

**AGENDA
MAPLE PLAIN PLANNING COMMISSION
MEETING
MAPLE PLAIN CITY HALL
OCTOBER 1, 2015
7:00 PM**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE AGENDA

4. CONSENT AGENDA

- a. Minutes from July 1, 2015 meeting

5. NEW BUSINESS

- a. PUBLIC HEARING: Conditional Use Permit Request to Allow Heavy Manufacturing on the Property Located at 5305 Pioneer Creek Drive

6. OLD BUSINESS

- a. PUBLIC HEARING: Conditional Use Permit Amendment Request for Collision Corner Located at 5060 US Highway 12

7. COMMISSION REPORT AND OTHER BUSINESS

8. VISITORS TO BE HEARD

9. ADJOURN

- b. Next meeting: Thursday, November^{3rd}, at 7 p.m.*

City of Maple Plain Planning Commission
Meeting Minutes
July 1, 2015
7 p.m.

1. CALL TO ORDER

Chair Bliss called the meeting to order at 7:00 p.m.

Present: Chair Michele Bliss and Commissioners John Fay and Stephen Shurson. Also in attendance were City Planner, Mark Kaltsas and City Administrator, Tessia Melvin.

Absent were: Commissioners Barb Rose and Mardelle DeCamp and Councilmember Mike DeLuca.

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE AGENDA

Commissioner Fay moved to adopt the agenda with one change to move the Barber Shop-Land Use Application in MU-B District to the beginning of the meeting. Commissioner Shurson seconded. Motion passed 3-0.

4. CONSENT AGENDA

Commissioner Shurson moved to adopt the consent agenda (Minutes from June 4, 2015) with minor changes. Commissioner Fay seconded. Motion passed 3-0.

5. OLD BUSINESS

A. Barber Shop- Land Use Application in MU-B District

Applicant Gary Kangas was present.

Mark Kaltsas, City Planner, provided the Commission with an update. The applicant requested that the City consider granting an Interim Use Permit to allow a barber shop in the MU-B zoning district. Kaltsas reported that the request was presented to the City Council and Planning Commission, and that they asked staff to help the applicant with the process of completing an interim use permit.

Kaltsas stated that the permit may only be granted if the City Council finds the following to be true:

1. The use is allowed as an interim use in the respective zoning district and conforms to standard zoning regulations.

2. The use will not adversely impact nearby properties through nuisance, noise, traffic, dust or unsightliness and will not otherwise adversely impact the health, safety, and welfare of the community.
3. The use will not adversely impact the implementation of the comprehensive plan.
4. The date or event that will terminate the use is identified with certainty.
5. The applicant has signed a consent agreement agreeing that the applicant, owner, operator, tenant and/or other user has no entitlement to future re-approval of the interim use permit as well as agreeing that the interim use will not impose additional costs on the public if it is necessary for the public to fully or partially take the property in the future.
6. The user agrees to all conditions that the City Council deems appropriate for permission of the use including the requirement of appropriate financial survey to cover the cost of removing the interim use and any interim structures upon the expiration of the interim use permit.
7. There are no delinquent property taxes, special assessments, interest or city utility fees due to the upon subject parcel.

Russ Jerde, owner of a facility that is used by another barber in town, asked the Commission why they would allow another barber in town. He questioned the ability for both to survive. Kangas added that he talked to Lowell and asked the buy the business. Kangas said that Lowell did not want to sell the business and is only open three days a week. In addition, Lowell is not open Friday or Saturday, which are the prime days for haircuts. Kangas added he belongs to a parish of 800 people and he expects to grow his business.

Chair Blissed reminded the applicant of the desire to have the applicant move to the downtown area, if possible. There was some discussion on what was "viable" for the applicant. Commissioner Shurson asked if there would be a reminder sent to the user before the Interim Use Permit expires. Melvin responded that staff would be in communication with the business owner.

Kaltsas reminded the Commission that the interim use permit goes with the land.

The Commission agreed with the plan, but wanted a fifth item added that read, "The applicant would need to seek a new interim permit, if the current land owner redevelops."

Commissioner Shurson moved to approve the interim use permit, Commissioner Fay seconded. Motion passed 3-0.

6. NEW BUSINESS

a. Collision Corner Conditional Use Permit

Applicants Michelle and Kurt Kroll were in attendance.

Mark Kaltsas, City Planner, stated that Michelle and Kurt Kroll, owners of Collision Corner, were in attendance to ask the Planning Commission to modify the conditions of the existing conditional use permit, which has expired. Kaltsas added that in 2014 staff notified the owners that they there were in violation of their Conditional Use Permit (CUP) and that they had expanded their parking lot without a permit or City approval. Kaltsas added that the property was initially granted a CUP in 1988 and amended the permit in 2001 to include the addition of a spray booth, which has not been completed.

Kaltsas reminded the Commission that the current expired CUP includes the following provisions:

1. A total of 49 parking spaces are currently allowed and shall include the following:
 - a. 31 spaces in the back yard
 - b. 13 parking spaces in the front
 - c. 5 parking spaces for retail sales

In addition, no more than 9 vehicles can be parked outside of the fenced area after hours. Kaltsas added that he drove by the property on June 26, and counted 129 vehicles on the property. Kaltsas stated that the intent is to renew the CUP so that enforcement and compliance can begin.

Kaltsas added that staff is seeking the following:

1. Expansion of the CUP to north properties. Kaltsas added that the City limits expansion of non-conforming uses to a maximum of 10% of the total site area in the mixed zoning district. Based on the expansion provided, the City could consider allowing the expansion of about 3,800 SF, which would be about half of one of the lots that they are requesting. In addition, the City could consider additional methods for allowing the entire expansion, but this would require a text amendment to the ordinance. Commissioner Fay stated that he was not in favor of changing the zoning.
2. Use of the Oak Street Right-of-Way for Private Access Driveway. Kaltsas reported that the applicant is seeking permission from the City to construct a private access drive on the Oak Street Right of Way. Kaltsas commented that

allowing the use of the right of way would potentially provide for better functionality of the existing parking areas.

3. The applicant is proposing to screen the realigned parking areas using an opaque fence. In addition to the fence, staff has recommended that the applicants landscape the exterior of the fence. Finally, the dumpster and tire bin need to be completely screened off.
4. Proposed Building Expansion. Kaltsas reported that the applicant is seeking permission to expand the building to allow for a new spray booth to the west of the building. According to old minutes, the City approved an amendment in 2001 to include the booth. However, staff could not find the site plans from 2001.
5. Automobile Sales on Highway 12. The current CUP allows for the retail sales of up to five cars on the property. However the location of the cars was not specified in the original CUP. The applicant is seeking 10 cars. Kaltsas noted that the applicant has historically used the MNDoT right of way for parking, which is illegal.
6. Parking. Kaltsas reported that the current CUP allows 49 cars and the applicant is asking for 121 cars. However it was noted that on June 26, 2015, there were approximately 129 vehicles on the site.

Kurt Kroll, owner, asked the Planning Commission if he would be able to get the City to license the use of the right-of-way for parking. He would then screen the area and remove a storage building from the property. He believes these steps along with striping the parking lot will alleviate the current issues. Commissioner Fay thanked Kroll for his thinking outside of the box.

There was much discussion on the option put forth by Kroll and the Planning Commission agreed that this could be a potential option.

Melvin stated that the next steps would include taking the current report, with the addition of the Planning Commission's comments and the new proposal to the Council to determine if they would be interested in licensing the right-of-way. If the Council agrees, then it would come back before the Planning Commission.

Planning Commission Comments included:

1. Expansion of CUP to north properties: Commissioners discussed the limitations on being able to expand the Conditional Use Permit due to the non-conforming status of the existing use. Commissioners did not believe that

amending the City's ordinance to allow the expansion of the use would fit into the desired planning goals of the Mixed Use-Gateway district. Commissioners recommended that the City not consider any expansion of the existing use into the properties north of the Oak Street right-of-way.

2. Use of the Oak Street right-of-way for Private Access Driveway.

Commissioners discussed the concept of a license agreement to better understand how the agreement would work. Commissioners were generally supportive of the idea of licensing the use of the right-of-way for an access drive into the existing site. The use of the right-of-way would allow the applicant to have more organized circulation route into and out of the site. There was discussion with the applicant about the use of the right-of-way for additional parking and storage. The Planning Commission noted that the use of the right-of-way should be limited to a driveway and possibly additional on-street parking spaces. Long-term parking or storage would not be permitted in the right-of-way.

3. Screening/Landscaping and Dumpster Enclosure. Commissioners discussed increasing the buffering and screening so the property would be effectively screened from Highway 12 and Boundary Avenue. Commissioners also added that the petitioner should screen the parking areas from residential properties to the north and east. The preferred method of screening provided by the Commission would include a combination of fencing and landscaping.

4. Proposed Building Expansion. Commissioners were relatively supportive of the possible building expansion. Staff noted that City Council approved plans in 2001. Commissioners asked for clarification if the building expansion would limit or reduce parking. Staff suggested that it would potentially impact 4-6 parking spaces.

5. Automobile Sales on Highway 12. Commissioners discussed the possibility of increasing the number of permitted automobiles to be sold on the property. Commissioners asked for clarification on how the proposed sales would be accessed from the site without utilizing the Highway 12 right-of-way. Commissioners asked for additional information relating to fencing and access to the proposed automobile sales area.

6. Parking. Planning Commissioners discussed the overall number of vehicles parked on the site. The Commission recognized that there is a significant deficiency between the number of vehicles currently parked on the site and the number of existing parking spaces. There was additional discussion asking for the differentiation between vehicles that are being worked on or for sale and vehicles that are being stored for parts. The Commission asked for areas to be defined by the applicant.

6. OLD BUSINESS

B. Summary of the Joint Meeting and Planning Commission Priorities

Chair Bliss reported that she and Shurson attended the meeting with Councilmembers, Eisinger, McCoy, DeLuca and Mayor Young. Chair Bliss stated that she was surprised at how the Council has changed. She stated that it was much appreciated.

Bliss summarized the top priorities that the City Council gave for direction to the Planning Commission:

1. Home Occupation Permits
2. Wind and Solar energy
3. Handguns
4. Microbreweries
5. Rental Ordinance
6. Implementation of the walking and biking trail with ongoing projects.

Chair Bliss added that Mayor Young added that the implementation of the walking and biking trail project should begin soon, so projects can be included in the 2016 budget.

There was much discussion on how this would work and both staff and the Commissioners agreed that the Planning Commission would focus their attention at the next meeting on identifying the critical areas to begin with.

7. COMMISSION REPORT AND OTHER BUSINESS

There were no other reports or business items.

8. VISITORS TO BE HEARD

There were no visitors in attendance.

9. ADJOURN

Commissioner Fay moved to adjourn the meeting at 9:50 p.m.;
Commissioner Shurson seconded. Motion passed 3-0.

Prepared by: Tessia Melvin, City Administrator

City of Maple Plain

Request for a Conditional Use Permit to Allow Heavy Manufacturing within the Existing Building Located at 5305 Pioneer Creek Drive

To: Planning Commission
From: Mark Kaltsas, City Planner
Meeting Date: October 1, 2015
Applicant: Store Cliff, LLC for Midland Fiberglass
Owner: Store Cliff, LLC
Location: 5305 Pioneer Creek Drive

Request:

Store Cliff, LLC requests that the City consider the following action for the property located at 5305 Pioneer Creek Trail (PID No 24-118-24-31-0022):

- a. Conditional Use Permit to allow Heavy Manufacturing which would include the assembly of forms and fiberglass components for recreational and amusement park rides.

Property/Site Information:

The property is located east of Budd Street on Pioneer Creek Drive. There are five existing buildings located on the property. The property has the following characteristics:

Property Information: 5305 Pioneer Creek Drive
Zoning: *I-Industrial*
Comprehensive Plan: *Industrial*
Acreage: 2.94 Acres



Applicable Standards:

• **153.031 AI@ INDUSTRIAL ZONING DISTRICT.**

(A) *Intent.* The purpose of the Industrial District is to support the types of industrial uses which, because of their nature of products or character of activities, may require separation and/or isolation from residential, commercial and mixed-use districts or other sensitive areas. Such industrial uses result in the creation of products that impose objectionable influences or create noises, vibrations, dust, heat, smoke, odor, and the like.

(B) *Permitted uses.* The following uses are permitted in the I-1 General Industrial District.

(1) Manufacturing - light, that includes but is not limited to the fabrication or assembly of small products 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;

(D) *Conditional uses.* The following uses shall require a conditional use permit based on the procedures set forth in ' 153.140:

(1) Manufacturing - heavy, 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) and (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.

