



Norwood Young America Planning Commission
6:00 p.m., Tuesday, September 5, 2023
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 August 1, 2023
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. Sackett-Waconia Interim Use Permit – Parking Lot
6. Business
A. Ordinance Amendment Review
7. Miscellaneous
A. Building Permit Report
8. Commissioner's Reports
9. Next Planning Commission Meeting – Tuesday, October 3, 2023, at 6 p.m.
10. Adjourn

UPCOMING MEETINGS

September 6th	NYA Food Distribution	12:30 PM-1:30 PM
September 11th	City Council Meeting	6:00 PM
September 13th	Economic Development Commission Meeting	6:00 PM
September 19th	Park and Recreation Commission Meeting	5:15 PM
September 21st	Sr. Advisory	9:00 AM
September 25th	City Council Workshop/EDA/Meeting	5:00 PM/6:00 PM

**Jerry
Barr**

**Timon
Dammann**

**Mike
Eggers**

**Bill
Grundahl**

**Paul
Hallquist**

**Craig
Heher**

**Charlie
Storms**

October 3rd

Planning Commission

6:00 PM

Norwood Young America
Planning Commission Minutes
August 1, 2023

Present: Commissioners Craig Heher, Jerry Barr, Bill Grundahl, Paul Hallquist, Timon Dammann, Mike Eggers, Charlie Storms

Absent:

Staff: Karen Hallquist, Community & Economic Dev Director, City Planner Hannah Rybak (WSB)

Public:

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: CS/ME to approve agenda as written. Motion passed 7-0.

3. Approve Minutes of June 6, 2023

Motion: BG/PH to approve the July 5, 2023, Minutes as written. Motion passed 7-0.

4. Introductions, Presentations, and Public Comment – none

5. Public Hearing – none

6. Business

- A. Ordinance Amendments

- a. Industrial Building Materials

Staff presented a red line and clean version of the ordinance amendments related to exterior building materials based on conversations last month.

- Staff clarified that 25% accent materials would be required.
- Eggers requested that “concealed fasteners” be eliminated as they are only on roofs.

- b. Garage Condos

Staff shared that a good example of a garage condo for the industrial park would be the “Workshops of Watertown.” Staff also shared city code from Watertown, MN that spells out specific standards for auto condos like no dwelling use, no outdoor storage, parking restrictions, signage. Garage condos would be a permitted use, no CUP is necessary as other standards would be determined at the site plan review.

7. Miscellaneous

- A. Building Permit Reports – na

8. Commissioners' Reports

Parks – Grundahl shared that the Old Town project approved with contract starting August 30.

Council – Storms shared the following:

- Electrical split of Old Town and Pavilion was approved.
- Approved sewer plant study with a cost no more than \$70,000
- Façade Improvement Loan Program starting in September.
- Public Hearing regarding the consumption of cannabis in public at next meeting.

9. Next Planning Commission Meeting – Tuesday, September 5, 2023, at 6 p.m.

Rybak shared that the September meeting will be a preview of the public hearing for all ordinance amendments that will happen in November. October meeting is tentatively cancelled as she will be out of town, however; if there are land use applications, there will be a meeting. November will be the public hearing.

10. Adjourn

Motion: CS/JB to adjourn at 6:46 pm. Motion passed 7-0.

Respectfully Submitted,

Karen Hallquist, Community & Economic Development Director



TO: NYA Planning Commission

FROM: Hannah Rybak, Planning Consultant - WSB

DATE: September 5, 2023

SUBJECT: Sackett Waconia

REQUEST: Interim use permit for temporary gravel parking lot

OVERVIEW OF THE REQUEST

Daniel Rondeau, on behalf of PVS - Sackett Waconia has submitted a request for an interim use permit to allow a temporary gravel parking area to be constructed for overflow employee parking. The Sackett Waconia campus in Norwood Young America is one of four company locations. The business is currently experiencing high demand, thus there is need for expansion of facilities. The company is beginning the planning process for the expansion, taking into account all four of their locations. The current parking lot at the NYA campus is not large enough to accommodate all employees they will have in the interim. They have proposed the installation of a gravel parking area to accommodate up to 16 vehicles, directly south of their existing parking lot. The intent is for this to be a short-term solution, which will be removed following the expansion project. The Zoning Ordinance allows for temporary uses such as this through the interim use permit process.

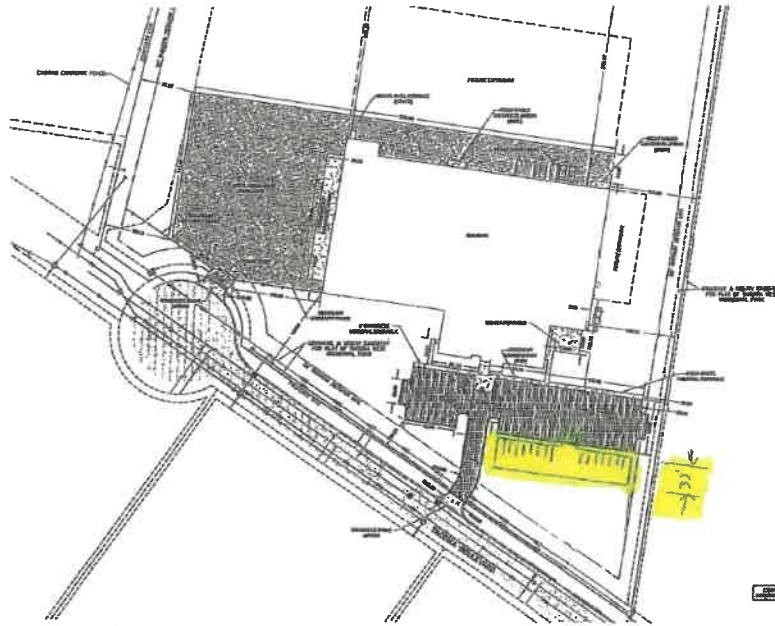
Current Conditions

ZONING: The property is zoned I-1 Light Industrial

LAND USE: The current use of the property is industrial. The Future Land Use Map within the 2040 Comprehensive Plan guides this property for Industrial use.

