

located to the south of the existing cabin and was replaced in 2012 and designed to accommodate the proposed future home. The existing cabin is setback 6.2 feet from the north property line and has a deck that is located within 52 feet of the ordinary high water (OHW) line, east property line. The Voss's are asking for two variances. They would like to place the house 5 feet from the north property line and 53 feet from the OHW. Under the Shoreland Management ordinance Section 57-8-C-2 there is a provision that states where structures exist on the adjoining lots on both sides of a proposed building site, structure setbacks may be altered with an approved variance to conform to the adjoining setbacks from the ordinary high water level, provided the proposed building site is not located in a shore impact zone or in a bluff impact zone. This building site is not in an impact or bluff zone and the property to the north is approximately 32 feet away from OHW, and the property to the south is approximately 67 feet away from OHW. The request was forwarded to the MNDNR and they did not have any comments regarding the variance.

Mr. Voss shared with the Commission that he and his wife purchased the property across the street from their home in 2012 for future estate planning with the intent of eventually building a retirement home on Coon Lake. This lot is very special because it is wider than most Coon Lake lots, it has a sand shoreline which is rare around the lake, it has the original cabin built in the 1930's, which he and his wife updated and winterized when they bought the property, and has several very large white pines with trunks exceeding 30" diameter. Their desire for their new home is to work with the existing lot as much as possible, maximizing the existing layout of trees and topography with minimal impact to both. They are planning a modest single level home with no basement.

Ms. Winter confirmed that neither the neighbors to the south nor to the north have problems with the requested variances, and that the DNR had no comment nor requests.

Mr. Terry moved and Mr. Holmes seconded to recommend approval of the variance requests as proposed for location of a new single family home at 19303 East Front Blvd NE. The requests will allow the applicants to keep many trees and minimize the grading required to construct a new home. The keeping of the trees and the minimal grading helps maintain the lakeshore and complies with preserving shoreland aesthetics, preserves historic values, prevents bank slumping, fixes nutrients, protects fish and wildlife habitat, and prevents erosion into public waters, according to the MPCA's Best Management Practices. Further, the variance requests meet the practical difficulty test as outlined in MN State Statute 394.27-7. Motion carried.

5. Public
Hearing
Preliminary Plat

Preliminary Plat – Sauter's Commercial Park 2nd Addition
Property Owner: T & G Land Inc./Tom Sauter
Address: 1052 189th St. NE, East Bethel, MN 55011
PIN: 32-33-23-22-0002
Zoning: Light Industrial

Applicable City of East Bethel Code Sections: Chapter 66 Subdivisions; Appendix A, Zoning – Section 48, Light Industrial

Mr. Plaisance opened the public hearing at 7:17 pm. Hearing no comments, Mr. Plaisance closed the public hearing at 7:17 pm.

Requested Action: Preliminary Plat approval

Background Information: At the January 26, 2016 Planning Commission meeting a Concept Plan for Sauter Commercial Park 2nd Addition was approved. Before you is the Preliminary Plat of Sauter Commercial Park 2nd Addition. This is a public hearing. At this time Mr. Sauter is proposing to plat only two lots and an Outlot.

Comments:

1. All required documents as outlined in our Subdivision Ordinance Chapter 66, Article III have been submitted and are in the review and comment period.
2. The Applicant submitted a Joint Application form for Activities affecting Water resources and there will be no impact to existing wetlands. A wetland delineation was completed.
3. A portion of Lot 1, Block 1 is located in the floodplain and the applicant has been advised to complete a Letter of Map amendment and submit it to FEMA as the boundaries of the FEMA map do not accurately depict the floodplain.
4. Lot 1, Block 2 will remain a single family residence at this time
5. Mr. Sauter has agreed to dedicate the right of way for the City of East Bethel to complete the extension of a Service Road (Buchanan St and 189th)

The intention for the roadway is to be installed this summer.

Mr. Holmes moved and Ms. Bonin seconded to recommend approval of the Preliminary Plat. Motion carried.

6.0 CST
Distribution
Concept Plan

Proposed Business Relocation to 237th Ave. and Hwy. 65 – CST Distribution, LLC

Applicable Code Sections: Appendix A, Zoning, Light Industrial and Section 4, Article 12. Other

Requested Action: Review and comment on the proposed relocation of CST to East Bethel

Background Information: CST Distribution, LLC, and CST Transportation, Inc., are owned by Chad & Megan Toft. CST Distribution, LLC is a Wholesale Distributor of Softener Salt, Mulch, Ice Melt, Firewood, Washer Fluid and Bottled Water and also a Contract Packager of primarily Mulch and Soils.

CST Transportation, Inc. is a Local/Regional Transport Trucking Company, specializing in forklift mounted flatbed trucks, with occasional over the road capabilities. Customers include Menards, Home Depot, Cub Foods, and SuperAmerica stores among others.

