

AGENDA
MAPLE PLAIN PLANNING COMMISSION
MAPLE PLAIN CITY HALL
March 7, 2013
7:00 PM

I. CALL TO ORDER

II. ADOPT AGENDA

III. CONSENT AGENDA

A. Approval of the February 7, 2013 meeting minutes.

IV. PUBLIC HEARINGS

V. ADMINISTRATIVE REPORTS

VI. OLD BUSINESS

A. Industrial Park Ordinance discussion

B. 2013 Work Plan Discussion

VII. NEW BUSINESS

A. 2013 Appointment of Commission officers

VIII. COMMISSION REPORTS & OTHER BUSINESS

IX. VISITORS TO BE HEARD

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

X. ADJOURN

Next meeting: Thursday, April 4, 2013, 7 p.m. at Maple Plain City Hall

**City of Maple Plain Planning Commission
Meeting Notes
February 7, 2013
Maple Plain City Hall
7:00 PM**

I. CALL TO ORDER

Chair Bliss called the meeting to order at 7:06 p.m.

Present: Commission Chair Michele Bliss, and Commissioners Mardelle DeCamp, John Fay, William Lauper, Barb Rose, and Stephen Shurson; Council liaison Dave Eisinger; Planning Consultant Tom Goodrum (MFRA); and Assistant to the City Administrator Maggie McCallum.

Absent: Mike DeLuca

II. ADOPT AGENDA

Shurson proposed to add to the agenda having a discussion on developing streetscape design guidelines for the Downtown District. Commissioners agreed.

DeCamp moved to adopt the Agenda as amended; Shurson seconded. Motion passed 6-0.

III. CONSENT AGENDA

Shurson moved to approve the Consent Agenda including edits to the meeting minutes; Fay seconded. Motion passed 6-0.

Items approved under the Consent Agenda:

A. Approval of the January 10, 2012 meeting minutes.

VII. PUBLIC HEARINGS

A. 5109 Main Street East Conditional Use Permit (CUP) application.

City Planner Tom Goodrum provided a quick review of the CUP application for a Home Occupation at a Single-Family residential property located at 5109 Main Street. Goodrum explained that the homeowner, Scott Garver, is seeking a CUP that would authorize a home occupation on his property that centers on glassblowing.

Goodrum reviewed the City's seven requirements for a CUP. That it:

1. Will not be injurious to or reduce enjoyment to neighbors;
2. Will not impede normal development;
3. Has adequate utilities;
4. Has sufficient off-street parking;
5. Controls for offensive nuisances;
6. Does not create traffic hazard or congestion; and,
7. Is in compliance with land use plan.

Goodrum stated that upon review, there have been operational concerns from the Building Inspector, Fire Chief, and West Hennepin Public Safety. These concerns specifically pertain to the chemicals and heating methods being used. Additional concern is whether the operation has a negative effect on neighboring properties with regards to safety and chemical exposure.

Goodrum explained that the applicant provided City staff and the Commission with Material Safety Data Sheets (MSDS).

Goodrum stated that he and Assistant to the City Administrator, McCallum met with the Fire Chief and Building Inspector to discuss and establish conditions that could eliminate all operational and safety concerns. The goal of the discussion was to determine if there were conditions that could alleviate all of the concerns and thus allow Garver to perform his occupation at his home.

Goodrum explained that he and staff met with Garver to discuss the conditions.

Goodrum said that his updated staff report recommends approval of the CUP for a Home Occupation centered on glass blowing, with the elimination of the chemical component. Goodrum explained that glass blowing is allowable on a residential property because appropriate measures can be taken to secure the safety of surrounding residential properties. Goodrum explained that the chemical component should be eliminated because the storage of the chemicals imposes a potential threat to public safety, and at this time staff is not satisfied with the current proposed measures to ensure public safety. Goodrum explained that if the applicant was able to provide the City with suitable measures, then staff could justify the approval of the whole operation.

Goodrum stated the revised recommended conditions:

1. A revised operations plan with specific details on how equipment and materials are being used;
2. Building permit signed by an architect;
3. Fire walls and doors where required;
4. Appropriate ventilation for heat and/or acid;
5. Approved chemical storage containers;
6. Labeling of chemicals;
7. Separation of torch and acidic use;

8. Agree to any recommended site/operation changes;
9. Inspection by Fire and Police with a facility plan/map submitted to each department;
10. Obtain Hazardous Waste Permit;
11. Periodic City review; and
12. Conducted in accordance to approved plan.

Goodrum stated that at this time, staff did not have all the information needed to recommend approving the entire application. Goodrum explained a more detailed operational plan was one of the elements needed to justify approval of the entire operation.

Shurson asked of Goodrum that if all recommended conditions were met, would he recommend approving the entire application, including the chemical component.

Goodrum replied yes.

Public Hearing closed at 7:20PM

Fay asked Garver if he would be willing to split up his operations; performing the glass blowing at his home and the chemical component at his studio in Minneapolis.