Manufacturing – Light. *The mechanical transformation of predominately 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. Examples include, but are not limited to: production or repair of small machines or electronic parts and equipment; woodworking and cabinet building; testing 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 device; 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 an individual's production of hand-crafted or custom made items.*

Manufacturing – Heavy. *The manufacturing of products from raw or unprocessed materials. 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 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 production.*

Discussion:

The subject building is one of five buildings located on the subject site. The remaining buildings are utilized for storage rental. The subject building has historically been used for a variety of industrial uses. The current use of the building is by a company which produces and assembles amusement park ride cars and boats (Midland Fiberglass).

In June 2015, the City was notified by adjacent property owners that the user of the building was blowing fiberglass residue out into the parking areas surrounding the building with the doors to the building open. It was further noted that the residue was ending up on nearby residential properties. The City inspected the building and issued a cease and desist order. The City subsequently met with the business owner, building owner and building official to review the use of the building. The City determined that the business owner was fabricating the fiberglass molds and producing the rides wholly within this facility. The owner noted that this was not always the case and that he had just recently started making the fiberglass molds at this location. Moving forward, the owner of the business stated that he only wanted to continue assembling the rides at this location and that he would outsource the fiberglass fabrication.

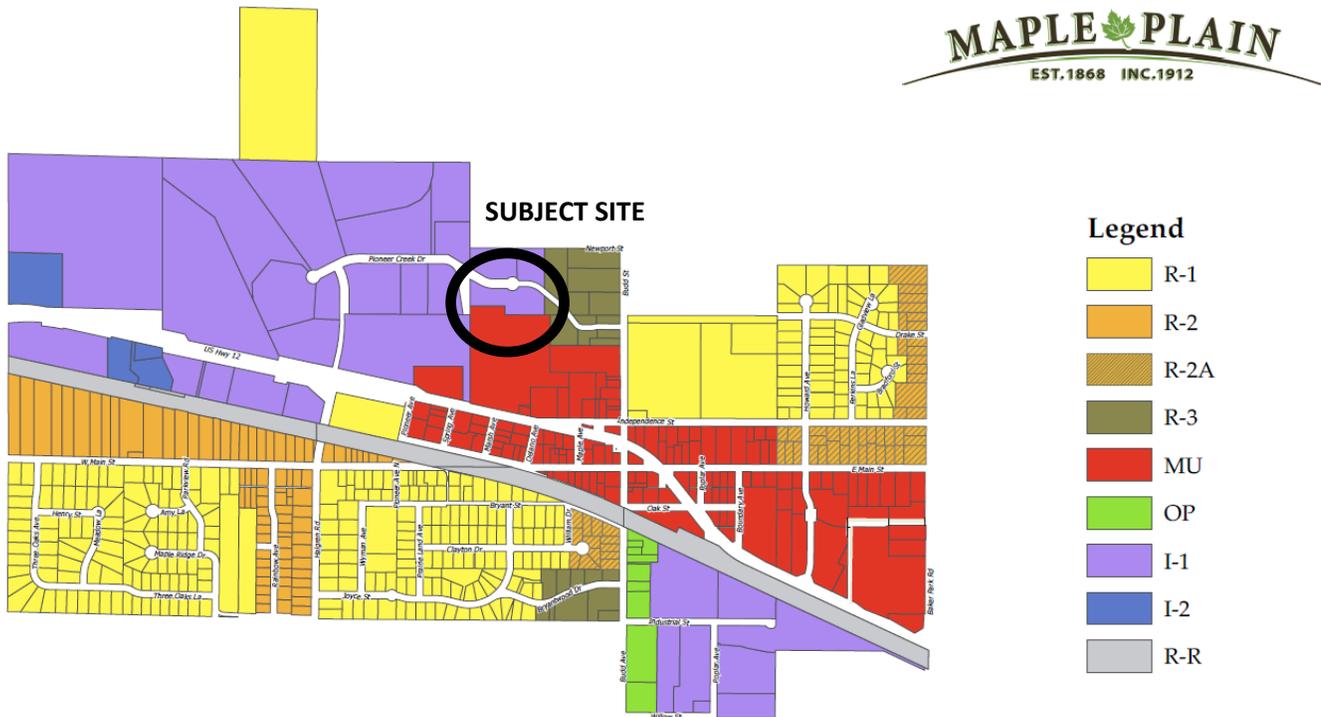
The City determined that the use of the building for the assembly of the rides, which includes sanding, gluing, paint spraying and some touch-up fiberglass work, would be considered heavy manufacturing. Heavy Manufacturing is considered a conditional use in the I-Industrial zoning district. The applicant is requesting that the City consider granting a conditional use permit to allow the heavy manufacturing to occur within the existing building. The applicant is proposing to limit their business to assembly of the amusement park ride cars/boats without the fabrication of the fiberglass molds. The business owner is currently storing materials and completed and incomplete projects outside of the subject building. No outdoor storage is permitted for this building. The business owner is not seeking outdoor storage with the conditional use permit.

The following considerations should be made the Planning Commission when reviewing this request:

1. The subject building is approximately 7,800 SF in size. There are two smaller office spaces located on the north side of the building with open warehouse space comprising the rest.
2. The subject property is directly adjacent to the R-3 Residential zoning district (see map below). Due to this proximity (35 feet between structures), it may be difficult to adequately mitigate any potential noise, smells or other potential impacts.
3. There is currently no screening or buffering between the existing building and the adjacent residential property.
4. The subject site and building is comprised of predominately storage buildings. Storage buildings do not have the intensive use associated with heavy manufacturing and offer a reasonable transition between the residential neighborhood and the Industrial Park.
5. Should the City approve a conditional use permit for this property, it would establish the ability for other heavy manufacturing uses in this building. The administration of heavy manufacturing on this

site and the associated potential nuisance factors (noise, smell, particulate matter) becomes more difficult due to its proximity to adjacent residential properties.

6. The building may need to have improvements made to bring it into compliance with applicable building codes relating to the intended use. The applicant will need to provide additional information relating to the use of the building and then prepare any necessary plans for review by the City.



Recommendation:

Staff is seeking the direction of the Planning Commission relating to the request for a conditional use permit. Should the Planning Commission consider recommending approval, the following conditions should be considered:

1. The proposed conditional use permit meets all applicable conditions, criteria and restrictions stated in the City of Maple Plain Zoning Ordinance.
2. The Conditional Use Permit shall include the following conditions:
 - a. There shall be no outdoor storage permitted on this site.
 - b. The overhead doors shall be closed at all times other than to move equipment, materials or

vehicles into and out of the building.

- c. The applicant shall obtain all applicable building permits relating to the intended use of the building.
 - d. The applicant shall obtain all requisite permits from all applicable regulating agencies. This includes if necessary the MPCA.
 - e. The hours of operation shall be permitted between the hours of 7:00 a.m. and 8 p.m. Monday through Friday and 7:00 a.m. and 6:00 p.m. Saturday and Sunday.
 - f. The existing dumpster should be kept inside the building or the requisite enclosure and screening shall be constructed.
3. The Applicant shall pay for all costs associated with the City's review of the conditional use permit.

Staff is seeking direction from the Planning Commission relating to the information presented. Commissioners can recommend approval of the conditional use permit with conditions, table the request based on the need for additional information or recommend denial of the request to the City Council.

Attachments:

1. Aerial Images

Image of Building Façade



Image of Front Parking Area





CONCEPT SITE PLAN:



LEGEND:

PROPERTY SIZE: 1.25 ACRES (54,450 SF)
 APPROX. BLDG. COVER: 28,619 SF
 APPROX. HARDCOVER: 9,425 SF
 APPROX. IMPERVIOUS: 69%
 PROPOSED LAND USE: BUSINESS / LIGHT COMMERCIAL

PROJECT DATA:



Calyx Design Group, llc
 Landscape Architecture
 Sustainable Design
 Master Planning

1583 Berkeley Avenue
 St. Paul, MN 55105

telephone: 651.334.5498
 internet: www.calyxdesigngroup.com
 e-mail: info@calyxdesigngroup.com

I HEREBY CERTIFY THAT THIS PLAN, REPORT, OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DAILY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF

Chris Barbeau

DATE: 8/25/15 REG. NO. 19482

OWNER

MR. JIM SHEAR

PROJECT

1570 HALGREN ROAD
 MAPLE PLAIN, MN

COMMISSION NUMBER

SHEET TITLE

PROPOSED
 SITE CONCEPT PLAN

DRAWN BY

BH

CHECKED BY

TAB

DOCUMENT DATE

8/25/15

ISSUED FOR

DATE

PLANNING REVIEW

8/25/15

REVISION	DATE	BY

SHEET NUMBER

SC1

City of Maple Plain

Request by Collision Corner for a Conditional Use Permit Amendment to Modify the Previously Approved CUP on the Property at 5060 US Highway 12

To: Planning Commission
From: Mark Kaltsas, City Planner
Meeting Date: October 1, 2015
Applicant: Kurt and Michelle Kroll
Owner: Kurt and Michelle Kroll
Location: 5060 US Highway 12

Update to Plans Following Planning Commission Review:

Planning Commission Members reviewed the revised submittal and found the plans to be incomplete. Commissioners tabled the item to the October Meeting after providing additional feedback and direction to the applicant. The petitioner has revised their site plan to address the comments provided by the Planning Commission and staff. The site plan and supplemental information submitted by the applicant attempts to address all comments made in previous correspondence and during the two Planning Commission and City Council Meetings. The following comments based on the review of the revised plans should be considered by the Planning Commission:

1. The applicant has submitted a revised site plan, a landscape plan, building elevation, fence detail and lighting cut sheets. The City has not received a grading or stormwater plan.
2. As it relates to the revised site plan, the following comments should be considered:
 - a. Parking – the applicant has revised the site plan to incorporate the Oak Street right of way. The applicant is proposing to pave Oak Street to include additional parking spaces. The applicant has identified an approximately 2,200 SF area for the storage of parts and inoperable vehicles. This area would not be striped and is entirely within the proposed fenced area. All other spaces would be striped and are further labeled on the proposed site plan.
 - i. The plans indicate parking as follows:
 1. Oak Street ROW – 43 spaces (17 employee, 26 spaces for mechanical repair drop-off)

2. Boundary Avenue – 18 spaces (customer parking – furthest north space should be counted as it would restrict turning into site)
3. In Front of Building – 5 spaces (customer parking)
4. Behind Building – 36 spaces
5. For Sale Vehicle Parking – 10 spaces

Total Spaces: 112 Spaces

- b. An access route through the site has been identified on the site plan. The access route has been identified on the plan. It is recommended that this route be striped or otherwise designated so that no parking or temporary parking is permitted within the access route. The plans do indicate several no parking signs along TH 12 (within the right of way). In addition, to the proposed no parking signs along Highway 12, no parking and fire lane striping/signage should be designated along the west side of the proposed spray booth.
- c. The Oak Street right of way is shown to have a driveway width of 24 feet. The City requires a minimum of 25 feet in width. The parking spaces shown are 18 feet in length and the minimum required by the City is 20 feet. The plans should be revised to incorporate the minimum parking and drive aisle standards within the Oak Street right of way.
- d. The parking area for “sale vehicles” has been moved back and away from the right of way to allow for access from the proposed gate.
- e. The applicant is proposing to remove the existing shed/small building in the southwest corner of the site. This area is proposed to be utilized for the access drive.
- f. The revised site plan indicates three areas as “landscape areas”. The applicant has prepared a landscape plan which corresponds to the landscape areas shown on the site plan. The landscape plan shows five 6’ height Arborvitaes in the northeast corner of the site, one 6’ height Amur Maple in the northeast corner of the site and seven shrubs in the south of the site. In order to provide a planting area in the northeast corner of the site, the applicant will need to remove existing pavement. Additional landscaping could be added to the area along US Highway 12 to better screen the parking areas. There is an existing clump of deciduous trees located within the Highway 12 right of way that currently provides some screening into the site. The proposed planting in the northeast corner of the site could be enhanced and include evergreen trees to better buffer the site from the highway. In order to accomplish this, the applicant would have to remove some of the existing asphalt. Staff is seeking further direction from the Planning Commission pertaining to the proposed landscaping.