The property is comprised of 10 acres. The footprint of the building is approximately 64,500 SF. There is an outdoor storage area to the north and west of the building, and employee parking is located to the south. The subject parcel fronts Tacoma Boulevard. The surrounding properties are a mix of industrial users and undeveloped land.

The proposed gravel parking area will be located along the southern border of the existing paved parking area. There will be a new curb cut in the center to allow access to the gravel parking area. The gravel parking area is 33 feet by 170 feet, totaling approximately 5,610 SF. This will accommodate up to 16 vehicles. The area is 63.5 feet from the front property line at the closest point, and 26.5 feet from the east side property line. The Applicant intends to add additional lighting to the existing light poles to cover the expanded parking area. The proposed gravel parking area is depicted below:



INTERIM USE PERMIT REVIEW

An interim use permit (IUP) is subject to all conditions and approvals required for CUP review as specified in Section 1210.06.

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. **Criterion met.**
2. *The use is consistent with the intent of this Ordinance.*
Employee parking is permissible in the I-1 Industrial District. **Criterion met.**
3. *The use does not have an undue adverse Impact on governmental facilities, utilities, services or existing or proposed improvements.*
The proposed IUP will have no impact on the above. **Criterion met.**
4. *The use does not have an undue adverse Impact on the public health, safety, or welfare.*
The proposed IUP will have no impact on the above. **Criterion met.**
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 temporary parking area will not negatively impact neighboring property owners. The use will benefit the area in the long term, as it will allow any expansion at Sackett Waconia to be well planned and high quality. If the City were to require Sackett Waconia to

prematurely pave additional parking at their facility, it may not fit with a future expansion.
Criterion met.

6. *The use will not Impede the normal and orderly development and Improvement of surrounding property for uses permitted In the district.*

Criterion met.

7. *Adequate utilities, access roads, drainage and necessary facilities have been or will be provided.*

The proposed temporary use will be served by existing facilities. **Criterion met.**

8. *Adequate measures have been or will be taken to provide for vehicular and pedestrian safety and convenience to, from and within the site.*

The existing access will be utilized. **Criterion met.**

9. *The use meets all the performance criteria requirements as established in Section 1245.01 of this chapter.*

Not applicable.

10. *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

The IUP will permit gravel parking on a short-term basis. Future construction of a long-term parking solution will be required to be hard surfaced per Ordinance requirements. **Criterion met.**

ACTION

After review and discussion, the Planning Commission may consider a motion to recommend the City Council approve an interim use permit request from Sackett Waconia that includes the following conditions:

1. The interim use permit is effective once recorded with the Carver County Recorder's Office, and shall remain valid for a period of three (3) years from the date of City Council approval.
2. The Applicant must verify if any Carver County Watershed Management organization permits are required.
3. Existing drainage patterns must be maintained with the addition of the gravel parking area.
4. Access to the gravel parking area shall be provided as shown on the site plan. No new access will be permitted.
5. Parking on the gravel area shall be limited to sixteen (16) employee vehicles.
6. Alterations to sight lighting must conform to the requirements of Section 1245.08.
7. 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.

Attachments:

- Application and Plans



Planning and Zoning Application

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

Applicant's Name Daniel Rondeau - President - Sackett - Waconia		Telephone 952-500-3559				
Address (Street, City, State, ZIP) 680 Tacoma Blvd Norwood Young America MN 55368						
Property Owner's Name (If different from above) PVS Sackett-Waconia		Telephone 313-921-1200				
Location of Project 680 Tacoma Blvd						
Legal Description Lot 1 Block 1, Tacoma West Industrial Park Carver County Minnesota						
Description of Request (Attach separate sheet, if necessary) Permit request is to temporarily expand the parking lot until final expansion plans are finalized. This temporary expansion will keep cars off of Tacoma Blvd which prevents a dangerous situation due to the truck traffic. During the winter months this hazard increases with the snow.						
<p style="text-align: center;">Proposed Action(s): Check all that apply</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; vertical-align: top;"> <input type="checkbox"/> Annexation \$300.00 <input type="checkbox"/> Application for Appeal \$150.00 <input type="checkbox"/> City Code Amendment \$250.00 <input type="checkbox"/> Parking Reduction \$100.00 <input type="checkbox"/> CUP/IUP \$300.00 (Residential) <input checked="" type="checkbox"/> CUP/IUP \$300.00 (Non-Residential) <input type="checkbox"/> Variance \$300.00 (Residential) <input type="checkbox"/> Variance \$300.00 (Non-Residential) <input type="checkbox"/> Lot Split \$200.00 <input checked="" type="checkbox"/> Public Hearing Notice \$75.00 </td> <td style="width: 33%; vertical-align: top;"> <input type="checkbox"/> Comp Plan Amendment \$500.00 + Escrow <input type="checkbox"/> Sketch Plat \$200.00 + Escrow <input type="checkbox"/> Site Plan \$300.00 + Escrow <input type="checkbox"/> PUD Sketch Plan \$200.00 + Escrow <input type="checkbox"/> PUD Plan Amendment \$300.00 + Escrow <input type="checkbox"/> PUD Final Plan \$300.00 + Escrow <input type="checkbox"/> PUD Gen. Concept Plan \$400.00 + Escrow <input type="checkbox"/> Prelim Plat \$350.00 + \$10.00/Lot + Escrow <input type="checkbox"/> Final Plat \$250.00 + \$10.00/Lot + Escrow <input type="checkbox"/> Wetland Mitigation Plan \$100.00 + Escrow </td> <td style="width: 33%; vertical-align: top;"> <input type="checkbox"/> Storm Water Plan \$250.00 <input type="checkbox"/> Rezoning \$400.00 <input type="checkbox"/> Street/Alley Vacation \$300.00 <input checked="" type="checkbox"/> Recording Fee \$46.00 <input type="checkbox"/> Boundary Line Adjustment \$100.00 <input type="checkbox"/> Other _____ </td> </tr> </table> <p>ALL ESCROW MUST BE PAID BY CERTIFIED CHECK Escrow Deposit \$2,000.00 Escrow Deposit - Site Plan Review: \$15,000 (Tacoma West Industrial Park), \$5,000.00 (All other site plan reviews) Escrow Deposit - Development Review (paid at Sketch Plan): \$10,000.00</p> <p style="text-align: center;">ALL PLANNING & ZONING APPLICATION FEES ARE IN ADDITION TO LEGAL, ENGINEERING AND ASSOCIATED COSTS.</p> <p style="text-align: center;">*APPLICATIONS WILL BE PROCESSED ONLY IF ALL REQUIRED ITEMS ARE SUBMITTED*</p>				<input type="checkbox"/> Annexation \$300.00 <input type="checkbox"/> Application for Appeal \$150.00 <input type="checkbox"/> City Code Amendment \$250.00 <input type="checkbox"/> Parking Reduction \$100.00 <input type="checkbox"/> CUP/IUP \$300.00 (Residential) <input checked="" type="checkbox"/> CUP/IUP \$300.00 (Non-Residential) <input type="checkbox"/> Variance \$300.00 (Residential) <input type="checkbox"/> Variance \$300.00 (Non-Residential) <input type="checkbox"/> Lot Split \$200.00 <input checked="" type="checkbox"/> Public Hearing Notice \$75.00	<input type="checkbox"/> Comp Plan Amendment \$500.00 + Escrow <input type="checkbox"/> Sketch Plat \$200.00 + Escrow <input type="checkbox"/> Site Plan \$300.00 + Escrow <input type="checkbox"/> PUD Sketch Plan \$200.00 + Escrow <input type="checkbox"/> PUD Plan Amendment \$300.00 + Escrow <input type="checkbox"/> PUD Final Plan \$300.00 + Escrow <input type="checkbox"/> PUD Gen. Concept Plan \$400.00 + Escrow <input type="checkbox"/> Prelim Plat \$350.00 + \$10.00/Lot + Escrow <input type="checkbox"/> Final Plat \$250.00 + \$10.00/Lot + Escrow <input type="checkbox"/> Wetland Mitigation Plan \$100.00 + Escrow	<input type="checkbox"/> Storm Water Plan \$250.00 <input type="checkbox"/> Rezoning \$400.00 <input type="checkbox"/> Street/Alley Vacation \$300.00 <input checked="" type="checkbox"/> Recording Fee \$46.00 <input type="checkbox"/> Boundary Line Adjustment \$100.00 <input type="checkbox"/> Other _____
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The undersigned certifies that they are familiar with application fees and other associated costs, and also with the procedural requirements of Chapter 11 and Chapter 12 of the City Code and other applicable ordinances.						
Applicant's Signature: 		Date 08/14/2023				
Fee Owner's Signature: 		Date 08/14/2023				
For Office Use Only						
Accepted By: 		Amount 421 -	Date 8/14/2023			