Garver stated that it was an option. He explained that he didn't want to make anyone uncomfortable.

Eisinger stated that he had spoken to Garver about moving the glassblowing component to the detached accessory building, instead of using his attached garage, which could bring down some of the costs that would be required to being the building used for his occupation up to code.

Rose expressed concern over the detached garage being closer to the neighboring properties.

Garver agreed that the accessory building was a good option in that it was smaller and easier to heat. Nevertheless, Garver stated that compliance to the all the conditions would be financially difficult and that he was not in the position to make infrastructure improvements to his home.

Bliss asked staff if some of the conditions would be eliminated if the chemical component of the operation was eliminated.

Goodrum replied that the conditions related to the chemical component would be eliminated if the applicant chose not to perform that part of the operation at his home.

Garver suggested pulling his application.

Goodrum recommended to the applicant bringing his application to the Council.

Garver explained that the current best option for him would be to eliminate the chemical component and move the glass blowing in the shed. Garver stated that he would look further into what he needed to do to bring his accessory building up to code.

Fay moved to recommend approval of the CUP to the Council based on the elimination of the chemical component, thus eliminating conditions associated with the chemicals; Shurson seconded.

Motion Passed 4-2

DeCamp stated that the conditions were to limited.

Lauper stated that he interpreted the applicant's occupation as manufacturing and therefore stated it should not be allowed as a home occupation.

IV. ADMINISTRATIVE REPORTS

None.

Barb Rose and Dave Eisinger left the meeting at 8:15 p.m.

V. OLD BUSINESS

A. Industrial Park Ordinance discussion

McCallum provided an update on the status of the Industrial Park Ordinances. McCallum explained that she met with Commissioners DeLuca and Fay back in November to discuss the progress of the ordinances. At that time it was decided that no further work could be done from their part. McCallum stated a collective decision was made to send the ordinance draft to the City Planner at MFRA for final review and editing.

McCallum stated the MFRA was seeking approval from the Commission to perform the final review and editing. McCallum stated that per a previous conversation with DeLuca, there was some concern about the cost.

Fay inquired into the cost.

Goodrum stated that it would be an hourly fee.

McCallum explained that this is typically how updates to the City code are done. McCallum stated that many of the changes were made through the research and work of Commissioners DeLuca and Fay, and herself. McCallum stated that since they felt they could no longer contribute to drafting the ordinance, it was appropriate to send it to MFRA to make final edits. McCallum explained that this was an efficient approach to updating the code.

Bliss agreed that this process what a typical approach to updating the code.

Commissioners recommended several changes to the ordinance draft.

Lauper moved to send the Industrial Park Ordinances to MFRA for final editing. Fay seconded.

Motion Passed 6-0

VI. **NEW BUSINESS**

A. Zoning Ordinance Definition Amendments

Goodrum proposed to the Commission that they take into consideration a zoning ordinance amendment that would help clarify sections in the zoning code.

Goodrum explained that in review of the Garver application, there have been questions as how to interpret sections of the zoning ordinance, specifically with regards to Home Occupation, the allowed use of Accessory Structures with regards to Home Occupation and Manufacturing.

Goodrum suggested to the Commission that definitions for different categories of manufacturing be created. Currently there is no definition for any type of manufacturing in the zoning code. The inclusion of manufacturing definitions would assist in clarifying what items are characterized as manufacturing, as well as varying types of manufacturing (heavy or light). Definitions would also help distinguish the difference between manufacturing and hand-crafted art.

Goodrum presented a manufacturing definition example to the Commission for consideration.

Goodrum recommended that hand-crafted items not be considered manufacturing as it relates to a home occupation.

Shurson stated that in the current code definition for a Home Occupation, there is constriction in the part of the definition that states that a Home Occupation is prohibited if it requires equipment other than that customarily found in the home. Shurson also stated that by not having clear definitions for categories of manufacturing and hand-crafted items, it is difficult to decipher what is an appropriate Home Occupation.

Bliss agreed that there was something prohibitive about the Home Occupation definition.

The Commission decided to continue the discussion on this agenda item at the next Planning Commission meeting on March 7, 2013.

B. Streetscape Design Guidelines for Downtown District.

Shurson explained that the City received grants fund from Hennepin County to redo some of the sidewalks within the Downtown District, specifically in front of McGarry's Pub and the Post Office.

McCallum stated that as part of the sidewalk reconstruction, several street-scaping elements would be included in the project.

Shurson suggested that the City develop a schematic master plan in the Downtown District for street-scaping. This plan would clearly outline elements that should be referenced and used as development projects occur in the Downtown District. The plan would ensure that there is a unified and consistent look of the Downtown.

Bliss asked McCallum to look into the budget for the Planning Commission to determine if the Commission had the money to put towards a project like this.

Shurson made a motion to recommend to the Council authorizing the drafting of a schematic Master Street-scape Design Plan for the Downtown District. DeCamp Seconded.

Motion Passed 5-0

VII. COMMISSION REPORTS & OTHER BUSINESS

None.

