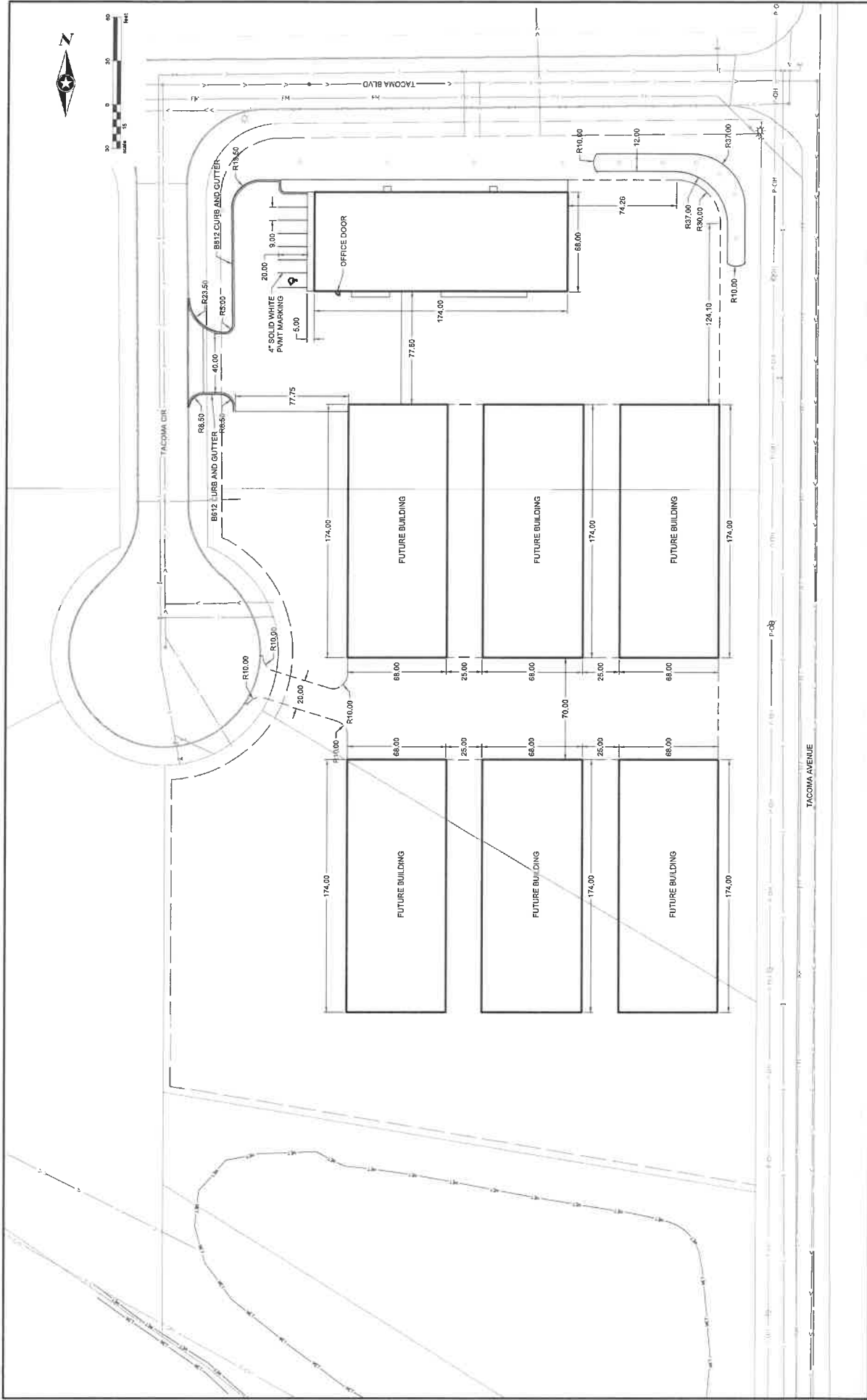
RIGHT OF WAY
 PERMANENT EASEMENT
 HORIZONTAL CONTROL POINT
 BENCH-MARK
 SOL BOLLING
 SANITARY SEWER AND MANHOLE
 FORCE MAIN AND LIFT STATION
 SANITARY SEWER SERVICE & CLEANOUT
 WATER MAIN, HYDRANT, VALVE AND MANHOLE
 WATER SERVICE AND CURB STOP BOX
 STORM SEWER, MANHOLE AND CATCH BASIN
 CULVERT AND APRON ENDWALL
 GAS MAIN, VALVE, VENT AND METER
 BUNDLED FIBER OPTIC CABLE AND MANHOLE
 BURIED PHONE CABLE, PEDESTAL AND MANHOLE
 BURIED ELECTRIC PEDESTAL, MANHOLE, TRANSFORMER AND METER
 OVERHEAD WIRE, POLE AND GUY WIRE
 LIGHT POLE
 TRAFFIC SIGNAL
 STREET NAME SIGN
 SIGN (NON STREET NAME)
 RAILROAD TRACKS
 DECIDUOUS AND CONIFEROUS TREE
 BUSH/SHRUB AND STUMP
 EDGE OF WOODED AREA
 WETLAND
 BUILDING
 FENCE (UNIDENTIFIED)
 BARBED WIRE FENCE
 CHAIN LINK FENCE
 ELECTRIC WIRE FENCE
 WOODEN WIRE FENCE
 PLATE BEAM GUARDRAIL
 CABLE GUARDRAIL
 POST / BOLLARD
 RETAINING WALL

PROPOSED

STREET CENTERLINE
 RIGHT-OF-WAY
 PERMANENT EASEMENT
 TEMPORARY EASEMENT
 CONSTRUCTION LIMITS
 SANITARY SEWER, BULKHEAD AND MANHOLE
 FORCE MAIN
 SANITARY SERVICE AND CLEANOUT
 WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE
 WATER VALVE, MANHOLE, REDUCER, BEND AND VALVE
 WATER SERVICE AND CURB STOP BOX
 STORM SEWER, MANHOLE AND CATCH BASIN
 CULVERT AND APRON ENDWALL
 DRAIN TILE
 DITCH / SWALE
 RIPRAP
 STREET NAME SIGN
 SIGN (NON STREET NAME)



Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
3	REMOVED PHASE 1 BORDER	12/06/2021	5	NEW FUTURE BUILDING LAYOUT	5/4/2023
2	ADDED DEPRESSION AT APRON	10/27/2021	4	ADDED DEPRESSION AREA DETAIL	12/09/2021
1	ADDED PHASE 1 BORDER	10/27/2021			
0	ISSUED FOR CONSTRUCTION	10/14/2021			



SEH PROJECT: **RANGCO - 180372**

Drawn By: **MAP**

Designed By: **MAP**

Checked By: **MAP**

Revision Number: **1**

Date: **5/4/2022**

Project Name: **NEW FUTURE BUILDING LAYOUT**

Project Description: **REMOVED PHASE 1 BORDER**

Project Status: **ISSUED FOR CONSTRUCTION**

Scale: **1"=10'**

Drawn By: **MAP**

Designed By: **MAP**

Checked By: **MAP**

SEH PROJECT: **RANGCO - 180372**

Drawn By: **MAP**

Designed By: **MAP**

Checked By: **MAP**

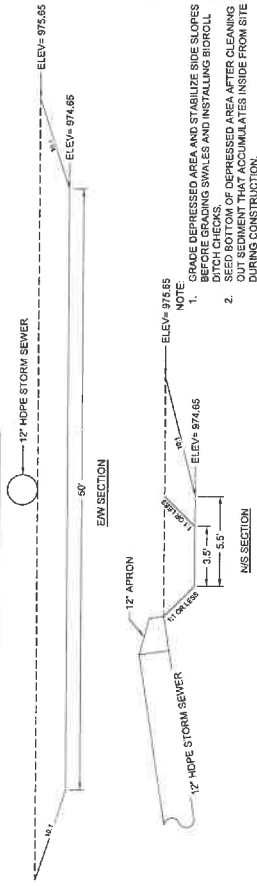
GREENWOOD MARINA SITE DESIGN

NORWOOD YOUNG AMERICA, MINNESOTA

2

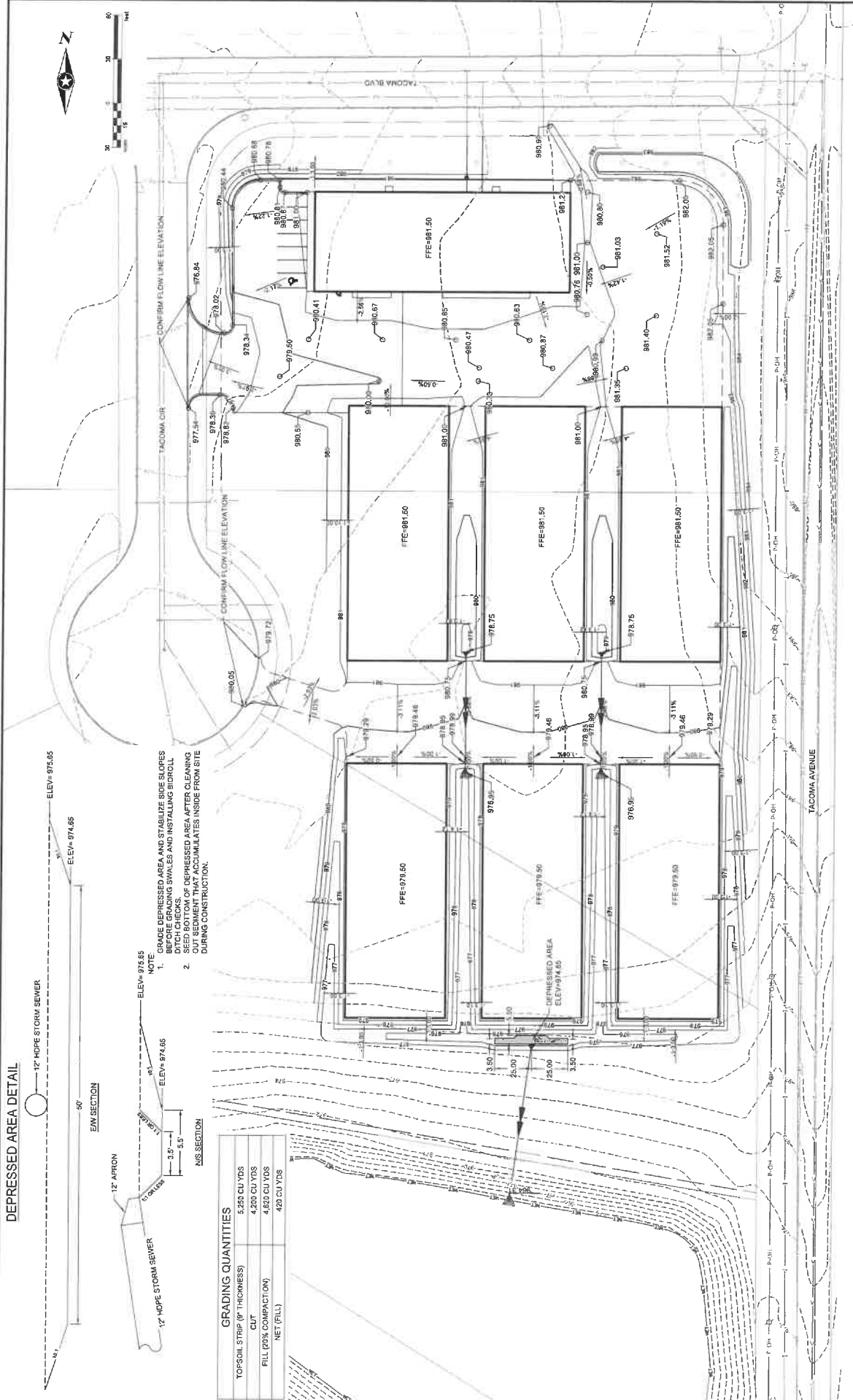
of 10

DEPRESSED AREA DETAIL



GRADING QUANTITIES	
TOPSOIL STRIP (6\"	5,250 CU YDS
CUT	4,200 CU YDS
FILL (90% COMPACTION)	4,620 CU YDS
NET (FILL)	420 CU YDS

