

City of East Bethel
Planning Commission Agenda
7:00 PM
Tuesday, May 27, 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 for Administrative Subdivision – Lot split of 31-34-23-42-0001
7:15 PM	4.0 Public Hearing – Zoning Text Amendment, Section 14 Accessory Structures
7:50 PM	5.0 Approval of Meeting Minutes - April 22, 2014 – Regular Meeting
7:55 PM	6.0 Other Business/Council reports
8:05 PM	7.0 Adjournment



City of East Bethel Planning Commission Agenda Information

Date:

May 27, 2014

Agenda Item Number:

Item 3.0

Agenda Item:

Public Hearing – Owner: Marjorie Wanamaker,
Administrative Subdivision Request – to subdivide a metes and bounds parcel
into two lots.
PID #31-34-23-48-0001;
Zoning - Rural Residential

Ms. Wanamaker is interested in subdividing her property into two separate parcels for the purpose of selling off 10.61 acres for a residential home lot. Her existing property is defined as Metes and Bounds and she is allowed to divide off one parcel from the original through the Administrative Subdivision process.

Requested Action:

Recommend Approval of the Administrative Subdivision request by owner and applicant, Marjorie Wanamaker to subdivide property into two separate metes and bounds parcels as described below:

Parcel A:

The Northwest Quarter of the Southeast Quarter of Section 31, Township 34, Range 23, Anoka County, Minnesota, excepting therefrom that part thereof described as follows: Commencing at the Southeast corner of said Northwest Quarter of the Southeast Quarter; thence North along the East line thereof 330 feet; thence West and parallel with the South line of said Northwest Quarter of Southeast Quarter, 660 feet; thence South and parallel with the East line of said Northwest Quarter of Southeast Quarter, 330 feet and to the South line of said Northwest Quarter of Southeast Quarter; thence East along South line of said Northwest Quarter of Southeast Quarter to the point of beginning and there to terminate, and also excepting therefrom the East 692.37 feet of said Northwest Quarter of the Southeast Quarter of Section 31, Township 34, Range 23, lying North of the South 660.00 feet thereof.

Parcel B:

The East 692.37 feet of the Northwest Quarter of the Southeast Quarter of Section 31, Township 34, Range 23, Anoka County, Minnesota, lying North of the South 660.00 feet thereof.

Attachments:

- 1. Administrative Subdivision Application
- 2. Administrative Subdivision Plat

3. Public hearing notice

Planning Commission Action

Motion by: _____

Second by: _____

Vote Yes: _____

Vote No: _____

No Action Required: _____

Jesse Roessler
 SHARPER HOMES MORE ST NE
 9240 Balti
 Blair SS449

RECEIVED
 MAY 09 2014



LAND USE APPLICATION

OFFICE USE ONLY
 Date Rec'd 5/9/14
 By [Signature]
 Fee \$ 300 app / 8000 escrow

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

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

Application is hereby made for _____ (provide narrative below describing proposed use).

We intend on splitting off a 1.10 acre building site from the 4.35 acre site described below

LOCATION: PID 31-34-23-42-0001 Legal: Lot _____ Block _____ Subdivision _____

PROPERTY ADDRESS: East Bethel MN PRESENT ZONING: _____

PROPERTY OWNER

CONTACT NAME Marjorie Wanamaker PHONE (763) 434-9033
 ADDRESS 23110 Jackson St. NE FAX _____
 CITY/STATE/ZIP East Bethel, MINN 55005 E-MAIL N/A

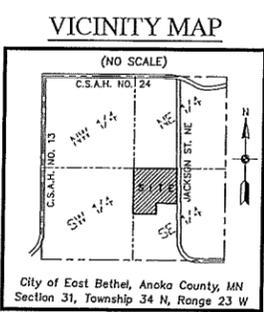
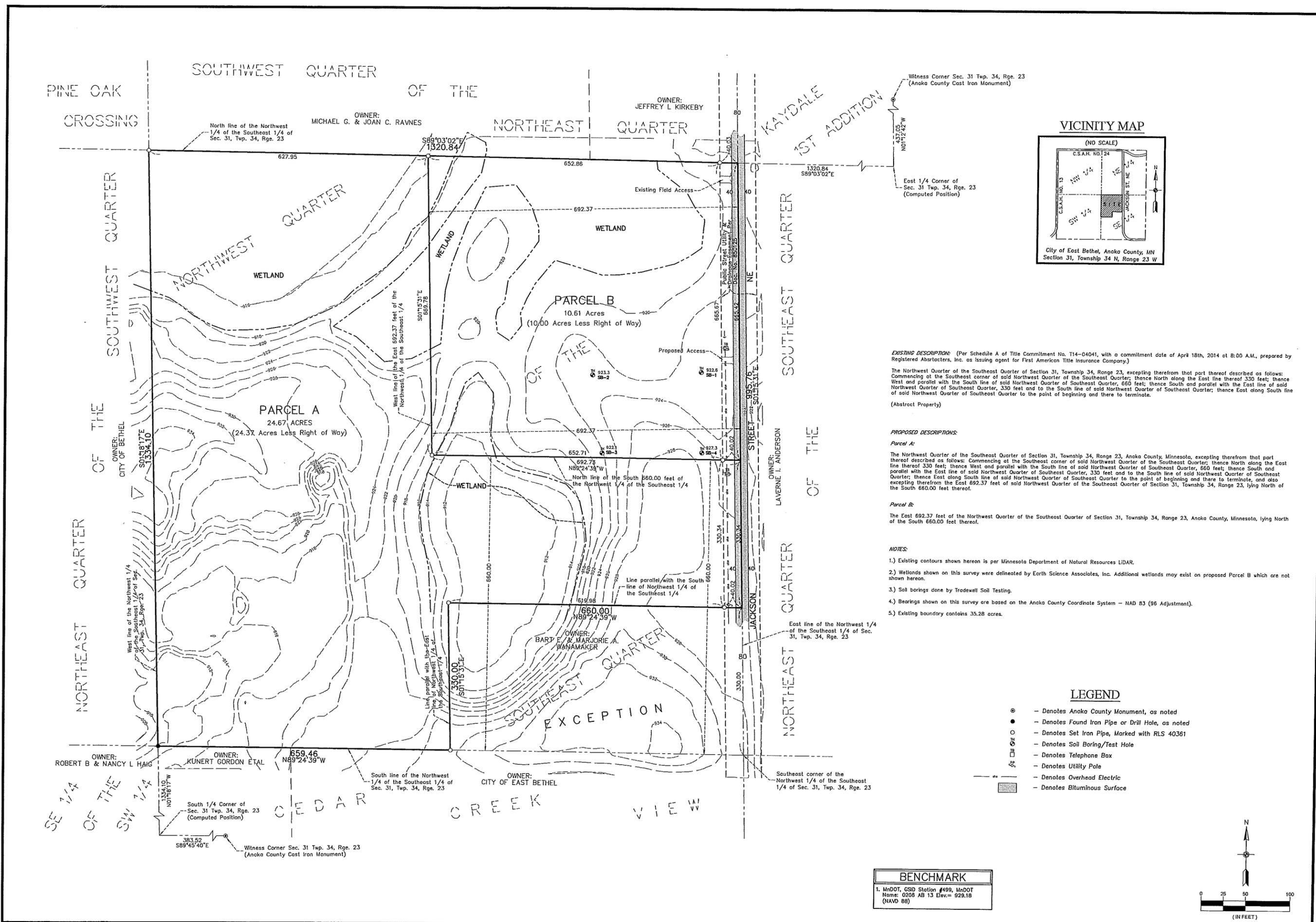
APPLICANT

CONTACT NAME Marjorie Wanamaker PHONE (763) 434-9033
 ADDRESS 23110 Jackson St. NE FAX _____
 CITY/STATE/ZIP East Bethel, MN 55005 E-MAIL N/A

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.