VIII. VISITORS TO BE HEARD

None.

IX. ADJOURN

Lauper moved to Adjourn; Fay seconded. Motion passed 5-0. Meeting adjourned at 9:46 p.m.

Prepared by



Margaret McCallum, Assistant to the City Administrator



Agenda Information Memorandum
March 7, 2013 Maple Plain Planning Commission

VI. OLD BUSINESS
A. INDUSTRIAL PARK ORDINANCE

ACTION TO BE CONSIDERED

To discuss the proposed updates and amendments to the Industrial Park Ordinance drafts reviewed and updated by MFRA.

FACTS

- The Industrial Park Ordinances were reviewed and updated because the ordinances were outdated and needed to be updated to reflect the existing uses and future expectations of the City's Industrial Districts.
- After several reviews and edits of the Industrial Park Ordinance drafts by Planning Commissioners John Fay and Mike Deluca, and the Planning Commission, the Commission approved to send the ordinance drafts to MFRA for final review and editing.

ATTACHMENTS

Attached on page(s) ____ through ____ is a memo from City Planner, Tom Goodrum from MFRA; proposed definitions; a MFRA Industrial Park Ordinance draft, and an Industrial Park Ordinance draft that includes Planning Commission recommendations.

MEMORANDUM

TO: Chair Bliss and Planning Commission
FROM: Tom Goodrum, City Planner Consultant
DATE OF REPORT: February 28, 2013
DATE OF MEETING: March 7, 2013
RE: Industrial Ordinances

Chair Bliss and Planning Commission,

ACTION TO BE CONSIDERED

Updated draft of the I-1 and I-2 Districts

STAFF REVIEW

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

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

Definitions

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

Removing the proposed words:

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

Biomedical Manufacturing—self explained

Farmers Market—deleted from the industrial ordinance

Fireworks Stand—deleted from the industrial ordinance

Principal Building—already defined in section 153.007

Temporary Structure—already defined

Added clarification to the definitions of:

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

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

I-1 District

Permitted Uses

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

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

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

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

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

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

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

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

Permitted Accessory Use

Outdoor Storage—moved outdoor storage from a CUP to an accessory use since most of our existing businesses have outdoor storage. Again, we recommend avoiding the creation of non-conforming uses for our current businesses. As a non-conforming use, if any of the businesses would want to expand or change their operation they would need to submit for a CUP for their existing outdoor storage before they can make other improvements. We see this as creating a lot of CUP applications for a use that is already allowed. The current code under Section 153.06 already establishes the standards for outdoor storage.

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

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

Conditional Uses

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

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

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

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

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

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

Animal Kennels—added animal kennel and boarding since they are already an allowed use and are not identified anywhere else in the code. The city allows 24 hour dog boarding in the MU district but does not provide for kenneling. The City ordinance also refers to dog kennels in the General Section of the city code under animals, thus it is appropriate to identify where kennels can occur. We would want to direct them in the industrial districts instead of having requests to place them in the MU districts where they may create a nuisance.

Interim Uses

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

I - 2 District

Permitted Uses

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

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

Permitted Accessory Uses

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

Related Code Amendments

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

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

Recommendation

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

Sincerely,

Tom Goodrum, City Planner, MFRA

Business	Business Description	Address
123Movers	Self Storage	1270 Budd Ave Maple Plain, MN 55359
ABC Supply, Inc.	Wholesale Distributor	5130 Industrial Street
Air Assault Paintball	Indoor Paintball Field	5130 Industrial Street #100
All-star Construction Management, LLC	Construction company	5145 Industrial Street, Suite 103
Anthem Inc	Control systems programming and assembly	1275 Poplar Avenue
Apeiron Stone Care	Stone care products provider	5350 Pioneer Creek Drive, Ste 5
Axiom, Inc	Supplier of tools, parts, and materials to string instrument builders, restorers, and repairers.	5350 Pioneer Creek Dr # 4
Bagy Jo, LLC (corporate and factory)	Embroidery	5563 Pioneer Creek Drive S
Berg Exteriors, Inc	Stucco, Concrete, and Drywall & Insulation Contractor	5145 Industrial St # 101
Bergerson Caswell, Inc.	Water well contractor	5115 Industrial Street
Bumps Auto and Marine	Auto and marine repair shop	5145 Industrial Street
Compost Facility (Public)	Compost	Poplar Avenue
Day Distributing	Distributor of domestic & import beers	5901 Highway 12
EquipALife	Nonprofit (assists individuals with disabilities)	P.O. Box 310
Here-U-Lift	Headquarters, Wholesalers & Distributors	5655 Hwy 12 W., Box 69
Manor Electric	Electrical contractor and designer	5350 Pioneer Creek Drive # 3
Manor House Interiors	Interior Design	5469 Highway 12
Maple Plain Fire Department	Fire Department	1645 Pioneer Avenue
Maple Plain Water Treatment Plant/Public Works		
Met. Council Sewer Facility (Public)	Sewer	
North Shore Gymnastics	Gymnastics gymnasium	5555 Pioneer Creek Drive