CST is proposing to construct up to a 32,000 sq. ft. warehouse/office facility and a 10,000 sq. ft. bagging plant. The property is the Mike Wyatt property at 237th and Hwy 65, which is a 40 acre parcel. The mulch will be stored and dyed outside during the winter months. By June the majority of the mulch piles and pallets are gone. They do not process trees into mulch but the material is shipped in, dyed and bagged on site.

CST's proposed business use as a production, distribution and warehouse facility is consistent with the zoning for the site at 237th Ave. and Hwy. 65. City Code Appendix A, Zoning, Section 4, Article 12, requires a site plan review prior to the issuance of any building permits to ensure safe, functional and attractive development. This plan will be submitted to the Planning Commission and the City Council for approval. Tonight's discussion is a preliminary discussion and the formal site plan will be submitted to the Planning Commission at the regular meeting in March for approval.

Staff has met with the owners of CST Distribution, LLC and discussed with them the requirements of a formal site plan review. City staff has also toured their facilities in Rogers and Elk River. Staff has made them aware of the following:

- Visual Impact upon the immediate neighborhood and the need to provide adequate screening.
- Environmental Issues including but not limited to groundwater drawdown, treatment of dying effluent, stormwater runoff, noise, odors, control of site debris.
- Traffic Issues relating to truck impact on 237th Ave, entrance locations and potential stacking issues, peak traffic concerns, need for by-pass lanes or need for right in right outs. Need for review and approval by Anoka County Highway Department

The Site Plan process does cover the issues as stated along with signage, lighting, and landscaping. A formal site plan review does not require a public hearing, however the Roads Commission and EDA have also reviewed this project and will be submitting their recommendations to the City Council.

It was asked if there will be a service road along Hwy 65. No, the service road will be a continuation of Davenport on the property at this time. If the property to the north is developed, then the service road will continue north. Access points will be determined by Anoka County. Ms. Winter reviewed and explained the concept plan.

Mr. Plaisance asked if there will be a problem with trucks crossing the service road.

There are two known wetlands on the property so a Joint Application will be needed. The property will also need to obtain appropriate permits from the MNDNR and MPCA.

At this time it is unknown how runoff is treated or whether the runoff can be reused, exactly what the daily truck count will be, and if there is a risk to the groundwater supply. Ms. Winter will check if there has been any evidence of water table problems at the Rogers or Elk River locations.

Mulch is delivered in bulk to the site, no mulch is made at the site. Mr. Holmes voiced concern about odors. He has heard complaints about bad smells coming from the current mulch company in East Bethel.

Ms. Bonin asked if there would be traffic on 237th. Yes, there would be traffic.

Troy Strecker, 23673 Baltimore St NE, East Bethel made a comment in the audience and was asked to come to the microphone and state his name, address, and to repeat what he said. Mr. Strecker stated the intersection on 237th by the gas station and liquor store is already a dangerous intersection, and that he too has concerns about smell. Mulch is wood and wet wood smells. Anyone living in the neighborhood knows there is a definite wind tunnel that blows across that property into the neighborhood to the south, thus the wind tunnel probably would carry the smell into the neighborhood.

Other audience members starting asking questions at which time Mr. Plaisance stated this was not a public hearing and asked audience members to attend tomorrow night's City Council work meeting so they could be heard. Some commissioners stated they thought the audience members should be heard tonight in case they could not make the City Council work meeting. Mr. Plaisance put it to vote whether the commissioners wished to open up the floor to the audience. Vote: 3-yes, 2-no, 1-abstain.

Mr. Plaisance opened up the floor for audience comments and requested all speakers approach the microphone, and to state their name and address for the record.

Andrew Mycka, 23554 Goodhue St NE, East Bethel stated many residents have questions because they had not heard of this business relocation until now.

Dennis Anlauf, 590 Alaska Look, Cambridge introduced himself as the owner of the convenience store and liquor store located west of the proposed property. Mr. Anlauf understands both sides of the land use, however, he himself is neutral on the relocation.

David Landis, 1747 237th Ave NE, East Bethel lives east of the proposed location. Mr. Landis stated he is opposed to CST moving into this location. He believes it will be a death nail to property values and will be detrimental to other businesses wanting to be located next to it. He stated Mr. Davis said at

last night's EDA meeting that five other cities turned down this business relocation; he was curious why? Mr. Davis clarified that he did not make that statement, but that he said he had heard rumors about other cities turning away this business.

Mr. Davis reiterated that the City Council work meeting is the place to bring such comments and questions, as CST Distribution Concept Plan is on the agenda.

Rita Biljau, 23600 Goodhue St NE, East Bethel clarified that there will be more information regarding any environmental issues after the various studies are done. Ms. Winter stated that was correct.