16 14423



Date: 08/15/23

From: Daniel J Rondeau – President

Subject: Temporary expansion of parking lot

To whom it may concern:

Sackett-Waconia is located at 680 Tacoma Blvd in Norwood Young America. We currently are experiencing high demand for our products and as a result are beginning the planning process for expansion of our facilities. We have three other facilities besides this location so the evaluation/planning process is extensive. We anticipate that the planning phase will be completed by Q2 of 2024. Once that is completed, we would transition into the building phase. A target date to complete that phase is a little more difficult to determine as there are many factors involved but I would expect that within 18 months of completing the planning phase it will be complete.

During this time, we foresee the parking accommodations will not be sufficient to handle the number of employees we will need. While there is an option to utilize Tacoma Blvd for additional parking, we feel this creates an unsafe condition given the truck traffic for both Sackett-Waconia and Vickerman's.

During the winter months the snow plowing on this road does not yield full width so adding parked cars will further narrow the road creating a situation where a person could slip while walking and potentially injured by a passing truck.

The temporary expansion we seek is detailed on the pages included with this application and would yield 16 additional parking spaces. A curb cut would be done in the current lot as shown and the area graded, and gravel installed. Lighting would be adjusted, and the corners of the expansion marked.

Regards,

Daniel J Rondeau
President

952-500-3559
danr@sackettwaconia.com

1701 South Highland Avenue ▪ Baltimore, MD 21224 ▪ (410) 276-4466

33 East 8th Street ▪ Waconia, MN 55387 ▪ (952) 442-4450

680 Tacoma Blvd ▪ Norwood-Young America, MN 55386 ▪ (952) 442-4450

Hannah Rybak

From: Dan Rondeau <danr@sackettwaconia.com>
Sent: Tuesday, August 15, 2023 3:09 PM
To: Hannah Rybak
Cc: Karen Hallquist; Jason Martens
Subject: Re: Sackett Waconia - IUP Request

EXTERNAL EMAIL

Hannah,

The poles that are already installed have a down light on one side towards the current lot. We intend to install a down light on the opposite side of the posts to illuminate the temporary lot. Nothing crazy just want people safe.



Dan Rondeau | President

Mobile: (952) 500-3559

[680 Tacoma Blvd, Norwood Young America, MN 55368](#)

