



# Agenda

## I2 Properties Task Force

August 16, 2016

1-3 pm

Sartell City Hall – Chambers

- 1-1:15 Introductions
- 1:15-1:30 Chair/Vice Chair of the Task Force
- 1:30-2:00 Review of Moratorium Scope and Approved Draft Outline
- Council Action
  - Urban Land Institute
  - Initiative Foundation
- 2:00-2:15 Determine Meeting Schedule
- 2:15-2:55 Overview of Heavy Industrial Properties – (Rasmussen).
- Existing Use and FLU Plans
  - Zoning District Overview
  - Initial Concerns Assessment
  - Property Owner(s) Ideas
  - Create Study Sub-Areas and Prioritize
- 2:55-3:00 Meeting Review, Specific Requests



## 1-1:15 Introductions

### **Task Force Members:**

Jeff McGlin (AIM Development)  
Tom Goodrum (AIM Development)  
Kevin Winkelman (Eagle Creek )  
Tim Nebosis (DeZurik)  
Justin Pearson (BNSF)  
Jeff Schwiebert (Sartell-St Stephen Schools)  
Bob Pogatshnik (Community Member)  
Mike Burzette (Park Commission)  
Bruce Stainbrook (Economic Development Commission)  
Mike Schnoecker (Economic Development Commission)  
Leslie Dingmann (GSDC)  
David Leapaldt (Mississippi Partners)  
Ryan Fitzthum (Planning Commission)  
Abby Legatt (Planning Commission)  
Mark Osendorf (Xcel Energy)

### **Ex-Officio (non-voting)**

Anita Rasmussen, City  
Nate Keller, City  
Mike Nielson, City  
Andrew Nichols, MPCA  
Chris Byrd, Benton County (Sub Area)  
Jodi Teich, Stearns County (Sub Area)  
Don Hickman (Initiative Foundation)

## 1:15-1:30 Chair/Vice Chair of the Task Force



1:30-2:00 Review of Moratorium Scope and Approved Draft Outline

- Council Action

### **Purpose –**

The purpose of this study is to provide direction for the future development and use of I-2 Lands in the City of Sartell. This study will be facilitated by Sartell City Staff. The Task Force shall elect a chairperson/vice chairperson to run meetings and delegate assignments.

### Overview and History (August)

Determine Chair/Vice Chair

Meeting Schedule

Vision/Mission

Delineate I2 Sub-areas

### Inventory (September)

Field Surveys and Mapping- Each of the delineated sub-areas was surveyed to identify existing land uses, major tenants, and other physical planning issues such as access, building typology, and intensity. Land uses and tenants to be mapped onto base maps showing building footprints and paved areas. Existing Reports (Geotechnical, Environmental Studies, etc.) will be reviewed.

Site Characteristics (Opportunities and Constraints) - Based on the field surveys and mapping, an opportunities and constraints matrix will be prepared to assess particular attributes of each industrially-zoned sub-area. The purpose of this analysis is to provide the qualitative basis for differentiating areas appropriate for I2 retention from areas suitable for land use change, as well as to suggest specific strategies aimed to address identified issues.



## 1:30-2:00 Review of Moratorium Scope and Approved Draft Outline

- Council Action

### Existing Policies and Regulations (September)

Examination of City ordinances and land use designations. (permitted/conditional uses, bulk standards)

Recent Municipal Actions

Future roadway plans, expansions, reconstruction.

State and Federal Agency input (DNR, Army Corp, MPCA, etc.).

### Trends and Issues - Market Analysis. (October -December)

Input via interviews from residential, commercial and industrial real estate industry sources knowledgeable of local market trends, conditions, and issues.

Assistance from the Urban Land Institute - Technical Assistance Panel (\$5,000-\$15,000)

Current Industrial demand and vacancy rates

Community Survey

### Review of Options (December-January)

Areas for I2 Retention and Reinforcement

Areas for I2 Retention and Modification

Areas for Land Use Modification

Master Plan Creation – Sub Areas (\$TBD)

Neighborhood Meetings

Other?

### Recommendations (January- February)

Identify preferred option

-Determine Future Land Uses for each Sub Area, -Identify amendments to the I2 Heavy Industrial Zoning District.

Strategy for Implementing the Preferred Option



1:30-2:00 Review of Moratorium Scope and Approved Draft Outline

- Council Action

**Public Input –**

A webpage will be devoted to the work of this task force (information collected, minutes, maps). Community Survey during #4, sub- area neighborhood meetings on the options (#5), virtual open house on the options #5 and two public hearings (PC and CC).

*Questions on Task Outline? Public Participation Process?*



2:00-2:15

## Determine Meeting Schedule

Date, Time, Confirm Location (City Hall)



## 1:30-2:00 Review of Moratorium Scope and Approved Draft Outline

- Urban Land Institute (confirm assistance)
- Initiative Foundation

### Technical Assistance Panel (TAP)

TAPs provide an unbiased, interdisciplinary panel of volunteer real estate professionals who address a specific project, development or policy issue. Ranging from one half to two days, the workshop is preceded by analysis of background information provided by the sponsor, planning sessions, community interviews, and site tours. The panel's findings and recommendations are documented in a written report.

#### Two-Day Workshop

This workshop is ideal for complex and comprehensive projects that require significant time to fully understand the issues and to formulate strategic recommendations.

