

**City of East Bethel**  
**Special Planning Commission Agenda**  
**6:30 PM**  
**Monday, February 1, 2016**



**Agenda**

	<u>Item</u>
7:00 PM	<b>1.0 Call to Order</b>
7:02 PM    pg. 1	<b>2.0 Adopt Agenda</b>
7:03 PM    pg. 2-25	<b>3.0 CUP for Barn Goddesses – Public Hearing</b> Consider a request by applicant, Barn Goddesses, LLC and owner, Genevieve Family Limited Partnership Family Trust for a Conditional Use Permit to consider allowing Barn Goddesses to build upon and improve the subject property, and for Ponds of Hidden Prairie, LLC to build an event venue. The location being PIN 08-33-23-11-0005. The Zoning Classification split between Light Industrial District (I) and Highway Commercial District (B3).
8:00 PM	<b>4.0 Adjournment</b>



# City of East Bethel Planning Commission Agenda Information

\*\*\*\*\*

**Date:**

February 1, 2016

\*\*\*\*\*

**Agenda Item Number:**

Item 3.0

\*\*\*\*\*

**Agenda Item:**

Conditional Use Permit

Property Owner: Genevieve Family Limited Partnership Family Trust

Applicant: Barn Goddesses, LLC/dba Ponds of Hidden Prairie

Address: XXXX 221<sup>st</sup> Ave NE, East Bethel MN 55011

PIN: 08-33-23-11-0005

Zoning: Light Industrial District (I) and Highway Commercial District (B3)

\*\*\*\*\*

**Applicable Code Sections:**

Appendix A, Zoning; Section 47 and Section 48

\*\*\*\*\*

**Requested Action:**

Consider a request by applicant, Barn Goddesses, LLC and owner, Genevieve Family Limited Partnership Family Trust for a Conditional Use Permit to allow Barn Goddesses to build upon and improve the subject property as noted above, and for Ponds of Hidden Prairie, LLC to build an event venue.

\*\*\*\*\*

**Background Information:**

Ms. Lisa Palm and Ms. Jennifer Parish Speilman are interested in building a premiere event center. The main building will be 10,000 sq. ft. in size and will include a warming kitchen, bride’s room, groom’s den, restrooms, storage and an office. The Event center is a permitted use in both the B3 and I1 districts. In addition to the main event center Ms. Palm and Ms. Speilman will also have areas designated outside for outdoor ceremonies and would like to add 6 additional cabins (not to exceed 1,000 sq. ft. each) for the bridal party or overnight guests. The cabins would be constructed approximately three years after the main building is built. The cabins do not fall under the permitted use category in the B3 or I1. However they are an integral part of the Ponds of Hidden Prairie operation and the reason for the CUP request. Please note it is not the intention of Ponds of Hidden Prairie to become a resort. There focus is to provide a venue for weddings and other events and the cabins will be only for the bridal party, guests, etc. for the specific event. The CUP is the first step in this process and there will be an extensive Site Plan review that will incorporate other sections of the ordinance. The Site Plan will be presented to the Planning Commission at a later time. According to the applicant, the appeal of the property is that it is over 30 acres in size and contains many natural features that make it an ideal location for an event venue. The City has had discussions with the applicants regarding a future service road and the owners of the property have agreed to dedicate the road right of way. The applicant has been working with MPCA and the MN Dept of Health and fully intends to make utility upgrades including a well and commercial septic system. City Staff has also

discussed noise volume and how to deal with that issue. Considerations for approving the Conditional Use permit should include the following:

1. Site plan review that includes noise mitigation
2. Access approval and road right of way dedication
3. Phase I environmental review
4. Survey
5. Wetland delineation

\*\*\*\*\*

**Attachments:**

- Attachment #1 – Aerial photo
- Attachment #2 – Site location
- Attachment #3 – CUP application
- Attachment #4 – Business Plan

\*\*\*\*\*

**Economic Development Impact:**

Potential to generate 100’s of visitors to the community of East Bethel. Generate 50 or more construction jobs while venue is being built.

\*\*\*\*\*

**Recommendation(s):**

Recommend the granting of a Conditional Use Permit application to Barn Goddesses, LLC dba Ponds of Hidden Prairie Event Center to construct up to six (6) additional cabins and outdoor venue space.