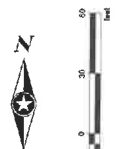
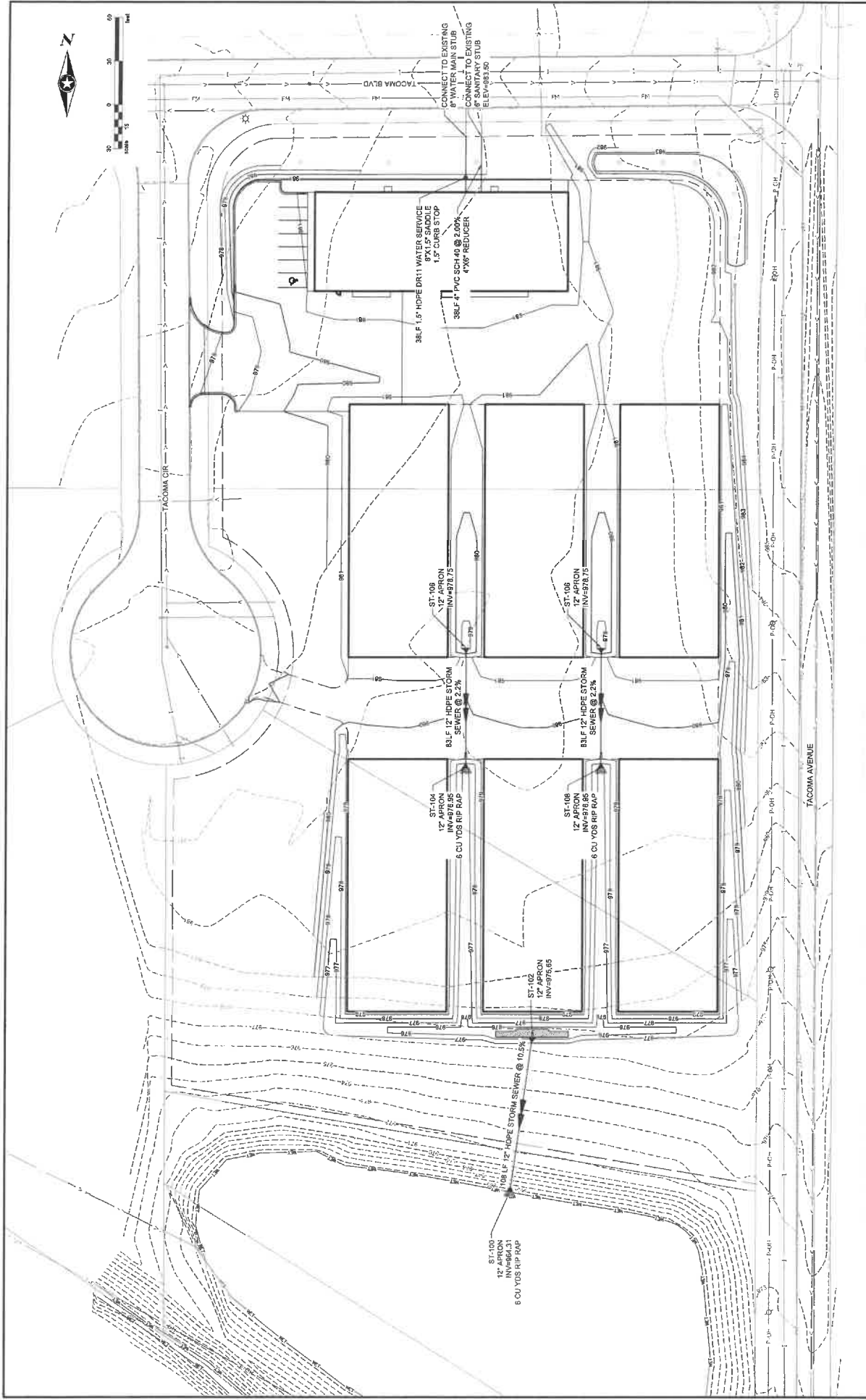
- NOTE:
1. GRADE DEPRESSED AREA AND STABILIZE SIDE SLOPES
 2. SEED BOTTOM OF DEPRESSED AREA AFTER CLEANING OUT SEDIMENT THAT ACCUMULATES INSIDE FROM SITE DURING CONSTRUCTION.



SEH Project	RMCC-180321	Rev#	3	Revision Issue	12/07/2021	Date	12/07/2021
Drawn By	ALW	Rev#	2	Revision Issue	12/07/2021	Date	12/07/2021
Designed By	ALW	Rev#	1	Revision Issue	10/27/2021	Date	10/27/2021
Checked By	BLR	Rev#	0	Revision Issue	10/14/2021	Date	10/14/2021

NEW FUTURE BUILDING LAYOUT
ADDED DEPRESSED AREA DETAIL

SEH
145 WEST COUNTRY TRAIL, SUITE 200, MINNEAPOLIS, MN 55425
BRYAN REIMER, P.E.
LICENSE NO. 47508

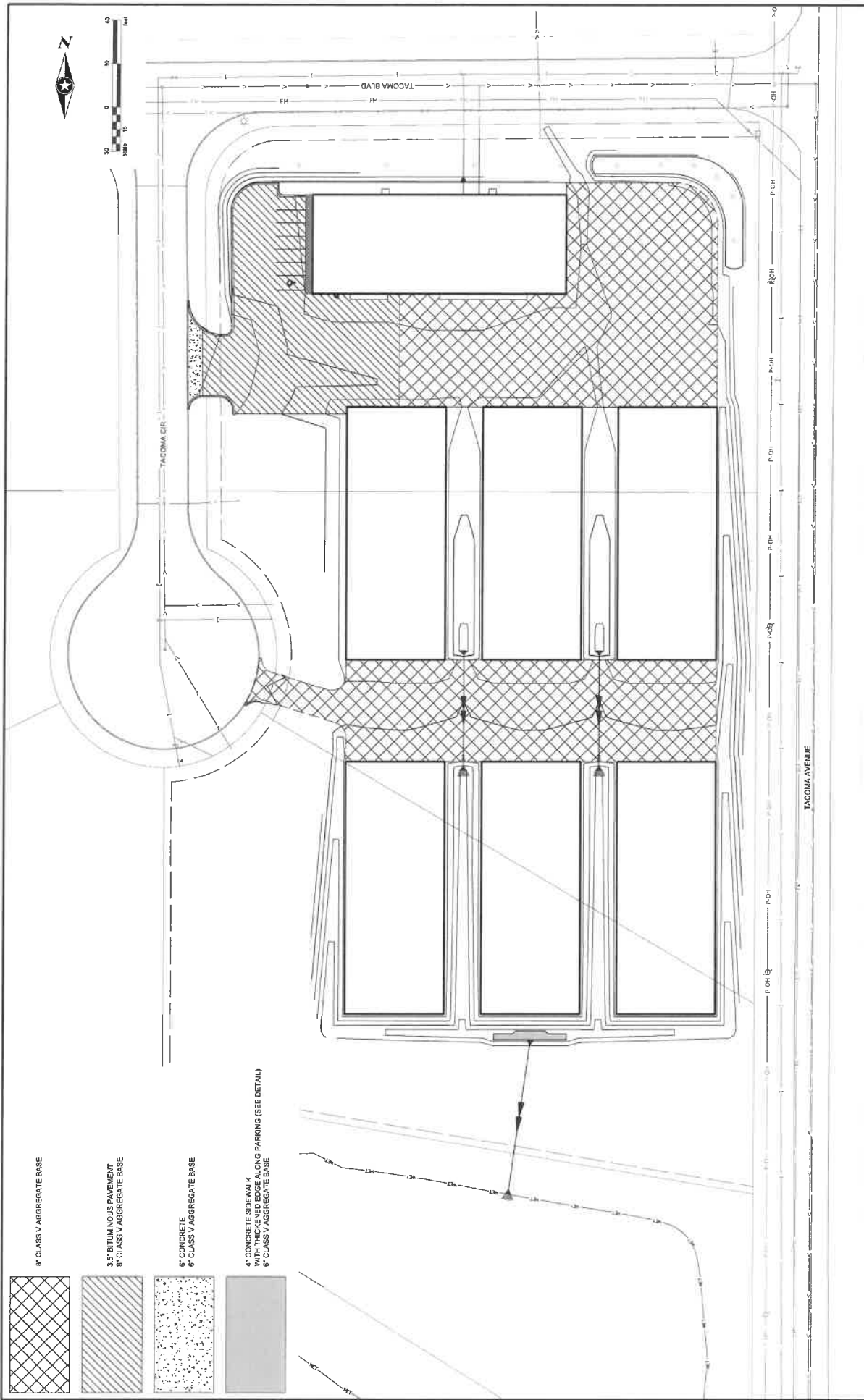


SEH Project		RAMCC - 153072	Rev. #	3	Date	12/05/2021	Revision Issue	Removed Phase 1 BORDER	Rev. #	4	Date	5/4/2022	Revision Issue	NEW FUTURE BUILDING LAYOUT	SEH		GREENWOOD MARINA SITE DESIGN		UTILITY LAYOUT		4	of 10
Drawn By	MUN		2		12/07/2021		REMOVED STORM SEWER								NORWOOD YOUNG AMERICA, MINNESOTA							
Designed By	MUN		1		10/14/2021		ISSUED FOR CONSTRUCTION															
Checked By	SJA		0																			

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

BRYAN BEYER, P.E.
LICENSE NO. 47558

DATE: 5/4/2022



SEH Project: RAMCC - 113072		Rev #	3	Date	5/4/2022	Revision Issue	3	Rev #	3	Date	5/4/2022	Revision Issue	3
Drawn By:	MAW	2	12/09/2021	NEW FUTURE BUILDING LAYOUT	12/09/2021	2	12/09/2021	REMOVED PHASE 1 BORDER	12/09/2021	2	12/09/2021	REMOVED PHASE 1 BORDER	12/09/2021
Designed By:	MAW	1	10/14/2021	ISSUED FOR CONSTRUCTION	10/14/2021	1	10/14/2021	ISSUED FOR CONSTRUCTION	10/14/2021	1	10/14/2021	ISSUED FOR CONSTRUCTION	10/14/2021
Checked By:	BLR	0				0				0			

SEH
BRYAN REMER, P.E.
LICENSE # 72308
DATE: 2/26/2022

GREENWOOD MARINA SITE DESIGN
NORWOOD YOUNG AMERICA, MINNESOTA

SURFACING PLAN

5 of 10

EROSION PREVENTION MEASURES AND TIMING
THE CONTRACTOR IS RESPONSIBLE FOR ALL EROSION PREVENTION MEASURES FOR THE PROJECT.
EROSION PREVENTION MEASURES SHOWN ON PLANS ARE THE ABSOLUTE MINIMUM REQUIREMENTS.
ADDITIONAL EROSION PREVENTION MEASURES AS NECESSARY TO PROPERLY MANAGE THE PROJECT AREA.

THE CONTRACTOR SHALL PLAN AND IMPLEMENT APPROPRIATE CONSTRUCTION PRACTICES AND PERMIT TRACKING TO MINIMIZE EROSION AND RETAIN VEGETATION WHENEVER POSSIBLE.
THE PERMITTEE SHALL DELINEATE AREAS NOT TO BE DISTURBED. PERMITTEES MUST MANAGE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES. WHEN STEEP SLOPES MUST BE DISTURBED, PERMITTEES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES.

THE CONTRACTOR SHALL STABILIZE USE ALL EXPOSED SOILS IMMEDIATELY TO LIMIT SOIL EROSION. IN NO CASE SHALL ANY EXPOSED AREAS, INCLUDING STOCK PILES, HAVE EXPOSED SOILS FOR MORE THAN 14 DAYS. THE CONTRACTOR SHALL STABILIZE EXPOSED SOILS IMMEDIATELY. STABILIZATION MUST BE COMPLETED WITHIN 14 DAYS OF EXPOSURE. CONSTRUCTION ACTIVITIES MUST BE STOPPED FOR DISTURBED AREAS WITH SIGNIFICANT CLAY, SILT, OR ORGANIC COMPONENTS DO NOT REQUIRE STABILIZATION. DRAINAGE DITCHES, DITCHES, AND/OR SWALES SHALL HAVE TEMPORARY OR PERMANENT STABILIZATION WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER OR 24 HOURS AFTER CONSTRUCTION ACTIVITY IN THE DITCH/SWALE HAS TEMPORARILY OR PERMANENTLY CEASED.

THE CONTRACTOR SHALL COMPLETE THE STABILIZATION OF ALL EXPOSED SOILS WITHIN 24 HOURS THAT LIE WITHIN 200 FEET OF PUBLIC WATERS PROMULGATED "WORK IN WATER RESTRICTIONS" BY THE MN DNR DURING SPECIFIED FISH SPAWNING TIMES.

THE CONTRACTOR SHALL IMPLEMENT EROSION CONTROL BMPs AND VELOCITY DISSIPATION DEVICES ALONG CONSTRUCTED STORMWATER CONVEYANCE CHANNELS AND OUTLETS.

THE CONTRACTOR SHALL STABILIZE TEMPORARY AND/OR PERMANENT DRAINAGE DITCHES OR SWALES WITHIN 200 LINEAL FEET FROM PROPERTY EDGE, OR DISCHARGE POINT(S) WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE.

TEMPORARY OR PERMANENT DITCHES OR SWALES USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

THE CONTRACTOR SHALL NOT UTILIZE HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES AS A FORM OF STABILIZATION FOR TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALE SECTION WITH AN OUTLET'S SLOPE OF GREATER THAN 2 PERCENT.

THE CONTRACTOR SHALL INSURE PIPE OUTLETS HAVE TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER.

THE CONTRACTOR SHALL DIRECT DISCHARGES FROM BMPs TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORMWATER INFILTRATION. VELOCITY DISSIPATION DEVICES MUST BE USED TO PREVENT EROSION WHEN DRAINING STORMWATER TO VEGETATED AREAS.

SEDIMENT CONTROL MEASURES AND TIMING
THE CONTRACTOR IS RESPONSIBLE FOR ALL SEDIMENT CONTROL MEASURES FOR THE PROJECT.

SEDIMENT CONTROL MEASURES SHOWN ON PLANS ARE THE ABSOLUTE MINIMUM REQUIREMENTS. ADDITIONAL SEDIMENT CONTROL MEASURES AS NECESSARY TO PROPERLY MANAGE THE PROJECT AREA.

THE CONTRACTOR SHALL ENSURE SEDIMENT CONTROL MEASURES ARE ESTABLISHED ON ALL DOWN SLOPE, REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED.

A DRAINAGE SILT CURB/INLET PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BMP. EXCEPT WHEN WORKING ON A SLOPE OF 2% OR GREATER, PERMITTEES SHALL NOT REMOVE OR DISPLACE SILT CURBS. CONSTRUCTION ACTIVITY IS COMPLETE, PERMITTEES MUST INSTALL AN UPLAND PERIMETER CONTROL PRACTICE IF EXPOSED SOILS STILL DRAIN TO A SURFACE WATER.

THE CONTRACTOR SHALL ENSURE SEDIMENT CONTROL PRACTICES REMOVED OR ADJUSTED FOR SHORT-TERM ACTIVITIES BE RE-INSTALLED IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY HAS BEEN COMPLETED. SEDIMENT CONTROL PRACTICES MUST BE RE-INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE.

THE CONTRACTOR SHALL ENSURE STORM DRAIN INLETS ARE PROTECTED BY APPROPRIATE BMPs DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.

THE CONTRACTOR SHALL PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROL AT THE BASE OF THE STOCKPILES.

THE CONTRACTOR SHALL INSTALL PERIMETER CONTROL AROUND ALL STAGING AREAS, BORROW PITS, AND AREAS CONSIDERED ENVIRONMENTALLY SENSITIVE.

