

**City of East Bethel
Planning Commission Agenda**

7:00 PM

Tuesday, March 25, 2014



Agenda

	<u>Item</u>
7:00 PM	1.0 Call to Order
7:02 PM	2.0 Adopt Agenda
7:03 PM	3.0 Public Hearing - A request by Shaw Trucking for approval of a REVISED Preliminary Plat/Planned Unit Development for a residential development known as Viking Preserve. The 58.92 acre parcel consists of 48 proposed single family lots in a planned unit development. Property Location: Southern boundary – Viking Boulevard NE (Anoka County Highway 22) Western boundary – Jackson St NE Part of Sec. 29 & 30, TWP 33, RNG 23 Zoning: R-1/PUD overlay Single Family Residential/Planned Unit Development, R-2/PUD overlay Single Family and Townhome Residential/Planned Unit Development, CC City Center District
7:25 PM	4.0 Public Hearing/ Interim Use Permit, Home Occupation – Request by owner/applicant, Scott Gardner to obtain an Interim Use Permit to operate a vehicle dealership. The location is at 3656 213 th Ave NE, East Bethel, MN 55011, PIN 143323210004. The Zoning Classification is Rural Residential (RR) District.
7:40 PM	5.0 Public Hearing/ Interim Use Permit, Home Occupation - Request by applicant, Michelle Arellano, d/b/a Metro Plus Turnover Cleaning Services LLC, to obtain an Interim Use Permit to operate a turnover cleaning service. The location is at 449 220 th Ave NE, East Bethel, MN 55011, PIN 073323210018. The Zoning Classification is Rural Residential (RR) District.
7:50 PM	6.0 Public Hearing - The hearing will be to consider changes to City Code – Appendix A, Zoning Ordinance, Section 10 General Development regulations, Section 19 – Home occupations
8:15 PM	7.0 Discussion regarding Comprehensive Plan/Rezoning
8:40 pm	8.0 Approval of Meeting Minutes - February 25, 2014 – Regular Meeting
8:42 PM	9.0 Other Business
8:50 PM	10.0 Adjournment



City of East Bethel Planning Commission Agenda Information

Date:

March 24, 2014

Agenda Item Number:

Item 3.0

Agenda Item:

Revised Preliminary Plat Viking Preserve Planned Unit Development, Zoning R1, R2, and CC.

Requested Action:

Approve the Revised Preliminary Plat

Background Information:

The Preliminary Plat for Viking Preserve, a single family residential Planned Unit Development was approved by the City Council on December 4, 2013. As part of the review process several outside agencies submit their comments and the City works with the Developer to incorporate those changes into the Final Plat and as part of the Developers Agreement. Any permits that are required from outside agencies, such as stormwater permitting, access permits, etc. are the responsibility of the Developer. The City also holds a preapplication meeting with the Developer and City Staff to go through the Development process and make the Developer aware of all of the upcoming timelines and walk them through the process, including identifying what outside agencies would be involved. The pre-application meeting took place on October 8th. In the case of Viking Preserve there were several identified wetlands on their project and so the City pulled together their Technical Evaluation Panel (TEP) that is responsible to review all wetland issues. This panel consists of representatives from the City (Becky Wozney, wetland specialist with Hakanson Anderson), Anoka County Soil and Water Conservation District, Board of Water and Soil Resources, and Army Corps of Engineers. Just as the City has a preapplication meeting with the Developer, the TEP also meets with the Developer to go through the process and identify what permits and requirements are needed from each agency. In the case of Viking Preserve the TEP met several times. The following is the timeline for the TEP:

- Notice of Wetland Delineation and Notice of Application for Wetland Delineation sent to all parties (TEP and Corps): 11/5/2013
- Aaron Diehl and Becky Wozney wetland delineation onsite: 11/11/2013. All were invited but availability was an issue.
- TEP and Corps of Engineers met on 12/6/2013. It was determined that the park trail should be removed; the commercial impacts (Outlot B) removed; and sequencing information needed for impacts from Taylor St. The large wetland excavation was discussed as well as filling the excavated sand pit. Jurisdictional status was discussed. TEP and Corps request additional information. Developer was given verbal permission to remove snow so that ground could freeze in anticipation of further excavating the site. It should be noted that at this time the

Army Corps of Engineers did not give any indication that a standard permit would be required.

- On 1/2/14 receive email correspondence from the Corps indicating that the Viking Preserve would be required to go through a standard permit review (120 days or longer). Up until this point we had not gotten an indication that this would be the case. The Developer and all other parties were under the understanding that this project would fall under a Letter of Permission process (60 days or less).
- On 1/3/14 meeting pulled together with the Developer and their representatives, City representatives, and the Project Manager of the Army Corps of Engineers discussing Viking Preserve and Army Corps of Engineer process. Based on that discussion, Developer's surveyor and environmental engineer proceeded with putting together additional information for the Corps, Project Manager from the Corps stated that he would visit with his Supervisor on this project and get back to affected parties.
- On 1/6/14 letter from the Corps received by Developer, copy sent to city outlining process for standard permit review, this is not the same process that was indicated by the Corps earlier.
- City Staff discussed this project with the Corps on the phone and a conference call was set up between the Developer, Corps, and City representatives on 1/9/14. Corps did not waiver from their stance that a standard permit was required and gave every indication that it would not be approved.

Based on the Army Corps of Engineers concerns, the Developer decided to substantially revise their project so that they minimized the Army Corps of Engineers involvement in the process. The new Concept Plan is included with this write up and the following are the changes:

- This layout provides 48 single family lots. Original project had 60 lots.
- Developer is proposing to stop the street construction for Taylor Street just beyond our intersection with 193rd Lane. This greatly reduces their wetland issue, as we believe we can fall under 1/2 acre of impact. Developer no longer proposing any future homes beyond the proposed Lot 25, so public access will not be necessary.
- There may be space to create a small berm along the south side of Block 1 along Viking Boulevard, otherwise buffer to Viking Boulevard will be 193rd Lane and future plantings.
- Proposed ponding areas are indicated.
- Developer will continue to provide Outlot C as a buffer and recognize the need to preserve existing trees.
- Developer proposing to dedicate the additional 15 feet of right of way, to satisfy Anoka County Highway.

City Staff has met with the Developer and it is now his intention to complete the Grading work only this summer and start construction in 2015.

Attachments:

Revised Preliminary Plat

Fiscal Impact:

There will be a loss of 11 total SAC and WAC units that will reduce these fees from \$336,000 to \$274,400 and delay of one more year.

Recommendation:

Preliminary Plat approval subject to the following:

- 1. Grading permit application
- 2. Pre-development agreement
- 3. City Engineer approval

Planning Commission Action:

Motion by: _____

Second by: _____

Vote Yes: _____

Vote No: _____



**NOTICE OF PUBLIC HEARING
CITY OF EAST BETHEL
COUNTY OF ANOKA
STATE OF MINNESOTA**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of East Bethel will hold a public hearing on Tuesday, March 25, 2014 at 7:00 p.m. at the City Hall, 2241 221st Avenue NE, East Bethel, MN to consider the following:

A request by Shaw Trucking for approval of a REVISED Preliminary Plat/Planned Unit Development for a residential development known as Viking Preserve. The 58.92 acre parcel consists of 48 proposed single family lots in a planned unit development.

Property Location:

Southern boundary – Viking Boulevard NE (Anoka County Highway 22)

Western boundary – Jackson St NE

Part of Sec. 29 & 30, TWP 33, RNG 23

Zoning:

R-1/PUD overlay Single Family Residential/Planned Unit Development

R-2/PUD overlay Single Family and Townhome Residential/Planned Unit Development

CC City Center District

A copy of the proposed preliminary plat is available at City Hall during regular hours between 8:00 A.M. to 4:00 P.M. for the public's review.

The hearing of this request is not limited to those receiving copies of this notice. If you know of any neighbor or interested property owner, who for any reason has not received a copy, please inform them of this public hearing.

The East Bethel City Council may consider this request at its April 16, 2014 regular meeting.

Published in the Anoka County Union
March 14, 2014.

Colleen Winter
Community Development Director

Subscribed and sworn to me
this 11th day of March 2014.

Carrie Frost
Notary Public



PRELIMINARY PLAT

~of~ VIKING PRESERVE
~for~ SHAW TRUCKING, INC.
18530 Buchanan Street N.E
East Bethel, MN 55011

PROPERTY DESCRIPTION

The Southwest Quarter of the Northwest Quarter of Section 29, Township 33, Range 23, except the North 300 feet of the West 726 feet thereof and also except that part platted as Anoka County Highway Right-of-Way Plat No. 13.

AND

The Southeast Quarter of the Northeast Quarter of Section 30, Township 33, Range 23, except the West 370 feet of the North 888.56 feet and also except that part platted as Anoka County Highway Right-of-Way Plat No. 13.

Together with a Non-Exclusive, Appurtenant Right-of-Way Easement for ingress and egress over the West 40 feet of the Southwest Quarter of the Northwest Quarter of Section 29, Township 33, Range 23, except that part platted as Anoka County Highway Right-of-Way Plat No. 13.

