

City of East Bethel
Planning Commission Agenda
7:00 PM
Tuesday, July 26, 2016



Agenda

	<u>Item</u>	
7:00 PM	1.0 Call to Order	
7:02 PM	pg. 1	2.0 Adopt Agenda
7:03 PM	pg. 2-9	3.0 Approval of Meeting Minutes June 28 th , 2016 – Regular Meeting
7:05 PM	pg. 10-17	4.0 Public Hearing Prairie Ridge Estates Subdivision Concept Plan and Preliminary Plat
7:30 PM	pg. 18-32	5.0 Public Hearing – Proposed Ordinance changes – Appendix A <ul style="list-style-type: none">- Section 48, Light Industrial District- Section 24, Exterior Storage- Section 23, Screening- Definitions – 1-09
8:00 PM		6.0 City Council
8:10 PM	pg. 33-38	7.0 Other Business – Comp Plan Presentations Green Step Cities
8:20 PM		8.0 Adjournment

The applicant clarified that the garage attached to the house will be used for the business with no additional square feet being added. This decision is based on the location of the well and septic. The applicant is working with City Staff to find a different site within East Bethel. There will be no increase of traffic; the business truck leaves and returns once per day.

Mr. Terry moved and Mr. Balfany seconded to recommend approval of the IUP subject to the following conditions:

- 1. No more than three persons, at least one of whom shall reside within the principal dwelling, shall work at the home occupation site.**
- 2. No traffic shall be generated by any home occupation in a significantly greater volume than would normally be expected from a single-family residence.**
- 3. Any sign associated with the home occupation shall be in compliance with the East Bethel Sign Ordinance.**
- 4. The home occupation shall not generate hazardous waste unless a plan for off-site disposal of the waste is approved.**
- 5. 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.**
- 6. The home occupation shall not constitute, create, or increase a nuisance to the criteria and standards established in this ordinance.**
- 7. There shall be no outdoor display or storage of goods, equipment, or materials for the home occupation.**
- 8. Parking needs generated by the home occupation shall be provided on-site.**
- 9. 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.**
- 10. No structural alterations or enlargements shall be made for the sole purpose of conducting the home occupation.**
- 11. 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.**
- 12. The area set aside for the home occupation in the attached or detached accessory structures or garages shall not exceed total accessory structure space.**
- 13. Applicant is required to follow all local building and fire codes.**
- 14. IUP is issued for a period of no more than three years. Applicant will have opportunity to renew after the three year period.**
- 15. Applicant is subject to all federal, state and local regulations regarding building codes, SSTS and zoning.**
- 16. Food truck to be parked in driveway next to detached garage.**
- 17. Documentation of all applicable Dept. of Health food and catering licenses is required. Motion carried.**

This IUP application should go before City Council on July 6th.

5. 2nd Generation Chimneys Site Plan Review Classic Construction, Inc. (General Contractor) is proposing to build an office/shop/warehouse for David Pixley, owner of 2nd Generation Chimneys, Inc. The building would be built on Lot 1, Block 1, Sauter’s Commercial Park 2nd Addition. The proposed building is 6,500 square feet and will be connected to City sewer and water. The access will be from Buchanan Street. The property is zoned Light Industrial.

Existing Land Use

- The site is just over 3 acres in size and is currently vacant land with a large drainage easement that depicts the wetland. The wetland has been delineated and there will be no impact on the wetland.
- Current access is off of Buchanan Street NE
- Adjacent land uses – North – vacant land, East- Industrial property, West- large pond, South – industrial property.

Proposed Use – 2nd Generation Chimneys is proposing to build and utilize 5% of the property for business operations, and minimal outdoor storage. The remaining acreage will be used for stormwater ponding, open space and preservation of the existing wetlands. 2nd Generation Chimneys, Inc. provides complete fireplace and chimney services. The proposed building will be their corporate headquarters, shop and warehouse facility.

Site Requirements

2nd Generation Chimneys is required to adhere to the following and must comply with city code regarding: Lighting; parking; exterior storage, screening; signage; building; utilities; grading, and landscaping.

Site Plan Comments:

- Screening and Security – there is a proposed solid wall fence that faces Buchanan Street.
- Lighting – LED downward facing lighting is proposed for the site.
- Parking – meets the required allocated parking spaces for office and warehouse.
- Landscaping, sign plans, architectural standards, and grading plans have been reviewed and comments have been forwarded to Classic Construction (General Contractor).
- Building plans have been submitted as required.

The possible future addition shown on the site plan will not come before the Planning Commission, as the concept is being approved now.

Mr. Holmes moved and Mr. Terry seconded to recommend City Council approve the Site plan as presented with the following requirements: Compliance with the requirements of all applicable City ordinances, and Building and fire code approval. Motion carried.

6. Light Industrial discussion – At a Special Meeting of the City Council on June 8, 2016, the Planning Commission was invited to participate in a discussion regarding City Code, Appendix A, Zoning, Section 48, Light Industrial that was adopted in 2007. Due

Ordinance changes

to a previous City Moratorium on all development in the Hwy. 65 Corridor, the recessionary period of 2009 -2012 accompanied by the associated slow recovery from this economic downturn and the City’s geographic location in relation to the surrounding and immediate market areas of Blaine, Forest Lake and Cambridge, commercial and industrial development in East Bethel has been dormant since 2008. As a result, the application of the Light Industrial section of the City Code has never been used to evaluate the appropriateness of a proposed use within this zoning designation.

A proposal by CST Companies to locate in the City was the first test of this section of the City Code and, as such, revealed a number of material weaknesses in our Ordinance. Application of this section of the City Code revealed an absence of definitions, deficiencies in content and inconsistencies in performance standards that could be interpreted to permit most any activity listed under permitted, conditional and interim uses.

Revisions to this section of the Code would only be an interim modification and a final review of this section would be performed during the 2017 preparation of the Comprehensive Plan. Amendments to address these issues would provide protection from uses which may be inconsistent with the Comprehensive Plan and beyond the objective of the intended goal of this portion of the Ordinance.

Proposed changes would not alter the Light Industrial zoning designation, but would align the existing Zoning Ordinance with the Comprehensive Plan. Any changes that are considered/implemented would be interim in nature. At the time discussions related to the Comprehensive Plan update commence, other categories for industrial use, transition industrial, and/or mixed use industrial/commercial may be considered as part of revisions to the Code during the revision process.

The following items were discussed at the June 8, 2016 meeting: Recommend a definition of Light Industrial that relates to our vision of this use and the conditions that are applicable to attracting this type of development. There were several examples from other communities that were provided and both Andover and Blaine seem to have the best definitions:

Blaine Industrial Definition: The purpose of this district is to provide a planned industrial environment for large scale industry and office related developments and related services. This planned industrial environment shall be developed utilizing an overall master development plan. This district shall encourage the development of clean and quiet industrial uses requiring large lots accessible to major highways and utilizing City services of sanitary sewer, water, street, and storm drainage.

Andover Industrial Definition: M. I Industrial District: These are areas that have the prerequisites for industrial development, but because of proximity to residential areas or the need to protect certain areas or uses from adverse influences, high development standards will be necessary. I district uses include service industries and industries which manufacture, fabricate, assemble or

store, where the process is not likely to create offensive noise, vibrations, dust, heat, smoke, odor, glare or other objectionable influences. Generally, those include wholesale, service and light industries that are dependent upon raw materials refined elsewhere. An industrial "park" which maintains high development standards would be zoned I. This district's location shall provide sufficient space for buffering from less intense uses.

Further discussion and consensus agreed on by the City Council and Planning Commission was that No Outside Manufacturing should be allowed and Exterior Storage should be limited. While no consensus was reached as to how much Exterior Storage should be allowed or how that should be calculated.

Other discussion items included: Review of Permitted Uses, Conditional Uses, Prohibited Uses, and Performance standards.

Staff is requesting that the Planning Commission discuss and make recommendations on the following:

1. Definition of Light Industrial
2. Permitted Uses
3. Conditional Uses
4. Prohibited Uses
5. Performance Standards

SECTION 48 – LIGHT INDUSTRIAL (I) DISTRICT

1. PURPOSE – "... *do not generate noise, odor, vibration, or other discharge discernable from areas outside the parcel...* " Mr. Holmes believes it will be impossible to regulate these items. He thinks the wording is vague and would like to see it removed. Discretionary decision making will be done by the Planning Commission and/or City Council to determine what would be appropriate for each item. Mr. Terry suggested changing the word "discernable" to "objectionable", then it would become subjective and become part of the Planning Commission role. Ms. Allenspach suggested changing to the wording to "do not generate *excessive* noise, odor, vibration, or other..." There are already ordinances in place that limit noise. Ms. Bonin believes it best to keep the wording more general, rather than too specific. Mr. Holmes reiterated his desire to remove the wording and to list what group(s) will determine the acceptable levels. Ms. Bonin stated by allowing the Planning Commission and/or City Council to determine acceptable levels, it could become politicized; someone could be elected by their decision or vote as to what is acceptable. Mr. Balfany believes keeping the wording in will give future businesses an idea of what the City expectations are and by not having some type of wording in there it could be detrimental in the long run. Mr. Terry agreed that keeping in the wording in will give business owners an idea of what the City does or does not want. If the wording is too defined, it may be detrimental to businesses considering locating in East Bethel. Ms. Winter noted this paragraph doesn't stand alone, there are other controls in place during the site plan review process. She did ask the commissioners to give thought to the word "discernable" in relation to the type of business. Mr. Terry reiterated his suggestion to change the

word “discernable” to “objectionable”. He views discernable as no tolerance, whereas the word objectionable is viewed as negative impact. Mr. Balfany and Ms. Bonin like the use of the word discernable. Mr. Balfany said he likes it because it fits the premise and what is around and surrounding the business. The wording could be very finite or vague; he believes a happy medium can be found. He does not have a problem with the wording that is now used.

2. PERMITTED USES Item C – *“Manufacturing, light – excluding those uses that generate any discernable discharge that cannot be maintained on the site and any use that requires any outside manufacturing activities.”* Mr. Holmes stated there are some businesses that need outside manufacturing. Ms. Allenspach asked if outside manufacturing could be moved into the next level of medium industrial. Ms. Winter stated East Bethel does not have a category for that type of level. Ms. Allenspach noted that if a business needed to have some type of outside manufacturing, the applicant could meet with city staff to discuss what would and wouldn’t be allowed. However, depending on location, this may not be an issue. If the business were located in the middle of an industrial park, that may not be an issue; it would depend on location and the product. Mr. Holmes said he is just trying to think ahead of what future businesses may be in East Bethel. Ms. Bonin said ordinances need to be written by what is known, not based on what might be future possibilities. The Planning Commission has always been willing to listen to businesses that don’t fit exactly to the wording, changes can be made. Mr. Holmes believes the ordinance should be written so that it doesn’t have to be changed in the future. Ms. Bonin disagreed. She believes ordinances should be changed when they become outdated. If a business wants to be in East Bethel, they will ask for needed variances. That is when conditional use permits are considered.

Item K – *“Essential services, government”* could be changed to public facilities, i.e. fire stations, substations, government buildings, etc.

