

EAST BETHEL PLANNING COMMISSION MEETING

December 17, 2013

The East Bethel Planning Commission met for a Special Planning Commission Meeting on December 17, 2013 at 7:00 P.M for their regular meeting at City Hall.

MEMBERS PRESENT: Brian Mundle, Jr. Tanner Balfany Randy Plaisance Eldon Holmes
Lorraine Bonin Glenn Terry

MEMBERS ABSENT: Lou Cornicelli

ALSO PRESENT: Colleen Winter, Community Development Director

Call to Order & Adopt Agenda Mundle motioned to adopt the December 17, 2013 agenda. Terry seconded; all in favor, motion carries unanimously.

Sketch Plan Concept – Proposed KOA campground/resort area Background Information as presented by Colleen Winter, Community Development Director

The Developer represented by Dave Engfer came to see me a couple of months ago with an interest in putting in townhouses and a campground. I told him that the townhouse concept was not possible due to the location and the high density. This particular parcel is located on the very eastern edge of East Bethel and is currently zoned Rural Residential. There is not a possibility of providing municipal services to this site. So now the Developer is requesting that the City consider letting them do more of a resort/campground park in this area. They envision it being similar to KOA campgrounds where the amenities are on-site.

Currently under Rural Residential the following uses are allowed:

SECTION 42. RURAL RESIDENTIAL (RR) DISTRICT

Purpose.

- A. The rural residential (RR) district is designed to accommodate residential land uses at low densities that promote the rural character of East Bethel and provide an environment of peace and tranquility for district residents. Residential uses within this district shall rely upon on-site sewage treatment systems and private wells rather than public utility facilities. No more than one single-family dwelling is permitted per lot.

Permitted uses.

- A. Single-family detached dwelling.
- B. Licensed residential facility—Serving six or fewer persons.
- C. Recreation-public.
- D. Agricultural use.
- E. Essential services, government.

3. Accessory uses.

- A. Private garage, carport, or parking space.
- B. Private swimming pool, tennis court, or other similar facility used by a single family.
- C. Shelters temporarily located on-site for construction activities during construction or for six months, whichever is less.

- D. Accessory structures as regulated by Section 14. [Detached] Accessory Structures.
- E. Unlicensed daycare facility serving six or fewer persons.
- F. Licensed daycare facility serving 14 or fewer persons.
- G. Pasture—other uses customarily associated with but subordinate to a permitted use as determined by the city council.
- H. Radio and television receiving antennas including single satellite dish TVROs, short-wave radio dispatching antennas, or those necessary for the operation of household electronic equipment including radio receivers, federal licensed amateur radio stations, and television receivers as regulated by Section 17 [16]. Telecommunication[s] Facilities.
- I. Kennel, private.

4. Conditional uses.

- A. Places of worship.
- B. Schools.
- C. Cemeteries.
- D. City-sponsored senior housing.
- E. Essential services, utility substation.

5. Interim uses.

The following interim uses are permitted in the RR district with an interim use permit:

- A. Home occupations, as regulated by Section 10. General Development Regulations.
- B. Golf courses.
- C. Outside storage of more than five motor vehicles, recreational vehicles, items of equipment, or trailers.
- D. Grading activities that move more than 1,000 cubic yards of material per acre.
- E. Amateur radio antennae less than 30 feet in height.
- F. Domestic farm animals as regulated by City Code chapter 10
- G. Craft center.

Here are the definitions of Recreation:

Recreation, commercial: Land intended to accommodate uses that provide active and passive recreational opportunities on a use and/or membership fee basis. Land designated for commercial recreation use differs from land designated for park and recreation use in that it is privately owned land rather than being publicly owned.

Recreation, public: Land intended to accommodate uses that provide active and passive recreational opportunities whether or not on a use and/or membership fee basis. Land designated for public recreation use differs from land designated for commercial recreation use in that it is publicly owned land rather than being privately owned. Typical uses include tot lots, neighborhood parks, community parks, ball fields, public golf courses, public gardens, green ways and trail corridors, beaches, and community centers.