THE CONTRACTOR SHALL ENSURE VEHICLE TRACKING BE MINIMIZED WITH EFFECTIVE BMPs, WHERE THE BMPs FAIL TO PREVENT SEDIMENT FROM TRACKING ONTO STREETS THE CONTRACTOR SHALL CONDUCT STREET SWEEPING TO REMOVE ALL TRACKED SEDIMENT.

THE CONTRACTOR SHALL IMPLEMENT CONSTRUCTION PRACTICES TO MINIMIZE SOIL COMPACTION.
THE CONTRACTOR SHALL ENSURE ALL CONSTRUCTION ACTIVITY (BESIDE WITHIN PROJECT LIMITS AND THAT ALL IDENTIFIED RECEIVING WATER BUFFERS ARE MAINTAINED).

RECEIVING WATER	NATURAL BUFFER	IS THE BUFFER BEING ENCRACED OR? NA	REASON FOR BUFFER ENCRACEMENT NA
UNPAVED DITCH	NA	NA	NA

A 50 FOOT NATURAL BUFFER MUST BE PRESERVED OR PROVIDE REJUNANT (DOUBLE) PERIMETER SEDIMENT CONTROLS IF NATURAL BUFFER IS INFEASIBLE.

THE CONTRACTOR SHALL NOT UTILIZE SEDIMENT CONTROL, CHEMICALS ON SITE, LITTERING AND/OR LITTERING, REPAIRS, REPAIRMENTS, AND REMOVAL OF BMPs

IS TO BE CONSIDERED INCIDENTAL TO THE BMP BID ITEMS.

THE PERMITTEES IS RESPONSIBLE FOR COMPLETING SITE INSPECTIONS, AND BMP MAINTENANCE TO ENSURE COMPLIANCE WITH THE PERMIT REQUIREMENTS.

THE PERMITTEES SHALL INSPECT THE CONSTRUCTION SITE ONCE EVERY 7 DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.2 INCHES IN 24 HOURS.

THE PERMITTEES SHALL DOCUMENT A WRITTEN SUMMARY OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES CONDUCTED WITHIN 24 HOURS OF OCCURRENCE. RECORDS OF EACH ACTIVITY SHALL INCLUDE THE FOLLOWING:

- DATE AND TIME OF INSPECTIONS;
- NAME OF PERSON(S) CONDUCTING INSPECTION;
- FINDINGS AND RECOMMENDATIONS FOR CORRECTIVE ACTIONS IF NECESSARY;
- DATE AND TIME OF CORRECTIVE ACTIONS;
- DATE AND METHOD OF RAINFALL EVENTS;
- POINTS OF DISCHARGE OBSERVED DURING INSPECTION AND DESCRIPTION OF THE DISCHARGE
- AMENDMENTS MADE TO THE SWPPP.

THE PERMITTEES SHALL SUBMIT A COPY OF THE WRITTEN INSPECTIONS TO THE ENGINEER AND OWNER ON A MONTHLY BASIS. IF MONTHLY INSPECTION REPORTS ARE NOT SUBMITTED, MONTHLY PAYMENTS MAY BE HELD.

THE CONTRACTOR SHALL DOCUMENT AMENDMENTS TO THE SWPPP AS A RESULT OF INSPECTIONS) WITHIN 7 DAYS.

THE CONTRACTOR SHALL KEEP THE SWPPP, ALL INSPECTION REPORTS, AND AMENDMENTS ONSITE. THE CONTRACTOR SHALL DESIGNATE A SPECIFIC ONSITE LOCATION TO KEEP THE RECORDS

AND PERMANENT WATER QUALITY BMPs, AS WELL AS EROSION AND SEDIMENT CONTROL BMPs.

THE CONTRACTOR SHALL INSPECT EROSION PREVENTION AND SEDIMENTATION CONTROL BMPs TO ENSURE INTEGRITY AND EFFECTIVENESS. ALL NONFUNCTIONAL BMPs SHALL BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPs WITHIN 24 HOURS OF FINDING. THE CONTRACTOR SHALL INVESTIGATE AND COMPLY WITH THE FOLLOWING INSPECTION AND MAINTENANCE REQUIREMENTS:

PERIMETER CONTROL DEVICES, INCLUDING SILT FENCE SHALL BE REPAIRED, OR REPLACED, WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE DESIRED HEIGHT. THESE REPAIRS SHALL BE MADE WITHIN 24 HOURS OF DISCOVERY.

TEMPORARY AND PERMANENT SEDIMENT BASINS SHALL BE DRAINED AND THE SEDIMENT REMOVED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE DESIRED HEIGHT. THESE REPAIRS SHALL BE MADE WITHIN 24 HOURS OF DISCOVERY.

DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY.

SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS, MUST BE MAINTAINED FREE OF OBSTRUCTIONS. SEDIMENT, DEBRIS, AND OTHER MATERIALS SHALL BE REMOVED FROM ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS. THE CONTRACTOR SHALL RE-STABILIZE ANY EXPOSED SOILS IMMEDIATELY. SEDIMENTATION CONTROL BMPs SHALL BE MAINTAINED AND MUST TAKE PLACE WITHIN 7 DAYS OF DISCOVERY, UNLESS PRECLUDED BY LEGAL REQUIREMENT, OR PHYSICAL CONSTRAINTS. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND OBTAIN ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATER.

CONSTRUCTION SITE VEHICLE EXIT LOCATIONS SHALL BE INSPECTED DAILY FOR EVIDENCE OF VEHICLE TRACKING TO UNPAVED SURFACES. TRACKED SEDIMENT MUST BE REMOVED FROM ALL TRACKED SURFACES WITHIN 24 HOURS OF DISCOVERY.

IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS.

EROSION PREVENTION BMP SUMMARY
SEE EROSION AND SEDIMENT CONTROL PLAN SHEET AND BID FORM FOR TYPE, LOCATION, AND QUANTITY OF EROSION PREVENTION BMPs.

PERMIT CONTROL BMP SUMMARY
SEE EROSION AND SEDIMENT CONTROL PLAN SHEETS AND BID FORM FOR TYPE, LOCATION AND QUANTITY OF SEDIMENT CONTROL BMPs.

DEWATERING AND BASIN DRAINING ACTIVITIES
THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL DEWATERING AND SURFACE DRAINAGE REGULATIONS.

WATER FROM DEWATERING ACTIVITIES SHALL DISCHARGE TO A TEMPORARY AND/OR PERMANENT SEDIMENT BASIN.

IF WATER CANNOT BE DISCHARGED TO A SEDIMENTATION BASIN, IT SHALL BE TREATED WITH OTHER APPROPRIATE BMPs, TO EFFECTIVELY REMOVE SEDIMENT.

DISCHARGE THAT CONTAINS OIL OR GREASE MUST BE TREATED WITH AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE PRIOR TO DISCHARGE.

WATER FROM DEWATERING SHALL BE DISCHARGED IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS, EROSION, OR INUNDATION OF WETLANDS.

BACKWASH WATER USED FOR FILTRING SHALL BE HAULED AWAY FOR DISPOSAL, RETURNED TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATED INTO THE SITE IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS. EROSION, OR INUNDATION OF WETLANDS.

DEVICES WHEN REQUIRED TO MAINTAIN ADEQUATE FUNCTION.

POLLUTION PREVENTION MANAGEMENT MEASURES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL POLLUTION PREVENTION MANAGEMENT MEASURES. ALL POLLUTION PREVENTION MEASURES ARE CONSIDERED INCIDENTAL TO THE MOBILIZATION BID ITEM, UNLESS OTHERWISE NOTED.

THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL, IN COMPLIANCE WITH MPCA DISPOSAL REQUIREMENTS, OF ALL HAZARDOUS MATERIALS, SOLID WASTE, AND PRODUCTS ON-SITE.

THE CONTRACTOR SHALL ENSURE BUILDING PRODUCTS THAT HAVE THE POTENTIAL TO LEAK POLLUTANTS ARE KEPT UNDER COVER TO PREVENT THE DISCHARGE OF POLLUTANTS.

THE CONTRACTOR SHALL ENSURE PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS, AND LANDSCAPE MATERIALS ARE COVERED TO PREVENT THE DISCHARGE OF POLLUTANTS.

THE CONTRACTOR SHALL ENSURE HAZARDOUS MATERIALS AND TOXIC WASTE IS PROPERLY STORED IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS, OR OTHER DISCHARGE, STORAGE AND DISPOSAL OF HAZARDOUS WASTE OR HAZARDOUS MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.

THE CONTRACTOR SHALL ENSURE ASPHALT SUBSTANCES USED ON-SITE SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

THE CONTRACTOR SHALL ENSURE PAINT CONTAINERS AND CURING COMPOUNDS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT AND/OR CURING COMPOUNDS SHALL NOT BE DISPOSED IN A MANNER THAT CAUSES A VIOLATION OF ANY APPLICABLE LAW OR REGULATION. ALL EXCESS PAINT AND/OR CURING COMPOUNDS SHALL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS INSTRUCTION.

THE CONTRACTOR SHALL ENSURE SOLID WASTE BE STORED, COLLECTED AND DISPOSED OF PROPERLY IN COMPLIANCE WITH MINN. R. CH. 7055.

THE CONTRACTOR SHALL ENSURE POTABLE TOILETS ARE POSITIONED SO THAT THEY ARE SECURE AND WILL NOT BE TIPPED OR KICKED OVER. SANITARY WASTE MUST BE DISPOSED OF PROPERLY IN ACCORDANCE WITH MINN. R. CH. 7041.

THE CONTRACTOR SHALL MONITOR ALL VEHICLES ON-SITE FOR LEAKS AND RECEIVE REGULAR PREVENTION MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE.

THE CONTRACTOR SHALL ENSURE WASHOUT WASTE MUST CONTACT THE GROUND AND BE PROPERLY DISPOSED OF IN COMPLIANCE WITH MPCA RULES.

THE CONTRACTOR SHALL INCLUDE SPILL KITS WITH ALL FUELING SOURCES AND MAINTENANCE ACTIVITIES. SECONDARY CONTAINMENT MEASURES SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR.

THE CONTRACTOR SHALL ENSURE SPILLS ARE CONTAINED AND CLEANED UP IMMEDIATELY UPON DISCOVERY. SPILLS LARGE ENOUGH TO REACH THE STORM WATER CONVEYANCE SYSTEM SHALL BE REPORTED TO THE MINNESOTA DUTY OFFICER AT 1.800.432.0796.

PERMIT TERMINATION CONDITIONS:
THE CONTRACTOR IS RESPONSIBLE FOR ENSURING FINAL STABILIZATION OF THE ENTIRE SITE. PERMIT TERMINATION CONDITIONS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

ALL SOIL DISTURBING ACTIVITIES HAVE BEEN COMPLETED.

ALL EXPOSED SOILS HAVE BEEN UNIFORMLY STABILIZED WITH AT LEAST 70% VEGETATION COVERAGE.

PERMANENT STORM WATER MANAGEMENT SYSTEM(S) ARE CONSTRUCTED AND ARE OPERATING AS DESIGNED.

ALL DRAINAGE DITCHES, FENCES, AND ALL STORM WATER CONVEYANCE SYSTEMS HAVE BEEN CLEARED OF SEDIMENT AND STABILIZED WITH PERMANENT COVER TO PRECLUDE EROSION.

ALL TEMPORARY SYNTHETIC BMPs HAVE BEEN REMOVED AND PROPERLY DISPOSED OF.

IN RESIDENTIAL CONSTRUCTION, INDIVIDUAL LOTS ARE CONSIDERED FINALLY STABILIZED IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PROTECT ON AND DOWNGRADIENT PERIMETER CONTROL HAS BEEN INSTALLED. THE RESPONSE HAS BEEN SOLD TO THE HOMEOWNER, AND THE HOMEOWNERS HAS BEEN PROVIDED A "HOMEOWNER FACT SHEET" BY THE CONTRACTOR.

AGRICULTURAL LAND DISTURBED HAS BEEN RETURNED TO ITS PRECONSTRUCTION AGRICULTURAL USE.