- g. The site plan indicates the location of a perimeter fence. The applicant has provided a picture of the proposed 6' tall board on board fence. As shown on the proposed site plan, the fence will be installed in asphalt as the existing pavement extends into the City's Oak Street right of way. The applicant is proposing to install a chain link style gate along Boundary Avenue. The proposed gate would include "privacy slats". This type of fence is not consistent with the City's Downtown Design Standards.
 - h. The proposed building addition is shown on the site plan. The applicant has provided the City with a building elevation for the proposed addition. The elevation indicates that the building addition would be constructed of the same materials and colors as the existing building. The applicant noted that the building addition would not have any mechanical equipment located on the roof. All mechanical equipment is required to be screened from view.
 - i. The site plan indicates that the dumpster will be located within the proposed fence in the northeast corner of the building.
 - j. The plans propose two lights to be located on the north wall of the building. The applicant provided cut sheets for the proposed lights. Staff is still reviewing the proposed lighting to determine if it meets the City's cut-off standards. A photometric plan indicating the intended coverage of the lights was not submitted. The site plan also indicates the location of an optional light pole. Staff discussed this location with the applicant and noted that this could be a City "standard" downtown street light. Further direction on whether or not to require this pole is requested.
3. The Oak Street right of way licensing agreement has not been drafted by the City. The Planning Commissions can provide further direction to staff relating to the permitted use of the right of way. It was previously noted that the use should be limited to daily parking of employee vehicles, and drop off and pick up parking. Commissioners noted that overnight parking could be permitted for vehicles that needed mechanical repair only.
4. The City provided the applicant with comments pertaining to storm water. No detailed grading or drainage plan was submitted to the City. Any improvement to the City's right of way will require a more detailed engineering submittal along with the requisite storm water calculations and potential treatment and retention. Any approval considered by the City would be subject to the review and approval of all applicable plans.

Staff is seeking the direction of the Planning Commission relating to the request for an amendment to the Conditional Use Permit. Should the Planning Commission consider recommending approval, the following conditions should be considered:

1. The proposed conditional use permit amendment meets all applicable conditions, criteria and restrictions stated in the City of Maple Plain Zoning Ordinance.
2. Approval of the conditional use permit is subject to the applicant providing additional information and receiving City approval for the following items:
 - a. The applicant shall enter into a licensing agreement with the City pertaining to the use of the Oak Street right of way.
 - b. The Applicant shall submit a grading and drainage plan and requisite storm water calculations. Based on the calculations, the applicant shall meet all applicable standards pertaining to storm water, grading and drainage.
 - c. The applicant shall revise the plans to provide a 25' wide drive aisle and 20' long spaces within the Oak Street right of way.
 - d. The applicant shall revise the plans to indicate the location of the no parking signage and fire land striping.
 - e. The Applicant shall address all comments made by the Planning Commission relating to building architecture, color and materials.
 - f. The Applicant shall provide the City with a revised lighting plan that includes the detailed photometric information for the lights proposed.
 - g. The applicant shall address and satisfy all Fire Department comments relating to the building and site.
3. The Conditional Use Permit will be amended to include the following conditions:
 - a. Parking shall be limited to the approved number and type of spaces as identified on the site plan and further defined within the conditions of approval. The total number of vehicles permitted on the site shall be as follows:
 1. In Front of Building – 5 spaces (customer parking)
 2. Behind Building – 36 spaces
 3. For Sale Vehicle Parking – 10 spaces
 - b. The total number of vehicles permitted within the Oak Street right of way shall be as follows:

4. Oak Street ROW – 43 spaces (17 employee, 26 spaces for mechanical repair drop-off)
 - c. The total number of vehicles permitted within the Boundary Street right of way shall be as follows:
 5. Boundary Avenue – 17 spaces (customer parking)
 - d. No vehicles shall be stored, temporarily stored, parked or otherwise located in any location other than those specifically designated on the approved plan.
 - e. No parking of vehicles shall be permitted on Boundary Avenue outside of the areas designated on the approved site plan.
 - f. Parking of vehicles within the Oak Street and Boundary Street right of way shall be limited to employees of the business and customer drop-off and pick-up of vehicles in need of mechanical repair. No vehicle with body damage shall be parked in the rights of way.
 - g. All of the required improvements identified on the approved plans shall be installed and approved prior to the applicant receiving approval of this amendment.
 - h. There shall be no storage of vehicles or parts within the Oak Street and Boundary Street rights of way.
 - i. All requisite fencing shall be maintained by the applicant for the duration of the conditional use permit. Maintenance shall include, but is not limited to keeping the fence true, upright, without missing boards or sections and in all locations indicated on the approved plan.
 - j. All requisite landscaping shall be maintained by the applicant for the duration of the conditional use permit.
 - k. The hours of operation shall be permitted between the hours of 7:00 a.m. and 8 p.m. Monday through Friday and 7:00 a.m. and 6:00 p.m. Saturday and Sunday.
4. The Applicant shall pay for all costs associated with the City's review of the conditional use permit.

Staff is seeking direction from the Planning Commission relating to the information presented with the revised submittal. Commissioners can recommend approval of the conditional use permit with conditions, table the request based on the need for additional information or recommend denial of the request to the City Council.

Planning Commission Discussion From July 3rd Planning Commission Meeting:

Commissioners considered the information presented relating to the requested Conditional Use Permit amendment. Commissioners clarified that they would not be taking an official action on the request, but would provide direction to the applicant and a recommendation to the City Council relating to six specific considerations. Commissioners discussed the proposed amendment to the existing CUP and offer the following recommendations to the City Council for consideration:

1. **Expansion of CUP to north properties:** Commissioners discussed the limitations on being able to expand the Conditional Use Permit due to the non-conforming status of the existing use. Commissioners did not believe that amending the City's ordinance to allow the expansion of the use would fit into the desired planning goals of the Mixed Use – Gateway district. Commissioners recommended that the City not consider allowing any expansion of the existing use into the properties north of the Oak Street right of way.
2. **Use of Oak Street Right of Way for Private Access Driveway:** Commissioners discussed the concept of a license agreement to better understand how the agreement would work. Commissioners were generally supportive of the idea of licensing the use of the right of way for an access drive into the existing site. The use of the right of way would allow the applicant to have a more organized circulation route into and out of the site. There was discussion with the applicant about the use of the right of way for additional parking and or storage. It was noted by the Planning Commission that the use of the right of way should be limited to a driveway and possibly additional on-street parking spaces. Long-term parking or storage would not be permitted in the right of way.
3. **Screening/Landscaping/Dumpster Enclosure:** Commissioners discussed increasing the buffering and screening so that the property was effectively screened from Highway 12 and Boundary Avenues. Commissioners also commented that the petitioner should screen the parking areas from the residential properties to the north and east. The preferred method of screening and buffering would include a combination of fencing and landscaping.
4. **Proposed Building Expansion:** It was noted by the City that there had been a previous approval of a building expansion in 2001. The City does not have a record drawing or image delineating the approved expansion. Commissioners were relatively supportive of the possible building expansion. Commissioners asked if the building expansion would limit or reduce the total number of parking spaces on the property. It was noted that the expansion would potentially impact 4-6 parking spaces.
5. **Automobile Sales on Highway 12:** Commissioners discussed the possibility of increasing the number of permitted automobiles being sold on the property. Commissioners wanted to better understand how the proposed sales area could be accessed from the site without utilizing the Highway 12 right of way. Commissioners asked for additional information relating to fencing and access to the proposed sales area

6. **Parking:** Planning Commissioners discussed the overall number of vehicles parked on this site. Commissioners recognized that there is a significant deficiency between the number of vehicles currently parked on site and the number of existing parking spaces. There was additional discussion relating to the differentiation between vehicles that are being worked on or for sale and vehicles that are being stored for parts. Commissioners noted that there could be outdoor storage permitted for parts and vehicles that are not whole. This area would need to be further defined by the applicant and would possibly accommodate a greater number of vehicles as a result of not needing to meet parking space standards. The applicant did suggest the possibility of removing the small building located on the south side of the parking area along Highway 12. The removal of this building and the utilization of the Oak Street right of way could allow for an acceptable number of vehicles to be kept and/or stored on this site.

Request:

Kurt and Michelle Kroll, (Applicants/Owners) request that the City consider the following action for the property located at 5060 US Highway 12 (PID No's. 25-118-24-12-0049, 25-118-24-12-0044, 25-118-24-12-0045, 25-118-24-12-0046).

- a. Conditional use permit amendment to modify the conditions of the existing conditional use permit.

Property/Site Information:

The property is located just north of Highway 12 at the intersection of Boundary Avenue and US Highway 12. There is an existing building located on the property. The subject property is accessed via Boundary Avenue. The property has the following characteristics:

Property Information: 5060 US Highway 12

Zoning: *MU-G Mixed Use – Gateway*

Comprehensive Plan: *Mixed Use*

Acreage: *0.89 Acres*

5060 US Highway 12 Aerial Photograph



Discussion:

In 2014, the City notified the owners of Collision Corner that they were in violation of their Conditional Use Permit (CUP) and that they had expanded their parking area without a permit or approval from the City/ Watershed. The City has also been working with the applicant for some time to limit the parking of vehicles on Boundary Avenue. The City has received numerous complaints regarding vehicles obstructing the right of way and therefore use of Boundary Avenue.

This property was initially granted a Conditional Use Permit by the City in 1988. The CUP was subsequently amended by the City several times with the most recent amendment occurring in 2001. In December of 2014, the City met with the applicant and discussed the possibility of amending their CUP to be consistent with the current use of the property. The City explained that the current operation was in violation of the conditions of the existing CUP and that revocation of the existing CUP would be the next step of the City. The City offered the owners of the property the possibility of amending their CUP so that the City and applicant could consider a reorganization of their site that would benefit both parties. The City noted that the applicant would likely need to make changes to the site (fencing, layout, landscaping, etc.) in order for the City to consider any expansion (increase in the number of vehicles and area on site permitted

to be used) of the previously approved CUP amendment. The current CUP has the following provisions:

1. 49 total parking spaces
 - a. 31 spaces in the back parking lot
 - b. 13 front parking spaces
 - c. 5 parking spaces for retail sales

2. No more than 9 vehicles can be parked outside of the fenced area after hours

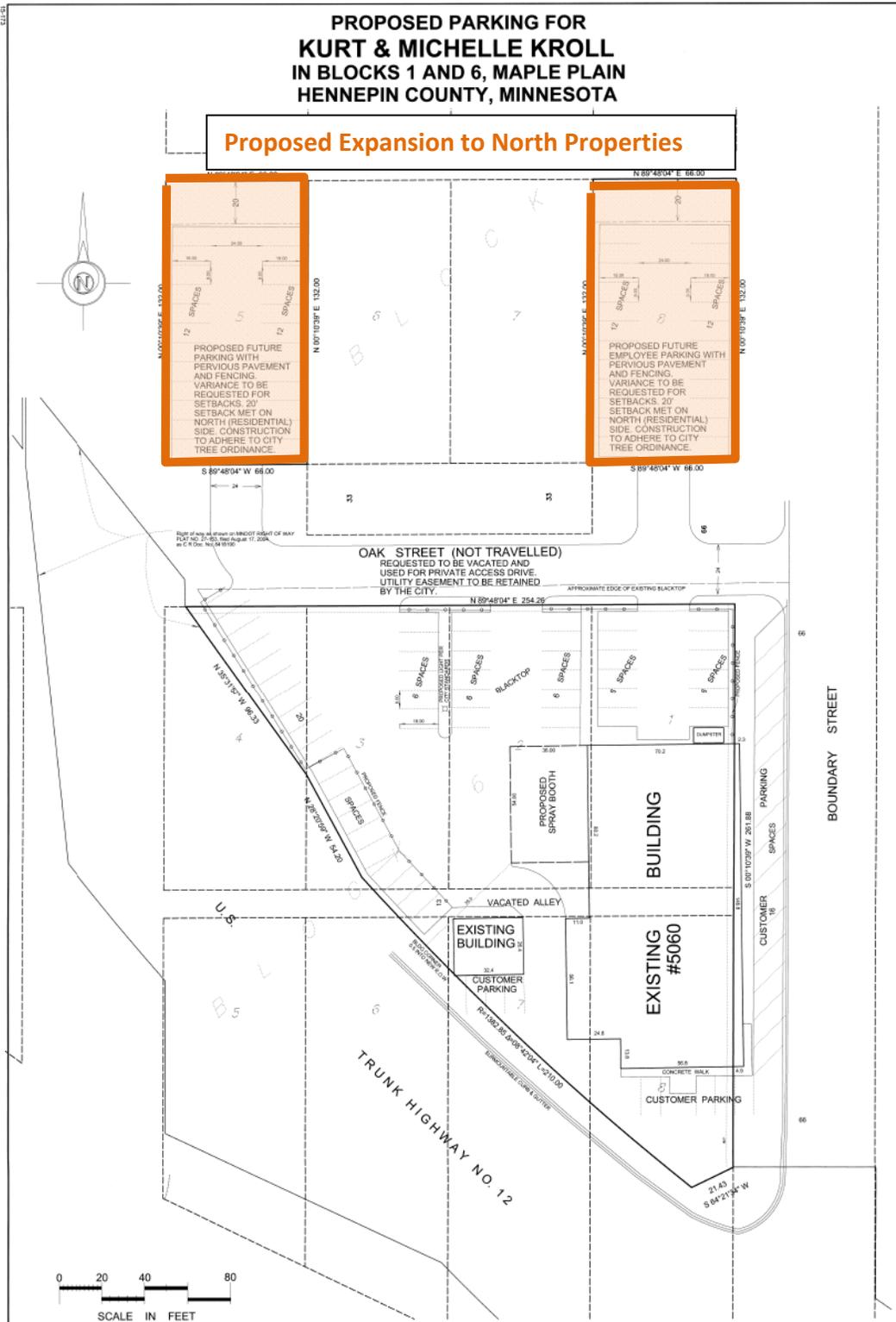
The owner of the property has now applied for an amendment to their conditional use permit. The amendment is requesting the reconfiguration of the site and an expansion of the CUP to allow the use of two (2) adjacent properties to north (owned by the applicant) as well as use of the City's Oak Street right of way for access into the site. The applicant has acquired two properties which are located just north of the existing site and the City's Oak Street right of way (unimproved). Automobile sales, service and repair is not permitted within the MU-G zoning district. The use of the existing property is permitted by conditional use and is considered legal non-conforming

In addition to the expansion of the current use to the two north properties, the applicant is seeking approval of an amended site configuration. Staff has reviewed the proposed site plan and provided comments and feedback to the applicant. Staff is seeking additional direction from the City relating to the various site configuration components:

1. **Expansion of CUP to north properties:**
 - a. The applicant would like the City to consider an expansion of the use to the two additional properties to the north. The City limits expansion of non-conforming uses to a maximum of 10% of the total site area in the mixed use zoning district. Based on the expansion provision, the City could consider allowing the expansion of the existing use by 3,877 SF. Each parcel is approximately .20 acres or 8,712 SF. The total area of either property would exceed the amount of square footage allowed for expansion of a non-conforming use. The City could consider additional methods for allowing the expansion of the use into that property (i.e. amend the ordinance to allow the use in the MU-G district). It should be noted that in order to fit the parking proposed by the applicant, a variance would be required to allow relief from the side and rear setbacks. A tree preservation/removal plan would be required as a part of the City's review for any construction on these properties. Due to the potentially large increase in the number of parking spaces, staff is seeking direction from the City on whether or not it would consider the expansion of the use onto the north properties.

**PROPOSED PARKING FOR
KURT & MICHELLE KROLL
IN BLOCKS 1 AND 6, MAPLE PLAIN
HENNEPIN COUNTY, MINNESOTA**

Proposed Expansion to North Properties



REVISIONS		REVISIONS	DATE	BY
5-7-15	REVISED PARKING PLAN			
5-8-15	REVISED PARKING PLAN			

DESIGNED	DATE	MINN. LICENSE NUMBER
DRAWN		
CHECKED		

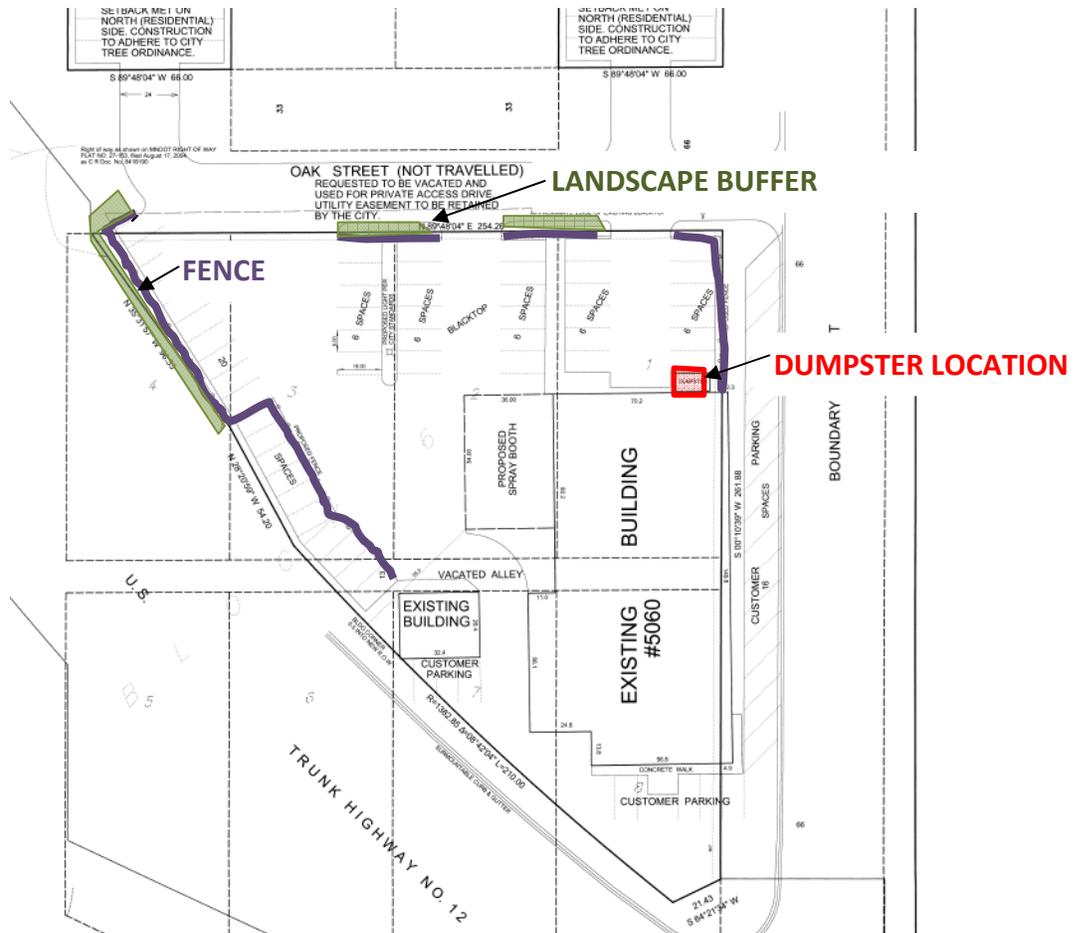
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.	SIGNATURE DATE MINN. LICENSE NUMBER
--	---

GRONBERG & ASSOCIATES, INC. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS 445 N. WILLOW DRIVE LONG LAKE, MN 55356 PHONE: 952-473-4141 FAX: 952-473-4435
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3. Screening/Landscaping/Dumpster Enclosure:

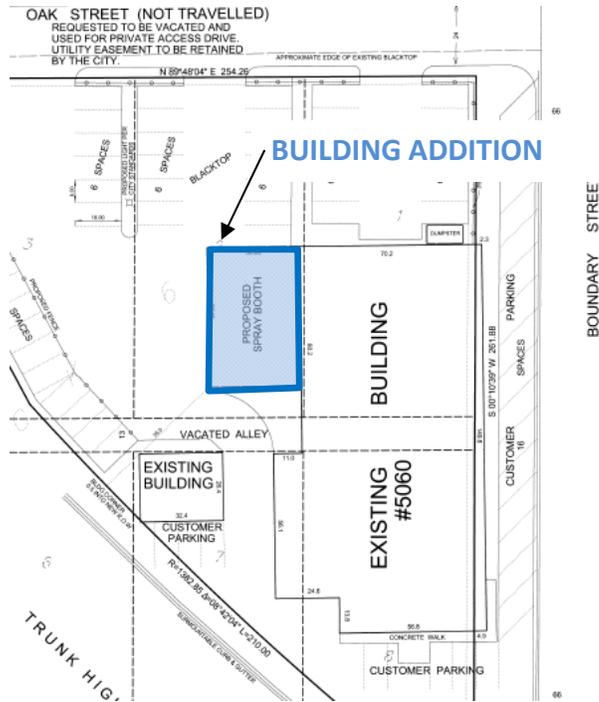
- a. The applicant is proposing to screen the realigned parking areas using an opaque fence. The applicant would need to provide additional details to the City identifying the materials and height of the proposed fence.
- b. In addition to installing a fence, staff has recommended that the exterior area of the fence be landscaped to provide additional buffering and to tie into the “gateway” design standards. Areas of importance would be the Highway 12 and Boundary Avenue frontages (with the exception of the area directly south of the building).
- c. The dumpster and tire bin are currently located at the northeast corner of the building. Staff has recommended that the applicant move the bins so that they would be located inside of the fenced rear yard area and accessed from the parking lot and not Boundary Avenue. The applicant has proposed locating the dumpster inside the proposed fence in the rear yard area.

Staff is seeking direction from the Planning Commission on the location of the fence, fence type and whether or not additional landscaping should be required.



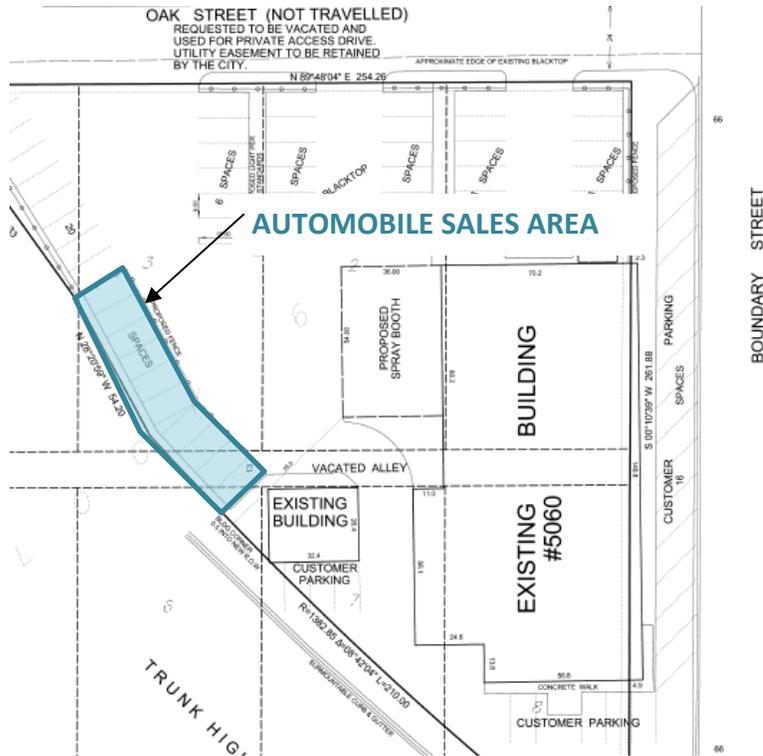
4. Proposed Building Expansion:

- a. The applicant is seeking permission to expand the building to allow a new spray booth on the west side of the building. In 2001, the City approved an amendment to the CUP to allow the expansion of the building for a new spray booth. The City does not have a drawing on record indicating the size or location of the spray booth. The applicant is proposing to locate the spray booth to the west of the existing building. Staff has asked the applicant for additional information pertaining to the proposed building materials and elevations of the building. Staff is seeking direction from the Planning Commission relating to the expansion of the existing building for a new spray booth as shown on the site plan.



5. Automobile Sales on Highway 12:

- a. The current CUP allows for the retail sales of up to five (5) cars on the subject property. The location of the cars for sale was not specified in the CUP. Currently the applicant uses the area west of the main building entrance and along Highway 12 to sell vehicles. The applicant is now seeking permission to sell ten (10) cars along Highway 12 west of the smaller existing building. The proposed fence would be located to allow the cars to be viewed from the highway. Staff has asked the applicant to indicate how the cars would be able to access the area given the proposed fence location. That information has not yet been provided. It was noted that historically, the applicant has used the unpaved right of way on Highway 12 to access this general area and to showcase vehicles for sale. The City does not permit the use of the right of way. Staff is seeking direction from the Planning Commission relating to the proposed expansion of automobile sales on the property.