EXCEPT

That part of the Southeast Quarter of the Northeast Quarter of Section 30, Township 33, Range 23, Anoka County, Minnesota, described as follows:

Beginning at the Northeast corner of said Southeast Quarter of the Northeast Quarter; thence on an assumed bearing of South 02 degrees 16 minutes 18 seconds East along the East line of said Southeast Quarter of the Northeast Quarter, a distance of 485.94 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 48.35 feet; thence Northwesterly a distance of 418.48 feet along a non-tangential curve, concave to the Southwest, having a radius of 633.00 feet, a central angle of 37 degrees 31 minutes 23 seconds, a chord distance of 411.04 feet and a chord bearing of North 55 degrees 04 minutes 53 seconds West; thence North 24 degrees 32 minutes 38 seconds West, not tangent to said curve, a distance of 157.41 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 150.00 feet; thence North 00 degrees 52 minutes 14 seconds East to the North line of said Southeast Quarter of the Northeast Quarter; thence Easterly along said North line to the point of beginning.

AND

That part of the Southwest Quarter of the Northwest Quarter of Section 29, Township 33, Range 23, Anoka County, Minnesota, lying South of the North 300.00 feet thereof, lying Westerly of the hereinafter described Line A, and lying Northerly of the hereinafter described Line B and its extensions.

Line A:

Commencing at the Southwest corner of said Southwest Quarter of the Northwest Quarter; thence on an assumed bearing of South 89 degrees 25 minutes 45 seconds East along the South line of said Southwest Quarter of the Northwest Quarter, a distance of 194.31 feet; thence North 00 degrees 35 minutes 11 seconds East a distance of 300.02 feet; thence Northwesterly a distance of 156.83 feet along a tangential curve, concave to the Southwest, having a radius of 267.00 feet and a central angle of 33 degrees 39 minutes 16 seconds to the point of beginning of the line to be described; thence Northerly a distance of 426.03 feet along a reverse curve, concave to the East, having a radius of 333.00 feet and a central angle of 73 degrees 18 minutes 09 seconds; thence Northwesterly a distance of 184.93 feet along a reverse curve, concave to the northwest, having a radius of 267.00 feet and a central angle of 39 degrees 41 minutes 06 seconds; thence North 00 degrees 32 minutes 59 seconds East, tangent to said curve, to the North line of said Southwest Quarter of the Northwest Quarter and there terminating.

Line B:

Commencing at the Northwest corner of said Southwest Quarter of the Northwest Quarter; thence on an assumed bearing of South 02 degrees 16 minutes 18 seconds East along the West line of said Southwest Quarter of the Northwest Quarter, a distance of 485.94 feet to the point of beginning of the line to be described; thence North 90 degrees 00 minutes 00 seconds East a distance of 350.00 feet and there terminating.

AND ALSO EXCEPTING

That part of the Southeast Quarter of the Northeast Quarter of Section 30, Township 33, Range 23, Anoka County, Minnesota, described as follows:

Commencing at the Southwest corner of said Southeast Quarter of the Northeast Quarter; thence North 02 degrees 28 minutes 30 seconds West, bearing assumed, along the west line of said Southeast Quarter of the Northeast Quarter, 60.10 feet to the North line of Anoka County Highway Right-of-Way Plat No. 13, Anoka County, Minnesota; thence South 89 degrees 05 minutes 56 seconds East, along said North line, 33.06 feet to the East line of the West 33.00 feet of said Southeast Quarter of the Northeast Quarter, and the point of beginning of the parcel to be described; thence South 89 degrees 05 minutes 56 seconds East, along said North line, 20.03 feet; thence North 45 degrees 47 minutes 13 seconds West 29.16 feet to a point on said east line of the West 33.00 feet of the Southeast Quarter of the Northeast Quarter, distant 20.03 feet Northerly of the point of beginning; thence South 02 degrees 28 minutes 30 seconds East along said East line, 20.03 feet to the point of beginning.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 10/09/13 and 12-23-13.
- Bearings shown are on the Anoka County Coordinate System.
- The surveyed premises contains 58.92 Acres, more or less.
- Curb shots are taken at the top and back of curb.
- This survey is based upon Title Commitment File No. 713-12037 prepared by Registered Abstractors, Inc. dated December 20, 2013.
- Parcel I.D. Nos. 29-33-23-0008 Unassigned address 29-33-23-0008 1008 Viking Boulevard 30-33-23-14-0005 337 Viking Boulevard 30-33-23-14-0008 19315 Jackson Street
- Outlot A & D is to be given to the City of East Bethel.
- Outlot B is for Future Commercial Development.
- Outlot C is for Future Residential Development.
- See separate sheets for descriptions of proposed temporary cul-de-sac easement.
- Utilities shown hereon are observed. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation. The Gopher State Ticket number (763-559-5185) was used for utility locates. The Gopher State Ticket numbers obtained by United Locating services for this survey locate request is 133450560.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Jason E. Rud
Date: 2-03-14 License No. 41578

NORTH

E.G. RUD & SONS, INC.
EST. 1977 Professional Land Surveyors

6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

www.egrud.com

VICINITY MAP

PART OF SEC. 29 & 30, TWP. 33, RNG. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)

LEGEND

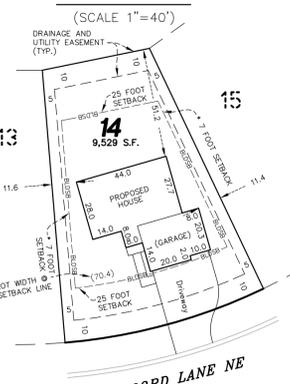
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- ⊕ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES CATCH BASIN
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊕ DENOTES HYDRANT
- ⊕ DENOTES GATE VALVE
- ⊕ DENOTES POWER POLE
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- ⊕ DENOTES WELL
- ⊕ DENOTES STORM SEWER APRON
- x—x— DENOTES WET LAND
- x—x— DENOTES WOVEN WIRE FENCE
- x—x— DENOTES EXISTING SANITARY SEWER
- x—x— DENOTES EXISTING STORM SEWER
- x—x— DENOTES EXISTING WATER MAIN
- x—x— DENOTES OVERHEAD WIRE
- x—x— DENOTES UNDERGROUND ELECTRIC LINE
- x—x— DENOTES UNDERGROUND GAS LINE
- x—x— DENOTES UNDERGROUND TELEPHONE LINE
- x—x— DENOTES UNDERGROUND FIBER OPTIC LINE
- x—x— DENOTES CONCRETE SURFACE
- x—x— DENOTES BITUMINOUS SURFACE
- x—x— DENOTES GRAVEL SURFACE
- x—x— DENOTES EDGE OF WETLANDS AS DELINEATED BY EARTH SCIENCE ASSOCIATES, INC., SEPTEMBER 2013
- x—x— DENOTES PROPOSED RESTRICTED ACCESS TO BE DEDICATED TO ANOKA COUNTY

BENCHMARK

MNDOT NAME: DENN MNDT ELEV. = 899.21 (NAVD88)
1.5 MILES NORTH OF HAM LAKE, AT TRUNK HIGHWAY 65 MILEPOINT 23.2, 1.5 MILES NORTH ALONG TRUNK HIGHWAY 65 FROM JUNCTION OF TRUNK HIGHWAY 65 AND COUNTY ROAD 18 (CROSSTOWN BLVD), 70 FEET EAST OF TRUNK HIGHWAY 65, 61.1 FEET NORTHWEST OF WESTERN MOST LEG OF ANTIQUES SIGN, 22.5 FEET NORTH OF POWER POLE, 31.5 FEET WEST-SOUTHWEST OF RIGHT-OF-WAY POST, 9.4 FEET SOUTHWEST OF RIGHT-OF-WAY POST, 3.0 FEET NORTH OF WITNESS POST.

LOT DETAIL

(SCALE 1"=40')



* SIDE YARD SETBACK IS 7 FEET OR THE WIDTH OF THE DRAINAGE AND UTILITY EASEMENT, WHICHEVER ONE IS GREATER.

AREA COMPUTATIONS:

48 PROPOSED PUD LOTS	4 PROPOSED OUTLOTS	TOTAL AREA OF SITE:	58.92± ACRES
OVERALL DENSITY:	0.81± UNITS/ACRE	AREA OF WETLAND:	27.26± ACRES
AREA OF UPLAND INCLUDING MAN MADE POND:	7.28± ACRES	UPLAND DENSITY INCLUDING MAN MADE POND:	1.52± UNITS/ACRE

ZONING:

CURRENT ZONING
R-1/PUD SINGLE FAMILY RESIDENTIAL / PLANNED UNIT DEVELOPMENT
R-2/PUD SINGLE FAMILY & TOWNHOME RESIDENTIAL / PLANNED UNIT DEVELOPMENT
CITY CENTER DISTRICT

PROPOSED ZONING
PUD PLANNED UNIT DEVELOPMENT

P.U.D. LOT STANDARDS:

MINIMUM LOT DEPTH	120 FEET
MINIMUM LOT DEPTH ALONG C.S.A.H.	140 FEET
STANDARD LOT WIDTH	70 FEET
STANDARD LOT WIDTH CORNER LOT	90 FEET
STANDARD LOT WIDTH CORNER C.S.A.H.	113 FEET
MINIMUM LOT SIZE	8,400 S.F.