OMG Electric Chemicals	Provider of specialty chemicals, Customer Service, Manufacturing, R & D, and Sales	5630 Pioneer Creek
Pistol Packaging	Manufacturer and seller of holsters	5350 Pioneer Creek Dr # 2
Protolabs	Manufacturer	5540 Pioneer Creek Dr
Radio Tower		
S&T Boat Storage	Boat Storage	4975 Industrial Street
Storage Concepts	Warehouse storage equipment distributors	5655 Hwy 12 W., Box 69
T.D. Sawvel Company, Inc	Manufacturer of packaging equipment	5775 U.S. 12
The Tierra Group	Headquarters (office)	5350 PIONEER CREEK DR
Wenck	Engineering, environmental, and consulting services.	1800 Pioneer Creek Center
Western Spaces	Self Storage	5305 Pioneer Creek Drive
Winning Edge, Inc	Plaques, Manufacturers & Producers	1821 Halgren Rd

12 Business	Business Description	Address
Tri-K	Recreational vehicles	5839 U.S. 12
North Shore Marina	Boat Storage	6458 Hwy 12

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

<p>ACCESSORY: A use, activity, structure, or part of a structure that is subordinate and incidental to the main activity or structure on the site.</p>
<p>ADDITION: A physical enlargement of an existing structure.</p>
<p>ANTENNA/COMMUNICATION TOWER: Any system of wires, poles, rods, reflecting discs, access points, and similar devices used for the transmission, reception, of both of electromagnetic waves, and shall include, but not be limited to antennas used by cellular utilities.</p>
<p>AUTOMOBILE SALES: An establishment engaged in the retail sales and services of new and used automobiles, trucks, trailers, motorcycles, mopeds, and recreation vehicles and supplies. May include farm or industrial equipment, machinery, and supplies.</p>
<p>BIOMEDICAL MANUFACTURING: The applications of manufacturing technology to advance the safety, quality, cost, efficiency, and speed of healthcare services and research.</p>
<p>CONDITIONAL USE PERMIT: A permit issued by City Council in accordance with the procedures specified within this Ordinance as a device to enable the City Council to assign conditions to a proposed use or development after consideration of the adjacent land uses and the special characteristics which the proposed use presents. This will replace existing definition</p>
<p>CONTRACTOR: A person or company that undertakes a contract to provide materials or labor to perform a service or do a job.</p>
<p>EXCAVATION OR MINING: The removal of the natural surface of the earth, whether sod, dirt, soil, sand, gravel, stone or other matter or the use of an area for stockpiling, storage and processing of sand, gravel, black dirt, clay and other minerals resulting in a substantial alteration as defined in Section 150.60,Excavation Permits.</p>
<p>FARMER’S MARKET: A publicly or privately operated, open-air establishment where primarily agricultural products such as raw vegetables, fruits, syrups, flowers, plants, nuts or handcrafted items are sold.</p>
<p>FIREWORKS STAND: The establishment at which fireworks are offered for retail sale.</p>
<p>INTERIM USE: A temporary use of property until a particular date, until the occurrence of a particular event, or until zoning regulations no longer allow said use. per section _____ of the zoning code</p>
<p>MACHINE SHOPS: An establishment in which metal and other substances are cut, shaped, etc., by machine tools. OR A workshop in which machine tools are operated.</p>
<p>MANUFACTURING – LIGHT: The mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products for sale to the wholesale or retail markets or directly to consumers. Such uses are wholly confined within an enclosed building, do not</p>

include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor, or vibration **as to create a nuisance to surrounding land uses, unless controlled by special equipment sufficient to ameliorate the impacts.** Examples include, but are not limited to: production or repair of small machines or electronic parts and equipment; woodworking and cabinet building; testing facilities and laboratories; apparel production; sign making; assembly of pre-fabricated parts, manufacture of electric, electronic, or optical instruments or devices; manufacture and assembly of surgical instruments; processing, and packing of food products or cosmetics; and manufacturing of components, jewelry, clothing, trimming decorations and any similar item. **Light manufacturing does not include the production of hand-crafted or custom made items.**

MANUFACTURING – HEAVY: The manufacturing of products from raw or unprocessed materials, where the finished product may be combustible or explosive. This category shall also include any establishment or facility using large unscreened outdoor structures such as conveyor belt systems, cooling towers, cranes, storage silos, or similar equipment that cannot be integrated into the building design, or engaging in large-scale outdoor storage. Any industrial use that generates noise, odor, vibration, illumination, or particulate that may be offensive or obnoxious to adjacent land uses, or requires a significant amount of on-site hazardous chemical storage shall be classified under this land use. This use shall include any packaging of the product being manufactured on-site. Examples include but are not limited to the production of the following: large-scale food and beverage operations; **lumber milling and planing** facilities; aggregate, concrete and asphalt plants; foundries, forge shops, open air welding, and other intensive metal fabrication facilities; chemical blending, mixing, or production, and plastic processing and production.