PIN: 08-33-23-11-0005

Zoning: Light Industrial District (I) and Highway Commercial District (B3)

1. Site plan review that includes noise mitigation
2. Access approval and road right of way dedication
3. Phase I environmental review
4. Survey
5. Wetland delineation
6. All applicable ICRB (building) codes

\*\*\*\*\*

**Planning Commission Action**

Motion by: \_\_\_\_\_

Second by: \_\_\_\_\_

---



---



---

Vote Yes: \_\_\_\_\_

Vote No: \_\_\_\_\_

No Action Required: \_\_\_\_\_

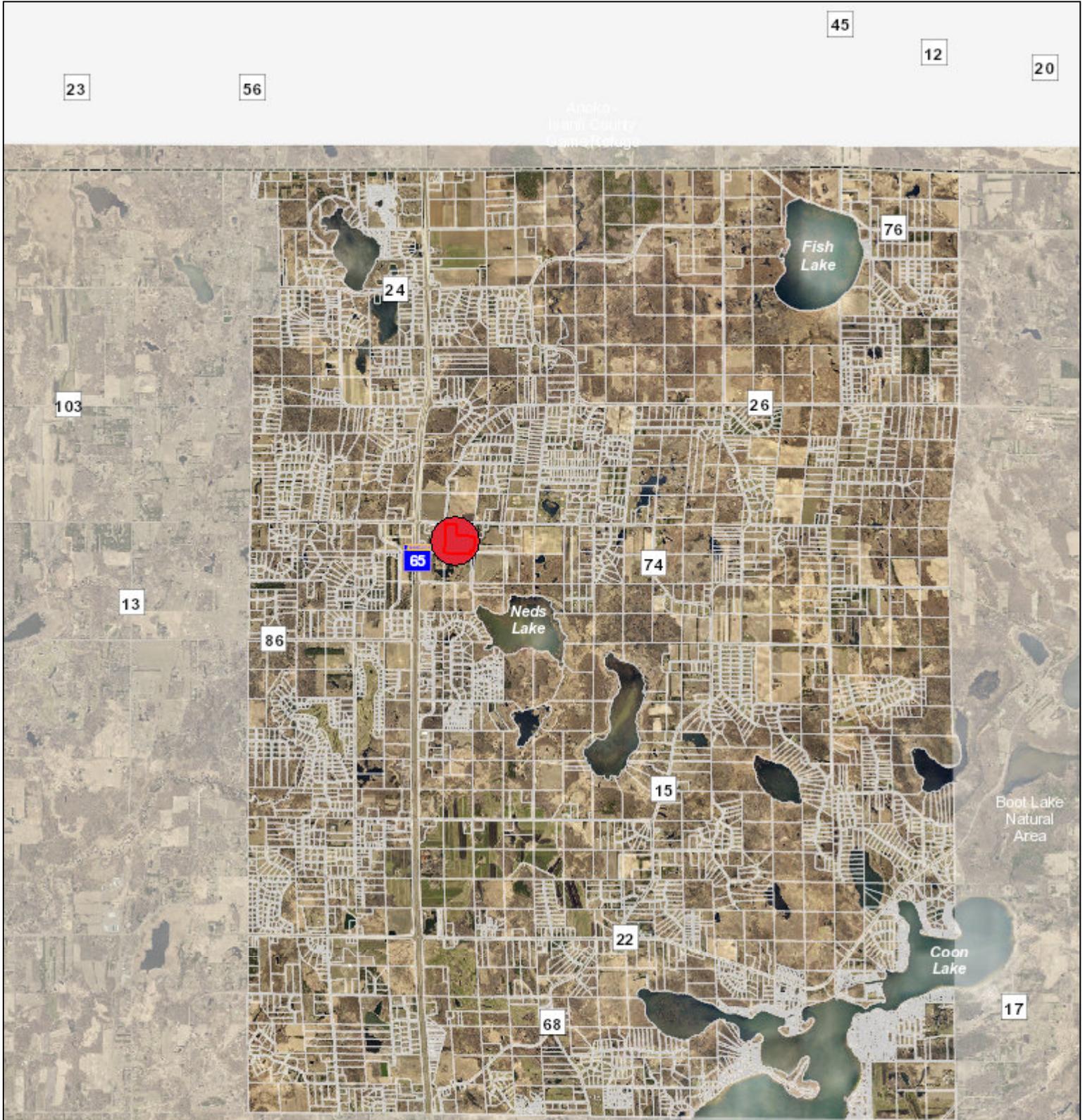
# XXXX 221st Ave NE



1 in = 376 ft



# XXXX 221st Ave NE



# Conditional Use Permit Application

## Applicant for Conditional Use Permit (CUP)

The applicant is Barn Goddesses, LLC, a Minnesota Limited Liability Company ("Barn Goddesses"). Barn Goddesses is a newly formed LLC owned by Lisa Palm and Jennifer Spielman.