Marjorie Wanamaker Property Owner's Signature Marjorie Wanamaker Printed Name 5/5/14 Date

OFFICE USE ONLY - DO NOT COMPLETE			
	Received	Approved/Defiled	Notes
Community Dvlp.	<u>5/9/14</u>	_____	
Planning Commission	_____	_____	
City Council	_____	_____	
	<u>7/8/14</u> 60 Day	<u>9/10/14</u> 120 Day	



EXISTING DESCRIPTION: (Per Schedule A of Title Commitment No. T14-04041, with a commitment date of April 18th, 2014 at 8:00 A.M., prepared by Registered Abstracters, Inc. as issuing agent for First American Title Insurance Company.)

The Northwest Quarter of the Southeast Quarter of Section 31, Township 34, Range 23, Anoka County, Minnesota, excepting therefrom that part thereof described as follows: Commencing at the Southeast corner of said Northwest Quarter of the Southeast Quarter; thence North along the East line thereof 330 feet; thence West and parallel with the South line of said Northwest Quarter of Southeast Quarter, 660 feet; thence South and parallel with the East line of said Northwest Quarter of Southeast Quarter, 330 feet and to the South line of said Northwest Quarter of Southeast Quarter; thence East along South line of said Northwest Quarter of Southeast Quarter to the point of beginning and there to terminate.

PROPOSED DESCRIPTIONS:

Parcel A:
The Northwest Quarter of the Southeast Quarter of Section 31, Township 34, Range 23, Anoka County, Minnesota, excepting therefrom that part thereof described as follows: Commencing at the Southeast corner of said Northwest Quarter of the Southeast Quarter; thence North along the East line thereof 330 feet; thence West and parallel with the South line of said Northwest Quarter of Southeast Quarter, 660 feet; thence South and parallel with the East line of said Northwest Quarter of Southeast Quarter, 330 feet and to the South line of said Northwest Quarter of Southeast Quarter; thence East along South line of said Northwest Quarter of Southeast Quarter to the point of beginning and there to terminate, and also excepting therefrom the East 692.37 feet of said Northwest Quarter of the Southeast Quarter of Section 31, Township 34, Range 23, lying North of the South 660.00 feet thereof.

Parcel B:
The East 692.37 feet of the Northwest Quarter of the Southeast Quarter of Section 31, Township 34, Range 23, Anoka County, Minnesota, lying North of the South 660.00 feet thereof.

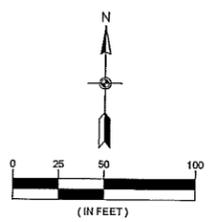
NOTES:

- Existing contours shown hereon is per Minnesota Department of Natural Resources LIDAR.
- Wetlands shown on this survey were delineated by Earth Science Associates, Inc. Additional wetlands may exist on proposed Parcel B which are not shown hereon.
- Soil borings done by Tradewell Soil Testing.
- Bearings shown on this survey are based on the Anoka County Coordinate System - NAD 83 (96 Adjustment).
- Existing boundary contains 35.28 acres.

LEGEND

- ⊙ - Denotes Anoka County Monument, as noted
- - Denotes Found Iron Pipe or Drill Hole, as noted
- - Denotes Set Iron Pipe, Marked with RLS 40361
- ⊕ - Denotes Soil Boring/Test Hole
- ☎ - Denotes Telephone Box
- ⚡ - Denotes Utility Pole
- — — - Denotes Overhead Electric
- ▨ - Denotes Bituminous Surface

BENCHMARK
1. MnDOT, CSD Station #499, MnDOT
Name: 0208 AB 13 Elev. = 929.18
(NAVD 88)



Carlson McCain
ENVIRONMENTAL • ENGINEERING • SURVEYING
248 Apollo Dr, Suite 100, Lino Lakes, MN 55014
Phone: 763-489-7900 Fax: 763-489-7959

MINOR SUBDIVISION
WANAMAKER PROPERTY
East Bethel, MN

SHARPER HOMES, INC.
9240 Baltimore St. NE
Blaine, MN 55449

REVISIONS	
1.	
2.	
3.	
4.	
5.	
6.	

DRAWN BY: JDY
ISSUE DATE: 5/6/14
FILE NO: 635

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

Name: Thomas R. Balluff
Signature: *Thomas R. Balluff*
Date: 5/06/14 License #: 40361

1 OF 1



**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, May 27, 2014, 7:00 p.m. at the City Hall, 2241 221st Avenue NE, East Bethel, MN. The hearing will be to consider the request by owner and applicant, Marjorie Wanamaker to subdivide property into two separate metes and bounds parcels as described below:

Parcel A:

The Northwest Quarter of the Southeast Quarter of Section 31, Township 34, Range 23, Anoka County, Minnesota, excepting therefrom that part thereof described as follows: Commencing at the Southeast corner of said Northwest Quarter of the Southeast Quarter; thence North along the East line thereof 330 feet; thence West and parallel with the South line of said Northwest Quarter of Southeast Quarter, 660 feet; thence South and parallel with the East line of said Northwest Quarter of Southeast Quarter, 330 feet and to the South line of said Northwest Quarter of Southeast Quarter; thence East along South line of said Northwest Quarter of Southeast Quarter to the point of beginning and there to terminate, and also excepting therefrom the East 692.37 feet of said Northwest Quarter of the Southeast Quarter of Section 31, Township 34, Range 23, lying North of the South 660.00 feet thereof.

Parcel B:

The East 692.37 feet of the Northwest Quarter of the Southeast Quarter of Section 31, Township 34, Range 23, Anoka County, Minnesota, lying North of the South 660.00 feet thereof.

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.

Published in the Anoka Union
May 16, 2014.

Subscribed and sworn to me
this 12th day of May 2014.

Colleen Winter
Community Development Director

Carrie Frost
Notary Public



City of East Bethel Planning Commission Agenda Information

Date:

May 27, 2014

Agenda Item Number:

Item 4.0

Agenda Item:

Zoning Text Amendment for Detached Accessory Structures – Section 14, Zoning Ordinance

Background:

The Planning Commission has discussed several revisions to the Zoning code related to Accessory Structures. Please find attached in your packet the latest version that was approved with the edits left in so you can see the changes. I have also enclosed information from other communities related to Detached Accessory Structures, along with a letter from Fe and Brian Mahler.

Questions for the Planning Commission to consider:

1. Should the City allow Pole Structures to be built on lots of less than 3 acres?
2. Should the City increase the size of Detached Structures to be less restrictive?
3. Should the City consider allowing property owners to build more than one building on their property regardless of lot size?

Attachments:

1. Edited ZTA Section 14
2. Original Municode version of Section 14
3. Other communities
4. Letter
5. Public Hearing Notice

Planning Commission Action

Motion by: _____

Second by: _____

Vote Yes: _____

Vote No: _____

No Action Required: _____

ORDINANCE NUMBER 49, Second Series

An Ordinance Amending Appendix A, Zoning, Section 1, General Provisions of Administration and Section 14. Detached Accessory Structures

The City Council of the City of East Bethel ordains:

Section 1. General Provisions of Administration is amended to provide as follows:

9. Definitions

Add after Platted area: A parcel of land described by block and lot.