P.U.D. BUILDING SETBACKS:

FRONT YARD	25 FEET
SIDE YARD	7 FEET
CORNER SIDE YARD	25 FEET
REAR YARD	25 FEET
C.S.A.H.	50 FEET
WETLAND	25 FEET

DRAWN BY:	JEN	JOB NO:	13630PP	DATE:	11/06/13
CHECK BY:	JEN	SCANNED BY:			
1	11/12/13	Add Easement	JEN		
2	01/07/14	City/County Comments	JEN		
3	02/03/14	Rev. Layout	JEN		
NO	DATE	DESCRIPTION	BY		

CERTIFICATE OF SURVEY

~of~ VIKING PRESERVE
 ~for~ SHAW TRUCKING, INC.
 18530 Buchanan Street N.E
 East Bethel, MN 55011

PROPERTY DESCRIPTION

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AND

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Together with a Non-Exclusive, Appurtenant Right-of-Way Easement for ingress and egress over the West 40 feet of the Southeast Quarter of the Northwest Quarter of Section 29, Township 33, Range 23, except that part platted as Anoka County Highway Right-of-Way Plot No. 13.

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AND ALSO EXCEPTING

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NOTES

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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Jason E. Rud
 Date: 2-03-14 License No. 41578

E.G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701

VICINITY MAP

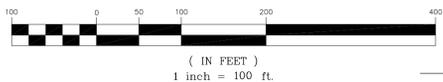
PART OF SEC. 29 & 30, TWP. 33, RNG. 23



ANOKA COUNTY, MINNESOTA
 (NO SCALE)

NORTH

GRAPHIC SCALE



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- ⊕ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES CATCH BASIN
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- ⊕ DENOTES WELL
- ⊕ DENOTES STORM SEWER APRON
- ⊕ DENOTES WET LAND
- ⊕ DENOTES WOVEN WIRE FENCE
- DENOTES EXISTING 2 FOOT CONTOURS
- DENOTES EXISTING 2 FOOT CONTOURS PER ANOKA COUNTY
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
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- DENOTES UNDERGROUND ELECTRIC LINE
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- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES EDGE OF WETLANDS AS DELINEATED BY EARTH SCIENCE ASSOCIATES, INC., SEPTEMBER 2013
- DENOTES TREES 8" OR LARGER
- DENOTES SOIL BORING BY ALLIED TESTING

BENCHMARK

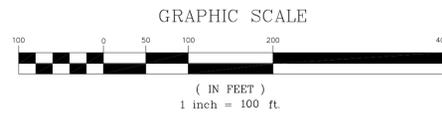
MNDOT NAME: DENN MNDT ELEV. = 899.21 (NAV88)
 1.5 MILES NORTH OF HAM LAKE, AT TRUNK HIGHWAY 65
 MILEPOINT 23.2, 1.5 MILES NORTH ALONG TRUNK HIGHWAY 65
 FROM JUNCTION OF TRUNK HIGHWAY 65 AND COUNTY ROAD
 18 (CROSSTOWN BLVD), 70 FEET EAST OF TRUNK HIGHWAY
 65, 61.1 FEET NORTHWEST OF WESTERN MOST LEG OF
 ANTIQUES SIGN, 22.5 FEET NORTH OF POWER POLE, 31.5
 FEET WEST-SOUTHWEST OF RIGHT-OF-WAY POST, 9.4 FEET
 SOUTHWEST OF RIGHT-OF-WAY POST, 3.0 FEET NORTH OF
 WITNESS POST.

NO.	DATE	DESCRIPTION	BY
1	09/30/13	CONCEPT SUBMITTAL	JEN
2	10/14/13	CONCEPT RE-SUBMITTAL	JEN
3	11/12/13	PRE-PLAT SUBMITTAL	JEN
4	01/07/14	City/County Comments	JEN
5	02/03/14	City Submittal/Reply	JEN
NO.	DATE	DESCRIPTION	BY

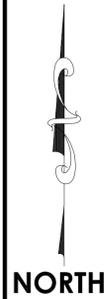
NEIGHBORHOOD EXHIBIT

~for~ SHAW TRUCKING, INC.
 18530 Buchanan Street N.E
 East Bethel, MN 55011

DRAWN BY: JEN	JOB NO: 13630PP	DATE: 09/30/13
CHECK BY: JER	SCANNED <input type="checkbox"/>	
1 10/14/13	Concept Re-submittal	JEN
2 11/12/13	Preliminary Plat Submittal	JEN
3 01/07/14	City/County Comments	JEN
4 02/03/14	Revised Layout	JEN
NO. DATE	DESCRIPTION	BY



E. G. RUD & SONS, INC.
 EST. 1977
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701



PRELIMINARY TREE INVENTORY AND TREE REMOVAL PLAN

~of~ VIKING PRESERVE
 ~for~ SHAW TRUCKING, INC.
 18530 Buchanan Street N.E
 East Bethel, MN 55011

TREE DETAIL

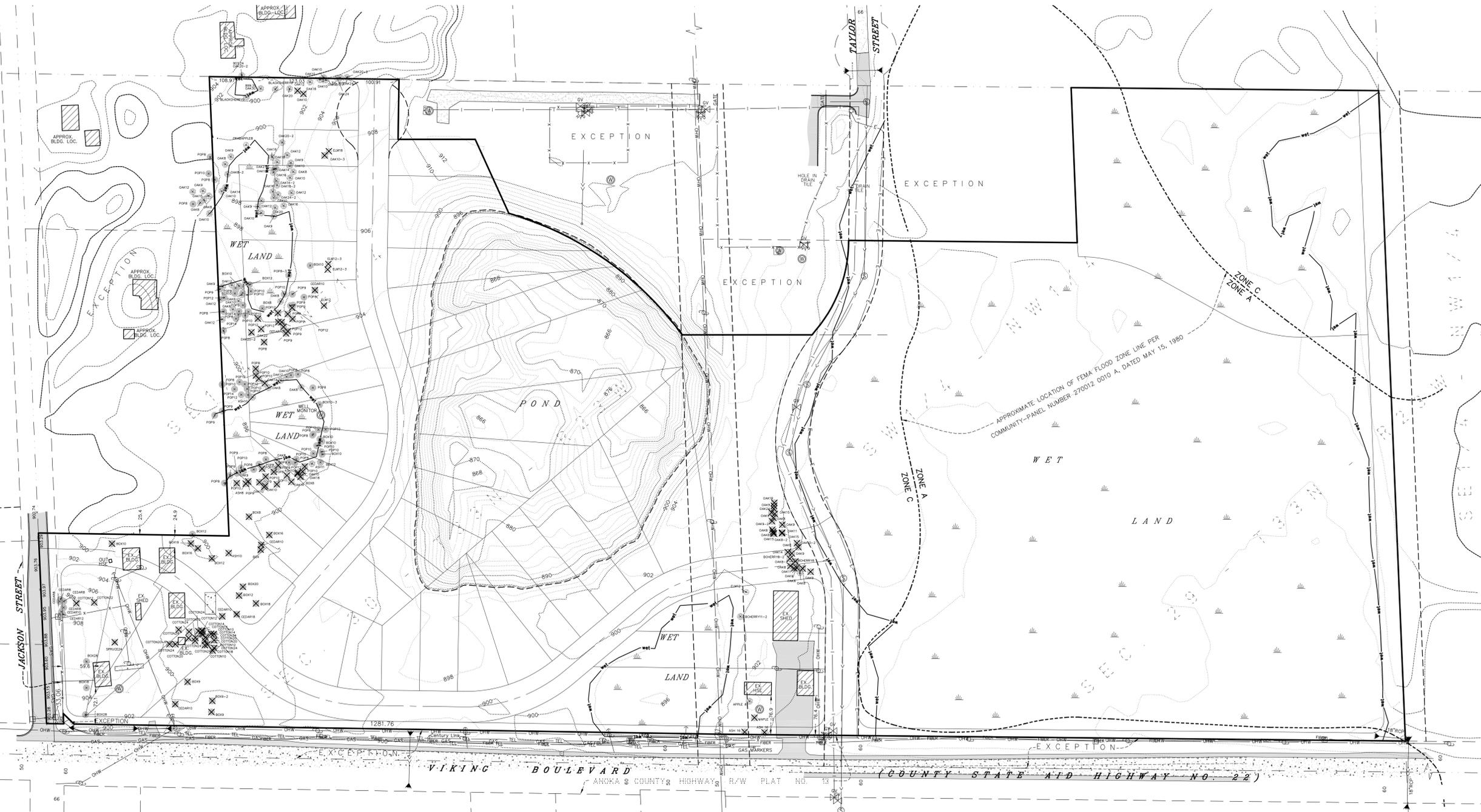
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE
- DENOTES TREE TYPE
- DENOTES TREE TO BE REMOVED
- DENOTES POPLAR
- DENOTES BOX ELDER
- DENOTES BLACK CHERRY

TREE CHART

	DECIDUOUS	CONIFEROUS
TREE COUNT	269	13
TREES TO BE REMOVED	119	7
TREES TO REMAIN	150	6

TREE NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 10/08/13 and 12/23/13.
- Trees shown are 8 inches or larger.
- 269 Deciduous Trees 13 Coniferous Trees



VICINITY MAP

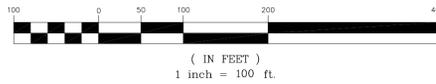
PART OF SEC. 29 & 30, TWP. 33, RNG. 23



ANOKA COUNTY, MINNESOTA
 (NO SCALE)