Item L – *“Other similar uses to those permitted in this section as determined by the Planning Commission and approved by the City council.”* Mr. Holmes would like to see the city employ a Zoning Administrator.

3. ACCESSORY USES Item C – *“Other uses customarily associated with a permitted use as determined by the Planning Commission and approved by the City Council.”* An example would be if it is a campus situation - an industrial building is built and then they want to build a second building. Mr. Holmes asked if the city has accessory uses like roof top unit (RTU) enclosures. Ms. Winter said she doesn’t believe that is defined in the ordinance. Mr. Holmes said the ordinance needs to have this, as most other cities have it in their ordinances. Ms. Winter said the Performance Standards addresses the need for this type of unit to be covered.

6. TEMPORARY/SEASONAL SALES AS PERMITTED IN SECTION 10. GENERAL DEVELOPMENT REGULATIONS.

- A. Prohibited Uses
- B. Trucking Terminals

- C. Slaughterhouses
- D. Recycling centers
- E. Auto reduction yards
- F. Impound lots

Ms. Winter clarified that the above listed items are prohibited and that may be it needs to be rewritten to be clear that all of these are prohibited.

7. DEVELOPMENT REGULATIONS Item C – *“Maximum building height: 50 feet from ground level.”* This is to accommodate those buildings that need clear span heights for cranes, etc. This proposed change is less stringent that what was previously written.

SECTION 24 – EXTERIOR STORAGE

2. INOPERABLE VEHICLES AND REFUSE MATERIALS Item A – *“Passenger automobiles and trucks not currently licensed by the state, or which are incapable of movement under their own power due to mechanical deficiency, which are parked or stored outside for a period in excess of 96 hours, and all materials stored outside in violation of the city ordinances, are considered refuse or junk and shall be disposed of according to city regulations.”* Mr. Holmes asked how the 96 hours are regulated. Mr. Balfany said that once a complaint is made, then the issue is addressed. Ms. Winter noted that most of this page deals with residential and that Section 4. I District deals more with light industrial exterior storage.

Item B – *“... screening shall not be less than five feet in height...”* Mr. Holmes and Ms. Bonin believe the screening height for industrial should be six feet instead of five feet.

3. A, RR, R-1, AND R-2 RESIDENTIAL DISTRICTS Items A & B – *“All personal property shall be stored within a building or be fully screened so as not to be visible from adjoining properties and public streets, except...”* Mr. Terry noted personal vehicles is not listed; he would like to have personal vehicles listed. Ms. Winter reiterated this section is for residential and that five vehicles are allowed without having to be screened. Mr. Terry would also like items A & B swapped so that it is clear regarding motor vehicles. Mr. Balfany saw no need to change the order as written.

5. B-3 DISTRICT Item B – Mr. Holmes would like to have the screening at six feet, rather than five feet. Commission consensus, with regard to light industrial screening, was to change the height from five feet to six feet throughout the ordinance.

Item A-1 – *“Exterior storage shall be limited to the rear yard...”* Mr. Terry suggested the best option would be to go with “the least intrusive option in relation to residential property”, rather than defining what that area is specifically. Commission consensus was to change the wording as noted and to include the word “residential” to define the definitions for each section.

6. B-2 DISTRICT Item 3 – *“All equipment and materials within the storage area shall be arranged in a neat and orderly manner.”* Commission consensus was to end the sentence after the word arranged.

9. DEFINITIONS Accessory Use – Commission consensus was to eliminate “D” from the list.

Mr. Davis said City staff will incorporate the discussed changes into a draft format for review by the Commission before it goes to the City Council.

7. City Council Update

Tim Harrington, City Council Liaison reported:
Two (2) Farm animal IUPs were approved for chickens.
One (1) private dog kennel IUP was approved.
A three year contract with the union was settled.
Approved an administrative subdivision for Rimma Medelberg.
Approved the 2016 street improvement projects.
Next week (July 6th) the Council will start work on the 2017 budget, any and all ideas are welcome.
July 15 & 16 are Booster Days – Friday has a golf tournament, Movie in the Park, and water ball battle, then on Saturday there will be a pancake breakfast, parade, craft vendors, etc.

8. Other Business

Ms. Winter noted that the Request for Proposals for the Comp Plan update are due 6/29. The Met Council requirement to update the Comp Plan is starting.

There is a new system in place for IUP renewals. Those with IUPs can come in to get their renewals and be put on the City Council consent agenda.

The City will be receiving \$1,600 in reimbursements for some SSTS projects.

9. Adjournment

**Mr. Balfany moved and Mr. Holmes seconded to adjourn at 8:07 pm.
Motion carried.**

Respectfully submitted,

Gail Gessner, Recording Secretary
Submitted 7/2/16



City of East Bethel Planning Commission Agenda Information

Date:

July 26, 2016

Agenda Item Number:

Item 4.0

Agenda Item:

Concept Plan and Preliminary Plat to subdivide a 41.67 acre parcel into 10 lots in an area zoned Rural Residential.

Requested Action:

Consider approval of a Concept Plan and Preliminary Plat for the subdivision of lands for the development of Prairie Ridge Estates, a rural 10 lot residential subdivision.

Applicable Code Sections:

Appendix A – Section 42

Chapter 66 – Subdivisions

Background Information:

Fee Owner:

George J Roberts
3626 Roble Court
Eldorado CA

Property Location:

033323220001
Corner of Bataan St and 229th Ave NE

Applicant:

Carrington Development LLC
Steve Strandlund
P O Box 169
Cedar MN 55011

Lot Sizes/Design

The proposed subdivision contains 10 lots ranging in size from 2.19 acres up to 5.88 acres. City code allows for 2 acre minimum lot sizes with an overall 2 /12 acre density. This subdivision is below the density requirement. The lots will be designed for walkout style homes.

Streets/Utilities

There are no new streets planned for this subdivision. All lots will have driveways either off of Bataan St or 229th (Anoka County 26). Lots 1&2 will share a driveway and Lots 3&4 will share a driveway. Each lot will have its own septic system and well. Gas and electric will be provided to each lot.

Landscaping

Each lot will be required to have two trees in the front yard. Lots 1, 2, 4 & 10 have existing trees located on them and the intent is to not remove existing trees, except on lot 4.

Park Dedication/Trail

The Developer will be required to put in a trail along Bataan St per the City’s long range Trail plan.

Wetland Delineation/No impact

The Developer has prepared a wetland delineation report and there will be no impact to the wetlands, except where the trail along Bataan is located.

Additional Information

All required documents as outlined in our Subdivision Ordinance Chapter 66 have been submitted and are in the review and comment period.

Fiscal Impact:

Future tax base for the City. Impact unknown at this time.

Recommendation:

City Staff is requesting the Planning Commission recommend concept and preliminary plat approval to the City Council for the proposed subdivision with the following conditions:

- 1. All comments from the City Engineer, City Attorney, and City Staff need to be addressed
- 2. Trail to be dedicated and improved per comprehensive trail plan.

Attachments:

- 1. Location Map
- 2. Preliminary Plat documents
- 3. Trail map

Planning Commission Action

Motion by:_____

Second by:_____

Vote Yes:_____

Vote No:_____

No Action Required:_____



Prairie Ridge Aerial Photo

Attachment 1



Parcel Information

Parcel ID: 033323220001
Acres: 39.15
Owner Name: ROBERTS G A & M H TRUSTEES
Address1: 3626 ROBLE CT
Address 2: EAST BETHEL, MN 55011

Site Address1:
Site Address 2: EAT BETHEL, MN 55011-9523
Zoning: RR
Shoreland: null

Legal: THE NW1/4 OF NW1/4 OF SEC
3 TWP 33 RGE 23, EX PRT PLATTED
AS SHAWNEE WOODS, EX RDS,

1 in = 752 ft



July 11, 2016
Map Powered by DataLink
from WSR & Associates

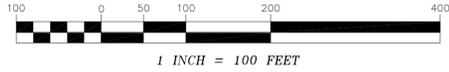
TITLE SHEET

~of~ PRAIRIE RIDGE ESTATES
 ~for~ CARRINGTON DEVELOPMENT, LLC



NORTH

GRAPHIC SCALE



DEVELOPER

CARRINGTON DEVELOPMENT, LLC
 STEVE STRANGLUND
 P.O. Box 169
 EAST BETHEL, MN 55011
 (612) 221-4476

OWNER

GEORGE A. & MARION H. ROBERT TRUST
 GEORGE J. ROBERTS, EXECUTOR
 3626 ROBLE COURT
 EL DORADO, CA 95762

SHEET INDEX

- T0 TITLE SHEET
- S1 EXISTING CONDITIONS MAP/
CERTIFICATE OF SURVEY
- S2 PRELIMINARY PLAT
- S3 CONCEPT GRADING PLAN



VICINITY MAP

PART OF SEC. 03, TWP. 33, RNG. 23



ANKA COUNTY, MINNESOTA
 (NO SCALE)

Attachment #2

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

DRAWN BY: JEN	JOB NO: 16471PP	DATE: 06/30/16
CHECK BY: JER	SCANNED <input type="checkbox"/>	
1		
2		
3		
NO.	DATE	DESCRIPTION
		BY

EXISTING CONDITIONS MAP / CERTIFICATE OF SURVEY

~of~ PRAIRIE RIDGE ESTATES
~for~ CARRINGTON DEVELOPMENT, LLC

DEVELOPER

CARRINGTON DEVELOPMENT, LLC
STEVE STRANDLUND
P.O. Box 169
EAST BETHEL, MN 55011
(612) 221-4476

OWNER

GEORGE A. & MARION H. ROBERT TRUST
GEORGE J. ROBERTS, EXECUTOR
3626 ROBLE COURT
ELDORADO, CA 95762

PROPERTY DESCRIPTION

(PER ANOKA COUNTY QUIT CLAIM DEED DOC. NO. 1113035)

The Northwest Quarter of the Northwest Quarter of Section 3, Township 33, Range 23, Anoka County, Minnesota, except that part described as follows:

All that part of the Northwest Quarter of the Northwest Quarter of Section 3, Township 33, Range 23, Anoka County, Minnesota that lies south of the following described line: Beginning at a point on the east line of said Northwest Quarter of the Northwest Quarter distant 24.52 feet north of the southeast corner thereof; thence west to a point on the west line of said Northwest Quarter of the Northwest Quarter distant 21.47 feet north of the southwest corner thereof and there terminating.

AREA

TOTAL AREA = 41.67 ACRES

EXISTING ZONING

RR-RURAL RESIDENTIAL

NOTES

- Field survey work was completed by E.G. Rud and Sons, Inc. on 06-29-16.
- Bearings shown are on Anoka County Coordinate System.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Contours shown are a combination of MN/GEO Lidar Topography and field work performed by E.G. Rud & Sons, Inc.
- Fee ownership is vested in Roberts G A & M H Trustees Parcel ID Number: 03-33-23-22-0001.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.), according to Flood Insurance Rate Map Community No. 270012 Panel No. 0089 Suffix E by the Federal Emergency Management Agency, effective date December 16, 2016.
- Wetland delineation by Earth Science in June of 2016.

