

**AGENDA
MAPLE PLAIN PLANNING COMMISSION
MEETING
MAPLE PLAIN CITY HALL
FEBRUARY 4, 2016
7:00 PM**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ADOPT THE AGENDA

4. CONSENT AGENDA

- a. Approve Minutes from January 7, 2015 Planning Commission Meeting

5. OLD BUSINESS

6. NEW BUSINESS

- a. Consider a Text Amendment and Conditional Use Permit to Allow Office/Indoor Storage within the Existing Building Located at 1570 Halgren Road and Zoned R-1

8. COMMISSION REPORT AND OTHER BUSINESS

9. VISITORS TO BE HEARD

10. ADJOURN

- b. Next meeting: Thursday, March 3, 2016, at 7 p.m.*

CITY OF MAPLE PLAIN

PLANNING COMMISSION MEETING MINUTES

JANUARY 7, 2016, 7 P.M.

1. CALL TO ORDER

Chair Bliss called the meeting to order at 7:05 p.m.

Present: Chair Michelle Bliss and Commissioners John Fay, Stephen Shurson and Mardelle DeCamp. Also in attendance were City Planner, Mark Kaltsas, City Administrator, Tessia Melvin and Councilmember, Dave Eisinger.

2. PLEDGE OF ALLEGIANCE

3. ADOPT AGENDA

Commissioner Fay moved to adopt the Agenda; Commissioner Shurson seconded. Motion passed 4-0.

4. CONSENT AGENDA

- A. Approve minutes from September 3, 2015, Planning Commission Meeting
- B. Approve minutes from October 1, 2015, Planning Commission Meeting
- C. Approve minutes from November 5, 2015, Planning Commission Meeting

Commissioner Fay moved to adopt the consent agenda with minor changes to the minutes; Commissioner DeCamp seconded. Motion passed 4-0.

5. 2016 APPOINTMENT OF COMMISSION OFFICERS

Commissioner Fay moved to appoint Commissioner Bliss to Chair; Commissioner Shurson seconded. Motion passed 4-0. Commissioner DeCamp moved to appoint Commissioner Shurson Vice Chair; Commissioner Fay seconded. Motion passed 4-0.

6. OLD BUSINESS

- A. Conditional Use Permit Amendment to allow additional antennas to be placed on the existing tower located at 5115 Industrial Street

Mark Kaltsas, City Planner, presented this topic to the Commission. The existing cellular communications tower was permitted by a conditional use permit that was granted in 1996. The conditional use permit allowed up to 12 antennas to be located on the tower along with the corresponding ground equipment. Currently there are approximately 33 antennas, which is about 12 more than allowed. The applicant would like to locate 3 additional antennas on the tower. The proposed equipment would be located within the

existing fenced area and just north of one of the existing buildings located at the base of the tower. Cellular antennas are allowed under conditional use permit in this zoning district. Any alteration or expansion of the use requires an amendment to the conditional use permit.

The Commission asked staff to ensure that the tower with the additional antenna would still maintain its structural integrity. Melvin asked that changes to the conditional use permit include fines or additional payments for adding equipment without staff review.

The Planning Commission recommended approval of the amendment to the conditional use permit with the following findings and conditions:

1. The proposed conditional use permit amendment meets all applicable conditions, criteria and restrictions stated in the City's Zoning Ordinance.
2. The conditional use permit shall be reviewed annually by staff to ensure conformance with the approved conditions. The annual inspection will include a count of existing antennas.
3. The conditional use permit shall include the following conditions:
 - a. The ground equipment and antennas shall be installed in accordance with the approved site plans and tower elevations attached in Exhibit A.
 - b. Any expansion of the existing ground equipment, buildings or antenna will be subject to the City's review and an amendment to the conditional use permit.
 - c. The conditional use permit shall allow 36 antennas to be located on the existing tower. Thirty-three existing antennas and three new antennas in accordance with the approved tower elevation attached here as Exhibit A.
4. The Applicant shall pay for all costs associated with the City's review of the conditional use permit amendment.

Commissioner Shurson moved to adopt the conditional use permit amendments to allow additional antennas to the existing tower located at 5115 Industrial Street; Commissioner DeCamp seconded. Motion passed 4-0.

7. NEW BUSINESS

A. Review Request by Variant Insurance Group Seeking a Variance to Allow New Internally Illuminated Building Façade Sign

Chair Bliss opened the public hearing at 7:20 p.m.

Kaltsas presented the topic to the Commission. The applicant is seeking a variance to permit 2 signs that are internally lit to the building located at 5159 Main Street East. The City requires multi-tenant buildings located within the mixed zoning district to prepare a

comprehensive sign package. As tenants change the sign package would continue to provide guidance for replacement signage so that all signs continue to conform to the approved plan. Staff indicated that no comprehensive sign package was submitted for this building.

Staff did state that the City adopted the Design Guidelines to govern standards for properties located within the downtown mixed use zoning districts. The guidelines do not permit internally lit signs within this district. Internally lit signs are signs that have lighting sources located within the frame of the sign and typically project through a translucent material.

Melvin stated that the Commission recently asked the multi-tenant liquor store building to change their internally lit sign to a back lit sign. This applicant changed the proposed sign to a back lit sign which uses a halo effect to provide illumination for the sign.

The applicant spoke and asked the Commission to consider this variance as he is looking to match the signs on the existing building.

The Public Hearing was closed at 7:50 p.m.

The Planning Commission discussed the proposed request. Commissioners discussed the intent of the ordinance and how it related to the existing buildings that had existing signage. Commissioners also discussed the differences between internally lighting a sign and other lighting methods. Commissioners discussed the design of the proposed sign and agreed that it could be improved upon to lessen the apparent differences from the other existing signage.

Chair Bliss added that the building of this tenant was built during the creation of the Design Guidelines. The Commissioners agreed that the ordinance should be standard, but this request appeared to be a valid departure from the literal interpretation of the ordinance. Commissioners asked the applicant to make several changes to the sign to reduce the amount of lighted sign, and bring the revised plans to the upcoming Council meeting for consideration.

Commissioner Fay moved to approve the request by Variant Insurance to seek a Variance to Allow a Newly Internally Illuminated Building Façade Sign; Commissioner Shurson seconded. Motion passed 4-0.

B. COMMISSION REPORTS AND OTHER BUSINESS

Melvin reported that the Planning Commission had received an applicant for the

Commission. She asked if the Commission would be willing to interview the applicant at 6:30 p.m. on Tuesday, January 15, before the joint meeting with the Parks Commission. The Commission agreed on the interview time.

C. VISITORS TO BE HEARD

Note: This is a courtesy extended to persons wishing to address the Commission who are not on the agenda. A completed public comment form should be presented to the City Administrator prior to the meeting. The presentation will be limited to 3 minutes. The session will be limited to 15 minutes.

There were no visitors to be heard.

D. ADJOURN

Commissioner DeCamp moved to adjourn the meeting at 8:40 p.m.; Commissioner Fay seconded. Motion passed 4-0.

Memorandum

To: City of Maple Plain– Site Plan Review Team
From: Mark Kaltsas
CC: Tessia Melvin
Date: January 12, 2016
Re: 1570 Halgren Road (Akona) –Site Plan Review for Text Amendment and Conditional Use Permit

Preliminary Review Comments

The City has received an application for a text amendment and conditional use permit (which requires site plan review) for 1570 Halgren Road (former Akona Building). The City PC and CC preliminarily reviewed this issue and provided feedback to the applicant in October, 2015.

The applicant has now submitted a set of plans detailing the proposed building and site improvements. The improvements include renovations to the building, improvements to the Halgren Road right of way, loading areas and parking lot located on the east side of the building. The applicant is proposing landscaping and lighting improvements on all sides of the building.

I would like to identify any issues and provide the applicant with a set of plan review comments in order to leave them time to respond and or provide revised drawings prior to the Planning Commission Meeting on Thursday, February 4th. Please review the submitted plans, identify issues, concerns and any required additional information and provide comments back to me by our staff meeting on **Tuesday, January 19th**. If you have any questions or need any additional information pertaining to the proposed renovation or application, please contact me at your convenience.

Proposed Building Considerations

The applicant is proposing to make interior and exterior building renovations. The applicant is proposing to make significant interior renovations which include redesigning the interior space, creation of two new office spaces and the renovation of storage areas within the building. The exterior building improvements include new windows, doors siding, paint and other similar improvements.

Proposed Site Considerations

The proposed site improvements may include and or impact new parking, landscaping, lighting, site drainage, fire access and similar issues. The applicant is proposing to move the property line that borders the existing house to the east of the building. This action will require an additional application for a minor subdivision to allow a lot line rearrangement. The County has reviewed the proposed plans and provided some feedback to the applicant and the City. See the County's comments below:

Hennepin County Comments:

Access:

- *Due to the limited, seasonal activity of the 'boat garage' combined with both the low speed (30 MPH) and minimal traffic volumes (app. 3,000 ADT) along this section Halgren Road (CSAH 83) we have minimal concern for the access spacing at this location.*

Right of Way:

- *Ideally, we would like the sidewalk to be offset from moving traffic (via shoulder) and raised behind a curb. But we don't know what is going on with the drainage in this area today? The aerials show recent curb & gutter construction along Main Street west of Halgren Road (CSAH-83). We think the curb would be driven more by the sidewalk than the drainage needs? Would this also require some storm sewer and catch basins? Sidewalk with no curb would make it tough to drain properly.*
- *Our proposed section would be 4-foot shoulder / 2-foot curb & gutter / 5-foot sidewalk / 10-foot turf boulevard (to building face).*
- *Ideally we would maintain the same shoulder width to the immediate south of the project site. We look at the recent reconstruct along County Road 19 near the Library in DT Maple Plain as an nearby example of streetscape improvements.*
- *A standard residential street radii would be preferred at the intersection with Main Street.*
- *A Right-of-Way permit would suffice for all activities.*

Mark – We were hoping you could chime in on the curb & gutter/drainage discussion

1/8/2016

Planning Commission
City of Maple Plain
5050 Independence Street
Maple Plain, MN 55359

To whom it may concern:

My name is Jim Shear. I am the owner of JZS Isanti, LLC and I live a few miles away in Minnetrista. I am seeking a Conditional Use Permit for the old Halgren Creamery property at 1570 Halgren Road. I want to develop this location as my business headquarters.

I want to renovate this vacated industrial site with significant City heritage into the useful and respected place in the community that it deserves. The property is zoned R-1 and lays within the residential district that grew up alongside it. There have been many additions added to the original Creamery over the years so that it is now of significant size at 27,970 square feet. As such it presents a unique opportunity for careful and sensitive re-development. In my vision I view this as an exciting opportunity to turn an outdated and empty structure into a viable and functional community asset.

The Conditional Use Permit would allow me to locate my offices and office amenities on the site and also house my classic car collection there, accounting for about 11,300 square feet. The balance of the space would be redeveloped to store other collections of classic cars and seasonal storage of classic boats. A small portion (2,100 square feet) would be rented out for office space. Most of the interior would be gutted and rebuilt.

Our submittal depicts how we intend to improve the property with grading, landscaping, screen fencing, new blacktop paving, new energy efficient LED security lighting and the elimination of overhead electrical lines in front of the building in order to make it more inviting & pleasing to the eye. The proposed improvements and upgrades to the exterior of the building include elimination of the 4 existing loading docks at the corner of Halgren and Main, many new windows and doors, general exterior wall clean-up and repairs, and repainting of the exterior masonry in accordance with City guidelines.

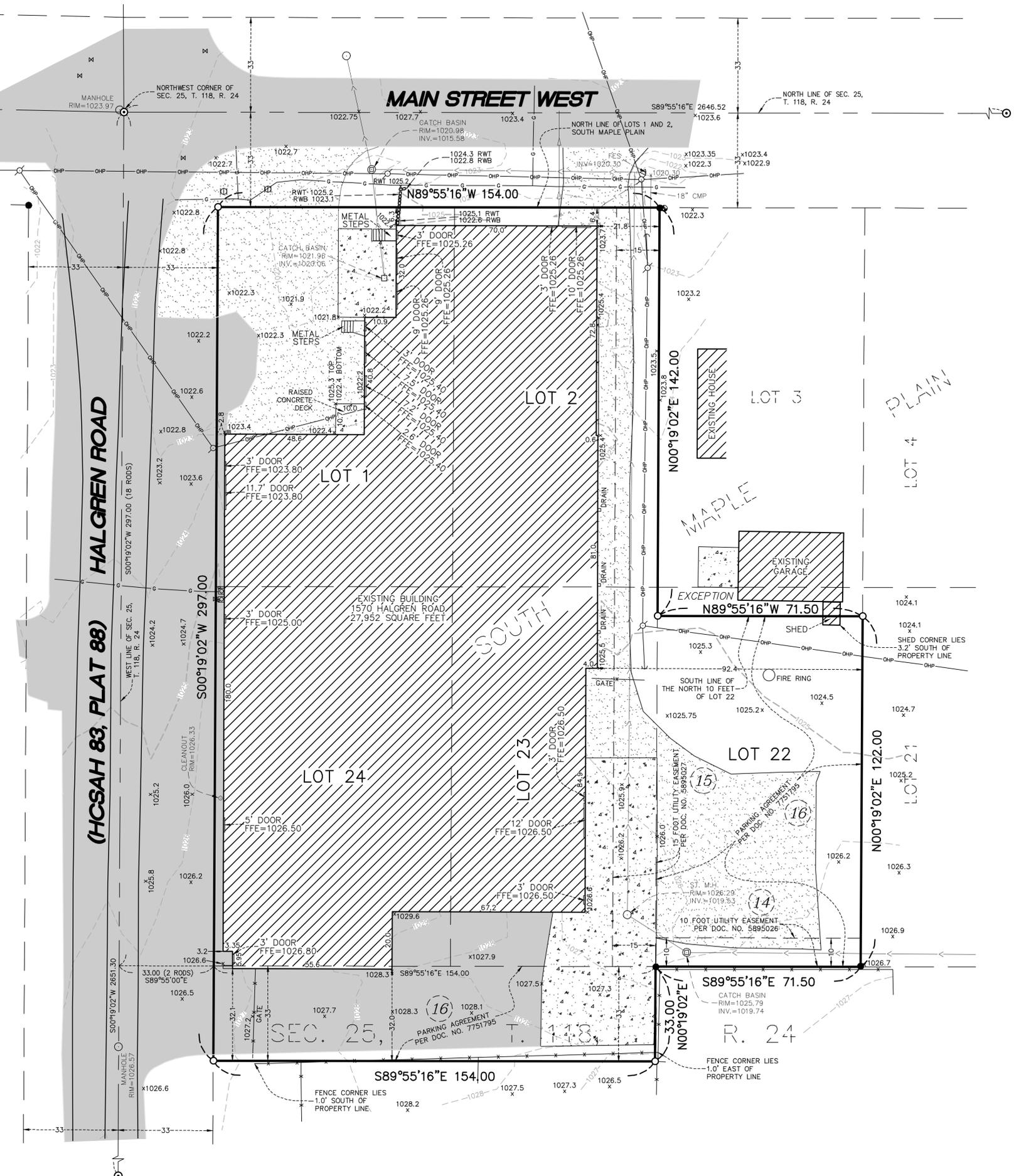
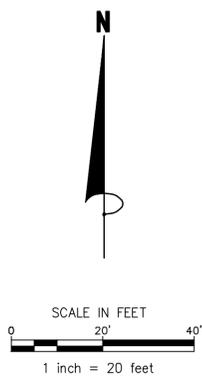
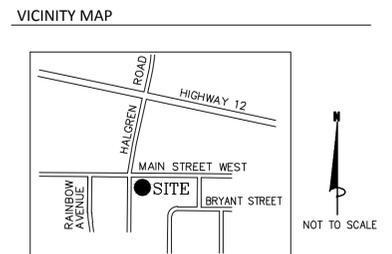
We are proposing that the warehouse areas of the complex be used for long term winter/summer storage of classic boats & automobiles. Under no circumstances would the building be used as a repair garage or house any activities that generate noise or odors. The interior will be climate controlled (new HVAC systems) and renovated to meet all of the current building codes for this proposed new use including new fire sprinklers. We further plan to explore renovating the old Creamery portion of the building in a manner suitable to its place in history. The renovation will be part museum, showplace, & office space.

