

**AGENDA
MAPLE PLAIN PLANNING COMMISSION- WORKSHOP
MAPLE PLAIN CITY HALL
APRIL 4, 2013
7:00 PM**

- I. CALL TO ORDER**
- II. ADOPT AGENDA**
- III. DOWNTOWN STREETScape SCHEMATIC PLAN**
- IV. INDUSTRIAL ORDINANCES**
- V. 2013 WORK PLAN**
- VI. ADJOURN**

Next meeting: Thursday, May 2, 2013, 7 p.m. at Maple Plain City Hall



Agenda Information Memorandum
April 4, 2013 Maple Plain Planning Commission

III. DOWNTOWN STREETScape SCHEMATIC PLAN

ACTION TO BE CONSIDERED

To provide an update on the Downtown Streetscape Schematic Plan

FACTS

- At the February 7, 2013 Planning Commission meeting, Commissioners recommended the Council develop a Downtown Streetscape Schematic Plan for future development purposes.
- City Administrator Jason Ziemer, Assistant to the City Administrator Maggie McCallum, and Planning Commission Stephen Shurson met with City Planner Tom Goodrum (MFRA) and City Engineer Dan Boyum (Stantec) to discuss streetscapes project scope. A budget of \$10,000 to \$15,000 was established.
- At the March 25, 2013 City Council meeting, the Council voted to not move forth with the schematic plan at this time due to budgeting and timing concerns.

ATTACHMENTS

No attachments.



Agenda Information Memorandum
April 4, 2013 Maple Plain Planning Commission

IV. INDUSTRIAL PARK ORDINANCE

ACTION TO BE CONSIDERED

To review and discuss the proposed updates and amendment to the I-1 and I-2 Districts

FACTS

- The Industrial Park Ordinances are being reviewed because the ordinances are outdated and need to be updated to reflect the existing uses and future expectations of the City's Industrial Districts.
- After several reviews and edits of the Industrial Park Ordinance drafts by Planning Commissioners John Fay and Mike Deluca, and the Planning Commission, the Commission approved to send the ordinance drafts to MFRA for final review and editing.
- At the March 7, 2013 Planning Commission meeting, Commissioners recommended additional changes to the drafts and proposed to bring the ordinances back for further review and discussion at the April 4, 2013 meeting.

ATTACHMENTS

Attached on page(s) ____ through ____ is a memo from Tom Goodrum, City Planner (MFRA); a revised industrial definition section and a revised industrial ordinance document that includes Planning Commission recommendations.

MEMORANDUM

TO: Chair Bliss and Planning Commission
FROM: Tom Goodrum, City Planner Consultant
DATE OF REPORT: March 15, 2013
DATE OF MEETING: April 4, 2013
RE: Industrial Ordinances

Chair Bliss and Planning Commissioners,

On March 7th the Planning Commission reviewed the draft I-1 and I-2 Districts and definitions. At the meeting the Commission discussed the proposed draft and made the following edits. A summary of the changes are noted below with the proposed edits shown on the attached document.

STAFF REVIEW

Definitions

Machine Shops: Remove first line

Manufacturing—Light: remove 2nd sentence, language pertaining to nuisance. It was Determined that this language does not define the word. Put elsewhere in code.

Manufacturing-- Light: Edit last sentence to read "...of an individual's hand crafted or custom made items."

I-1 District

Permitted Uses

Edits to the language in Light Manufacturing and Recreational Facility plus added a "minimum" of 10-acres for office, campus.

Conditional Uses

Mini self—storage facilities: Removed conditions "d" and "e" pertaining to fire safety as this will be determined by State fire codes.

Open Sales Lot: removed gravel surface and replaced with "alternative low impact surfaces". This edit will be made in the other sections pertaining similar language. The City will be considering a Low Impact District (LID) in upcoming months.