Pole building. A building with no foundation and with sides consisting of corrugated steel or aluminum panels supported by poles set in the ground typically at eight-foot intervals.

Section 14. Detached Accessory Structures is amended to provide as follows:

2. General regulations.

- A. No accessory building or structure shall be constructed on any lot prior to construction of the principal structure **without prior approval of the City Council.**
- ~~J. Fish houses shall be included in the calculation of the gross maximum square footage for detached accessory structures. No more than one fish house shall be permitted on a lot. Fish houses must meet all required accessory structure setbacks.~~
- L. For purposes of accessing storage, accessory structures may have exterior stairs to a second story **in a side or rear yard** and six foot by six foot (6' x 6') landing at the top of the stairs.

3. Architectural and design requirements.

~~Pole type, steel frame buildings or any other accessory structure that contains exterior siding or roof of sheet metal shall be constructed utilizing the following architectural and design requirements:~~ **Detached Accessory structures shall comply with the following:**

- A. Shall incorporate a finished design and color scheme that is coordinated and compatible with the color and design of the principal structure;
- B. Shall include complete eave and corner trim elements;
- C. Shall include a minimum of two different architectural features on the front facade; architectural features may include items such as window treatments, door treatments, or material/color variations; and

- D. Shall include a minimum combination of two architectural and/or landscape features along any sidewall greater than ten feet in height and any sidewall directly adjacent to and visible from a public right-of-way; landscape features shall include medium or upright coniferous and deciduous shrubs or shade, ornamental, or evergreen trees in excess of four feet in height.

~~Wood frame and concrete block style buildings and any building that is not of a pole or exterior steel wall and/or roof style construction shall have the following location and architectural qualities:~~

- ~~A. Shall incorporate a finished design and color scheme that is coordinated and compatible with the color and design of the principal structure;~~
- ~~B. Shall include a minimum of two different architectural features on the front facade; architectural features may include items such as window treatments, door treatments, and material/color variations;~~
- ~~C. Shall include a minimum combination of two architectural and/or landscape features along any sidewall greater than ten feet in height and any sidewall directly adjacent to and visible from a public right of way; landscape features shall include medium or upright coniferous and deciduous shrubs or shade, ornamental or evergreen trees in excess of four feet in height.~~

4. Size and number of accessory structures.

A. Size of accessory structure:

- 1) All accessory structures greater than 120 square feet must comply with the following regulations:

Parcel Size	Maximum Square Feet	Maximum Sidewall Height RR & A Districts	Maximum Sidewall Height A, RR, R-1 & R-2 Districts
1.0 acre or less	580 square feet	10 feet*	14 feet*
1.01 to 2.0 acres	960 square feet	12 feet*	14 feet*
2.01 to 3.0 acres	1,200 square feet	12 feet*	14 feet*
3.01 to 4.99 acres	1,800 square feet	14 feet*	14 feet*
5.0 or more acres	2,400 sq. ft., plus an additional 240 sq. ft., or increment thereof, for each additional acre	14 feet*	14 feet*

*Maximum height is measured from the floor surface to the underside of the ceiling member.

- a) Roof pitch shall be the minimum required by the International Building Code and shall not be the focal point of the property.
- b) Accessory structures shall be of similar design and building materials as the

principal building.

c) Accessory structures less than 120 square feet in all districts shall be limited to a sidewall height no greater than eight feet.

C. Fire escapes, landing places, open terraces, outside stairways, cornices, canopies, eaves, window protrusions, and other similar architectural features that extend no more than two (2) feet into the required front, side, and rear yard setback are exempt from the detached accessory structure square footage calculation.

Adopted this the day of February_____, 2014 by the City Council of the City of East Bethel.

For the City:

Robert DeRoche Jr., Mayor

ATTEST:

Jack Davis, City Administrator

Adopted:

Published:

Effective:

SECTION 14. DETACHED ACCESSORY STRUCTURES

SECTION 14. DETACHED ACCESSORY STRUCTURES

These standards have been established to preserve the character of the principal structure, promote building compatibility, and provide for minimal adverse impacts to surrounding property through the implementation of height, size, location, and architectural regulations.

[1. Permit regulations.](#)

[2. General regulations.](#)

[3. Architectural and design requirements.](#)

[4. Size and number of accessory structures.](#)

[5. Exemptions.](#)

1. Permit regulations.

All accessory buildings and/or structures over 120 square feet in size require a building permit prior to construction, unless specifically exempt under this ordinance. Accessory structures less than 120 square feet shall not require a building permit unless required by any other ordinance or state requirement. Accessory structures less than 120 square feet shall comply with all provisions of this section and zoning district regulations.

2. General regulations.

- A. No accessory building or structure shall be constructed on any lot prior to construction of the principal structure without prior approval by the city council.
- B. Accessory structures located on lots that are subsequently subdivided shall be modified accordingly to maintain compliance with zoning districts and/or acreage requirements.
- C. Every exterior wall, foundation, and roof of accessory structure(s) shall be reasonably watertight, weather tight, and rodent proof, and shall be kept in a good state of maintenance and repair. Exterior walls shall be maintained free from extensive dilapidation due to cracks, tears, or breaks of deteriorated plaster, stucco, brick, wood, or other material.
- D. All exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and from decay by painting or other protective covering or treatment. A protective surface of an accessory structure(s) shall be deemed to be out of repair if more than 25 percent of the exterior surface area is unpainted or paint is blistered; it must be painted. If 25 percent or more of the exterior surface of the pointing of any brick, block, or stone wall is loose or has fallen out, the surface shall be repaired.
- E. Pole-type, steel frame, or any other accessory structure(s) that contain exterior siding or roof of sheet metal must be on lots with more than three acres and shall be located behind the principal building.
- F. Accessory structures shall have a minimum separation of eight feet from all other structure(s).
- G. The area of a lean-to shall be included in the allowable square footage of detached accessory structures and will be subject to the square footage restrictions for a lot.

- CODE OF ORDINANCES
APPENDIX A - ZONING

SECTION 14. DETACHED ACCESSORY STRUCTURES

- H. Accessory structures on lakeshore lots may be placed between the principal building and the lakeshore or the right-of-way, and are subject to all setbacks and lot coverage.
- I. Fish houses shall be included in the calculation of the gross maximum square footage for detached accessory structures. No more than one fish house shall be permitted on a lot. Fish houses must meet all required accessory structure setbacks.
- J. The structure must not be designed or used for human habitation and must not contain sewage treatment facilities.
- K. Accessory structures shall have exterior doors only at ground level. Accessory structures may not have exterior stairs to a second story.

3. Architectural and design requirements.

Pole-type, steel frame buildings or any other accessory structure that contains exterior siding or roof of sheet metal shall be constructed utilizing the following architectural and design requirements:

- A. Shall incorporate a finished design and color scheme that is coordinated and compatible with the color and design of the principal structure;
- B. Shall include complete eave and corner trim elements;
- C. Shall include a minimum of two different architectural features on the front facade; architectural features may include items such as window treatments, door treatments, or material/color variations; and
- D. Shall include a minimum combination of two architectural and/or landscape features along any sidewall greater than ten feet in height and any sidewall directly adjacent to and visible from a public right-of-way; landscape features shall include medium or upright coniferous and deciduous shrubs or shade, ornamental, or evergreen trees in excess of four feet in height.