## Owner of Subject Property

The owner of the subject property is: Genevieve Sylvester Family Limited Partnership ("Sylvester LP")

## CUP Purpose

The purpose of the CUP is to allow Barn Goddesses to build upon and improve the subject property, and for Ponds of Hidden Prairie, LLC (also owned by Lisa Palm and Jennifer Spielman) to conduct business operations, subject to the CUP. Barn Goddesses desires to acquire the subject property from Sylvester LP and one of the conditions of the purchase is that Barn Goddesses be granted this CUP prior to closing.

## Certificate of Survey of Subject Property

A land survey is not completed at this time, but will be completed as a condition of the CUP being issued and the closing on the purchase of the subject property by Barn Goddesses. In the interim time period, aerial maps (see attached) demonstrating land boundaries ---will be provided for this application.

## Legal Description

PID# 08-33-23-11-0005 (legal in title work to govern)

THAT PT OF NE 1/4 OF NE 1/4 OF SEC 8 TWP 33 RGE 23, EX S 100 FT OF E 120 FT AND EX THAT PT OF NE 1/4 OF NE 1/4 OF SEC 8 TWP 33 RGE 23 DESC AS FOL: BEG AT NE COR OF SD 1/4 1/4, TH S 01 DEG 00 MIN 37SEC W ASSD BRG ALG E LINE OF SD 1/4 1/4, 587.32 FT, TH N 88 DEG 59 MIN 23 SEC W 229.79 FT, TH N 80 DEG 22 MIN 34 SEC W 567.20 FT, TH NLY ALG NON-TANGENTIAL CUR CONC TO W 108.24 FT, RAD OF 340.00 FT,CENTRAL ANG OF 18 DEG 14 MIN 27 SEC, CHORD BRG N 08 DEG 16 MIN 30 SEC E, TH N 00 DEG 50 MIN 43 SEC W TAN TO LAST DESC, 393.21 FT TO N LINE OF SD 1/4 1/4, TH S 89 DEG 10 MIN 03 SEC E ALG SD N LINE 789.70 FT TO POB, EX ROAD SUBJ TO EASE OF REC

## Barn Goddesses Proposed Use of the Property, Proposed Improvement, and Description of Business Activity

The subject property is commercially zoned property that has not previously been built upon. Barn Goddesses desires to purchase the property and build an event venue operated by Ponds of Hidden Prairie, LLC., providing an economic benefit to the City of East Bethel.

Ponds of Hidden Prairie will be a new event center serving both businesses and private clients in the Twin Cities and Central Minnesota area. Events such as weddings, receptions, graduation parties, holiday parties, and family reunions as well as community and corporate events will all take place at Ponds of Hidden Prairie. With 10,000 square feet of space and room to seat over 300 guests, this upscale, post and beam structure will feature soaring ceilings and rustic, yet elegant charm that will appeal to customers of all ages.

A key factor in the success of Ponds of Hidden Prairie will be the beauty of the property which will include maintaining some of the natural beauty of the existing prairie and trees. However, many improvements to the subject property will be made including: drilling a well, adding a septic system, bringing electricity in from 221<sup>st</sup> Avenue, clearing of some trees/brush/undergrowth/weeds, and seeding or sodding a large area around the building to provide landscaping and visual appeal. An outdoor ceremony site overlooking the pond in the southwest corner of the property will also be constructed. A temporary gravel driveway will be put in off of 221<sup>st</sup> Avenue to access the facility during construction and until the proposed service road is built by the City

Future plans for the property include the following potential additions:

- Separate cabin to serve as an office
- Separate "Brides Room" cabin
- 5-6 additional cabins for bridal party overnight stay
- Additional outdoor ceremony sites
- Smaller, up to 150-person event space

*6 - under multiple 11,000 sq. ft. outdoor ceremony area.*

Operating under this CUP, Ponds of Hidden Prairie will start with four employees, (two owners and two part-time employees), but anticipates that number growing to as many as 10 once the business is established.