Add condition "h" pertaining to storage of chemicals.
Lot Requirements and Setbacks I-1 and I-2

We edited the language regarding setbacks from railroad easements and right-of-ways to require no setbacks. Several industrial buildings currently do not have setbacks along the railroad and the Commission felt that it is the risk of the property owner in placing their building near a railroad.

I-2 District

Permitted Accessory Uses

We edited the numbering format.

PREVIOUS REPORT

At their February meeting the Planning Commission directed MFRA to review the draft ordinance prepared by Commissioners Fay and DeLuca. The draft ordinance was created to update the current ordinance, which included outdated uses, and to have the ordinance more reflective of the existing uses and the future expectations of the City's Industrial Districts. In preparing the draft ordinance the Commissioners and city staff reviewed the existing industrial uses and looked at other cities ordinances to help them define and shape the needs for Maple Plain. MFRA's review of the draft ordinance simply took the work that has been already completed and massaged it to achieve continuity with past ordinances and past policies

The proposed changes suggested by MFRA are as follows and can be seen on the attached documents. The first document is the ordinance as proposed by MFRA and the second is the edits suggested from the work done by Commissioners Fay and DeLuca.

Definitions

The proposed definitions will be incorporated into the existing definition section 153.007. It is highly recommended that all definitions within an ordinance be kept in one place to avoid conflict or confusion throughout an ordinance. Definitions should only apply to words being used within the ordinance that will provide assistance to a reader who may not be familiar with certain terms, thus it is not necessary to define all words. MFRA's recommended changes include the following:

Removing the proposed words:

Addition—self explain word that does not need to be defined.

Biomedical Manufacturing—self explained

Farmers Market—deleted from the industrial ordinance

Fireworks Stand—deleted from the industrial ordinance

Principal Building—already defined in section 153.007

Temporary Structure—already defined

Added clarification to the definitions of:

Excavation or Mining—reduced language and reference to city's excavation standards

Manufacturing Light—added language that defines the parameters of a nuisance and the use of equipment to reduce impacts. Also, noted that hand-crafted or custom made products are not considered a manufactured item.

I-1 District

Permitted Uses

Listed Light Manufacturing as a permitted use-- since the definition of light manufacturing provides a long list of example uses they did not need to be repeated in this section thus printing and machine shop was removed as a separate use and were incorporated into this section.

Lumber Yard—added language that would allow for the occasional cutting and finishing work that would allow for some customer service activities on the site.

Wholesale Business—added language to allow for some retail sales. This is common practice for some wholesalers and is being conducted by local businesses such as ABC Supply. North Shore Marina is also considering retail sales on their site.

Public Utilities-- was removed as it provides the similar uses as defined by essential services.

Contractor Shops-- is suggested to match the definition and office was removed. We removed the word office in the title as the Ordinance already allows up to 40% of space for office use so a contractor shop is already allowed office space by the ordinance and did not want this to imply that office only business are allowed in the industrial districts.

Office only businesses should be directed to the MU districts or the office park district. I understand that there are existing businesses that may be office only such as Wenck and the businesses within the 5350 building on Pioneer Creek, (Axiom, Apeiron Stone, and The Tierra Group). Further investigation is needed for the 5350 businesses to see if they can fit under the 40% office space standard or if they are all office uses. If they are predominantly office, we may want to consider rezoning that parcel as Office Park. The City has recently adopted an Office Park district for the area along Budd Street. The purpose of the Office Park is to provide a transition between industrial uses and residential uses with low profile attractive office/warehouse buildings. The 5350 Office/Warehouse building may be a good candidate for an Office Park designation.

The city is supportive of the Wenck business within the industrial park. Although it is an all office business it fits well within the industrial area due to the size of building area and size of the parcel. To address the Wenck site we are suggesting that an **Office Campus use** be allowed in the industrial district. An office campus would require a 10-acre parcel plus separate access from a major road to separate office staff traffic from the heavier truck traffic commonly found in industrial parks.