Wood frame and concrete block style buildings and any building that is not of a pole or exterior steel wall and/or roof style construction shall have the following location and architectural qualities:

- A. Shall incorporate a finished design and color scheme that is coordinated and compatible with the color and design of the principal structure;
- B. Shall include a minimum of two different architectural features on the front facade; architectural features may include items such as window treatments, door treatments, and material/color variations;
- C. Shall include a minimum combination of two architectural and/or landscape features along any sidewall greater than ten feet in height and any sidewall directly adjacent to and visible from a public right-of-way; landscape features shall include medium or upright coniferous and deciduous shrubs or shade, ornamental or evergreen trees in excess of four feet in height.

4. Size and number of accessory structures.

A. Size of accessory structure:

- 1) All accessory structures greater than 120 square feet in the RR and A districts must comply with the following regulations:

Parcel Size	Maximum	Maximum Sidewall Height
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- CODE OF ORDINANCES
APPENDIX A - ZONING

SECTION 14. DETACHED ACCESSORY STRUCTURES

	Square Feet	in the RR and A Districts
1.0 acre or less	580 square feet	10 feet*
1.01 to 2.0 acres	960 square feet	12 feet*
2.01 to 3.0 acres	1,200 square feet	12 feet*
3.01 to 4.99 acres	1,800 square feet	14 feet*
5.0 or more acres	2,400 sq. ft. plus an additional 240 sq. ft., or increment thereof, for each additional acre	14 feet*

*Maximum height is measured from the floor surface to the underside of the ceiling member.

- a) Accessory structures greater than 120 square feet in the R-1 and R-2 districts shall be limited to a ten-foot sidewall height. Roof pitch and style shall match the principal structure.
- b) Accessory structures less than 120 square feet in all districts shall be limited to a sidewall height no greater than eight feet.

B. Number of accessory structures:

- 1) On parcels 2.5 acres or less, one accessory structure is allowed with one additional single-story storage shed 120 square feet or less.
- 2) On parcels 2.5 acres to five acres, two accessory structures are allowed with one additional single-story storage shed 120 square feet or less.
- 3) On parcels greater than five acres, four accessory structures are allowed with one additional single-story shed 120 square feet or less.

5. Exemptions.

Properties within the A zoning district are exempt from architectural and design requirements provided the building is used exclusively for agricultural use and is constructed in accordance with all other zoning ordinance regulations.

Structures of a mobile and temporary or recreational nature provided that:

- CODE OF ORDINANCES
APPENDIX A - ZONING

SECTION 14. DETACHED ACCESSORY STRUCTURES

- A. They are not used for storage purposes;
- B. Do not adversely affect surrounding properties;
- C. Are removed or placed more appropriately on the property at the request of the city.

(Ord. No. 19, Second Series, 5-5-2010)

Detached Garage and Accessory Buildings and Structures

St. Francis

Rural Service Area- Detached Accessory Structures			
Acres	Total Square Ft	Max Height	Pole buildings allowed?
< 1	600	10 Ft	No
1- 2.5	1200	12 Ft	Yes
2.5- 5.5	1500	14 Ft	Yes
5.0- 10	4000	16 Ft	Yes
10+	5000	18 Ft	Yes

Rural Service Area- Attached Accessory Structures	
Max 840 Sq Ft	
Max 1000 Sq Ft- provided it doesn't exceed 80% of principal structure	

Urban Service Area- Attached/ Detached Accessory Structures			
Attached/ Detached Private Garages	840 Sq Ft		
	1000 Sq Ft- not to exceed 80% of principal structure		
Detached Accessory Building- other than garage	How many	Size	Height
	1	200 Sq Ft	16 Ft
* all detached structures cannot exceed 20 Ft or height of principal structure			
* does not specify design requirements			

Andover

Residential- Lots 1 to 5 Acres	accessory building not to exceed the principal building in square footage nor height
---------------------------------------	--

R- 4 zoning district (or anything < 1 acre)	
Attached garages- Not to exceed 1200 Sq Ft	
Detached accessory buildings max 1200 Sq Ft and 15 Ft in height not to exceed 50% of principal structures foundation min. 4: 12 roof pitch Similar design and exterior finishing of principal structure	
* does not specify how many nor if allow pole buildings	

Oak Grove

** Attached/ detached garages and accessory buildings shall never exceed elevation of principal structure*

Acre	Max Sq Ft	Max Height (Ft)	Max # of Accessory buildings	Max # of 120 Sq Ft Storage building/ shed	Max # of Attached/ Detached private garage	Requirements for detached garages
0-1.49	1200	12	1	2	1	no less than 576 Sq Ft but not to exceed 1200 Sq Ft
1.5-2.49	1800	14	1	2	1	
2.5-3.99	2400	14	2	3	1	
4-5.99	3600	14	2	3	1	
6-9.99	5000	14	2	3	1	
10 +	9000	14	3	4	1	

** does not specify design requirements nor allowing or not of pole buildings*

Cambridge

Accessory Buildings/ Structures					Garages
RA Districts			Other Districts		1-2 Family Dwellings: 1 garage per unit min 400 Sq Ft Multi-family dwellings: 1 garage per unit at 200 Sq Ft
Acre	Size Sq Ft	Max. Height	Size Sq Ft	Max. Height	
< 2	100	10 Ft	1000	10 Ft	
2.0- 5.0	1500	12 Ft	1000	12 Ft	
5.0-10.0	1800	12 Ft	1000	12 Ft	
10+	2000	12 Ft	1000	12 Ft	
# of Accessory Structures allowed: If garage is Apart of principal Structure- 1 **but not to exceed 25% of lot If garage is Not Apart of principal Structure- 2 **but never to exceed 30% of lot					

Ham Lake

Accessory Building/ Structures					
Acres	Max Sq Footage	W/ Consent from neighbors within 300 Ft Max Sq Footage	Pole Buildings Allowed?	Max height	Design
0- 1.0	676	NA	No	25 Ft not exceed height of dwelling	Closely match dwelling unit in color texture and style
1- 2.5	720	1080	No		
2.5- 5.0	800	1200	No		
5.0- 10.0	1200	1800	Yes	Not specified	Not Specified
10+	Approval by City Counsel	NA	Yes		
R-A Residential land use zoning- 1 accessory building and 1 yard shed					
R-1, PUD Residential Zoning allowed 4 structures: Dwelling Unit Garage- attached or detached Accessory Building (freestanding) Yard Shed					

Isanti

Acre	Max. Sq Footage	Max Height	Design	Pole Building Allowed?
< 1.0	580	8 Ft	Compatible with principal structure in materials, design, character, roof style and color	Buildings of pole type construction not allowed
1.01- 2.0	960	10 Ft		
2.01- 3.0	1200	10 Ft		
3.01- 4.99	1800	10 Ft		
5+	2400 plus extra 240 sq ft per extra acre	10 Ft		
Districts: R-1, R-2, R-3A, R-3B and T1-R along with an attached garage shall be: 1- detached accessory building or structure 1- yard shed not to exceed 170 Sq Ft				