MINI (SELF) STORAGE: An enclosed storage facility containing independent, fully enclosed bays that are leased to individuals exclusively for the storage of household goods and personal belongings.

OFFICE: Professional and business office, nonretail activity. Used for conducting the affairs of a business profession, service, industry or government.

OPEN SALES LOT: Any open land used or occupied for the purpose of display of merchandise for sale and/or rent.

OUTDOOR STORAGE/STORAGE YARDS: An outside area where equipment, vehicles, trailers, or material relating to the principal use of the parcel of land is stored. This includes semi-trucks and trailers. The stored items are not for sale or display but are used in the everyday operation of the principal use. **Open** sales lots are not outdoor storage but are distinct uses regulated by this ordinance.

PRINCIPAL BUILDING: A building in which the principal use of the lot is conducted. **repeat**

PRINCIPAL USE: The primary or predominant use of any lot and/or building.

PUBLIC UTILITY: Persons, corporations or governments supplying gas, electric, transportation, water, sewer or land line telephone service to the general public.

RECREATIONAL FACILITY – INDOOR: An indoor facility providing accommodations for a variety of individual, organized, or franchised sports, including but not limited to basketball, ice hockey, wrestling, soccer, tennis, volleyball,

racquetball, laser tag, paint ball, miniature golf or handball. Such facility may also provide other regular organized or franchised events, health and fitness club facilities, swimming pool, climbing wall, snack bar, restaurant, retail sales of related sports, health or fitness items and other support facility. The said establishment may or may not include membership.

RESEARCH LABORATORY: A facility for scientific and/or academic research, investigation, testing or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory.

~~**TEMPORARY STRUCTURE:** A structure without any foundation or footings and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.~~ repeat

TRUCKING TERMINAL: Land or buildings used primarily as a relay station for the transfer of freight from one vehicle to another or one party to another rather than permanent or long term storage. The terminal facility might include storage of areas for trucks and buildings for truck maintenance and repair.

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

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

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

“I-1” Light Industrial District.

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

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

1. Light Manufacturing, that includes but not limited to the fabrication or assembly of small products including but not limited to 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, a 10-acre parcel containing an office building(s) that has a separate access to a principal or arterial road.
6. Recreational Facility-Indoor,
7. Research laboratories;
8. Contractor Shops, for contractors including plumbing, heating, glazing, painting, paper hanging, roofing, ventilating, electrical, carpentry, welding, landscaping, excavating, and general contracting, including contractor storage of equipment and building materials if enclosed within a building; and,
9. Essential services as defined in § 153.007.

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

1. Offices accessory to a principal use, that occupy no more than forty (40) percent of the gross floor area of the principal building.

2. Accessory buildings and structures not exceeding thirty (30) percent of the gross floor area of the principal building.
3. Outdoor storage (not open sales lots) provided that:
 - a. The storage area is landscaped and screened from view of neighboring uses, residential zoning districts, and public rights-of-way per § 153.063 (C) and (D) of the City Code;
 - b. Storage area is fenced in a manner approved by the City;
 - c. Storage area shall be paved or surfaced (concrete or blacktop) to control dust and erosion, unless determined by the city that a vegetative or gravel surface is more appropriate in order to reduce hard surface but will maintain water runoff and quality;
 - d. All lighting shall be in compliance with City's light standards identified in § 150.01;
 - e. The storage area does not take up parking space or loading space as required for conformity to this Ordinance and not in front yards;
 - f. The storage area shall not abut property zoned for residential use, including land in another city. "Abutting" includes across the street. "Abutting" does not include properties that touch only corner to corner;
 - g. The ratio of storage area to building footprint shall not exceed 3:1; and
 - h. Storage shall not include material considered hazardous under Federal or State Environmental Law.

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

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

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

- d. The sales area does not take up parking space or loading space as required for conformity to this Ordinance; and
 - e. The sales area shall be limited to the size, location and times of operation as determined through the conditional use permit;
4. Automotive Sales (ord. 157, passed 10-11-1994) provided that:
- a. Parking area and building has a setback of 40 feet and adequately screened/buffered from adjacent residential land shown in the Comprehensive Plan;
 - b. The minimum building size for any vehicle sales shall comply with the standards in Table 5-3.

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

- c. All lighting shall be in compliance with § 150.01;
 - d. The outside sales and display area shall be hard surfaced;
 - e. The outside sales and display area does not utilize parking spaces which are required for conformance with this ordinance;
 - f. Vehicular access points shall create a minimum of conflict with through traffic movement and shall be subject to the approval of the City; and
 - g. There is a minimum lot area of twenty-two thousand five hundred (22,500) square feet and minimum lot dimensions of one hundred fifty (150) feet by one hundred thirty (130) feet.
5. Antenna towers provided that:
- a. All antennas and towers shall be in compliance with all State Building and Electrical Code requirements and as applicable shall require related permits. Applications to erect new antennas and/or towers shall be accompanied by any required federal, state, or local agency licenses;

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

6. Animal Kennels and Boarding

- a. All animals must be kept inside except when accompanied by an employee within a fenced outdoor walking area.
- b. A waste management plan acceptable to the City.