SOIL LEGEND

lw = Isanti fine sandy loam
SbB = Sartell fine sand, 2 to 6 percent slopes
SbC = Sartell fine sand, 6 to 12 percent slopes
ZmB = Zimmerman fine sand, 1 to 6 percent slopes
ZmC = Zimmerman fine sand, 6 to 12 percent slopes



VICINITY MAP

PART OF SEC. 03, TWP. 33, RNG. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)



NORTH

GRAPHIC SCALE



1 INCH = 100 FEET

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- ⊙ DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- ⊙ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- x 952.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES GUY WIRE
- DENOTES POWER POLE
- DENOTES SIGN
- DENOTES SOIL BORING. (TRADEWELL SOIL TESTING.)
- DENOTES TELEPHONE PEDESTAL
- DENOTES EXISTING CONTOURS
- DENOTES TREE LINE
- DENOTES OVERHEAD WIRE
- DENOTES BITUMINOUS SURFACE
- DENOTES SOILS BOUNDARY LINE PER ANOKA COUNTY NATIONAL COOPERATIVE SOIL SURVEY

BENCHMARK

ANOKA COUNTY BENCHMARK NO. 3092
AT SE QUADRANT OF C.S.A.H. NO. 26
AND EAST BETHEL BLVD.
ELEV.=927.661 (NAVD88)

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
JASON E. RUD
Date: 6-30-16 License No. 41578

DRAWN BY: JEN	JOB NO: 16471PP	DATE: 06/30/16
CHECK BY: JER	SCANNED <input type="checkbox"/>	
1		
2		
3		
NO. DATE	DESCRIPTION	BY

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6776 Lake Drive NE, Suite 110
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PRELIMINARY PLAT

~of~ PRAIRIE RIDGE ESTATES
~for~ CARRINGTON DEVELOPMENT, LLC

DEVELOPER

CARRINGTON DEVELOPMENT, LLC
STEVE STRANGLUND
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DEVELOPMENT DATA

PROPOSED NUMBER OF LOTS = 10 LOTS
TOTAL PROPERTY AREA INCLUDING EXISTING RIGHT-OF-WAY = 41.7± ACRES
RIGHT-OF-WAY DEDICATION = 3.03± ACRES
AVERAGE LOT SIZE = 3.87± ACRES

SETBACKS

COUNTY ROAD = 100 FEET
FRONT ROAD = 40 FEET
SIDE YARD = 25 FEET
REAR YARD = 25 FEET

EXISTING ZONING

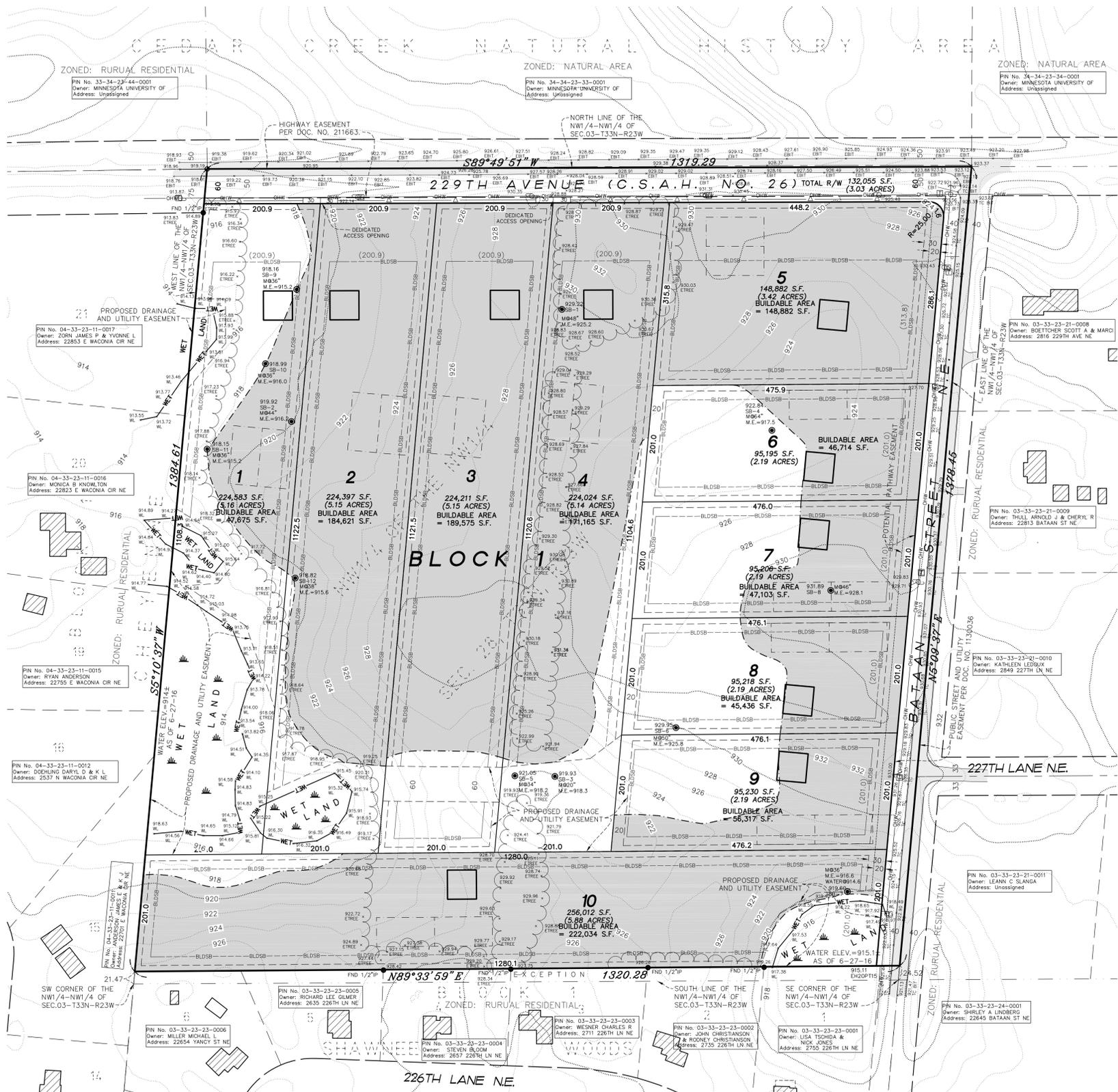
RR-RURAL RESIDENTIAL

PROPOSED ZONING INFORMATION

RR-RURAL RESIDENTIAL
MINIMUM LOT WIDTH = 200 FEET
AT BUILDING SETBACK = 2 ACRES
MINIMUM LOT AREA = 23,000 S.F.

NOTES

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- Bearings shown are on Anoka County Coordinate System.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
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Parcel ID Number: 03-33-23-22-0001.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain), according to Flood Insurance Rate Map Community No. 270012 Panel No. 0089 Suffix E by the Federal Emergency Management Agency, effective date December 16, 2016.
- Wetland delineation by Earth Science in June of 2016.



VICINITY MAP

PART OF SEC. 03, TWP. 33, RNG. 23

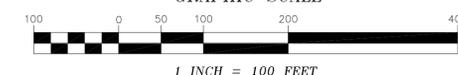


ANOKA COUNTY, MINNESOTA
(NO SCALE)



NORTH

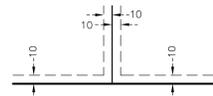
GRAPHIC SCALE



LEGEND

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- DENOTES TELEPHONE PEDESTAL
- DENOTES EXISTING CONTOURS
- DENOTES TREE LINE
- DENOTES OVERHEAD WIRE
- DENOTES BITUMINOUS SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)
- DENOTES POSSIBLE BUILDING SITE
- DENOTES POSSIBLE DRAINFIELD LOCATION
- DENOTES PROPOSED DEDICATED ACCESS TO ANOKA COUNTY
- DENOTES PROPOSED BUILDING SETBACK LINE
- DENOTES BUILDABLE AREA (3 FEET OR GREATER SEPARATION TO MOTTLED SOIL)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET WIDE ON EACH SIDE OF ALL LOT LINES UNLESS OTHERWISE SHOWN ON THIS PLAT.

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 RUD
Date: 6-30-16 License No. 41578

DRAWN BY: JEN	JOB NO: 16471PP	DATE: 06/30/16
CHECK BY: JER	SCANNED <input type="checkbox"/>	
1		
2		
3		
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

BENCHMARK

ANOKA COUNTY BENCHMARK NO. 3092
AT SE QUADRANT OF C.S.A.H. NO. 26
AND EAST BETHEL BLVD.
ELEV.=927.661 (NAVD88)

CONCEPT GRADING PLAN

~of~ PRAIRIE RIDGE ESTATES
~for~ CARRINGTON DEVELOPMENT, LLC

DEVELOPER

CARRINGTON DEVELOPMENT, LLC
STEVE STRANGLUND
P.O. Box 169
EAST BETHEL, MN 55011
(612) 221-4476

OWNER

GEORGE A. & MARION H. ROBERT TRUST
GEORGE J. ROBERTS, EXECUTOR
3626 ROBLE COURT
ELDORADO, CA 95762

PROPERTY DESCRIPTION

(PER ANOKA COUNTY QUIT CLAIM DEED DOC. NO. 1113035)

The Northwest Quarter of the Northwest Quarter of Section 3, Township 33, Range 23, Anoka County, Minnesota, except that part described as follows:

All that part of the Northwest Quarter of the Northwest Quarter of Section 3, Township 33, Range 23, Anoka County, Minnesota that lies south of the following described line: Beginning at a point on the east line of said Northwest Quarter of the Northwest Quarter distant 24.52 feet north of the southeast corner thereof; thence west to a point on the west line of said Northwest Quarter of the Northwest Quarter distant 21.47 feet north of the southwest corner thereof and there terminating.