NORTH

GRAPHIC SCALE



LEGEND

- DENOTES CATCH BASIN
- DENOTES SANITARY SEWER MANHOLE
- DENOTES HYDRANT
- DENOTES GATE VALVE
- DENOTES POWER POLE
- DENOTES EXISTING SPOT ELEVATION
- DENOTES SIGN
- DENOTES LIGHT POLE
- DENOTES TELEPHONE PEDESTAL
- DENOTES FIBER OPTIC BOX
- DENOTES GUY WIRE
- DENOTES WELL
- DENOTES STORM SEWER APRON
- DENOTES WET LAND
- DENOTES WOVEN WIRE FENCE
- DENOTES EXISTING 2 FOOT CONTOURS
- DENOTES EXISTING 2 FOOT CONTOURS PER ANOKA COUNTY
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES OVERHEAD WIRE
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES UNDERGROUND TELEPHONE LINE
- DENOTES UNDERGROUND FIBER OPTIC LINE
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES EDGE OF WETLANDS AS DELINEATED BY EARTH SCIENCE ASSOCIATES, INC., SEPTEMBER 2013

BENCHMARK

MNDOT NAME: DENN MNDOT ELEV. = 899.21 (NAVD88)
 1.5 MILES NORTH OF HAM LAKE, AT TRUNK HIGHWAY 65
 MILEPOINT 23.2, 1.5 MILES NORTH ALONG TRUNK HIGHWAY 65
 FROM JUNCTION OF TRUNK HIGHWAY 65 AND COUNTY ROAD 18
 (CROSSTOWN BLVD), 70 FEET EAST OF TRUNK HIGHWAY 65, 61.1
 FEET NORTHWEST OF WESTERN MOST LEG OF ANTIQUES SIGN,
 22.5 FEET NORTH OF POWER POLE, 31.5 FEET WEST-SOUTHWEST
 OF RIGHT-OF-WAY POST, 9.4 FEET SOUTHWEST OF
 RIGHT-OF-WAY POST, 3.0 FEET NORTH OF WITNESS POST.

NO.	DESCRIPTION	BY
1	01/07/14 City/County Comments	JEN
2	02/03/14 Revised Layout/ Tree Count	JEN
3		

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD

Date: 2-03-14 License No. 41578

E.G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701



City of East Bethel Planning Commission Agenda Information

Date:

March 24, 2014

Agenda Item Number:

Item 4.0

Agenda Item:

Public Hearing: Request by owner/applicant Scott Gardner to obtain an Interim Use Permit to operate a vehicle dealership at 3656 213th Ave NE, East Bethel, MN, PIN 143323210004. The Zoning Classification is Rural Residential (RR) District.

Requested Action:

Deny IUP request

Background Information:

Applicant:

Scott Gardner
3656 213th Ave. NE
East Bethel, MN 55011
Lot 1, Block 1, Whispering Oaks

Property Location:

3656 213th Ave NE
PIN 14-33-23-21-0004

Mr. Scott Gardner approached City Staff wondering if we would sign off on a permit that would allow him to get his dealer license with the State of Minnesota. In order for him to obtain that license, he needs something from the City stating that he is zoned appropriately for an automobile dealership. I explained to Mr. Gardner that he is not zoned for an auto dealership and we would not sign off on any permit. He then came back to City staff and stated that all he wanted to do was store vehicles at 3656 213th Ave NE inside an existing detached accessory structure, and applied against the advice of City staff for an Interim Use Permit. He feels that he would like to pursue an IUP because the person he bought the property from operated a business (cabinet shop) out of the accessory structure for many years and the City allowed that to happen. The former owner had obtained a Conditional Use Permit (CUP) in 1997 to operate a cabinet shop. However, staff pointed out to Mr. Gardner the CUP was only good for a cabinet shop business not for any other type of business. Mr. Gardner stated that he will not be doing any repairs at that location and not conducting retail sales and there will be no outside signs advertising his business.

Attachments:

- 1.) Site map
- 2.) Application
- 3.) Summary of business operation
- 4.) Pictures showing inside of accessory building
- 5.) Neighbor signatures

Recommendation:

Deny Interim Use permit as it does not fit the definitions of a home occupation and is not appropriate for a rural residential zoning district.

Planning Commission Action:

Motion by: _____

Second by: _____

Vote Yes: _____

Vote No: _____



**NOTICE OF PUBLIC HEARING
CITY OF EAST BETHEL PLANNING COMMISSION
COUNTY OF ANOKA
STATE OF MINNESOTA**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of East Bethel will hold a public hearing on Tuesday, March 25, 2014, 7:00 PM, at the City Hall, 2241 221st Avenue NE, East Bethel, MN. The hearing will be to consider the request by owner/applicant, Scott Gardner, to obtain an Interim Use Permit to operate a vehicle dealership from his property. The location being 3656 213th Ave. NE, East Bethel, MN 55011, PIN 14 33 23 21 0004. The Zoning Classification is Rural Residential (RR) District.

The hearing of this request is not limited to those receiving copies of this notice, and if you know of any neighbor or interested property owner, who for any reason has not received a copy, it would be appreciated if you would inform them of this public hearing.

The East Bethel City Council may consider this request at its April 16, 2014 regular meeting.

Published in the Anoka County Union
March 14, 2014.

Subscribed and sworn to me
this 11th day of March 2014.

Colleen Winter
Community Development Director

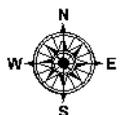
Carrie Frost
Notary Public



Gardner Parcel Map



Disclaimer: Maps and documents made available to the public by the City of East Bethel are not legally recorded maps or surveys and are not intended to be used as such. The maps and documents are created as part of the Geographic Information System (GIS) that compiles records, information, and data from various city, county, state and federal resources.
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LAND USE APPLICATION



OFFICE USE ONLY
 Date Rec'd 2/27/14
 By GF/CW
 Fee \$ 150 App / \$300 Escrow

Check appropriate box:

VARIANCE

CUP

IUP

FINAL PLAT

BUSINESS CONCEPT PLAN

PRELIMINARY PLAN

SITE PLAN REVIEW

OTHER _____

Application shall include the following items and be submitted thirty (30) days prior to scheduled meeting date.

Application is hereby made for car dealer's license (provide narrative below describing proposed use).

I meet all the requirements/regulations per section 10: 19, 19.5, 20, 21, 22, 23. (Please see attached info.)

LOCATION: PID _____ Legal: Lot 1 Block 3 Subdivision Whispering Oaks

PROPERTY ADDRESS: 3656 213th Ave. East Bethel PRESENT ZONING: _____

PROPERTY OWNER

CONTACT NAME Scott A. Gardner

Mobile 651-283-2451

PHONE 763-413-3433

ADDRESS 3656 213th Avenue

FAX 763-413-3433

CITY/STATE/ZIP East Bethel, MN 55011

E-MAIL scottagardner@yahoo.com

APPLICANT

CONTACT NAME Scott A. Gardner

Mobile 651-283-2451

PHONE 763-413-3433

ADDRESS 3656 213th Avenue

FAX 763-413-3433

CITY/STATE/ZIP East Bethel, MN 55011

E-MAIL scottagardner@yahoo.com

I fully understand that I must meet with City Staff to review all submission requirements and conditions prior to official submission, and that all of the required information must be submitted at least thirty (30) days prior to the Planning/Zoning Commission and City Council scheduled meeting dates to ensure review by City Staff.