SEH
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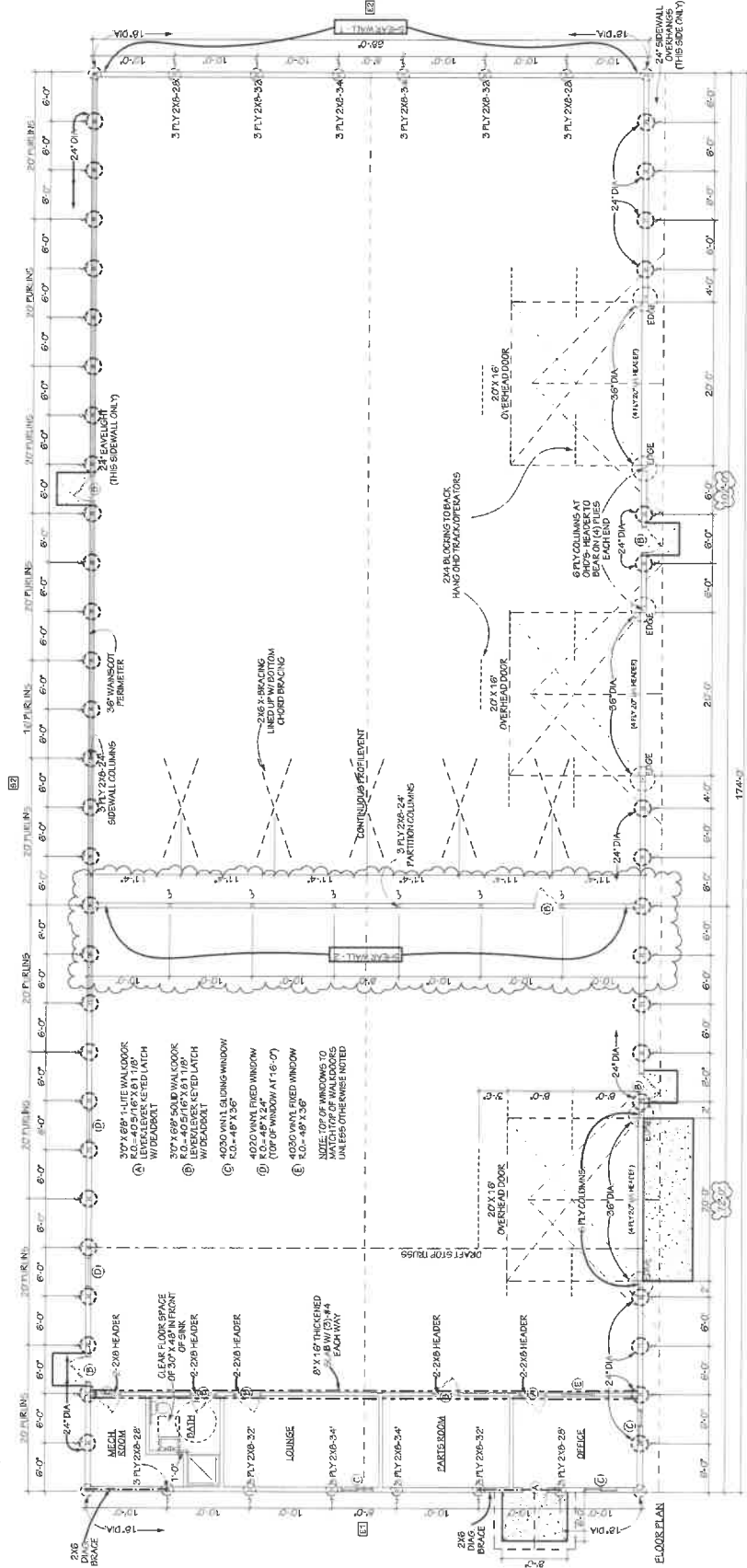
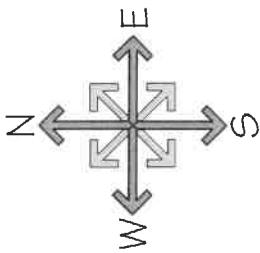
THESEY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
DATE 5/20/2023
LISCENSE NO. 23595



Architectural drawings of the building facade, including End Wall 1, End Wall 2, and Side Wall 1. The drawings show the building's profile, roofline, and various openings like windows and doors. Labels include 'ENDWALL 1', 'ENDWALL 2', 'SIDEWALL 1', 'CLASH (ALUS - VEREPP 526)', and '224 H 1/2 IN CARBONWAVE PANEL'.

Date: 12/15/21 Reg. No. 15847
Jared K. Larson

Date: 12/15/21 Jared K. Larson Reg. No. 15847



GREENWOOD MARINA

68'-0" X 174'-0" X 18'-0"

PROJECT NAME:
PROJECT NUMBER: (21-234)
BUILDING DESCRIPTION:
DESIGN NUMBER: P21.303

592 Industrial Drive
Winnetka, Minnesota 55395
320-485-2844
www.rambuildings.com
Contractor License Number: 20171976



DRAWN BY: JEREMY B.
DATE: 3/10/2022
SHEET 2 OF 8

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Jeremy B. Larson
Date: 4/13/22
Reg. No. 15847

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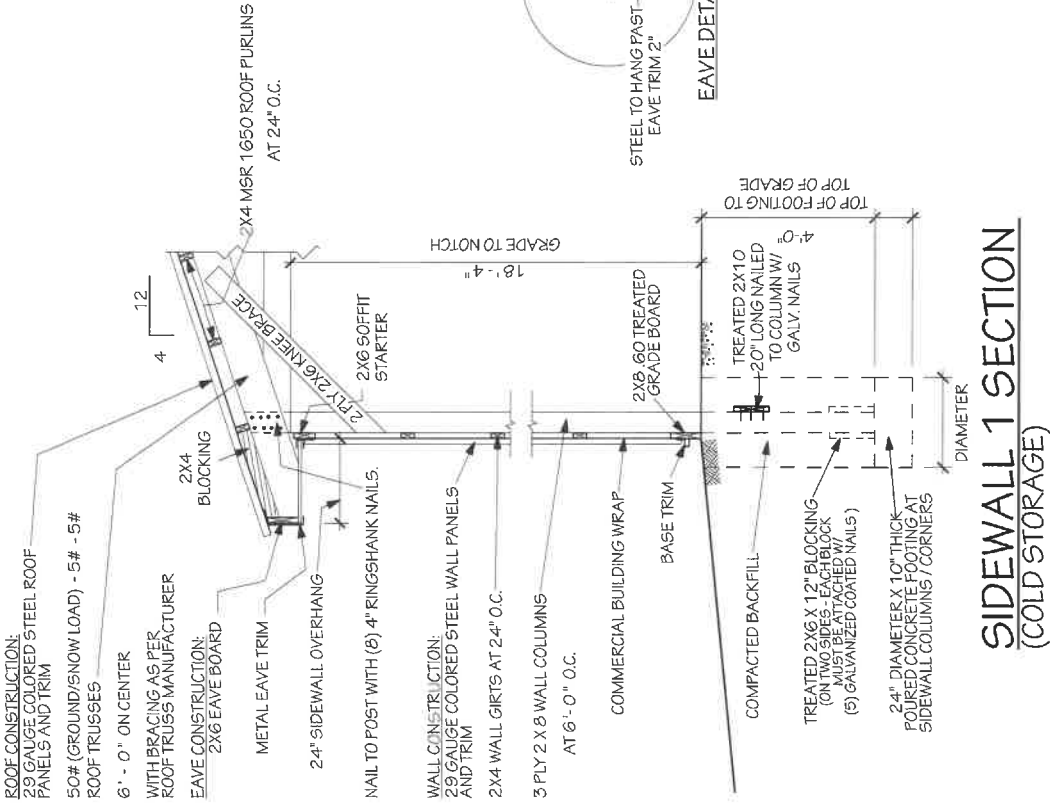
Jeremy B. Larson
Date: 4/13/22
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PLEASE LOCATE:

[A.A.] ATTIC ACCESS

EP ELECTRICAL PANEL

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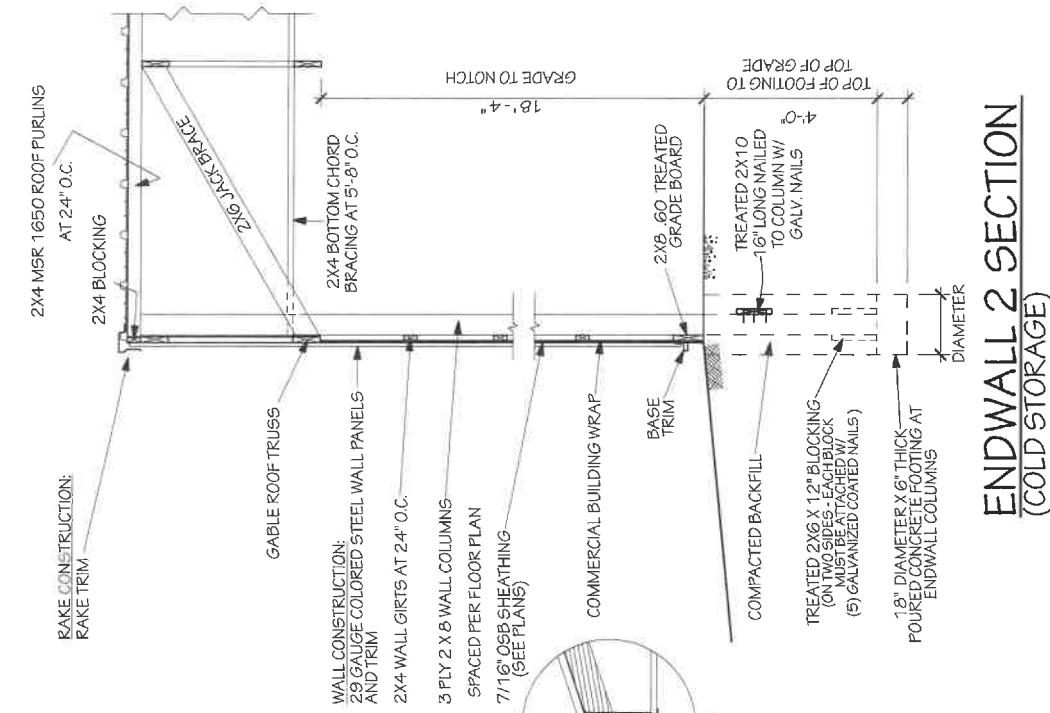


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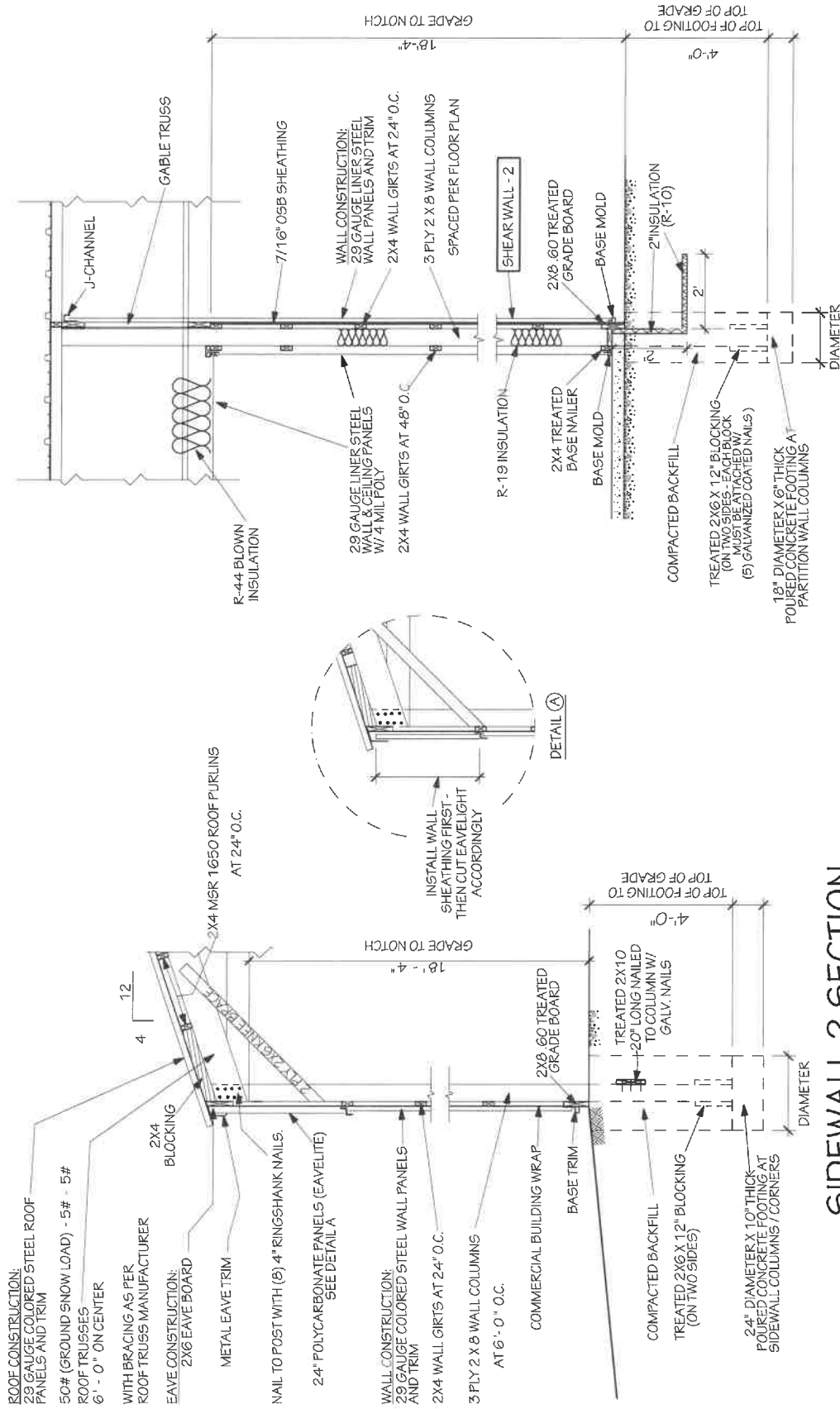
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Jared K. Larson
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SIDEWALL 2 SECTION
(COLD STORAGE)

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Jared K. Larson

Rec. No. 15847

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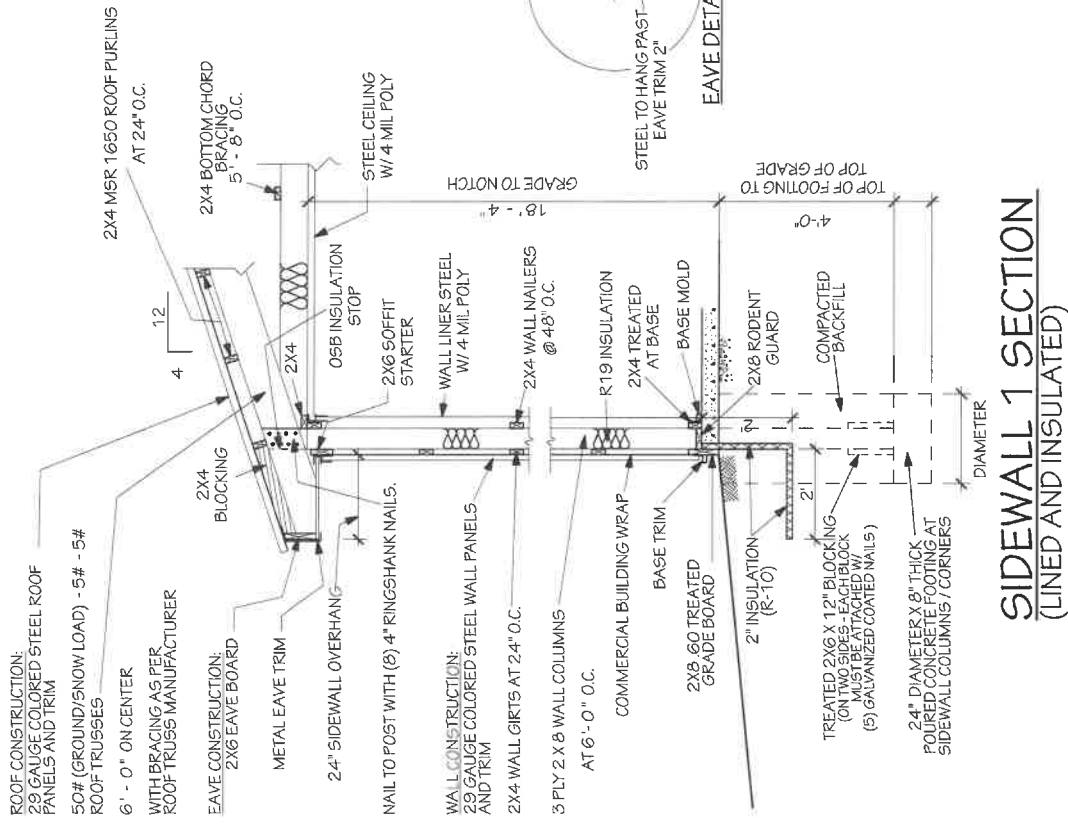
Professional Engineer under the laws of the State of Minnesota.