SETBACKS

COUNTY ROAD = 100 FEET
FRONT ROAD = 40 FEET
SIDE YARD = 25 FEET
REAR YARD = 25 FEET

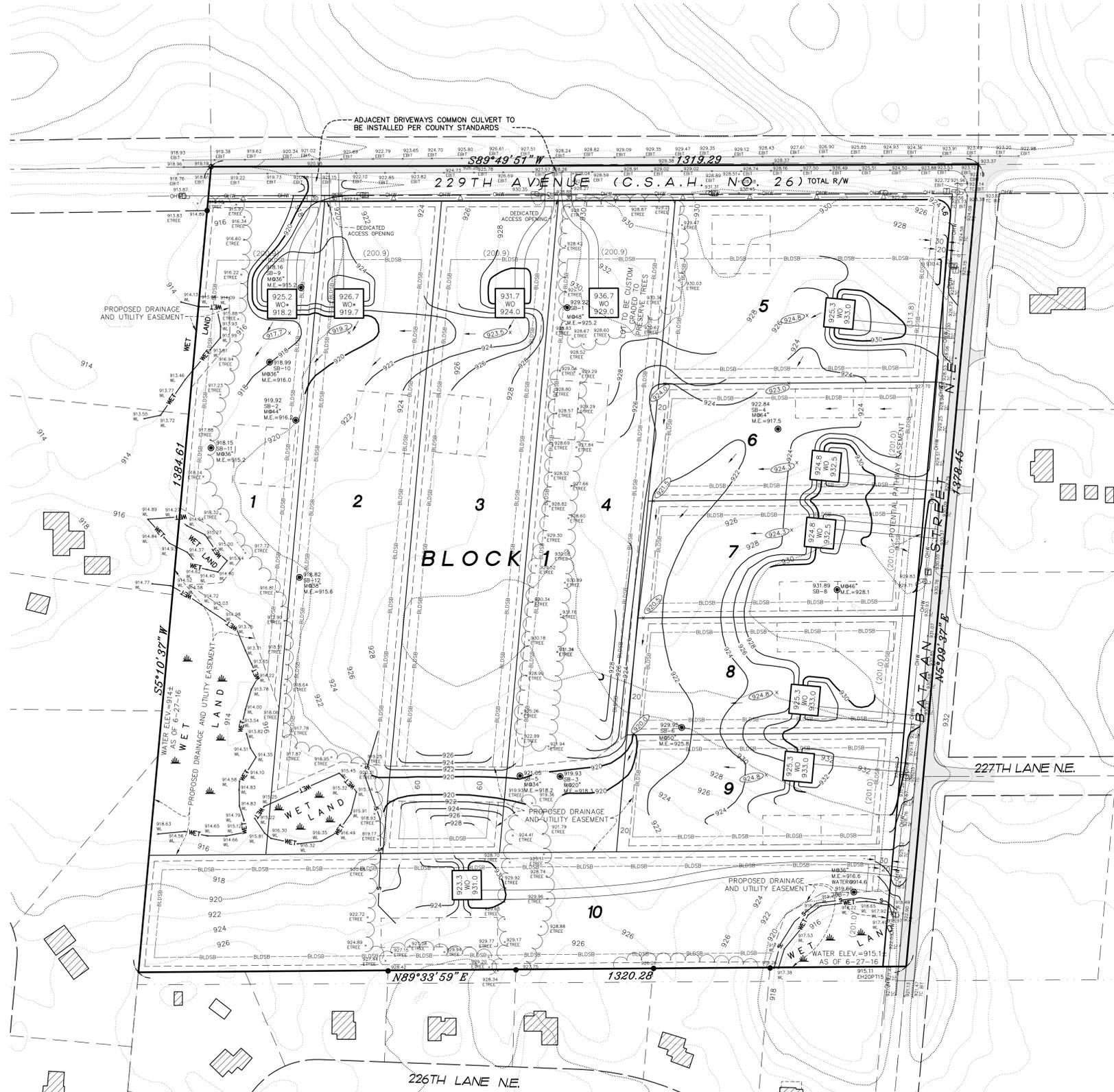
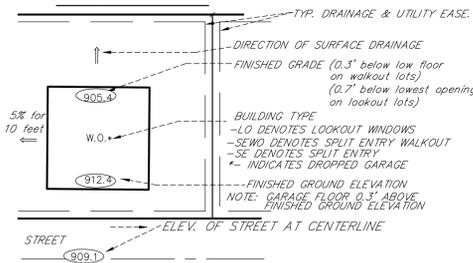
NOTES

- Field survey work was completed by E.G. Rud and Sons, Inc. on 06-29-16. Bearings shown are on Anoka County Coordinate System.
- Contours shown are a combination of MN/GEO Lidar Topography and field work performed by E.G. Rud & Sons, Inc.
- Fee ownership is vested in Roberts G A & M H Trustees Parcel ID Number: 03-33-23-22-0001.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain), according to Flood Insurance Rate Map Community No. 270012 Panel No. 0089 Suffix E by the Federal Emergency Management Agency, effective date December 16, 2016.
- Wetland delineation by Earth Science in June of 2016.

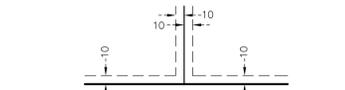
EROSION CONTROL / REVEGETATION SPECS.

- PRIOR TO ROUGH GRADING, INSTALL SILT STOP FENCE IN LOCATIONS SHOWN. ADDITIONAL SILT STOP FENCE WILL BE REQUIRED WHERE LOCAL CONDITIONS REQUIRE. INSTALL TREE PROTECTION AS DEEMED NECESSARY BY THE CITY FORESTER PRIOR TO ANY GRADING.
- ANY GRADING SHALL PROCEED ON AN AREA BY AREA BASIS TO MINIMIZE UNCOMPLETED AREAS.
- AS EACH AREA OUTSIDE THE STREET IS GRADED, PROVIDE NATIVE TOPSOIL, SEED, AND MULCH ANCHORED WITH A STRAIGHT SET DISC WITHIN SEVEN DAYS AFTER ROUGH GRADING.
- MAINTAIN AND REPAIR SILT STOP FENCES (INCLUDING REMOVAL OF ACCUMULATED SILT) UNTIL VEGETATION IS ESTABLISHED.
- SEE "STORM WATER POLLUTION PREVENTION PLAN" FOR ADDITIONAL EROSION CONTROL NOTES AND SITE SEQUENCING.

TYPICAL LOT



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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 F. RUD
Date: 6-30-16 License No. 41578

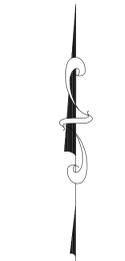
DRAWN BY: JEN	JOB NO: 16471PP	DATE: 06/30/16	
CHECK BY: JER	SCANNED <input type="checkbox"/>		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

VICINITY MAP

PART OF SEC. 03, TWP. 33, RNG. 23

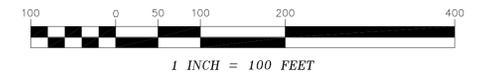


ANOKA COUNTY, MINNESOTA
(NO SCALE)



NORTH

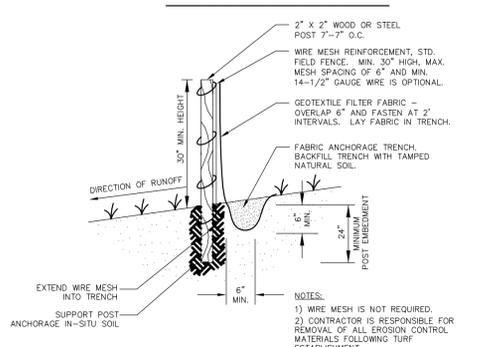
GRAPHIC SCALE



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- x 952.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES GUY WIRE
- DENOTES POWER POLE
- DENOTES SIGN
- DENOTES SOIL BORING. (TRADEWELL SOIL TESTING.)
- DENOTES TELEPHONE PEDESTAL
- DENOTES EXISTING CONTOURS
- DENOTES PROPOSED CONTOURS
- DENOTES TREE LINE
- DENOTES OVERHEAD WIRE
- DENOTES BITUMINOUS SURFACE
- DENOTES POSSIBLE DRAINFIELD LOCATION
- DENOTES PROPOSED DEDICATED ACCESS TO ANOKA COUNTY
- DENOTES PROPOSED BUILDING SETBACK LINE
- DENOTES DIRECTION OF DRAINAGE
- DENOTES PROPOSED SPOT ELEVATION
- DENOTES PROPOSED SILT FENCE

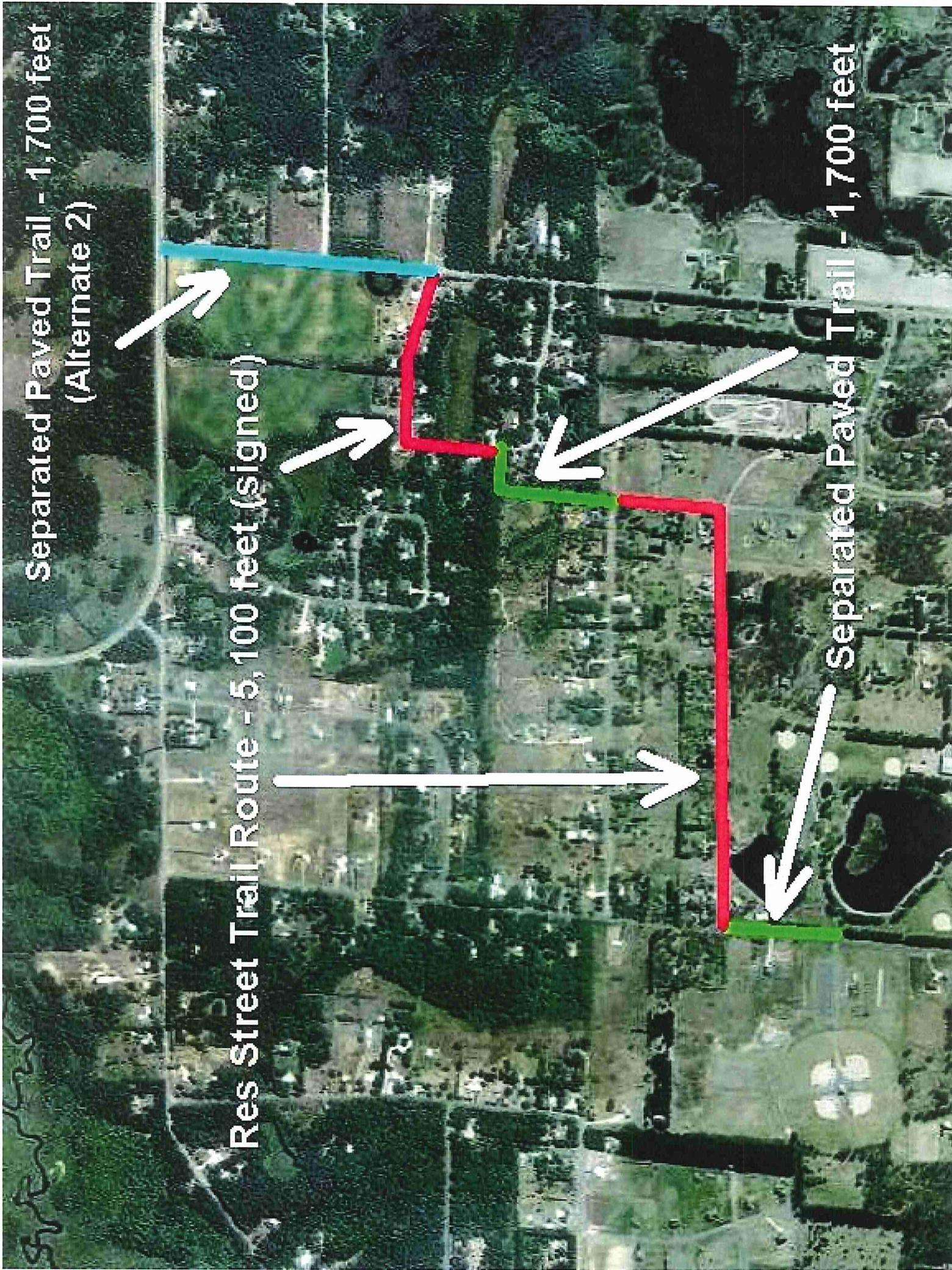
SILT FENCE DETAIL



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

BENCHMARK
ANOKA COUNTY BENCHMARK NO. 3092
AT SE QUADRANT OF C.S.A.H. NO. 26
AND EAST BETHEL BLVD.
ELEV.=927.661 (NAVD88)

Attachment #3





City of East Bethel Planning Commission Agenda Information

Date:

July 26, 2016

Agenda Item Number:

Item 5.0

Agenda Item:

Public Hearing – Proposed Changes to the following Sections of the City of East Bethel Code of Ordinances, Appendix A, Zoning:
Section 48 – Light Industrial District
Section 24 – Exterior Storage
Section 23 – Screening
Definitions – 1-09

Requested Action:

Forward recommendation of proposed changes as shown on attachments to the City Council for approval.