Without recognizing these potential conflicts of existing businesses and the updates to the industrial district we may be creating issues with several of our existing businesses becoming legal non-conforming.

Permitted Accessory Use

Outdoor Storage—moved outdoor storage from a CUP to an accessory use since most of our existing businesses have outdoor storage. Again, we recommend avoiding the creation of non-

conforming uses for our current businesses. As a non-conforming use, if any of the businesses would want to expand or change their operation they would need to submit for a CUP for their existing outdoor storage before they can make other improvements. We see this as creating a lot of CUP applications for a use that is already allowed. The current code under Section 153.06 already establishes the standards for outdoor storage.

In addition we added language that would allow for the use of a vegetative or engineered gravel surface when deemed appropriate to reduce the amount of hard cover. When adequate drainage and water quality can be controlled on a vegetative or gravel surface it may be best used in some instances. This would be in line with the Planning Commission desires to create a Low Impact District (LID) ordinance.

We revised the standards for Outdoor Storage to eliminate the restriction that the parcel cannot abut residential or business sites to the storage area cannot abut residential sites. In review of the industrial parcels, almost all of the parcels abut residential or business properties. In review of past city practices and ordinances, it has been acceptable to have outdoor storage adjacent other businesses. We feel that outdoor storage should not occur next to residences and this is reflective to the ABC site where their storage was acceptable only because the residential sites adjacent the storage area were rezoned to Office Park.

Conditional Uses

Mini Storage—removed the restriction on green space as this is covered in an other area of the ordinance and did not see a purpose to single out this one industry.

Removed the requirement for 150 feet length. The existing mini storage buildings appear to be longer than this already and since the use requires a CUP the size and location of the buildings can be addressed through the approval process. If left as a standard an applicant would require a variance to go over 150 feet and provide reasons why they need to be larger.

We questioned why buildings would require fire suppression if they already have to be within 200 feet of a hydrant. Again, this type of concern can be resolved during the CUP process without establishing an un-needed standard that may require variances. Dave Eisinger may be able to address this question.

Open Sales Lot—revised language regarding screening from right-of-way as this is the purpose for sales lots, also added language regarding vegetative surfaces and that the sales lot cannot be abutting residential property, not the parcel itself. We removed language on ratio of lot and times of operation as they can be determined through the CUP process.

Antenna Towers—removed conditions pertaining to amateur radios as this tends to refer to residential situations not industrial plus removed the language in condition “l” as it is repetitive to the language in condition “b.”

Automotive Sales—moved this from the I-2 District to the I-1 district as automotive sales are very similar to Open Sales. However, due to the nature of automotive sales, it is best to separate this use from open sales so to include added conditions on setbacks and building size.

Animal Kennels—added animal kennel and boarding since they are already an allowed use and are not identified anywhere else in the code. The city allows 24 hour dog boarding in the MU

district but does not provide for kenneling. The City ordinance also refers to dog kennels in the General Section of the city code under animals, thus it is appropriate to identify where kennels can occur. We recommend having them in the industrial districts rather than other them in the MU districts where they may create a nuisance.

Interim Uses

Farmers Market and Firework Stands—were removed per discussion at last Planning Commission.

I - 2 District

Permitted Uses

Heavy Manufacturing—added this to the permitted use as it provides a good description of uses within its definition. Incorporated concrete plants and trucking terminals into same category as they are similar uses as described in heavy manufacturing.

Refuse/Garbage Collection—edited language in condition “c” regarding screening and removed condition “f” per the Planning Commission discussion. However, due to the potential impacts of a refuse/garbage collection business, this may be a use that is better suited under a CUP. As a CUP the city can obtain an operations plan and establish drive routes and hours of operations.

Permitted Accessory Uses

Accessory Buildings and Structures—enlarging the building size to 60%. The I-2 allows all provision from the I-1 district, which allows accessory structured no more than 30% of the building size. In the I-2 where you have heavy manufacturing operations it is common to have larger accessory structures. Although we can keep it at 30% since we only have two I-2 parcels which limits the fear of variances or non-conforming uses. We may need to look further into what is currently being used on these sites to ensure we are not creating a non-conformity with the ordinance.

