

EAST BETHEL PLANNING COMMISSION MEETING

January 25, 2011

The East Bethel Planning Commission met on January 25, 2011 at 7:00 P.M. for their regular meeting at City Hall.

MEMBERS PRESENT: Eldon Holmes Lorraine Bonin Glenn Terry Brian Mundle, Jr.
Tim Landborg Julie Moline Dale Voltin

MEMBERS ABSENT: None

ALSO PRESENT: Stephanie Hanson, City Planner
Robert DeRoche Jr, City Council Member

Adopt Agenda Chairperson Holmes called the January 25, 2011 meeting to order at 7:02 P.M.

Holmes made a motion to adopt the January 25, 2011 agenda. Terry seconded; all in favor, motion carries.

Commission Member Appointment Commission Members Holmes and Pierson's 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

The acting City Administrator was unavailable to swear in the Commission members, so City Planner Hanson swore in the new members. Hanson asked the members to repeat the oath of office after her.

I, Brian Mundle Junior, do solemnly swear or affirm that I will support the Constitution of the United States of America and the State of Minnesota and faithfully discharge the duties as a member of the City of East Bethel Planning Commission in the County of Anoka and the State of Minnesota to the best of my ability. So help me God.

I, Dale Voltin, do solemnly swear or affirm that I will support the Constitution of the United States of America and the State of Minnesota and faithfully discharge the duties as a member of the City of East Bethel Planning Commission in the County of Anoka and the State of Minnesota to the best of my ability. So help me God.

Public Hearing/Conditional Use Permit – 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.

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

Hanson explained 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, allowing 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 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 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.

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.

Hanson stated Mr. Cossette is here if there are any questions.

Public hearing was opened up at 7:12 p.m.

George Cossette, 18611 Hwy 65, East Bethel, MN. Mr. Cossette is available for questions. Mundle asked about the plans and if there will be any outdoor sandblasting or painting. Cossette said no there would not be any sandblasting or painting conducted outdoors. He stated one of the reasons he purchased the building is because there is a painting booth located in the building. Moline stated there was a significant amount of vehicles on the lot. Cossette said he has done a large amount of clean-up already. The previous owner rented to a lot of different people so that has made contacting the owners and having them remove their items hard. All of the debris that is covered by snow will be there in the springtime. He plans on getting dumpsters and a bobcat to literally clean up the property by scooping off the top layer. By spring he hopes to have the interior of the building up and running in accordance with code. Then they will plan on cleaning up the exterior property. Afterwards he is hoping that he will be able to paint both buildings the same color. He will also be locking the gates all the time and allow people access as needed.

Questions were posed as to how long the renters have to get their items out. Cossette stated 28 days. The 28 days is actually up on February 4, 2011. There are storage fees that are being charged, so people are acting really quickly. Holmes asked if he's seen a need for a sheriff's sale. Cossette said they could

have a sheriff's sale right after the 4th of February. But rather than having a sheriff's sale and sell the property, part of his clean-up will be to put the unclaimed items in the screened area, and maybe in a month or two months have the sheriff's sale. Some of the people have not even been contacted.

It was asked if there would be new lighting on the outside. Cossette said there wouldn't be any new lights on the outside. They will not be changing the signs at this point, but will in the future.

Holmes asked about the RV parking, and stated there is a request for boat trailer and sales. Cossette said the front two stalls, said prep and storage, that is the area where they can do camper repair. Any camper that is damaged would be put behind the fence so it is screened. Holmes asked if they plan on repairing campers and RVs. Hanson clarified they do not need a CUP for RV repair. Voltin asked Cossette if he was aware of the screening requirements and the fencing ordinance. Cossette said he is and will come and get the fence permit. Hanson said he would not need a fence permit unless it is a certain height.

Bonin was wondering why you have to only store materials for 28 days but in a residential situation you have to keep it longer. Cossette said the law states the requirements, he evicted them in early January, but they have until February 4, 2011. When it is a business climate, it is much different. If you aren't running a business properly they want to get someone in that can.