Scott Gardner
Property Owner's Signature

Scott Gardner
Printed Name

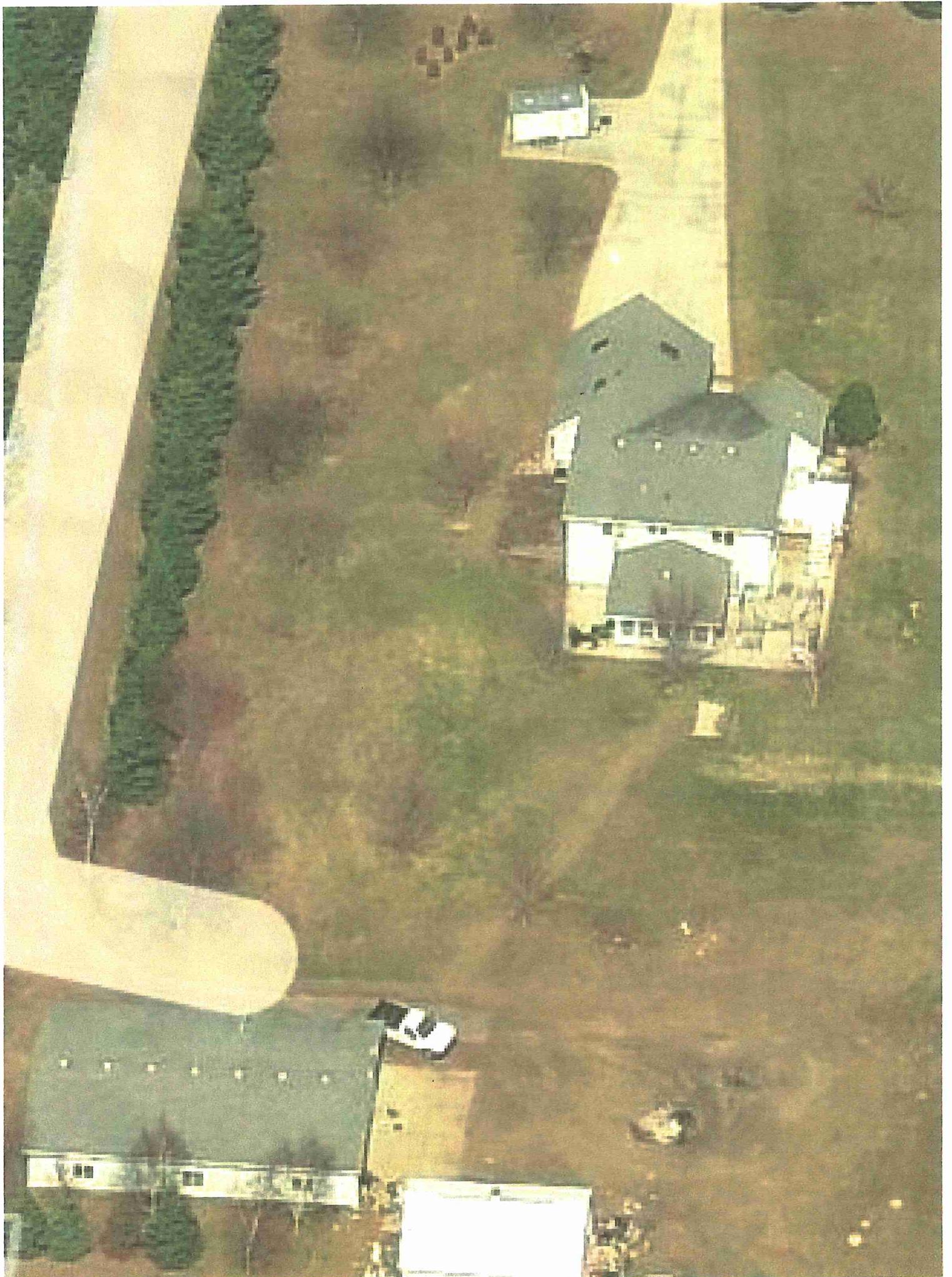
2-27-14
Date

OFFICE USE ONLY - DO NOT COMPLETE

	Received	Approved/Denied	Notes
Community Dvlp.	<u>2/27/14</u>	_____	
Planning Commission	_____	_____	
City Council	_____	_____	
<u>4/28/14</u> 60 Day		<u>7/30/14</u> 120 Day	

Additional information:

- ❖ Hours of operation: Mon-Sun, 9:00am to 1:00pm
- ❖ Numbers of employee: none
- ❖ There will be no signs/vehicle advertisements in the proposed business location, advertisements will be strictly online (ie.) cars.com, craigslist etc.
- ❖ There will be no hazardous materials
- ❖ Waste permit may not be necessary





To: East Bethel City Council

We, the undersigned, pledge our support for a variance on the zoning of the property 3656 213th Ave. N.E., East Bethel, MN 55011, to allow the workshop on the property, to be zoned for commercial use and used as the attached plan describes. We understand that Scott Gardner is seeking to obtain a dealer's license and needs a commercial property in order to meet those requirements. We also understand that the workshop is to be used only for purchasing cars and that Scott Gardner will be selling the vehicles offsite. We recommend that the City Council grant a zoning variance. We will not attempt to zone for commercial use after Scott Gardner was given a variance.

Name: John & Leslee Kafka

Name: Mark & Candy Weisenberger

Address: 21273 Rendova St. N.E.

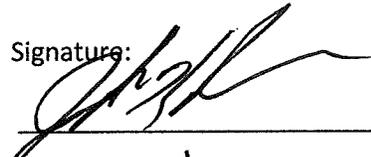
Address: 21207 Rendova St. N.E.

East Bethel, MN 55011

East Bethel, MN 55011

Phone Number: (763) 434-0383

Phone Number: (763) 413-4899

Signature: 

Signature: 

Today's Date: 2/9/14

Today's Date: 2/9/14

Name: Steve & Carolyn Merk

Name: Glenn & Beth Olson

Address: 21183 Rendova St. N.E.

Address: 21278 Rendova St. N.E.

East Bethel, MN 55011

East Bethel, MN 55011

Phone Number: (763) 434-3660

Phone Number: (763) 413-0518

Signature: Steve & Carolyn Merk

Signature: Glenn Olson

Today's Date: 2-9-14

Today's Date: 2/10/2014

Name: Gary & Wendy Shultz

Name: Brandon & Amy Milbradt

Address: 21242 Rendova St. N.E.

Address: 21235 Rendova St NE

East Bethel, MN 55011

East Bethel MN 55011

Phone Number: (763) 413-1713

Phone Number: (763) 434-1095

Signature: [Signature]

Signature: Amy Milbradt & Brandon Milbradt

Today's Date: 2-10-14

Today's Date: 2-9-14



City of East Bethel Planning Commission Agenda Information

Date:

March 25, 2014

Agenda Item Number:

Item 5.0

Agenda Item:

Public Hearing: Interim Use Permit for a home-based turnover cleaning service

Requested Action:

Consider Granting an Interim Use Permit (IUP) for Michelle Arellano for a Home Occupation in the RR – Rural Residential District.

Background Information:

Applicant:

Michelle Arellano
449 220th Ave. NE
East Bethel, MN 55011
Lot 2, Block 3, Erickson Addition

Property Location:

449 220th Ave. NE
PIN 07-33-23-21-0018

The applicant, Michelle Arellano, is requesting an IUP to operate a home-based turnover cleaning service business. She would be utilizing the address at 449 220th Avenue NE as her home office only and storing cleaning supplies in the garage. Her business is cleaning homes.

Attachments:

1. Location Map
2. Application

Fiscal Impact:

Not Applicable

Recommendations:

Staff requests Planning Commission recommend approval to City Council for an IUP for a home occupation for a turnover cleaning service, located at 449 220th Avenue NE, Erickson Addition, Lot 2 Blk 3, PIN 07-33-23-21-0018, with the following conditions:

1. Home Occupation shall meet the specific home occupation standards set forth in the City Code Appendix A Section 10-18:
 - a. No more than three (3) persons, at least one (1) of whom shall reside within the principal dwelling, shall be employed by the Home Occupation.

- b. No traffic shall be generated by any home occupation in a significantly greater volume than would normally be expected from a single-family residence.
 - c. Any sign associated with the home occupation shall be in compliance with the East Bethel City Code, Chapter 54. Signs. Home occupation signage must be no larger than two (2) square feet (City Code Chapter 54-4.3).
 - d. The home occupation shall not generate hazardous waste unless a plan for off-site disposal of the waste is approved.
 - e. A home occupation at a dwelling with an on-site sewage treatment system shall only generate normal domestic household waste unless a plan for off-site disposal of the waste is approved.
 - f. The home occupation shall not constitute, create, or increase a nuisance to the criteria and standards established in this ordinance.
 - g. There shall be no outdoor display or storage of goods, equipment, or materials for the home occupation.
 - h. Parking needs generated by the home occupation shall be provided on-site.
 - i. The area set aside for the home occupation in the principal structure shall not exceed 50 percent of the gross living area of the principal structure and the area set aside for the home occupation in the attached or detached accessory structures or garages shall not exceed total accessory structure space.
 - j. No structural alterations or enlargements shall be made for the sole purpose of conducting the home occupation.
 - k. There shall be no detriments to the residential character of the neighborhood due to the emission of noise, odor, smoke, dust, gas, heat, glare, vibration, electrical interference, traffic congestion, or any other nuisance resulting from the home occupation.
2. Violation of conditions and City Codes shall result in the revocation of the IUP.
 3. All conditions must be met no later than April 30, 2014. An IUP Agreement shall be signed and executed no later than April 30, 2014. Failure to execute the IUP Agreement will result in the null and void of the IUP.

City Council Action

Motion by: _____ Second by: _____

Vote Yes: _____ Vote No: _____

No Action Required: _____



**NOTICE OF PUBLIC HEARING
CITY OF EAST BETHEL PLANNING COMMISSION
COUNTY OF ANOKA
STATE OF MINNESOTA**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of East Bethel will hold a public hearing on Tuesday, March 25, 2014, 7:00 PM, at the City Hall, 2241 221st Avenue NE, East Bethel, MN. The hearing will be to consider the request by owner/applicant, Michelle Arellano, to obtain an Interim Use Permit to operate a turnover cleaning service from her property. The location being 449 220th Ave. NE, East Bethel, MN 55011, PIN 07 33 23 21 0018. The Zoning Classification is Rural Residential (RR) District.

The hearing of this request is not limited to those receiving copies of this notice, and if you know of any neighbor or interested property owner, who for any reason has not received a copy, it would be appreciated if you would inform them of this public hearing.

The East Bethel City Council may consider this request at its April 16, 2014 regular meeting.

Published in the Anoka County Union
March 14, 2014.

Subscribed and sworn to me
this 11th day of March 2014.