Tarek K. Larson

Reg No 15847

PARTITION WALL SECTION

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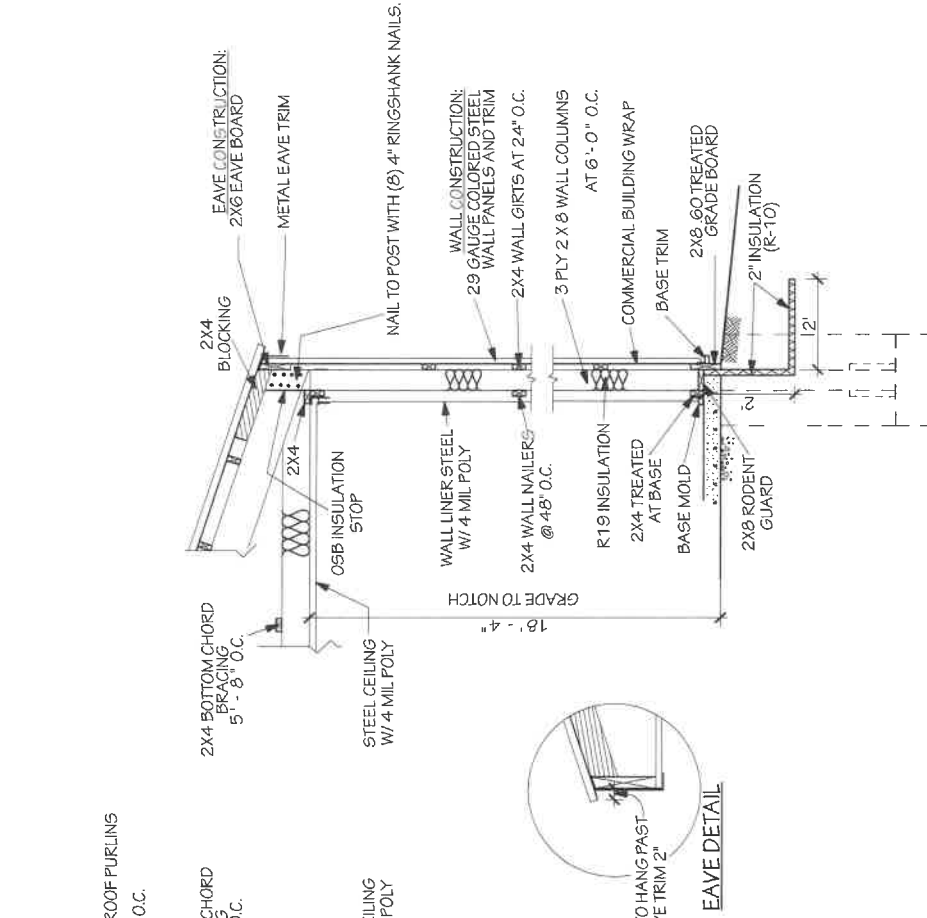
SIDEWALL 1 SECTION (LINED AND INSULATED)

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Date: 3/10/22 Jared K. Larson Reg. No. 15847

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SIDEWALL 2 SECTION (LINED AND INSULATED)

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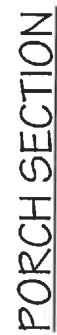
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Date: 3/10/22 Jared K. Larson Reg. No. 15847

Date: 3/18/12 Jared K. Larson Rec No 15847



ENDWALL SECTION
(W/ BATHROOM & MECH ROOM)



Date: 3/10/22

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BUILDING CODE DATA

Building Occupancy & Occupant Load

Based on the 2020 Minnesota State Building Code

Greenwood Marina

Cold Storage (S-1)	7,752 s.f. / 500 s.f. per occ.	16 people
Work Area, Parts Mech. (S-1)	3,642 s.f. / 300 s.f. per occ.	12 people
Office	432 s.f. / 150 s.f. per occ.	3 people

Total Building 11,832 s.f. 31 people

There is one exit from the addition space.

Allowable Building Floor Area and Occupancy Separations

Construction Type - 5-B Building - Non Rated, Combustible, Non-sprinklered building.

S-1 Occupancies - Allowable Basic Floor Area = 9,000 s.f. per

Allowable Area Increase

The allowable area of the building can be increased because the building is surrounded on all four sides by open space of at least 30 feet. In accordance with Code Section 506.3 the area factor increase is:

$IF = 0.75$ Total allowable area is equal to: $9,000 + (75 \times 9,000) = 15,750$ sq. ft. which is greater than the total building area of 11,832 sq. ft.

However, the building area is limited to 12,000 s.f. without the installation of an automatic sprinkler system.

The proposed building addition is greater than 10 feet from all property lines and therefore the exterior walls do not need to be fire-rated. (IBC Table 602).

No occupancy separation walls are needed per Code Table 508.4

Attic Ventilation and Draftstopping

Provide ventilation in the eaves and upper attic of the roof equal to 1/300 of the area of the attic space.

One draftstop is required in the attic of the heated space to divide the attic into areas of 3,000 sq. ft. or less.

Structural Notes

1. The footings for the building are to bear natural soils or engineered capable of safely supporting a uniform load of at least 2,000 pounds per square foot, without harmful settlement.
2. Notify the Architect/ Engineer immediately if any questionable conditions are encountered during excavation. Foundations are subject to change depending on the conditions encountered.
3. Provide a minimum of 6" of compacted granular material below all slabs on grade.
4. Roof truss, purlin and wall girt framing is shown as a general layout only. Consider the spacing shown on the plans to be the maximum.
5. All prefabricated wood trusses shall be manufactured in accordance with designs prepared by a Registered Professional Engineer. Submit shop drawings for each type of truss showing bearing locations, truss lengths, member sizes and grade of lumber, member stresses, connecting plate sizes and material, and bridging locations. The shop drawings shall be certified by an Engineer registered in the State of Minnesota.
6. Concrete work shall comply with the current "Building Code Requirements for Reinforced Concrete" (ACI 318) as published by the American Concrete Institute.

Shear Wall Construction Schedule -- Install shear walls as noted on the floor plan:

Shear Wall - 1

Exterior shear wall to have 2 x 4 horizontal wall girts at 24" on center nailed to the outside of the laminated vertical poles spaced at 10'-0" o.c. as shown on the floor plan. Install 7/16" OSB sheathing panels to outside of the wall girts. Install the sheathing with the long dimension horizontal and attach with 6d nails spaced at 6" o.c. along all panel edges and 12" o.c. at the intermediate wall girts. No blocking at vertical panel edges is required.

Shear Wall - 2

Interior shear wall to have 2 x 4 horizontal wall girts at 24" on center nailed to one side of the laminated vertical poles spaced at 10'-0" o.c. as shown on the floor plan. Install 7/16" OSB sheathing panels to outside of the wall girts. Install the sheathing with the long dimension horizontal and attach with 6d nails spaced at 6" o.c. along all panel edges and 12" o.c. at the intermediate wall girts. No blocking at vertical panel edges is required.

Design Live Loads

The Structural design is based on the following superimposed Live Loads:

Roof (Snow) - 35 PSF
Floors - 125 PSF
Wind - 115 MPH

The Structural design is based on the building in the completed state. Contractors shall take the necessary precautions to insure that the building is braced during construction to resist all vertical and horizontal loads encountered.

Material Strengths

Concrete: 3,000 psi for footings.
4,000 psi for floor slabs.
Lumber: Dimension Lumber: No. 2 S.P.F. or as noted on plans
Laminated poles: F_p = 1,700 psi
Soil Bearing Value: 2,000 psf (assumed)

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Architect under the laws of the State of Minnesota.

Jared K. Larson
Reg. No. 15847
Date: 3/10/22

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Contractor License Number 00171376

PROJECT NAME:

PROJECT NUMBER: (21-234)

BUILDING DESCRIPTION:

DESIGN NUMBER: P21303

GREENWOOD MARINA

68'-0" X 174'-0" X 18'-0"

DRAWN BY: JEREMY B.
DATE: 3/10/2022
SHEET 8 OF 8



TO: NYA Planning Commission

FROM: Jared Johnson, Planning Consultant

DATE: June 7, 2022

SUBJECT: The Meadows 2nd Addition

REQUEST(S): Comprehensive Plan Amendment
Preliminary PUD
Preliminary Plat

Applicant: Mark Eklo

Subject Address: Not Assigned. Generally north of Lakewood Trail and east of CR 34

Legal Description: Outlot A. The Meadows.

Parcel ID: 585250250

Zoning: R-1 Low Density Single Family Residential District

Requests: Comprehensive Plan Amendment
Preliminary PUD
Preliminary Plat

REQUEST

Mark Eklo (the "Applicant") on behalf of STP Investments LLC (the "Owner") is requesting approval for a residential subdivision that would provide a mix of owner-occupied, detached single-family housing types on an undeveloped parcel generally north of Lakewood Trail and east of County Road 34 (the "Subject Parcel").

The applicant initially received approval for a Zoning Amendment, Preliminary PUD, and Preliminary Plat at the April 5, 2022 Planning Commission meeting. The applicant has revised the Preliminary Plat after the Planning Commission meeting and is now requesting a Comprehensive Plan Amendment, Preliminary PUD, and Preliminary Plat.

The initial preliminary plat included 50 single family 'villa' lots and 35 'single family' traditional lots. The revised preliminary plat reduces the villa lots to 39 while keeping 35 single family lots. The villa lots would be built as detached, one level, two-to-three-bedroom units in a community with lawn, snow, and refuse services provided by a homeowner's association. The single family lots would entail a more traditional split entry detached dwelling with attached three-car garages that would not have a homeowner's association.

BACKGROUND

At the April 5, 2022, Planning Commission meeting, there were concerns regarding parking for the villa lots with the initial preliminary plat, in part due to the width of the public roadway. The applicant revised the preliminary plat by reducing the number of villa lots to accommodate extra pull-out parking. The applicant also adjusted the lot depths of the remaining villa lots so that there is more separation from the structures to Hwy 34, and it provides more flexibility to the future homeowners by providing space for accessory structures. The decrease in lots changed the density of the villa lot area, reducing the area below the current Comprehensive Plan designation of Medium Density; over 8 units/acre. The new density is 5.4 units/acre which is within the Low Density Residential and therefore a comprehensive plan amendment is required.

REVIEW



Figure 1. Aerial View of the Subject Parcel. Carver County GIS.

Comprehensive Plan

The 2040 Comprehensive Plan guides the subject parcel as Medium Density Residential on the western portion of the lot that is proposed for development. The remainder of the subject parcel is guided for Low Density Residential.

The table below shows the maximum density allowed within each designation.

Land Use Designation	Maximum Density
Low Density Residential	1 to 8 units/acre
Medium Density Residential	8 to 12 units/acre

Based on the revised preliminary plat, the villa area unit density has been reduced below the minimum requirement of 8 units/acre to 5.4 units/acre. The applicant is requesting a comprehensive plan amendment to re-guide the western portion of the property from Medium Density Residential to Low Density residential to accommodate the decrease. The resulting change in density and the need for a comprehensive plan amendment means that the need to rezone this portion the property to R-2 Medium Density Residential is negated.

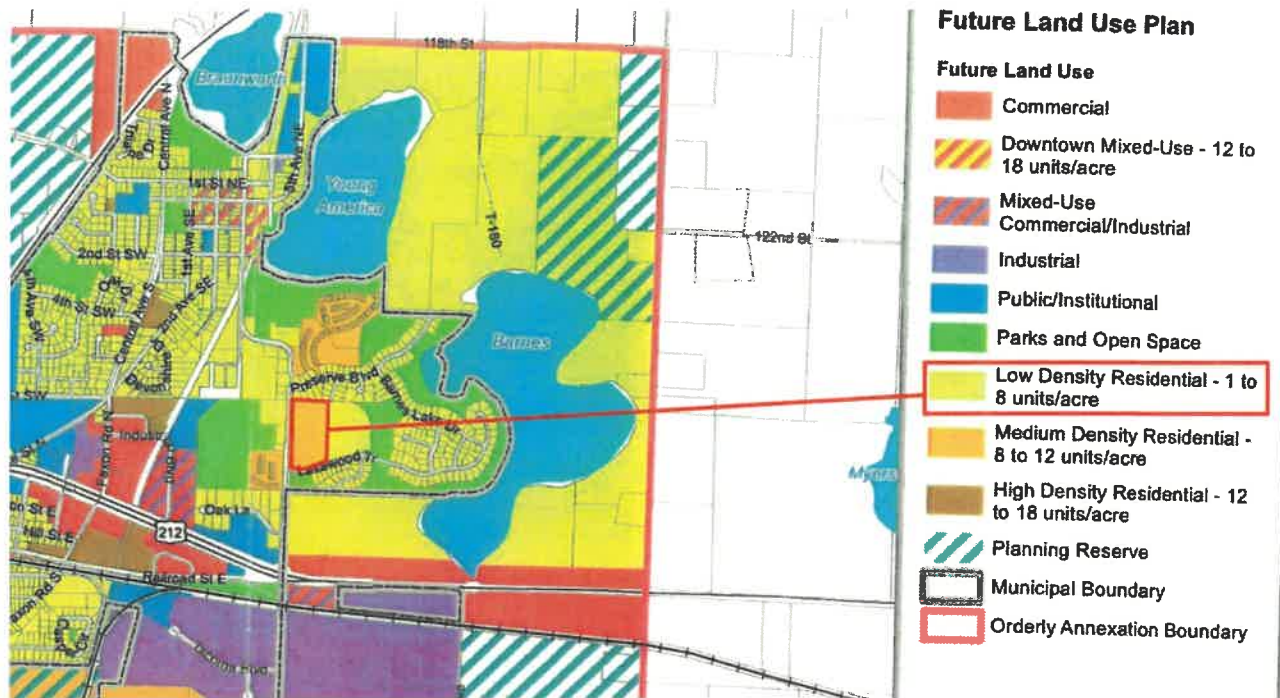


Figure 2. Comprehensive Plan Amendment

The 2040 Comprehensive Plan states:

"The Low Density Residential land use category provides the lowest density residential use within the future land use plan at 1 to 8 units per acre. This category allows for single family homes on a lot of approximately 6,000 square feet to 1 acre. A majority of the existing residential development within the City of Norwood Young America is classified as low density residential, including older single-family areas to the recently constructed Preserve development."