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

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

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

1. Excavation site.

“I-2” General Industrial District.

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

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

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

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

Permitted Accessory Uses: All permitted accessory uses allowed in the “I-1” Light Industrial District.

- 1. Accessory buildings and structures not exceeding sixty (60) percent of the gross floor area of the principal building.

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

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

Lot Requirements and Setbacks

- 1. Lot Area: As necessary to meet all setbacks, parking, and yard requirements.
- 2. Lot Width: None
- 3. Yard and setback requirements:
 - a. Front yard – 35 feet minimum;
 - b. Side yard – 20 feet minimum;
 - c. Rear yard – 20 feet minimum; and

- d. Where a property abuts a railroad easement or right-of-way, no side or rear yard shall be required when a railroad loading facility is to be installed. (Prior Code, § 16.11) Penalty, see § 10.99

Interim Uses:

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

“I-1” Light Industrial District.

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

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

1. **Light Manufacturing (matches definition)** ~~or assembly of a wide variety of products that produces no exterior noise, glare, fumes, obnoxious products, by-products, or wastes, or creates other objectionable impact on the environment, including the generation of large volumes of traffic. Examples of such uses are:~~
 - a. Fabrication or assembly of small products such as optical, electronic, pharmaceutical, medical supplies, and equipment;
 - ~~b. Biomedical manufacturing;~~
 - ~~c. Printing and publishing; -move to #1~~
2. Lumber yards;
3. Wholesale business and offices provided that:
 - a. The business does not participate in retail sales **except for products made on site or directly related.**
4. Warehousing and distribution facilities;
- ~~5. Machine shops and metal products manufacturing, provided that the equipment used creates minimal noise, vibration, smoke, odors, heat, or glare, etc., disturbing to adjacent property occupants; -moved to #1~~
- ~~6. Public utility service buildings and structures; - same as essential services~~
- ~~7. Bottling establishments to include beverages such as soft drinks, milk, liquor, malted beverages, etc., but not including hazardous or toxic materials; - moved to #1~~
8. Recreational Facility- Indoor **(facility)** ~~contained entirely within the principal building;~~ **matches the definition**
9. Research laboratories;
10. Contractor Shops **(matches definition)** ~~and offices~~ for contractors including plumbing, heating, glazing, painting, paper hanging, roofing, ventilating, electrical, carpentry,

welding, landscaping, excavating, and general contracting, including contractor storage of equipment and building materials if enclosed within a building; and,

11. Essential services as defined in § 153.007.
12. **Office, Campus; a 10-acre parcel containing an office building(s) that has a separate access to a principal or arterial road.** I added this language to allow for larger office uses, like Wenck, but to avoid having smaller offices popping up in the industrial districts when we would rather have them in the MU or office park districts

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

1. Offices accessory to a principal use, that occupy no more than forty (40) percent of the gross floor area of the principal building.
2. Accessory buildings and structures not exceeding thirty (30) percent of the gross floor area of the principal building.
3. **Moved Outdoor Storage as an accessory use since most of our existing businesses have outdoor storage and this prevents them from all being non-conforming. Also prevents a lot of CUP applications for a use that the city has always allowed. The current code under section 153.063 allows for outdoor storage**

~~Open and~~ Outdoor storage (not outdoor sales lots) ~~as an accessory use~~ provided that:

The storage area is landscaped and screened from view of neighboring uses, residential zoning districts, and public rights-of-way per § 153.063 (C) (D) of the City Code;

Storage area is fenced in a manner approved by the City;

Storage area is paved or surfaced (concrete or blacktop) to control dust and erosion; **added language to allow vegetative or gravel surface when deemed appropriate to reduce hard cover.**

All lighting shall be in compliance with City's light standards identified in § 150.01;

The storage area does not take up parking space or loading space as required for conformity to this Ordinance and not in front yards;

The ~~property~~ storage area **(almost all industrial properties abut residential or business parcels)** shall not abut property zoned for residential, ~~rural, or business use~~, including land in another city. "Abutting" includes across the street. "Abutting" does not include properties that touch only corner to corner;

The ratio of storage area to building footprint shall not exceed 3:1; and

Storage shall not include material considered hazardous under Federal or State Environmental Law.