6. Parking:

- a. The current CUP allows for parking on this site as follows:
 - i. 49 Total Parking Spaces
 - 1. 13 spaces in front of site
 - 2. 31 spaces in rear of site
 - 3. 5 parking spaces for retail sales along Highway 12
- b. The proposed amendment indicates the following parking counts:
 - i. 121 Total Parking Spaces (Including both North Properties)
 - 1. 73 spaces south of Oak Street right of way
 - 2. 48 spaces north of Oak Street right of way
 - 3. 9 spaces in front of existing building
 - 4. 40 spaces in rear of existing building
 - 5. 10 spaces for retail sales along Highway 12
 - 6. 14 spaces located in Boundary Avenue right of way
- c. Staff has visited the site on several occasions to count the number of vehicles parked on the property. On June 26, 2015 it was observed that there were approximately 129 vehicles located on the property (approximate estimate based on not going inside the

building and several vehicles not being considered a whole vehicle). The number of vehicles located on the property was as follows:

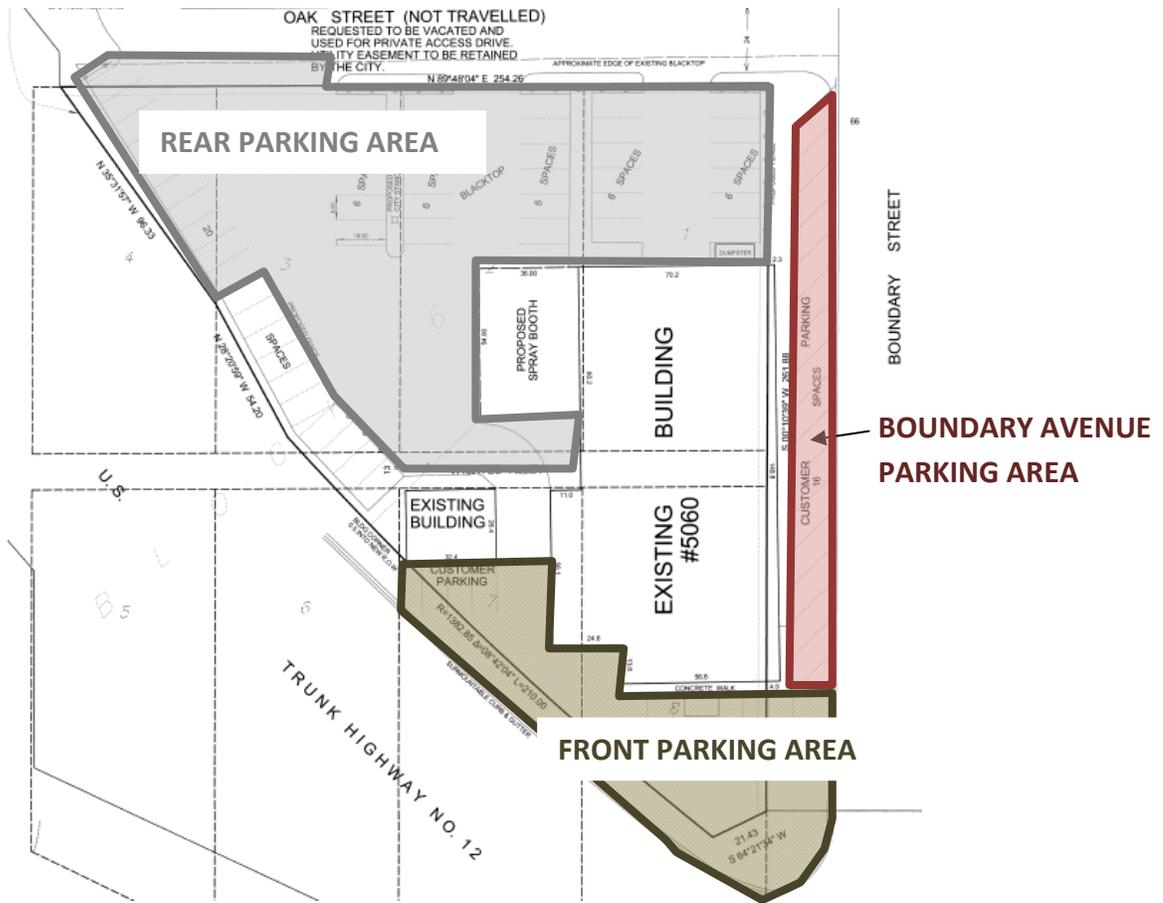
- i. 129 Total Vehicles
 1. 25 vehicles parked in front of building along Highway 12
 2. 9 vehicles parked on Boundary Street
 3. 83 vehicles parked to the rear of building
 4. 12 vehicles parked inside of building

The number of vehicles parked on the site exceeds the number permitted by the existing CUP (49 total vehicles) by 80 vehicles. Based on the number of vehicles parked on the site, the applicant does not have enough room on the current site to accommodate the number of vehicles currently in use for the business. Should the City not want to consider allowing expansion of the site to the north properties, the applicant does not appear to have sufficient space for the current number of vehicles if parked or stored in an organized manner as required by the existing CUP. There were approximately 12 vehicles parked in the state right of way at the time of the site visit. Parking too many vehicles in the front of the building makes it difficult for customers to enter the site and or turn around in the parking lot and for West Hennepin Public Safety to navigate the site. The City could consider limiting the number of parking spaces in the front of the building and prohibiting use of the Highway 12 right of way for parking. In addition, the applicant is proposing to utilize several spaces along Boundary Avenue for customer parking. Use of some of this area for customer parking would help to mitigate the congestion in front of the building.

The rear of the site could be organized in a manner that would allow some outdoor storage of parts and materials in an arrangement that would not require individual parking spaces. Staff has asked the applicant to consider identifying an area in the rear of the site that could be utilized for this purpose. The current plan does not identify this area on the plan. Utilization of an area for outdoor storage could increase the number of vehicles that could be stored on the site as the space could be "stacked". This would potentially increase the total number of vehicles that could be considered to be permitted on the site

West Hennepin Public Safety has asked that the applicant maintain a vehicular access path through the site and also provide for lighting to the rear of the building. The applicant is proposing to install 1 pole mounted light in the rear parking area (shown on site plan). All lighting would be required to be reviewed by the City and meet all applicable standards.

Staff is seeking feedback from the Planning Commission on the proposed parking layout and number of vehicles proposed in each area of the site.



Applicable Standards

CONDITIONAL USE PERMITS

' 153.140 CONDITIONAL USE PERMITS.

(A) *Purpose.* The purpose of a conditional use permit is to authorize and regulate uses which may be beneficial in a specific instance to the general welfare of the community, yet ensure that such uses are not detrimental to surrounding property, and are consistent with the stated purpose of the zoning district in which such uses are located regarding conditions of operation, location, arrangement, and construction.

(B) *Pre-application meeting.* Prior to the submission of a conditional use permit for consideration by the Planning Commission, the applicant shall meet with the City Administrator and Planner as necessary to explain the application and obtain the necessary requirements.

(C) *Staff analysis.* Upon receiving a complete application, as determined by the City Planner, copies of the conditional use permit and all related documents shall be submitted to city staff and other applicable public agencies as needed. The City Planner shall instruct the appropriate staff person to:

- (1) Coordinate an analysis of the application;
- (2) Prepare technical reports; and
- (3) Assist in preparing a recommendation to the Planning Commission and City Council.

(D) *Notice.* Written notice of the application shall be sent by the City Administrator to all adjoining property owners within 350 feet of the boundary of the property in question. The notice shall be mailed not less than 10 days prior to approval of the minor subdivision, and shall contain a description of the application and the legal description of the property. Notice of the hearing, including a description of the request and the legal description of the property, shall be published in the city's official newspaper at least 10 days prior to the hearing. Failure of a property owner to receive mailed notice or defects in the notice shall not invalidate subsequent approval of the conditional use permit.

(E) *Application requirements.* A request for a conditional use permit shall be filed with the City Administrator or Planner on an official application form. The application shall be accompanied by a fee established by resolution by the City Council. The application shall also be accompanied by detailed written and graphic materials, the number and size as prescribed by the City Planner, fully explaining the purpose of the proposal, and including any proposed development. For conditional use permits requiring site improvements of any kind, a full set of plans following ' 153.045 shall be submitted as part of the review process. The applicant shall also submit a set of mailing labels of all property owners located within 350 feet of the site in a format prescribed by the Planner. The application shall be considered as being officially submitted and complete when the applicant has complied with all the specified submittal requirements, as described in this section.

(F) *Conditional use permit criteria.* The Planning Commission shall review the conditional use permit for its conformance with the City Code and shall not recommend approval unless all the following conditions are met:

(1) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted;

(2) That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for predominant uses in the area;

(3) That adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided;

(4) That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use;

(5) That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result;

(6) That proper facilities are provided which would eliminate any traffic congestion or traffic hazard which may result from the proposed use; and

(7) The proposed use is in compliance with this chapter and Comprehensive Plan of the city.

(G) *Planning Commission consideration.* The Planning Commission shall consider the request for a conditional use permit and hold a public hearing. The Planning Commission shall consider possible adverse effects of the proposed conditional use following the review criteria outlined in this section and create findings of fact based on its review of the conditional use.

(H) *City Council consideration.* The City Council shall consider the conditional use and recommendations of the Planning Commission and staff. The Council shall have the option of receiving additional testimony on the matter if they so choose. The Council shall either approve or deny the application, for which approval shall require passage by a 2/3 vote of the full City Council. If the conditional use is denied by the City Council, the reasons for the action shall be recorded in the Council proceedings and transmitted to the applicant.

(I) *Revocation.* The Planning Commission may recommend, and the City Council may direct, the revocation of any conditional use permit for cause upon determination that the authorized conditional use is not in conformance with the conditions of the permit or is in continued violation of City Codes, or other applicable regulations. The City Council or Planning Commission shall initiate an application and

Recommendation:

Prior to seeking a formal recommendation from the Planning Commission, staff would like direction relating to the six points identified in this report. Adding additional parking to the north properties, utilization of Oak Street right of way and reconfiguration of the existing lot all would require additional information and detail to be provided by the applicant. Due to the potential implications of each point noted in the report, staff is seeking Planning Commission direction prior to requesting additional information and or applications (i.e. variance for parking setbacks) from the applicant. Based on the direction provided by the Planning Commission, staff will advise the

applicant of the necessary steps to complete the review of the requested cup amendment.

Attachments:

1. Building Façade Image
2. Site Pictures
3. Site Plan
4. Building Elevations
5. Lighting Information
6. Parking Information