Colleen Winter
Community Development Director

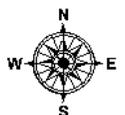
Carrie Frost
Notary Public



Arellano Parcel Map



Disclaimer: Maps and documents made available to the public by the City of East Bethel are not legally recorded maps or surveys and are not intended to be used as such. The maps and documents are created as part of the Geographic Information System (GIS) that compiles records, information, and data from various city, county, state and federal resources.
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LAND USE APPLICATION

OFFICE USE ONLY
 Date Rec'd 3/3/14
 By [Signature]
 Fee \$ 150 App / 300 Escrow

- Check appropriate box: VARIANCE CUP IUP FINAL PLAT
 BUSINESS CONCEPT PLAN PRELIMINARY PLAN SITE PLAN REVIEW OTHER _____

Application shall include the following items and be submitted thirty (30) days prior to scheduled meeting date.

Application is hereby made for Netgo Plus Turnover cleaning Services, LLC (provide narrative below describing proposed use).

RECEIVED
 MAR 03 2014

Turnover cleaning service company, clean vacant dwellings and clean businesses.

LOCATION: PID _____ Legal: Lot _____ Block _____ Subdivision _____

PROPERTY ADDRESS: 449 220th Ave NE East Bethel, MN 55011 PRESENT ZONING: _____

PROPERTY OWNER

CONTACT NAME Fabian E. Carrillo Arellano PHONE 917-217-3663
 ADDRESS 67 Grand Ave APT 1-R FAX NA
 CITY/STATE/ZIP Brooklyn, NY 11205 E-MAIL NA

APPLICANT

CONTACT NAME Nichelle Carrillo Arellano PHONE 612-412-6437
 ADDRESS 449 220th Ave NE FAX NA
 CITY/STATE/ZIP East Bethel, MN 55011 E-MAIL mcarrillo.82@hot mail.com

I fully understand that I must meet with City Staff to review all submission requirements and conditions prior to official submission, and that all of the required information must be submitted at least thirty (30) days prior to the Planning/Zoning Commission and City Council scheduled meeting dates to ensure review by City Staff.

Property Owner's Signature [Signature] Living at address Printed Name Nichelle Carrillo Arellano Date 03/02/14

OFFICE USE ONLY - DO NOT COMPLETE			
	Received	Approved/Denied	Notes
Community Dvlp.	<u>3/3/14</u>	_____	
Planning Commission	_____	_____	
City Council	_____	_____	
<u>5/2/14</u> 60 Day		<u>7/1/14</u> 120 Day	

Sunday, March 2nd 2014

Attn: Colleen Winter

To The City of East Bethel, Colleen Winter, and/or to whom else it may concern:

I, Michelle Carrillo Arellano and my husband, Alfonso Carrillo Arellano live at the address 449 220th Ave Ne, East Bethel, MN 55011 and have permission from the owner Alfonso's brother Fabian Carrillo Arellano to use the property for the physical address of our business and to conduct business from out of this property.

Michelle Carrillo Arellano

A handwritten signature in black ink, appearing to be 'MCA', written over the printed name.

Alfonso Carrillo Arellano

A handwritten signature in black ink, appearing to be 'Alfonso', written over the printed name.

Office of the Minnesota Secretary of State Certificate of Organization

I, Mark Ritchie, Secretary of State of Minnesota, do certify that: The following business entity has duly complied with the relevant provisions of Minnesota Statutes listed below, and is formed or authorized to do business in Minnesota on and after this date with all the powers, rights and privileges, and subject to the limitations, duties and restrictions, set forth in that chapter.

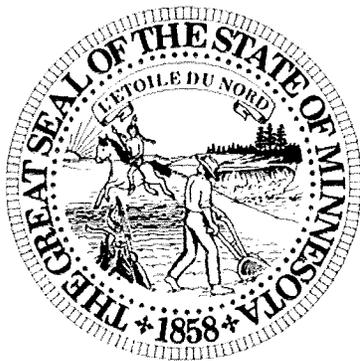
The business entity is now legally registered under the laws of Minnesota.

Name: Metro Plus Turnover Cleaning Services L. L. C.

File Number: 734546200022

Minnesota Statutes, Chapter: 322B

This certificate has been issued on: 02/19/2014



Mark Ritchie

Mark Ritchie
Secretary of State
State of Minnesota



City of East Bethel Planning Commission Agenda Information

Date:

March 24, 2014

Agenda Item Number:

Item 6.0

Agenda Item:

Public hearing to consider changes to City Code, Appendix A, Zoning Ordinance, Section 10 General Development regulations, Section 19, Home Occupations.

Requested Action:

Consider changes to Home Occupation as presented.

Background Information:

At the February 19, 2014 City Council meeting, the IUP RENEWAL for Jeff Kirkeby of Pavement Resources, Inc. came before the City Council. They elected to approve a 60 day extension and requested that the Planning Commission look at changing the language in the Home Occupation ordinance regarding the number of employees at the site. The Planning Commission has had numerous discussions regarding Home occupations and based on those discussions the following recommendations are suggested:

- Change Home occupation definition
- Clarify number of employees at the Home occupation site
- Ban certain types of businesses from being considered Home occupations

Recommendation:

Propose changes to the Home occupation ordinance as presented, subject to City Attorney review.

Planning Commission Action:

Motion by: _____

Second by: _____

Vote Yes: _____

Vote No: _____

19. Home occupations.

- A. No more than three persons, at least one of whom shall reside within the principal dwelling, shall ~~be work at the home occupation site. employed by the home occupation.~~
- B. No traffic shall be generated by any home occupation in a significantly greater volume than would normally be expected from a single-family residence.
- C. Any sign associated with the home occupation shall be in compliance with the East Bethel Sign Ordinance.
- D. The home occupation shall not generate hazardous waste unless a plan for off-site disposal of the waste is approved.
- E. A home occupation at a dwelling with an on-site sewage treatment system shall only generate normal domestic household waste unless a plan for off-site disposal of the waste is approved.
- F. The home occupation shall not constitute, create, or increase a nuisance to the criteria and standards established in this ordinance.
- G. There shall be no outdoor display or storage of goods, equipment, or materials for the home occupation.
- H. Parking needs generated by the home occupation shall be provided on-site.
- I. The area set aside for the home occupation in the principal structure shall not exceed 50 percent of the gross living area of the principal structure.
- J. No structural alterations or enlargements shall be made for the sole purpose of conducting the home occupation.
- K. There shall be no detriments to the residential character of the neighborhood due to the emission of noise, odor, smoke, dust, gas, heat, glare, vibration, electrical interference, traffic congestion, or any other nuisance resulting from the home occupation.
- L. The area set aside for the home occupation in the attached or detached accessory structures or garages shall not exceed total accessory structure space.
- M. Businesses that are not considered home occupations include:
Machine shops, Automotive repair, automotive body shops.



City of East Bethel Planning Commission Agenda Information

Date:

March 24, 2014

Agenda Item Number:

Item 7.0

Agenda Item:

Comprehensive Plan Amendment, Zoning change on Viking Boulevard

Background Information:

Staff will be presenting information on proposed zoning changes to Viking Boulevard

Requested Action:

Call for public hearing

Planning Commission Action:

Motion by: _____

Second by: _____

Vote Yes: _____

Vote No: _____

EAST BETHEL PLANNING COMMISSION MEETING

February 25, 2014

The East Bethel Planning Commission met for a Special Planning Commission Meeting on February 25, 2014 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 Ron Koller was welcomed as the new Council Liaison. **Holmes motioned to adopt the February 25, 2014 agenda. Terry seconded; all in favor, motion carries unanimously.**

Holmes motioned to add items 8, 9, and 10 were added to the agenda. Balfany seconded; all in favor, motion carries unanimously.

Basically the home occupation ordinance we want to comment on that; that would go after goal setting and then the City Council update and then adjournment.

Approval of Meeting Minutes

Mundle said you will see in front of you green sheets, if there are any corrections please bring that to Colleen's attention.

December 17, 2013 January 28, 2014

Mundle had a change on December 17, 2013, on page 3 of 8, last paragraph, it states Mundle asked if it is affiliated with the RV park. Mundle asked about the RV park.

On the second paragraph, it reads Community School in Cedar Creek, strike in and replace with on.

Terry motioned to approve the minutes as amended. Balfany seconded; all in favor, motion carries unanimously.

Discussion regarding Variance Statute Changes

2011 the variance changes took place. Even though we don't address practicable difficulties. A variance is a way a City can allow an exception to the ordinance. Practical difficulties. There was a court case that brought up practical difficulties. Practical difficulties have three factors.

Practical Difficulties Standard Factors:

First factor – Property owner proposes to use the property in a reasonable manner.

Second factor – Landowner's problem is due to circumstances unique to the property not caused by the landowner.

Third factor – Will not alter the essential character of the surrounding area.

Holmes asked about the last variance – the Morgan's. They could have built a house with a tuck under garage. This would have made it legal to do that. Except they didn't want that type of house. They wanted the garage in front of the house. Some of it you could say we did it right. Was it impractical to make them build a different house than what they wanted?

Mundle asked if it is our job to come up with the different choices. Holmes said no, but we need to look at the options to see if there is a different house option, possibly tuck under. If it is, do we do it? The other thing, you have not created a two-story house. It

is not practical. That is one thing we have to look at. Just because they want it that way, is it possible to make it a different way. Bonin said but if they meet those three requirements. They met the requirements of the ordinance. Holmes said it is our duty to look at that. Mundle said not just because they want it. Holmes said it is just something that he thought of. He thinks we did it right. Bonin said a few years ago we didn't have these standards. Holmes said it is a little more critical now. We should look at it closer. Bonin said she thinks it is loser now. Now you have to determine what is practical now.

