

**City of East Bethel**  
**Planning Commission Agenda**  
7:00 PM  
August 31, 2010



- |                 | <b>Item</b>   |
|-----------------|---|
| 7:00 PM         | <b>1.0 Call to Order</b>  |
| 7:03 PM         | <b>2.0 Adopt Agenda</b>   |
| 7:05 PM Pp. 1-5 | <b>3.0 Public Hearing: Interim Use Permit.</b> A request by owners/applicants, Mary J. Ciagne and Jamal M. Bawazir, to obtain an Interim Use Permit for Domestic Farm Animals (2 horses). The location being 20936 East Bethel Blvd. NE, East Bethel, MN 55011, PIN 15 33 23 14 0002. The Zoning Classification is Rural Residential (RR) District. |
| 7:20 PM Pp. 6-9 | <b>4.0 Approve June 22, 2010 Planning Commission Meeting Minutes</b>  |
| 7:25 PM         | <b>5.0 Adjourn</b>  |



# City of East Bethel Planning Commission Agenda Information

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**Date:**

August 31, 2010

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**Agenda Item Number:**

Item 3.0

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**Agenda Item:**

Interim Use Permit for Domestic Farm Animals

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**Requested Action:**

Consider granting an Interim Use Permit (IUP) for Mary Ciagne and Jamal Bawazir for two (2) horses in the RR – Rural Residential District.

\*\*\*\*\*

**Background Information:**

**Property Owner/Applicants:**

Mary Ciagne & Jamal Bawazir  
1260 Bayard Avenue  
St. Paul, MN 55116

**Property Location:**

20936 East Bethel Blvd  
PIN 15-33-23-14-0002  
East Bethel, MN

The applicants are requesting an IUP for the purpose of keeping two (2) horses on the 4.5 acre parcel they own in East Bethel.

East Bethel City Code Section 10, Article V. Farm Animals, requires that no animals that are regulated by the code can be kept on a parcel of land located within a platted subdivision or on any parcel of land of less than three (3) acres (130,680 square feet). The 4.5 acre parcel is not located within a platted subdivision.

City Code has a limit on the number of animals per parcel. Two (2) horses require 2 grazable acres. The property contains approximately 3 acres of fenced grazable lands. There is shelter provided for the animals.

City staff has conducted a site inspection. The property meets the requirements set forth in City Code for the keeping of farm animals.

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**Fiscal Impact:**

Not Applicable

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**Recommendation(s):**

City Staff is requesting the Planning Commission recommend approval to the City Council of an IUP for the keeping of two (2) horses for Ms. Caigne and Mr. Bawazir, located at 20936 East Bethel Blvd, East Bethel, PIN 15-33-23-14-0002 with the following conditions:

1. An Interim Use Permit Agreement must be signed and executed by the applicants and the City.
2. Applicants must comply with City Code Section 10. Article V. Farm Animals.
3. Permit shall expire when:
  - a. The property is sold, or
  - b. Non-compliance of IUP conditions
4. Property owner shall have thirty (30) days to remove approved domestic farm animals upon expiration of the IUP.
5. Property will be inspected and evaluated annually by city staff.
6. Conditions of the IUP must be met no later than October 1, 2010. IUP will not be issued until all conditions are met. Failure to meet conditions will result in the null and void of the IUP.

