

City of East Bethel
Planning Commission *Revised* Agenda
7:00 PM
May 24, 2011



	Item	
7:00 PM	1.0	Call to Order
7:02 PM	2.0	Adopt Agenda
7:04 PM	3.0	Public Hearing: Interim Use Permit. A request by applicant, Michelle Hess, to obtain an Interim Use Permit for a Home Occupation, that being a hair salon. The location being 2740 Viking Blvd. NE, East Bethel, MN 55092, PIN 27 33 23 32 0002. The Zoning Classification is Rural Residential (RR).
7:15 PM	4.0	Change Next Planning Commission Meeting Date from June 28, 2011 to June 20, 2011.
7:15 PM	5.0	Approve March 22, 2011 Planning Commission Meeting Minutes
7:20 PM	6.0	Adjourn



City of East Bethel Planning Commission Agenda Information

Date:

May 24, 2011

Agenda Item Number:

Item 3.0

Agenda Item:

Interim Use Permit (IUP) Request for a Home Occupation by Michelle Hess

Requested Action:

Consider an IUP for a Hair Salon in the RR – Rural Residential District

Background Information:

Property Owner/Applicant

Michelle Hess

2740 Viking Blvd. NE

East Bethel, MN 55092

PIN 27-33-23-32-0002

The property owner/applicant is requesting an IUP for a hair salon business for the parcel located at 2740 Viking Blvd. NE. Ms. Hess currently has a salon in Ham Lake but would like to move the business to her home.

Ms. Hess plans to have the salon located in the basement of her home. Since she will be the only employee, she plans to install one (1) wash sink station. The wash station wastewater will have its' own holding tank, separate from the septic system serving the rest of the home. Ms. Hess will continue to work with the building department to obtain the proper permitting for the holding tank.

Since the property is located in the shoreland district, Ms. Hess is required to have a septic system compliance check. The system failed the compliance check. As part of the renovation process, Ms. Hess will be required to update the system prior to obtaining the required building permits needed to complete the renovation.

Home occupations are a permitted use in the RR - Rural Residential District as long as the applicant can meet the requirements of the City Code and complies with the conditions of the IUP. The proposed home occupation will meet requirements of the ordinance so long as the IUP conditions are met. In the event the conditions are not being met, the IUP would be revoked.

Attachments:

1. Site Location
2. Application
3. East Bethel City Code Appendix A, Zoning, Section 10.18, Home Occupations

Fiscal Impact:

Not Applicable

Recommendation:

Staff requests Planning Commission recommend approval of an IUP for a hair salon for the property known as 2740 Viking Blvd. NE, East Bethel, PIN 27-33-23-32-0002 with the following conditions:

1. Signage must comply with East Bethel City Code, Chapter 54, which states “for home occupations, one identification sign is permitted, and the sign shall not exceed two square feet.” Signs must be placed on the business property as directional signs are not allowed.
2. No more than three persons, at least one of whom shall reside within the principal dwelling, shall be employed by the home occupation.
3. Structure must be inspected by the Fire Inspector on a yearly basis.
4. Business street parking shall be prohibited and business parking must be on the driveway.
5. State licensing requirements must be current and a copy provided to the city and prior to opening.
6. The Interim Use Permit shall expire at the time the property changes hands and/or any of the prescribed stipulations have been violated.
7. Conditions must be met and an IUP Agreement executed no later than June 30, 2011. Failure to comply will result in the null and void of the IUP.