Winter said it is a 2010 decision. Minnesota Supreme Court adopted a strict determination of hardship. In May the State put in a practical difficulty standard in. A practical difficulty is the absence of the requirement the property cannot be used without the variance.

Holmes said everyone is different. He thinks they could have built a residence, within the regulations. He won't go into detail. Terry said in that instance if the neighborhood had two story houses, they wanted a retirement home without stairs. You would have forced them to have stairs because an arbitrary thing. Holmes said what they should have done is look into it before they bought the property. If you want to be technical. People buy it and think they can do it. Commercial is usually the bigger problem.

Planning Commission Refresher

These are the handouts that should have been in your packet. The first handout talks about the formation of the Planning Commission. The second handout is about comprehensive plans. It talks about the various tools. It talks about the subdivision ordinance and also talks about the cities limited powers. It talks about what a City can and can't do. When you all got this, please review it.

The League of Minnesota Cities does sometimes have training. We are still looking to see if they have this training.

Bonin said she read the comprehensive plan, and she had questions on the purpose of comprehensive planning. She thinks we could do a lot better job of getting people involved in planning the City's future. Accommodating change, we need to do a better job of it. We need to look at what makes sense now.

Winter said when we get to the point of looking at our comp plan. She wants to see us have a series of meetings. That is a standard practice. If we hire a consultant, that is the first thing they would suggest. As far as trends, the Metropolitan Council has come out with their forecast. They have determined trends for a regional plan. In her mind this it is contrary to what is needed in East Bethel.

Holmes said the thing that stuck out in his mind. Page 19 the sixty-day rule, in Chapter 14. We have gone over the 60-day rule more than what we should. Winter said we do date stamp everything. Viking Preserve we were asked to not put it on the agenda. It isn't always the City's problem. It isn't always driven by the City. If the developer is asking for more time. We do have one instance where we were over sixty days, and we asked for an extension. Bonin said the crucial thing is it is in writing. That covers it. Then it is not a problem. Holmes said we have pushed it back because they weren't here. This is before you weren't here. We should look at it closer.

Winter said our process internally is everything gets date stamped. We have a spreadsheet that shows when the different dates are. It is a very critical thing. She is very critical on watching that. She will check to find out what we do on the instances when it is isn't driven by us.

**Met Council 2040
Frame Work**

Met Council does a series of things, and sends out population projects. Please pull out your draft projects.

If you look at this, they are showing a fairly significant increase for the City of East Bethel over the next thirty years. We are not a community that could support that increase. They have backed off on this. These projections are high for the City of East Bethel. Let's assume we have the 48-single family homes. It will take three years. It will take 15 – 20 homes per year. We do have several rural subdivisions. We had 16 or 17 housing permits total last year. With the new facility that is being built on the north. Whispering Aspen also has some lots. She doesn't think we will hit the mark. Bonin asked if it matters. Winter said it does have an impact; they have a tendency to dictate the other things that go into our comp plan. We need to decide this. We have to feel comfortable with whatever these numbers are. Bonin asked if we need to decide if we want that kind of growth. Winter said are we going to see our population go up by 60%. Holmes said places like Lakeville and other places are full and are further away from Minneapolis. Winter said the Met council one of their big things is transportation is orientated. They are trying to get all the population growth in the urban areas. We all pay for the transportation. We pay taxes for the light rail. They are designed for urban densities. They are also concentrated in the urban areas and the southern metro. They are saying they are going to drive the population to have it biggest gains in the urban areas. We are going to have places to walk and bike. People are not going to be driving as much.

Holmes said they are projecting the communities projected high; they are the ones that don't have a lot. Centerville isn't going up very much. Columbia Heights isn't going up.

Plaisance said Ham Lake has a smaller jump than we do. They have 2,000 more people than we do. But in 2040 we will have a thousand more. Are they just assuming with the water tower we would have a larger increase? Winter said she does think the sewer and water does have an impact. They take our comments very seriously. Plaisance said he would have liked to see what has gone back further, looking at 1990 or 1980. You are talking 30 years down the line and see what the increases were at each area. When the metropolitan area is growing, it would be nice to see the demarcation line. Blaine was not the big city it was today. When did it change from the inner city? It might be a good indication on when our increase would come. Winter said it would be interesting to see. There was a big swing for suburbia. People were moving out of the urban area, and they were coming out to the suburbs. Met Council is now saying they were seeing a great growth in the urban areas. It is fine to do that, but there are still going to be people in stand-alone communities. St. Francis is also another large jump. Holmes said don't you think it is part of the Highway system. Winter said that is possibly why you don't see the growth. We as a community need to look at this very closely. She doesn't think the regional framework is something the City of East Bethel should adopt in its entirety. We have a 1 in 10 acre density. You are saying there is not going to be significantly more development unless it is near the corridor. She does think there is room for rural subdivisions in East Bethel. We do have an obligation to the people who own the land.

Winter said we may want to look at a 2 ½ density. Bonin agrees strongly with that. She thinks there should be some protection for people who want to keep the 1 in 10 acre development. She would like to see small lots with a common area. She wants to ensure open space. Winter said that works well with East Bethel. 60% of our community is wetlands. You would be better off doing 2 ½ acre lots and putting them in one area. Possibly having a common septic system. That does make people nervous. She does think there are creative ways to handle that. Bonin said if you are doing a planned unit thing, 2 ½ acres might be too large. You wouldn't need a common open space if you had 2 ½ acres. To cluster them into an acre lot. That would be plenty big enough if you have open space. If you look at the area south of 209th. The lots aren't big. That makes a nice little development. They don't have water and sewer. She doesn't know if there

should be a minimum. Let the lots be of greater variety.

Holmes said on the list of cities, it would have interesting to see what Maple Grove has done in the past few years. That is a place that has exploded. They are planning on building more commercial. Obviously we will not grow like Maple Grove. Winter said this is only Anoka County. She can get the information for any of the counties in the metropolitan area. Holmes said to compare that with us. It is probably hard to compare. Their projection is probably insane. Winter said they have quite a bit of room where they can develop in the gravel pits. Terry said does Blaine have the room to develop 45%. Winter said they don't have a lot more options in Blaine. Bonin said they do have a lot more areas. Mundle said have they dug up all the sod fields. Balfany said yes. Part of this is probably looking at natural growth based on families. If it is young families and they also might have family growth, natural growth. Bonin said their lot sizes are so small. You can get a lot more housing. It doesn't take a huge area. Balfany said in my neighborhood they are between a 1/3 of an acre to a 1/2 lot. We are not Columbia Heights where you can water your neighbor's plants. We are not on top of each other even with the condensed lots. Blaine could be diced up into smaller lots. I don't see us being the next Blaine.

Plaisance said if we also look at, obviously what drives the growth is transportation. Your example of Maple Grove, highways 694, 494, 94, it is a hub of sorts. Blaine when you had 610 cut across. When I look at what we have here. He doesn't see any transportation improvements for 40 years. When we were talking about County Road 22 going into two-lane hwy across the suburbs. That would cause a great increase. That is off the table at this point. Has anyone done a study, as to when there is a certain increase from a two lane to a four lane? Busses or train added to an area. When you have the metro train going from Minneapolis to ST. Paul. What are we going to have here that will bring people here to Hwy 65? He doesn't see it. Mundle said we are getting a bus line. Holmes said light rail is projected to go down Hwy 65. That could be 5 years, or 20 years. It is projected to go to Cambridge. Plaisance said that would change our density. Bonin said it is important to our plan for the future, otherwise we will be stuck. Plaisance said that is why he is trying to figure out what will cause our increase. That should be an indicator to the past. In looking at the future, how much transportation will drive that to a greater height than it is today. Light rail would be huge. Any other improvements would also be looked at.

Winter said Met Council has done their homework, and she can look for the information. That is a critical piece on how we would develop as a City. We have time to look at this. They won't be adopting this any time soon. They are going through a series of meetings.

Holmes said Columbia Heights, how will they get 2,000 more people into the community. Coon Rapids has actually taken down a lot of buildings and has proposed more apartments. They have been aggressive on a lot of things. He thinks their numbers are low. They have a lot of things in the fire. They are doing a good job. Bonin said they are close enough to the downtown area. Whatever development is convenient to downtown. Holmes said they moved their downtown area from Northtown to Riverdale area. Holmes said he thought the City Council was nuts at that point. Bonin said we cannot be so cautious. We need to do those things that people will say we are nuts. We can't get scare off. Balfany said an area off of Albertville. Now towns you have never heard of, Rogers, Otsego, St. Michael. People are still coming here. Holmes said they are further out than we are. Balfany said that is the opposite of business follows roof-tops. Sometimes bold decisions need to be made.

Goal Setting – 2014

The comp plan may not be a term people are comfortable with. We need a corridor plan. What does the sewer and water do in terms of how we see development? Do we want more PUDs? What sort of things at the State level impact the City – such as MPCA, Met Council, they are looking at new standards for managing storm water. Anoka County is looking at water resources. There is probably not the funding for a comp plan. She does think it is a goal we should set for 2014. Obviously as a planning commission you may have other issues.