**Attachments:**

1. Location Map
2. Application
3. Site Plan

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**City Council Action**

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

\_\_\_\_\_

\_\_\_\_\_

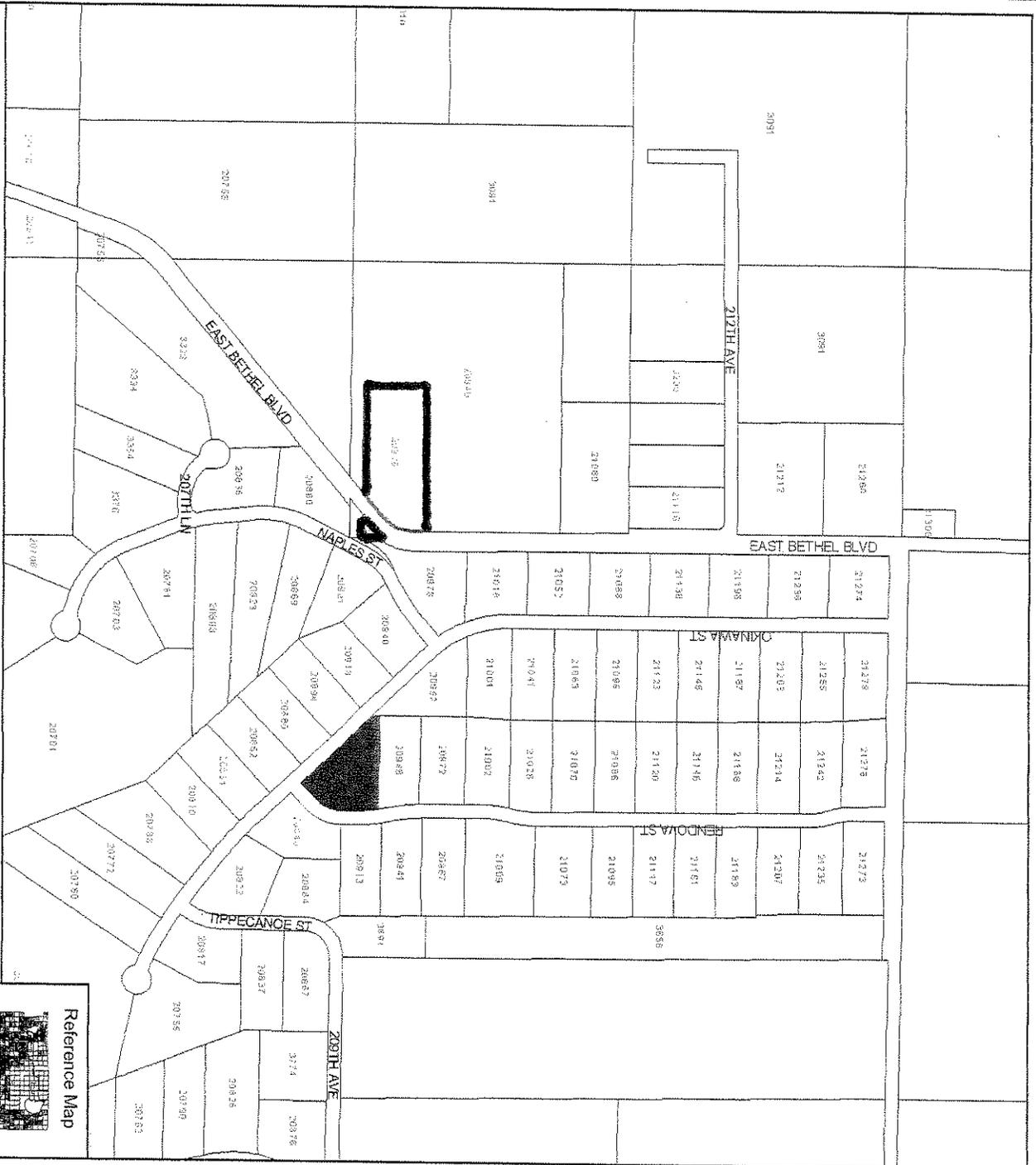
\_\_\_\_\_

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

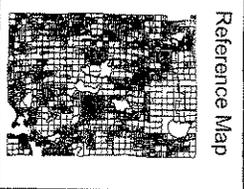
No Action Required: \_\_\_\_\_

**CITY OF EAST BETHEL**  
Civicsight Map

**PARCEL INFORMATION:**  
 PIN - 153323140002  
 Owner Info:  
 Name 1 - BAWAZIR JAMAL M & CIAGNE M J  
 Name 2 -  
 Owner Address - 1260 BAYARD AVENUE  
 Owner CSZ - ST PAUL, MN 55116-1638  
 Site Address - 20936 E BETHEL BLVD