Image of Building Façade



Image of Front Parking Area



Image of Trash Container



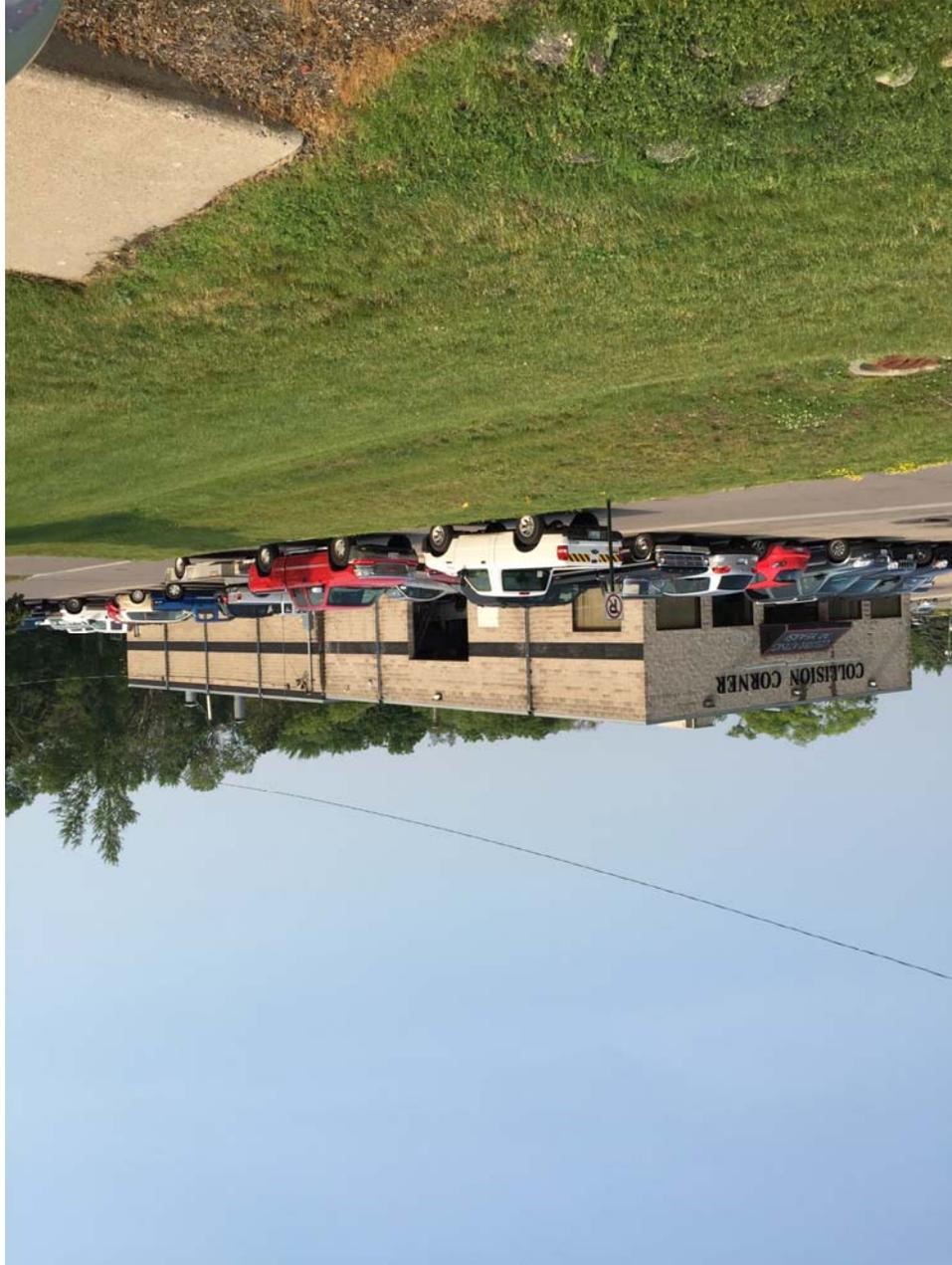
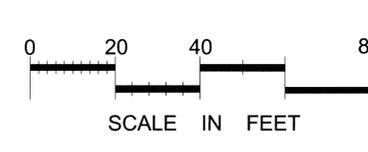
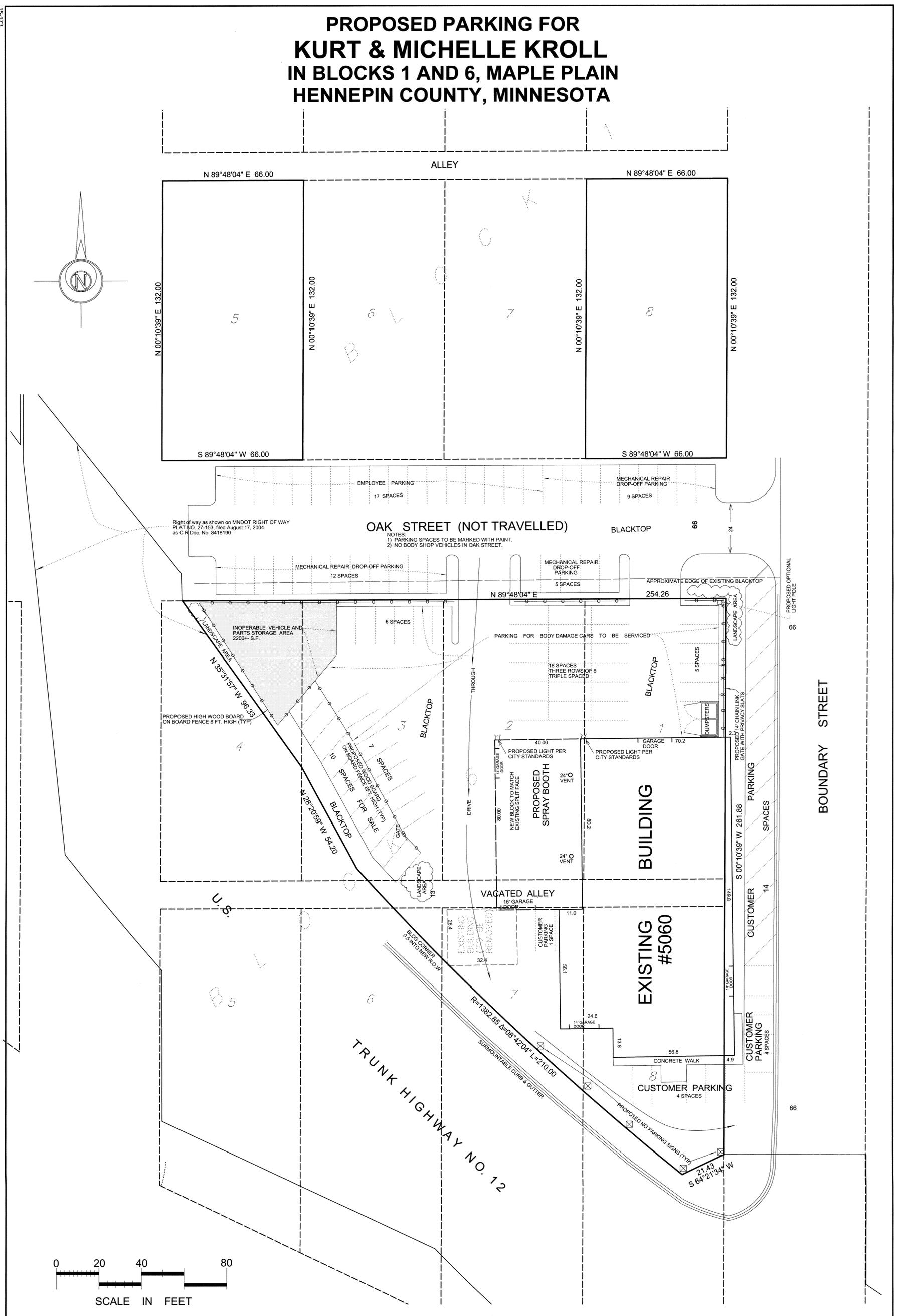


Image of Boundary Avenue

PROPOSED PARKING FOR KURT & MICHELLE KROLL IN BLOCKS 1 AND 6, MAPLE PLAIN HENNEPIN COUNTY, MINNESOTA



REVISIONS		DESIGNED	I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.		DATE	MINN. LICENSE NUMBER
DATE	BY	REMARKS				
5-7-15		REVISED PARKING PLAN				
6-5-15		REVISED PARKING PLAN				
8-26-15		REVISED PARKING PLAN				
9-23-15		REVISED PARKING PLAN				

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota. <i>Mont A. Garbey</i> DATE: 9-23-15 MINN. LICENSE NUMBER: 12755	I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota. <i>Mont A. Garbey</i> DATE: 9-23-15 MINN. LICENSE NUMBER: 12755
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	GRONBERG & ASSOCIATES, INC. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS 445 N. WILLOW DRIVE LONG LAKE, MN 55356 PHONE: 952-473-4141 FAX: 952-473-4435
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COLLISION CORNER PARKING

Customer parking- 23

Employee parking- 17

Mechanical repair parking- 26

Body damage parking- 36

Cars for sale parking- 10

Inoperable storage vehicle and parts- shaded area shown with square footage

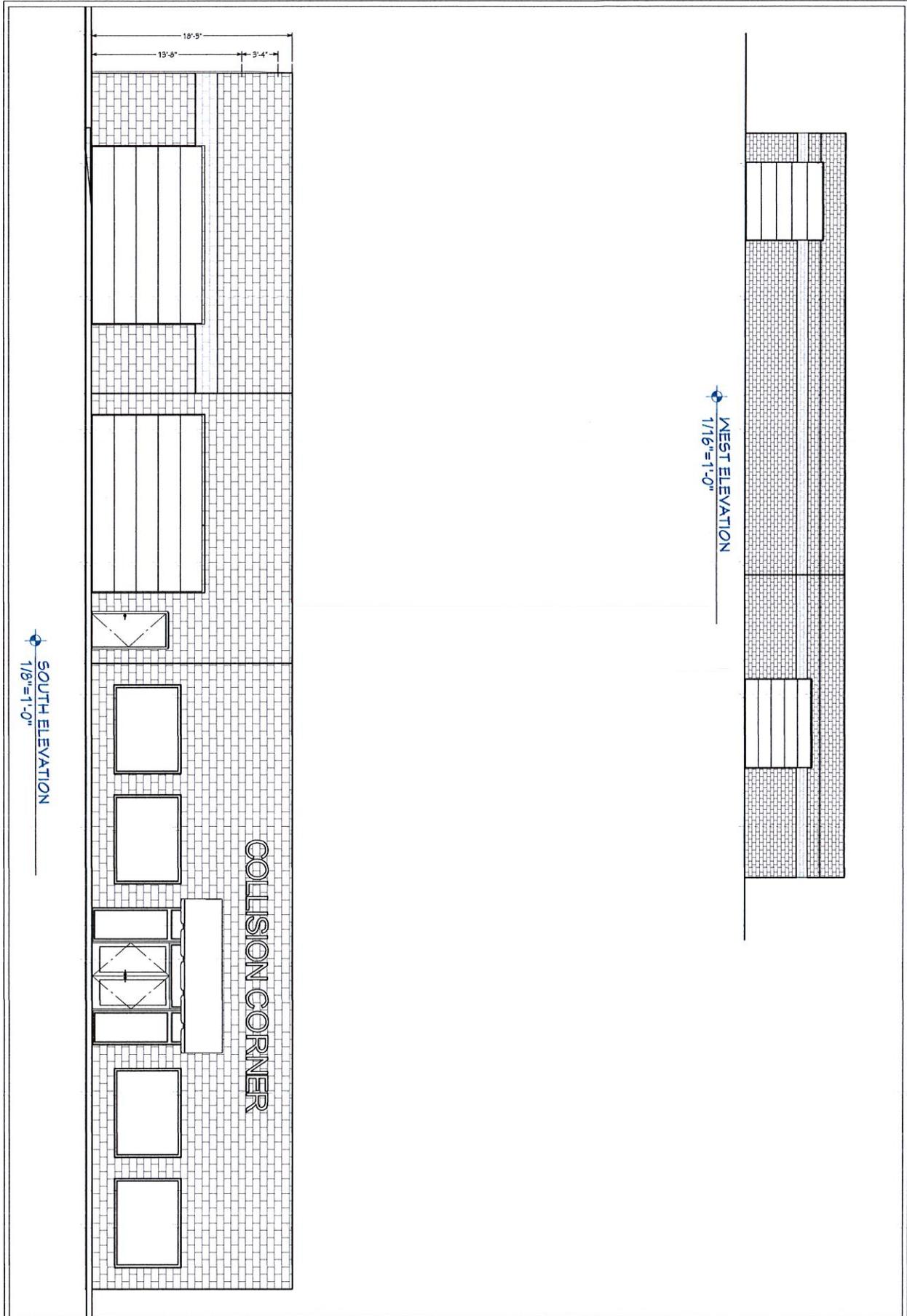
TABLE	TITLE	LAYOUT/FACE TABLE	DESCRIPTION
1	PROJECT INFORMATION		
2	1ST FLOOR PLAN		
3	ELEVATION		
4	SECTION		



COLLISION CORNER
5060 Highway 12
Maple Plain, MN 55354

Project Overview

Maple Plain, MN
5060 Highway 12
Maple Plain, MN 55354



1/8" = 1'-0"
SOUTH ELEVATION

1/16" = 1'-0"
WEST ELEVATION

COLLISION CORNER

REVISIONS PROVIDED BY:
 Michael Pach Design LLC
 Chicago, IL, MN
 www.michaelpachdesign.com
 michael@michaelpachdesign.com
 651-400-1546