Bonin wanted to get more specific, how far do you have to go from here to get to a grocery store? Balfany said it is 15 minutes to all the different communities. Really it is 15 minutes from there. He remembers looking at the study; it is a fifteen mile radius for an \$18 million grocery need. In his head, even if you did half of that. If we could capture half of that, that is \$9 million per year. He doesn't know how that statement isn't being used as a sales technique. Especially with Soderquist closing. Balfany said how many times was that said in the article last week.

Winter said Hy-Vee is looking at expanding into the metro. She got a hold of the real estate person. If we can be one of the first ones to get one of them, that would be good. Holmes said Coborn's was looking at buying property here. Winter said they were looking at coming in 2005 or so. Holmes said the person who owns property in East Bethel, Kings County Market. Winter said the owner of East Bethel Properties is one in the same. Holmes said he doesn't think it will be long before they come. Holmes said Soderquist couldn't compete. Even the grocery store in Isanti is having the same problems. Winter said the grocer store in Isanti is closer to competition. The nice thing to the corner is easy in and out access. That is very much on the economic development authority. A grocery store is something that came up in that conversation. The chamber also talked about it this morning.

Holmes said he thinks the City gets a big box store it will progress. The Fleet Farm in Cambridge was supposed to be in East Bethel at one time. It wasn't that long ago. The biggest reason was they didn't have the sewage system. The thing was Fleet Farm really wanted the parcel in East Bethel. If East Bethel would have done something else, they would have been here. A store like that would have made a big, big difference. They are already talking about adding onto the store in Cambridge. Winter said with that aside there are still some needs. If you have any other things you want to see us look at, let Winter know.

Mundle said there should be joint meetings with the EDA. So we can see where they are with planned businesses. So we can take that into consideration with the planning. Winter said the joint planning should also be with the council.

Home Occupations

At the last Council meeting, there was an interim use permit. It is not something that goes before the PC again. Mr. Kirkeby has two full time employees and five part time employees. They felt that wasn't really complying with home occupation. They wanted to take a look at modifying the home occupation ordinance. She thinks that one thing that is unique. They don't work at the location. They park their vehicles and go off sites. She thinks we need to add language, if you are a full time person that works on the site. How does the planning commission feel? She has been charged with bringing something back. Holmes said that is how we always looked at it. Holmes said he knows a person who works out of his house and has 70 employees in another town. He has a permit to work out of his house. None of his employees work out of his house.

Bonin said how many people you have working somewhere else doesn't impact. We are trying to protect the residential area. Winter said the issue is also they might be working offsite, but they are parking their vehicle there during the day. Bonin said the number of vehicles parked there. Winter said maybe we should look at the number of vehicles. Holmes said we have looked at that. We don't want commercial type traffic. He doesn't think there is anything we want to change.

Winter said the Council, do you have any comments. What would you like to see?

Koller didn't think it was problem. They show up and talk all the big trucks out. There is a lot of traffic in the morning. This person is looking for a place to buy. We don't want to make it difficult for him. Winter said he is still looking. Koller said tabling it, is letting it go for a while. We did a temporary for him for sixty days. Mundle said when we did interview him, and the neighbors had no complaints. They didn't have a problem with the business or the neighbor. Balfany said we had more people speaking out for Gordy's cabinets. He had moved out of a business location and they were coming and going. We limited the parameters for them leaving.

Mundle said they don't work on site. Holmes said we have looked at that. You need to find a building. Holmes said that is part of the conditions of the permit. If you say we will allow three and not fifteen. Plaisance said they are not working on site. They come there and pick up equipment and then take off. His understanding is the company is doing roadwork and filling potholes. The work isn't being done there. They might stop by and pick up.

Holmes said he is looking for a building. That should be taken into consideration. Bonin said if we know they are actually looking. If we suspect they are saying they are looking we need to smart. Balfany said he brought specific building to us at that time. It showed he was looking and has a plan in place.

Winter said the home occupation ordinance talks about more than 3 people employed. There shouldn't be more traffic than what a single-family residence. Holmes said if they aren't working on the premise. He doesn't see anything wrong with it. Balfany said the word employed could be a hurdle.

Koller said it could be worded that you can have more employees but they don't work on site. Holmes said now you have 8 employees coming to pick up the truck.

Winter said it also says there won't be outside storage. Parking needs have to be on site. The area set aside for the home occupation shall not exceed 50% of the main structure.

Holmes said if we become too hard on the businesses we do have, will the businesses want to come here. What will they do to us? They look at that. Winter said that is where you strike the balance. Common sense has to come into play. Maybe we define the number based on onsite versus off site. Holmes things we have that. We need to work with him as long as he wants to work with us.

Balfany said didn't we have a review process for Valder automotive. It might be issue a twelve-month interim use permit to be reviewed annually. What is the progress? We need to see what efforts have been done. Holmes said written statements from places he has looked at. Balfany said then it validates the Council.

This person was presented as a good person and business. The suggestion was made that we do a sixty-day permit. We don't want to give the perception that we will make one request and we will change the ordinances. We don't want to look too eager to change the ordinance. He had asked Davis if it resolve other issues and he said yes. He said it would resolve things. Assumedly we all have fudge room. Too much traffic. Every daycare center will have that. You don't want to harm them. Maybe will be shall not employee this many employees. Employed on site might be the simplest way to deal with this. Terry said heavy diesel trucks starting might be a problem.

Winter said this is something that will go before the City Council. This was really for a point of discussion. She thanks Ron and Tom for shedding some lights.

Holmes said he was on the committee that went through all of this. We looked at it many times and it was a tough subject. Winter said our home occupations are not the ones that operate in their home. The auto body and weekend garage stuff are the ones that are tough to deal with. Plaisance said so you would have any objection to the employees on site versus the ones that stop by for five minutes.

Holmes said the way it reads you can look at the traffic and that limits it. It doesn't matter to him. If you limit the three and what if you need four. So those are some of the instances you might come up with. You need to leave it broad, but then again you want to be specific. Plaisance said we had a hair stylist, what if this gentleman wants to find a new place for his business. But still wants to have an IUP at home. If he is offsite with his other employees.

Bonin said that is why the wording becomes important. That covers it. He can have three at home. It can be the same business. We are looking at the impact of the home. Plaisance said if that is the case, we would have an issue with the wording of the ordinance. It was worded that if it is employed by. Winter said yes it says employed by the home occupation. You can change it to principal and two other employees on site at that location.

Holmes asked what if they need more. Winter said then we need to add that last item, where we say, under certain conditions the CC can determine any adjustments.

Holmes said one reason the person. He works out of his house so he can have the tax deduction. His deal is all round the united states. It is a totally different deal. Plaisance said he is using it as an example. If we are really going to be considering a comp plan. This would be definitely be one of those things where he would want to revise the ordinance so it is clear. They could have however many employees at a location.

Holmes said we didn't want to make it really restrictive. We always went back to if he needed four or five and that is how we go tin the traffic situation. If you have two employees and a lot of traffic. So that is why you leave if very specific. Balfany said that is why adding onsite adds a clear description. If you say three employees onsite then looks at traffic.

Holmes said they could have six employees on site and if there is not a lot of traffic. That is the business that was allowed. On the flip side, you have a lot of traffic and only two employees.

Winter said that is why you have the discussion on traffic. The ordinance does specifically talk about only three employees. Winter said in certain circumstances if there are more employees, the Council would have the ability to review that. If they exceed the three onsite. It comes back up for review.

Balfany said for a minor part at the Council discretion. Where they were kind of coming up to a hurdle with the employees. As a body and a commission it is a recommendation to the council. We bring them forward. When we are making that recommendation to you. When it is coming back. We are happy to clear up information. Our planning commission ahs reviewed this. He hopes you would feel comfortable making a recommendation. We just had this recommendation before us. W e moved forward on it. Here is something that made it more difficult. That would be his recommendation to the council.

Ronning asked what if the people had two people working 9 a.m.-5 p.m. and 2 p.m. -2 a.m., with working. Winter said there are posted business hours in the City ordinance. Ronning asked whose business hours. Winter said we are splitting hairs. What if it is a one-person operation? The more that addresses that, the noise odor and dust. Winter said this is a good discussion.

Council Update

Koller said he doesn't know what he is supposed to update.

Koller said you have just been discussing the big discussion we had. We couldn't renew it because he had too many employees. He is sure you have all read the minutes. We have had a lot of controversy.

Winter said you have a new council member. Tim Harrington is our new Council member. Tom Ronning knows him quite well. He is one person who has shown up to every Council meeting for the last year. Well both Tom and Bob know him. He seems very level headed. Balfany said he is sure he will be a great addition.

**Commission
Member Holmes**

Holmes asked about Valder motors renewal. Winter said that is up for renewal in May.

**Commission
Member Terry**

Terry we decided we didn't need a Council update because we got City minutes. Winter said as you can see they are a number of pages. She is happy to provide them to you. Do you want them every time? She thinks it is very critical to get the updates, especially if they have meetings outside of the Council meeting. As far as the meeting minutes, she is happy to provide. They are on the website. You can access them on our website, and the City Council meeting is online also. If she is directed to keep doing it, she doesn't want to waste the paper.

Holmes said could they be emailed to us, and mailed to the person who doesn't have email. Bonin said she doesn't need them. Winter said she is happy to provide copies. Terry said he was just trying to get clarification.

Adjournment

Balfany made a motion to adjourn the meeting at 8:40 p.m. Holmes seconded; all in favor, motion carries.

Submitted by:

Jill Anderson
Recording Secretary