

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 221st 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 19th, 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 is objectable but 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