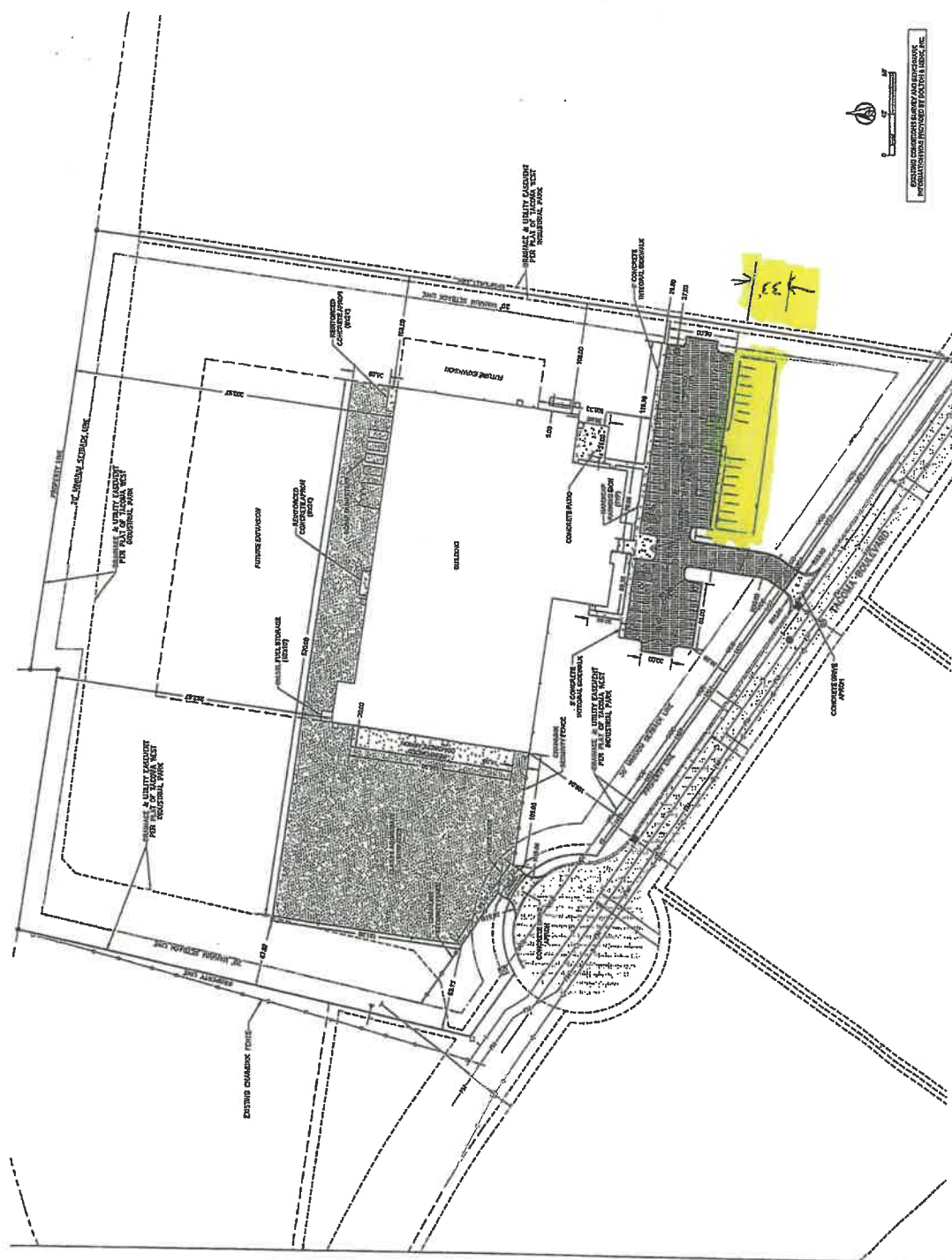
Email: danr@sackettwaconia.com

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[us.mimecast.com/s/kRkKCjRvQQTYng60TRuYue?domain=sackettwaconia.com](https://protect-us.mimecast.com/s/kRkKCjRvQQTYng60TRuYue?domain=sackettwaconia.com)



This message is intended only for the named recipient. The message and the information therein are considered confidential and the property of Sackett-Waconia and may not be copied nor used to the disadvantage of Sackett-Waconia. If this message is received in error please notify us at (410) 276-4466.



EXISTING CONDITIONS SURVEY AND CONFORMANCE
INFORMATION PROVIDED BY GASTON & BOND, INC.

Property Information



What property are you looking for?

Search on address, property ID, or addition name

Filter

Information

Topographic information maintained by the review application.

Information, we acquainted

Why

are not as they

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information for

following:

ID (PID),
the map





TO: NYA Planning Commission

FROM: Hannah Rybak, Planning Consultant - WSB

DATE: September 5, 2023

SUBJECT: Ordinance Amendments

REQUEST: Review of redlines

Overview

Redline drafts of all amendments previously discussed have been provided. Please review the drafts ahead of the Planning Commission meeting.

Redline - 1200.04 Definitions: removal of the term "industry, heavy"

Redline - 1210.06 Conditional Use Permits: minor amendments to outdoor storage standards & addition of requirements for auto condos

Redline - 1230.11 B-1 Business Industrial District: removal of B-1 Business Industrial District, due to consolidation with I-1 Light Industrial District

Redline - 1230.12 I-1 Light Industrial District: amendments related to consolidation of B-1 and I-1 Districts

*Redline - 1245.04 Accessory Structures: Amend exclusion from 120 SF to 200 SF, per building code

*Redline - 1245.05 Fences: Remove requirement for 1-foot setback for fences and clarify permitting requirements. Discuss need to reduce height and require opacity for corner side yard fences

Redline - 1250.07 Access: Add driveway width requirements and clarify that only one driveway is permitted per street frontage

Redline - Section 1255 Landscaping: Updated landscaping requirements and standards for non-residential uses

Redline - Building Material and Detail for I-1 District (section # TBD): Provide requirements for exterior building materials for I-1 District

Action

Staff requests that the Planning Commission review and discuss all redlines. Following this meeting, draft ordinances will be prepared for public hearing and presentation to the City Council.

Attachments

Draft redlines, listed above

Redline - 1200.04 Definitions

~~Industry, Heavy. The manufacture, compounding, processing, packaging, treatment or assembly of products and material that may emit objectionable and offensive influences beyond the lot on which the use is located. Uses such as bulk storage, outdoor storage of large amounts of raw materials or finished product, agricultural processing, manufacture or fabrication of large, bulky items, and potentially hazardous or explosive product manufacture, production, or distribution generally qualify as heavy industrial.~~

Redline - 1210.06 Conditional Use Permits.