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

1. Mini self-storage facilities provided that:

- a. ~~A least twenty-five (25) percent of the site is open green space which is sodded and landscaped in accordance with a plan approved by the City Council;~~ covered by landscape section of ordinance
- b. No buildings shall be located closer than twenty-five (25) feet to each other to allow for parking, loading, driveway, and fire lanes;
- c. ~~No single building shall be greater than one hundred fifty (150) feet in length;~~ 150 may be OK, size can be determined during CUP process
- d. There is no “on-premises” caretaker dwelling unit provided on the site.
- e. Adequate space is provided for snow storage;
- f. All structures are to be within two hundred (200) feet of a fire hydrant, or have an alternative means of fire protection as approved by the Fire Department;
- g. All storage buildings shall be equipped with an approved fire suppression system which will be subject to reviews and approval of the City Building Official and the Fire Department; (do we need this condition if they meet f?)
- h. All driveways and parking areas shall be hard (blacktop or concrete) surfaces and adequate turning radius for fire truck maneuverability is to be maintained throughout the site;
- i. Any structures having exposure to an adjacent residential use or public right-of-way, park, or similar public use areas shall be of brick, natural stone, wood, stucco facing material or material(s) approved by the City that are deemed to be in character with surrounding uses; and
- j. No retailing, wholesaling, manufacturing, repair, or other such activity other than storage is to occur within the self storage, mini warehousing facility.

2. Automobile and truck repair – provided that:

- a. Unlicensed or inoperable vehicles shall be stored inside or within an approved area that is adequately screened;

- b. No sales or display of vehicles, unless under a separate conditional use permit;
- c. Repair, assembly or disassembly of vehicles must be done indoors, except minor servicing; and
- d. Parking and buildings must be setback 50 feet from any residential districts as noted in the Comprehensive Plan unless an adequate screening of views; noise and light plan is approved by the city.

3. Open Sales Lot (matches definition) ~~and outdoor storage (not outdoor sales lots) as an accessory use provided that:~~

- a. The storage area is landscaped and screened from view of neighboring uses, residential zoning districts, ~~and public rights-of-way per § 153.062 of the City Code;~~ (don't want to screen sales area)
- b. Storage area is fenced in a manner approved by the City;
- c. Storage area is paved or surfaced (concrete or blacktop) to control dust and erosion; **Added language for vegetative or gravel where appropriate to reduce hard cover**
- d. All lighting shall be in compliance with City's light standards identified in § 150.01;
- e. The storage area does not take up parking space or loading space as required for conformity to this Ordinance and not in front yards;
- ~~f. The property shall not abut property zoned for residential, rural, or business use, including land in another city. "Abutting" includes across the street. "Abutting" does not include properties that touch only corner to corner;~~ **Added this language to c**
- ~~g. The ratio of storage area to building footprint shall not exceed 3:1; and~~ **size and location can be determined during CUP process**
- h. Storage shall not include material considered hazardous under Federal or State Environmental Law.

4. Antenna towers provided that:

- a. All antennas and towers shall be in compliance with all State Building and Electrical Code requirements and as applicable shall require related permits.

Applications to erect new antennas and/or towers shall be accompanied by any required federal, state, or local agency licenses;

- b. Structural design, mounting and installation of the antenna shall be in compliance with manufacturer's specifications and as may be necessary, as determined by the City Engineer, shall be verified and approved by a professional engineer;
- c. When applicable, written authorization for antenna and/or tower erection shall be provided by the property owner;
- d. No advertising message shall be affixed to the antenna and/or tower structure;
- e. Antennas and/or towers shall not be artificially illuminated unless required by law or by a governmental agency to protect the public's health and safety;
- f. If a new tower of seventy-five (75) feet or greater in height is to be constructed, it shall be designed structurally, electrically, and in all respects, to accommodate both the applicant's antennas and antennas for at least one (1) additional use, including but not limited to other personal wireless service communication companies, local police, fire and ambulance companies. Towers shall be designed to allow for future rearrangement of antennas upon the tower and to accept antennas mounted at varying heights;
- g. Towers shall be painted a non-contrasting color consistent with the surrounding area such as blue, gray, brown, or silver or have a galvanized finish to reduce visual impact, unless otherwise required by a governmental agency;
- h. All antennas and towers shall be reasonably posted and secured to protect against trespass, including appropriate measures to prevent unauthorized persons from climbing any tower;
- i. Towers shall comply with all applicable Federal Aviation Administration (FAA) regulations;
- ~~j. Amateur radio towers shall be installed in accordance with the instructions furnished by the manufacturer of that tower model. Because of the experimental nature of the amateur radio service, antennas mounted on such a tower may be modified or changed at any time so long as the published allowable load on the tower is not exceeded and the structure of the tower remains in accordance with the manufacturer's specifications; (generally refers to residential users and there are federal laws that protect them. Should handle individually)~~
- k. All towers, antenna support structures, and related equipment or structures shall be kept and maintained in good condition, order, and repair so as not to menace or endanger the life or property of any person;

- ~~1. All towers shall be certified by an engineer to be structurally sound and in conformance with the requirements of the State Building Code and federal and state law; and repeat of b~~
- m. The City shall have authority to enter onto the property upon which a tower is located to inspect the tower for the purpose of determining whether it complies with the State Building Code and all other construction standards provided by the City's Code, federal and state law. The City reserves the right to conduct such inspections at any time, upon reasonable notice to the owner. All expenses related to such inspecting by the City shall be borne by the owner.
5. Moved Automotive Sales from I-2 to I-1. Automotive sales are very similar to Open Sales, which is allowed, but we have separate to allow for added conditions.
6. Added Animal Kennels and Boarding, since they are already an allowed use and not identified anywhere else in the code. Having them listed allows the city to point people who want to have a kennel to the Industrial districts and not putting them in the MU areas

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

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

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

- ~~1. Farmers Market;~~
- ~~2. Fireworks Stand; and~~
3. Excavation site.