Legal Description: UNPLATTED CITY OF EAST BETHEL THAT PART OF THE SE 1/4 OF NE 1/4 OF SEC 15-33-23 ANOKA CNTY, MN DESC AS FOL COM AT A POINT ON THE E LINE THEREOF 66 FT N OF THE SE CORNER OF SE 1/4 OF NE 1/4 OF SEC 15-33-23-T3 N ALONG THE E LINE THEREOF A DIST OF 300 FT TH W PRL WITH THE S LINE THEREOF A DIST OF 726 FT TH S PRL WITH THE E LINE THEREOF A DIST OF 300 FT TO A POINT 66 FT N OF THE S LINE THEREOF TH E 726 FT TO THE POINT OF COM M



Map Scale: 1 inch = 756 feet  
 Map Date: 8/18/2010  
 Data Date: August 12, 2010  
 Sources: EAST BETHEL, GIS AND ANOKA COUNTY  
 Disclaimer:  
 Enter Map Disclaimer Here



# LAND USE APPLICATION

OFFICE USE ONLY	
Date Rec'd	8/2/10
By	<i>[Signature]</i>
Fee \$	150 app. fee \$300 ESCROW

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 permit to have (provide narrative below describing proposed use).

2 horses in the fenced pasture. Horses belong to a prospective tenant Pamela Ekern.

LOCATION: PID 15-33-23-14-0002 Legal: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

PROPERTY ADDRESS: 20936 East Bethel Blvd. PRESENT ZONING: \_\_\_\_\_

**PROPERTY OWNER**

CONTACT NAME Mary Ciagne & Jamal Bawazir PHONE 612-481-4701  
 ADDRESS 1260 Bayard Avenue FAX \_\_\_\_\_  
 CITY/STATE/ZIP St. Paul, MN 55116 E-MAIL tentsoak1@hotmail.com  
j.bawazir@hotmail.com

**APPLICANT**

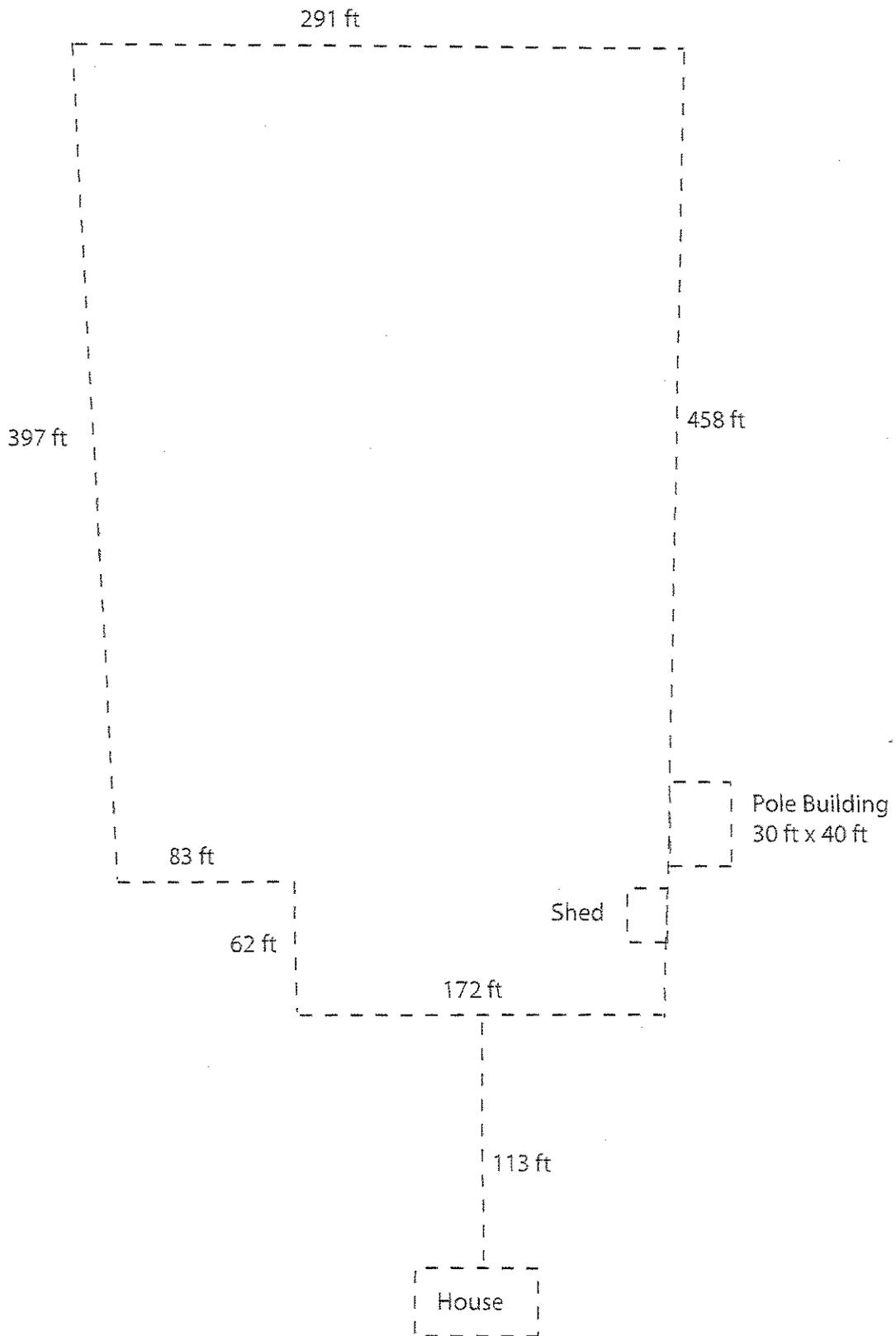
CONTACT NAME Mary Ciagne & Jamal Bawazir PHONE (same)  
 ADDRESS (same) FAX \_\_\_\_\_  
 CITY/STATE/ZIP (same) E-MAIL \_\_\_\_\_