City Council Action

Motion by:_____

Second by:_____

Vote Yes:_____

Vote No:_____

No Action Required:_____



CITY OF EAST BETHEL CivicSight Map

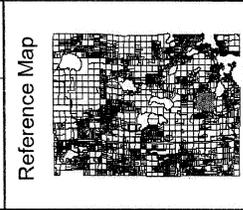
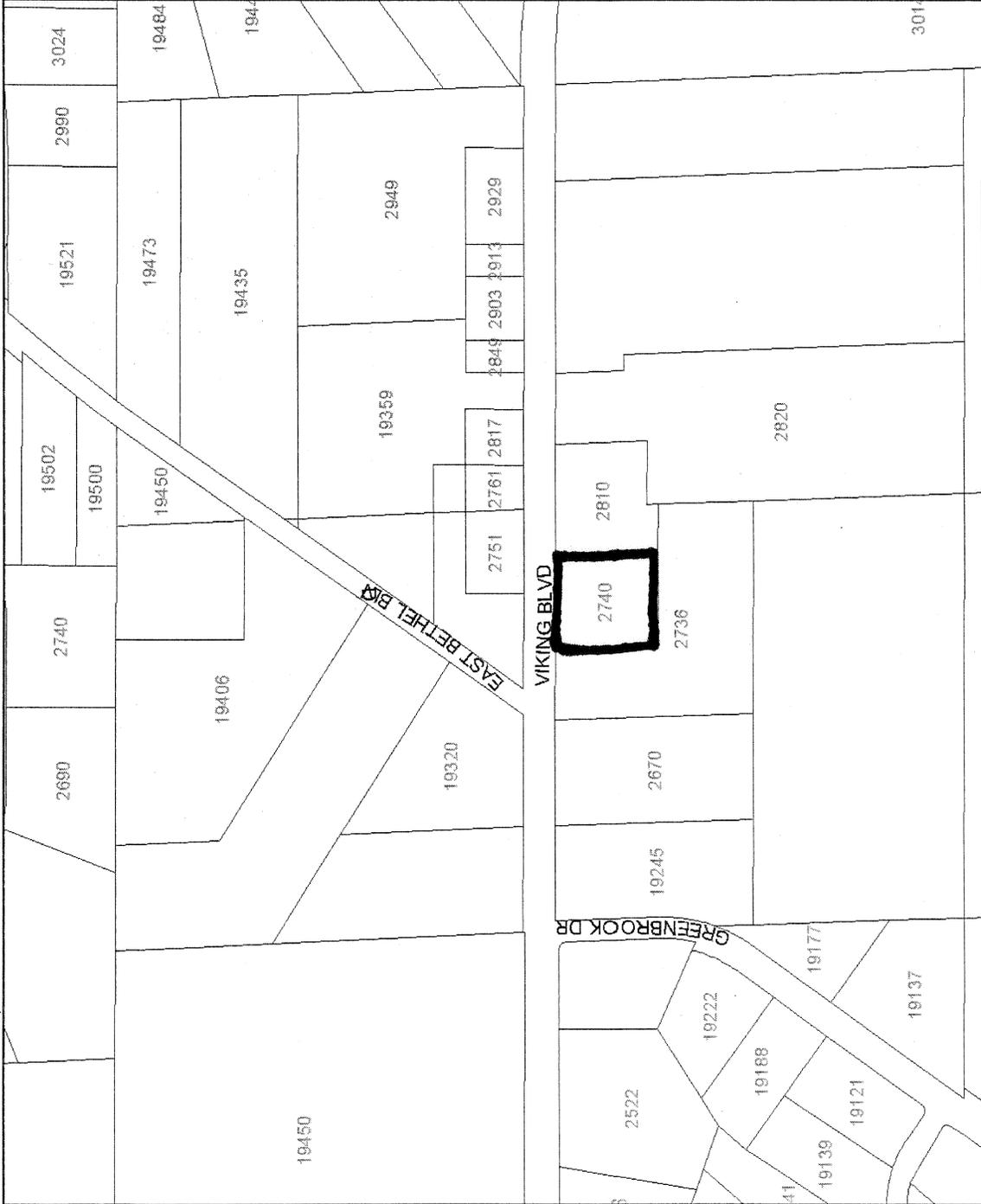
PARCEL INFORMATION:

PIN - 273323320002
 Owner Info:
 Name 1 - HESS MICHELLE L
 Name 2 -
 Owner Address - 2740 VIKING BLVD NE
 Owner CSZ - EAST BETHEL, MN 55092-0000
 Site Address - 2740 VIKING BLVD



Map Scale: 1 inch = 515 feet
 Map Date: 5/09/2011
 Data Date: August 12, 2010
 Sources: EAST BETHEL GIS AND ANOKA COUNTY

Disclaimer:
 Enter Map Disclaimer Here



Legal Description: UNPLATTED VILLAGE OF EAST BETHEL TH PT OF THE N1/2 OF NW1/4 OF SW1/4 OF SEC 27-33-23 ANOKA CNTY MN DESC AS FOL-COM AT THE NE COR OF THE N1/2 OF NW1/4 OF SW1/4- TH N 87 DEG 43 MIN 54 SEC W ON AN ASSUMED BEARING ALONG THE N LINE OF THE N1/2 OF NW1/4 OF SW1/4 A DIST OF 150.00 FT TO THE POINT OF BEG-TH CONTINUING N 87 DEG 43 MIN 54 SEC W ALONG SD N LINE A DIST OF 298.60 FT-TH S 0 DEG 00 MIN 26 SEC E PRLL WITH THE E LINE OF THE N1/2 OF NW1/4 OF THE SW1/4 A DIST OF 365.00 FT-TH S 87 DEG 43 MIN 54 SEC E PRLL WITH THE N LINE OF THE N1/2 OF THE NW1/4 OF SW1/4 A DIST OF 298.60 FT-TH N 0 DEG 00 M IN 26 SEC E PRLL WITH THE E LINE OF SD N1/2 OF THE NW1/4 OF SW1/4 A DIST OF 365.00 FT TO THE POINT OF BEG ACCORDING TO THE PLAT THEREOF ON FILE & OF REC IN THE OFF OF THE REG OF DEEDS IN & FOR SAID ANOKA CNTY(SUBJ TO AN EASE FOR CNTY RD NO 22 OVER APPROXIMATELY THE N 50.5 FT AS CREATED BY THAT EASE DATED MARCH 21, 1964 AND FILED FOR RECORD NOV 2, 196 6 AS