We anticipate that the traffic volume within the neighborhood generated by these planned business activities will be generally on a par with personal residences for most of the year with modestly busier times during the spring and fall of the year. At no time will there be any on-street parking or outside storage of vehicles/boats. I would like to plan to open the facility for showcase car/boat events during the year that could be held in conjunction with local car/boat clubs events. It can be a showcase that will be shared with the community.

Please review the submittal materials we have included with our application. I appreciate your consideration of this matter.

Jim Shear

- LEGEND**
- IRON SET
 - IRON FOUND
 - ⊗ CAST IRON MONUMENT FOUND
 - ⊕ POWER POLE
 - ⊙ GAS METER
 - ▭ FLARED END SECTION
 - ⊕ UTILITY BOX
 - ⊕ GUY WIRE
 - ⊕ GAS VALVE
 - ⊕ METAL GUARD POSTS
 - ⊕ MANHOLE
 - ⊕ CATCH BASIN
 - ⊕ CATCH BASIN MANHOLE
 - ⊕ CURB STOP
 - ⊕ GATE VALVE
 - ⊕ CORRUGATED METAL PIPE
 - ▭ FLARED END SECTION
 - ⊕ TOP OF CASTING
 - ⊕ INVERT ELEVATION
 - ⊕ EXISTING ELEVATION
 - ▭ ASPHALT SURFACE
 - ▭ CONCRETE SURFACE
 - ▭ GRAVEL SURFACE
 - EXISTING CONTOURS
 - OVERHEAD POWER LINE
 - FENCE
 - SANITARY SEWER
 - STORM SEWER
 - UNDERGROUND GAS LINE
 - RETAINING WALL
 - # DENOTES EXCEPTION NUMBER FROM SCHEDULE B-PART TWO



- SURVEY NOTES**
- The bearing system is based on the North line of Lots 1 and 2, SOUTH MAPLE PLAIN which is assumed to bear North 89 degrees 55 minutes 16 seconds West.
 - Field work was completed on 10/31/2015.

SUBJECT PROPERTY

Description from title commitment:

Parcel 1
Lots 1, 2, 23 and 24, South Maple Plain, Hennepin County, Minnesota.

Parcel 2
That part of Section 25, Township 118, Range 24 West of the 5th Principal Meridian described as follows: Commencing at the Northwest corner of said Section 25; thence South on the West line of said Section 25 a distance of 18 rods to a point; thence East and parallel with the North line of said Section 25 a distance of 2 rods to the initial point of beginning of the tract of land to be described; thence East and parallel with the North line of said Section 25 a distance of 154 feet to a point; thence South and parallel with the West line of said Section 25 a distance of 2 rods to a point; thence West and parallel with the North line of said Section 25 a distance of 154 feet to a point; thence North 2 rods to the initial point of beginning, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota.

Parcel 3
Lot 22, South Maple Plain, except the North 10 feet thereof, Hennepin County, Minnesota.

Referencing Title Commitment No. 1407997, dated October 05, 2015 at 7:30 a.m., that First American Title Insurance Company has provided us, the following comments on easements etc., that the property is subject to in Schedule B thereof using the same numbering system as in said Schedule B. Items 1-13 are not Survey related items and therefor are not listed below.

14. An easement for utility purposes in favor of the City of Maple Plain, set forth in the document recorded April 2, 1992 as Doc. No. 5895026 of Official Records. Easement is shown on survey.

15. An easement for utility purposes in favor of the City of Maple Plain, set forth in the document recorded April 2, 1992 as Doc. No. 5895027 of Official Records. Easement is shown on survey.

16. The easement and the terms and provisions contained in the document entitled "Parking Agreement" recorded June 19, 2002 as Doc. No. 7751795 of Official Records. Easement is shown on survey.

- "TABLE A" NOTES**
- Monuments have been placed at all major corners of the boundary of the property, unless already marked or referenced by existing monuments as shown on the survey.
 - The subject property address is 1570 Halgren Road, Maple Plain, and its property identification number is 25-118-24-22-0111.
 - The subject property lies within Flood Plain Zone X (areas determined to be outside the 0.2% annual chance floodplain) per FIRM, Community Panel No. 0143, Map No. 270170 dated 09/02/2004.
 - The gross area of the subject property is 1.25 Acres or 54,461 Square Feet. The vertical datum is based on NAVD88 datum.
- Benchmark #1
Cast Iron Monument at the Northwest corner of Section 25.
Elevation = 1023.76
- b) The zoning information was not provided by the Insurer.
 - a) The building and exterior dimensions of the outside wall at ground level are shown on the survey. It may not be the foundation wall.
b) Square footage of the existing building is 27,952 square feet.
 - Substantial features observed in the process of conducting the survey on 10/31/2015 are shown on the survey.
 - There are no striped parking areas on the surveyed property.
 - Underground utilities are shown per:
b) Gopher State One Call, Ticket No. 152891329, dated 10/23/2015.
A Gopher State One Call (GSOC) request was placed on 10/16/2015 for utility locates on this site. The underground utility locations, shown hereon, if any, are based upon locates from those utility providers that actually performed a locate as a result of the request. Utility suppliers often do not respond to these requests but may provide ambiguous maps, plans, and drawings in lieu of physical location. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Utility information shown hereon, if any, is a compilation of this map information and those visible utilities that were located during the survey field work. The surveyor further does not warrant that the underground utilities shown hereon, if any, are in the exact location as indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Pursuant to MS 216.D contact Gopher State One Call at 651-454-0002 prior to any excavation.

CERTIFICATION

I hereby certify to JWS Family, LP, Akona Corporation, and First American Title Insurance Company, that:

This is to certify that this map or plat and the survey which it is based were made in accordance with 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(b), 7(a), 7(b)(1), 8, 9 and 11(b) of Table A thereof. The field work was completed on October 31, 2015.

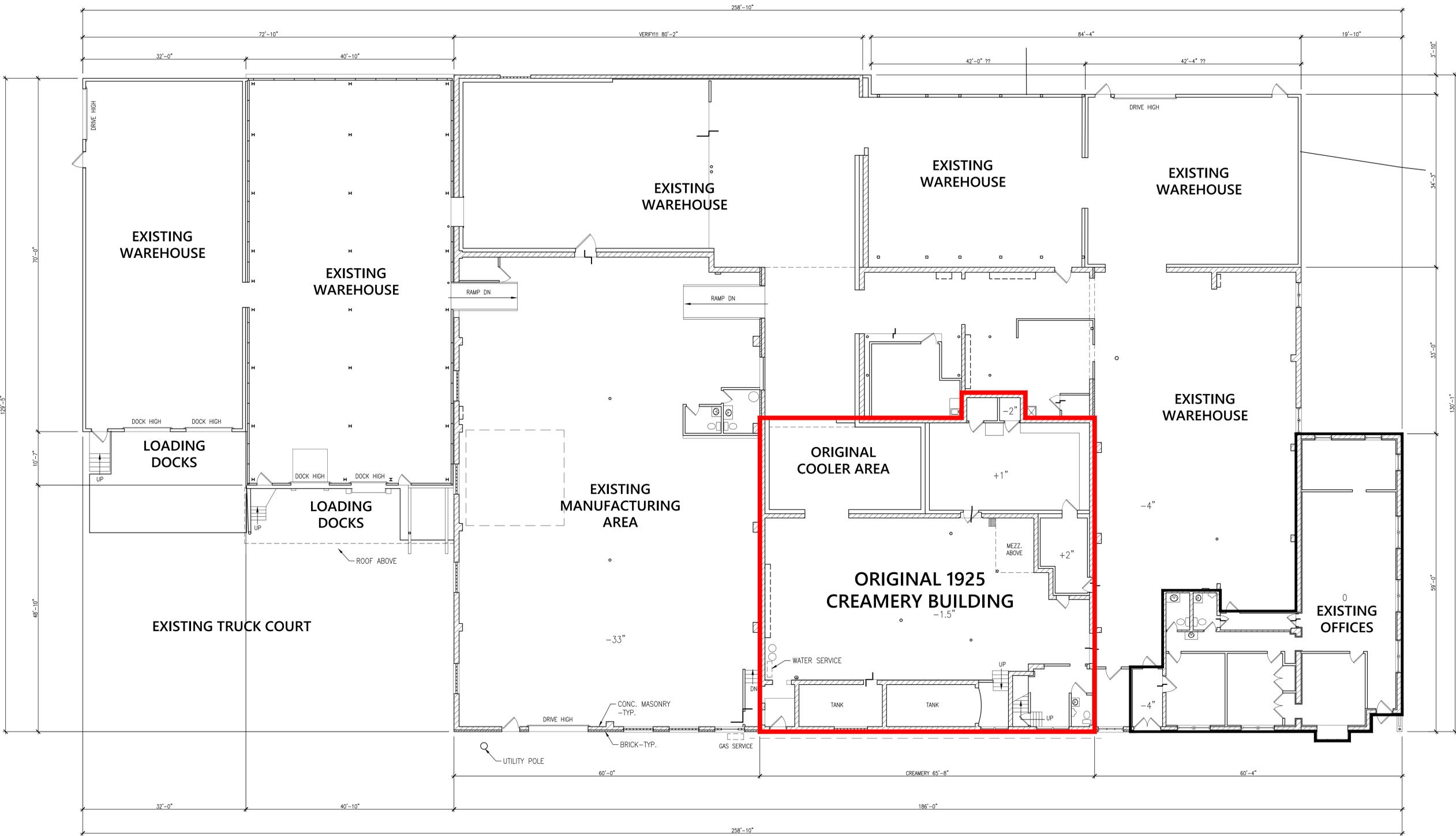
Signed this 11th day of November, 2015
James R. Hill, Inc.

Marcus F. Hampton, Land Surveyor, MN License No. 47481

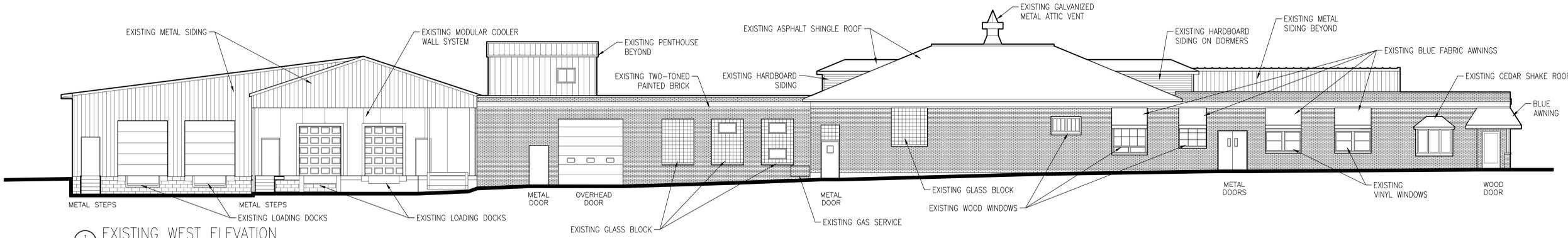
James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

1570 HALGREN ROAD
MAPLE PLAIN, MINNESOTA
ALTA/ACSM Land Title Survey
FOR
JWS Family, LP
12500 Creek Road West, Hopkins, Minnesota 55305

DRAWN BY	SHP
DATE	11/11/15
REVISIONS	11/25/15 Client
CAD FILE	23225s.dwg
PROJECT NO.	23225
FILE NO.	1-15-079
SHEET 1 OF 1	