The area we are discussing is located between 217th to the north and Linwood Township to the east. Winter said she was approached by a developer who is

interested in developing the area in to a town home concept. High density is not really feasible. They went to the drawing board and they decided to put in a RV campground. The Planning Commission needs to look if it is something that is permitted in our comprehensive plan. There are several questions that we might want to consider.

The questions that the Planning Commission needs to answer are:

Does this fit under Rural Residential?
Should it be considered a Conditional Use Permit?
Does this fit in our Comprehensive Plan?

Commercial is privately owned land, rather than publicly owned land.

Winter showed an overlay of the land of their original concept. It is a wooded are, but there are not a lot of unique features. She needs to get back to these folks.

Bonin asked is there no water and place for a beach? Winter said no. Bonin said why would they want to do it there? Plaisance said because they own the property. Bonin said maybe they are looking at putting in an elaborate swimming pool. Plaisance said he doesn't see the draw here. He hasn't talked to the people. He doesn't see any reason why you would want to do that here. There is no recreation around this parcel here. Mundle said it is within a couple miles of the lakes. It is between Hwy 65 and 35. Plaisance from our standpoint it isn't our determining factor if this is a good business. But we do need to look to see if it fits into our comprehensive plan.

Winter said KOA's are on interstates not in areas like this. But they do want to be a KOA. Holmes said KOA has changed all their policies. The one he knows about went from being a KOA to just a campground. He said we do have some responsibilities to the wetlands. He doesn't see how you could make a go of it. Terry said could this go into a mobile home site. Winter said there is a concern of that, but they are marketing it as an RV park. They would come here and stay three to four months. It is really an RV park. Would you allow that? Is there a certain amount of time they could stay there? Mundle said some snowbirds would bring up a large fifth wheel and leave it permanently, and then lock it up in the fall and drive south. Terry said if the initial impulse is townhouses, he is probably trying to do something along those lines rather than a campground in the middle of nowhere.

Mundle asked about the RV park on the west side of East Bethel Community School on Cedar Creek. That place has been there for a really long time. Do you know the background on the location? He assumes it was grand fathered in. Is it operated as a CUP? Winter said it is a legal non-conforming use. It has been there a long time and very well managed. It is a niche market. Bonin said they have been there for at least forty years. Mundle said could there be any correlation regarding zoning laws for these two areas.

Winter said she would need to check the zoning. Mundle said that is rural residential. Winter said under rural residential you do allow public recreation.

The only difference between public and private recreation is ownership. By definition would you consider this as a permitted use? Recreation is not spelled out in the definition. Would you want to do a zoning text amendment or do you simply feel that it doesn't fit the area.

Mundle said a campground is where you pitch a tent. An RV park has roads and services. Winter said is the proposed use by definition close enough to a campground that you would allow it in rural residential. Mundle said there is a big difference between the two. Plaisance said wouldn't we need a way to define that. He has a hard sided pull behind camper. It isn't a pop up. So his question is: if we are going to differentiate, we need to define a campground for tents or an RV park. That which provides electrical and sewer amenities. That would be a question that we would have to come along with.

Mundle asked if the State has definition of what a campground and RV parks are. Winter said yes, they probably do. Mundle said if the State has the definitions, we should look at those. That would be a starting point. Bonin said a campground resort area; she doesn't think the area is suitable for either a campground or a resort. She doesn't think it fits. Mundle said could you elaborate on the campground. Bonin said would you go to a campground that didn't have a beach. Holmes said when he thinks of a campground with water, electricity and septic system. He doesn't see a septic system and a well there. What do you do with this if it doesn't succeed? Winter said it would have to be a community well and sewer system. Holmes said to him it doesn't fit.

Winter said there is a just a little bit of wetland. On 217th, there are about 10 or more acres or so; they show that would be good for housing. Holmes said most RV parks have a pool, community room and showers. Balfany said there are restrictive campgrounds without RVs and they still have showers and amenities. Holmes said they would need amenities. It is at least a mile away from Linwood. Balfany said he doesn't see it fitting in the rural residential district. Plaisance said does it fit the ordinance. He doesn't think it does. It is touching a little bit on what Bonin said. In this area, when we are considering the composition of the city is that where we want to have this type of business going on. If it was near the golf course or disk golf course, where there is recreation available that would make sense. It is really tough for me to plop things down all willy-nilly over the city. This doesn't make sense. For that reason it would not have his support.