~~2. Reserved. (Ord 298; 3-26-18)~~

~~2. Auto Condos. Auto condos shall conform to the following standards:~~

- ~~a. Auto condos shall be for the private storage and private leisure by the owner(s) of such space. No commercial activities shall be permitted in the auto condo, nor shall any auto condo ever be occupied for residential purposes.~~
- ~~b. The City may permit specifically designated auto condo units for manufacturing and commercial uses already permitted within the I-1 Light Industrial District, if designated on the approved site plan. If units are approved for manufacturing and commercial uses, the following additional conditions shall apply:~~
 - ~~i. One wall sign per unit shall be permitted. The sign size shall not exceed 15% of the area of the front face of the unit.~~
 - ~~ii. No outdoor storage will be permitted.~~
 - ~~iii. Parking shall be permitted only in the designated parking spaces.~~

18. Outdoor Storage. Outdoor storage shall conform to the following standards:

- a. 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. A chain link fence with plastic or vinyl screening slats shall be considered a solid fence.
- b. Outdoor storage shall not be located in front of the principal structure or within the front yard as required by the applicable zoning district.
- c. No un-screened 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.

Redline - 1230.11 B-1 Business Industrial District

~~1230.11 B-1 Business Industrial District~~

~~Subd. 1 Intent. The B-1, Business Industrial District is intended to provide an area identified for light industrial and large-scale office-park development. This District is suitable for areas planned for Mixed-Use Commercial Industrial or Industrial Use in the Future Land Use Map as contained in the Comprehensive Plan. (Amended by Ord No. 338, 06-28-2021)~~

~~Subd. 2 Permitted Uses. The following uses are permitted in the Business Industrial District:~~

- ~~A.—Automobile repair, major~~
- ~~B.—Contractor Yards~~
- ~~C.—Light Industrial~~
- ~~D.—Office Complexes~~
- ~~E.—Garden and landscaping services~~
- ~~F.—Mini-storage facilities~~
- ~~G.—Retail in association with a contractor yard or wholesale trade business~~
- ~~H.—Vocational and Technical Schools~~
- ~~I.—Warehouses~~
- ~~J.—Wholesale Trade and Showrooms~~

~~Subd. 3 Permitted Accessory Uses. The following accessory uses are permitted in the Business Industrial District:~~

- ~~A.—Commercial or business buildings and structures for a use accessory to the principal use;~~
- ~~B.—Fences, subject to Section 1245.05;~~
- ~~C.—Lighting, subject to Section 1245.08;~~
- ~~D.—Signs, subject to Section 1260.~~

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

~~Principle Uses:~~

- ~~A.—Veterinary clinic, animal care, animal shelter, pet daycare, pet training, or animal hospital.~~

~~Accessory Uses:~~

- ~~A.—Outdoor Auto, Truck, Recreational Vehicle and Equipment Sales and Display;~~
- ~~B.—Outdoor Storage;~~
- ~~C.—Barbed wire Fencing~~

~~Subd. 5 Interim Uses. The following uses are permitted as an interim use, subject to the provisions of Section 1210.07:~~

- ~~A.—Outdoor Storage~~

~~Subd. 6 Lot Requirements and Setbacks. The following requirements and setbacks are the minimum amount allowed in the B-1 District, with the exception of "Lot Coverage" which shall be the maximum amount allowed:~~

- ~~A. Lot Area: 30,000 square feet~~
- ~~B. Lot Width: 200 feet~~
- ~~C. Lot Coverage: 80%~~
- ~~D. Building Height: 40 feet (principal structure)~~
~~Two-thirds of the height of the principal structure (accessory structure) (Amended Ord. 344, 04/11/2022)~~

~~E. Setbacks:~~

~~*Principal Structures:*~~

- ~~Front yard: 25 feet~~
- ~~Side yard: 5 feet~~
- ~~Side yard: 30 feet (if adjacent to a residential district)~~
- ~~Street side yard: 25 feet~~
- ~~Rear yard: 20 feet~~
- ~~Rear yard: 30 feet (if adjacent to a residential district)~~

~~*Accessory Structures:*~~

- ~~Front yard: not permitted in front yards~~
- ~~Side yard: 5 feet~~
- ~~Street side yard: 25 feet~~
- ~~Rear yard: 5 feet~~
- ~~Alley rear yard: 10 feet~~

~~Subd. 7 Architectural Standards and Guidelines. Architectural standards and guidelines shall follow the provisions of Section 1245.03 of this Chapter.~~

Redline - 1230.12 I-1 Light Industrial District

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

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

This District is suitable for areas planned for Industrial Use in the Future Land Use Map as contained in the Comprehensive Plan. (*Amended by Ord No. 338, 06-28-2021*)

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

- A. Contractor Operations;
- B. Laboratories;
- ~~C. Light Industry;~~
- C. Utilities (public sewer, water);
- D. Warehousing;
- E. Wholesale Trade and Showrooms
- F. Manufacturing
- G. Office Complexes
- H. Garden and Landscaping Services
- I. Vocational and Technical Schools
- J. Retail – in association with a contractor yard or wholesale trade business

Subd. 3 Permitted Accessory Uses. The following accessory uses are permitted in the Light Industrial District.

- A. Commercial or business buildings and structures for a use accessory to the principal use.
- B. Fences, subject to Section 1245.05
- C. Lighting, subject to Section 1245.08

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

Principal Uses:

- A. Antennas, satellite dishes, communication and radio towers;
- ~~B. Vocational and Technical Schools;~~
- B. Adult Uses providing they are located on lots which do not abut U.S. Highway 212.
- C. Minor Auto Repair, subject to standards contained in Section 1230.12, Subd. 4 pertaining to accessory outdoor storage, as may be amended, provided:
 - i. Fencing and screening. When abutting a property used for residential purposes a landscaped buffer sufficient to screen the use from the adjacent residence at all times of the year shall be provided.
 - ii. No vehicle or equipment shall be parked on the premises other than those utilized by employees, used by the business, or awaiting service. No vehicle or equipment shall be parked or be waiting service longer than fifteen (15) days. Vehicles and equipment, if required to be licensed, shall display current licenses.
 - iii. Junk yards and/or auto salvage is prohibited.
 - iv. Exterior storage other than vehicles and equipment being repaired shall be limited to service equipment and incidental, seasonal, and occasional items offered for sale.