1 EX1 EXISTING FLOOR PLAN
 SCALE: 1/8" = 1'-0"



1 EX1 EXISTING WEST ELEVATION
 SCALE: 1/8" = 1'-0"

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

Thomas A. Barbeau
 Thomas A. Barbeau
 DATE 1/8/2016 REG. NO. 19482

OWNER
 MR. JIM SHEAR

PROJECT
 BUILDING RENOVATION
 1570 HALGREN ROAD
 MAPLE PLAIN, MN

COMMISSION NUMBER

SHEET TITLE
 EXISTING FLOOR PLAN
 EXISTING WEST ELEVATION

DRAWN BY
 TAB

CHECKED BY

DOCUMENT DATE
 1/8/16

ISSUED FOR
 CUP APPLICATION

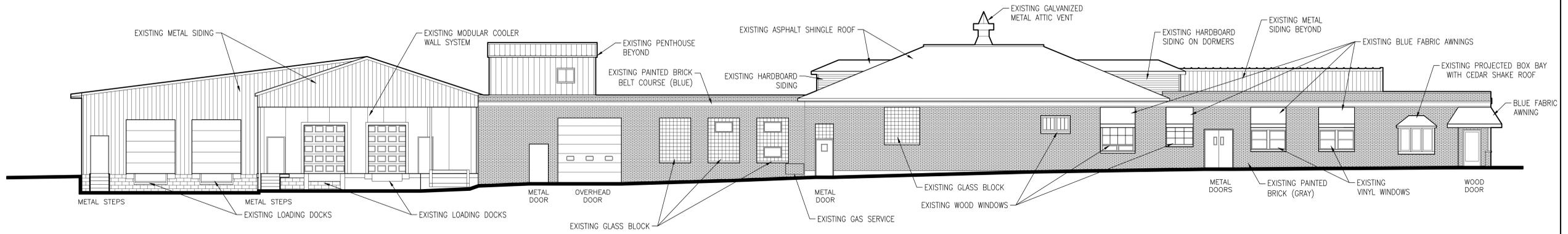
DATE
 1/8/16

REVISION

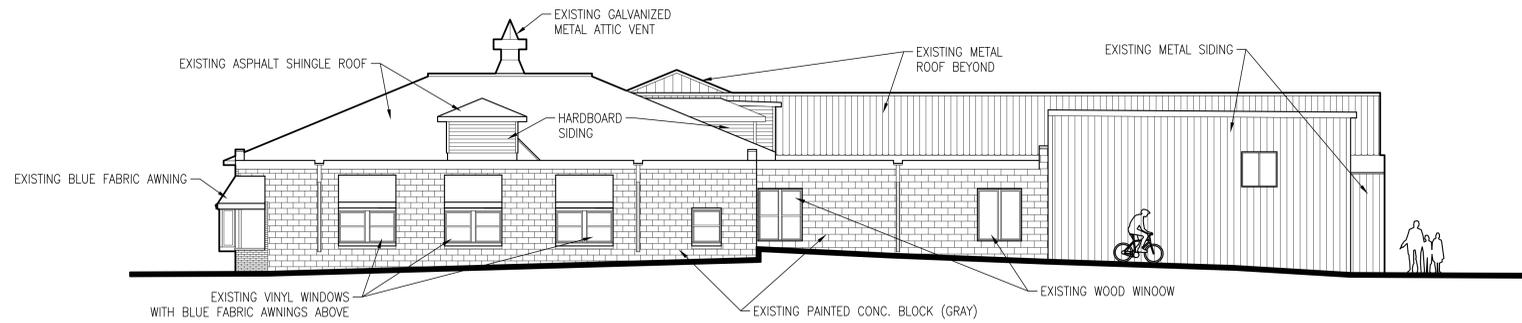
DATE

BY

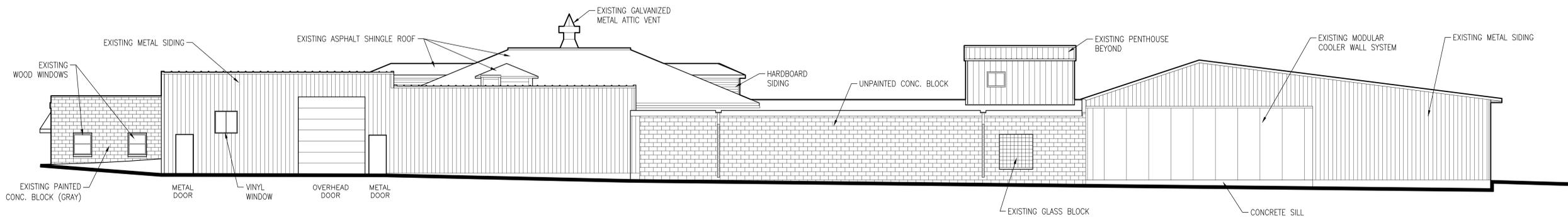
SHEET NUMBER
 EX1



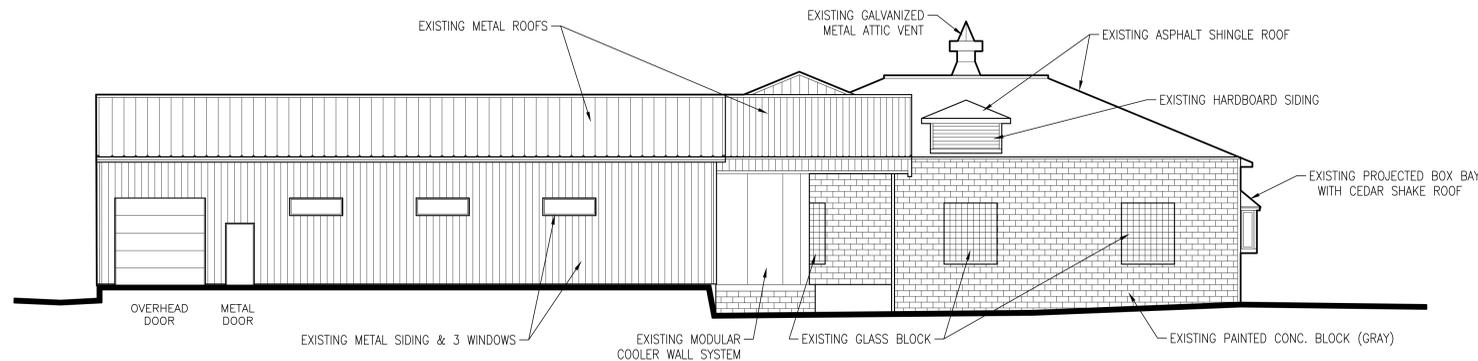
1
EX2
EXISTING WEST ELEVATION
 SCALE: 1/8" = 1'-0"



2
EX2
EXISTING SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



3
EX2
EXISTING EAST ELEVATION
 SCALE: 1/8" = 1'-0"



4
EX2
EXISTING NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

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

Thomas A. Barbeau
 Thomas A. Barbeau
 DATE: 1/8/2016 REG. NO.: 19482

OWNER
 MR. JIM SHEAR

PROJECT
 BUILDING RENOVATION
 1570 HALGREN ROAD
 MAPLE PLAIN, MN

COMMISSION NUMBER

SHEET TITLE
 EXISTING ELEVATIONS
 ARCHITECTURAL FEATURES

DRAWN BY
 TAB

CHECKED BY

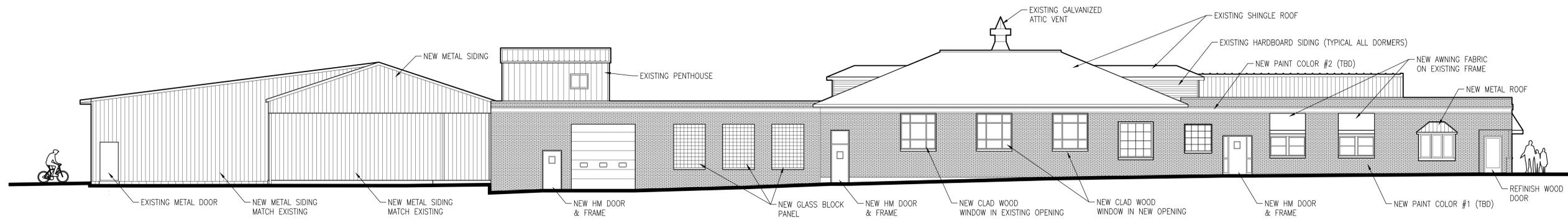
DOCUMENT DATE
 1/8/16

ISSUED FOR	DATE
CUP APPLICATION	1/8/16

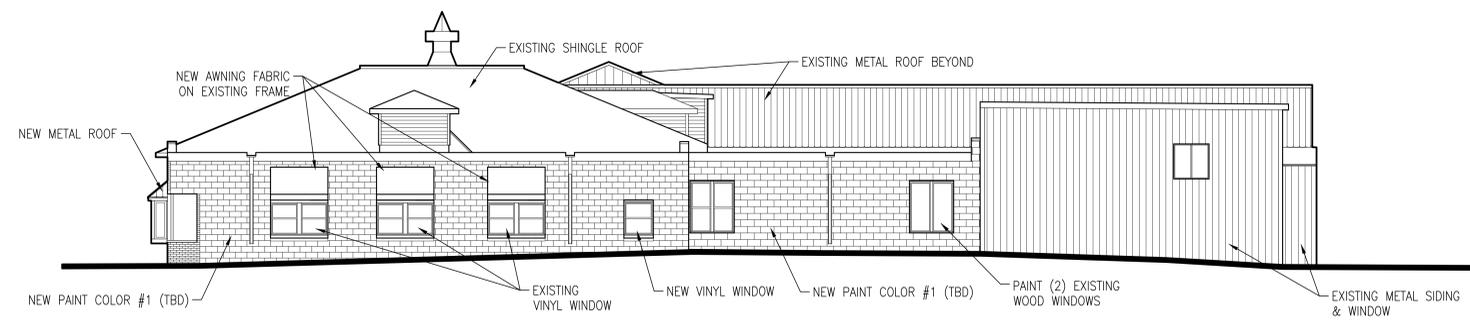
REVISION	DATE	BY

SHEET NUMBER

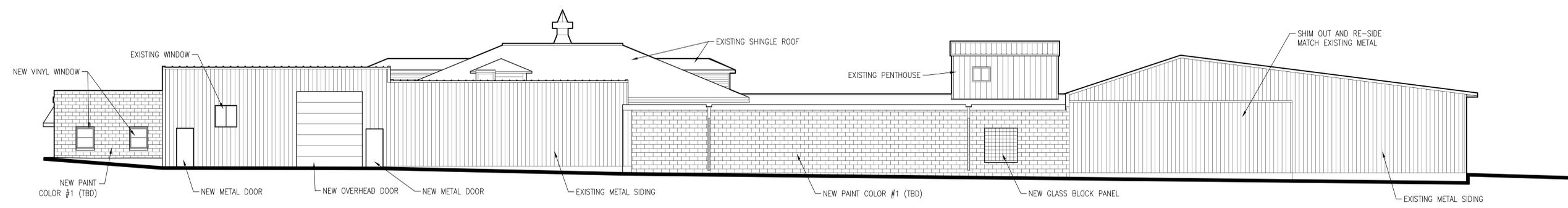
EX2



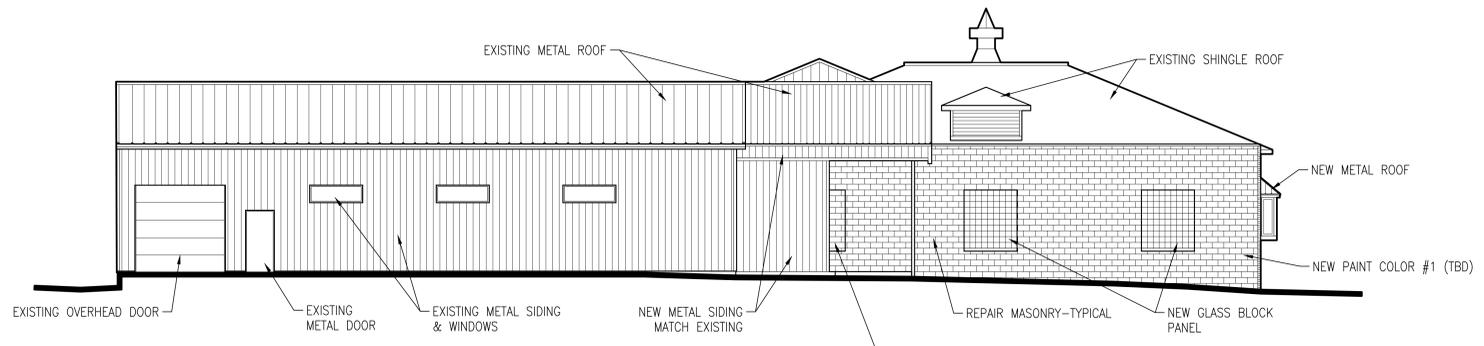
1
A2
PROPOSED WEST ELEVATION
 SCALE: 1/8" = 1'-0"



2
A2
PROPOSED SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



3
A2
PROPOSED EAST ELEVATION
 SCALE: 1/8" = 1'-0"



4
A2
PROPOSED NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

I HEREBY CERTIFY THAT THIS PLAN, REPORT, OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
 Thomas A. Barbeau
 DATE: 1/8/2016 REG. NO. 19482