Related Code Amendments

After review of the Industrial District Update we noticed that an amendment to Section 153.063, General Fencing, Screening, Landscaping and Storage (D) Screening to add heavy industrial to the paragraph as shown below.

(D) *Screening*. In all light industrial **and heavy industrial** districts all materials, supplies, merchandise, or other similar materials not on display for direct sale, rental or lease

Sincerely,

Tom Goodrum, City Planner (MFRA)

Definitions: To be incorporated into the existing definition section, 153.007

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|---|
| <p>ACCESSORY: A use, activity, structure, or part of a structure that is subordinate and incidental to the main activity or structure on the site.</p> |
| <p>ANTENNA/COMMUNICATION TOWER: Any system of wires, poles, rods, reflecting discs, access points, and similar devices used for the transmission, reception, of both of electromagnetic waves, and shall include, but not be limited to antennas used by cellular utilities.</p> |
| <p>AUTOMOBILE SALES: An establishment engaged in the retail sales and services of new and used automobiles, trucks, trailers, motorcycles, mopeds, and recreation vehicles and supplies. May include farm or industrial equipment, machinery, and supplies.</p> |
| <p>CONDITIONAL USE PERMIT: A permit issued by City Council in accordance with the procedures specified within this Ordinance as a device to enable the City Council to assign conditions to a proposed use or development after consideration of the adjacent land uses and the special characteristics which the proposed use presents. This will replace the existing definition</p> |
| <p>CONTRACTOR: A person or company that undertakes a contract to provide materials or labor to perform a service or do a job.</p> |
| <p>EXCAVATION OR MINING: The removal of the natural surface of the earth, whether sod, dirt, soil, sand, gravel, stone or other matter or the use of an area for stockpiling, storage and processing of sand, gravel, black dirt, clay and other minerals resulting in a substantial alteration as defined in Section 150.60,Excavation Permits.</p> |
| <p>INTERIM USE: A temporary use of property until a particular date, until the occurrence of a particular event, or until zoning regulations no longer allow said use. per section 153.170 of the zoning code</p> |
| <p>MACHINE SHOPS: An establishment in which metal and other substances are cut, shaped, etc., by machine tools. OR A workshop in which machine tools are operated.</p> |
| <p>MANUFACTURING – LIGHT: The mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products for sale to the wholesale or retail markets or directly to consumers. Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor, or vibration as to create a nuisance to surrounding land uses, unless controlled by special equipment sufficient to ameliorate the impacts. Examples include, but are not limited to: production or repair of small machines or electronic parts and equipment; woodworking and cabinet building; testing facilities and laboratories; apparel production; sign making; assembly of pre-fabricated parts, manufacture of electric, electronic, or optical instruments or devices; manufacture and assembly of surgical instruments; processing, and packing of food products or cosmetics; and manufacturing of components, jewelry, clothing, trimming decorations and any similar item. Light manufacturing does not include the an individual's production of hand-crafted or custom made items.</p> |