Revised density calculations would meet the density within the Low Density Residential designation. The Planning Commission may want to discuss any potential impacts of the comprehensive plan amendment. If the Comprehensive Plan Amendment is approved by the City Council, the amendment then needs to be approved by the Met Council.

PUD Overlay

The Subject Parcel is a vacant lot zoned R-1, Low Density Single Family Residential. The table below outlines the required design standards for each district and the proposed development standards. As mentioned earlier, the applicant is requesting a PUD to provide relief from the ordinance requirements.

Standard	R-1 Requirement	R-1 Proposed (Single-Family PUD)	R-1 Proposed (Villas-PUD)
Minimum Size	10,000 sf	Min. 8,950 sf Max. 19,847 sf Avg. 11,279 sf	Min. 6,100 sf Max. 12,372 sf Avg. 6,238 sf
Minimum Width	80 feet	67 feet	37 feet
Setback	Front: 30 feet Street side: 30 feet Interior side: 10 feet Rear: 25 feet	Front: 25 feet Street side: 15 feet Interior side: 10 feet Rear: 25 feet	Front: 25 feet Street side: 25 feet (Lakewood Trail) 15 feet (Proposed Road) Interior side: 5 feet Rear: 20 feet (30 feet from Tacoma Ave)
Coverage	30%	30%	55%

Preliminary PUD

Sections 1230.04 and 1230.05 in the City Code outline the lot and setback requirements for properties within the R-1 and R-2 districts, respectively. The Applicant is requesting approval for a mixed density residential planned unit development with flexibility for several requirements in the City Code:

- 1) Reduced lot size;
- 2) Reduced lot width;
- 3) Reduced lot setbacks; and
- 4) Increased surface area

These modifications can be permitted under a Planned Unit Development (PUD). Section 1240.02 of the Code states PUDs are developments that afford the developer flexibility in meeting site design and zoning requirements, such as increased density over what is generally permitted within the Zoning Code, provided that the development benefits the community overall.

Staff finds that the creation of a residential development featuring a variety of housing types is of benefit to the community and the modifications from the ordinance standards requested by the applicant are reasonable. Applying the PUD overlay allows the City to obtain a variety of differing housing styles, increasing overall life cycle housing options within the community.

By ordinance, preliminary PUD approval should be granted by the City only if the Applicant demonstrates conformance with the design standards and requirements as set forth within the Subdivision Ordinance. Based on staff review of the application and submitted materials, the request conforms with the design standards and requirements.

City Code requires PUD's to demonstrate a public benefit. Staff recommends Section 1240.02 Subd.4.C as the required public benefit for this PUD:

C. The creation of a master planned community within a development featuring a variety of housing types (i.e. single family, attached; single family, detached; and/or apartments)

Preliminary Plat

A Preliminary Plat is a drawing describing the proposed layout of the subdivision to be submitted to the Planning Commission for recommendation. Preliminary Plat review is the second stage of the subdivision review process after the Concept review. Preliminary Plat drawings are reviewed for completeness and conformity with the requirements of the Subdivision Ordinance.

Staff finds that the Preliminary Plat application substantially conforms to the requirements in City Code based on the review of the materials submitted by the applicant. Where the plans do not comply with City Code, staff has included conditions of approval to address those issues. Final Plat approval will be required prior to any development occurring on the property. If the development moves forward, the Applicant is responsible for recording of the plat at Carver County after approval of the Final Plat.

Stormwater/Grading/Drainage

Provisions for stormwater management, grading, and erosion control are to be designed by the Developer's Engineer. A written application for a stormwater management plan is required by the city and the Applicant should include adequate evidence to show that the proposed plan will conform to the standards set in the Code.

Stormwater is proposed to collect in the northwest corner of the development in a stormwater pond initiated with the 2005 project. The pond will be dedicated to the City through the platting process. The Applicant is responsible for obtaining required review and approval for the preliminary plat and proposed grading and drainage plans from the Carver County Water Management Organization (CCWMO).

Utilities

Planned unit developments must be connected to publicly owned water supply and sewer systems. Municipal drinking water, sanitary sewer, and storm sewer infrastructure must be extended throughout the plat. On-site water supply and sewage treatment systems must be centralized and designed and installed to meet standards or rules of the Minnesota Department of Health and City Code.

Engineering staff previously noted that the sewer and water stubs to the westerly entrance may require relocation and potential excavation in Lakewood Trail. As a condition of approval, staff is recommending that any storm sewer stubs previously installed on site as part of the Meadows development that are in areas that are no longer necessary should be abandoned. The applicant should provide revised plans depicting any changes in the utilities.

Landscaping

The applicant has submitted a landscaping plan showing one tree planted per lot and shrubs on the perimeters of the parking lots. Tree types include birch, coffeetree, elm, ginko, honeylocust, linden, and maple. The trees have a 2.5" trunk diameter. The City requires planting of trees on new lots through the subdivision process. Two trees having a trunk diameter of not less than two inches must be planted in the front yard of each lot in the subdivision unless an alternative plan is approved by the City Council. The Planning Commission should discuss if the submitted landscaping plan is satisfactory or if they would like to see an additional tree added per lot.

Transportation/Circulation

The Subdivision Ordinance prescribes minimum right-of-way (ROW) and improved widths according to street classifications. However, the 2040 Comprehensive Plan does not identify potential future minor collector street locations. The Plan generally suggests collector streets:

- 1) connect local streets to minor arterial streets;
- 2) connect to arterials but not principal arterials, and;
- 3) be spaced every one-half to one mile in developing areas

All proposed streets appear to meet code requirements for local streets but not collector streets. As part of the discussion with the Applicant, the City should discuss vehicular connectivity and assign an appropriate street classification of either collector or local street.

Quail Court will be constructed from Lakewood Trail to an existing built section. Meadows Boulevard will be extended north, and a proposed road will provide access to villa lots. All streets are public with a ROW width of 50 feet and curb to curb width of 34 feet. At the February 14, 2022 meeting, the City Council indicated that surmountable curbs were the preferred, which is a recommended condition of approval.

Street widths proposed by the Applicant are consistent with the previous development, connecting streets from other developments, and the overall development plan. The proposed street widths appear acceptable from a planning and engineering perspective. As a condition of approval, staff is recommending that proposed streets connecting within the PUD should not significantly alter the character of existing residential neighborhoods, as determined by the City Engineer.

Villa Parking

The applicant is proposing three “bump out” parking lots. Five spaces behind Block 1, Lot 3, 10 spaces behind Block 1, Lots 5 & 6, and 10 spaces behind Block 1, Lots 9 & 10. The extra parking spaces will help accommodate extra cars as the proposed road will only be one-sided parking.

Pedestrian Movement

No sidewalks are proposed for the development. There is an existing sidewalk on the north side of Lakewood Trail. At the February 14, 2022 meeting, the City Council indicated sidewalks were not a requirement within the subdivision.

Lots/Blocks

Lot orientation and block length appear consistent with Subdivision Ordinance standards. Block lengths shall not exceed 1,300 feet nor be less than 500 feet. Proposed block length is 600 to 900 feet. Staff finds that the Applicant meets the standards for Lot and Block configuration in the Subdivision Ordinance and the dimensional requirements within the Zoning Ordinance

Parkland Dedication

Parkland has been dedicated for The Meadows 2nd Addition under the existing development agreement from 2005. This existing parkland is noted as Outlot B, which occupies the entire east side of the development. In the concept plan resolution dated February 14, 2022, a new Outlot B, abutting single-family Lots 1 and 13 has been dedicated. The preliminary plat submitted shows Lots 1 and 13 absorbing Outlot B (Figure 2). The City did not wish to maintain this new outlot and will not require parkland dedication fees. The revised plat still shows Outlot B absorbed.

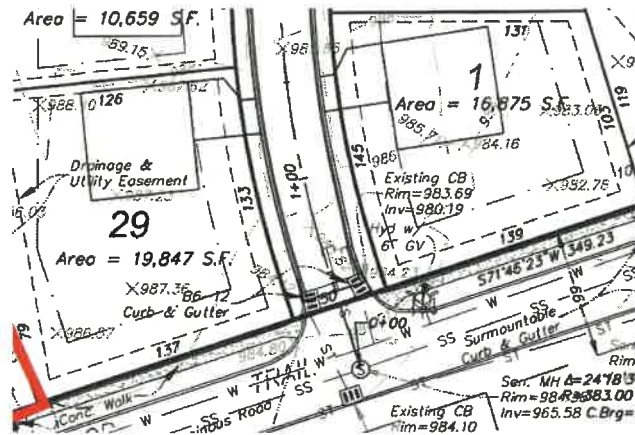


Figure 2. Outlot B Absorbed.

Wetlands Protection

A protective buffer strip of natural vegetation should surround all wetlands. The width of the required buffer will be dependent on the functional value of the wetland, as determined by the Carver County Water Management Plan. For a wetland with a low functional value, the minimum required buffer is 25 feet. The Preliminary Plat plans submitted by the Applicant depicts a 25-foot wetland buffer, which meets the Carver County Water Management Plan.

Additional Department/ Agency Comments

City Engineer: The City Engineer has reviewed the application and plan. Comments and recommendations contained in a memo from John Swanson dated March 28, 2022 are hereby incorporated by reference.

City Attorney: Application documents have been forwarded to the City Attorney for review. Platting will require examination of title and execution of a developer's agreement.

Fire Department: The plan submittal has been forwarded to Fire Chief Steve Zumberge for review and comment. Chief Zumberge has the following comments in an email dated May 13, 2022:

- The proposed road servicing the patio homes will need to be a designated fire lane.
- Parking will be limited to the non-hydrant side of the street. No parking signs will be required every 75 feet.

Action

After review and discussion, the Planning Commission may consider a motion to recommend the City Council approve a Comprehensive Plan Amendment to re-guide the western portion of Parcel ID: 585250250 from Medium Density Residential to Low Density Residential for the Meadows 2nd Addition.

After review and discussion, the Planning Commission may consider a motion to recommend the City Council approve a Preliminary Planned Unit Development Plan with concurrent Preliminary Plat for the Meadows 2nd Addition with the following conditions:

1. Approval of the Preliminary Planned Unit Development and Preliminary Plat is contingent on approval from the City Council and Metropolitan Council of the Comprehensive Plan

Amendment re-guiding the villa portion of the development from Medium Density Residential to Low Density Residential.

2. The total runoff and drainage patterns shall be verified to be consistent with previous concepts and the original and downstream storm sewer and ponding systems as determined by the City Engineer.
3. Storm sewer and ponding calculations shall be submitted prior to final plat approval.
4. Sewer, water, and storm sewer stubs installed on site as part of the Meadows development 1st Addition located in areas that are no longer appropriate shall be abandoned.
5. Streets connecting with any PUD shall not significantly alter the character of existing residential neighborhoods, as determined by the City Engineer.
6. The Applicant shall submit a final landscaping plan showing trees to be planted, and a description of the planting types, materials, details of methods used for planting.
7. Approval of the preliminary plat shall expire one (1) year from the date it was approved, unless the applicant has filed a complete application for approval of a final plat; or, unless before expiration of the one (1) year period, the applicant submits a written request for an extension thereof.

Attachments

- Preliminary Plat plan set
- Landscaping Plan



TO: NYA Planning Commission

FROM: Jared Johnson, Planning Consultant - WSB

DATE: June 7, 2022

SUBJECT: Central Schools Site Improvements

REQUEST: Preliminary and Final PUD Overlay with concurrent Site Plan

REQUEST

Brian Lonquist with Nexus Solutions, on behalf of Central Schools ISD #108, has applied for preliminary and final Planned Unit Development Overlay (PUD) and Site Plan Review for athletic fields and site improvements to the Central Schools properties.

BACKGROUND

There are four parcels in total, included in the PUD as they all function as one school campus. The properties contain the current Central High School and Elementary School along with ancillary parking and athletic fields. Three of the parcels are south of 7th Street and house the two schools. North of 7th are the two baseball fields and a large wetland.

The plans include major athletic field improvements, building additions, and new parking lots. The request requires site plan approval and a combined preliminary and final PUD overlay approval.



REVIEW

South of 7th Street, Site Plan

Major improvements are proposed for Central High School and the athletic stadium. Plans include a total reconstruction of the current football field and track and several building additions.

The current football field and track will be torn up. Plans call for a brand-new athletic field/stadium which includes a turf field, track, and bleachers. The new athletic field will be shifted east, bringing it closer to the northwest corner of the high school for easier access for athletes and spectators.