Holmes asked about the storm water run-off. Cossette said there is a pond on the property.

Public hearing closed at 7:23 p.m.

Terry motioned to 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. Bonin seconded; motion carries unanimously.**

Terry motioned to 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. Bonin seconded; motion carries unanimously.**

This will be heard on February 16, 2011 at the East Bethel City Council Meeting.

Public Hearing/Conditional Use Permit – 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

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

Hanson explained 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. Hanson said she contacted the City of Columbus and they said they have had no issues with the business. They are saddened they are leaving Columbus; they have been a good business in the community. He plans to relocate the business to the 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.

Highway Business
(B-3) District.

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. The fencing that they use for tennis courts would be allowable.

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 are 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 on-site 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.

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.

Public hearing was opened up at 7:32 p.m.

John Freimuth, 18641 Hwy 65 NE was available for questions.

Holmes asked about the gravel area, if it would be a storage area. Freimuth said yes it would be. Wheels do not hold up well on a hard tar surface. He stated how the roll-offs would be used is the whole appliance is put in the roll off, but then the items are brought inside and disassembled and emptied out.

Freimuth said he will be changing the color of the building and there will be some fencing repair. At the site there is already some outside lighting and a sign.

Voltin asked if there is noisy compaction equipment, and if he has a bobcat. He said if there is something too big to come inside, he uses a gas-powered demolition set but that is about it for noisy equipment. Mundle asked how he would be controlling how long the roll offs are kept in the lot. Freimuth said

everytime one is dropped off, a new one is picked up. Mundle said if someone from the City comes in to ask how often the roll-offs have been changed, how would he show when they were last changed out. Freimuth stated you would be able to see the snow has been removed. Hanson said if there is a problem, City staff comes by and starts checking on items.

Terry asked why it would take a week to empty a semi load. Freimuth said if a semi-full would come in and if he had to take time to empty it and disassemble items and got other things in at the same time, it might take a week.

Mundle asked if there are hazardous materials in computer towers. He said no, it is the monitors and TVs that do have hazardous materials, but he doesn't dismantle them on-site. Freimuth said the circuit boards in a computer he ships off to a company that is in Rogers, MN. Pertaining to mercury, he said they have a five-gallon bucket that they put all mercury in and a company comes out and picks it up.

Holmes asked about containments, he said he knows a company called Retrofit and they cannot move things unless they are licensed. Freimuth said it is a gray area, the MPCA said it is not considered a hazardous waste until it is disassembled. Once it is broke down and you have a whole box of an item such as mercury. Freimuth is registered as a collector and recycler with the State of Minnesota. He also does have a DOT number. Mercury he does not put in his truck and move that around, he has someone come out and get it.

Moline wanted to know how he would be handling the public drop-offs. He has a lot of things that he wants to get done with the building. He has a plumber coming out and the electrical is being brought up to code. He will take items from the public now, but he really would like to get the site updated first.

Public hearing was closed at 7:44 p.m.

Voltin asked what the time frame of the CUP is. Hanson said they run with the land and they are indefinite. The only way you get rid of them is if the City Council revokes it for failure to comply with CUP conditions.

Landborg motioned to 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.

With the conditions set forth, Mundle seconded; all in favor, motion carries unanimously.

This will be heard on February 16, 2011 at the East Bethel City Council Meeting.

Chair of the Planning Commission

Holmes opened the floor for nominations for Planning Commission Chair. **Bonin nominated Terry.** Nominations closed. **All in favor, motion carries unanimously.**

Approve December 28, 2010 Planning Commission Meeting Minutes

Terry stated on Page 3 of 4, last paragraph change to “Terry said he feels like he is in a position, where something is objectionable but requirements of code so he can’t deny it.”

Pierson motioned to approve the December 28, 2010 Planning Commission minutes as presented with above change. Bonin seconded; all in favor, motion carries. Landborg abstained.

Adjourn

Holmes made a motion to adjourn the meeting at 8:00 P.M. Voltin seconded; all in favor, motion carries.

Submitted by:

Jill Teetzel
Recording Secretary