**Attachments:**

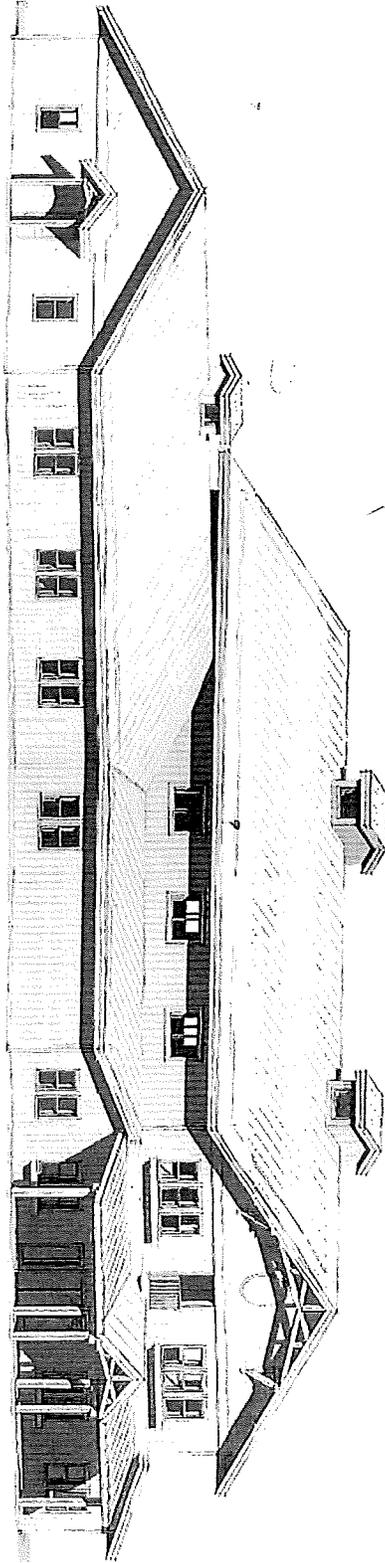
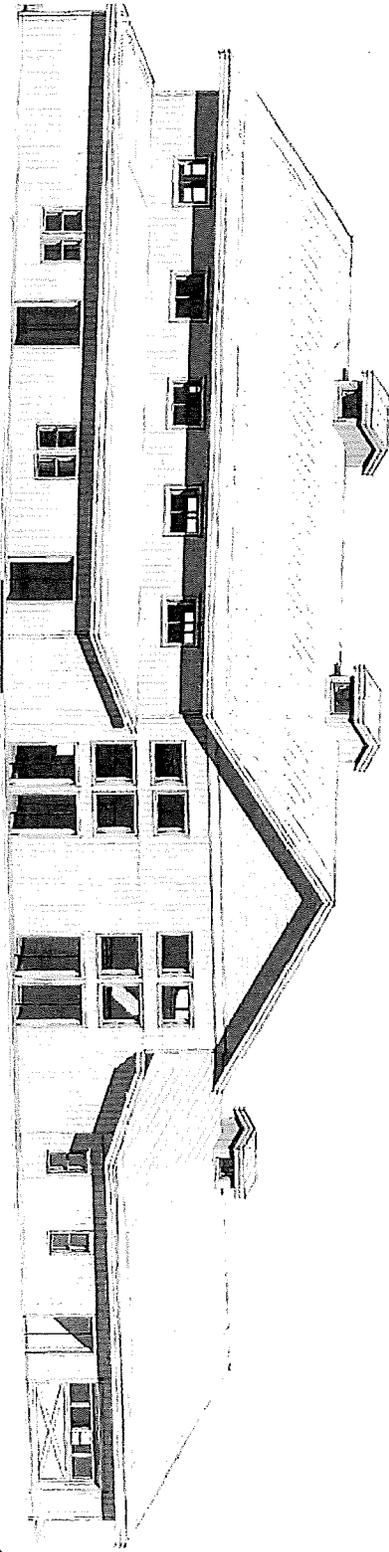
- Aerial Map of subject property (highlighted in red)
- Initial drawings of proposed building
- Rough Site Map to show approximate location of building and amenities

*Site plan*

Aerial Map of Property:



Initial Drawings of Building:



Rough Site Map:

