

# City of East Bethel Planning Commission Agenda

7:00 PM

January 25, 2011



		<b>Item</b>	
7:00 PM		<b>1.0</b>	<b>Call to Order</b>
7:02 PM		<b>2.0</b>	<b>Adopt Agenda</b>
7:04 PM	Pp. 1	<b>3.0</b>	<b>Commission Member Appointment</b>
7:08 PM	Pp. 2	<b>4.0</b>	<b>Elect 2011 Chairperson</b>
7:13 PM	Pp. 3-11	<b>5.0</b>	<b>Public Hearing/Conditional Use Permit –</b> A request by owner, George Cossette, for a Conditional Use Permit to operate a used boat repair shop, reconditioning of boats and docks shop, and boat lift sales. The location being 18649 Highway 65 NE, East Bethel, MN 55011, PIN 32 33 23 13 0004. The Zoning Classification is Highway Business (B-3) District.
7:30 PM	Pp. 12-21	<b>6.0</b>	<b>Public Hearing/Conditional Use Permit –</b> A request by owner, John Freimuth, for a Conditional Use Permit to operate an appliance recycling service that will include outside storage. The location being 18641 and 18639 Highway 65 NE, East Bethel, MN 55011, PINs 32 33 23 13 0002 and 32 33 23 13 0003. The Zoning Classification is Highway Business (B-3) District.
7:55 PM	Pp. 22-25	<b>7.0</b>	<b>Approve</b> December 28, 2010 Planning Commission Meeting Minutes
8:00 PM		<b>8.0</b>	<b>Adjourn</b>



# City of East Bethel Planning Commission Agenda Information

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**Date:**

January 25, 2011

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**Agenda Item Number:**

Item 3.0

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**Agenda Item:**

Commission Member Appointment

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**Background Information:**

Commission Members Holmes and Pierson terms expired on December 31, 2010. Ms. Moegerle was appointed to City Council beginning January 5, 2011 with her term ending December 31, 2011. As she is now on City Council, her Planning Commission seat is vacant.

On January 12, 2011, City Council held a work session and interviewed interested residents. At the January 19, 2011 regularly scheduled City Council meeting, City Council appointed the following to the Planning Commission:

1. Eldon Holmes, term expires December 31, 2013
2. Brian Mundle, Jr., term expires December 31, 2013
3. Dale Voltin, term expires December 31, 2011

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# City of East Bethel Planning Commission Agenda Information

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**Date:**

January 25, 2011

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**Agenda Item Number:**

4.0

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**Agenda Item:**

Elect Planning Commission Chairperson

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**Requested Action:**

Elect Planning Commission Chairperson

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**Background Information:**

The Planning Commission is to elect a chairperson from among the appointed members for the term of one (1) year.

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**Recommendation:**

City Staff is requesting the Planning Commission to elect a member of the commission as chairperson for the term of one (1) year, starting on January 25, 2011 and expiring on December 31, 2011.

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# City of East Bethel Planning Commission Agenda Information

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**Date:**

January 25, 2011

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**Agenda Item Number:**

Item 5.0

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**Agenda Item:**

Public Hearing - Request for Conditional Use Permits (CUP) in the B3 Highway Commercial District for the Sales of Boats, Docks, and Boatlifts, and Exterior Storage. The Business Being Located at 18649 Highway 65

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**Requested Action:**

Consider Approval for two (2) CUPs for Mr. George Cossette at the Property Located at 18649 Highway 65

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**Background Information:**

Property Owner/Applicant:  
George R. Cossette  
18611 Highway 65 NE  
East Bethel, MN 55011

Property Location:  
18649 Highway 65 NE  
East Bethel, MN 55011  
PIN 32-33-23-13-0004

Mr. Cossette has owned and operated George’s Boat Repair from the property located at 18611 Highway 65 NE since the late 1970s. Recently, he purchased the property to the north (18649 Highway 65 NE) with the intention of expanding his existing business. His existing business is used boat repair/reconditioning, and boat, dock, and boatlift sales. He also stores boats during the winter months. As part of the business plan, he also intends to include camper and RV repair on the new property.

On December 1, 2010, City Council approved Ordinance 28, Second Series, An Ordinance Amending Appendix A. Zoning of the East Bethel City Code. Ordinance 28, Second Series allows boat sales in the B3 Highway Commercial District with an approved CUP. Exterior storage associated with permitted and conditional uses also requires a CUP.

The property is 3.66 acres. It has an existing 5,244 square foot building which is located 132 feet from the service road. Existing legal nonconforming site conditions include gravel parking, display, and exterior storage areas. The property is completely fenced, however, there are places where the fencing will need to be repaired or replaced, and screening will need to be repaired and/or replaced. There is a minimal amount of landscaping on the western side of the building.

Mr. Cossette purchased the property as a foreclosure. Along with the purchase of the property came an excessive amount of non-compliant exterior storage. Since April 2010, staff has been in the process of addressing the noncompliant issues with the previous property owners, including

the bank. Because of the large quantity of noncompliant exterior storage and the associated financial burden for clean-up, staff suggests that Mr. Cossette be allowed one (1) year to dispose of the exterior storage not related to the conditional use. Staff and Mr. Cossette will continue to successfully work together to bring the property into compliance.

As the new property owner, Mr. Cossette must follow Minnesota State Statutes in the removal of the exterior storage. The current tenant must vacate the property by January 24, 2011. By law, the property owner must store the tenant's materials an additional twenty-eight (28) days after the property is vacated, at which time whatever personal belongings remain are considered abandoned and can be disposed of by a sheriff's sale. At this time, a sheriff's sale date has not been scheduled.

For the time being, Mr. Cossette plans to keep the gate shut to the new facility for at least one (1) year. Because of concerns of traffic generated from the former tenant, traffic will need to enter the property through Mr. Cossette's existing site. This will allow Mr. Cossette to monitor and control traffic to the site. Mr. Cossette and Mr. Mark DuCharme, Fire Chief, have discussed that a lock box will be available for the fire department to access in case of after-hour emergencies.

The site plan (attachment 3) shows where the display areas will be staged. Used boats will be displayed in the front area (western side of the site) while boat lifts and docks will be displayed along the southern property line. Winterized boat storage and camper and RV repairs will be stored behind screened fencing east of the building. A twenty (20) foot fire access lane is required by fire code regulations (MN State Fire Code 503.2.1). Mr. Cossette will continue to work with Mr. DuCharme to ensure this requirement is met throughout the display and exterior storage areas.

Code Appendix A. Zoning, Section 24.5, Exterior Storage, requires exterior storage to be screened from the public right-of-way and neighboring properties. The property is currently fenced, however, there are places where the fencing will need to be repaired or replaced, and screening will need to be repaired and/or replaced.

The site will need a designated parking area for customers. According to City Code Appendix A. Zoning, Section 22, twenty-six (26) parking stalls are required – two (2) being designated as accessible. There is enough room on site to provide parking, however, for the time being, parking will be located at 18611 Highway 65 until the site is cleaned up. Mr. Cossette will be required to continue to work with staff to ensure compliance of the city parking regulations per City Code Appendix A. Zoning, Section 22, Off-Street Parking and Loading Requirements.

According to state building and fire codes, a Certificate of Occupancy is required when the occupancy of a commercial building is changed. Mr. Cossette and staff have been successfully working together to ensure Mr. Cossette is issued a Certificate of Occupancy in an efficient manner. Mr. Cossette is required to comply with state building and fire codes. Satisfactory compliance will be determined by the fire and building safety departments.

Attachments:

1. Site Location
2. Application
3. Site Plan

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**Fiscal Impact:**

Undetermined at this time

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**Recommendation(s):**

Staff is requesting Planning Commission recommend approval to City Council of a Conditional Use Permit to allow boat, trailer, and dock sales in the B3 Commercial Business District. The property location being 18649 Highway 65 NE, PIN 32-33-23-13-0004, with the following conditions:

1. Signage must comply with City Code Chapter 54, Signs.
2. Certificate of Occupancy for the building must be issued from the East Bethel Building Safety Department prior to occupancy.
3. Outdoor display area of used boats, trailers, and docks must not occur within 50 percent of the setback nearest a street as regulated by East Bethel City Code Appendix A. Zoning, Section 24.5, Exterior Storage; therefore, outdoor display must be set back a minimum of twenty (20) feet from the front property line.
4. Property owner must continue to work with building safety and fire department staff to ensure compliance with state fire and building codes.
5. At any time the property owner hard surfaces the parking, display, or exterior storage areas with concrete or bituminous surfaces, the property owner must submit a drainage plan to the Planning Department. The drainage plan must be approved by the City Engineer and Planning Department prior to work being completed.
6. Conditional Use Permit Agreement must be executed by March 16, 2011. City of East Bethel will file the agreement at Anoka County.

Staff is requesting Planning Commission recommend approval to City Council of a Conditional Use Permit to allow exterior storage of items accessory to the principal use of the property. The property location being 18649 Highway 65 NE, PIN 32-33-23-13-0004, with the following conditions:

1. Exterior storage must be an accessory use to the approved and permitted uses of the property.
2. Exterior storage is limited to an area occupying no more than 50 percent of the rear yard as regulated by East Bethel City Code Appendix A. Zoning, Section 24.5, Exterior Storage.
3. Exterior storage is to be screened from public right-of-way and neighboring properties as regulated by East Bethel City Code Appendix A. Zoning, Section 24.5, Exterior Storage.
4. Property owner must continue to work with building safety and fire department staff to ensure compliance with state fire and building codes.
5. At any time the property owner hard surfaces the parking, display, or exterior storage areas with concrete or bituminous surfaces, the property owner must submit a drainage plan to the Planning Department. The drainage plan must be approved by the City Engineer and Planning Department prior to work being completed.
6. Existing noncompliant exterior storage must be removed from the site no later than February 16, 2012.
7. Conditional Use Permit Agreement must be executed by March 16, 2011. City of East Bethel will file the agreement at Anoka County.

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**City Council Action**

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

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

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

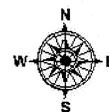
Vote No: \_\_\_\_\_

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

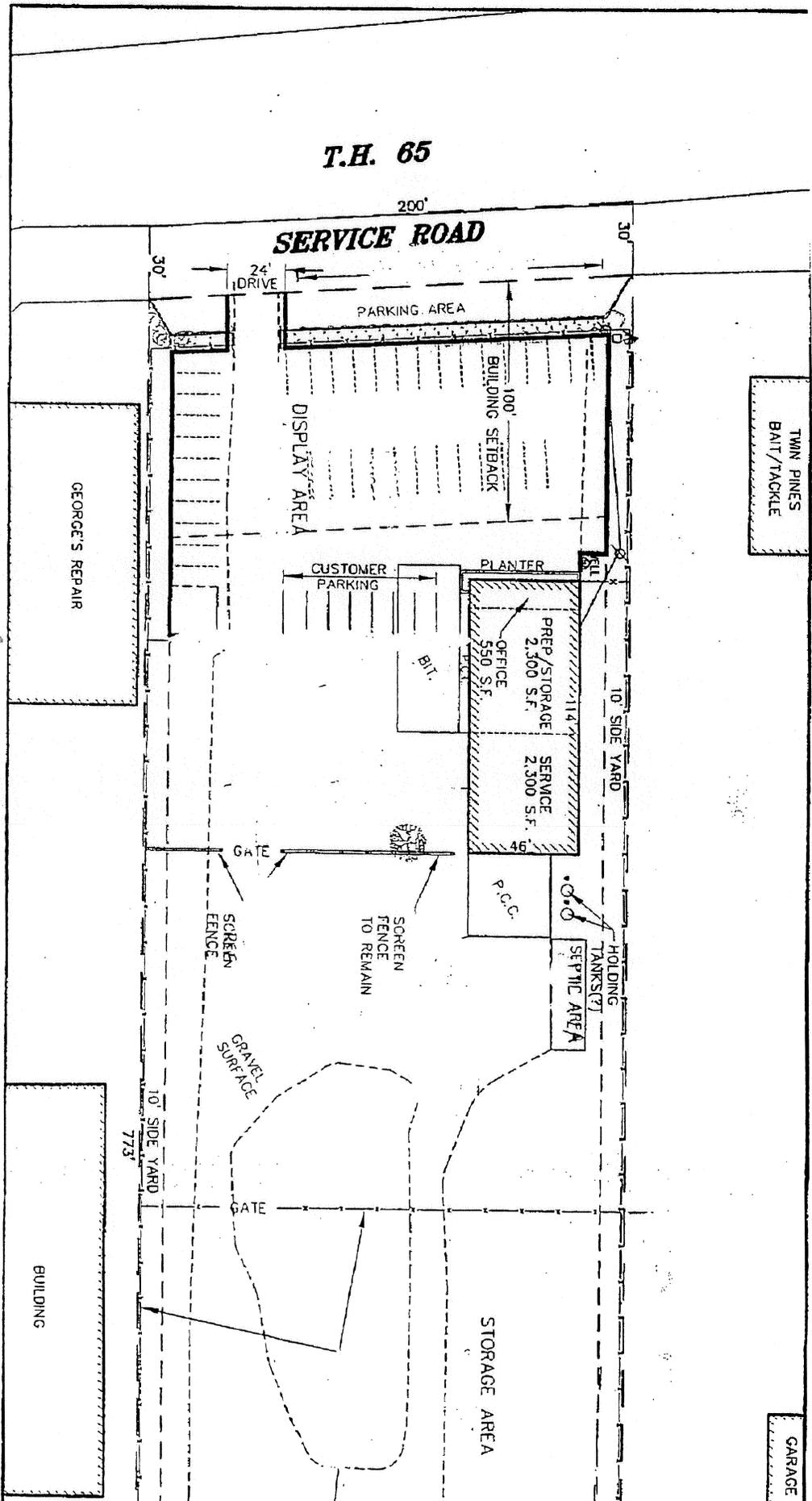


Attachment #1

Disclaimer: This information is being distributed as demonstration data only. You should not use the data for any other purposes at this time. This information is to be used for reference purposes only.  
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T.H. 65



TWIN PINES  
BAIT/TACKLE

GARAGE

GEORGE'S REPAIR

BUILDING

STORAGE AREA

SERVICE ROAD

PARKING AREA

DISPLAY AREA

CUSTOMER PARKING

PREP/STORAGE  
2,300 S.F.

SERVICE  
2,300 S.F.

P.C.C.

SEPTIC AREA

HOLDING  
TANKS (7)

GRAVEL SURFACE

GATE

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SCREEN FENCE

10' SIDE YARD

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# LAND USE APPLICATION

**OFFICE USE ONLY**  
 Date Rec'd 12/30/10  
 By [Signature]  
 Fee \$ 1,555.00  
 \$ 500 App  
 \$ 1000 Escrow  
 \$ 55 filing fee

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 \_\_\_\_\_ (provide narrative below describing proposed use).

LOCATION: PID 32 3323 130004 Legal: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

PROPERTY ADDRESS: 18649 Hwy 65 NE PRESENT ZONING: B 3

**PROPERTY OWNER**

CONTACT NAME George R Cossette PHONE 763 434 5979  
 ADDRESS 186 11 Hwy 65 NE FAX 763 413 1863  
 CITY/STATE/ZIP CEDAR MINN 55011 E-MAIL \_\_\_\_\_

**APPLICANT**

CONTACT NAME SAME 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

George R Cossette  
 Printed Name

12-30-10  
 Date

**OFFICE USE ONLY - DO NOT COMPLETE**

	Received	Approved/Denied	Notes
Community Dvlp.	<u>12/30/10</u>	_____	
Planning Commission <sup>7pm</sup>	<u>1/25/10</u>	_____	
City Council <sup>7pm</sup>	<u>2/16/10</u>	_____	
<u>2/27/11</u> 60 Day _____ 120 Day			

Attachment #2

# Narrative

- Depending upon the proposed use of the property, the following are required: narrative describing the proposed use, operational information, purpose and justification of the request, any other pertinent information explaining the request to allow comprehensive City review. Include history of property use and any information regarding past city approvals (variances, CUPs, etc.)
- 

Proposed Use - Camper and RV Repair

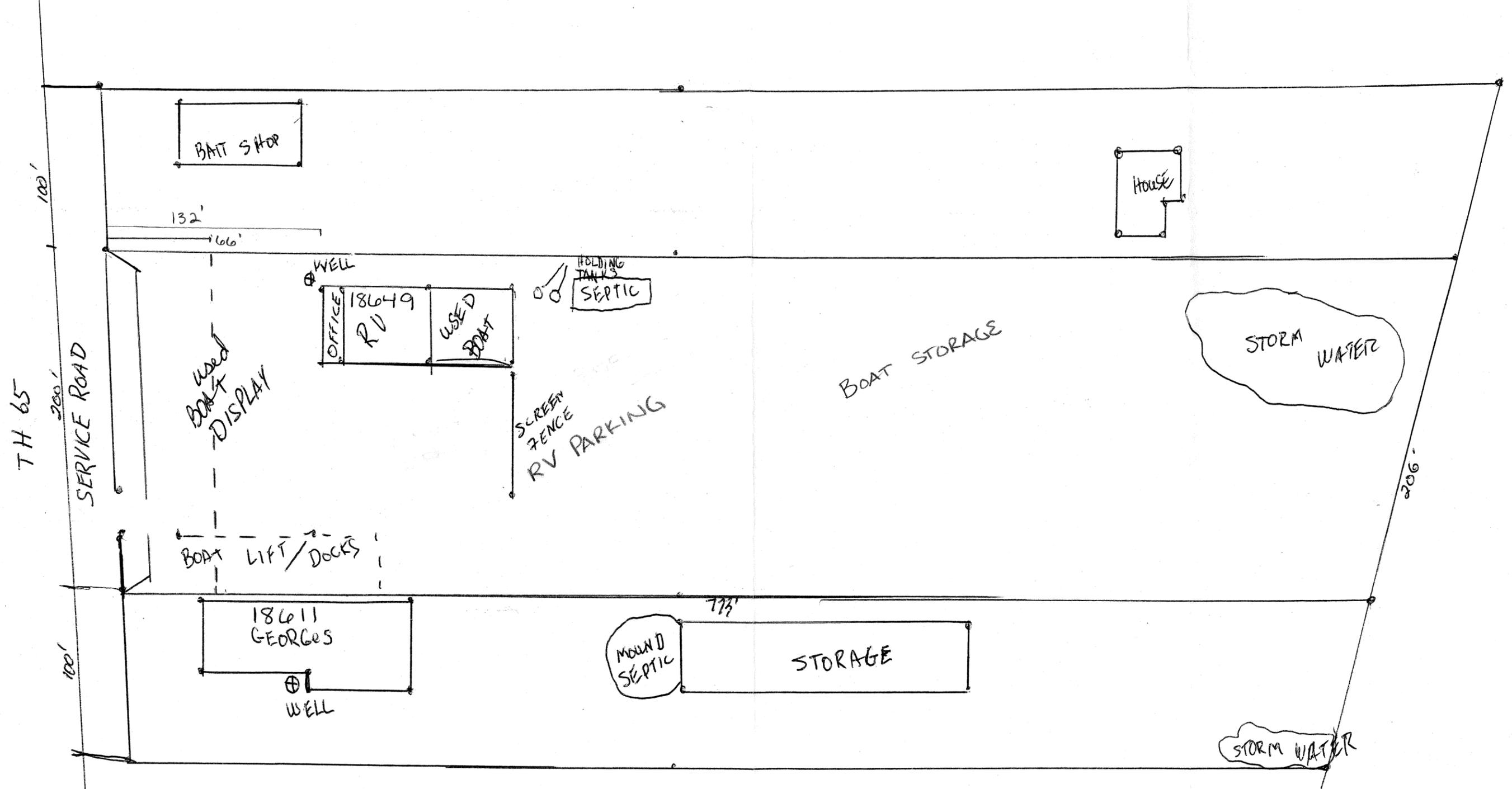
used Boat repair and reconditioning  
Boat and Dock, Boat-lift Sales

operational

Front of Building 3 Bays Camper Repair  
Rear of Building for used Boat repair

Previous Property use:

Truck repair + reconditioning  
not many city approvals





# City of East Bethel Planning Commission Agenda Information

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**Date:**

January 25, 2011

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**Agenda Item Number:**

Item 6.0

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**Agenda Item:**

Public Hearing - Request for Conditional Use Permit (CUP) in the B3 Highway Commercial District for Exterior Storage. The Business Being Located at 18641 and 18639 Highway 65.

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**Requested Action:**

Consider Approval of a CUP for Mr. John Freimuth at the Property Located at 18641 and 18639 Highway 65

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**Background Information:**

Property Owner/Applicant:  
John Freimuth  
3262 Rice Street  
St. Paul, MN 55126

Property Location:  
18641 & 18639 Highway 65 NE  
East Bethel, MN 55011  
PINs 32-33-23-13-0002  
32-33-23-13-0003

Mr. Freimuth has recently purchased the properties located at 18639 and 18641 Highway 65 NE. He currently owns a recycling business known as Freimuth Enterprises LLC that is currently located in Columbus, MN. He plans to relocate the business to East Bethel. The business provides residential and commercial recycling services. It has also been involved with recycling days in the cities of Columbus and Lino Lakes. Services include, but are not limited to, the recycling of refrigerators, computer towers, TVs and monitors, and lawn mowers.

The recyclable items are dismantled and stored in roll-offs and shipping containers. Once the roll-offs and containers are filled, they are shipped to recycling businesses around the country that process the waste. In the B3 – Highway Commercial District, exterior storage associated with a permitted and conditional use requires a CUP; therefore, Mr. Freimuth is requesting a CUP for the exterior storage of the roll-offs and containers as they are an essential component of the business.

According to East Bethel City Code Appendix A. Zoning, Section 47, Highway Commercial District, exterior storage associated with permitted and conditional uses is permitted with an approved CUP.

Mr. Freimuth has purchased two (2) properties as foreclosures; 18641 and 18639 Highway 65. The property located at 18641 Highway 65 is 1.15 acres and has road frontage. It has an existing 2,560 square foot building that will be used as an office and an area to store and dismantle

recycled materials. The exterior storage will be located on this particular property. Legal, non-conforming site conditions include a gravel exterior storage area.

The property located at 18639 Highway 65 is located west of 18641 Highway 65. This particular property does not have road frontage. There is an existing residential structure with a well and septic system that has been unoccupied for a number of years. Mr. Freimuth plans to use the existing garage as cold storage to store work-related items such as a bobcat and possibly files. In the future, he may modify the house to be used for additional storage. According to MN Rules Chapter 4725, water well supply systems are required to be abandoned if not in use. The MN Department of Health regulates well management and will be the point of contact for the process. Also, according to MN Pollution Control Agency Rules Chapter 7080.2500, it requires sewage treatment systems to be abandoned if not in use. The MPCA regulates on-site sewage treatment systems; however, the East Bethel Building Safety Department will be the point of contact for septic abandonment. Mr. Freimuth will continue to work with the building safety department to ensure the well and septic system are properly abandoned.

Code Appendix A. Zoning, Section 24.5, Exterior Storage, requires exterior storage to be screened from the public right-of-way and neighboring properties. The property is currently fenced, however, there are places where the fencing will need to be repaired or replaced, and screening will need to be repaired and/or replaced.

According to City Code Appendix A, Zoning Section 24.5, “accessory storage containers as defined in Section 01. General Provisions of Administration shall not be permitted.” Accessory storage containers are defined as “a container placed outdoors and used for the storage of goods, materials, and 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.”

Staff is of the opinion that the intent of the code is to not allow these types of containers as a permanent means to store goods, merchandise, and materials that are part of a retail business. The proposed roll-offs and containers will not be permanently stored on the site, but continuously replaced/rotated as the containers are filled and removed by other businesses that process the waste. Staff recommends regulating the accessory storage containers (number, location, duration of storage) with the CUP Agreement. If a CUP is granted, containers should be allowed only to store recyclable materials associated with the permitted use.

Mr. Freimuth is requesting the keeping of twenty (20) roll-off containers and four (4) railroad/piggyback containers. This amount is needed for the business to operate efficiently. Mr. Freimuth has stated that on occasion, semi loads of equipment to be recycled is brought to the site. Every effort is made to unload the equipment in an efficient manner; however, there are times when the semi trailer will be onsite for up to one (1) week. Staff recommends that semi trailers be required to be unloaded and removed within ten (10) days of drop-off, be currently licensed, road worthy, and only be allowed to store recyclable materials associated with the permitted use.

A twenty (20) foot fire access lane is required by fire code regulations (MN State Fire Code 503.1). Mr. Freimuth will continue to work with Mr. DuCharme to ensure this requirement is met throughout exterior storage areas.

The site will need a designated parking area for customers. According to City Code Appendix A. Zoning, Section 22, five (5) parking stalls are required – one (1) being designated as accessible. The parking area must comply with code requirements pertaining to size and striping.

Freimuth Enterprises LLC will be licensed through Anoka County Environmental Services. Anoka County will forward licensing information to MN Environmental Protection Agency and MPCA. Mr. Freimuth currently has a Hazardous Waste Identification Number through the MPCA; since it is issued in Washington County, Mr. Freimuth is in the process of becoming licensed in Anoka County.

According to state building and fire codes, a Certificate of Occupancy is required when the occupancy of a commercial building is changed. Mr. Freimuth and staff have been successfully working together to ensure Mr. Freimuth is issued a Certificate of Occupancy in an efficient manner. Mr. Freimuth is required to comply with state building and fire codes. Satisfactory compliance will be determined by the fire and building safety departments.

Attachments:

1. Site Location
2. Application
3. Site Plan

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**Fiscal Impact:**

Undetermined at this time

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**Recommendation:**

Staff is requesting Planning Commission recommend approval to City Council of a Conditional Use Permit to allow exterior storage as an accessory use for a recycling business known as Freimuth Enterprises LLC. The property location being 18639 and 18641 Highway 65 NE, PINs 32-33-23-13-0002 and 32-33-23-13-0003, with the following conditions:

1. Signage must comply with City Code Chapter 54, Signs.
2. Certificate of Occupancy for the building must be issued from the East Bethel Building Safety Department prior to occupancy.
3. Property owner must continue to work with building safety and fire department staff to ensure compliance with state fire and building codes, EPA, and MPCA regulations.
4. At any time the property owner expands the hard surfaced area with concrete or bituminous surfaces, the property owner must submit a drainage plan to the Planning Department. The drainage plan must be approved by the City Engineer and Planning Department prior to work being completed.
5. Exterior storage must be an accessory use to the approved and permitted use of the property.
6. Exterior storage is limited to an area occupying no more than 50 percent of the rear yard as regulated by East Bethel City Code Appendix A. Zoning, Section 24.5, Exterior Storage.

7. Exterior storage is to be screened from public right-of-way and neighboring properties as regulated by East Bethel City Code Appendix A. Zoning, Section 24.5, Exterior Storage.
8. Newly delivered recycled materials must be placed within a screened enclosure within twelve (12) hours of delivery; this includes public drop-off materials.
9. Semi trailers must be unloaded and removed from the site within ten (10) days of drop-off.
10. A maximum of twenty (20) roll-off containers and four (4) railroad/piggyback containers may be stored on the site.
11. Property owner must provide five (5) parking stalls in which one (1) is accessible in accordance to City Code Appendix A. Zoning, Section 22, Off-Street Parking and Loading Requirements, no later than June 16, 2011.
12. Conditional Use Permit must be executed no later than March 16, 2011. City of East Bethel will file the agreement with Anoka County.

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**City Council Action**

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

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

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

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

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



CITY OF EAST BETHEL  
CivicSight Map

PARCEL INFORMATION:

PIN - 323323130003  
Owner Info:  
Name 1 - LAKE AREA BANK  
Name 2 -  
Owner Address - 1400 E HIGHWAY 96  
Owner CSZ - WHITE BEAR LAKE, MN 55110  
Site Address - 18641 HIGHWAY 65



Map Scale: 1 inch = 473 feet  
Map Date: 1/20/2011  
Data Date: August 12, 2010

Sources: EAST BETHEL GIS AND ANOKA COUNTY

Disclaimer:  
Enter Map Disclaimer Here



Reference Map



Legal Description: THAT PRT OF S 100 FT OF N 250 FT OF SW 1/4 OF NE 1/4 OF SEC 32 TWP 33 RGE 23 LYG ELY OF ELY R/W LINE OF T H NO 65 & LYG WLY OF A LINE 532.87 FT E OF SD ELY RW LINE AS MEAS ALGN LINE OF SD 1/4, 1/4 & PR LL/W W LINE THEREOF; SUBJ TO EASE OF REC

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# LAND USE APPLICATION

OFFICE USE ONLY	
Date Rec'd	12/21/10
By	<i>[Signature]</i>
Fee \$	1,555. <sup>00</sup>

\$500 app. fee  
 \$1000 escrow  
 FINAL PLAT \$55 filing fee

- Check appropriate box:  VARIANCE  CUP  IUP  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 See Attached (provide narrative below describing proposed use).

LOCATION: PID 32-33-23-13-0003 32-33-23-13-0002 Legal: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

PROPERTY ADDRESS: 18641 + 16439 Highway 65 NE PRESENT ZONING: B3-Highway Commercial

**PROPERTY OWNER**

CONTACT NAME John Freimuth PHONE 612-865-9570  
 ADDRESS 3262 Rice St FAX 651-483-9880  
 CITY/STATE/ZIP St. Paul MN ~~55126~~ 55126 E-MAIL John@AllApplianceDisposal.com

**APPLICANT**

CONTACT NAME John Freimuth PHONE 612-865-9570  
 ADDRESS 3262 Rice St FAX 651-483-9880  
 CITY/STATE/ZIP St. Paul MN 55126 E-MAIL John@AllApplianceDisposal.com

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

John Freimuth  
 Printed Name

12-21-10  
 Date

Attachment #2

OFFICE USE ONLY - DO NOT COMPLETE			
	Received	Approved/Denied	Notes
Community Dvlp.	_____	_____	
7pm Planning Commission	<u>1/25/11</u>	_____	
730pm City Council	<u>2/16/11</u>	_____	
<u>2/18/11</u> 60 Day _____ 120 Day _____			

## Proposed use of property

Freimuth Enterprises LLC is currently located in Columbus MN and is relocating to East Bethel MN. We do a variety of recycling services for residential, commercial, and city recycling days. Last summer we did the recycling days for the City of Columbus and the City of Lino Lakes.

We are licensed to handle appliances, electronics, metals, equipment and other items that need processing before they can be recycled. Some examples are as follows.

**Refrigerators:** We remove the Freon for recycling, removed compressor and drain the approximately 2 oz of oil. The compressors are put into large bins and sent to a recycling company like NRI in Hugo or American Iron in MPLS. The refrigerator shell is then put into a large roll-off and sent to American Iron in MPLS to be shredded and the metals separated out for recycling.

**Computer towers:** We remove the hard drive and drill a hole in it so the data is destroyed. The steel tower is put into a roll-off for steel recycling, hard drive, disk drive, and circuit boards are separated into bins/boxes and sent to recycling companies around the country.

**TV's and monitors:** CRT monitors and TV's have lead in the glass. We stack them on pallets and ship them to a company in Wisconsin that specializes in the recycling of these items.

**Equipment:** Items like Lawn mowers need to be handled properly. We drain any oil that may be left in the motor, remove the motor and recycle it for its cast aluminum, and recycle the remaining portions of the mower for its steel.

We are requesting outside storage for the following items.

**Roll-offs:** We will need about 20 roll-offs to be stored outside. The roll-offs will be used for a variety of things like, White goods (appliance husks to be shredded), Clean steel, aluminum, copper, electric motors, brass, and other metals. We also have roll-offs that we leave at different companies like heating and AC. Where they fill them with old furnaces and AC units, so as I bring empty ones to our customers full ones will be coming back to the shop.

**Shipping C containers:** We will need about 4 C containers. A C container is a large steel box used to hold cargo on semi trailers and/or shipping in boats over seas. These containers are the same size as a semi trailer so as one is filled with say monitors and TV's we can have a semi trailer come out and get a full load. These are steel and fully enclosed with locking doors.

**Semi trailers:** We do from time to time get semi loads of equipment, things like large industrial printers from Delux Check. While we try to empty trailers right when they come in, there may be times where a semi trailer will be there for an extended period of time waiting to be loaded or unloaded.

Other misc items: We have a flat bed truck, F250 work truck, roll-off trailers, dump trailer, and goose neck trailer.

We will keep everything that is stored outside in a roll-off, C container, or semi trailer (except for the vehicles, trailers, and garbage bins) and outside storage will be kept orderly and clean.

We plan to allow the public to do drop offs during hours of operation (8am-6pm M-F and some Saturday's from 9am-2pm) they will pull up to the side overhead door (that will be reinstalled as it was taken out) and drop off their items and pay for the disposal. We will also be offering people to drop off all types of metals, some we will offer payment for, others we will dispose of free of charge. These metals will be sorted into bins and shipped to a recycling company.

The properties on either side of this one along with the properties outside of them all use a significant amount of outdoor storage and our storage will fit with what their storage is.

We will be hiring 2 employee's right away and most likely another 2 employee's within the year. They will be dealing with customers that are dropping off items along with sorting metals to be recycled.

This property has a history of being used as an auto repair facility and most recently as a bait shop.

There is also a residential structure on the back of the property. We would like to use it as cold storage for the time being and possibly look at removing it at a later date for a more appropriate structure to replace it. Items kept in cold storage include, bobcat in garage along with storage of processed metals waiting to be shipped.

## Proposed improvements

Proposed improvements include, reinstalling overhead garage door, painting building (once weather and temperature allow), install opening gate in fence entrance opening, (no gate exists at this time and it is open) installing new face on outdoor signage. There also may be other items needed after inspection by city like, exit signs at doors.

Principal land uses within 350 feet of 18641 & 18639 Highway 65 NE

The properties directly to the south of 18641 & 18639 are first a semi tractor and trailer repair and body/paint shop. The property to the south of that is a boat repair and storage facility. To the north of the property is first a trailer repair and sales facility and to the north of that is a propane filling station. All properties are of an industrial/commercial use and all have a significant amount of outside storage.



## EAST BETHEL PLANNING COMMISSION MEETING

December 28, 2010

The East Bethel Planning Commission met on December 28, 2010 at 7:00 P.M for their regular meeting at City Hall.

MEMBERS PRESENT: Eldon Holmes    Lori Pierson    Lorraine Bonin  
Julie Moline    Glenn Terry

MEMBERS ABSENT: Tim Landborg    Heidi Moegerle

ALSO PRESENT: Stephanie Hanson, City Planner  
Steve Voss, City Council Member

Adopt Agenda    The December 28, 2010 meeting was called to order by Chairperson Holmes at 7:02 P.M.

**Pierson made a motion to adopt the December 28, 2010 agenda. Bonin seconded; all in favor, motion carries.**

**Site Plan Review –**  
East Bethel Water  
Treatment Facility.  
Location being 19458  
Taylor St. NE, East  
Bethel, MN 55011.

**Applicant:**  
City of East Bethel  
2241 221<sup>st</sup> Avenue NE  
East Bethel, MN 55011

**Property Address:**  
19458 Taylor Street NE  
East Bethel, MN 55011

**PIN:**  
Unassigned at this time

The City of East Bethel is requesting site plan approval to construct a water treatment facility. The City of East Bethel has recently purchased the property from Ms. Kim Thompson and a portion of a property from Shaw Trucking for the construction of the facility.

Attachment 3 shows the property to be used for the facility. Attachment 4 shows the existing residential structures (house, garage, well, and septic) that will be removed from the site. Once the removal is complete, construction of the new facilities (attachment 5) will begin after the required permits are issued. Site facilities will include a 23,500 square foot building (235' by 100') and a water tower.