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| <p>MANUFACTURING – HEAVY: The manufacturing of products from raw or unprocessed materials, where the finished product may be combustible or explosive. This category shall also include any establishment or facility using large unscreened outdoor structures such as conveyor belt systems, cooling towers, cranes, storage silos, or similar equipment that cannot be integrated into the building design, or engaging in large-scale outdoor storage. Any industrial use that generates noise, odor, vibration, illumination, or particulate that may be offensive or obnoxious to adjacent land uses, or requires a significant amount of on-site hazardous chemical storage shall be classified under this land use. This use shall include any packaging of the product being manufactured on-site. Examples include but are not limited to the production of the following: large-scale food and beverage operations; lumber milling and planing facilities; aggregate, concrete and asphalt plants; foundries, forge shops, open air welding, and other intensive metal fabrication facilities; chemical blending, mixing, or production, and plastic processing and production.</p> |
| <p>MINI (SELF) STORAGE: An enclosed storage facility containing independent, fully enclosed bays that are leased to individuals exclusively for the storage of household goods and personal belongings.</p> |
| <p>OFFICE: Professional and business office, nonretail activity. Used for conducting the affairs of a business profession, service, industry or government.</p> |
| <p>OPEN SALES LOT: Any open land used or occupied for the purpose of display of merchandise for sale and/or rent.</p> |
| <p>OUTDOOR STORAGE/STORAGE YARDS: An outside area where equipment, vehicles, trailers, or material relating to the principal use of the parcel of land is stored. This includes semi-trucks and trailers. The stored items are not for sale or display but are used in the everyday operation of the principal use.</p> |
| <p>PRINCIPAL USE: The primary or predominant use of any lot and/or building.</p> |
| <p>PUBLIC UTILITY: Persons, corporations or governments supplying gas, electric, transportation, water, sewer or land line telephone service to the general public.</p> |
| <p>RECREATIONAL FACILITY – INDOOR: An indoor facility providing accommodations for a variety of individual, organized, or franchised sports, including but not limited to basketball, ice hockey, wrestling, soccer, tennis, volleyball, racquetball, laser tag, paint ball, miniature golf or handball. Such facility may also provide other regular organized or franchised events, health and fitness club facilities, swimming pool, climbing wall, snack bar, restaurant, retail sales of related sports, health or fitness items and other support facility. The said establishment may or may not include membership.</p> |
| <p>RESEARCH LABORATORY: A facility for scientific and/or academic research, investigation, testing or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory.</p> |
| <p>TRUCKING TERMINAL: Land or buildings used primarily as a relay station for the transfer of freight from one vehicle to another or one party to another rather than permanent or long term storage. The terminal facility might include storage of areas for trucks and buildings for truck maintenance and repair.</p> |

WAREHOUSE AND DISTRIBUTION FACILITIES: A building or portion of a building used primarily for the long- or short-term storage of goods and materials awaiting transportation or distribution, and not generally accessible to the general public. Incidental storage, repair, and maintenance of trucks associated with the distribution of goods from the warehouse are allowed.

WAREHOUSING: The storage of materials or equipment within an enclosed building as a principal use.

WHOLESALE STORES OR DISTIBUTORS: Establishments or places of business primarily engaged in selling large volume or bulk merchandise to retailers.

“I-1” Light Industrial District.

Intent. The purpose of the I-1, Light Industrial District is to provide for less intensive types of industrial uses which, because of their proximity to residential areas or other sensitive uses, are less likely to impose objectionable influences, such as noise, vibrations, dust, heat, smoke, odor, etc.

Permitted Uses: The following uses are permitted in the I-1 General Industrial District:

1. **Manufacturing—Light**, that includes but not limited to the fabrication or assembly of small products ~~including but not limited to~~ **such as** optical, electronic, pharmaceutical, medical supplies, and equipment; machine shops, printing and bottling establishments;
2. Lumber Yards, for the purpose of storing and selling of lumber products plus occasional cutting and finishing services;
3. Wholesale Business, provided that the business does not participate in retail sales except for products made at the facility or that are directly related to the primary use or product of the business;
4. Warehousing and Distribution Facilities;
5. Office Campus minimum of a 10-acre parcel containing an office building(s) that has a separate access to a principal or arterial road;
6. Recreational Facility-Indoor;
7. Research Laboratories;
8. Contractor Shops, for contractors including plumbing, heating, glazing, painting, paper hanging, roofing, ventilating, electrical, carpentry, welding, landscaping, excavating, and general contracting, including contractor storage of equipment and building materials if enclosed within a building; and,
9. Essential Services as defined in §153.007.