Forest Lake

Accessory Structure Requirements by Acre				
Acre	Max Sq Footage	Max # of Accessory Structures	Max # of 120 Ft. yard shed	Max # of Fish Houses on Residential Lot
< 2.5	1500	1	1	1
2.5- 5	2500	2	1	1
5- 10.0	3000	2	1	1
10- 20.0	3500	2	1	1
20+	No Limit	No Limit	NA	1

Accessory Requirements by District			
District	Max. Height	Pole buildings allowed?	Design
C	2 stories or 25 Ft	Yes	Color of Accessory building, located between road and principal building, must be compatible to principal building
A	1 Story or 20 Ft		
RR	1 Story or 20 Ft		
SF	1 Story w/ 10 ft side wall	Not specified	Design and color must be compatible with principle building
MXR- 1	1 Story w. 10 Ft side wall		
MXR-2	1 Story w/ 10 ft side wall		
MXR-3	1 Story w/ 10 ft side wall		

Excerpts from Letter – Fe and Brian Mahler, 19651 Rochester Street NE, East Bethel MN 55011

May 6, 2014

Mr. Jack Davis, City Administrator
City of East Bethel, MN

RE: Follow-Up on request to change ordinances related to the size and structure of accessory buildings

Dear Jack:

We write to clarify and reconfirm our request to ensure that the Planning Commission is prepared to vote on this matter at their next meeting scheduled on May 27 and refer to the City Council for a vote on June 4.

1) Request to amend maximum footage allowed for accessory structure. We recommend:

Lot size Current Ordinance Proposed Change

1.50 to 1.99 acres 580-960 sq. ft 1200 sq. ft.

2.00 to 4.99 acres 960-1800 sq. ft. 1800 sq. ft.

On a 2 acre lot, the proposed increase is 2.3% of the total lot size – an increase of less than 1% of the total lot size as allowed by current ordinance.

1200 sf 1.5% of 2 acre lot

1800 sf 2.3% of 2 acre lot

On a 1.5 acre lot, the proposed increase is 2.0% of the total lot size – an increase of only 1.1% of total lot size as allowed by current ordinance.

580 sf 0.9% of 1.5 acre lot

1200 sf 2.0% of 1.5 acre lot

This minor adjustment would make a lot of residents happy with minimal impact to the overall impact of the landscape, which should be a suitable compromise to those desiring no change in the ordinance.

2) We request to delete highlighted phrase: *Pole type, steel frame, or any other accessory structure that contains exterior siding or roof of sheet metal shall be located behind the rear wall of the principle structure. and must have a minimum of three (3) acres.* Given the advancement in post frame materials, we believe there should be no requirement for minimum acreage as long as size and placement requirements are met.

Please ensure that the Planning Commission understands that there are *no requests* to change the following criteria:

Garages and accessory structure shall be similar in designed and have an exterior finish compatible with the principle structure.

No garage or accessory structure shall be constructed on a lot prior to the time of construction of the principal structure (house).



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

**CITY CODE, APPENDIX A – SECTION 14
RELATED TO ACCESSORY STRUCTURES
ZONING TEXT AMENDMENT**

NOTICE IS HEREBY GIVEN that the City of East Bethel Planning Commission will hold a public hearing on Tuesday, May 27, 2014 at 7:00 P.M., at the City Hall, 2241 221st Avenue NE, East Bethel, MN. The hearing will be to consider several changes to the City Code, Appendix A, Section 14 – Accessory Structures.

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

The public is invited to provide comment at the hearing. The City Council may consider adoption of the proposed amendments at their regularly scheduled meeting on June 4, 2014.

Published in the Anoka Union
May 16, 2014.

Subscribed and sworn to me
this 12th day of May 2014.

Colleen Winter
Community Development Director

Carrie Frost
Notary Public

EAST BETHEL PLANNING COMMISSION MEETING

April 22, 2014

The East Bethel Planning Commission met for a Regular Planning Commission Meeting on April 22, 2014 at 7:02 P.M for their regular meeting at City Hall.

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

MEMBERS ABSENT: Tanner Balfany

ALSO PRESENT: Colleen Winter, Community Development Director

Call to Order & Adopt Agenda

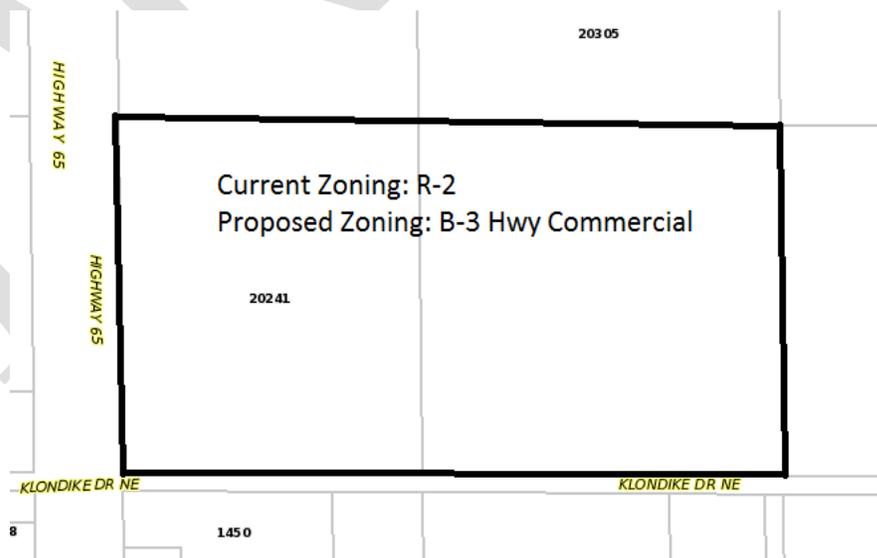
Mundle motioned to adopt the April 22, 2014 agenda. Holmes seconded; all in favor, motion carries unanimously.

Public Hearing/ Comprehensive Plan Amendment – Consider multiple proposed land use changes in the City of East Bethel.

Recommend Approval for the Rezoning of three different, separate parcels of land and noticed as follows:

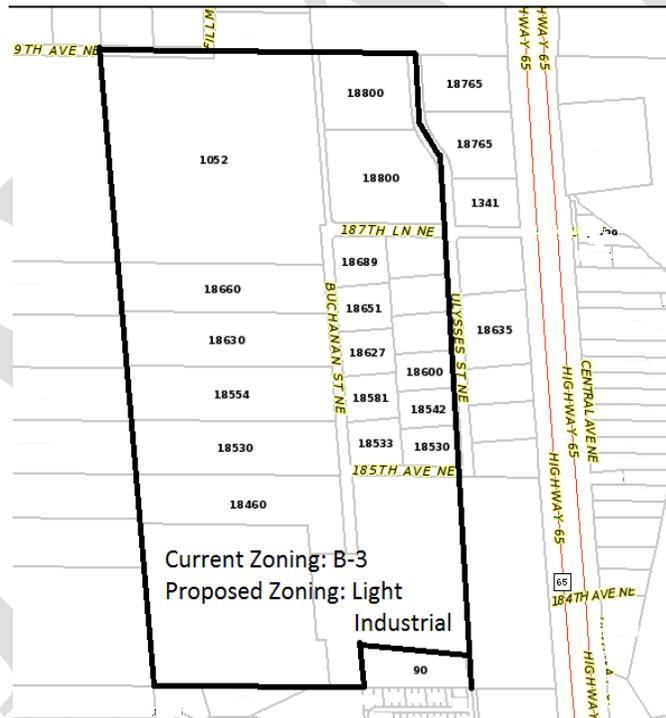
- Parcel of Land east of Highway 65 and North of Klondike Dr NE, Current Zoning R2, proposed change to B3 – Highway Commercial
- Parcel of Land west of Ulysses St NE, South of 189th Avenue NE, Current Zoning B3, proposed change to I – Light Industrial
- Parcel of Land North of Viking Blvd NE, approx. ½ mile east of Hwy. 65, Current Zoning R1 and R2, proposed change to B3, Highway Commercial