Kathryn Morris Echols, 23615 Goodhue St NE, East Bethel lives across from the property. She has three major concerns 1) East Bethel already has a mulch company in the area that has smell complaints, what is this company providing to the City? 2) Allowing this business at the proposed location will set the tone for future businesses in the area. 3) If CST uses 30,000-40,000 gallons of water at its Rogers and Elk River locations which are smaller than the proposed site, will usage be 3x that amount at a larger site, along with 3x the noise, and 3x the number of environmental issues, etc.?

Glen Thies 2124 233rd Ave NE, East Bethel is a long-time resident. In 2004 there was a residential development of 45 homes. Since the addition of those homes, he has seen degradation to his water. Will this business cause draw down on the water table and degradation of the aquifers? Is it possible to put this business on City sewer and water?

Mr. Landis asked Ms. Winter to read the proposed hours of operation. Ms. Winter read the information provided by CST. Mr. Landis noted the possibility of business being conducted from 4:30 am to 9:00 pm.

Michael Biljau, 23600 Goodhue St NE, East Bethel asked where the water goes after it is used?

Mathew Echols, 23615 Goodhue St NE, East Bethel asked how tall the stock piles will be and why can't the business tie into the City sewer and water? Ms. Allenspach stated the sewer and water lines do not run that far north.

Mr. Plaisance closed the open floor at 8:04 pm. He thanked the audience for their comments and questions and asked that they attend the City Council work meeting on 2/24 at 6:00 pm.

The Commission consensus was that visual impact, traffic issues, and environmental issues all need to be addressed.

7. Superstreet Update

Background: The Roads Commission and City Council have focused their previous meetings on gathering information on Reduced Conflict/Superstreet Intersections as an option to address issues on Hwy. 65 locations at Viking

Boulevard, 187th Lane and 181st Avenue.

During these meetings the Commission and Council have received presentations from MN DOT, the Federal Highway Administration and the Anoka County Highway Department that have outlined how this type of design has performed in Minnesota, Texas and North Carolina. The discussions reviewed the advantages and disadvantages of this type of design and how it would apply at our particular locations.

Based on previous information presented to the Council and Roads Commission, traffic counts on Hwy. 65 and Viking Boulevard and crash data do not support the justification of a separated grade interchange at this location for the foreseeable future. While the priority for consideration of a separated grade interchange is low relative to criteria used for evaluation, this intersection is one of the worst on the Hwy 65 Corridor in terms of its efficiency to move both in-line and cross traffic during peak hours. Future development around and growth north of this intersection will generate additional traffic and require up-grades to improve and enhance the movement of the vehicle load at this location and along Hwy. 65.

In order to address the problems at this intersection, interim solutions are being considered that would improve the functionality until such time that warrants are met to justify a separated grade interchange. As an option, MN DOT has presented a reduced conflict intersection design as a potential solution for the concerns at this intersection

In the final analysis the reduced conflict intersection design may be the most practical solution to correcting the problems at Viking Boulevard and Hwy. 65, the City is still seeking more information on this type of design as to accessibility to businesses, impact on total traffic flow and highway safety.

The Roads Commission has discussed this concept at length at their December 8, 2015 and January 12, 2016 meetings. After an involved discussion of the matter at the January 12, 2016 meeting and by Motion of Dan Nowack, second by Kathy Paavola and the unanimous vote of the members, the Roads Commission recommended that City Council consider moving forward with the MN DOT proposal to further investigate upgrading the intersection at Viking Blvd to a Super Street design and to include the Hwy. 65 segment from 181st Avenue to Sims Road for possible Reduced Conflict Intersections as part of the project.

The City Council at their January 20, 2016 meeting voted to endorse the Roads Commission's recommendation and forward a request to MN DOT to conduct a Reduced Conflict Intersection Study for Hwy. 65 between 181st Avenue and Sims Road.

Mr. Davis showed various slides of reduced conflict intersection designs and how the intersections work, along with a draft drawing for Viking Blvd./Hwy 65. He noted that this project has not yet been endorsed by the City Council, but that it is being looked at and considered as one option.

Ms. Allenspach stated that many people take different routes so that they do not have to deal with the Viking Blvd./Hwy 65 intersection.

This is a MN DOT project, so City costs would be minimal. MN DOT would like support from the City on this project.

More information on this project will be available at the Town Hall meeting.

8. City Council
Report

Mr. Harrington, City Council liaison reported:

The Sauter Commercial Park 2nd Addition concept plan has been approved.

A conditional use permit (CUP) was approved for the Barn Goddesses. Ponds of Hidden Prairie will be an event venue.

City Council renewed the ice arena contract with Gibson Management Corporation for two more years.

City Council renewed the city attorney contract for five more years.

Ronald Stanley is retiring from the Fire Department after 30 years of service.

9. Other
Business

Ms. Winter provided the January 2016 Piwik Analysis and noted that city staff will be meeting on 2/24 to discuss changes to the City website.

10. Adjourn

Ms. Allenspach moved and Mr. Terry seconded to adjourn at 8:45 pm. Motion carried.

Respectfully submitted,

Gail Gessner, Recording Secretary
Submitted 2/24/16