- v. The storage of new tires, batteries and other such items for sale outside the building is allowed during hours of business operation.
- vi. Business activities such as automatic car and truck wash, rental of vehicles, equipment or trailers, and general retail sales may be allowed.
- vii. Outdoor storage of used tires may be allowed, provided tires are stored in a completely enclosed structure approved by the City and a written plan to regularly dispose of used tires is filed with the application for conditional use permit required under this Section.

D. Major Auto Repair, subject to standards contained in Section 1230.12, Subd. 4 pertaining to accessory outdoor storage, as may be amended, provided:

- i. Fencing and screening. When abutting a property used for residential purposes a landscaped buffer sufficient to screen the use from the adjacent residence at all times of the year shall be provided. When abutting a commercial property a fence is required.
- ii. No vehicle or equipment shall be parked on the premises other than those utilized by employees, used by the business, or awaiting service. Vehicles and equipment, if required to be licensed, shall display current licenses.
- iii. Junk yards and/or auto salvage is prohibited.
- iv. Exterior storage other than vehicles and equipment being repaired shall be limited to service equipment and incidental, seasonal, and occasional items offered for sale.
- v. Business activities such as automatic car and truck wash, rental of vehicles, equipment or trailers, and general retail sales may be allowed. Outdoor storage of used tires may be allowed, provided tires are stored in a completely enclosed structure approved by the City and a written plan to regularly dispose of used tires is filed with the application for conditional use permit required under this Section.

E. Non-Passenger Auto Repair such as semi-truck repair, large equipment repair, agricultural equipment repair, boat repair, and marine equipment repair, provided:

- i. Fencing and screening. When abutting a property used for residential purposes a landscaped buffer sufficient to screen the use from the adjacent residence at all times of the year shall be provided. When abutting a commercial property a fence is required.
- ii. No vehicle or equipment shall be parked on the premises other than those utilized by employees, used by the business, or awaiting service. No vehicle or equipment shall be parked or be waiting service longer than fifteen (15) days. Vehicles and equipment, if required to be licensed, shall display current licenses.
- iii. Junk yards and/or auto salvage is prohibited.
- iv. Exterior storage other than vehicles and equipment being repaired shall be limited to service equipment and incidental, seasonal, and occasional items offered for sale.
- v. The storage of new tires, batteries and other such items for sale outside the building is allowed only during hours of business operation.
- vi. Business activities such as automatic car and truck wash, rental of vehicles, equipment or trailers, and general retail sales may be allowed. Outdoor storage of used tires may be allowed, provided tires are stored in a completely enclosed structure approved by the City and a written plan to regularly dispose of used tires is filed with the application for conditional use permit required under this Section.

F. Veterinary clinic, animal care, animal shelter, pet daycare, pet training, or animal hospital.

G. Mini Storage / Auto Condos

Accessory Uses:

- A. Freight and yard equipment;
- B. Outdoor Auto, Truck, Recreational Vehicle and Equipment Sales and Display;
- C. Outdoor Storage;
- D. Barbed-wire Fencing

(Amended 8-26-19, Ord. 321)

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

- A. Lot Area: 87,120 square feet (2 acres)
- B. Lot Width: 200 feet
- C. Lot Coverage: 80%
- D. Building Height: 40 feet (principal structure)
Two-thirds of the height of the principal structure (accessory structure)

Amended Ord. 344, 04/11/2022)

- E. Setbacks:
 - Principal Structures:
 - Front yard: 30 feet
 - Side yard: ~~10~~ 15 feet
 - Street side yard: 30 feet
 - Rear yard: ~~30~~ 50 feet
~~50~~ 75 feet if adjacent to a residential district

Accessory Structures

- Front yard: Not permitted in front yards
- Side yard: 10 feet
- Street side yard: 30 feet
- Rear yard: 10 feet
- Alley rear yard: 10 feet

Redline - 1245.04 Accessory Structures

Subd. 2 General Provisions.

- A. *Structures ~~120-200~~ Square Feet or Less.* Structures sized ~~120~~ 200 square feet or less are exempt from this Section, except those standards relating to required setbacks and number of total detached structures allowed.

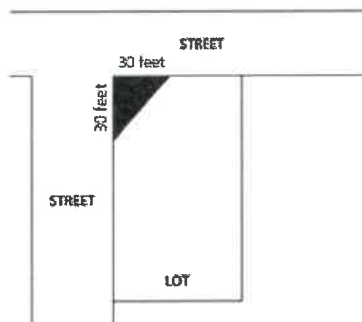
Redline - 1245.05 Fences

Subd. 1 ~~Building Administrative~~ Permit Required. No fence, except temporary fencing, shall be constructed without an ~~administrative building~~ permit. ~~A fence that is eight (8) feet in height or greater shall require a building permit. The A permit~~ application shall be accompanied by a plot plan clearly describing the type, location, and method of anchoring the fence.

Subd. 2 Setbacks. Boundary line fences ~~shall may~~ be ~~located at least one (1) foot from constructed up to the~~ property line, ~~but no component of any fence may exceed the property line. except as provided for in Subd. 4 and 5 of this Section. The persons, firms or corporations constructing or causing the construction of such fence shall be responsible for maintaining that part of their property between fence and property line.~~ City staff shall require any applicant for a fence permit to establish the boundary lines of his property by a certificate of survey thereof to be made by any registered land surveyor or by showing the accurate stake markers of the surveyed lot.