DOCUMENT NO. 2009-109



LAND USE APPLICATION

OFFICE USE ONLY	
RECEIVED	
Date Rec'd	4/20/11
BY:	\$150 app fee \$300 escrow [Signature]

Check appropriate box:

VARIANCE
 CUP
 IUP
 FINAL PLAT
 BUSINESS CONCEPT PLAN
 PRELIMINARY PLAN
 SITE PLAN REVIEW
 OTHER _____

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

Application is hereby made for in home Beauty shop (provide narrative below describing proposed use).

I would very much like to have my shop at my house. I have been working alone for approx 3 years now, and the overhead at my present location has become too high for me to maintain.

LOCATION: PID 27-33-23-32-0002 Legal: Lot _____ Block _____ Subdivision Long legal parcel
 PROPERTY ADDRESS: 2740 Viking Blvd NE PRESENT ZONING: RR see attached letter

PROPERTY OWNER

CONTACT NAME Michelle Hess PHONE 743 434-0808
 ADDRESS 2740 Viking Blvd NE FAX N/A
 CITY/STATE/ZIP East Bethel, MN E-MAIL Harartinc1@yahoo.com
(Wyoming MA 55092)

APPLICANT

CONTACT NAME Same as above PHONE _____
 ADDRESS _____ FAX _____
 CITY/STATE/ZIP _____ E-MAIL _____

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

[Signature] Property Owner's Signature
 Michelle Hess Printed Name
 4/20/2011 Date

OFFICE USE ONLY - DO NOT COMPLETE			
	Received	Approved/Denied	Notes
Community Dvlp.	<u>4/20/11</u>	_____	
Planning Commission	<u>5/24/11</u>	_____	
City Council	<u>6/15/11</u>	_____	
<u>6/19/11</u> 60 Day _____ 120 Day _____			

Attachment #2

RECEIVED
4/20/11

Bello!

BY: Shay

I would very much like to move my small business to my home. I have been working alone for approx 3 years now and due to increasing family responsibility and extremely high overhead, I simply cannot afford to maintain expenses at my present location.

This move would oblige me to leave my home, and begin to make a dent in expenses accrued while originally growing my business. I am currently not behind on any payments, the need is growing for me to make a choice, so I have listed my commercial building for sale, and would love to move my business to my home. Thank you so much! Michelle Hess

questions please call me Home 263 434-0808
cell 612 801 7655
work 263 413 0555

19. - Home occupations.

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



City of East Bethel Planning Commission Agenda Information

Date:

May 24, 2011

Agenda Item Number:

Item 4.0

Agenda Item:

Request Meeting Date Change

Requested Action:

Approval to Change Planning Commission Meeting Date from June 28, 2011 to June 20, 2011

Background Information:

On April 6, 2011, City Council tabled the CUP request by Great River Energy for the proposed transmission line project; at which time City Council tabled the request and extended the 60-day review period per Minnesota Statutes, Section 15.99 for an additional sixty (60) days, which ends on July 1, 2011. City Council also directed staff to move forward with hiring a professional technical consultant to review the project and provide a recommendation to the Great River Energy work group and Planning Commission.

Once the consultant, Mr. Larry Schedin completes his review, the City Attorney recommends Planning Commission hold a supplemental public hearing in which Mr. Schedin can present his findings and make a recommendation to the Planning Commission. Planning Commission will then make a recommendation to City Council.

As part of Mr. Schedin's contract, he must complete his review and provide his findings to staff by June 15, 2011. A public hearing will be scheduled for June 20, 2011 and a special meeting for City Council is proposed to be scheduled on June 22, 2011.

Fiscal Impact:

None at this time

Recommendation:

Staff recommends Planning Commission approve the change of the regularly scheduled meeting on June 28, 2011 to June 20, 2011.

City Council Action

Motion by:_____

Second by:_____

Vote Yes: _____

Vote No: _____

No Action Required: _____