Parcel of Land east of Highway 65 and North of Klondike Dr NE, Current Zoning R2, proposed change to B3 – Highway Commercial



The first property is in an area that is currently zoned residential and has a Significant Natural Environment overlay on the east section of it. This property is currently being farmed and the owners have indicated that they will continue to farm it. MN Fresh Farm is currently operating a business at this location. The business is something we discussed at a previous Planning meeting on November 26, 2013. At that time, an Interim Use Permit was given to them with the idea that the zoning in this area would be evaluated and changed to a more appropriate zoning designation, not to serve just their business but also for future development. This property is adjacent to Hwy. 65, the properties to the north and south are zoned central business and part of the property is an environmental area. What MN Fresh Farm is proposing at this site - u pick berries, pumpkin patch, and fall tourism activities – is much more appropriate for this area than high density residential development. If the city were to continue to grow and sewer and water were made available in this area, a business zoning next to Hwy. 65 is appropriate. Residential development would most likely occur in areas away from the highway and outside of any SNEA area. The fact that this area is a high density residential zone is not appropriate.

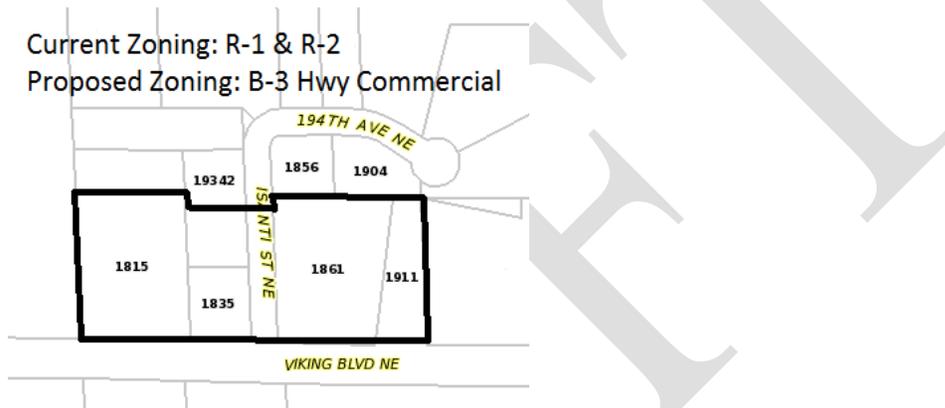
Parcel of Land west of Ulysses St NE, South of 189th Avenue NE, Current Zoning B3, proposed change to I – Light Industrial



The second proposed rezoning area is in the Classic Commercial Park. It is an area that consists of primarily construction trade companies and manufacturing. It is also where the new wastewater treatment facility is located. The EDA has been in discussions to designate this area as a shovel ready site. We have several properties that are for sale and would like to market them for manufacturing,

warehousing and other construction trade related companies. The current zoning does not allow for as much flexibility. If a manufacturing company wants to locate in this area, we do not have the ability to work with them under our current zoning. An argument could be made that a manufacturing facility could go through a conditional use permit but that is a pretty liberal interpretation of the current B3 district. It would be best to rezone this area to allow for most types of industrial uses. The portion of the park that faces Highway 65 would remain B3 to allow for commercial/retail uses.

Parcel of Land North of Viking Blvd NE, approx. 1/2 mile east of Hwy. 65, Current Zoning R1 and R2, proposed change to B3, Highway Commercial



The last zoning area that we would like to take a look at rezoning is on Viking Blvd. Approximately half a mile east of Hwy. 65 and just north of Viking Blvd. Three businesses are currently located in this area and the property immediately to the west is zoned business. At one time this area was zoned business and should go back to that zoning classification as all of these businesses are currently nonconforming uses. The impact to the residential area is minimal and having these businesses be designated as B3 provides better screening standards between the businesses and the residents. The address 1911 should not be included in this map.

There are three pieces we can clean up. It is just one of those things we would like for you to look at. Winter will go through and explain all three parcels then have the public hearing.

The public hearing was opened at 7:08 p.m. Please state your name and address for the record.

Sharon Johnson 20241 Hwy 65 NE - Represent Minnesota Fresh Farm. She doesn't have a lot to add to Winter's presentation. We are making significant progress on the business. We have received a well permit from the DNR. It will be very helpful to our business. We will have a wedding on our site in September. Last year we went to farmers markets. This year we hope to bring people into the City.

Anna 19342 Isanti Street - Where you are zoning you are backing up to our

property. If you turn it into commercial how will it affect our property and taxes? We just moved there less than a year ago. Bringing more commercial into the community, we are not in favor of it.

Winter said it will have no impact on your taxes. You are classified by a property tax classification. So it would not impact yours since your residential. These are not new businesses. These are businesses that are there now. As far as your issues with the businesses. The advantage is when they have to become legal conforming and they have to comply with dust control and exterior storage requirements.

Anna asked how it would be enforced.

The City would enforce it.

Anna said now that we are living there, there is tons of noise. The paint smell next door is coming into our home.

Steve Root, 1923 Viking Boulevard – He is wondering what is proposed there that is different. Why does the zoning have to change?

Winter said we are reverting back to what the zoning was in 2007. They brought it to a high density residential; we want to put it back to what it was.

Root said 1912 that is a residential. That shouldn't be part of it.

Winter said that is a mistake.

Mary Ram, 18660 Buchanan Street – You are proposing to change it from Commercial to Light Industrial.

Winter said retail is allowed now. The industrial would allow for more manufacturing uses. Right now there is not the ability for manufacturing. We feel strongly we need to market for industrial.

Mary said do you think it will increase the values of the properties.

Winter said yes, it may, but it will also give us an advantage point for marketing.

Ram said what about additional access points.

Winter said there is only one access out. We are taking a look at bringing this street bringing it up to Jackson or up to Our Saviors. We are carefully considering another access point. So there wouldn't be another access point off of Hwy 65. We would have a hard time getting it from them. We have talked to them about doing something with this intersection. It was suppose to be a signaled intersection. Whether or not we could convince them to do that, we don't know. 187th would go all the way through Briarwood.

Mary said she lives just south of Soders. It is to the left of Buchanan. There is a house there, and two other houses. Shaw owns all of those. Do you have any idea if he is thinking of doing other development?

Winter said she doesn't know what his plans are.

Closed the public hearing at 7:20 p.m.

Terry wanted to know if the light industrial allows for B3.

Winter said yes, it does include B2 and B3.

Mundle said this would not negatively affect the businesses.

Winter said no it would enhance them.

Mundle said how would it affect the houses.

Winter said they would be legal non-conforming uses. They could make improvements.

Mundle said if they go to sell.

Winter said they can sell as a residential or industrial. They are currently zoned B3, so it would be changing them to light industrial.