Accessory spaces for track and field are also proposed near the stadium:

- Additional track pavement space (northwest)
- Long/triple jump event space (northwest)
- Pole vault event space (northwest)
- Shot put event space (southeast)
- Discus event space (southeast)



Figure 1. Aerial Rendering of Athletic Field and Building Additions

Chain link fencing will surround the entire track and athletic field. Chain link fencing will also surround the entire complex. Visitor metal bleachers will be installed on the west end of the field and grandstand bleachers with a press box will be installed on the east side near the high school.

Goals for the site modifications include increasing on-site parking, increased vehicular safety, and clarifying appropriate access and circulation routes. To that end a new 50 space parking lot is proposed where the current bus garage is located. The bus garage will be moved. This parking lot will provide

access to the west side of the stadium near the visitor bleachers. Access into the parking lot will be shared with the current bus access into the elementary school. A landscaped median will separate the parking lot from the access drive.

A new 57 space parking lot with three access points is proposed on the north side of the high school. Currently, this area is all concrete and provides access to the school loading dock. Parking along 7th will be provided along with a separated drop off/pick up for students is installed and can be used without navigating through the parking lot. Parking is centralized within the drop off aisles and is mainly accessed by a center access lane. The drop off driveway will have designated circulation from two access points along 7th Street. The parking lot is setback 6 feet from 7th Street. Code requires parking lots in the C-2 District to be setback 10 feet. The PUD Overlay will allow this reduction.

A network of paved trails will be installed to provide connectivity throughout the site. A large trail can be accessed from the north parking lot to the new stadium. In between the school and the stadium will be a large, paved plaza area that will serve as a main gathering place for events. A trail to access the plaza will be provided from Morse Street along the southwest side of the school. A paved trail will also provide access to the stadium from the west parking lot. Once through the gates of the stadium, people can walk around the north half of the field to access the east side of the stadium.

South Site Plan – School Building Additions

There are several building additions proposed to Central High School:

- A new 1,200 square-foot two story addition is proposed at grade for the entrance of the school. Currently, students must walk up staircases to access the building entrance. New plans would make the entrance at ground level and wheelchair accessible.
- A large building addition is proposed on the northwest corner of the school.
 - Two story locker and weight room addition totaling 13,200 square-feet.
 - A 22,300 square-foot gym addition with an at-grade community walking track. The addition will provide access directly to the new athletic stadium.
 - Interior renovations include adding several classrooms and group study areas.
- A small addition on the north end to update the existing access for students and better accommodate deliveries and the new parking area. (see below).



Figure 2. Main Entrance Improvements



Figure 3. North Entrance Improvements

North of 7th Street, Site Plan

North of 7th Street, there are several athletic field site improvements:

- New baseball field with 6-foot chain link fencing and bleacher seating
- Existing fields improved with 6-foot chain link fencing and bleacher seating
- Batting cages
- Concession stand pads
- Internal sidewalk/trail network

Two new paved parking lots are proposed to serve the new baseball complex. An 83-stall parking lot is proposed on the west side of the fields with access from 7th Street. A 29-space parking lot is proposed on the east side of the fields. Trail networks will serve both parking lots to and from the baseball facilities. There is a large wetland on the northeast of the property and the proposed plans show all site improvements outside of the wetland buffer.

Zoning

All the subject properties are zoned C-2 General Commercial and schools are a permitted use. The Comprehensive Plan designates these parcels as Institutional which reflects the existing land use.

The PUD Overlay request relates to interior lot lines. There is an interior boundary line running through the football field/track separating the elementary school property and the high school property. The PUD Overlay will make interior lot lines, specifically this one, be non-applicable in terms of setbacks. Proposed site improvements will not have to adhere to setbacks over that line. The rezoning to PUD allows the City to look at the school sites as one parcel from an operational and development perspective. This should benefit the school sites, because as stated, developments don't have to meet specific interior lot line requirements and also landscaping, parking, and other attributes can be looked at as a whole rather than assigned to any particular site.

Wetlands

The project team is working with Carver County Watershed Management Organization relating to Watershed rules and the proposed improvements. All comments and concerns from the organization in a letter dated April 18, 2022 must be addressed prior to any construction.

Parking

There is no reduction in onsite parking spaces. There is currently a 177-space parking lot southeast of Morse Street. Including the 177-space parking lot south of Morse street and the total new spaces proposed with this project there will be a total of 396 stalls available after site redevelopment. The new stalls, totaling 219 are situated throughout the complex to recognize parking needs for the various on-site uses. Staff believes this layout will address the various parking demands that can occur on the site and the installation of additional trails and sidewalks will permit shared parking during high volume parking demand activities.

PUD Overlay

Approval of a PUD Overlay for all properties will address the following zoning issues:

- Interior lot lines will become irrelevant, allowing the athletic stadium to be built over the lot line.
- Reduce the north parking lot setback from 10 feet to 6 feet.
- The individual parcels can be evaluated as one site for purposes of meeting ordinance standards such as shared parking landscaping or pedestrian access.

City Code Section 1240.02 outlines the purpose of Planned Unit Development Overlay Districts:

- A. Preserve environmentally significant and/or environmentally sensitive areas; and/or*
- B. Provide exceptional or unique open space amenities; and/or*
- C. Achieve land use, housing, Legacy Greenway, and other goals set forth in plans approved by the City Council which may from time to time be amended; and/or*
- D. Incorporate creative design in the layout of buildings, open space and use of land through such site design approaches/techniques as conservation design, open space design, traditional neighborhood design, and/or low impact development.*

As well as Planned Unit Developments that:

- A. Are compatible with surrounding land uses and neighborhood character; and,*
- B. Conform to the goals and policies of the Comprehensive Plan, the Legacy Greenway Concept Plan, trail/sidewalk plans, transportation plans, sub-area plans; and,*
- C. Support compact and orderly growth of urban development and redevelopment; and,*
- D. Promote quality development; and,*
- E. Provide efficiency in the layout and provision of roads, utilities, land use, and other infrastructure.*

Public Benefit

Planned Unit Developments must demonstrate at least one public benefit listed in City Code Section 1240.02 Subd. 4. Staff recommends using the following public benefit:

- F. The creation of a master planned community in conjunction with enhanced amenities such as the construction of a unique or scenic recreational facility or amenity such as a golf course, an equestrian facility, an artificially constructed lake (but not a required stormwater facility) and similar facilities.*

Staff believes the project proposed site improvements create a school community with unique and enhanced amenities. New athletic facilities and internal school improvements provide the community with modern amenities. The PUD Overlay will allow these new amenities and create opportunities for additional improvements that will benefit both schools within the complex.

Type of PUD

There are six types of PUD's allowed by City Code:

- PUD Residential Cluster
- PUD Open Space
- PUD Residential Amenity
- PUD Residential Mixed Use
- PUD Traditional Neighborhood Design
- **PUD Non-Residential Single Use**

The proposed PUD closely aligns with Non-Residential Single Use. This type of PUD includes Institutional development that covers the entire project area.

Additional Staff Comments

City Engineer

All comments in a memo dated May 19, 2022 from the City Engineer shall be addressed prior to any construction.

Fire Chief

Fire Chief Zumberge is satisfied with the proposed plans.

Action

After review and discussion, the Planning Commission shall make a recommendation for the City Council to approve a combined Preliminary and Final Planned Unit Development Overlay with concurrent Site Plan for Central Schools with the following conditions:

- All applicable engineering and building permits shall be issued prior to any site or building renovations.
- All comments from the Carver County Watershed Management Organization in a letter dated April 18, 2022 are addressed to the satisfactory of the organization.

Attachments:

- Site Plans



Real People. Real Solutions.

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5/19/22

City of Norwood Young America
Attn: Andrea Aukrust
310 W. Elm St.
P.O. Box 59
Norwood Young America, MN 55368

RE: Central Public Schools Improvements
Second Plan Review
Project No.: 0C.1126248

Dear Ms. Aukrust:

We have completed a second engineering review of the submitted information for the above referenced project. Our review is based on the plans bearing the general title "Central Public Schools Athletic Fields and Site Improvements", dated March 14, 2022, with latest revision date of May 2, 2022, prepared by Nexus Solutions and Larson Engineering. We offer the following comments and recommendations for your consideration:

General:

- 1) All required permits shall be submitted prior to construction.
- 2) The submitted information should be submitted to CCWMO, Public Works, and the Fire Chief for review and comment.

Sanitary Sewer and Watermain:

- 1) The plan now includes a typical section for excavation within 7th Street. The section shall be revised to match the existing pavement section as follows:
 - 1 ½" Bituminous Wear
 - 2" Bituminous Binder
 - 3" Bituminous Base
 - 14" Cl 5 Aggregate Base
 - Geotextile Fabric (MnDOT Type V)

A traffic control plan shall be submitted prior to construction. The disturbed surface should be open to traffic with an aggregate surface at the end of each day.

Grading and Drainage:

- 1) The proposed design includes a small increase in flow to the ditch north of Seventh Street. The HGL of the ditch with the flow increase should be modeled for the 100 year event and evaluated to ensure there is no flooding upstream of the culvert particularly at Webster Street and 4th Avenue.
- 2) A Stormwater Pollution Prevention Plan noted in our previous letter has not been submitted as of this writing.
- 3) As of this writing, a determination on replacement of the existing 42" culvert, noted in our previous letter has not been submitted.
- 4) Verify all drainage and utility easements meet the requirement noted in our previous letter as follows:
 - a. To cover all stormwater runoff management facilities utilized to meet governmental requirements.
 - b. To cover the County Ditch and the 42" storm sewer throughout the subject property. It is recommended that said easements encumber the entire ditch and ditch slopes, and have minimum widths as follows:
 - i. 15 feet above the HWL of the ditch on each side, and;
 - ii. 20 feet wider than the top of the ditch slope in excess of 4:1 on one side, or;
 - iii. 15' wider than the top of the ditch slope in excess of 4:1 on both sides.
 - c. Easements around ponds should extend a minimum of 10' above the HWL. The slopes between the easement and HWL should be a maximum of 4:1. In addition, drainage and utility easements should be provided to provide access to and around the ponds.
 - d. Easements with a minimum width of 20' should be provided to allow access to runoff management facilities from paved surfaces.

City of Norwood Young America
Central Public Schools Improvements

Ingress and Egress:

- 1) As of this writing, signage for the parking lot connection o Webster Street has not been submitted.

The plans appear to be acceptable from an engineering perspective contingent upon completion and approval of the comments addressed here in.

We are available to discuss this matter at your convenience.

Respectfully Submitted,
Bolton & Menk, Inc.



John K. Swanson, P.E.
Senior Project Engineer

Cc: Karen Hallquist, City Economic Development and Marketing Director
Jared Johnson, City Planner
Jake Saulsbury, PE
Josh Eckstein, PE



TO: NYA Planning Commission

FROM: Jared Johnson, Planning Consultant - WSB

DATE: June 7, 2022

SUBJECT: Draft Ordinance 346 Accessory Ground Mounted Solar Systems Discussion

Background

At the April 5, 2022 meeting, the Planning Commission was presented with a draft code amendment to allow accessory ground mounted solar systems in the two industrial districts. The purpose of the discussion was to address concerns from their March 1, 2022, meeting regarding the size of the accessory ground mounted solar systems and concerns about aesthetics. Commissioners had noted that solar systems could require a large amount of land on a property and in turn could become the dominant use on the site. There was also comments about the aesthetics of the solar arrays and how they may appear inconsistent with the goals of the community from an appearance standpoint.

Although there was discussion about how to limit the size of the individual solar systems, the Planning Commission concluded that overall, regardless of how big or the location of the system on the property, ground mounted solar systems would be undesirable from an aesthetic standpoint. It was noted that the City is working to improve development in the community through design, architectural and exterior material regulations and allowing a ground mounted solar system in the Business Industrial or Light Industrial districts would be inconsistent with these goals. The Planning Commission unanimously agreed to not move forward with the draft amendment.

At the May 25, 2022, City Council meeting, staff presented the Planning Commissions findings. The City Council acknowledged the concerns but there was belief that allowing solar systems on individual sites would be attractive to new businesses. The City Council directed staff to investigate similar cities ordinances regarding ground mounted solar systems with special emphasis on screening requirements.

Review

Staff researched the following nearby cities:

- Glencoe:
 - Permitted accessory use in all zoning districts
 - Only allowed in the rear yard
 - No area limit

- Vague language on screening – promotes using landscaping
- Jordan:
 - Permitted accessory use in all zoning districts
 - Allowed in all yards in Industrial districts
 - No area limit
 - Must be screened from view and ROW to the highest extent possible
- Lester Prairie:
 - Permitted in all districts
 - Only allowed in the rear yard
 - Maximum 10% of lot area
 - No specific screening requirements
- Watertown:
 - Permitted in all districts with a CUP
 - Only allowed in the rear or side yard
 - 500 SF maximum area
 - Must be screened entirely from view and ROW to maximum extent possible

Staff has made several conclusions from the research.

- Many cities allow ground mounted solar systems in all districts, not just Industrial. The proposed NYA code amendment is for industrial districts only. Staff supports the industrial district limitation.
- Most cities researched require some type of screening. NYA code amendment only says the components must be screened from ROW. Staff suggests using similar language to the current ordinance for screening requirements when industrial with outside storage is abutting residential uses; when the solar system is abutting residential or can be viewed from right of way. A lessor standard would be recommended when screening from other abutting residential uses. This would be reviewed when applying for a building permit. Suggested language would be as follows:

When abutting a property used for residential purposes or views from any right-of-way, a landscaped buffer sufficient to screen the use from the adjacent residence or right-of-way from the adjacent residence at all times of the year shall be provided. When abutting a commercial or industrial use a fence is required.

- Most cities have a specific height requirement for the maximum tilt of solar systems. The draft NYA code amendment allows the systems to be at least 2/3 the height of the principal structure which may be high. Staff is recommending 15' in height which allows for different arrays to operate but is not too discretionary. .