“I-2” General Industrial District.

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

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

1. All permitted accessory uses allowed in the “I-1” Light Industrial District;
2. ~~Battery and tire services;~~
3. Heavy Manufacturing (matches the definition) include #4 and #6 into this section for examples. Trucking Terminals had the same conditions
4. ~~Concrete product plants, building materials production and similar uses provided that:~~
 - a. All applicable Minnesota Pollution Control Agency requirements are satisfactorily met;
 - b. A drainage system subject to the approval of the City Engineer shall be installed;
 - c. Storage areas are landscaped, fenced and screened from view of neighboring uses, abutting residential zoning districts and public rights-of-way in compliance with § 153.062;
 - d. Vehicular access points shall create a minimum of conflict with through traffic movement and shall be subject to approval of the City Engineer;
 - e. Provisions acceptable to the City shall be made to control and minimize noise, air and water pollution; and
5. Refuse/garbage collection provided that:
 - a. No refuse or garbage shall be stored or in any way disposed of on the site;
 - b. Vehicle parking and storage areas are screened from view of neighboring uses, abutting residential zoning districts and public rights-of-way in compliance with § 153.062;
 - c. Vehicle parking/storage areas shall be hard surfaced with a bituminous material with curb and gutter to control dust and shall be screened from view of neighboring uses and public rights-of-way; (same as b)

- d. The site shall be maintained free of litter and any other undesirable materials and will be cleaned of loose debris on a daily basis;
- e. All in bound and out bound trucks and equipment, excluding employees personal vehicles, shall be restricted to designated routes established by the City, except for times when providing collection service to customers within the City limits;
- f. ~~The hours of operation shall be limited as necessary to minimize the effects of nuisance factors such as traffic, noise, and glare upon any existing neighboring residential uses, or residential zoning districts;~~ (per PC discussion)
- g. Provisions acceptable to the City are made to control and minimize noise, air and water pollution; and

~~6. Trucking terminals provided that:~~

- a. ~~Vehicular access points shall be located along arterial streets and shall be limited and designed and constructed to create a minimum of conflict with through traffic movement;~~
- b. ~~A drainage system subject to the approval of the City Engineer shall be installed;~~
- c. ~~Storage areas are landscaped, fenced and screened from view of neighboring uses, abutting residential zoning districts and public rights of way in compliance with § 153.062;~~
- d. ~~Provisions are made to control and minimize noise, air and water pollution; and~~ (listed as an example in #2)

Permitted Accessory Uses: All permitted accessory uses allowed in the “I-1” Light Industrial District.

Added accessory buildings and structures exceeding 60% of building size. Expect in heavy industrial that larger accessory structures may be needed.????

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

- 1. All conditional uses allowed in the “I-1” Light Industrial District.
- 2. ~~Automotive Sales (ord. 157, passed 10-11-1994) provided that:~~
 - a. ~~Parking area and building has a setback of 40 feet and adequately screened/buffered from adjacent residential land shown in the Comprehensive Plan;~~

b. ~~The minimum building size for any vehicle sales shall comply with the standards in Table 5-3.~~

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

- e. ~~All lighting shall be in compliance with § 150.01;~~
- d. ~~The outside sales and display area shall be hard surfaced;~~
- e. ~~The outside sales and display area does not utilize parking spaces which are required for conformance with this ordinance;~~
- f. ~~Vehicular access points shall create a minimum of conflict with through traffic movement and shall be subject to the approval of the City; and~~
- g. ~~There is a minimum lot area of twenty two thousand five hundred (22,500) square feet and minimum lot dimensions of one hundred fifty (150) feet by one hundred thirty (130) feet. (Moved to I-1)~~

Lot Requirements and Setbacks

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

Interim Uses:

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



Agenda Information Memorandum
March 7, 2013 Maple Plain Planning Commission

VI. OLD BUSINESS
B. 2013 WORK PLAN DISCUSSION

ACTION TO BE CONSIDERED

To discuss the 2013 work plan.

FACTS

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

ATTACHMENTS

None.



Agenda Information Memorandum
March 7, 2013 Maple Plain Planning Commission

VII. NEW BUSINESS
A. 2013 APPOINTMENT OF COMMISSION OFFICERS

ACTION TO BE CONSIDERED

To appoint or reappoint a Chair, Vice Chair and Secretary for the Planning Commission.

FACTS

- City Code 152.06 requires the Planning Commission to elect a Chair, Vice Chair and Secretary annually.
- The previous year appointments were: Michele Bliss, Chair; Stephen Shurson, Vice Chair; and Barb Rose, Secretary.

ATTACHMENTS

None.