Balfany said does it fit our comp plan. Terry said we make a big deal about putting people in an outbuilding. We could be adding forty additional families. Plaisance said we are not just talking about someone making a business around Coon Lake, and marketing as an RV park/campground. Where you can park for a couple weeks and do recreation. Rather than a permanent structure for my kid to drive me crazy to live in. He thinks these are a little bit different.

Terry wondered if bed and breakfast allowed in rural residential. Winter she said it doesn't appear they are. Balfany read the entire list. Winter said we would have to look at the general development regulations that would reference the bed and breakfast. Terry said this is closer to a bed and breakfast. Bonin said at a bed and breakfast they come for one night. They don't bring something and keep it there.

What they could do with this place is almost like a bed and breakfast. They would sleep there and have breakfast there, and go somewhere else for recreation. Plaisance said in R1 and B2 Bed and Breakfast are allowed, not in rural residential. Winter will go back to them, and tell them the opinion of the Planning Commission that it probably doesn't fit. We are opposed to the RV park concept. Balfany said that is a fair statement. Mundle said we would need a business plan. Winter said they didn't want to spend the money if it wasn't going to happen. Balfany said it is a stretch.

2013 Accomplishments Some of these are economic development related and planning commission. One can't happen without the other.

2013 Accomplishments

- Facilitated discussions, coordinated and participated in a cost share agreement with Anoka County Highway Department on behalf of East Bethel Properties, LLC, so that they were able to participate in improvements to their private party at the same time that Anoka County Highway Department was completing a major construction overlay project on County Highway 22 (Viking Blvd.). Resulting in a substantial cost savings for East Bethel Properties, LLC. To date we haven't seen a concept plan. They are continuing to work on things.
- Developed Zoning Text Amendment Changes for Section 14, Accessory Structures. We also talked about several other sections of our zoning ordinances.
- Discussed Home Occupations, Accessory Structures, and Exterior Storage requirements. The sub committee has been working on it and hopefully that will come back soon.
- Minimum Impact Design Standards – met and discussed several times. By the end of this year, we have to get our MS4 stormwater plan in. There is a 180-day comment period. PCA is looking at minimum impact design standards. We will see MIDS be a part of any development in the future. That probably won't come from us, but from the State of MN.
- Held a joint meeting with EDA to discuss Hwy. 65 corridor; Comprehensive Plan; City Center District. This is something we have to continually have to say on. She would like to have as much flexibility as we can. With the thought that there would be an overall design or theme of the area. We need to carefully plan for densities. We need flexibility in our codes. Like we are seeing with Viking Preserved there needs to be cohesive.
- Approved Preliminary Plat of Viking Preserve a 60 lot single family planned unit development project south of Anoka County Highway 22 and west of CSAH 65.
- Remodeled Community Development offices to make them more customer friendly and streamlined services. There was not a drop down window, there was a wall and door and it wasn't customer friendly. By remodeling the area and we reconfiguring, we can now provide better service.
- Hired additional Building inspector. We also have a new permit tech and administrative assistant.
- Started contract with Oak Grove for building inspection services. This is going very well. We also have a contract with Bethel.
- New construction housing – 17 homes East Bethel and 51 Oak Grove. The GIS department is looking at how many homes are in our rural

development inventory. In Whispering Aspen there is development. We are in the midst of the forcemain project.