Conclusion

Many cities west of the Twin Cities suburbs have a ground mounted solar ordinance and permit them in all districts. Screening requirements vary. Staff recommends adding language to the ordinance amendment requiring opaque fencing or landscaping techniques to screen the solar systems and adding a specific height requirement. The size of the area dedicated to solar on a site would be limited by the required accessory setbacks and also its location in the side or rear yards only. The size of the solar system is also limited by the power company which only permits generation that would serve the existing on-site business.

Action

Staff is requesting the Planning Commission discuss the research and direct staff to update the draft amendment with desired requirements to present to the City Council or to recommend the City Council not move forward with the draft amendment altogether.

Attachments

Research table

Draft ordinance

<u>Draft NYA Code</u>	<u>Glencoe</u>	<u>Lester Prairie</u>	<u>Watertown</u>	<u>Jordan</u>
B-1 and I-1 Industrial Districts	All districts as permitted accessory use	All districts	All districts by CUP	All districts as permitted accessory use
Needs to meet accessory structure setbacks for the applicable zoning district. Can't be in front or street side corner yards unless an interim use permit is granted.	Needs to meet accessory structure setbacks for the applicable zoning district. Only allowed in the rear yard.	Only allowed in rear yard and can't encroach in drainage and utility easements. Must meet all setbacks in applicable zoning district	Only allowed in rear or side yards. Setback 50 feet from rear yards and 30 feet from side yards	Only in rear or side yards for residential. In Commercial/Industrial they are allowed in all yards. Must meet accessory structure setbacks in applicable district.
2/3 of principal structure	20 feet max. tilt	10 feet max. tilt	15 feet max. tilt	Just need a minimum of 3 feet of clearance from ground to panel
None, limited by setbacks	None, limited by setbacks	200 SF max in residential districts, 10% max of lot in all other districts	500 SF max.	None, limited by setbacks
Components of the system need to be screened from view from public ROW	Located to minimize view from nearby properties and shading of property to the north, while still providing adequate solar access for collectors. Screened when possible and practicable through the use of architectural features, earth berms, landscaping, or other screening which will harmonize with the character of the property and surrounding area	None	Must be screened entirely from view from public ROW and adjacent residential structures by berming, fencing, landscaping, or combination.	Must be screened from view and public ROW to max. extent possible

**CITY OF NORWOOD YOUNG AMERICA
ORDINANCE NO. 346**

**AN ORDINANCE AMENDING SECTION 1245.10 OF THE CITY CODE
RELATING TO ENERGY SYSTEMS TO PROVIDE FOR GROUND
MOUNTED ACCESSORY SOLAR IN THE B-1 BUSINESS INDUSTRIAL
DISTRICT AND THE I-1 LIGHT INDUSTRIAL DISTRICT.**

- I. THE CITY COUNCIL OF THE CITY OF NORWOOD YOUNG AMERICA, MINNESOTA TO PROMOTE THE PUBLIC SAFETY, HEALTH, AND WELFARE, HEREBY ORDAINS SECTION 1245.10, SUBD 4(A), RELATING TO PROHIBITED SOLAR ENERGY SYSTEMS SHALL BE AMENDED AS FOLLOWS:**

Subd. 4 Prohibited Solar Energy Systems. The following solar energy systems are prohibited:

- A. Ground mounted solar energy systems, **except for accessory ground-mounted solar in the B-1 Business Industrial District and I-1 Light Industrial District, subject to Subd. 7 of this Section, as may be amended.**

- II. BE IT FURTHER ORDAINED SECTION 1245.10 SHALL BE AMENDED BY ADDING SUBD. 7 AS FOLLOWS:**

Subd. 7 Ground Mounted Solar System As Accessory Uses. Ground mounted accessory solar systems are allowed as accessory uses in the B-1 Business Industrial District and the I-1 Light Industrial District provided:

- A. A maximum of one (1) solar energy system is allowed per lot.

- B. Ground mounted solar energy system components:

1. Shall not exceed the maximum height allowed in the applicable zoning district.
2. Shall not be located in front or street side corner yards, unless an interim use permit is issued.
3. Shall meet accessory structure setbacks contained in the applicable zoning classification.

C. Non-ground mounted solar energy system components shall be placed to limit visibility from public rights-of-way provided that minimizing visibility shall still allow the owner to reasonably capture solar energy.

D. Glare from solar energy systems to adjacent or nearby properties shall be minimized. In the event there is a dispute regarding glare, the City may require the owner of the solar energy system produce a glare study.

E. Solar energy system annual power output (kWh) shall be no more than one hundred twenty (120) percent of the total energy used by the lot or parcel over the previous year. The City, at its discretion, may allow an array designed to produce more than 120% of the energy used provided an interim use permit is issued.

F. A building permit is required.

G. An electrical permit is required.

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 _____, 2022.

Attest:

Carol Lagergren, Mayor

Angela Brumbaugh, City Clerk

Adopted:

Published:



TO: NYA Planning Commission

FROM: Jared Johnson, Planning Consultant - WSB

DATE: June 7, 2022

SUBJECT: Discuss Rezoning 309 & 312 1st Street NE

Background

Staff is requesting the Planning Commission discuss the possibility of rezoning the following properties (outlined in red below) from the current R-3 Medium Density Mixed Residential zoning to a non-residential district. At their meeting on May 23, 2022, staff discussed with the City Council regarding the potential rezoning, and they referred the decision back to the Planning Commission. As part of the discussion, the City Council liked the idea of rezoning but were undecided on which zoning district. They did agree that an Industrial district was not suitable for the area, but residential uses in the future seem unlikely.

- 309 1st Street NE
- 312 1st Street NE



309 1st Street NE (outdoor storage below is not there currently)



312 1st Street NE



The reason for the discussion is due to several recent proposals to redevelop the site at 312 1st Street NE. The most recent proposal was to construct a contractor service building. Both sites are currently zoned R-3 Medium Density Mixed Residential, where contractor services are not a permitted use.

The question is whether the properties will have a future opportunity to redevelop into economically viable residential uses, consistent with the adjacent properties or whether the sites should be rezoned to reflect the current or potential other non-residential uses. In reviewing the land use plan and current zoning, these sites are surrounded by residential land uses, which means rezoning will be generally inconsistent with the existing neighborhood. There is one industrial use in the neighborhood, the power station, which is immediately east of the northern site, across 4th Avenue. While rezoning of the two sites would not necessarily be considered spot zoning, the sites are surrounded by residentially zoned, and for the most part, parcels used as residential. Modification of the zoning and comprehensive plan would flag that this area is in transition and that land uses may be altered in the future toward non-residential uses.

The Planning Commission discussion should be focused on what they see as the long-term vision for this area.

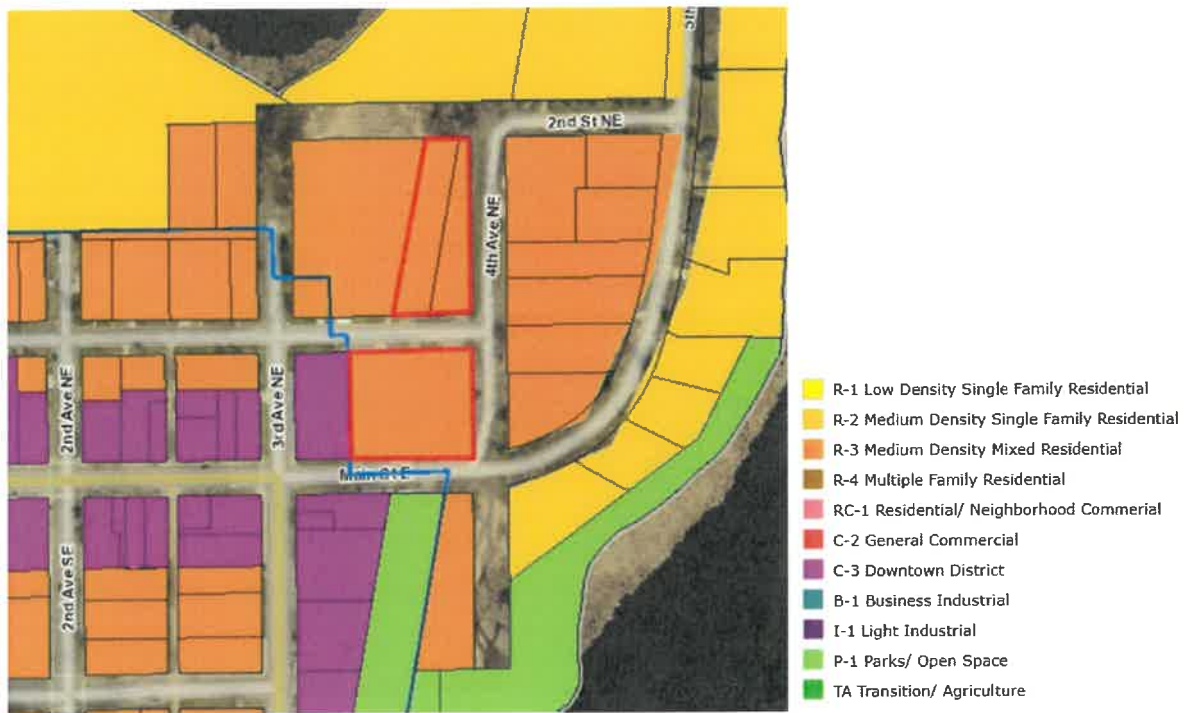
While the two properties are the main topic for this meeting, the Commission may want to discuss the surrounding neighborhood and whether R-3 Medium Density Mixed Residential is the appropriate zoning for the area surrounding the two sites. Future transition to a more appropriate land use may be warranted.

Existing Land Use

Existing uses occurring on the property:

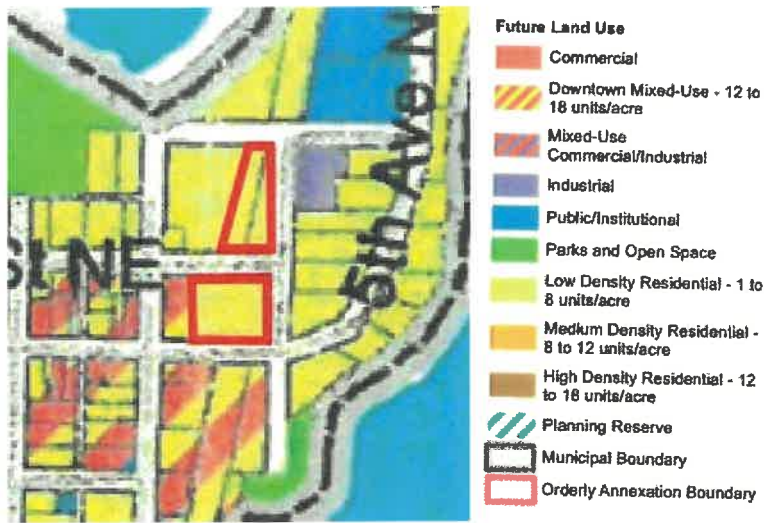
- 309 1st Street NE: Storage, outdoor and indoor (zoned R-3)
 - Has a CUP for legal nonconforming outdoor storage for up to 10% of the lot area
- 312 1st Street NE: Storage, outdoor only, no building (zoned R-3)
 - Has a CUP for legal nonconforming outdoor storage up to 17% of the lot if fenced or 15% if not fenced

Properties to the east are zoned R-3 as well but are existing residential uses. Properties to the southwest are zoned C-3 Downtown District which provides for a variety of uses, including contractor operations with a conditional use permit. Properties directly abutting the west of 312 1st Street NE are also residential uses. The Planning Commission should consider the potential impacts of rezoning on the surrounding neighborhood (see zoning below).



Future Land Use

The 2040 Comprehensive Plan designates the future land use of these properties as Low Density Residential. This designation does not align with the current uses on the two properties. Recent inquiries for these properties do not meet the current zoning nor the future land use designation. If the properties are rezoned, the City needs to do a comprehensive plan amendment for each property. Surrounding properties are designated for Low Density Residential as well or Downtown Mixed Use. There is a power station located to the east of 312 1st Street NE that is designated Industrial.



Review

If the City does desire to rezone this area, staff suggests this project be city initiated. If a property owner attempts the process, it's extremely costly. The owner would need to apply for the following and pay the required fees and escrow:

- Rezoning
- Comprehensive Plan Amendment to change the future land use designation
- Site Plan Review to ensure the City knows what type of use is proposed for the rezoning of the property

By having the city initiate the rezoning plus comprehensive plan amendments, the front-end work will be complete which allows for a more economically feasible project for the applicant.

Options

If the City desires to rezone these two properties, staff now suggests rezoning to either C-3 Downtown District or RC-1 Residential/Neighborhood Commercial. As mentioned earlier, the City Council did not want Industrial uses in this area, so the B-1 Business Industrial District recommendation has been removed. Staff added the C-3 district as it would make the most sense because it would blend with the downtown zoning to the southwest. Staff found that the two parcels were zoned commercial in 2004 consistent with the rest of the downtown. Zoning the two properties back to C-3 would not be a new zoning designation for the area. Contractor services are still allowed in this district with a conditional use permit. Residential uses are only allowed on the first floor of commercial structures in this district. Staff has also kept the RC-1 recommendation available for discussion. This zoning district still accommodates contractor services through a conditional use permit and allows the opportunity for a variety of residential uses.

Both districts should be designated for Downtown Mixed Use with a comprehensive plan amendment.

C-3 Downtown District

The intent of this district 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.*

Permitted Uses

- 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.*

Conditional 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.*
 - vii. Veterinary clinic, animal care, animal shelter, pet daycare, pet training, or animal hospital.*

RC-1 Residential/Neighborhood Commercial District

The intent of the district is stated as *"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."*

Permitted Uses:

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

Conditional Uses:

A. Churches, schools, and similar public uses

B. Condominiums

C. Contractor Operations

D. Licensed Daycare Facilities

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 with certain conditions

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, with certain conditions

Action

Staff is requesting the Planning Commission discuss the two properties and if there is interest in the City initiating the rezoning or if the properties should stay as is. The Planning Commission shall recommend or not recommend, or to continue the discussion at a different date for the rezoning and comprehensive plan amendments for 309 and 312 1st Street NE.