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.

Mary Ciagne Mary Ciagne 8/1/10  
 Property Owner's Signature Printed Name Date

OFFICE USE ONLY - DO NOT COMPLETE			
	Received	Approved/Denied	Notes
Community Dvlp.	8/2/10	_____	
Planning Commission	8/31/10	_____	
City Council	9/15/10	_____	
	9/30/10 60 Day	_____ 120 Day	

Attachment #2



## EAST BETHEL PLANNING COMMISSION MEETING

June 22, 2010

The East Bethel Planning Commission met on June 22, 2010 at 7:00 P.M for their regular meeting at City Hall.

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

MEMBERS ABSENT: Tim Landborg

ALSO PRESENT: Stephanie Hanson, City Planner

Adopt Agenda The June 22, 2010 meeting was called to order by Chairperson Holmes at 7:00 PM.

**Holmes made a motion to adopt the June 22, 2010 agenda. Pierson seconded; all in favor, motion carries.**

Interim Use Permit –  
Home Occupation

**Property Owners/Applicants:**  
Michael & Catherine Beason  
3500 190<sup>th</sup> Avenue NE  
East Bethel, MN 55092

**Property Location:**  
3301 Viking Blvd NE  
East Bethel, MN 55092  
PIN 27-33-23-14-0024  
Zoning: RR- Rural Residential

Mr. and Mrs. Beason are requesting an IUP to conduct a home occupation from the home they own at 3301 Viking Blvd. NE. The home occupation is for a craft center known as The Pines. The Pines is a business designated to serving individuals and groups overnight by offering indoor crafts such as knitting, quilting, scrapbooking, and other similar uses.

The 3,800 square foot home has 5 bedrooms, 3.5 baths, a large craft room, full kitchen for guests to use, and sits on 8 wooded acres. Parking on site is a bituminous surface and can accommodate up to 6 vehicles. Mr. & Mrs. Beason will be expanding the bituminous parking area to accommodate additional vehicles. All vehicles are required to be parked on designated driveways and must be screened from neighboring residential properties.

One of the requirements for a craft center is the site must be landscaped and screened from abutting lots, as determined by City Council. Attachment 5 shows an aerial photo of the site. The aerial shows existing mature tree coverage along the property lines, therefore, staff thinks the property is fully screened and fulfills this requirement of the code. City Council will have the final determination regarding screening.