ELEVATIONS

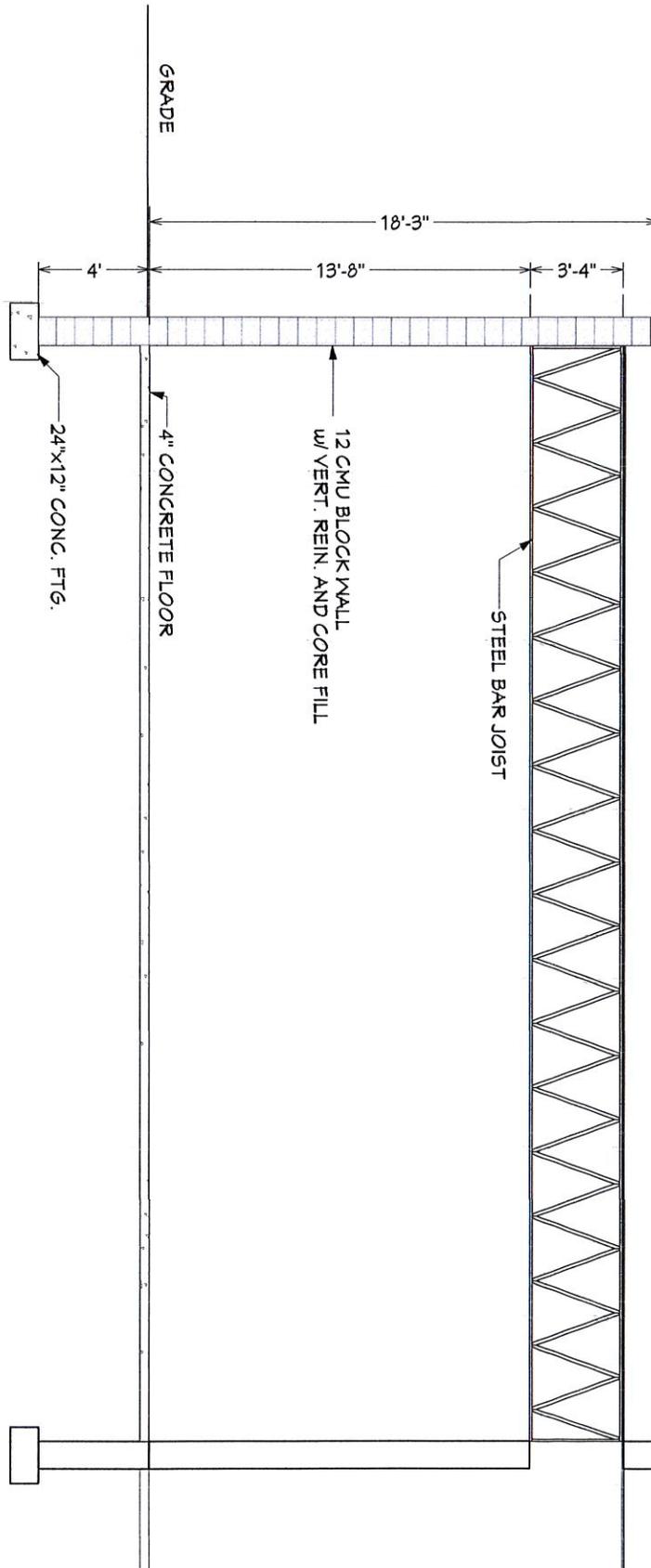
COLLISION CORNER
 5060 Highway 12
 Maple Plain, MN 55354

REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

SHEET:
 A-2

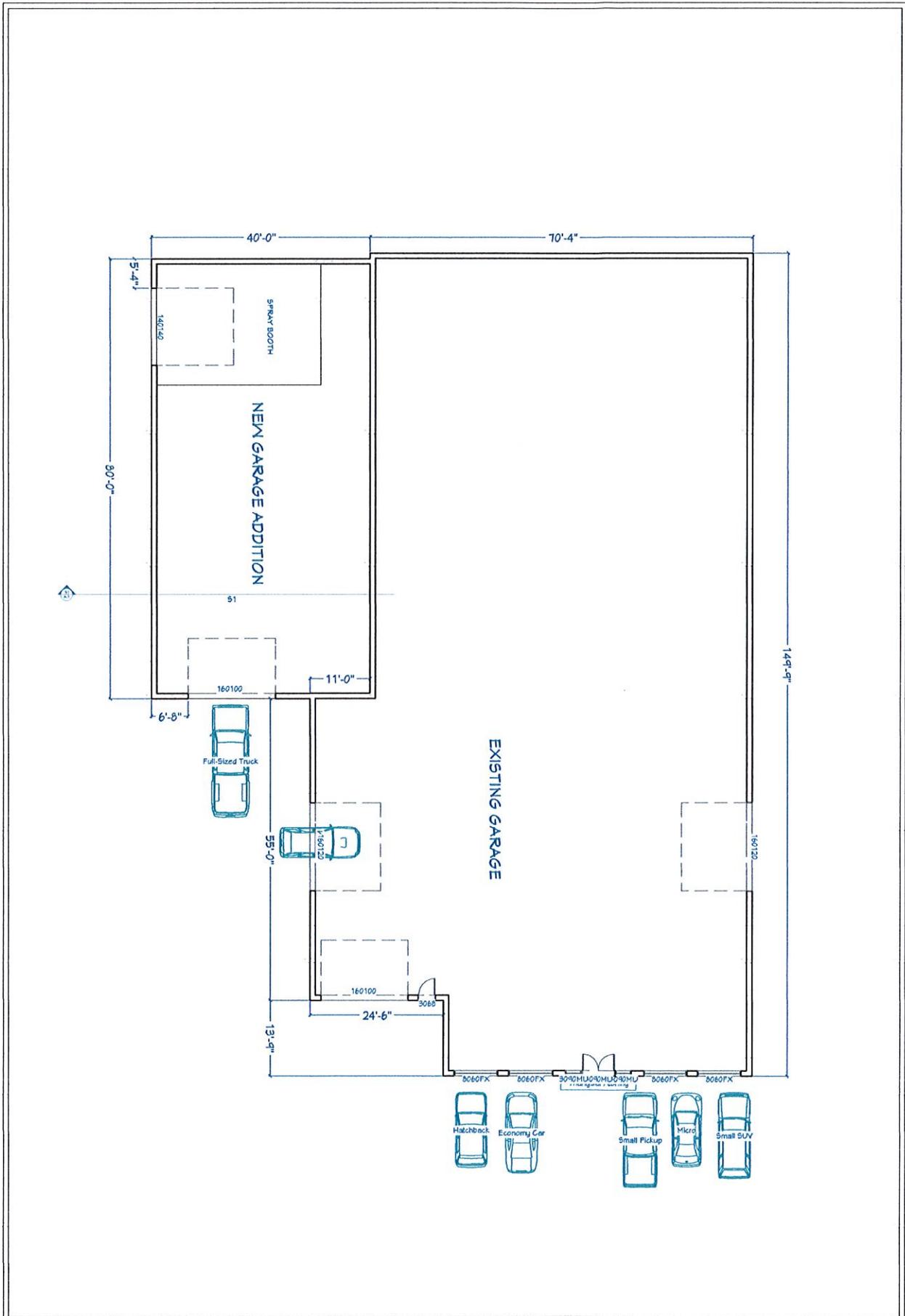
DATE:
 9/23/2015

SCALE:
 1/8" = 1'-0"



TYPICAL WALL SECTION

A-3	SHEET:	SCALE: 1/4"=1'-0"	DATE: 9/23/2015	REVISIONS PROVIDED BY: Michael Pach Design LLC Chicago, IL, MN www.michaelpachdesign.com michael@michaelpachdesign.com 631-400-1846	SECTION DETAIL	COLLISION CORNER 5060 Highway 12 Maple Plain, MN 55359	REVISION TABLE	
							NUMBER	DATE



DRAWINGS PROVIDED BY:
 Michael Pach Design LLC
 Chicago City, MN
 www.michaelpachdesign.com
 michael@michaelpachdesign.com
 651-400-1576

1st Floor Plan

COLLISION CORNER
 5060 Highway 12
 Maple Plain, MN 55359

REVISION TABLE	
NUMBER	DESCRIPTION

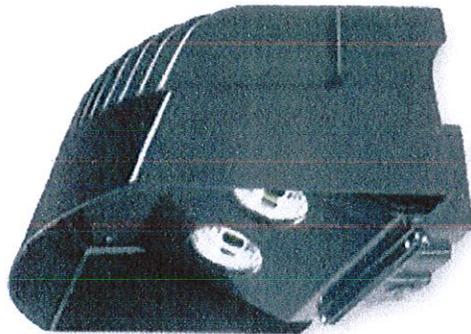
SHEET:
 A-1

SCALE:
 1/16" = 1'-0"

DATE:
 9/23/2015

**PREMIUM LED WALL PACK - LARGE
72-WATT LED
(E-WP7L SERIES)**

Applications: Security, pathway and perimeter lighting; ideal for entryways and other applications where control of spill light is important.
Typical Mounting Height: 8 to 20 feet **Typical Spacing:** 1 to 2 times the mounting height



11.75"D x 13"W x 5.75"H
Weight: 13.6 lbs.



Catalog #	Description	Input Voltage	Initial Delivered Lumens	CCT	CRI	50K Hours Projected Lumen Maintenance Factor at 25°C ¹	Comparable To:
E-WP7L06CZ	72W LED Cool White	120V-277V	6000	5000K	70	50,000 Hours	175W PSMH
E-WP7L06NZ	72W LED Neutral White	120V-277V	6000	4000K	70	50,000 Hours	175W PSMH

¹ Calculated L₈₀ based on 6,048 hours of LM-80 testing; >36,000 hours

Line Current Data

Voltage	Operating Amperes
120V	0.61
277V	0.28



NVLAP Lab Code 500089-0

Report Number: RESTL-2013-0014
Model: E-WP7L06CZ
Date: 8/30/2013

Cree Racine Engineering Services Testing Laboratory (RESTL) Photometric Testing and Evaluation Report

Prepared For:

Joshua Krohn

Cree, Inc

9201 Washington Avenue

Racine, WI 53406

Prepared By:

Linjie Li, Photometric Test Technician

Approved By:

Steven Bowers, Photometric Test Engineer



NVLAP Lab Code 500089-0

Key Photometric Data	Sphere Output	Goniophotometer	
Luminous Flux	6035	5853.4	lm
Efficacy	83.47	81.26	lm/W
Correlated Color Temperature (CCT)	4875	K	
Color Rendering Index (CRI)	70		
R ₉	-28		
Duv	0.004317		
S/P Ratio*	1.70		

Electrical Measurements	Sphere	Goniophotometer	
	120V	120V	
Input Wattage	72.3	72.03	W
Input Current	0.607	0.614	A
Input Voltage	119.9	120.01	V
Power Factor	0.99	0.979	
Off-State Power	0	0	W
Total Harmonic Distortion (Voltage)	0.13	0.13	%
Total Harmonic Distortion (Amperage)	12.9	12.84	%

Luminous Intensity Distribution	Goniophotometer	
Max Candela	3285.1	Cd
Angle of Max Candela (Horizontal)	0	°
Angle of Max Candela (Vertical)	25	°

Key Test Parameters	Sphere Output	Goniophotometer	
Stabilization Time	71	55	min
Total Operating Time (Stabilization + Test)	73	75	min
Ambient Temperature	25.9	25.0	°C



NVLAP Lab Code 500089-0

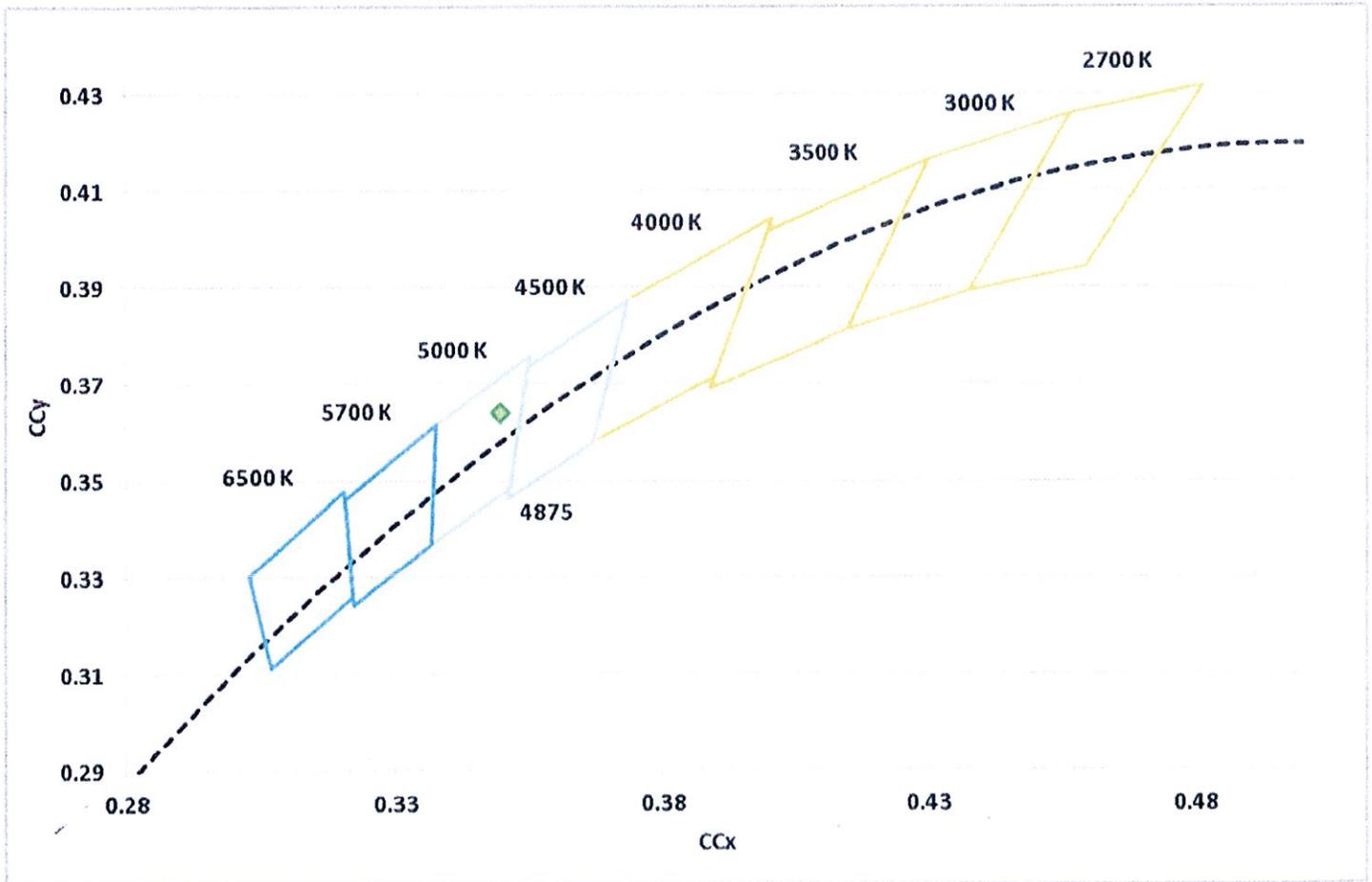
Chromaticity Coordinates

x	y	u	v	u'	v'	Duv
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Color Rendering Index Details