Subd. 3 Fencing Conformity. Fencing in all districts shall conform to the following:

- A. Fences in all districts shall be maintained so that the exposed outer/inner surface shall be uniformly painted or stained in a neat and aesthetically acceptable condition.
- B. The side of the fence considered to be the face (finished side as opposed to structural supports) shall face abutting property.
- C. No fence shall be permitted on a public right-of-way or boulevard area.
- D. No fence shall be erected on a corner lot that will obstruct or impede the clear view of an intersection by approaching traffic within a sight triangle defined by measuring thirty (30) feet from intersecting streets. *(Amended by Ord. 312; 10-22-2018)*



- E. All snow-stop fencing may be used from November 1 to April 1. No permit shall be required for temporary fencing.
- F. All fencing shall be constructed straight, true, and plum
- G. Fences which are in need of repair or maintenance through type of construction or otherwise, or are otherwise dangerous to the public safety or general welfare and health are considered a public nuisance and the City may commence proceedings for the abatement thereof under Chapter 6, Nuisance Abatement of the City Ordinance. Electric fences may not be used. Material such as chicken, sheep, or hog wire fencing, barbed wire fencing, or snow fencing will not be allowed as permanent fencing, except as stated in paragraph E in this section. *(Amended by Ord. 312; 10-22-2018)*
- H. All fences shall have a gate or opening to allow access from the exterior of the lot.
- I. All fences shall be constructed of durable materials such as treated or painted wood, cedar, chain link, aluminum, wrought iron, and similar materials intended to be used for fencing in urban areas. Agricultural fences, woven wire, electric wire, plastic, and fences made of flimsy or non-traditional materials/items are prohibited. Barbed wire is prohibited in residential districts but may be allowed on the top of fences in commercial and industrial districts as provided under Subd. 5 "Fencing in Commercial, Business, and Industrial Districts". *(Amended by Ord. 312; 10-22-2018)*

Subd. 4 Fencing in All Residential and Agricultural Districts.

- A. *Setback and design.* A fence may be located within the rear yard and side yard to a maximum height of six (6) feet up to the point where it is parallel with the front edge of the building. Fences located in front of a dwelling shall not exceed three and one half feet in height, ~~and shall not be placed within two (2) feet of a property line.~~ Fences may be placed in street side corner yards provided the fence is at least fifty (50) percent opaque and not more than four (4) feet in height. A clear sight triangle as defined in Section 1245.05, Subd. 3(D) is required. Fence height shall be measured from grade. *(Amended by Ord. 312; 10-22-2018)*
- B. Fences around dog kennels not exceeding one hundred (100) square feet in size, fences around garden fences will not require ~~building a~~ permits, but shall adhere to the other regulations of this subdivision.
- C. All garbage can areas in multi-family developments shall be protected by a privacy fence not less than six (6) feet in height. The privacy fence shall be constructed of wood, vinyl or similar, but shall not include chain link with slats. All gates shall have a self-closing and self-latching latch installed on the outside of the fence.

Subd. 5 Fencing in Commercial, Business and Industrial Districts.

- A. Business and industrial fences may be erected up to eight (8) feet in height as measured from grade. Fences in excess of eight (8) feet shall require a conditional use permit.
- B. Business and industrial fences with barbed or razor wire security arms shall be erected a minimum of six (6) feet in height as measured from grade (measured without the security arm) and shall require a conditional use permit. The security arm shall be angled in such a manner that it extends only over the property of the permit holder and does not endanger the public. *(Amended by Ord. 312; 10-22-2018)*
- C. Single-family residential properties located in the Civic (C), Central Business District (CBD), and Commercial/Industrial (C-I) Districts shall conform to the provisions of Subd. 3 of this Section.

Redline - 1250.07 Access.

- A. Parking and loading space shall have adequate access from a public right-of-way.
- B. Access drives shall be so located as to minimize traffic and congestion and abnormal traffic hazards. No driveway shall be closer than fifty (50) feet to any right-of-way line of a street intersection.
- C. Access drives shall be located a minimum of five (5) feet from a side property line.
- D. The maximum width for a driveway serving a single-family home shall be twenty-four (24) feet at the property line, and thirty-six (36 feet) within the lot.
- E. Single family properties shall have no more than one (1) driveway per street frontage.
- F. Access drive widths shall not exceed forty (40) feet for multiple family, commercial, or industrial uses. The established width for multiple family, commercial, or industrial uses may be exceeded if the City Engineer finds traffic circulation purposes warrant increased width.
- G. Residential, commercial, and industrial driveways shall be hard-surfaced with materials such as concrete, asphalt, or brick/paver, except that driveways accessed from non-hard-surfaced alleys may be non-hard- surfaced.
- H. Residential parking pads shall be setback a minimum of five (5) feet from side property lines.

(Amended by Ord. 267; 11-9-2015)

Redline - Section 1255 Landscaping

1255.01 Intent. The primary purpose of these regulations is to establish minimum standards for landscaping and ground cover to provide an aesthetic environment. These standards shall be implemented concurrently with site plan approval by the city.

1255.02 Landscaping Area. All areas designated to be landscaped and street boulevards that are not devoted to drives, sidewalks, patios or other such uses shall be landscaped. All landscaped areas shall be kept neat, clean and uncluttered. No landscaped area shall be used for the parking of vehicles or the storage or display of materials, supplies or merchandise.

1255.03 Landscape Requirements for All Uses. Ground cover shall be established within one year of issuance of Certificate of Occupancy.

1255.04 Landscape Requirements for New Non-Residential Uses.

- A. Tree planting ~~at the rate of a minimum of eight trees or one tree per 3,000 SF of suitable site area, whichever is greater. Tree spacing must include trees planted at the boulevard, at fifty-foot intervals. Suitable site area shall include all area of the site unoccupied by structures and parking lot, and shall exclude wetlands or other land not suitable for disturbance or tree planting. one (1) tree per 1000 square feet of gross building area;~~
- B. ~~A combination of berming, shrub and tree planting~~ Foundation plantings at a rate of one shrub per ten feet of building and parking lot perimeter. Plantings may be grouped rather than dispersed at ten-foot intervals. Permitted gravel parking areas are exempt from this requirement; and
- C. Berming with low ground cover (slopes shall be no greater than one foot in elevation per three horizontal feet).

1255.05 Landscape Requirements for Expansion of Non-Residential Uses.

- A. ~~Tree planting of a minimum of one (1), or one (1) tree per 1000 square feet of gross expanded building area tree per fifty feet of boulevard. Existing trees may count toward this requirement if they are in the front or corner side yard; and~~
- B. ~~Foundation plantings at a rate of one shrub per ten feet of added building and parking lot perimeter. Plantings may be grouped rather than dispersed at ten-foot intervals. Permitted gravel parking areas are exempt from this requirement.~~

1255.06 Landscape requirements for Multi-Family Residential Uses. Townhomes, manufactured home parks and apartment dwelling structures shall require as a minimum: one (1) new tree per dwelling unit, unless otherwise approved by the City Council.