Permitted Accessory Uses: The following are permitted accessory uses in the I-1 District:

1. Offices accessory to a principal use, that occupy no more than forty (40) percent of the gross floor area of the principal building.
2. Accessory buildings and structures not exceeding thirty (30) percent of the gross floor area of the principal building. **Accessory buildings shall be constructed with materials and color that is compatible with the principal structure.**
3. Outdoor storage (not open sales lots) provided that:

- a. The storage area is landscaped and screened from view of neighboring uses, residential zoning districts, and public rights-of-way per § 153.063 (C) and (D) of the City Code;
- b. Storage area is fenced in a manner approved by the City;
- c. Storage area shall be paved or surfaced (concrete or blacktop) to control dust and erosion, unless determined by the city that a vegetative or gravel **alternative low impact** surface is more appropriate in order to reduce hard surface but will maintain water runoff and quality;
- d. All lighting shall be in compliance with City's light standards identified in § 150.01;
- e. The storage area does not take up parking space or loading space as required for conformity to this Ordinance and not in front yards;
- f. The storage area shall not abut property zoned for residential use, including land in another city. "Abutting" includes across the street. "Abutting" does not include properties that touch only corner to corner;
- g. The ratio of storage area to building footprint shall not exceed 3:1; and
- h. Storage shall not include material considered hazardous under Federal or State Environmental Law.

Conditional Uses: The following uses shall require a conditional use permit based on the procedures set forth in § 153.140:

1. Mini self-storage facilities provided that:
 - a. No buildings shall be located closer than twenty-five (25) feet to each other to allow for parking, loading, driveway, and fire lanes;
 - b. There is no "on-premises" caretaker dwelling unit provided on the site.
 - c. Adequate space is provided for snow storage;
 - ~~d. All structures are to be within two hundred (200) feet of a fire hydrant, or have an alternative means of fire protection as approved by the Fire Department;~~
 - ~~e. All storage buildings shall be equipped with an approved fire suppression system which will be subject to reviews and approval of the City Building Official and the Fire Department;~~

- f. All driveways and parking areas shall be hard (blacktop or concrete) surfaces and adequate turning radius for fire truck maneuverability is to be maintained throughout the site;
 - g. Any structures having exposure to an adjacent residential use or public right-of-way, park, or similar public use areas shall be of brick, natural stone, wood, stucco facing material or material(s) approved by the City that are deemed to be in character with surrounding uses; and
 - h. No retailing, wholesaling, manufacturing, repair, or other such activity other than storage is to occur within the self storage, mini warehousing facility.
2. Automobile and truck repair – provided that:
- a. Unlicensed or inoperable vehicles shall be stored inside or within an approved area that is adequately screened;
 - b. No sales or display of vehicles, unless under a separate conditional use permit;
 - c. Repair, assembly or disassembly of vehicles must be done indoors, except minor servicing; and
 - d. Parking and buildings must be setback 50 feet from any residential districts as noted in the Comprehensive Plan unless an adequate screening of views; noise and light plan is approved by the city.
3. Open Sales Lot
- a. The sales lot is landscaped and screened from neighboring residential uses and shall not abut a residential zoning district, including neighboring cities. “Abutting” does not include properties that touch only corner to corner;
 - b. Sales area is paved or surfaced (concrete or blacktop) to control dust and erosion, unless determined by the city that a vegetative or ~~gravel~~ **alternative low impact surface** is more appropriate if the sale area will be used temporarily throughout the year or in order to reduce hard surface but maintain water runoff and quality;
 - c. All lighting shall be in compliance with City’s light standards identified in § 150.01;
 - d. The sales area does not take up parking space or loading space as required for conformity to this Ordinance; and
 - e. The sales area shall be limited to the size, location and times of operation as determined through the conditional use permit;

- f. Outdoor storage shall not include material considered hazardous under Federal or State Environmental Law.