Background Information:

The Planning Commission has discussed making changes to sections of Appendix A, Zoning code at previous meetings including May 24, 2016, a Special City Council meeting on June 8, 2016, and June 28, 2016. The revisions that are attached represent a culmination of those discussions and represent changes to the following sections:

- Section 48, Light Industrial District
- Section 24, Exterior Storage
- Section 23, Screening
- Definitions

The proposed changes would not alter the Light Industrial zoning designation, but would align the existing Zoning Ordinance with the Comprehensive Plan. Any changes that are implemented would be interim in nature. At the time discussions related to the Comprehensive Plan update commence, other categories for industrial use, transition industrial, and/or mixed use industrial/commercial may be considered as part of revisions to the Code during the Comprehensive plan process.

Attachments:

- 1) Revisions to Section 48
- 2) Revisions to Section 24
- 3) Revisions to Section 23
- 4) Section 9

Fiscal Impact:

unknown

Recommendation(s):

Recommend approval of the changes as proposed.

Planning Commission Action:

Motion by: _____

Second by: _____

Vote Yes: _____

Vote No: _____

SECTION 48. - LIGHT INDUSTRIAL (I) DISTRICT

1. - ~~Purpose.~~ PURPOSE

The light industrial (I) district is intended and designed to provide areas of the city suitable for activities and uses that are commercial and general services related and/or of a light industrial nature. These are areas that have the prerequisites for industrial development, but because of proximity to residential areas or the need to protect certain areas or uses from adverse influences, high development standards will be necessary. ~~It is further intended that light industrial and related commercial uses be the predominate use of land within the light industrial district.~~ The Light Industrial District is intended and designed to provide areas of the City suitable for activities and uses that are industrial in nature. Industrial uses within this district are limited to those that do not generate noise, odor, vibration, or other discharge discernable from areas outside the parcel on which the use is located. This category is aimed towards industrial uses that are lower in intensity of activity such as offices, warehousing, research laboratories, and light manufacturing.

2. - ~~Permitted uses.~~ PERMITTED USES

A. Uses allowed in the B-2 and B-3 districts.

B. Brewery and taproom as regulated under Section _____ City Code Chapter 6, Sections 51, 52, and 63.

~~D. Medical science uses.~~

~~I. Wholesaling.~~

~~B.C. Industrial condominium/multi-tenant structure.~~

~~J. Adult uses.~~

~~L. Construction sales and service.~~

G.D. Manufacturing, light – excluding those uses that generate any discernable discharge that cannot be maintained on the site and any use that requires any outside manufacturing activities.

~~E. Motor vehicle service station with minor or major repairs.~~

F. Office.

~~D.G. Public facilities, fire stations, substations, government buildings Essential services, government.~~

~~E.H. Recreation—Public.~~

I. Repair services, except for businesses related to passenger vehicles and trucks

~~F.J. Research facility.~~

~~E.~~ Retail sales, incidental to manufacturing, of products manufactured, assembled, or warehoused on the premises, provided no more than twenty five -(25) percent of the building is used for retail space.

~~G-K.~~ Self-service storage.

~~H-L.~~ Warehousing and distribution.

~~I-M.~~ Other similar uses to those permitted in this section as determined by the zoning administrator. Planning Commission and approved by the City Council.

3. - ~~Accessory uses.~~ ACCESSORY USES

A. Fuel tanks as regulated by the Uniform Fire code

B. Trash enclosure service structure.

C. Other uses customarily associated with a permitted use as determined by the Planning Commission and approved by the city council City Council-Council.

4. - ~~Conditional uses.~~ CONDITIONAL USES

A. Adult Uses – as regulated under Section 10-5

B. Commercial and public radio and television transmission and public utility microwave antenna.

C. Construction sales and services

~~Daycare facility—Licensed.~~

~~Detached accessory structure.~~

~~Drive thru services.~~

~~Essential services—Utility substations.~~

D. Exterior storage as regulated under Section 24

E. kennel, commercial as regulated under East Bethel Code of Ordinances, Chapter 10

F. Maintenance facilities directly associated with the primary business and contained inside the principal structure.

~~Nursing home.~~

~~Place of worship~~

~~Recreation—Commercial.~~

~~Residential care facility—Serving seven or more persons.~~

~~School, specialty.~~

G. Telecommunication facilities as regulated under Section 16

H. Two or more buildings on same lot provided such buildings relate to the Permitted use -and meeting the requirements of the Minnesota State Building Code.

- I. Other similar uses to those permitted in this section as determined by the ~~planning commission~~ [Planning Commission](#) and ~~city council~~ [approved by the City Council](#).

5. - Interim uses.

~~—Grading activities that move more than 1,000 cubic yards of material per acre. Mining activities as regulated under Chapter 26, Article V.~~

- A. Temporary/seasonal sales as permitted in Section 10. General Development Regulations.
- B. Other uses similar to those permitted in this section as determined by the ~~planning commission~~ [Planning Commission](#) and ~~city council~~ [approved by the City Council](#) .
~~Communication tower.~~

~~6. - Certificate of compliance.~~

[6. Prohibited Uses](#)

- [A. Trucking Terminals](#)
- [B. Slaughterhouses](#)
- [C. Recycling centers](#)
- [D. Auto reduction yards](#)
- [E. Impound lots](#)
- [F. Used car lots](#)

7. - Development regulations.

A. *Minimum lot requirements:*

1)	Lot area:		
	a)	Without sewer and water	10 acres
	b)	With sewer and water	1 acre
2)	Lot width		150 feet
3)	Minimum buildable area		23,000 square feet

B. *Setbacks:*

Attachment #1

1)	Front yard:		
	a)	Local/collector street	40 feet
	b)	Arterial street	50 feet
	c)	State/county street	100 feet
2)	Side yard		10 feet
3)	Rear yard		25 feet, except 60 feet if abutting a residential district

C. Building:

<u>1)</u>	<u>Maximum building height</u>	<u>50 feet from ground level</u>
<u>2)</u>	<u>Minimum building size</u>	<u>5,000 square feet</u>
<u>3)</u>	<u>Maximum lot coverage</u>	<u>80 percent</u>

~~C. Maximum building height: Measured to the eave, maximum height of three stories or 30 feet, whichever is less. 50 feet from ground level.~~

~~Minimum building size — 5,000 square feet.~~

~~D. Maximum lot coverage: 80 percent.~~

D. All uses shall comply with all other sections of the East Bethel City Code and be consistent with the City Comprehensive Plan.

(Ord. No. 19, Second Series, 5-5-2010; Ord. No. 28, Second Series, 12-1-2010)

SECTION 24. - EXTERIOR STORAGE

1. - Exemptions.

All products, materials, and equipment, except as specifically described in this ordinance, shall be stored within permitted structures or completely screened from view of adjoining properties and the public right-of-way except for the following:

- A. Off-street parking of licensed passenger automobiles and personal or commercial vehicles of less than 12,000 pounds gross vehicle weight rating (GVWR) in designated driveway or parking area.
- B. Off-street parking of vehicles and recreational vehicles that are permitted according to the provisions of this ordinance and any other city ordinance.
- C. Clothes lines, antennae, air conditioners in working condition, outdoor grills, play equipment, ornaments and monuments.
- D. Landscaping materials and equipment may be stored on a lot if these are used on the lot within a period of three months.

2. - Inoperable vehicles and refuse materials.

- A. Passenger automobiles and trucks not currently licensed by the state, or which are incapable of movement under their own power due to mechanical deficiency, which are parked or stored outside for a period in excess of 96 hours, and all materials stored outside in violation of the city ordinances, are considered refuse or junk and shall be disposed of according to city regulations.
- B. Any accumulation of refuse not stored in containers that comply with city ordinances, or any accumulation of refuse including car parts which has remained on a property for more than one week, is hereby declared to be a nuisance and may be abated by order of the zoning administrator or building official. The cost of removal shall be recovered in accordance with the city ordinances and state law.
- C. Repairable vehicles shall be stored in a designated storage area and not be visible from the public right-of-way or adjacent properties.

3. - A, RR, R-1, and R-2 residential districts.

- A. All personal property shall be stored within a building or be fully screened so as not to be visible from adjoining properties and public streets, except for the following:
 - 1. ~~1)~~ Play and recreational equipment.
 - 2. ~~2)~~ Stacked firewood for the burning supply of the property resident shall be stored in the side yard or the rear yard at a minimum of five feet from the property line.
 - 3. ~~3)~~ Agricultural equipment and materials, if these are used or intended for use on the premises within a period of 12 months.
- B. A maximum of five motor vehicles, or recreational vehicles, or boat/trailer combinations, or snowmobile/trailer combinations, or items of lawn equipment, or items of construction equipment with a weight limit of 20,000 GVWR, or other equipment or trailers, or any combination thereof, may be stored outside of structures at any time. The storage of recreational

vehicles, items of equipment, or trailers must be on the driveway of the residence or within an outside storage area located in a side or rear yard. The storage area shall be screened from the public right-of-way and from adjacent lots. Motor vehicles stored outside on a designated driveway must maintain and display current licensing and registration and must be operational and roadworthy.

- C. Up to two automobiles or other motor vehicles or two snowmobiles or all-terrain vehicles may be located or displayed on any property for the purpose of sale, but such a vehicle, snowmobile, or all-terrain vehicle may not be so located or displayed more than on three separate occasions during any calendar year. The location or display to public view of an automobile or other motor vehicle or snowmobile or an all-terrain vehicle with a telephone number, an address, or the words "For Sale" affixed on the vehicle shall be evidence that the motor vehicle is located or displayed for the purpose of sale.

4. - I district.

A. Exterior Storage is permitted in I-1 districts as a Conditional Use permit and subject to the following conditions:

1. A.—Exterior storage shall be limited to the rear yard and ~~an area occupying no more than 50 percent of the rear yard and~~ shall not be allowed within the required setbacks, public right-of-way, private access easement, or within the required parking area.
2. Maximum amount of exterior storage cannot exceed the square footage of the Principal building.
3. Exterior storage cannot exceed 12 feet in height
4. Construction yards are exempt from exterior storage requirements as outlined in Section 24, 4-A, provided they are located in the rear yard behind the principal building and occupying no more than 50 percent of the rear yard and shall not be allowed within the required setbacks, public right-of-way, private access easement, or within the required parking area.