OWNER
 MR. JIM SHEAR
 PROJECT
 BUILDING RENOVATION
 1570 HALGREN ROAD
 MAPLE PLAIN, MN

COMMISSION NUMBER

SHEET TITLE
 PROPOSED ELEVATIONS
 ARCHITECTURAL FEATURES

DRAWN BY
 TAB

CHECKED BY

DOCUMENT DATE 1/8/16	
ISSUED FOR	DATE
CUP APPLICATION	1/8/16

REVISION	DATE	BY

SHEET NUMBER
 A2

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

JOEL G. COOPER

DATE 01/08/2016 REG. NO. 18495

OWNER
MR. JIM SHEAR

PROJECT
BUILDING RENOVATION
1570 HALGREN ROAD
MAPLE PLAIN, MN

COMMISSION NUMBER

SHEET TITLE
PROPOSED GRADING & DEMOLITION PLAN

DRAWN BY
EPF

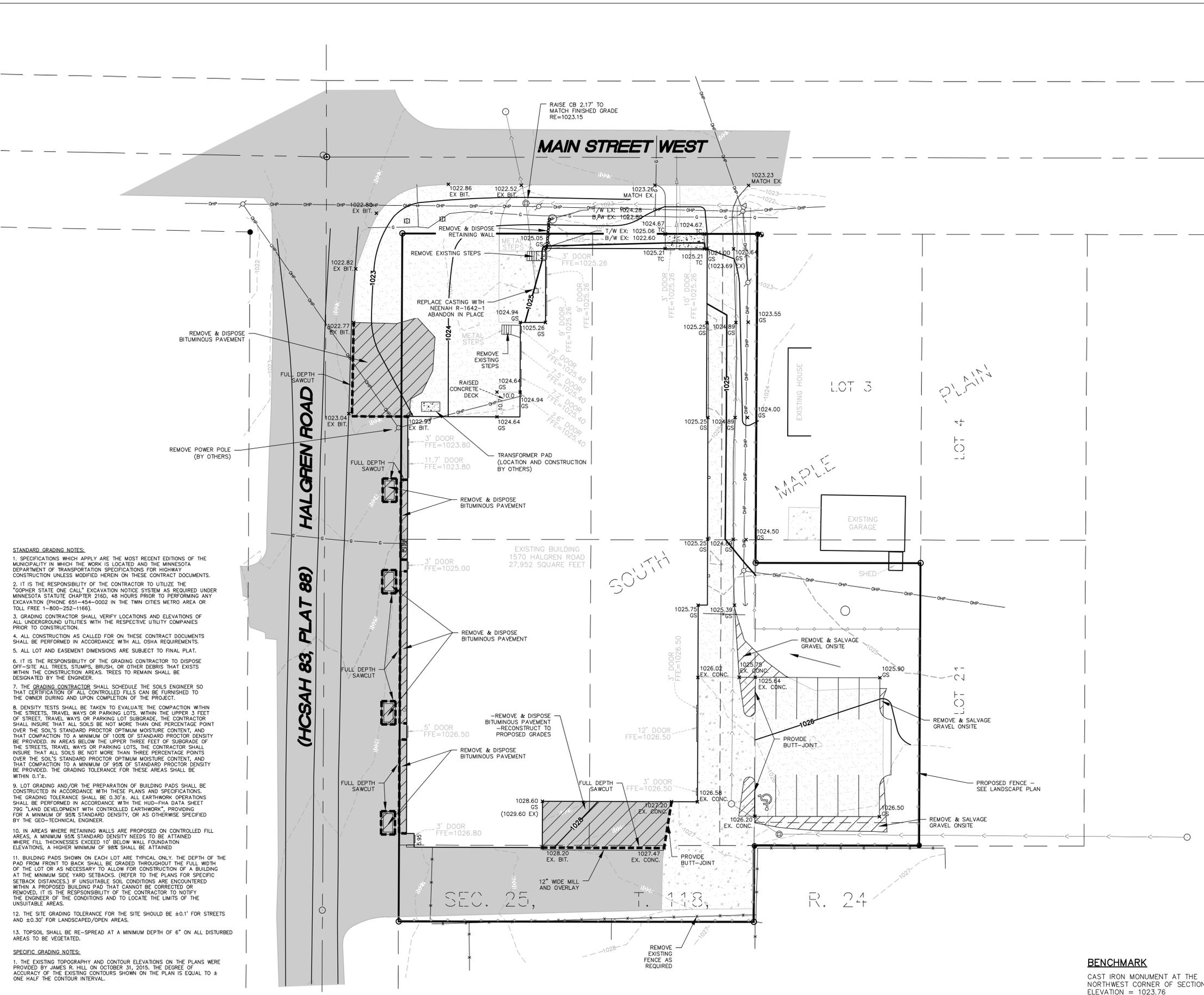
CHECKED BY
JGC

DOCUMENT DATE
1/08/16

ISSUED FOR	DATE
PLANNING REVIEW	8/25/15
HENNEPIN COUNTY	12/10/15
CUP SUBMITTAL	1/8/16

SHEET NUMBER

C3.1

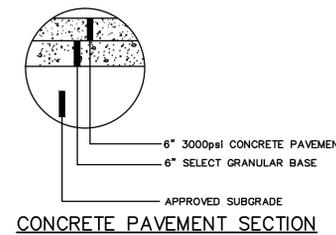
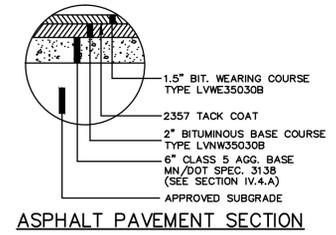


STANDARD GRADING NOTES:

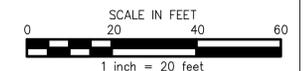
- SPECIFICATIONS WHICH APPLY ARE THE MOST RECENT EDITIONS OF THE MUNICIPALITY IN WHICH THE WORK IS LOCATED AND THE MINNESOTA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY CONSTRUCTION UNLESS MODIFIED HEREIN ON THESE CONTRACT DOCUMENTS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE THE "GOPHER STATE ONE CALL" EXCAVATION NOTICE SYSTEM AS REQUIRED UNDER MINNESOTA STATUTE CHAPTER 2160, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION (PHONE: 651-454-0002 IN THE TWIN CITIES METRO AREA OR TOLL FREE 1-800-252-1166).
- GRADING CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION AS CALLED FOR ON THESE CONTRACT DOCUMENTS SHALL BE PERFORMED IN ACCORDANCE WITH ALL OSHA REQUIREMENTS.
- ALL LOT AND EASEMENT DIMENSIONS ARE SUBJECT TO FINAL PLAT.
- IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO DISPOSE OFF-SITE ALL TREES, STUMPS, BRUSH, OR OTHER DEBRIS THAT EXISTS WITHIN THE CONSTRUCTION AREAS. TREES TO REMAIN SHALL BE DESIGNATED BY THE ENGINEER.
- THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER SO THAT CERTIFICATION OF ALL CONTROLLED FILLS CAN BE FURNISHED TO THE OWNER DURING AND UPON COMPLETION OF THE PROJECT.
- DENSITY TESTS SHALL BE TAKEN TO EVALUATE THE COMPACTION WITHIN THE STREETS, TRAVEL WAYS OR PARKING LOTS. WITHIN THE UPPER 3 FEET OF STREET, TRAVEL WAYS OR PARKING LOT SUBGRADE, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN ONE PERCENTAGE POINT OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 100% OF STANDARD PROCTOR DENSITY BE PROVIDED. IN AREAS BELOW THE UPPER THREE FEET OF SUBGRADE OF THE STREETS, TRAVEL WAYS OR PARKING LOTS, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN THREE PERCENTAGE POINTS OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY BE PROVIDED. THE GRADING TOLERANCE FOR THESE AREAS SHALL BE WITHIN 0.1".
- LOT GRADING AND/OR THE PREPARATION OF BUILDING PADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE GRADING TOLERANCE SHALL BE 0.30". ALL EARTHWORK OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE HUB-THA DATA SHEET 79G "LAND DEVELOPMENT WITH CONTROLLED EARTHWORK", PROVIDING FOR A MINIMUM OF 95% STANDARD DENSITY, OR AS OTHERWISE SPECIFIED BY THE GEO-TECHNICAL ENGINEER.
- IN AREAS WHERE RETAINING WALLS ARE PROPOSED ON CONTROLLED FILL AREAS, A MINIMUM 95% STANDARD DENSITY NEEDS TO BE ATTAINED WHERE FILL THICKNESSES EXCEED 10' BELOW WALL FOUNDATION ELEVATIONS, A HIGHER MINIMUM OF 98% SHALL BE ATTAINED.
- BUILDING PADS SHOWN ON EACH LOT ARE TYPICAL ONLY. THE DEPTH OF THE PAD FROM FRONT TO BACK SHALL BE GRADED THROUGHOUT THE FULL WIDTH OF THE LOT OR AS NECESSARY TO ALLOW FOR CONSTRUCTION OF A BUILDING AT THE MINIMUM SIDE YARD SETBACKS. (REFER TO THE PLANS FOR SPECIFIC SETBACK DISTANCES.) IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED WITHIN A PROPOSED BUILDING PAD THAT CANNOT BE CORRECTED OR REMOVED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF THE CONDITIONS AND TO LOCATE THE LIMITS OF THE UNSUITABLE AREAS.
- THE SITE GRADING TOLERANCE FOR THE SITE SHOULD BE ±0.1' FOR STREETS AND ±0.30' FOR LANDSCAPED/OPEN AREAS.
- TOPSOIL SHALL BE RE-SPREAD AT A MINIMUM DEPTH OF 6" ON ALL DISTURBED AREAS TO BE VEGETATED.

SPECIFIC GRADING NOTES:

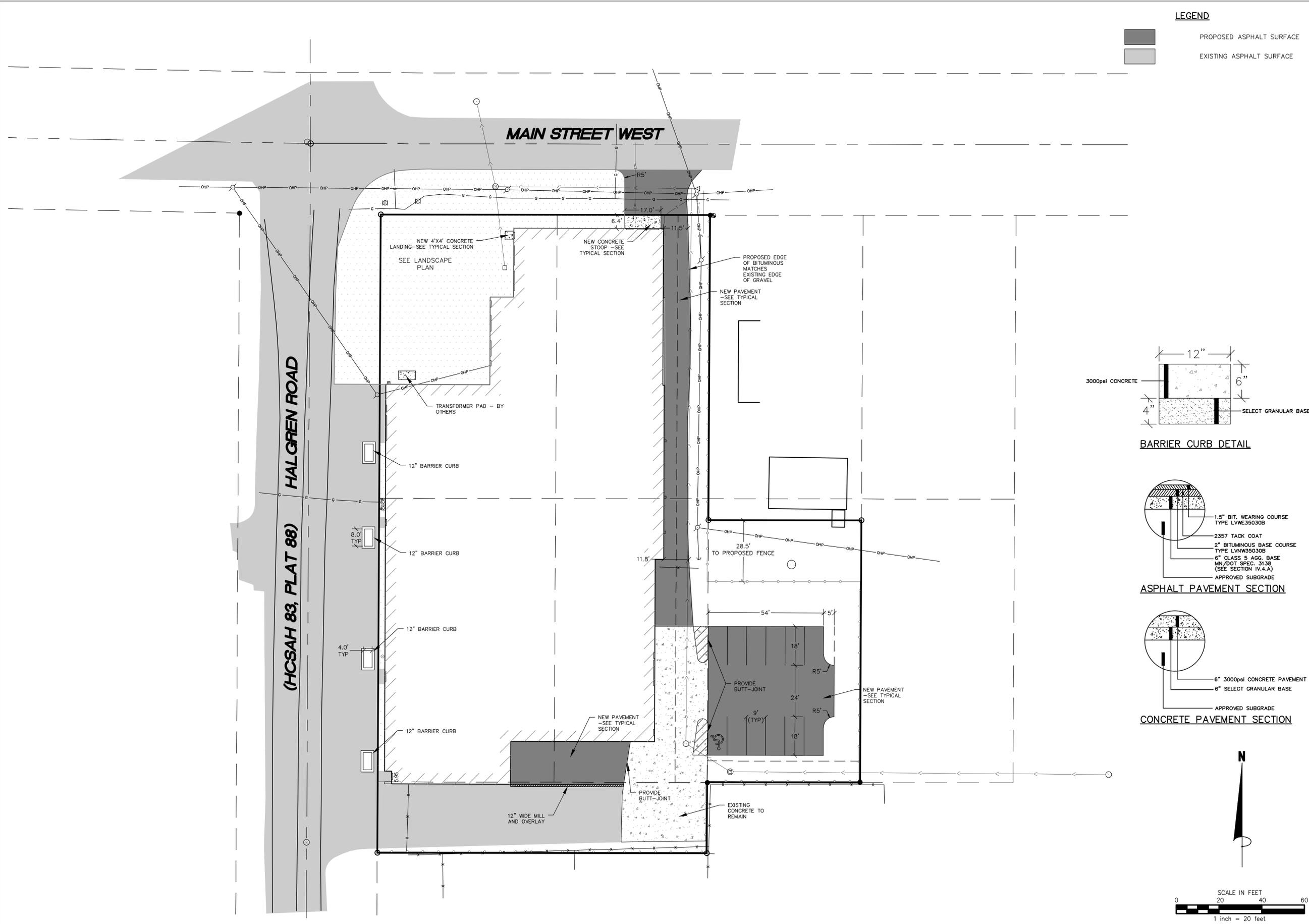
- THE EXISTING TOPOGRAPHY AND CONTOUR ELEVATIONS ON THE PLANS WERE PROVIDED BY JAMES R. HILL ON OCTOBER 31, 2015. THE DEGREE OF ACCURACY OF THE EXISTING CONTOURS SHOWN ON THE PLAN IS EQUAL TO ± ONE HALF THE CONTOUR INTERVAL.



BENCHMARK
CAST IRON MONUMENT AT THE
NORTHWEST CORNER OF SECTION 25.
ELEVATION = 1023.76

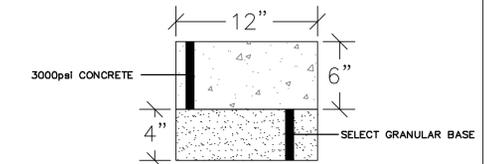


F:_Civil_3D_Projects\23225\PRE-PLAT PLANS\23225-PAV.dwg - 1/07/2016 10:27AM

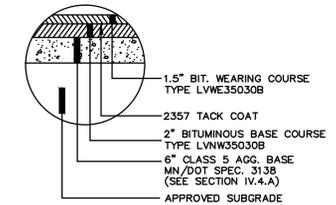


LEGEND

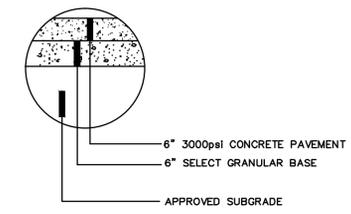
- PROPOSED ASPHALT SURFACE
- EXISTING ASPHALT SURFACE



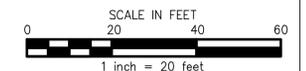
BARRIER CURB DETAIL



ASPHALT PAVEMENT SECTION



CONCRETE PAVEMENT SECTION



BARBEAU ARCHITECTS, INC.
ARCHITECTURE AND INTERIOR DESIGN
1000 Blue Canton Road Suite 135, Eagan, MN 55121
651/675-2284 phone
651/675-2290 fax

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244



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

JOEL G. COOPER
DATE 01/08/2016 REG. NO. 18495

OWNER
MR. JIM SHEAR

PROJECT
BUILDING RENOVATION
1570 HALGREN ROAD
MAPLE PLAIN, MN

COMMISSION NUMBER

SHEET TITLE
PROPOSED PAVING &
DIMENSIONAL PLAN

DRAWN BY
EPF

CHECKED BY
JGC

DOCUMENT DATE
1/08/16

ISSUED FOR DATE

PLANNING REVIEW 8/25/15

HENNEPIN COUNTY 12/10/15

CUP SUBMITTAL 1/8/16

REVISION	DATE	BY

SHEET NUMBER
C4.1



Calyx Design Group, llc
 Landscape Architecture
 Sustainable Design
 Master Planning

370 Selby Avenue | Suite 303
 St. Paul, MN 55102

telephone: 651.334.5498
 internet: www.calyxdesigngroup.com
 e-mail: ben@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 DULY LICENCED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ REG. NO. _____