Holmes said he had a question on the Viking Boulevard one. There are other businesses down the road and they are not zoned.

Winter said talked about the idea when we do the bigger comp plan, we would look at Viking Boulevard from Hwy 65 to the Fire Department. That would be a more comprehensive discussion.

Holmes said the business next to the fire station is zoned residential. So why don't we incorporate those businesses.

Winter said this was the easiest fix of all. If we incorporated them, it would be a spot zoning. Unless you look at taking Hwy 65 and going straight east.

Holmes said it seems to me, we screwed up when we changed it. Now we are going back. It doesn't make sense that we are hob knobbing.

Winter said we could go through and zone where there are businesses for businesses. We need to look at all of Viking. Do we go back to a business zoning type designation? We did have someone before us last month with concerns.

Cornicelli asked if there has been a problem with paint fumes.

Winter said we would take a look; it would be a matter of visiting with the owners.

Cornicelli said could we do it.

Winter said yes, absolutely.

Holmes motioned to recommend approval to the City Council for Zoning Map Amendments to the Official Map of the City of East Bethel.

- 1. Final approval of the Zoning Map Amendments to the Official Map of the City of East Bethel is contingent of the final approval of the land use amendment to the City of East Bethel's 2030 Comprehensive Plan by the Metropolitan Council. The 2030 Comprehensive Plan Amendment will be submitted to Metropolitan Council for review upon final approval by City Council.**

Bonin seconded; all in favor motion carries unanimously.

They will be going to the City Council and then get the blessing of the Met Council. This will go before the Council the first meeting in May.

Allowing pole buildings on lots of less than 3 acres in size.

Winter reported what is before you tonight is a request actually generated by the Council. It was a request for the planning commission to take a look at pole accessory structures on lots less than 3 acres in size. In your packet, there are two different types of pole building examples

If the city is going to be allow pole buildings on lots of less than 3 acres I would say you need to put in some design criteria.

A request has been made by the City Council to discuss allowing pole accessory structures to be built on lots of less than 2 acres in size. Pole buildings are a

much more cost effective way to construct an accessory structure and they look much better than they did years ago.

Mundle said there are people who want to speak to this. If you have signed in, he will call your name. You may come up and please state your name and address for the record.

Public hearing was opened at 7:25 p.m.

Darrell – I have a real problem hearing. He was wondering about the comprehensive planning.

Brian, 19651 Rochester Street NE - We have missed some of the discussions in the past. We moved up here from the Twin Cities. We are looking at the post frame and pole barn. We think we need to revisit the size when we're told that a lot of people have this desire. When we contacted a company we were told that a lot of people have contact them and they can't because they have less than three acres. We have people on our street that are allowed to build it, and we cannot. We think it is worth looking at because we think it is the desire of the residents. People want to build a post frame building on their lots. We would like to build a pole building. They are cheaper to build. The way they build them now, they aren't like the old pole buildings. You can match the color of the siding to match your house. You can make it look like a stick built building. You can post the post frame building quicker and for less money, and still have it look really nice. The other thing he knows a lot of people have extra campers, motor homes, etc. and right now they can't put up a pole building to store them. They have to do a stick built. First thing you have to do is pour your footings. With a post frame, they could come out and put the building up. They can put them up in 3 to 4 days and you can do the floor later on. If you are using it for storage, they might not do the floor. If they have vehicles they could put up a pole building in a few days. They would be happy and so would the neighbors. That is what we would like to have. We have a little over 2 acres. I am hoping you will take it into consideration. On the square footage, right now if you have 2 acres, it is limited to 960 square feet. In Oak Grove from an acre and a half or bigger and you can up to 1800 square feet, plus two sheds and a garage. It isn't like you are covering the whole back yard with a building. 1800 square foot building on 2 acres is like 2.3% of your lot size. Everyone seems to be buying bigger motor homes and boats. I guess I would like to have a couple of those things looked at. We like living here and we would like having our stuff inside. We would not want to do anything to detract from our neighbors. We feel those goals can be met without affecting our neighbors.

Holmes said you have 2 plus acres. You can have a 1,200 square foot.

Resident said we want larger. Some of the lots are 2 acres and some are 3 acres. Some of the lots are deeper. One of the garages is 1,500 square feet. We are all on the same street. We should all have the same square footage. Our neighboring community is allowing larger also.

Public input was closed at 7:40 p.m.

Bonin said it seems like the standard solution is to decorate anything is to put brick on the front. Brick is not compatible. If you don't have brick on your house, it isn't compatible with your house. She thinks the picture is detracting. It isn't solving the problem. If you look at the garage, there's a nice big shrub, it would be a lot more appealing. The brick doesn't match anything. If you put some greenery around it, it would soften the building.

Terry said he thinks there is a lot of putting a fake stone or brick on the front. It is like a decal stuck. He doesn't think it is a way to improve the building. If he were to put it on it would be a wrap around. Not a flat façade. It then looks like something solid. He is not suggesting that we do that.

Winter said she had those as examples. It was brought before you so you could talk about it.

Terry said he isn't bothered by the pole buildings, especially at a time where it is struggle financial. We shouldn't limit their options.

Cornicelli said it has to be behind the main structure.

Winter said they have to be off to the side. They have to meet the set back.

Cornicelli said a pole building would be behind the main structure.

Mundle said do we have any history on why pole buildings are on 3 acres or more.

Winter said no, he doesn't know.

Holmes said when we first looked at this, in 2007; we took a shot at changing the numbers. We found out that, 89% of the communities in the State of MN have what we have. So we didn't change it. In a community like this, where we are growing, if you build a pole building and someday you want to add it to your house, you can't attach it to your house. If you have footings you can attach it to your house. That is another thing you would have to consider. You build a building that is 8 feet away, if it is 10 feet away. He can't build another building because of the ordinance. If it has the foundation, you can tie them together. This is sort of a moot point for me. When he came to East Bethel he wanted a pole building too. He was told to build a stick building. He is glad he put a stick building up. Within a half a mile from my house, within the last four years, we have pole buildings, stick building, slab buildings that are non-conforming to our ordinance which have been accepted by our City. The City accepts them. We get yelled at later on. The ordinance said it should be coordinated with the principal structure. The five that are close to my house, they don't match the house. The roofline isn't the right pitch. You can't get that into a pole building. What he is saying is once you get this all coordinated it is the same cost. He has been in construction for 45 years. It is probably cheaper and it isn't going to be that much cheaper. All this stuff, it all adds up. The other thing you should look at is, if there is a plot of six acres, and there is a pole building and someone splits it, and the pole building ends up on the 2 acres, they have to modify that. Color and all this, right of ways, architectural landscape features is carried away. The City of East Bethel has not done a good job of going with our ordinance. Now we want to change it all. Who is going to enforce it?

Winter said we did talk about the design and roof pitch. The roof pitch didn't have to match the house. The new changes haven't been put into Municode.

With accessory structures, you said it doesn't have to match the house.

Holmes said one of these people have a gambrel roof on the shed and a 5/6 on the house.

Winter said we approved that with the last amendment. We know there are different styles of roofs. The people do the gambrel roof for more storage. She can bring back the zoning text amendments the Council approved.

Holmes said we should have that for the discussion. If we are having the discussion and don't have the up to date information, that is a sad deal. As far as the square footage for the lot size is he doesn't think we should change. He understands that people have boats and cars, and mobile homes that are not our problem. He has all that stuff, but he can't leave it all outside. He has to deal with it according to the ordinance.