4. Automotive Sales (ord. 157, passed 10-11-1994) provided that:

- a. Parking area and building has a setback of 40 feet and adequately screened/buffered from adjacent residential land shown in the Comprehensive Plan;
- b. The minimum building size for any vehicle sales shall comply with the standards in Table 5-3.

| TABLE 5-3: MINIMUM BUILDING SIZE FOR VEHICLE SALES/RENTAL USES | | |
|---|-------------------------------|--------------------------------|
| Parcel Size | Lot Coverage Percent * | Minimum Building Size * |
| < 2 acres | 5% | 2,500 square feet |
| 2 acres ≥ 4 acres | 10% | 10,000 square feet |
| > 4 acres | 15% | 40,000 square feet |
| * Whichever requires the larger building | | |

- c. All lighting shall be in compliance with § 150.01;
- d. The outside sales and display area shall be hard surfaced;
- e. The outside sales and display area does not utilize parking spaces which are required for conformance with this ordinance;
- f. Vehicular access points shall create a minimum of conflict with through traffic movement and shall be subject to the approval of the City; and
- g. There is a minimum lot area of twenty-two thousand five hundred (22,500) square feet and minimum lot dimensions of one hundred fifty (150) feet by one hundred thirty (130) feet.

5. Antenna towers provided that:

- a. All antennas and towers shall be in compliance with all State Building and Electrical Code requirements and as applicable shall require related permits. Applications to erect new antennas and/or towers shall be accompanied by any required federal, state, or local agency licenses;
- b. Structural design, mounting and installation of the antenna shall be in compliance with manufacturer's specifications and as may be necessary, as determined by the City Engineer, shall be verified and approved by a professional engineer;

- c. When applicable, written authorization for antenna and/or tower erection shall be provided by the property owner;
 - d. No advertising message shall be affixed to the antenna and/or tower structure;
 - e. Antennas and/or towers shall not be artificially illuminated unless required by law or by a governmental agency to protect the public's health and safety;
 - f. If a new tower of seventy-five (75) feet or greater in height is to be constructed, it shall be designed structurally, electrically, and in all respects, to accommodate both the applicant's antennas and antennas for at least one (1) additional use, including but not limited to other personal wireless service communication companies, local police, fire and ambulance companies. Towers shall be designed to allow for future rearrangement of antennas upon the tower and to accept antennas mounted at varying heights;
 - g. Towers shall be painted a non-contrasting color consistent with the surrounding area such as blue, gray, brown, or silver or have a galvanized finish to reduce visual impact, unless otherwise required by a governmental agency;
 - h. All antennas and towers shall be reasonably posted and secured to protect against trespass, including appropriate measures to prevent unauthorized persons from climbing any tower;
 - i. Towers shall comply with all applicable Federal Aviation Administration (FAA) regulations;
 - j. All towers, antenna support structures, and related equipment or structures shall be kept and maintained in good condition, order, and repair so as not to menace or endanger the life or property of any person;
 - k. The City shall have authority to enter onto the property upon which a tower is located to inspect the tower for the purpose of determining whether it complies with the State Building Code and all other construction standards provided by the City's Code, federal and state law. The City reserves the right to conduct such inspections at any time, upon reasonable notice to the owner. All expenses related to such inspecting by the City shall be borne by the owner.
6. Animal Kennels and Boarding
- a. All animals must be kept inside except when accompanied by an employee within a fenced outdoor walking area.
 - b. A waste management plan acceptable to the City.

Lot Requirements and Setbacks: The following minimum requirements shall be observed in an I-1 District subject to additional requirements, exceptions and modifications set forth in this Ordinance:

1. Lot Area: As necessary to meet all setbacks, parking, and yard requirements.
2. Lot Width: None.
3. Yard and setback requirements:
 - a. Front yard – 35 feet minimum;
 - b. Side yard – 20 feet minimum;
 - c. Rear yard – 20 feet minimum; and
 - d. Where a property abuts a railroad easement or right-of-way, no side or rear yard shall be required ~~when a railroad loading facility is to be installed. (Prior Code, § 16.11) Penalty, see § 10.99.~~

Interim Uses: The following interim uses are allowed in the I-1 District:

1. Excavation site.

“I-2” General Industrial District.

