

## 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.**

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**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