- B. Screening of the exterior storage shall be installed and maintained along all property lines. The screening shall not be less than ~~five~~six feet in height and shall preclude vision through the barrier.

1. Screening to be achieved through a combination of masonry walls, fencing, berming, and landscaping.
2. All screening shall meet the regulations in Section 23. Screening Requirements [Regulations].
3. All equipment and materials within the storage area shall be arranged in a neat and orderly manner.

C. Exterior Display in I-1 districts.

1. D.—The area occupied by exterior display shall not exceed 30 percent of the gross floor area of the principal building on the property.
2. E.—Exterior display and sale of merchandise shall not occur within 50 percent of the setback nearest a street.
3. F.—Additional parking spaces shall be provided based upon the exterior display and sale area.

D. Prohibited storage

1. ~~G.~~ Accessory storage containers, as defined in Section 01. General Provisions of Administration, shall not be permitted.

E. Parking

1. Up to three commercial vehicles, such as delivery and service trucks up to 20,000 GVWR, may be parked without screening if the vehicles relate to the principal use. Vehicles over 20,000 GVWR, construction equipment, and trailers shall require screening.
2. Semi trucks and trailers shall not be considered part of outside storage if they are used in the normal business commerce and do not exceed the number of docks and or bay doors.

5. - B-3 district.

A. Exterior Storage is permitted in B-3 districts as a Conditional Use permit and subject to the following conditions:

1. Exterior storage shall be limited to the rear yard and shall not be allowed within the required setbacks, public right-of-way, private access easement, or within the required parking area.
2. Maximum amount of exterior storage cannot exceed the square footage of the Principal building.
3. Exterior storage cannot exceed 12 feet in height

B. Screening of the exterior storage shall be installed and maintained along all property lines. The screening shall not be less than ~~five~~ six feet in height and shall preclude vision through the barrier. Screening to be achieved through a combination of masonry walls, fencing, berming, and landscaping.

1. All screening shall meet the regulations in Section 23. Screening Requirements [Regulations].

2. ~~C.~~ All equipment and materials within the storage area shall be arranged ~~in a neat and orderly manner.~~

C. Exterior Display in B-3 districts.

1. ~~D.~~ The area occupied by exterior display shall not exceed 30 percent of the gross floor area of the principal building on the property.
2. ~~E.~~ Exterior display and sale of merchandise shall not occur within 50 percent of the setback nearest a street.
3. ~~F.~~ Additional parking spaces shall be provided based upon the exterior display and sale area.

A. Prohibited storage

1. ~~G.~~ Accessory storage containers, as defined in Section 01. General Provisions of Administration, shall not be permitted.

B. Parking

-
1. Semi trucks and trailers shall not be considered part of outside storage if they are used in the normal business commerce and does not exceed the number of docks and or bay doors.

~~Exterior storage is permitted with a conditional use permit (CUP).~~

- ~~B. Approved exterior storage shall be limited to an area occupying no more than 50 percent of the rear yard, and shall not be allowed within the required setbacks, public right-of-way, private access easement, or within the required parking area.~~
- ~~C. All equipment and materials within the storage area shall be arranged in a neat and orderly manner.~~
- ~~D. The area occupied by exterior display shall not exceed 30 percent of the gross floor area of the principal building on the property.~~
- ~~E. Exterior display and sale of merchandise shall not occur within 50 percent of the setback nearest a street.~~
- ~~F. Additional parking spaces shall be provided based upon the exterior display and sale area.~~
- ~~G. Accessory storage containers, as defined in Section 01. General Provisions of Administration, shall not be permitted.~~
- ~~H. Screening of the exterior storage shall be installed and maintained along all property lines. The screening shall not be less than five feet in height and shall preclude vision through the barrier. All screening shall meet the regulations in Section 23. Screening Requirements [Regulations].~~

6. - B-2 district.

A. Exterior storage is permitted with a CUP.

1. B. Approved exterior storage shall be limited to an area no more than 100 square feet of the rear yard, and shall not be allowed within the required setbacks, public right-of-way, private access easement, or within the required parking area.

-
2. C. Screening of the exterior storage shall be installed and maintained along all property lines. The screening shall not be less than five feet in height and shall preclude vision through the barrier. All screening shall meet the regulations in Section 23. Screening Requirements [Regulations].

-
3. D. All equipment and materials within the storage area shall be arranged in a neat and orderly manner.

B. Exterior Display in B-2 Districts

1. E. The area occupied by exterior display shall not exceed ten percent of the gross floor area of the principal building on the property.

Exterior Display in B-2 Districts

2. ~~F.~~ Exterior display and sale of merchandise shall not occur within 50 percent of the setback nearest a street.

3. ~~G.~~ Additional parking spaces shall be provided based upon the exterior display and sale area.

C. Prohibited Storage

1. ~~H.~~ Accessory storage containers, as defined in Section 01. General Provisions of Administration, shall not be permitted.

7. - B-1 district.

~~A.~~ Exterior storage and exterior displays are not permitted.

A.

B. ~~B.~~ Accessory storage containers, as defined in Section 01. General Provisions of Administration, shall not be permitted.

8. - All zoning districts.

~~A.~~ All outside storage must be accessory to the principal use of the property.

A.

B. ~~B.~~ Except for temporary construction trailers and mobile services operated by public service agencies (i.e., bookmobile, bloodmobiles, etc.) as allowed by the city, and trailers parked in a designated and improved loading area, no vehicle may be used for office, business, manufacturing, testing, or storage of items used with or in a business or commercial enterprise unless an interim use permit has been obtained from the city.

~~C.~~

C. ~~C.~~ The city council may order the owner of any property to cease or modify open storage uses, including existing uses, provided it is found that such use constitutes a threat to the public health, safety, convenience, or general welfare.

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

SECTION 23. - SCREENING REGULATIONS

1. - General standards.

- A. Screening shall be installed so as to provide a visual barrier. Any such barrier shall reduce visibility in a manner that restricts vision of the object being screened.
- B. Any business, industrial, non-residential uses, and residential dwellings other than detached single-family adjacent to any residential district shall provide screening along the boundary of residential property.
- C. Screening shall consist of a compact evergreen or deciduous hedge and overstory and understory trees of sufficient width and density, or an earth berm of sufficient height to provide effective screening throughout the year. Overstory and understory trees are defined in Section 27. Landscaping Regulations.
- D. A required screening fence shall be constructed of masonry, brick, or wood. Such fence shall provide a solid screening effect and not exceed eight feet in height or be less than six feet in height.
- E. Earth berms shall not have a slope of more than four feet horizontal to one foot vertical or be located within any street right-of-way or within eight feet of the traveled portion of any street or highway.
- F. No screening or buffering shall be located on any public rights-of-way or within eight feet of the traveled portion of any street or highway.
- G. Loading docks shall be screened from all lot lines and public roads.
- H. [Except as provided under Appendix A, Section 24, All-all](#) storage of material and equipment related to, located on, and used by any business, light industrial, or other non-residential use shall be stored inside a building. Exterior storage in business districts that is allowed by other provisions of this ordinance shall be screened from public rights-of-way and adjacent properties.

2. - Screening of mechanical equipment.

- A. All mechanical equipment, such as air conditioning units, erected on the roof of any structure or on the ground, shall be screened so as not to be visible from public rights-of-way and adjacent properties.
- B. The screening shall be constructed with materials that are architecturally compatible with the building.

3. - Screening of trash containers.

- A. Trash and recycling storage facilities which would be visible from public rights-of-way or adjoining property, except those located in parks, shall be screened by an enclosure of masonry or brick construction. Screening gates shall be of solid material such as wood; chain link fencing is not acceptable.
- B. Screening enclosure gates may not be required if the resulting open side of the enclosure does not face an existing or future right-of-way.

4. - [Buffer yards.]

Buffer yards for business, light industrial, and non-residential uses in residential districts, and residential dwellings other than detached single-family shall meet the following requirements:

- A. Where a buffer yard is required for property which abuts residentially zoned property, there shall be within the required setback a landscaped area at least 20 feet in width which shall extend along and be adjacent to the entire length of all common property lines shared with residentially zoned property.
- B. The landscaped area shall contain a double row of evergreen shrubs which, when planted, shall be a minimum of four feet in height with the capability to grow to a minimum height of six feet.
- C. The rows of such shrubs shall be planted in such a manner that a distance of five feet exists between the centerline of each row and that, when viewed perpendicular to the rows, one would observe a shrub planted every 2½ feet on center.
- D. This buffer area shall contain a fence, which fence shall be located entirely on the non-residential lot.
- E. Berms may be constructed the entire length of the buffer yard and shall be continuous or provide the illusion of continuity when viewed from the side and perpendicular to the berm. Earth berms shall not exceed a slope of 4:1.
- F. Some uses may not be required to provide A—E above at the discretion of city council.

Attachment #4

9. - Definitions.

The following words and terms used in this ordinance shall be defined as follows. Words found in this ordinance not defined in this section shall have the meanings customarily assigned to them by any standard dictionary, except where such a meaning is clearly contrary to the intent of this ordinance.

Accessory apartment: An apartment located within a single-family home and is incidental to the principal use to which it is related.

Accessory storage container: A container placed outdoors and used for the storage of goods, materials, or merchandise that is used in connection with a lawful principal or accessory use of the lot. The term "accessory storage container" includes, but is not limited to, containers such as boxcars, semi-trailers, roll-off containers, slide-off containers, railroad cars, piggyback containers, and portable moving and storage containers. The term "accessory storage containers" does not include a garage, barn, or storage shed accessory to a dwelling provided such structure is not of a type designed, equipped, or customarily used for over-the-road transport of goods, materials, or merchandise.

Accessory structure or facility: Any building or improvement clearly subordinate to a principal use such as garages, sheds, or storage buildings located on the same parcel as the principal structure.

Accessory use: A use which is clearly incidental to, customarily found in connection with, and (except in the case of accessory off-street parking spaces or loading) located on the same parcel as the principal use to which it is related. An accessory use includes, but is not limited to, the following:

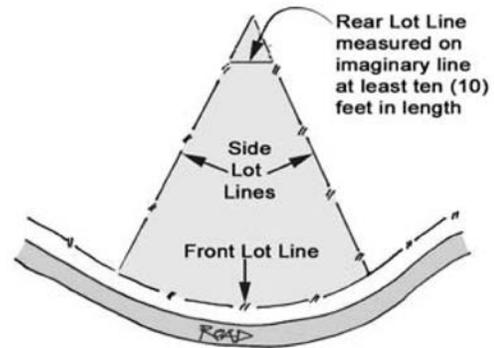
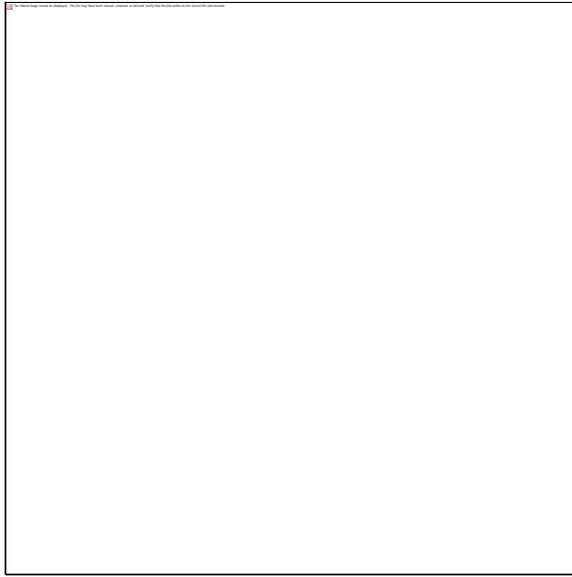
- A. Residential accommodations for servants or caretakers.
- B. Swimming pools and private recreational facilities for the use of the occupants of a residence or their guests.
- C. Residential- or agriculture-related storage in a barn, shed, tool room, or similar accessory building.
- ~~D. A newsstand intended primarily for the convenience of the occupants of a building which is located wholly within such building and has no exterior signs or displays.~~
- E.D. Interior storage of merchandise normally carried in-stock in connection with a business or industrial use unless such storage is excluded in the applicable district's regulations.
- ~~F.E.~~ F.E. Accessory off-street parking spaces, open or enclosed.
- ~~G.F.~~ G.F. Uses clearly incidental to a main use such as, but not limited to, offices of an industrial or commercial complex located on the site of the commercial or industrial complex.