OWNER
 MR. JIM SHEAR

PROJECT
 BUILDING RENOVATION
 1570 HALGREN ROAD
 MAPLE PLAIN, MN

COMMISSION NUMBER
 15-146

SHEET TITLE
Landscape Plan

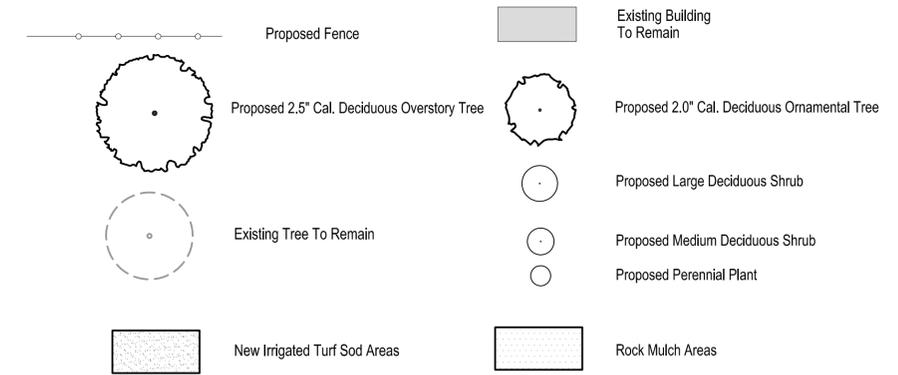
DRAWN BY
 MW

CHECKED BY
 BH

DOCUMENT DATE	1/8/16
ISSUED FOR	DATE
PLANNING REVIEW	8/25/15
HENNEPIN COUNTY	12/10/15
CUP SUBMITTAL	1/8/16

REVISION	DATE	BY

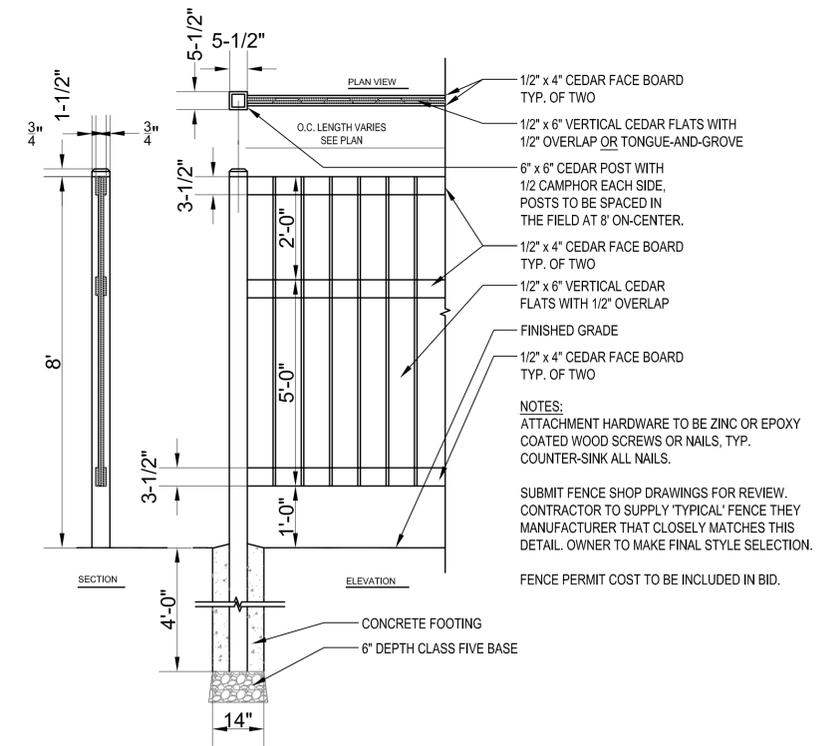
SHEET NUMBER
L1.1



LEGEND:

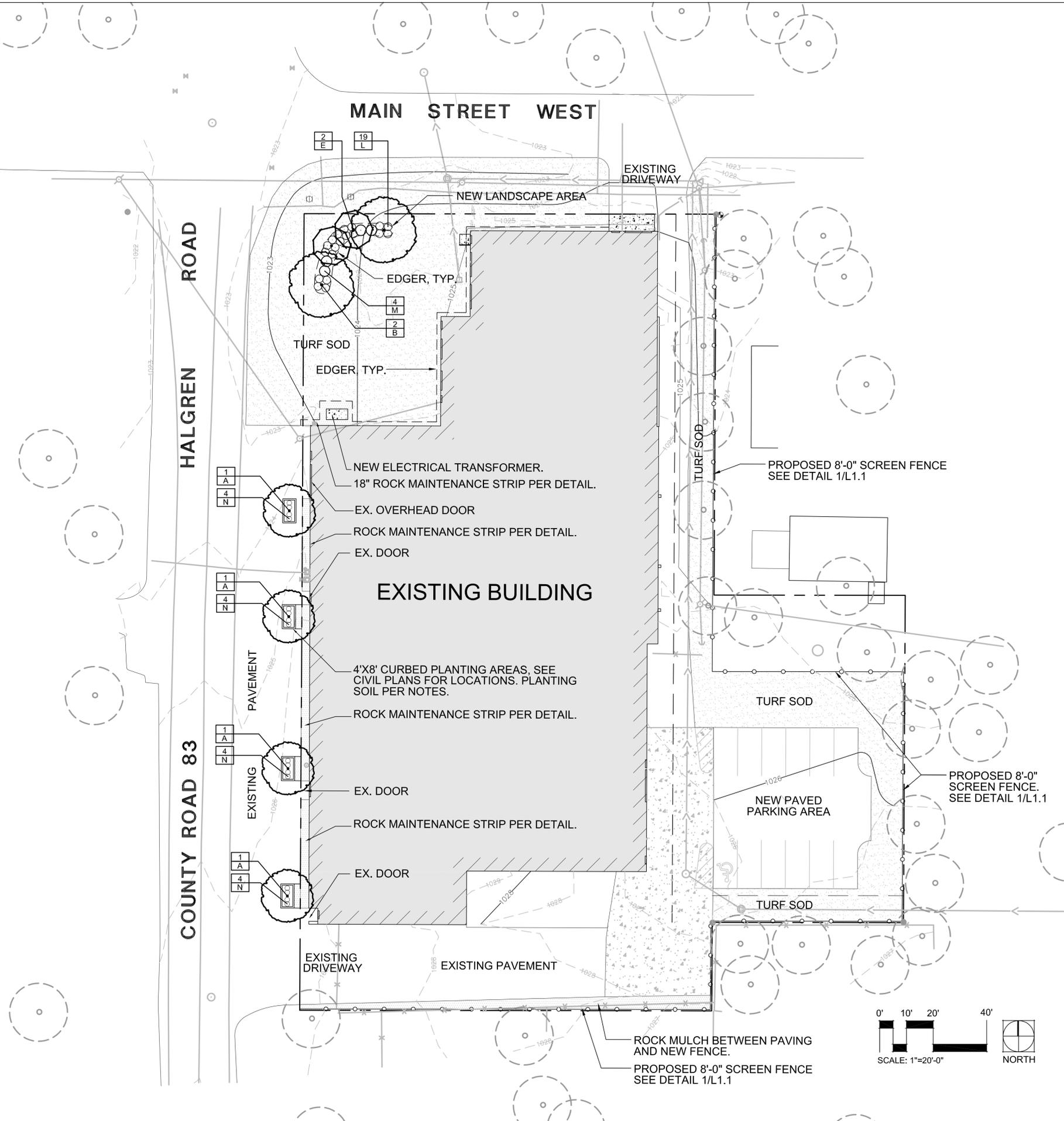
General Notes:

1. Refer to Sheet L1.2 for Plant Schedule, Details, Notes, and Requirements.
2. See Civil Engineer's plans for site plan layout and dimensions.
3. Contractor to coordinate all work in the city right-of-way with City of Maple Plain and Hennepin County Public Works Department.
4. See Architect's plans for additional requirements regarding the site plan layout.
5. Place a minimum of 6" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.



1
 L1.1 **8' CEDAR SCREEN FENCE DETAIL**

NOTES, DETAILS, AND SCHEDULES:



LANDSCAPE PLAN:

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

Thomas A. Barbeau
 Thomas A. Barbeau
 DATE 1/8/2016 REG. NO. 19482

OWNER
 MR. JIM SHEAR

PROJECT
 BUILDING RENOVATION
 1570 HALGREN ROAD
 MAPLE PLAN, MN

COMMISSION NUMBER

SHEET TITLE
 LIGHTING & PHOTOMETRICS

DRAWN BY
 CL

CHECKED BY
 TAB

DOCUMENT DATE
 1/8/16

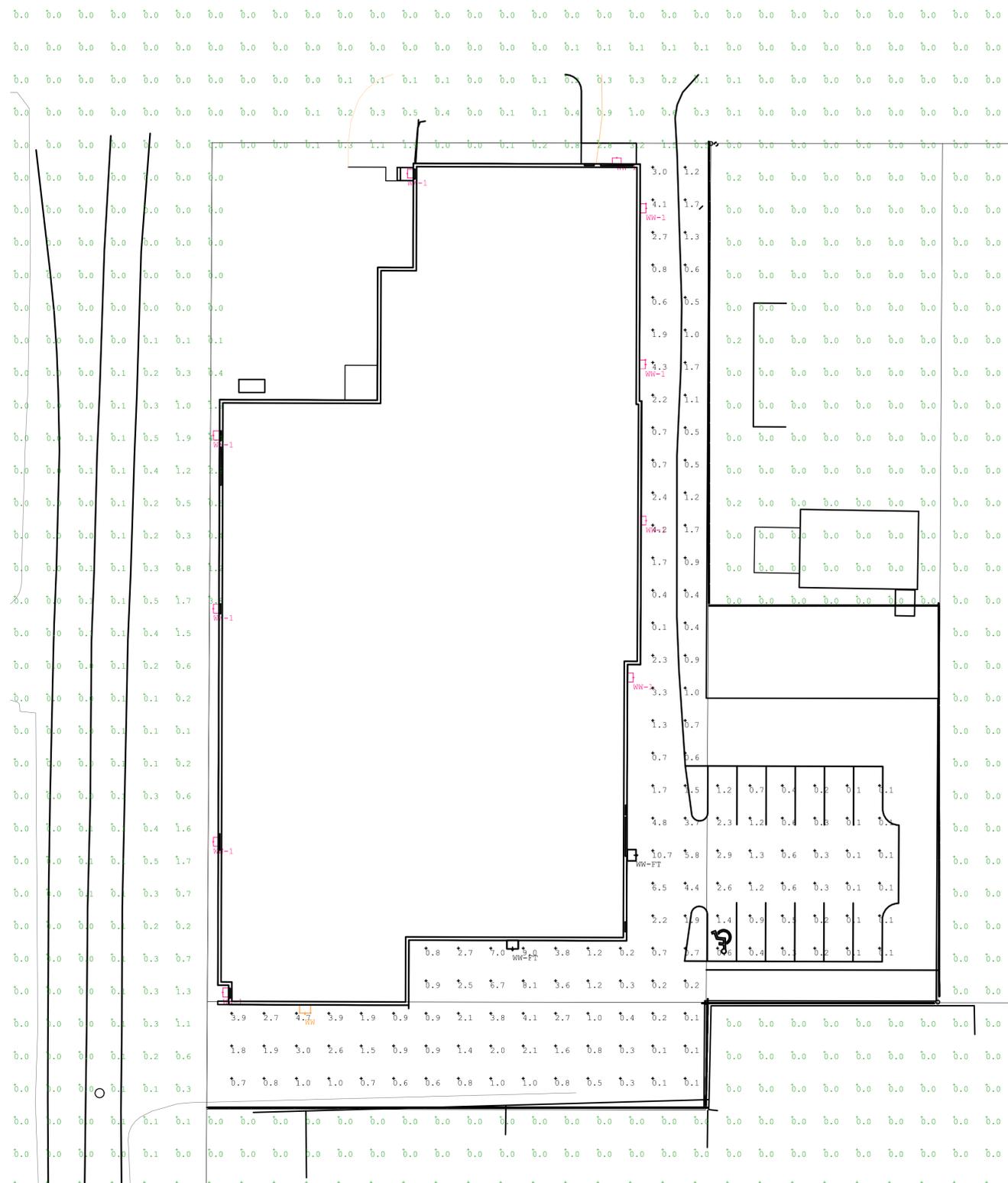
ISSUED FOR
 CUP APPLICATION

DATE
 1/8/16

REVISION	DATE	BY

SHEET NUMBER

LT-1



Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
□	1	WW	SINGLE	N.A.	0.850	Leotek #ESI-24H-MV-NW-W-XX-530
□	10	WW-1	SINGLE	N.A.	0.850	Energy Solutions #P-WPC100-P2H-40
□	2	WW-FT	SINGLE	N.A.	0.850	Leotek #ESI-48H-MV-NW-FT-XX-700

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Drive Lane & Parking	Illuminance	Fc	1.60	10.7	0.1	16.00	107.00
Outside Property - Fence Line	Illuminance	Fc	0.06	4.4	0.0	N.A.	N.A.

Lighting Calculations By:

Charlie Leavitt, LC, MIES
 Lighting Fundamentals, LLC
 PO Box 50827
 Mendota, MN 55150
 651-399-7768

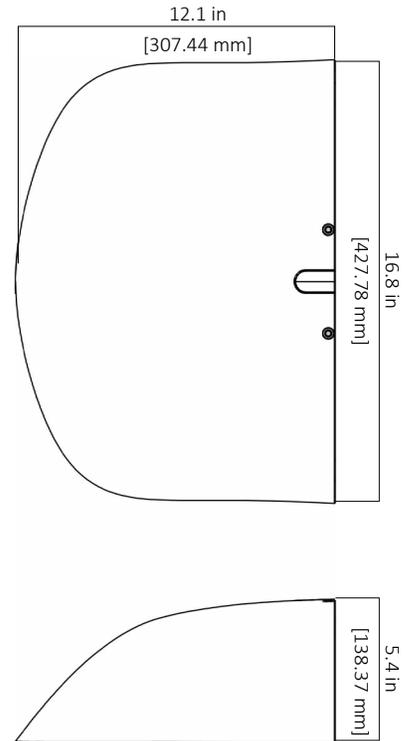
- All Luminaires Are Full Cut-Off Type
 And Are Furnished With Dimming Drivers To Facilitate After Hours Light Level Reduction.

1 LIGHTING AND PHOTOMETRICS PLAN
 LT1 SCALE: 1" = 20'-0"

Eseta™ LED Wall Sconce ES

Luminaire Data

Weight 9.9 lbs [4.5 kg]
14.6 lbs [6.5kg] with EM, MS options



Ordering Information

Sample Catalog No. ES1 24H MV NW W BK 700 EM

Product	No. & Type of LEDs	Voltage	Color Temperature ¹	Distribution	Finish ²	Drive Current ³	Options
ES1	24H 48H	MV 120-277V HV 347-480V	WW 3000K NW 4000K CW 5000K	W Wide FT Forward Throw	BK Black DB Dark Bronze GY Gray WH White	350 350mA 530 530mA 700 700mA	PC Photo Control MSL2⁴ Motion Sensor with Photo Control, L2 Lens MSL3⁴ Motion Sensor with Photo Control, L3 Lens EM⁵ Emergency Battery System FSIR100 Motion Sensor Configuration Tool

Notes:

- 1 Consult factory for other color temperatures.
- 2 Consult factory for non-standard finish options.
- 3 Factory set drive current, non-field adjustable. 700mA is not available for 48H version. Refer to performance data on page 2. Consult factory for other drive current options.
- 4 Motion Sensor available with MV only. Motion Sensor default setting dims luminaire to 50% when no motion is detected for 5 minutes. Field adjustable settings available using FSIR100 option. Luminaire warranty is limited to 5 years with a Motion Sensor.
- 5 Emergency Battery System available with MV only. 3-year limited warranty on Emergency Battery System.