Ra	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	R13	R14
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Chromaticity Diagram



Spectral Distribution

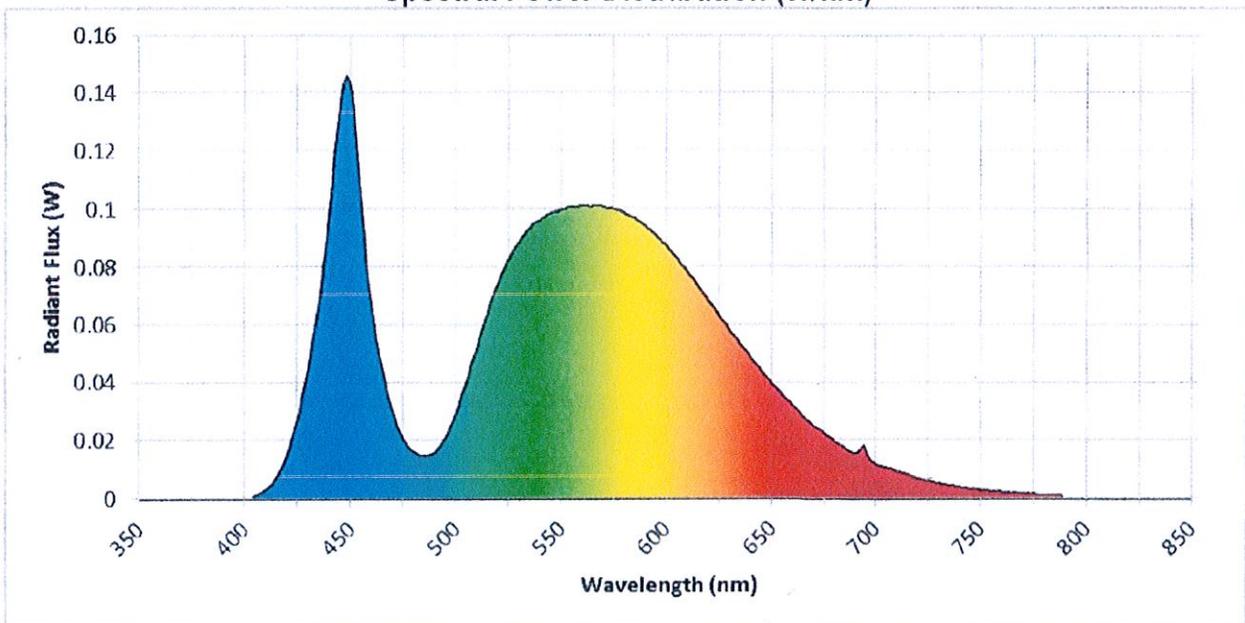
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360	0.000337
370	0.000309
380	0.000152
390	0.000022
400	0.000286
410	0.003015
420	0.014777
430	0.045145
440	0.101882
450	0.140276
460	0.064593
470	0.029326
480	0.015924
490	0.016121
500	0.029570
510	0.052773
520	0.074975

λ (nm)	W/nm
530	0.089191
540	0.096367
550	0.099616
560	0.101204
570	0.100792
580	0.098779
590	0.094080
600	0.087181
610	0.078392
620	0.068515
630	0.058341
640	0.048612
650	0.039667
660	0.031980
670	0.025234
680	0.019694
690	0.015409

λ (nm)	W/nm
700	0.011831
710	0.009197
720	0.007102
730	0.005277
740	0.003913
750	0.002964
760	0.002238
770	0.001677
780	0.001254
790	0.000926
800	0.000694
810	0.000479
820	0.000335
830	0.000255

Dominant Wavelength	570	nm
Peak Wavelength:	448	nm

Spectral Power Distribution (W/nm)

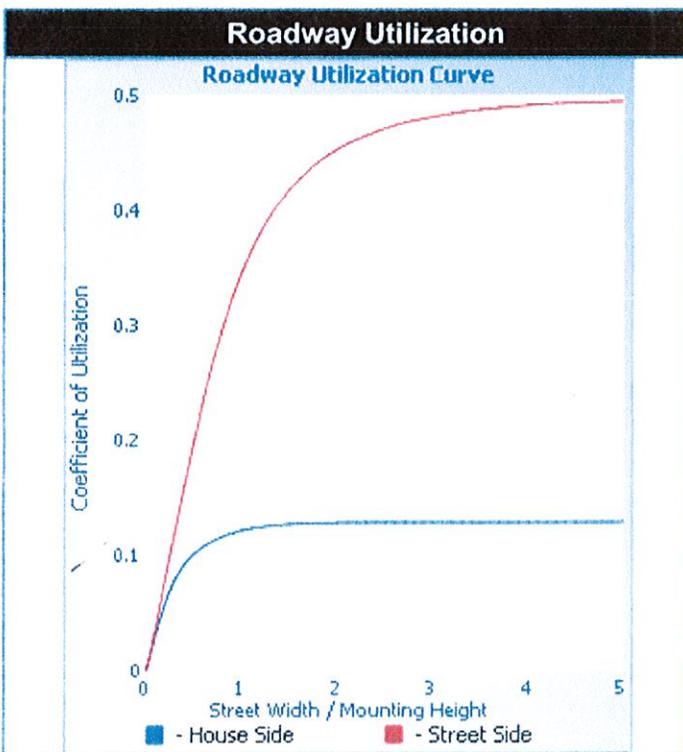
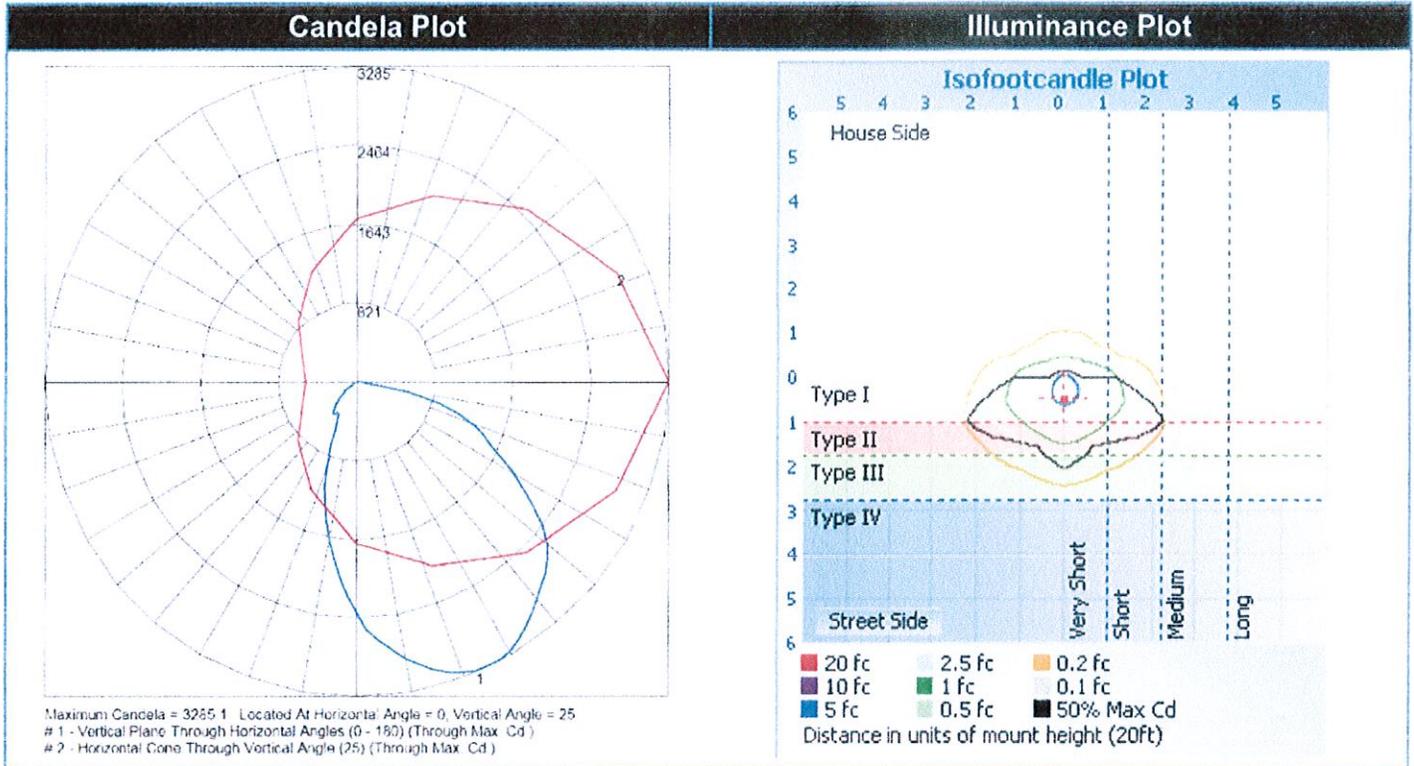




NVLAP Lab Code 500089-0

Zonal Lumen Summary

Zone	Lumens	% of Total	Zone	Lumens	% of Total
0-5	56.4	1.0%	90-95	0	0%
5-10	161.0	2.8%	95-100	0	0%
10-15	248.9	4.3%	100-105	0	0%
15-20	321.9	5.5%	105-110	0	0%
20-25	379.2	6.5%	110-115	0	0%
25-30	425.3	7.3%	115-120	0	0%
30-35	467.2	8.0%	120-125	0	0%
35-40	505.6	8.6%	125-130	0	0%
40-45	531.2	9.1%	130-135	0	0%
45-50	541.3	9.2%	135-140	0	0%
50-55	532.9	9.1%	140-145	0	0%
55-60	498.6	8.5%	145-150	0	0%
60-65	441.1	7.5%	150-155	0	0%
65-70	354.5	6.1%	155-160	0	0%
70-75	239.7	4.1%	160-165	0	0%
75-80	122.8	2.1%	165-170	0	0%
80-85	25.3	0.4%	170-175	0	0%
85-90	0.5	0.0%	175-180	0	0%
Total			5853.4 lm	100%	



Roadway Summary	Lumens	% Lamp
Cutoff Classification	Full Cutoff	
Distribution	Type III, Very Short	
Downward Street Side	4,644.3	79.3%
Downward House Side	1,209.6	20.7%
Downward Total	5,853.9	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Lumens	5,853.9	100%

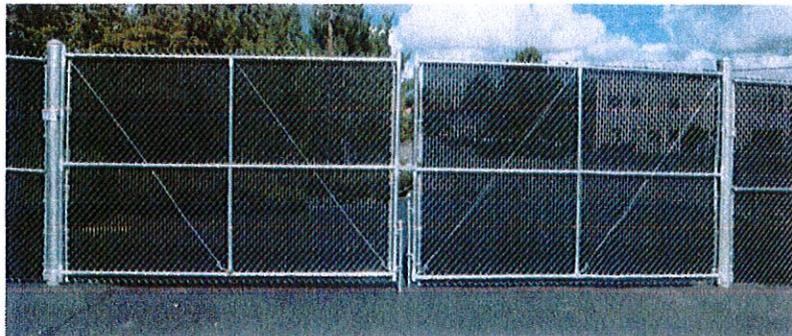
Collision Corner Proposed Fencing and Gate



Cedar board on board fencing 6' tall



Detail of fencing corner



Chain link gate with privacy slats