Addition: A physical enlargement of an existing structure, excepting that said physical enlargement shall not be larger than the existing structure.

Adult uses: Adult uses include adult bookstores, adult motion picture theaters, adult motion picture rental, adult mini-motion picture theaters, adult companionship establishments, adult conversation/rap parlors, adult health/sport clubs, adult cabarets, adult novelty businesses, adult motion picture arcades, adult modeling studios, adult hotels or motels, adult body painting studios, and other premises, enterprises, establishments, businesses, or places open to some or all members of the public at or in which there is an emphasis on the presentation, display, depiction, or description of "specified sexual activities" or "specified anatomical areas" which are capable of being seen by members of the public.

Agricultural building: A structure on agricultural land designed, constructed, and used to house farm implements, livestock, or agricultural produce or products used by the owner, lessee, or sub-lessee of the building and members of their immediate families, their employees, and persons engaged in the pickup or delivery of agricultural produce or products.

Agricultural business, seasonal: A seasonal business not exceeding six months in any calendar year operated on a rural farm offering for sale to the general public produce or any derivative thereof grown or raised on the property.



Lot of record, buildable: Any lot which is individually owned and has been recorded in the Office of the Anoka County Recorder as having the minimum area and minimum road frontage required by this ordinance for a building site in the district in which such lot is located.

Lot, through: Any lot other than a corner lot that abuts more than one street or street right-of-way. On a through lot, all property lines abutting the street right-of-way shall be considered the front lines.

Lot width: The shortest distance between lot lines measured at the midpoint of the building line.

[Manufacturing, light – Establishments involved in the manufacture, processing, fabrication, packing, assembly or compounding of products where the process involved is usually completely enclosed and without adverse environmental effects.](#)

Manufactured home: A structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used as a dwelling, with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein; the term includes any structure which meets all the requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of the United States Department of Housing and Urban Development and complies with the standards established under Minn. Stats. ch. 327.

Manufactured home park: Any site, lot, field, or tract of land upon which two or more occupied manufactured homes are located, either free of charge or for revenue purposes, and shall include any building, structure, tent, vehicle, or enclosure used or intended for use as part of the equipment of the manufactured home park.

Master development plan: A concept plan of an area adopted by the city council which includes single and/or multiple ownerships of parcel(s) that relate through common objectives and design elements.

Materials recovery: The collection, storage, sorting, separation, processing, sale, use, or reuse of discarded materials, substances, or products contained within or derived from waste.

Medical uses: Those uses concerned with the diagnosis, treatment, and care of human beings.

Mining: The excavation, removal, storage, or processing of sand, gravel, rock, soil, clay, or other deposits in excess of one acre.

Mixed municipal solid waste: Garbage, refuse, and other solid waste from residential, commercial, industrial, and community activities that the generator of the waste aggregates creates for collection. Auto hulks, street sweepings, ash, construction debris, industrial wastes, mining waste, sludges, tree and agricultural wastes, tires, lead acid batteries, used oil, and other materials collected, processed, and disposed of as separate waste streams are not included.



City of East Bethel Planning Commission Agenda Information

Date:

July 26, 2016

Agenda Item Number:

Item 7.0

Agenda Item:

Announcements and Discussion

Requested Action:

Information only.

Background Information:

Comp Plan Interviews – The Planning Commission is invited to attend the **Wednesday, July 27, 2016** **City Council Work meeting** where they will conduct the Comp Plan Consultant Interviews. The schedule for the interviews is as follows:

- 6:05 PM, Community Design Group
- 6:45 PM, Houston Engineering, Inc.
- 7:25 PM, Northwest Associated Consultants
- 8:05 PM, WSB

The interview will be conducted with the following format:

- Firm Background and Qualifications – 5 minutes
- Comp Plan Proposal – 10 minutes
- Questions from Council – 25 Minutes

Each Interviewee will be asked a set of basic questions and Council will add any follow up subjects they deem relevant for the Comp Plan Consultant selection.

Complete information can be found on the City Website under City Council.

<http://www.ci.east-bethel.mn.us/ArchiveCenter/ViewFile/Item/2025>

Green Step Cities - As part of the Comprehensive Plan update (Thrive MSP 2040), communities are encouraged to include a section that integrates strategies into local comprehensive plans to be more resilient in the face of a changing climate. As communities adjust to increasingly extreme weather events, stress on public facilities, and higher costs of services, there is growing need to not only plan for these events, but to also reduce the impacts through conscious climate adaptation and resilience planning. Moreover, resiliency also considers reducing green house gas (GHG) emissions so that the extent of climate change does not exceed the capacity to adapt and become resilient. One of the ways to achieve this, is to Evaluate the recommended sustainability and resiliency practices adopted by other communities through the [GreenStep Cities](#) program.

Consider recommending participation in GreenStep Cities as an implementation strategy in the Comp Plan. **Attachment 3 discusses this in more detail.**

Attachments:

- 1) Piwik Analysis
- 2) Mid year Building update
- 3) Green Step Cities

Fiscal Impact:

unknown

Recommendation(s):

Information only.

Planning Commission Action:

Motion by:_____

Second by:_____

Vote Yes:_____

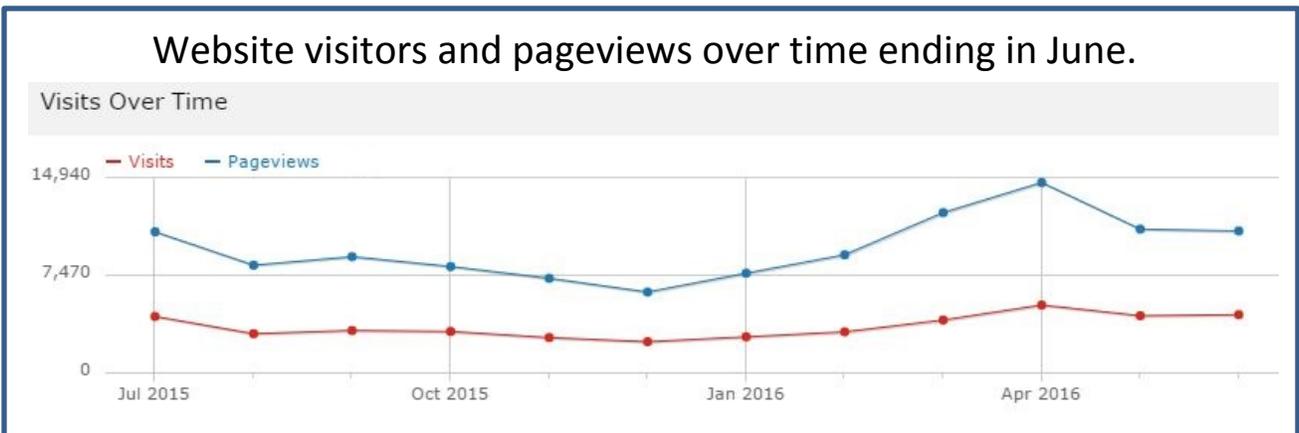
Vote No:_____

June 2016 Piwik Analysis

Most frequently viewed webpages this month		
Label	Total Pageviews	Bounce Rate
East Bethel, MN - Official Website	2067	49%
East Bethel, MN	1056	54%
East Bethel Booster Day	209	77%
Building Inspections & Permits	203	47%
City Council	124	20%
City Code	99	27%
Residents	99	33%
City Maps	83	36%
Planning Commission	82	47%
Community Development	75	40%
City Government	72	50%
Parks & Recreation	59	33%
GIS	54	45%
Fire	50	69%
Agendas & Minutes	48	0%
Administration	44	83%
Departments	44	20%
Economic Development Authority	39	33%
Planning Division	39	0%
About East Bethel	35	44%
Comprehensive Plan	33	21%
Public Works	33	67%
Recycling Events	33	68%
Public Utilities	32	19%
Informational Handouts & Building Guidelines	30	0%

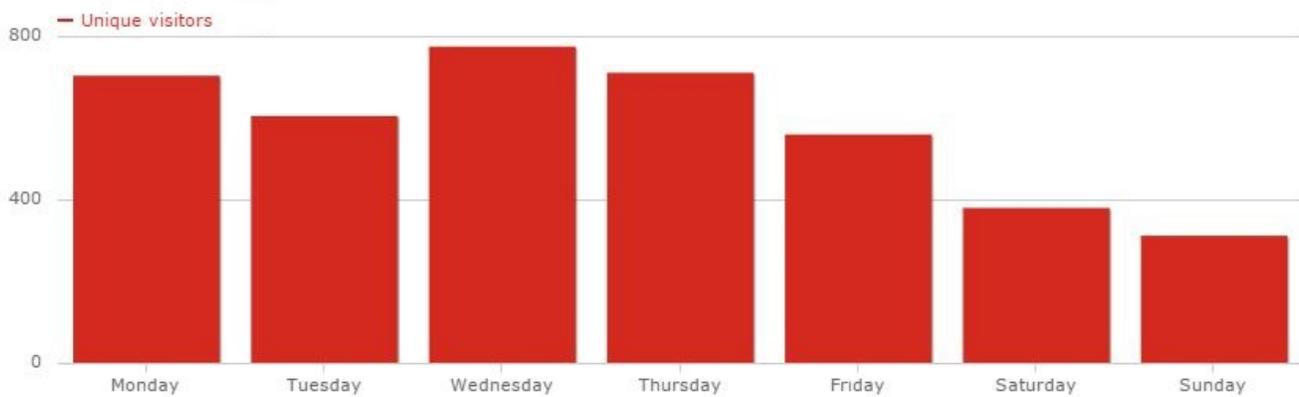
Searches within our Site this month	
Searched	# of searches
rfp	10
search	7
zoning map	6
2016 facilities request form	4
booster day	4
booster days	4
comprehensive plan	4
horses	3
hours	3
interim use permit	3
jobs	3
maps	3
5k	2
5k application	2
911 call reports	2
911 calls	2
accessory structures	2
booster park	2
city code	2
csi	2
cst	2
dog license	2
garage size	2
grocery	2
hunting	2

33% of users viewed our site via mobile devices this month.