Eseta™ LED Wall Sconce

ES

Luminaire Specifications

Housing

Die cast aluminum housing with back mounting plate and outdoor rated cable. Back mounting plate includes novel hanging features to allow one-person installation. Knockouts on the top and bottom of the housing allow conduit entry. Electrical components are accessed behind gasketed optical cover.

Light Emitting Diodes

Hi-flux/Hi-power white LEDs are tested in accordance with IES LM-80 testing procedures. Warm White (3000K), Neutral White (4000K) and Cool White (5000K) with minimum 70 CRI are standard. LEDs are 100% mercury and lead free.

Optical Systems

The OMNILENS™ system creates a low brightness source to reduce glare with precise Wide or Forward Throw distributions. Lens cover is UV stabilized, vandal-resistant polycarbonate. Luminaire produces 0% total lumens above 90° (BUG Rating, U=0).

Electrical

Power supply features a minimum power factor of .90 and <20% Total Harmonic Distortion (THD). EMC meets or exceeds FCC CFR Part 15. Transient voltage complies with ANSI C62.41 Cat. A. Integral surge protector is tested per ANSI/IEEE C62.45 procedures based on ANSI/IEEE C62.41.2 definitions for standard and optional waveforms for Location Category C High.

Finish

Housing receives a fade and abrasion resistant, epoxy polyester powder coat.

Listings/Ratings/Labels

Luminaires are UL listed for use in wet locations and emergency lighting in the United States and Canada. Ambient operating temperature is -40°C to 40°C with no accessories installed. Optical systems maintain an IP66 rating. DesignLights Consortium™ 4000K qualified product. Assembled in the United States.

Photometry

Luminaires are photometrically tested by certified independent testing laboratories in accordance with IES LM-79 testing procedures.

Lumen Maintenance

Models	TM-21 Lumen Maintenance (hours) at 25°C	
	At 50,000	At 100,000
ES1-24H	99%	97%
ES1-48H	97%	93%

Warranty

10-year limited warranty is standard on luminaire and components. 5-year limited warranty on luminaires with a motion sensor or photo control option. 3-year limited warranty on Emergency Battery System.

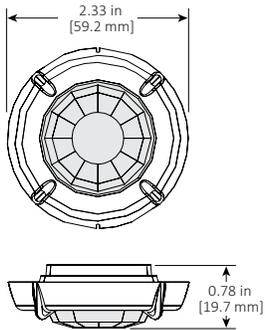
Performance Data

All data nominal, consult factory for IES files or LM-79 reports.

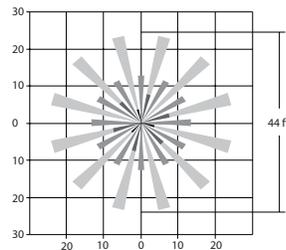
CCFT	Two Distributions		Wide Distribution			Forward Throw Distribution		
	No. of LEDs & Type	Drive Current (mA)	System Wattage (W)	Delivered Lumens (Lm)	Efficacy (Lm/W)	System Wattage (W)	Delivered Lumens (Lm)	Efficacy (Lm/W)
3000K	24H	350	30	3205	108	28	3146	112
		530	45	4690	103	43	4604	108
		700	56	5641	101	53	5537	104
	48H	530	83	8826	106	81	8751	108
4000K	24H	350	29	3301	115	30	3471	117
		530	44	4541	104	43	4548	105
		700	59	5771	99	59	5738	98
	48H	530	82	8707	106	83	8466	102
5000K	24H	350	29	3730	130	30	3922	132
		530	44	5131	118	43	5139	119
		700	58	6521	112	56	6260	112
	48H	530	82	9839	120	84	9585	115

Eseta™ LED Wall Sconce ES

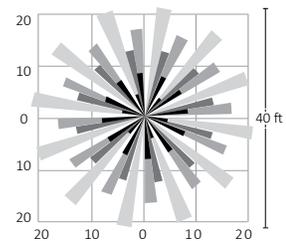
Motion Sensor (Optional) Data



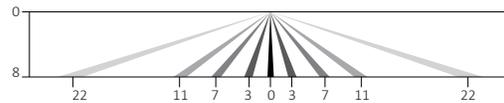
L2 Lens Coverage Top View



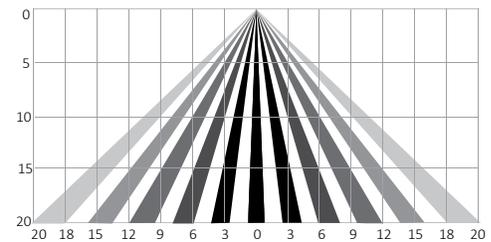
L3 Lens Coverage Top View



L2 Lens Coverage Side View



L3 Lens Coverage Side View



Motion Sensor (Optional) Specifications

Description

Digital passive infrared luminaire integrated outdoor occupancy sensor provides high/low/off control based on motion. Initial setup and subsequent sensor adjustments are made using a handheld configuration tool.

Operation

Standard factory setting will dim the luminaire to 50% until motion is sensed and then it will power to 100%. When motion is not detected for five minutes, the luminaire will dim back to 50%. Ramp up and fade down times are adjustable, but initially set to NONE.

The percent dimming and time durations may be field adjusted as required using FSIR100 option. FSIR user guide available at: www.wattstopper.com.

Optical System

Multi-cell, multi-tier Fresnel lens with a 360 degree view detects unobstructed motion. L2 lens is designed for a mounting height up to 8 feet and detects motion up to 3 times mounting height. L3 lens is designed for a mounting height up to 20 feet and detects motion within one mounting height.

Finish

Sensor exterior ring and lens are white polycarbonate, UV and impact resistant.

Listings/Ratings

Sensor is TUV, UL and cUL listed, IP66 rated and CE compliant.

Warranty

5-year limited warranty on luminaires and components with a motion sensor.

Emergency Battery System (Optional) Specifications

Description

Emergency battery system option provides a nominal 1900 lumens for a minimum of 90 minutes and can be specified with motion sensor option. Test switch and charging indicator light are visible and accessible on the optical cover.

Listings/Ratings/Labels

Emergency LED driver and batteries are UL recognized and CSA certified. Emergency illumination time exceeds the National Electrical Code (NEC), Life Safety Code (NFPA-LSC), National Building Code of Canada (NBC), National Fire Code of Canada (NFC) and UL 90-minute requirements.

Warranty

3-year limited warranty on Emergency Battery System.

Temperature Rating

Ambient operating temperature is -20C to +60C.

WPC Series



Energy Solutions
INTERNATIONAL, INC.

Type WW-1

Full Cutoff LED Wall Pack

Features

Long life (50k Hrs+)

moisture resistant enclosure

Utilizes Osram PrevaLED® boards and Optotronic® drivers

Wide range of constant current outputs available

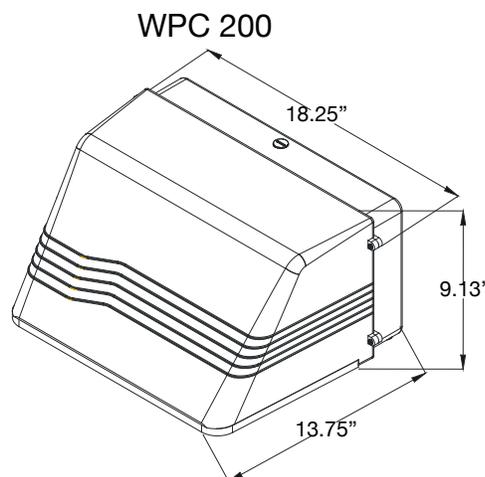
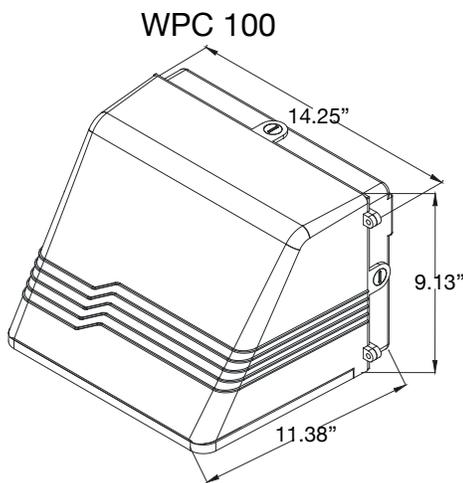
Available in 30W, 50W and 85W Configurations



Technical Data

Housing: Die cast aluminum housing & hinged front frame, ½" coin plugs with O-rings for conduit & photocell, textured architectural bronze powdercoat finish over a chromate conversion coating.

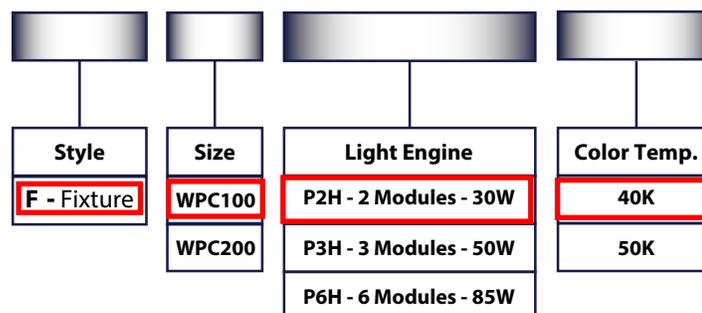
LEDs: OSRAM's PrevaLED linear light engine system combines a 2-inch diameter module using high-efficacy LEDs and on-board active intelligent control.



Light Engine	Lumens	Replaces
P2H	2848	70-100W
P3H	5001	100-175W
P6H	8504	175-250W

Ordering Information

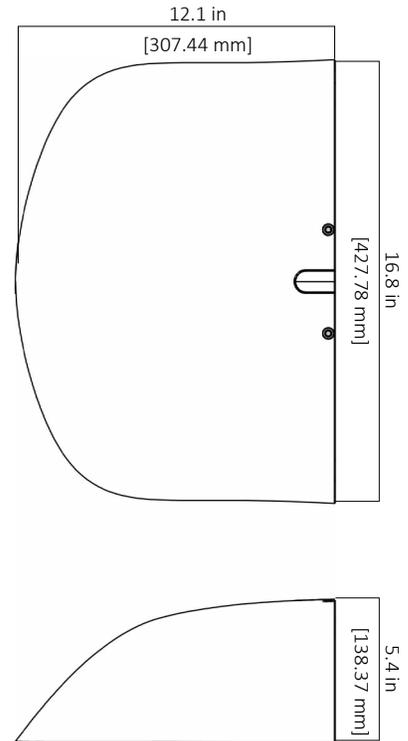
Part Number = Style + Size + Light Engine + Color Temp
Ex. (F-WP100-P2H-40 = Wall pack with 3 modules 40K)



Eseta™ LED Wall Sconce ES

Luminaire Data

Weight 9.9 lbs [4.5 kg]
14.6 lbs [6.5kg] with EM, MS options



Ordering Information

Sample Catalog No. ES1 24H MV NW W BK 700 EM

Product	No. & Type of LEDs	Voltage	Color Temperature ¹	Distribution	Finish ²	Drive Current ³	Options
ES1	24H 48H	MV 120-277V HV 347-480V	WW 3000K NW 4000K CW 5000K	W Wide FT Forward Throw	BK Black DB Dark Bronze GY Gray WH White	350 350mA 530 530mA 700 700mA	PC Photo Control MSL2⁴ Motion Sensor with Photo Control, L2 Lens MSL3⁴ Motion Sensor with Photo Control, L3 Lens EM⁵ Emergency Battery System FSIR100 Motion Sensor Configuration Tool

Notes:

- 1 Consult factory for other color temperatures.
- 2 Consult factory for non-standard finish options.
- 3 Factory set drive current, non-field adjustable. 700mA is not available for 48H version. Refer to performance data on page 2. Consult factory for other drive current options.
- 4 Motion Sensor available with MV only. Motion Sensor default setting dims luminaire to 50% when no motion is detected for 5 minutes. Field adjustable settings available using FSIR100 option. Luminaire warranty is limited to 5 years with a Motion Sensor.
- 5 Emergency Battery System available with MV only. 3-year limited warranty on Emergency Battery System.

Eseta™ LED Wall Sconce

ES

Luminaire Specifications

Housing

Die cast aluminum housing with back mounting plate and outdoor rated cable. Back mounting plate includes novel hanging features to allow one-person installation. Knockouts on the top and bottom of the housing allow conduit entry. Electrical components are accessed behind gasketed optical cover.

Light Emitting Diodes

Hi-flux/Hi-power white LEDs are tested in accordance with IES LM-80 testing procedures. Warm White (3000K), Neutral White (4000K) and Cool White (5000K) with minimum 70 CRI are standard. LEDs are 100% mercury and lead free.

Optical Systems

The OMNILENS™ system creates a low brightness source to reduce glare with precise Wide or Forward Throw distributions. Lens cover is UV stabilized, vandal-resistant polycarbonate. Luminaire produces 0% total lumens above 90° (BUG Rating, U=0).

Electrical

Power supply features a minimum power factor of .90 and <20% Total Harmonic Distortion (THD). EMC meets or exceeds FCC CFR Part 15. Transient voltage complies with ANSI C62.41 Cat. A. Integral surge protector is tested per ANSI/IEEE C62.45 procedures based on ANSI/IEEE C62.41.2 definitions for standard and optional waveforms for Location Category C High.

Finish

Housing receives a fade and abrasion resistant, epoxy polyester powder coat.

Listings/Ratings/Labels

Luminaires are UL listed for use in wet locations and emergency lighting in the United States and Canada. Ambient operating temperature is -40°C to 40°C with no accessories installed. Optical systems maintain an IP66 rating. DesignLights Consortium™ 4000K qualified product. Assembled in the United States.

Photometry

Luminaires are photometrically tested by certified independent testing laboratories in accordance with IES LM-79 testing procedures.

Lumen Maintenance

Models	TM-21 Lumen Maintenance (hours) at 25°C	
	At 50,000	At 100,000
ES1-24H	99%	97%
ES1-48H	97%	93%

Warranty

10-year limited warranty is standard on luminaire and components. 5-year limited warranty on luminaires with a motion sensor or photo control option. 3-year limited warranty on Emergency Battery System.