The existing parcel is accessed off Taylor Street NE. The water treatment facility will use the same access point off of Taylor Street NE. The facility will be owned and operated by the City of East Bethel. One (1) staff person will check the facility on a daily basis with the possibility of one (1) additional staff member.

Bulk chemical delivery will occur approximately once every two (2) months, therefore, traffic generated will be minimal. Parking is provided on site; it will be required for the parking area to be designed according to East Bethel Code Appendix A, Zoning, Section 22, Parking and Loading Requirements including, but not limited to, the following: fire access, striping of parking stalls, and accessible parking. This will be addressed by the Building Department at the time of review of the building plans.

There will be a variety of trees and shrubs planted around the northern and easterly side of the facility. The landscaping plan (attachment 6) includes the planting of Prairie Fire Flowering Crab, River Birch, Black Hills Spruce, spirea, barberry, and dogwoods. The proposed landscaping meets the requirements set forth in City Code Appendix A, Zoning, Section 27, Landscaping Regulations. According to East Bethel City Code, all new plantings, including turf establishment, must be guaranteed for one full year from the time the planting has been completed. The city will be responsible for ensuring the landscaping remains healthy. Plantings that do not establish must be replaced.

The proposed photometric (attachment 7) plan provides for lighting around the building and seven additional downcast-shielded lights mounted on poles in the parking area. Pole height will not exceed 30 feet, as required by City Code.

As part of the site plan review, a grading & utility plan and the storm water pollution and erosion/sediment control plan has been submitted. The plans meet all code and state requirements. A representative from Bolton & Menk, Inc., the consulting engineer, is available to answer questions regarding the plans.

Exterior elevations have been submitted as attachment 11. The proposed building is a masonry structure with a rock face block exterior. Exterior colors will be finalized during the construction phase of the project. A rock face exterior meets the architectural standards set forth City Code, Appendix A, Zoning.

According to the Metropolitan Council's 2030 Regional Development Framework and systems statement for East Bethel and the East Bethel approved 2008 Comprehensive Plan, the construction of municipal infrastructures is compliant with adopted policies and supports the growth strategy of a rural growth center. Also, the site plan meets requirements set forth in the East Bethel City Code, Appendix A, Zoning. Therefore, staff recommends approval of the proposed site plan.

**Fiscal Impact:**

Undetermined at this time

**Staff Recommendations:**

Staff requests Planning Commission to recommend approval to City Council of the site plan review of construction of the City of East Bethel Water Treatment Facility at the property owned by the City of East Bethel, 194 58 Taylor Street NE with the conditions set forth in the report. Staff's recommendation is based on the compliance with city code and meets the intent of the approved 2008 East Conditions are as follows:

1. Any modifications to the approved site plan shall be submitted to and approved by City Staff.
2. All conditions must be satisfied prior to the issuance of a building permit.
3. City of East Bethel is responsible for guaranteeing the landscaping and will replace any dying or diseased plants.
4. Parking and loading requirements will be addressed by the Building Department at the time of review of the building plans.

Brad DeWolfe and Brian Simmons from Bolton and Menk are here to answer questions the Commission has.

Holmes asked about the lighting and if there is any issue with light overflow to Highway 65. DeWolfe referred to attachment number 7 and stated no there shouldn't be. The lighting levels at the property line are very low and there will be no overflow lighting that will affect Viking Boulevard. Holmes asked if there is lighting on the water tower. DeWolfe stated no. Holmes asked about lighting on the back of the building. DeWolfe said the property is proposed to be fenced and the south side would not have any proposed lighting on it at this time.

Pierson asked if the building has been bid and has it been awarded. DeWolfe said it has been awarded. Terry asked when does it go to Council. Hanson said January 19<sup>th</sup>, 2011.

Moline asked why the fiscal impact is undetermined at this time. Hanson said that is the fiscal impact of the site plan itself. Moline said okay.

DeWolfe said he would be happy to answer any other questions. No other questions.

Terry said he feels like he is in a position, where something meets all the requirements of code but he can't deny it. He doesn't think this is the right project at this time. Holmes said we are here for the site review and not the project.

**Pierson motioned to recommend approval to City Council of the site plan for the construction of the City of East Bethel Water Treatment Facility at the property to be owned by the City of East Bethel, 19458 Taylor Street NE, East Bethel, MN, with the following conditions:**

1. Any modifications to the approved site plan shall be submitted to and approved by City Staff.
2. All conditions must be satisfied prior to the issuance of a building permit.
3. City of East Bethel is responsible for guaranteeing the landscaping and will replace any dying or diseased plants.
4. Parking and loading requirements will be addressed by the Building Department at the time of review of the building plans.

**Bonin seconded; motion carries, 3 ayes, 1 nay and 1 abstention. (Moline Nay and Terry Abstained)**

Approve November  
23, 2010 Planning  
Commission Meeting  
Minutes

**Pierson motioned to approve the November 23, 2010 Planning Commission minutes as presented. Bonin seconded; all in favor, motion carries.**

Adjourn

**Pierson made a motion to adjourn the meeting at 7:13 PM. Bonin seconded; all in favor, motion carries.**

Submitted by:

Jill Teetzel  
Recording Secretary