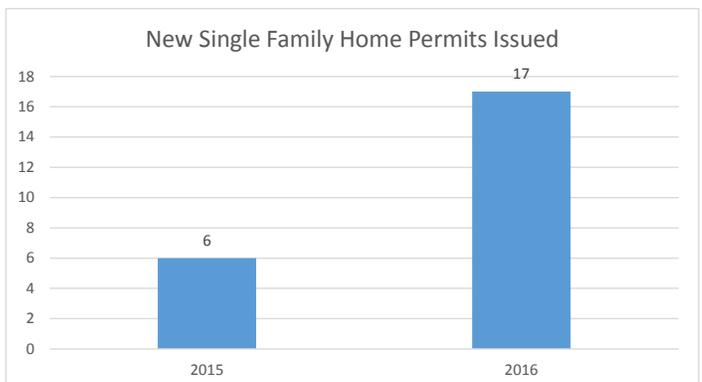
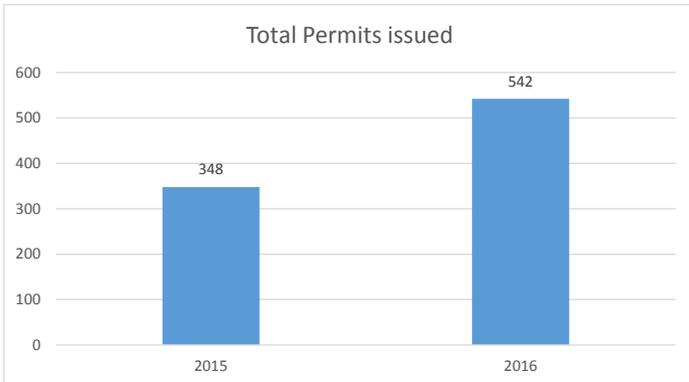
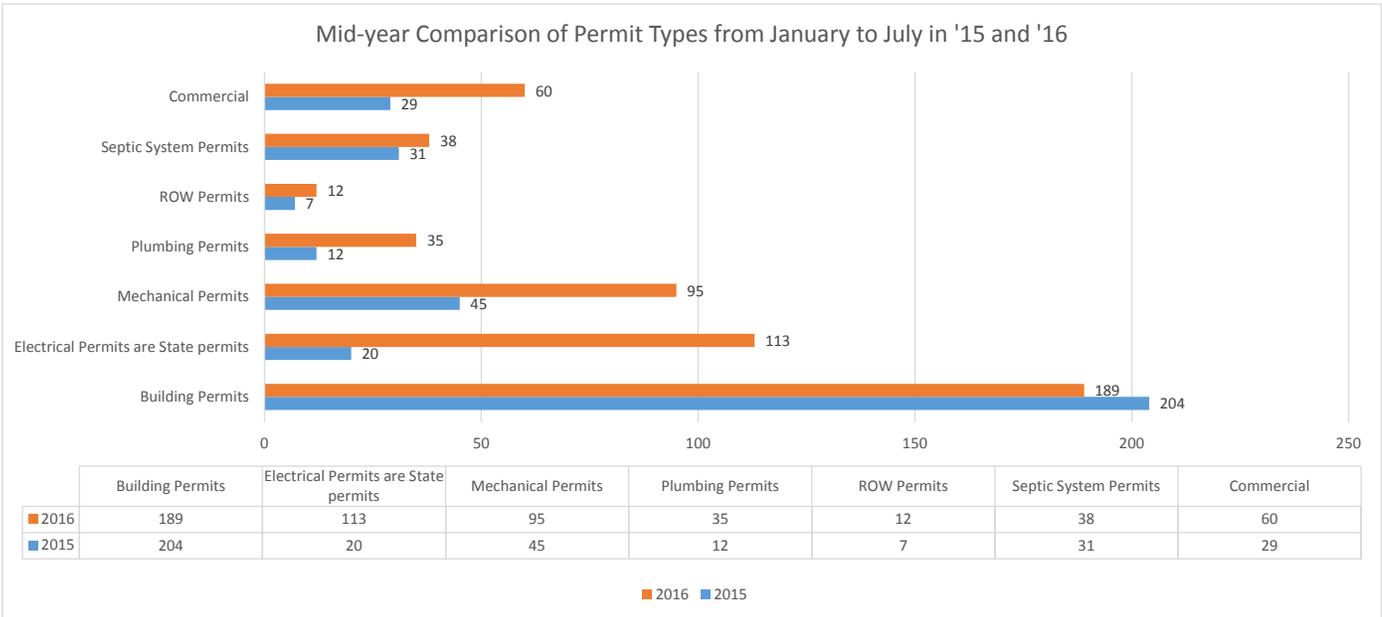
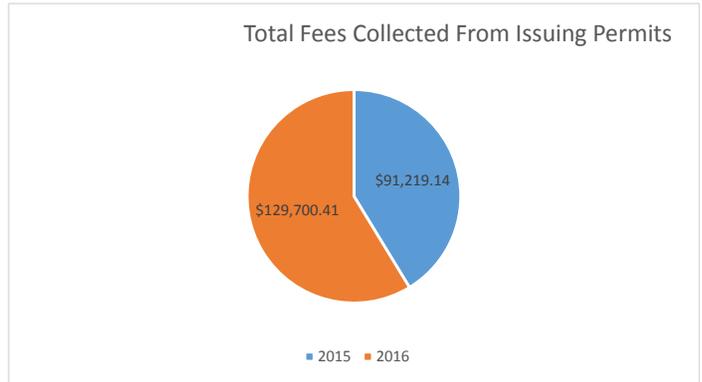
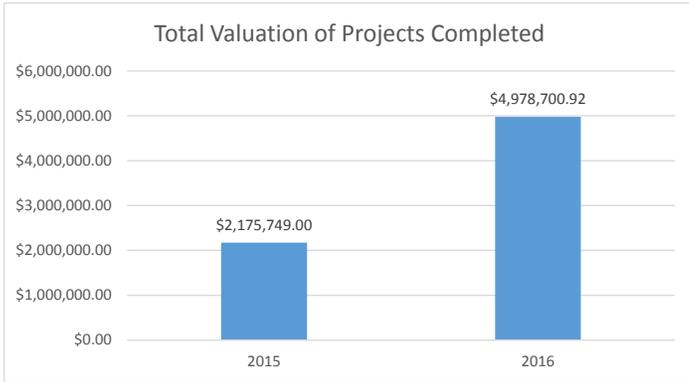
Most Downloaded Documents from our Website	
Document	# of times downloaded this month
East Bethel Resident Guide	158
Request for Proposals for Comp Plan Update	105
Accessory Building Pamphlet	59
Permit Application for Electrical Permit	40
Firearms Ordinance Quick Reference Guide	37
Zoning Map	34
Fee Schedule	33

Visits by Day of Week



This report was generated using data from 2016-06-01 – 2016-06-30.

Mid-year Comparison From January to July in 2015 and 2016



Attachment 3

[Home](#) |
 [About](#) |
 [The 29 best practices](#) |
 [Join GreenStep](#) |
 [Recognition](#) |
 [Ordinances](#) |
 [City log-in](#) |
 [Contact](#) |
 Stay Connected [f](#) [E](#)

Show me all actions related to

The GreenStep 29 best practices

- **Make planning and tracking easier:** [download this spreadsheet that lists all unique actions – approximately 175 – for all 29 best practices.](#)
- Cities that implement a minimum number of best practices organized into these five topical areas will be recognized as Step Two and Step Three GreenStep Cities. See [What are Step Two and Three Recognition Minimums?](#)
- Cities should claim credit for best practices already implemented. Adding best practices over time will garner additional recognition.
- For each best practice, and depending on city category (A, B or C), a city needs to complete one or more actions from a list associated with the best practice. See [What category is my city in?](#)

Buildings and Lighting

- 1. Efficient Existing Public Buildings:** Benchmark energy usage, identify savings opportunities in consultation with state programs, utilities and others to implement cost-effective energy and sustainability improvements. 
- 2. Efficient Existing Private Buildings:** Provide incentives for energy, water and sustainability improvements in existing structures.
- 3. New Green Buildings:** Construct new buildings to meet or qualify under a green building framework.
- 4. Efficient Outdoor Lighting and Signals:** Improve the efficiency and quality of street lighting, traffic signals and outdoor public lighting.
- 5. Building Redevelopment:** Create economic and regulatory incentives for redeveloping and repurposing existing buildings before building new.

Land Use

- 6. Comprehensive Plans:** Build public support and legal validity to long-term infrastructural and regulatory strategy. 
- 7. Efficient City Growth:** Promote financial and environmental sustainability by enabling and encouraging walkable housing and commercial land use.
- 8. Mixed Uses:** Develop efficient and healthy land patterns that generate community wealth.
- 9. Efficient Highway- and Auto-Oriented Development:** Adopt commercial development and design standards for auto-oriented development corridors and clusters.
- 10. Design for Natural Resource Conservation:** Adopt development ordinances or processes that protect natural systems and valued community assets.

Transportation

- 11. Living Streets:** Create a network of green complete streets that improves city quality of life and adds value to surrounding properties. 
- 12. Mobility Options:** Promote active transportation and alternatives to single-occupancy car travel.
- 13. Efficient City Fleets:** Implement a city fleet investment, operations and maintenance plan.
- 14. Demand-Side Travel Planning:** Implement Travel Demand Management and Transit-Oriented Design in service of a more walkable city.

Environmental Management

- 15. Sustainable Purchasing:** Adopt environmentally preferable purchasing policies and practices. 
- 16. Urban Forests:** Add city tree and plant cover that increases community health, wealth and quality of life.
- 17. Stormwater Management:** Minimize the volume of and pollutants in stormwater runoff.
- 18. Parks and Trails:** Support active lifestyles and property values by enhancing the city's green infrastructure.
- 19. Surface Water Quality:** Improve local water bodies.
- 20. Efficient Water and Wastewater Facilities:** Assess and improve city drinking water and wastewater facilities.
- 21. Septic Systems:** Implement an effective management program for decentralized wastewater treatment systems.
- 22. Solid Waste Reduction:** Increase waste reduction, reuse and recycling.
- 23. Local Air Quality:** Prevent generation of local air contaminants.

Economic and Community Development

- 24. Benchmarks & Community Engagement:** Adopt outcome measures for GreenStep and other city sustainability efforts, and engage community members in ongoing education, dialogue, and campaigns. 
- 25. Green Business Development:** Support expansion of the city's green business sector.
- 26. Renewable Energy:** Remove barriers to and encourage installation of renewable energy generation capacity.
- 27. Local Food:** Strengthen local food and fiber production and access.
- 28. Business Synergies:** Network/cluster businesses to achieve better energy, economic and environmental outcomes.
- 29. Climate Adaptation and Community Resilience:** Plan and prepare for extreme weather, adapt to changing climatic conditions, and foster stronger community connectedness and social and economic vitality.

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