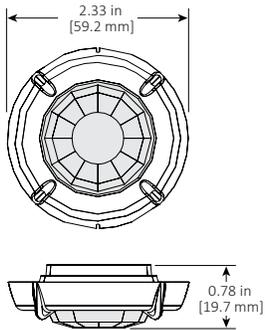
Performance Data

All data nominal, consult factory for IES files or LM-79 reports.

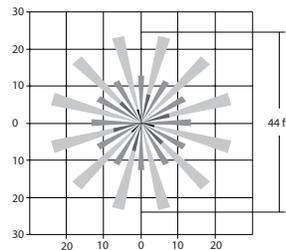
CCFT	Two Distributions		Wide Distribution			Forward Throw Distribution		
	No. of LEDs & Type	Drive Current (mA)	System Wattage (W)	Delivered Lumens (Lm)	Efficacy (Lm/W)	System Wattage (W)	Delivered Lumens (Lm)	Efficacy (Lm/W)
3000K	24H	350	30	3205	108	28	3146	112
		530	45	4690	103	43	4604	108
		700	56	5641	101	53	5537	104
	48H	530	83	8826	106	81	8751	108
4000K	24H	350	29	3301	115	30	3471	117
		530	44	4541	104	43	4548	105
		700	59	5771	99	59	5738	98
	48H	530	82	8707	106	83	8466	102
5000K	24H	350	29	3730	130	30	3922	132
		530	44	5131	118	43	5139	119
		700	58	6521	112	56	6260	112
	48H	530	82	9839	120	84	9585	115

Eseta™ LED Wall Sconce ES

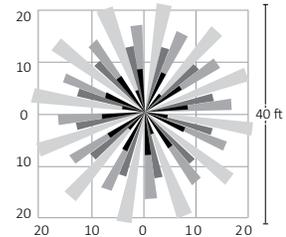
Motion Sensor (Optional) Data



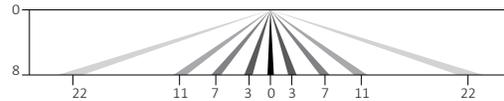
L2 Lens Coverage Top View



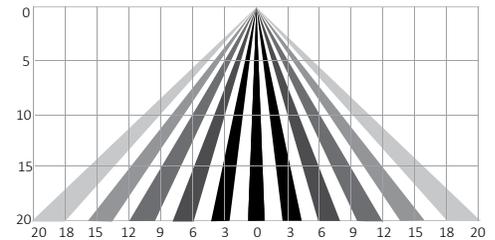
L3 Lens Coverage Top View



L2 Lens Coverage Side View



L3 Lens Coverage Side View



Motion Sensor (Optional) Specifications

Description

Digital passive infrared luminaire integrated outdoor occupancy sensor provides high/low/off control based on motion. Initial setup and subsequent sensor adjustments are made using a handheld configuration tool.

Operation

Standard factory setting will dim the luminaire to 50% until motion is sensed and then it will power to 100%. When motion is not detected for five minutes, the luminaire will dim back to 50%. Ramp up and fade down times are adjustable, but initially set to NONE.

The percent dimming and time durations may be field adjusted as required using FSIR100 option. FSIR user guide available at: www.wattstopper.com.

Optical System

Multi-cell, multi-tier Fresnel lens with a 360 degree view detects unobstructed motion. L2 lens is designed for a mounting height up to 8 feet and detects motion up to 3 times mounting height. L3 lens is designed for a mounting height up to 20 feet and detects motion within one mounting height.

Finish

Sensor exterior ring and lens are white polycarbonate, UV and impact resistant.

Listings/Ratings

Sensor is TUV, UL and cUL listed, IP66 rated and CE compliant.

Warranty

5-year limited warranty on luminaires and components with a motion sensor.

Emergency Battery System (Optional) Specifications

Description

Emergency battery system option provides a nominal 1900 lumens for a minimum of 90 minutes and can be specified with motion sensor option. Test switch and charging indicator light are visible and accessible on the optical cover.

Listings/Ratings/Labels

Emergency LED driver and batteries are UL recognized and CSA certified. Emergency illumination time exceeds the National Electrical Code (NEC), Life Safety Code (NFPA-LSC), National Building Code of Canada (NBC), National Fire Code of Canada (NFC) and UL 90-minute requirements.

Warranty

3-year limited warranty on Emergency Battery System.

Temperature Rating

Ambient operating temperature is -20C to +60C.

To: Mark Kaltsas
City Planner

From: Dan D. Boyum
City Engineer

File: 193801809

Date: January 21, 2016

Reference: 1570 Halgren Road (former Akona Building)

We have reviewed the documents dated 1/8/16 and have the following comments:

Project Narrative

1. The developer discusses a new fire sprinkler system. Will the developer need a larger water service line from the existing water main on Main Street West or Halgren Road for his sprinkler system? If a new line is needed, connections to the existing water main should be reviewed by public works and the appropriate permits obtained.

Hennepin County Comments

2. The County commented on possible sidewalk, curb and gutter, 4' shoulder, etc. At this time a curb and gutter and sidewalk is not shown on the plans.
3. Drainage in this area of Halgren Road goes from south to north and then ties into existing storm sewer at the southeast corner of Halgren Road and Main Street West. It appears the drainage runs along low points in the existing pavement along the edge of Halgren Road and then cuts across the existing gravel area at the southeast corner of Halgren Road and Main Street West (or the northwest corner of the building) before it gets to the above referenced storm sewer.
4. The developer is planning to fill in this gravel area discussed above and landscape it with sod and plantings. It is proposed to be shaped to drain to the west and north. Thus, the drainage from the County Road and from the existing paved area to the west of the building will run along the edge of the new grass and existing roadway at this corner. Since this edge has a flat grade, having curb and gutter in this gravel area would help direct the runoff around this new landscaped area and to the existing catch basin.
5. The City's Biking and Walking Plan calls for a "Combined bicycle / pedestrian shoulder (painted)" for this area. The 4' shoulder discussed by the County will meet the guidelines for a bike lane as per the Mn/DOT Bikeway Facility Design Manual.
6. The existing pavement for Halgren Road is not centered in the right-of-way. If curb and gutter and sidewalk are placed with this project, the location and alignment would need to be further discussed with Hennepin County.

Reference: 1570 Halgren Road (former Akona Building)

Alta Survey

7. The Alta Survey shows existing easements. There is an existing city storm sewer line in an easement along the east side of the building. A private 6" clay draitile from the existing home on Lot 3 connects into this City storm sewer pipe. This existing piping should be located if needed and protected during site construction activities.

Proposed Grading and Demolition Plan (C3.1)

8. Depending upon the final decisions with concrete sidewalk and curb and gutter, additional removals may be needed on the west and north sides of the building.
9. Erosion control protection should be placed along existing catch basins on Main Street West that are downstream of the work being done at the facility, at catch basins at the southeast corner of the building, and other locations that may be determined during construction.
10. We will defer to the City Planner as it relates to stall sizing and whether curb and gutter will be used for the new parking lot at the southeast corner of the site.

Landscape Plan (L1.1)

11. We will defer to the City Planner and Fire Chief as it relates to fence height and emergency vehicle access.
12. The proposed landscaping in the northwest corner of the building should be set back to avoid a 25' sight triangle. It appears to be encroaching at this time into this sight triangle.

Stantec

Dan Boyum
City Engineer
Phone: (651) 604-4829
Fax: (651) 636-1311
Dan.Boyum@stantec.com

Attachment: N/A

c. Tessia Melvin, Matt Morris, Harry Strickland, Bobby Schoen, Jeff Carson, John Thames, Gary Kroells

After the review of the plans that have been submitted I as the fire chief need to point out that even with the sprinkler system that is to be installed, this building will be a challenge if it was to have a fire. With the proposed storage and restoration of vehicles, there will be a significant fire load in this old building. The wood frame construction is prone to collapse with relatively short fire load and would hamper firefighting with any fire of 25% or more involvement. The proximity of the power lines also will hamper any use of elevated water streams (ladder truck) to assist in fire suppression. I appreciate the installation of the sprinklers and they will help greatly in the event of a fire. I feel that everyone needs to be aware of these concerns as our firefighters will do their best in the event of a fire and attempt the rescue if any occupants in the event of a fire. Other than the rescue we will have to be very careful of any interior firefighting in this structure. I appreciate the owner bringing this structure up to code and making it fit in our city. Let me know if you have any questions. Thanks.

Dave Eisinger
Maple Plain Fire Chief

City of Maple Plain

Request by James Shear to Consider a Text Amendment and Conditional Use Permit to Allow Office/Indoor Storage within the Existing Building Located at 1570 Halgren Road and Zoned R-1

To: Planning Commission
From: Mark Kaltsas, City Planner
Meeting Date: February 4, 2016
Applicant: James Shear
Owner: George Howell
Location: 1570 Halgren Road

Request:

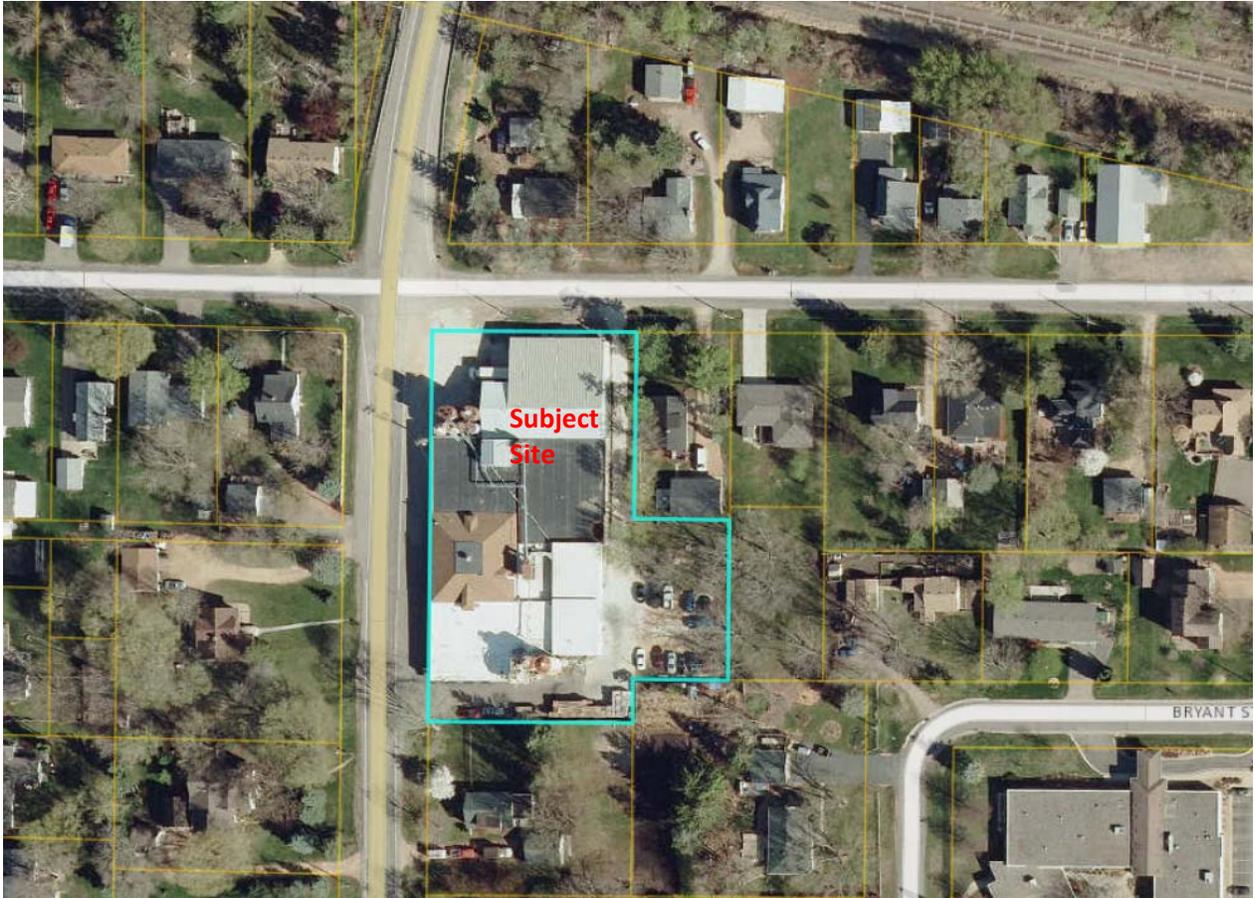
George Howell (Owner) and James Shear (Applicant) are requesting a text amendment to the City of Maple Plain Ordinance and Subsequent Conditional Use Permit for the property located at 1570 Halgren Road (CSAH 83) and further detailed as follows:

- a. A text amendment to Chapter 153.025 of the City's zoning ordinance to allow the commercial use of a property as a conditional use in the R-1 Zoning District.
- b. A conditional use permit to allow the commercial use of the subject property.

Property/Site Information:

The property is located just south of Highway 12 and on the west side of Halgren Road at the intersection of Main Street West. The property has an existing commercial building and corresponding parking. The property has the following characteristics:

Property Information: 1570 Halgren Road
Zoning: *R-1 – Low Density Residential*
Comprehensive Plan: *R-1 – Low Density Residential*
Acreage: 1.65 Acres



Discussion:

The City has been approached by the property owner and potential buyer of 1570 Halgren Road with a redevelopment concept to repurpose the existing building and site. The applicant would like the City to consider amending the zoning ordinance, specifically the conditional uses within the R-1 district, to allow office and “classic” vehicular storage within an existing commercial building. The applicant has prepared a narrative which further describes the intended use of the building and property.

The existing building and historic use of the property has been industrial/manufacturing. Until this past April, the building was used by Akona Manufacturing for the production of various concrete products. The use of the property and building was considered legal non-conforming as a result of the use existing legally on the property prior to the adoption of the City’s current zoning ordinance. The use of the property for concrete products manufacturing can continue as long as the use is not expanded upon. If the use of the property for concrete products manufacturing ceases for a period of one (1) year, any new use will need to comply with all applicable permitted uses and requirements.

The applicant is proposing to use the building for indoor storage and office space. The majority of the indoor space would be used to house his personal classic car collection and to house other private classic car and boat collections. The applicant is proposing to have no outdoor storage on the property. The applicant is proposing to redevelop the site, renovate the exterior elevation of the building and recondition the interior of the building. Exterior site improvements include the installation of an opaque fence, the conversion of paved areas into landscaped areas, the construction of a new parking area in the rear of the building and the renovation of the building façade. The interior improvements include the restoration of the "creamery", construction of an office area and other electrical, mechanical and similar improvements.