1255.07 Size Standards. The minimum size of planted trees shall be a minimum two and one half (2 ½) caliper inches for deciduous trees and six feet in height for coniferous trees. Shrubs shall be planted at a minimum of 1/3 of the mature spread and height of typical growth habits.

1255.08 Species. Types of trees allowed shall be species listed on the city landscaping list. Plant species must be tolerant to snow storage, exposure to salt and sun scald in parking areas.

1255.09 Landscape Warranty. All required landscape plants shall be alive and in satisfactory growth for a minimum of two (2) years after planting, or be replaced at the owners expense.

1255.10. Compliance Time Frame. All planting and sodding shall be completed, and all

seeding established within one (1) year of issuance of Certificate of Occupancy. *(Amended
by Ord. 180, 5/22/2006)*

Redline - Building Material and Detail for I-1 District (section # TBD)

A. Exterior Wall Finish.

A.1. Required Materials. All exterior wall finishes on any building structure shall be constructed of the following materials or combination of materials:

- 1.a. Brick
- 2.b. Stone
- 3.c. Glass
- 4.d. Textured masonry units
- 5.e. Wood, consisting of lap siding and painted
- 6.f. Stucco
- 7.g. Tilt up concrete panels
- 8.h. Prefabricated steel or sheet metal panels or pre-engineered buildings, subject to the accent materials requirements in subsection (2) below. ~~for Permitted Industrial Uses in the B-1 District only, assuming that permitted materials listed in 1-7 above shall occupy 100% of the street-facing side(s) of the building and the~~ The lot shall be landscaped as required by the City which solely reserves the right to require additional landscaping in exchange for allowing the pre-engineered or prefabricated application. ~~Commercial uses (retail or service occupying fifty percent or more of the site) are specifically excluded from this clause (1245.03, A, 10) as may be amended.~~
- 9.i. Fiber cement or cement/concrete board lapsiding
- 10.j. Metal subject to the accent materials requirements in subsection (2) below, and the following limitations:
 - a.● Aluminum is prohibited in any form.
 - b.● Minimum metal gauge of 24.
 - ~~c. Concealed fasteners required.~~
 - ~~d. Horizontal application is required, that is lapsiding versus vertical steel panel.~~
 - ~~e. When façade of the building faces a public right of way; a minimum of twenty-seven percent (27%) of the façade must be transparent (e.g. window, door openings) and twenty-five percent (25) must be an accent material consisting of brick, stone, textured masonry units, or stucco.~~
 - ~~f. Portions of facades not facing public streets are exempt from subsection (e) relating to transparency and accent material.~~
 - g.● Metal roofing shall feature standing seams, concealed fasteners, and guards above building openings to prevent snow from accumulating in entrances.

2. Accent Materials. When required based on subsection (1) above,

a Accent material ~~may~~ must occupy up to 25 percent of ~~the a~~ building's

street-facing façade(s). These may include:

1. Metal
2. Glass Block
- a. Spandrel glass
- b. Brick
- c. Stone
- d. Textured masonry units
- e. Stucco
- f. Windows
- f. Doors
3. g. Canopy, portico, overhang or arch over the main entry
4. h. Similar materials as approved by the City

3. Prohibited Materials. The following materials may not be used in any visible exterior application except when specifically permitted by the City in areas with limited public view or accent areas:

1. a. Unadorned plain or painted concrete block
2. b. Painted brick
3. c. Unfinished, corrugated, or galvanized metal panels.
4. d. Reflective glass
5. e. Aluminum, vinyl, fiberglass, asphalt or fiberboard siding

B. *Color.* Colors shall be harmonious and consist of muted colors with low reflectance. Recommended colors include browns, grays, tans, beiges and dark or muted greens, blues and reds. Bright or brilliant colors and sharply contrasting colors may be used only for accent purposes.

~~C. *Horizontal Articulation.* To avoid long unbroken expanses, building of more than 40 feet in width shall be divided into smaller increments through articulation of the façade. This can be achieved through combinations of the following techniques:~~

- ~~1. Façade modulation—stepping back or forward or extending a portion of the façade.~~
- ~~2. Vertical divisions using different textures or materials.~~
- ~~3. Variation in the rooflines by alternating dormers and stepped roofs, gables or other roof elements to reinforce the modulation or articulation intervals.~~

~~D. *Ground-level Articulation.* The ground level of any multi-story structure shall be visually distinct from the upper stories. This can be achieved through the use of one or more of the following techniques. Others that may meet the objective shall be reviewed and approved by the Planning Commission:~~

- ~~1. An intermediate cornice line~~
- ~~2. A sign band~~
- ~~3. An awning arcade or portico~~
- ~~4. A change in the building materials, texture or detailing~~
- ~~5. A change in window shape or treatment~~

E.C. *Entries.* The main entrance should always face the primary street and shall be placed at grade. Main entries ~~shall~~ must be designed with one or more of the following:

1. Canopy, portico, overhang or arch above the entrance. If used, these projections shall be permitted to encroach up to ten (10) feet into the required front yard setback.

2. Recesses or projections in the building façade surrounding the entrance
3. Peaked roof or raised parapet over the door
4. Display windows surrounding the entrance
5. Architectural detailing such as tile work or ornamental moldings

~~F. *Building Placement.* All buildings in the General Commercial District shall be located as close as possible to the front yard setback line and building entrances shall be as close as possible to abutting streets. Parking shall be to the rear or side of the building to the greatest extent possible.~~

~~G. Pre-fabricated and/or pre-engineered buildings are prohibited in the C-2 and B-I Districts, except as provided under 1245.03, Subd. 3, A, 10. Pre-fabricated buildings are those primarily built in a factory off-site and then shipped to and assembled on-site. Pre-engineered buildings are products generally designed by manufacturers according to standard design models as opposed to buildings designed by a stand-alone architect and project engineer who select/employ materials from a variety of independent sources for the specific needs of the property and building.~~