Intent: The purpose of the I-2, General Industrial District is to provide for the establishment of heavy industry and manufacturing development and use which because of the nature of the product or character of the activity, requires isolation from residential, commercial and mixed-use districts.

Permitted Uses: The following uses are permitted in the I-2 General Industrial District:

1. All permitted uses allowed in the “I-1” Light Industrial District;
2. Heavy Manufacturing, including but not limited to; concrete product plants, building materials production and similar uses provided that:
 - a. All applicable Minnesota Pollution Control Agency requirements are satisfactorily met;
 - b. Storage areas are landscaped, fenced and screened from view of neighboring uses, abutting residential zoning districts and public rights-of-way in compliance with § 153.063 (C) (D);
 - c. Vehicular access points shall create a minimum of conflict with through traffic movement and shall be subject to approval of the City Engineer; and
 - d. Provisions acceptable to the City shall be made to control and minimize noise, air and water pollution.
3. Refuse/garbage collection provided that:
 - a. No refuse or garbage shall be stored or in any way disposed of on the site;
 - b. Vehicle parking and storage areas are screened from view of neighboring uses, abutting residential zoning districts and public rights-of-way in compliance with § 153.063 (C) (D);
 - c. Vehicle parking/storage areas shall be hard surfaced with a bituminous material with curb and gutter to control dust;
 - d. The site shall be maintained free of litter and any other undesirable materials and will be cleaned of loose debris on a daily basis;
 - e. All in bound and out bound trucks and equipment, excluding employees personal vehicles, shall be restricted to designated routes established by the City, except for times when providing collection service to customers within the City limits;

- f. Provisions acceptable to the City shall be made to control and minimize noise, air and water pollution; and
4. Trucking terminals provided that:
- a. Vehicular access points shall be located along arterial streets and shall be limited and designed and constructed to create a minimum of conflict with through traffic movement;
 - b. A drainage system subject to the approval of the City Engineer shall be installed;
 - c. Storage areas are landscaped, fenced and screened from view of neighboring uses, abutting residential zoning districts and public rights-of-way in compliance with § 153.063 (C) (D);
 - d. Provisions are made to control and minimize noise, air and water pollution; and

Permitted Accessory Uses:

- 1. All permitted accessory uses allowed in the “I-1” Light Industrial District.
- 2. Accessory buildings and structures not exceeding sixty (60) percent of the gross floor area of the principal building.

Conditional Uses: The following uses shall require a conditional use permit based on the procedures and conditions set forth in § 153.140:

- 1. All conditional uses allowed in the “I-1” Light Industrial District.

Lot Requirements and Setbacks

- 1. Lot Area: As necessary to meet all setbacks, parking, and yard requirements.
- 2. Lot Width: None
- 3. Yard and setback requirements:
 - a. Front yard – 35 feet minimum;
 - b. Side yard – 20 feet minimum;
 - c. Rear yard – 20 feet minimum; and
 - d. Where a property abuts a railroad easement or right-of-way, no side or rear yard shall be required when a railroad loading facility is to be installed. (Prior Code, § 16.11) Penalty, see § 10.99

Interim Uses:

1. All interim uses allowed in the “I-1” Light Industrial District.



Agenda Information Memorandum
April 4, 2013 Maple Plain Planning Commission

V. 2013 WORK PLAN DISCUSSION

ACTION TO BE CONSIDERED

To discuss the 2013 Planning Commission work plan.

FACTS

- The Planning Commission previously identified ordinances to review and/or update; the remaining items are:
 - Commercial/retail parking requirements (3 stalls per 1,000 square feet); and,
 - Low Impact Development.
- Commissioners may wish to review other sections of the zoning code to ensure current language is applicable to today's uses/conditions.

ATTACHMENTS

No Attachments.