The property is zoned and guided by the City's Comprehensive Plan as R-1, low density residential. The property is surrounded by residential properties on all sides. Permitted uses within the R-1 zoning district are as follows:

(A) Intent. It is the intent of this district to limit certain areas specifically for the development of single dwellings in the community; to provide reasonable standards for the development; to avoid overcrowding; and to prohibit the use of land which would be incompatible with or detrimental to the essential residential character of the district.

(B) Permitted uses.

- (1) Single-family dwellings;*
- (2) Group homes by conditional use permit;*
- (3) Public parks and playgrounds;*
- (4) Essential services; and*
- (5) Agriculture other than the raising and keeping of livestock.*

(C) Permitted uses and accessory buildings.

- (1) Private garages, parking spaces, and carports for passenger cars, trucks, recreational vehicles, and equipment; 2009 S-2 80 Maple Plain - Land Usage*
- (2) Swimming pools and tennis courts;*
- (3) Tool houses and similar buildings for storage of domestic equipment and non-commercial recreational equipment;*
- (4) Boarding and renting of rooms to not more than 2 persons;*
- (5) Home occupations as defined in ' 153.007, by conditional use permit only:*
 - (a) No retail sale of merchandise is permitted unless the merchandise is produced on the premises or is incidental to the service being rendered;*
 - (b) No outside storage of materials is permitted;*
 - (c) No employees are permitted except members of the family of the occupant who reside in the dwelling unit;*
 - (d) All conditional use permits shall be limited to a period of 1 year and are not transferable without City Council approval;*

- (e) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted;*
- (f) Adequate measures have been or will be taken to minimize traffic congestion in the public streets; and*
- (g) The City Council may impose the other conditions relating to hours of operation, noise, glare, odor, vibration, and other matters as are necessary to safeguard the health, safety, and welfare of the community.*

(D) Schools, churches, and the like. Schools, churches, rest homes, hospitals, community centers, libraries, golf courses, parks, and recreational buildings are subject to the following:

- (1) Parking areas shall not be situated in required front, side, or rear yards;*
- (2) Side and rear yards shall not be less than 50 feet in width or depth, of which at least 25 feet adjacent to the lot line shall be maintained as a planning buffer zone; and*
- (3) Side and rear yards abutting Commercial or Industrial zones shall not be less than 30 feet, of which at least 15 feet adjacent to the lot line shall be planted, landscaped, and maintained as a buffer zone.*

(E) Planned unit developments. Residential planned unit developments are regulated by ' 153.095.

The proposed use of the existing building and site does not meet any of the permitted or conditional uses for properties zoned R-1. The historic use of the building and site as a concrete manufacturing plant was in existence prior to the adoption of the City's zoning ordinance. In order for the City to consider allowing the use of the property as proposed, it would first need to consider an amendment to the zoning ordinance. The amendment would need to add the proposed use of the existing building as a conditional use in the R-1 zoning district. If added as a conditional use, the City would then consider the request for a conditional use permit to allow inside storage and office within the existing building. The draft ordinance is provided below for consideration by the City. The language would add classic motor vehicle storage as a conditional use to the R-1 zoning district. Additional criteria and conditions can be added to the draft language provided below:

(F) Conditional uses. The following conditional uses may be permitted in the R-1 District, by action of the city council pursuant to subsection 153.140.

- (a) Commercial indoor storage of classic motor vehicles, as defined by Minnesota Statute 168.10, and similar vehicles as approved by the City in existing commercial buildings, provided:*

- (1) the minimum lot size for of the property containing the existing building shall be 1.25 acres; and
- (2) the applicant establishes that the building has been in continuous use for commercial purposes for at least ten years preceding the application for the conditional use permit;
- (3) the building is the principal building located on property; and
- (4) the applicant establishes that the structure cannot be economically used for residential purposes.
- (5) office space, subordinate to the commercial classic motor vehicle storage shall be permitted, provided adequate off-street is provided.
- (6) adequate off-street parking is provided for the number of persons reasonably anticipated to be on the site at any one time;
- (7) the hours of operation must be limited so as not to unreasonably interfere with the character of the surrounding area and the neighboring property owners' peaceful enjoyment of their properties;
- (8) screening of the facility from surrounding residential properties shall be provided and approved by the City;
- (9) no outdoor storage shall be permitted;
- (10) no automobile repair, restoration or servicing shall be permitted inside of the subject building or on the subject property;
- (11) building architecture, building materials and building colors shall be enhanced to blend in with the surrounding residential properties and as approved by the City.
- (12) lighting shall be installed in accordance with Section 150.01 of this code.
- (13) All signage shall be reviewed and approved by the City (Planning Commission and City Council). The following signs may be permitted: one permanent on-site sign of no greater than 32 square feet in area per surface and having no greater than two surfaces, and such other signs as the planning commission and city council may reasonably determine to not interfere with public safety or the character of the surrounding area. No signage shall be illuminated;

(14) such requirements as the planning commission and city council reasonably determine are necessary in order to minimize the impacts of the commercial use of the building;

(15) all applicable federal, state and local statutes, ordinances, codes and regulations, including but without limitation all applicable health and safety regulations, must be complied with.

(16) any large assemblies, open houses and or public events and gatherings shall be individually considered and approved by the City Council. Application for these events shall be made a minimum of 45 days prior to the event.

The City will need to consider whether or not the proposed amendment to the zoning ordinance should be considered based on the compatibility of the proposed use with the surrounding property. It should be noted that the existing use of the property as concrete manufacturing is a legal non-conforming use and can continue as long as it is not expanded upon. The size of the existing building as compared to the overall size of the property presents certain redevelopment challenges. The redevelopment of the site could yield between 2 and 3 single family properties depending on the layout, driveway accesses and other setback criteria.

Applicable Standards for Considering Granting a Conditional Use Permit

(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

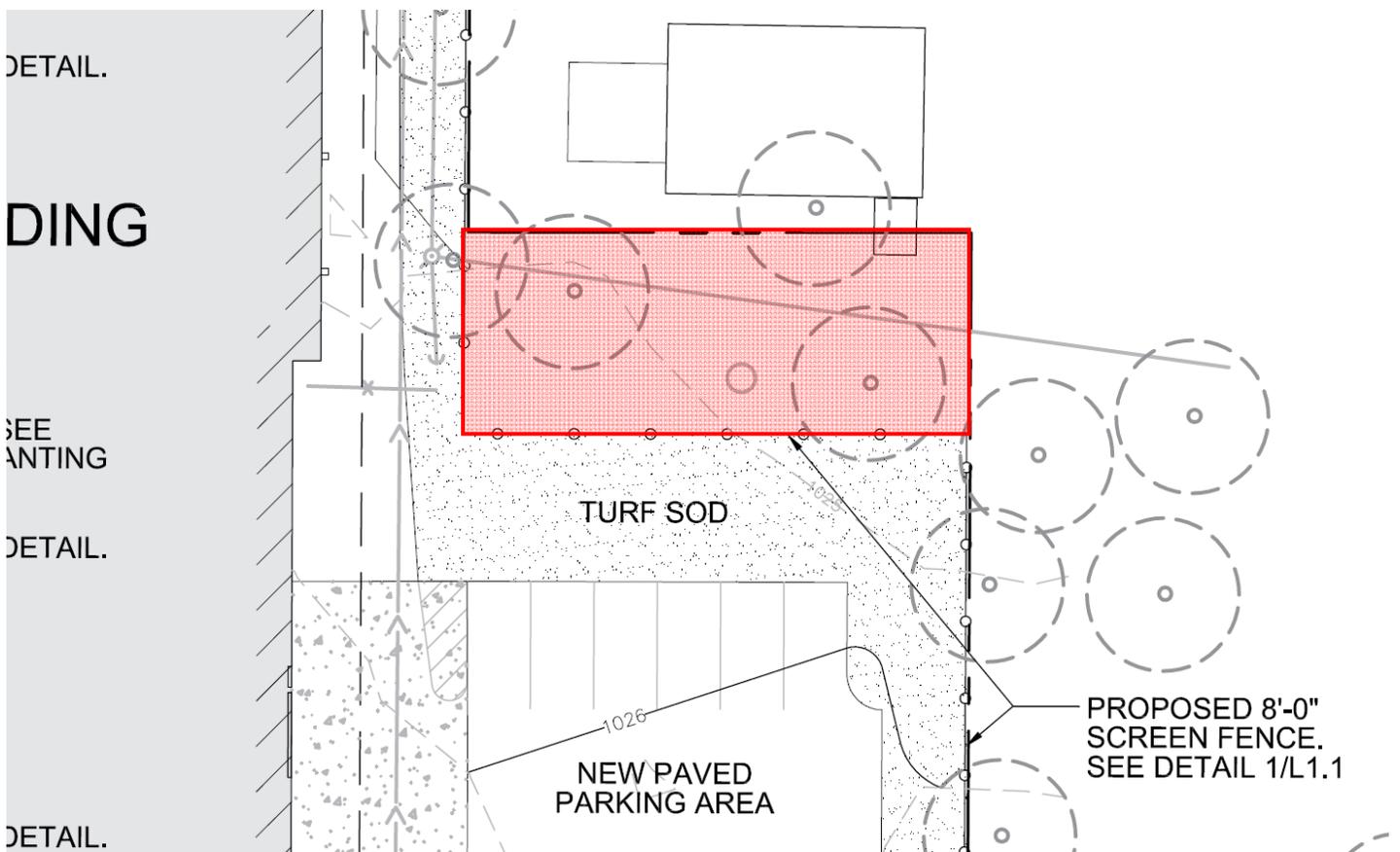
If the City considers approval of the text amendment to allow commercial storage in the R-1 zoning district, review of the proposed building and site improvements is necessary. The applicant has prepared detailed plans indicating the proposed improvements to the building and site. The applicant is proposing to renovate the entire interior of the building, bringing it into compliance with applicable fire and building codes. The applicant is proposing to renovate the exterior of the building and surrounding site. The exterior renovations include new windows, removal of certain overhead doors and openings, new paint, new awnings, landscaping, fencing, lighting and pavement. Staff has reviewed the proposed site improvements and offers the following comments for further review and or consideration by the City:

Site Plan Review

1. The applicant is proposing to remove a portion of the pavement/gravel located in the northwest corner of the building and turn it into a landscaped area. Landscaping and a new lawn area are proposed to be installed in this area. The landscaping may need to be moved back to ensure adequate site lines at the Halgren Road/Main Street West intersection.
2. The applicant is proposing to maintain the existing pavement in front of the building and install four new planting islands. Hennepin County and the City believe that a shoulder and new curb and gutter should be installed along Halgren Road to better define the road and private improvements. The addition of a four foot shoulder and non-surmountable barrier curb and gutter would better define the front edge of the building and eastern edge of the road. In addition to providing an edge, the four foot shoulder would also provide for a bicycle lane in accordance with the walking and biking plan of the City. The City should provide direction relating to the addition of curb and gutter along Halgren Road. Based on direction from the City, additional coordination with Hennepin County may be necessary.
3. The applicant is proposing to pave the driveway in the back and side of the building as well as the parking area in the back of the building. The existing site does not appear to be able to support the requisite drive aisle widths and parking space depths prescribed by the ordinance. The applicant is not proposing to add curb and gutter to the driveways and parking area. The City will need to

determine if the proposed improvements and limitations of the site due to the location of the existing building is acceptable.

4. The applicant is proposing to install a new 8' height board on board fence around the perimeter of the property that abuts the adjacent residential properties. The fence will provide screening of the east and south sides of the building.
5. The applicant is proposing to move the property line that abuts the property to the northeast (see area in red below). The relocated property line will allow the existing accessory building on the adjacent property to be located solely on that property. The applicant will need to provide the City with the existing and proposed legal descriptions and make an application for a lot line rearrangement.



6. The applicant is proposing to develop a rental office space that is comprised of approximately 2,100 square feet. Offices require 1 parking space for every 250 square feet of floor space. For the rental office space, 8 parking spaces are required. The applicant is proposing to provide 12 parking spaces in the southeast corner of the building (back of building). This area should accommodate the parking demand for the owner's office space as well as the proposed rental office space. The City will need to determine if an additional rental office space should be

permitted as a part of the proposed use of the property. If permitted, the City should consider permitted uses of the office space. Conditions such as prohibiting the use of the space for restaurants or retail sales may need to be considered.

7. The applicant has provided a lighting plan and corresponding photometric plan to the City. The applicant is proposing to install cut-off type light fixtures on the existing building. The proposed lighting plan meets the City's standards for maximum foot candles (0.5 at the property line) at the property lines.
8. The City's engineer has reviewed the plans and offered comments pertaining to the site improvements. The applicant shall provide all information and make revisions as requested by the engineer (see Engineers memo dated January 21, 2016, from Stantec).
9. The fire department has reviewed the plans and building improvements. There should be consideration for no parking signage along the east side of the building where the drive aisle is not adequate to accommodate parked vehicles. The fire department recognizes that the applicant will be bringing the building into compliance with applicable building codes. The fire department notes that the limitations on the access to the existing site and the location of the overhead electric lines make this building more difficult to provide fire suppression to in the event of an emergency (see attached fire department comments).

Recommendation:

The applicant is seeking feedback from the Planning Commission relating to their request to amend the ordinance and subsequently approve a conditional use permit. Should the Planning Commission recommend approval of the text amendment and subsequent conditional use permit, the following findings and conditions should be included:

1. The proposed text amendment and conditional use permit 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 submit a grading and drainage plan and requisite storm water plan in accordance with applicable requirements.
 - b. The applicant shall revise the plans to indicate the detailed locations of the no parking signage.
 - c. The applicant shall address all comments made by the Planning Commission relating to building architecture, color and materials.
 - d. The applicant shall address and satisfy all Fire Department comments relating to the building and site.

3. The Conditional Use Permit will include the following conditions:
 - a. The applicant shall complete all improvements to the building and site as indicated on the approved building and site plans.
 - b. 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.
 - c. All requisite landscaping shall be maintained by the applicant for the duration of the conditional use permit.
 - d. The hours of operation shall be permitted between the hours of 6:00 a.m. and 8:00 p.m. Monday through Friday and 7:00 a.m. and 7:00 p.m. Saturday and Sunday.
 - e. No trash containers/dumpsters shall be kept outside on the property.
 - f. No outdoor storage of vehicles shall occur anywhere on the subject property.
4. The applicant shall pay for all costs associated with the City's review of the text amendment and conditional use permit.

Attachments:

1. Survey
2. Building Plans/Elevations
3. Site Plans
4. Landscape Plans
5. Lighting Plans
6. Applicant Narrative
7. Engineers Memo
8. Fire Department Comments

Images of Building Façade