Terry said are we creating ordinances to match our life style.

Holmes said we can keep changing this, and pretty soon we will have the house that is 4000 square feet. My one neighbor just built a pole shed, and he built it smaller and has a red roof on it. His roof on his house is not red. He doesn't care for the colors. It shouldn't have been accepted with the existing ordinance. We can't enforce what we have.

Bonin said besides having a building inspector, maybe we need a design consultant. So it blends with the other things.

Mundle said they are code enforcers, they are supposed to look at that. It is not complying.

Bonin said we need to check on why these things are happening. If it is not a matter of time, we need more people who are responsible.

Winter said we would take a look at it. We have to make sure we have the most recent data.

Holmes said you have the preliminary plans to go over. He said he doesn't.

Terry said he has been all over the City and he can't think of a place where he has been bothered by a plan. He wouldn't particularly like a red roof. It isn't the most serious crisis we are facing in the City. He hasn't seen anything that he can say how could this happen.

Bonin said she feels the same way. Going by something and living next to it, isn't the same thing. It does create some difference there. If you live next door or across the street, you may be bothered by it. We don't have a lot of neighbors we can see.

Winter said she has noticed in the last year, she has gotten a lot more requests for the pole type structures on their lots. There have been a lot more requests in the last year compared to previous.

Bonin said when they come in they need to be given more information. They give consideration if they want to connect to the house. Give them that kind of information if they have the resources they might change their mind. Making sure they are looking at all the options. So they look at ramifications for the future.

Winter said she is happy to look at that. So the accessory structures are in compliance with the ordinance. Do you want to look at doing a zoning text amendment? Do you want to revisit it and reopen it?

Holmes has a strong opinion. He is just wondering what you would like to do at

this point. If we were looking at pole buildings at other than 3 acres. He would do the research. He would make sure you have the zoning information and the size. He thinks we did change it from 960 to 1200.

Plaisance said have we heard anything from Council. They were talking about pole buildings extensively. When we talked about how much acreage and how high. Do we have any feedback at all from City Council? He could look back at the minutes and see. When they looked at the zoning text amendment Planning Commission sent, they did change the sidewall height to 14 feet. Council member Kollar is here. Maybe it does boil down to design standards and screening. Plaisance said everyone's design standards are different. To each of us we all have our own idea has the rock façade. My house has the brick façade that is only on one side. That would be something we would have to address. It would be something we would have to consider, allowing people to build a pole-building garage on their property. My perspective is whether we are complying with the actual dimensions, which are allowed, rather than it is pole or stick. He appreciates Holmes comment to add it to their house. He would make the choice knowing that he wouldn't be able to connect them. If he knew what was important on building a stick building. To say you are not going to have a pole building because you only have so many acres.

Holmes said in 07 one of the main reasons we kept to three acres and over, versus going down to 2. On two acres of land, it will be relatively close to your house or main structure. We want it to look close. You can put your pole building further away. It doesn't have to look like the house. He doesn't know. He likes what we have. He wishes we did more due diligence. He really doesn't see a change. The only thing he would change is we have a problem. There are some properties that have different set backs to the roads. It does pertain to this action. One of the people wants to build something. That is his concern. He has a different set back. There are reasons it is this way. He doesn't have all the reasons. If you keep changing the ordinances, we won't have stability in enforcing the ordinance.

Plaisance said we have to make ordinances change all the time to keep up with the times. Just like today where we are changing the zoning. We need to go forward with the design changes, and upgrades. Pole barns can look as nice as a stick building. He realizes that is a matter of opinion. You can make them look very nice in a residential neighborhood. As opposed to the pole building 20/30 years ago. If we were to attach to along with the under 2 acres, to match the façade of your house or similar that would go along way to convincing me. He would be ok with a pole type building as long as it was conforming.

Holmes said one company bragged about their pole building, and being able to look at the building like a house.

Winter said we enforce the uniform building code.

Holmes said the less that we have for people to think about. The better off the people are and the City is. We changed the zoning. When you start changing buildings and set backs, it takes lot to remember sometimes. He is just stuck in a pit.

Bonin said two acres is a fairly large piece of property and a large pole building wouldn't be out of place. She is more concerned with a little house and a huge pole building.

Winter said we would need a standard for all the acreage. The square footage got a little bigger and didn't matter based on zoning district. It is interesting you see these little small houses and big buildings. If you decide on square footage, we can regulate.

Mundle said he would like to see what the neighboring communities are doing and the rest of the state. If we do reduce the lot size from 3 to 2, we will have people on 1.9 acres coming in.

Winter said you have to draw a line somewhere.

Mundle said you can have a lot a little over a ½ acre, at what point do we stop.

Winter said pole buildings have come along way. She thinks there needs to be a line drawn somewhere. We don't have a lot of urban subdivisions here. Most of the residents here have 2 – 2 ½ acre lots.

Cornicelli said we should look at areas that are germane to this area and is not offended by the pole buildings. Some of the pole structures look better than the houses in the area.

Staff was asked to look up information and to present that to us at a future meeting.

Boning said she thinks we need to take into consideration the neighborhood. Their neighbors have pole buildings. The distances from houses don't vary much. If the majority of the neighborhood has pole buildings, then they should be allowed.

Plaisance said he lives on a street where the houses are ½ acre. The house across from me is 10 acres. Everyone on that side of the street has a pole building. He wouldn't put a pole building on his ½ acre. It wouldn't work. He still thinks it comes down to square footage, compared to the acreage. We talk about 3 acres/2 acres. He doesn't care if you have 1 acre. How much square footage are you taking away to build on the property? He thinks you should require them to have a house on the property.

**Approval of Meeting
Minutes
- April 22, 2014 –
Regular Meeting**

Terry said, on page seven fourth paragraph – change the second sentence to eliminate the words when you have and replace it with to get a statement from the City saying, you are zoned a dealership, conditions must be met. Winter asked for the sentence to be reread. Terry reread the sentence.

Mundle said, on page four, fourth paragraph, second to last sentence. Currently Mundle said he is not comfortable with plantings, add without knowing what kind of plantings.

Terry motioned to approve the minutes with said changes. Holmes seconded; all in favor motion carries unanimously.

**Other
Business/Council
Reports**

We talked about the pole barn issue. We would allow 14-foot sidewalls. As far as the smaller lots, we were in favor of it and we would rather see a nice building rather than toys covered with tarp. Two (2) acres is a still a good size lot. As long as you meet the setbacks. That is just my opinion, well the majority of our opinions.

The town hall meeting is Thursday evening. Plaisance said it is out on the board. Mundle said there are usually signs out on 237th and Coopers Corners.

Holmes said what is happening with the tear down of the building of 221st and Hwy 65. Winter said they couldn't drive over that property to tear down the property. It is really mudding. You can't get back there to tear them down. The one is way back in the marsh. Holmes said they tore down the Metrodome. Winter said we had some concerns, they did move the stuff we had concerns about. That will be happening this spring.

Winter said the interim use permit would be going before the City Council at their next meeting because it is a renewal.

Mundle said Booster Days buttons are for sale at City Hall and Peoples Banks does have them.

Adjournment

Mundle made a motion to adjourn the meeting at 8:45 p.m. Cornicelli seconded; all in favor, motion carries.

Submitted by:
Jill Anderson, Recording Secretary