Business Expansions/Start-ups/Relocation

- **Aggressive Hydraulics – 18800 Ulysses St NE.** Opened its new 62,000 square foot corporate and manufacturing facility in July 2013. No. of Employees - 47.
 - City assistance included Tax Increment Financing. She thinks they may have come before the planning commission. Mundle said we did a plan review.
- **North Country Concrete, Inc. - 23035 Ulysses St NE.** Recently moved from Ramsey to East Bethel. This is the Shade Tree building. They acquired an existing 18,000 square foot facility and purchased vacant lots resulting in a total land purchase of 12 acres. No. of employees – 75.
 - City assistance included meeting at the Ramsey location to see their operation and to answer any questions that they have about planning and zoning regulations in the City of East Bethel.
- **TinMan Fabrication, Inc. – 21461 Aberdeen St NE.** Recently moved into a vacant building, made significant improvements and relocated their business from Oak Grove to East Bethel. No. of Employees – 3.
 - City assistance included helping them obtain a Conditional Use Permit
- **Minnesota Fresh Farm – 20241 Hwy 65 NE.** Obtained an Interim Use Permit for agri-tourism activities. Business Start up.
 - City assistance included helping them obtain an Interim Use Permit

Planning Activities

- **Home Occupation permits – 5**
- **Interim Use Permits – 6**
- **Conditional Use Permits – 2**

Variances – 2

Holmes wanted to know if the City has to get approval from the State on the variances. Winter said no. Holmes said he brought it up a couple of times. The State of MN has brought up some sort of documentation. Winter said she would check at the State level (planning office) and see. She hasn't heard of it. Terry said you sent us something about that. How the restrictions were going to be tighter. Mundle said this year. Holmes said it might have happened last year. Mundle said the variances were frozen by the State. But they have come off. Balfany said Winter would look into it.

2014 Goals

Winter said we continue to work on different things. Obviously form based planning. The corridor and we need to continue on that path. We need to work on a comp plan and that isn't a cheap proposition to do. If there are grant dollars we should apply for them. She knows that Met Council will be giving away planning dollars and she would like to apply for those.

She wondered if anyone saw the op ed piece about Met Council's MSP 2040 transportation plan. They are focusing on the urban corridors, where people can

walk and ride bikes. The rural growth centers are being left out of their plan. They don't expect us to grow by much. It is a little bit frustrating and disheartening. As was pointed out to her, this is nothing new, the pendulum kind of swings with them.

We do need to hold a legislative forum in January or February. We need to talk about the partnership with Met Council. We also need to get the legislators to understand how important 187th intersection becoming signalized is for our community. In order for us to effectively promote and develop the east side. It was in their plan in 2000 and 2005/6. We have to continue to push.

As a Planning Commission you might have opinions on what you would like to see us work on. Mundle said he would like to see more joint meetings with the EDA for brainstorming with on the water district.

No other ideas.

Approval of Minutes

Mundle said on page 10, fourth paragraph down, first sentence, states Mundle said there are several trees. Trees should be changed to locations.

Bonin has one comment on page seven, fourth paragraph. This is an entry-level development. Most people might look at it as an entry-level development. This is a high-density development with sewer and water. That might make their life easier living there. Mundle said it is just stating that the price of these homes is here to here. It is entry level pricing. Maybe we should add entry level pricing. In Whispering Aspen there is entry level. Some are first time homebuyers, and some are seniors. Balfany said it refers to price. Bonin said it colors how you promote the place. Winter said it is from their marketing.

Terry said he would like to strike too based on residents concerns.

Bonin made a motion to approve the minutes with changes. Terry seconded; all in favor, motion carries unanimously.

Winter wanted to thank the Planning Commission members. She wants to thank the members for their insight. You are very supportive of staff. We are really doing a good job in terms of customer service. You present yourselves and your professionalism.

Mundle said his three years will be up for reappointment and has been an honor working with all of you. He has learned a lot from everyone. He enjoys bickering with everyone and coming to a good conclusion and still work together.

Balfany said his term is also up and he is going to say ditto. It has been a good run. He appreciates the support of everyone as the chair. He will see next month if he is back next month. Mundle said his first meeting was in January. If that is the case, just we will present them again at the next meeting.

Terry wondered if there were two seats open. Winter said there have been no other applicants at this point. Terry said he does appreciate the continuity of the people returning. It is nice that we can refer back to certain things.

Adjournment

Holmes made a motion to adjourn the meeting at 7:54 p.m. Mundle seconded; all in favor, motion carries.

Submitted by:

Jill Anderson
Recording Secretary