Proposed occupant load for the craft center is 16; however, the Building and Fire Departments will make the final determination on occupant load as required in East Bethel Zoning Code, Section 10.33 (Attachment 4). Mr. &

Mrs. Beason will be required to contact the Building Department to set up an inspection so a final occupant load can be determined.

Craft centers are a regulated use in East Bethel City Code, Appendix A, Zoning Section 10.33 (Attachment 4). Mr. & Mrs. Beason's proposed use of the property is in compliance with the requirements set forth in code.

The attachments in the packet were:

1. Site Map
2. Application
3. Lot Survey
4. Zoning Code Section 10.33, Craft Center
5. Aerial of Property

Staff requests Planning Commission recommend approval to City Council for the request by Mr. & Mrs. Beason for an IUP for a craft center known as The Pines to be operated from 3301 Viking Blvd. NE, East Bethel, PIN 27-33-23-14-0024 with the following conditions:

1. Property owners must execute an IUP Agreement prior to operating the business from the property.
2. All conditions of the IUP must be met no later than August 21, 2010 or the IUP will be considered void.
3. Occupant load will be determined by Building and/or Fire departments, not to exceed guest occupancy of 20 persons.
4. Guests are limited to a length of stay of no more than seven (7) consecutive nights.
5. Food preparation and cooking in guest rooms is prohibited.
6. On-site parking sufficient for all residents and guests shall be provided.
7. The craft center requires a yearly health and safety inspection by the Fire/Building Departments. Property owner is responsible for scheduling yearly health and safety inspections through the Building Department. The property owner will be required to satisfactorily address Building and Fire Department requirements and comments.
8. A Certificate of Occupancy must be obtained by the East Bethel Building Department prior to the operation of the business.
9. The duration of the IUP is three (3) years; at which time the property owner is responsible for requesting the continuance of the IUP.
10. Business signage must meet requirements set forth in East Bethel Code, Chapter 54, Signs.
11. Business must remain in compliance with all other East Bethel codes.
12. Failure to comply with city codes will be grounds for IUP termination.

Public hearing was open at 7:02 and closed at 7:03.

Moline asked if they prepare the food themselves for the visitors. Beason stated the attendees bring their own food.

Moegerle asked if they would be residing at the location. Beason stated he is the caretaker and there is a caretaker apartment downstairs, so he resides there in that location. Beason said they changed classification last year, so they can't get occupancy until next year. The property is now homesteaded.

Terry asked about the "sharing times with your girlfriends" comment on the information. Beason said his wife wrote it, and he told her some of the guys maybe want to do needlepoint. He stated we couldn't discriminate.

**Terry made a motion to recommend approval to the City Council the Interim Use Permit for a Home Occupation known as The Pines Craft Center with the following conditions. The location being 3301 Viking Blvd NE, East Bethel, MN 55092, PIN 27 33 23 14 0024 The Zoning Classification is Rural Residential (RR) District.**

- 1. Property owners must execute an IUP Agreement prior to operating the business from the property.**
- 2. All conditions of the IUP must be met no later than August 21, 2010 or the IUP will be considered void.**
- 3. Occupant load will be determined by building and/or fire department, not to exceed guest occupancy of 20 persons.**
- 4. Guests are limited to a length of stay of no more than seven (7) consecutive nights.**
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- 10. Business signage must meet requirements set forth in East Bethel Code, Chapter 54, Signs.**
- 11. Business must remain in compliance with all other East Bethel codes.**
- 12. Failure to comply with city codes will be grounds for IUP**

**Pierson seconded; all in favor, motion carries**

This will be placed before the City Council on July 21, 2010.

Approve April 27,  
2010 Planning  
Commission Meeting  
Minutes

**Pierson motioned to approve the April 27, 2010 minutes. Holmes seconded; all in favor, motion carries.**

Adjourn

**Moegerle made a motion to adjourn the meeting at 7:08 PM. Pierson seconded; all in favor, motion carries.**

Submitted by:  
Jill Teetzel  
Recording Secretary

**DRAFT**