Cost: \$15,000

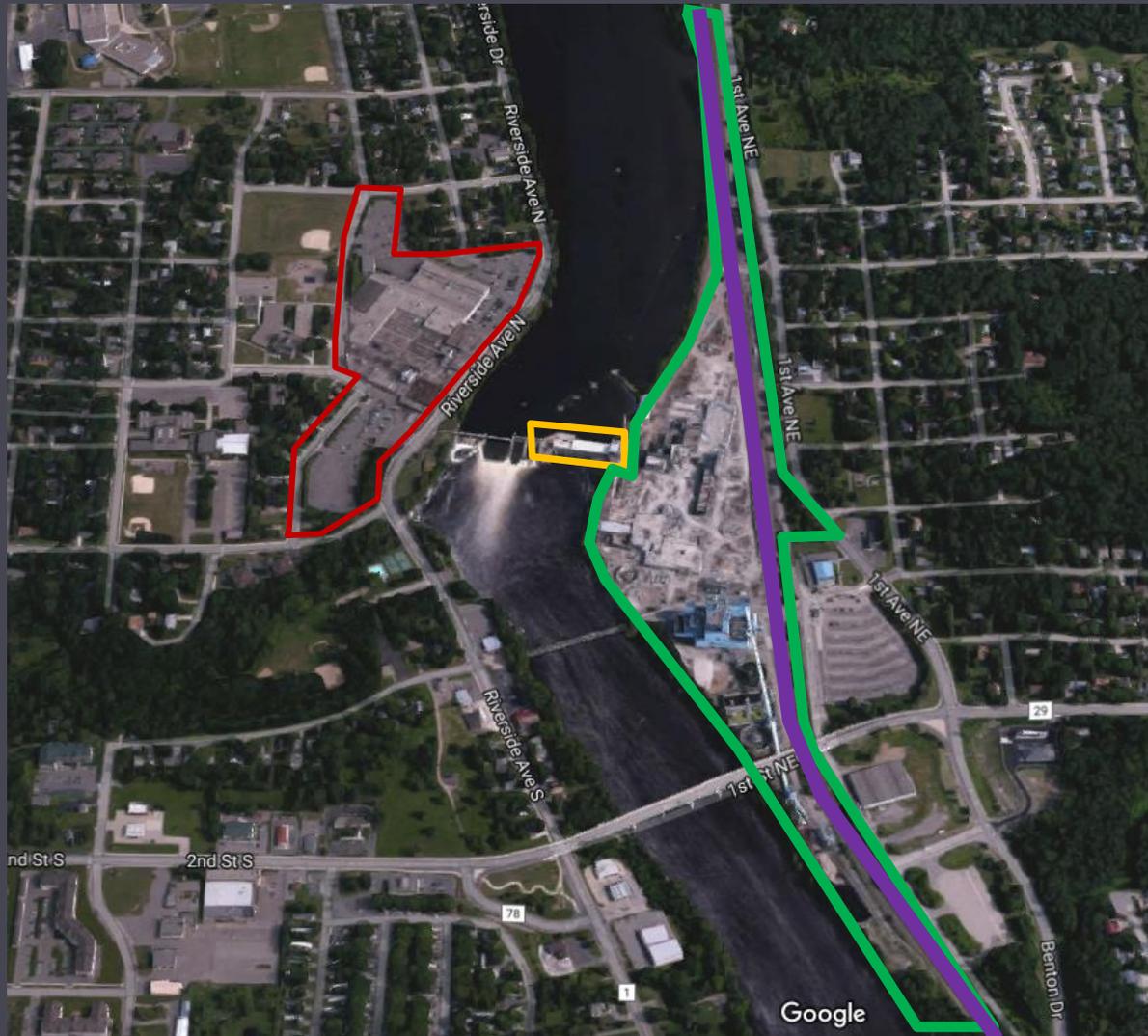
#### Half-Day Workshop

This workshop is ideal for projects that require less background analysis to fully understand the issues and to formulate strategic recommendations.

Cost: \$5,000

Former Paper Mill  
Site Assistance?





DeZurik –  
History of Use  
Current Status

Paper Mill Property –  
History of Use  
Current Status

Eagle Creek Hydro Facility-  
History of Use  
Current Status

BNSF -  
History of Use  
Current Status

2:15-2:55 Overview of Heavy Industrial Properties





2:15-2:55 Overview of Heavy Industrial Properties



- Zoning District Overview

## CHAPTER 7

### INDUSTRIAL DISTRICTS

#### ARTICLE B. I-2 HEAVY INDUSTRIAL DISTRICT

##### SECTION:

- 10-7B-1: Intent
- 10-7B-2: Permitted Uses
- 10-7B-3: Conditional Uses
- 10-7B-3.5: Interim Uses
- 10-7B-4: Permitted Accessory Uses
- 10-7B-5: Lot, Yard, Area and Height Requirements
- 10-7B-6: Performance Standards

10-7B-1: **INTENT:** The I-2 Heavy Industrial district is established to protect public health, safety, comfort, convenience and the general welfare and to protect the economic base of the City as well as the value of real estate, by regulating industrial development in appropriate locations. This district is suitable for areas guided to industrial development in the Comprehensive Plan. These general objectives include, among others, the following specific objectives:

- A. To protect previously established residential and commercial areas by regulating those nearby industrial activities which may create offensive noise, vibration, smoke, dust odors, heat, glare, fire hazards, and other objectionable influences to those areas which are appropriate therefor.
- B. To establish proper standards of performance which will restrict undesirable or temporary industrial activities, while at the same time encouraging and permitting industrial activities which are able to comply with the standards established herein without adversely affecting the health, happiness, safety, convenience and welfare of the people living and working in nearby areas.
- C. To promote the most desirable use of land in accordance with a well-considered plan of land use for all of the City, to conserve the use of property, to promote stability of industrial activities and related development, to protect the character and established development in each area of the community, and to enhance and stabilize the value of land and to protect the tax base of the City of Sartell.

2:15-2:55 Overview of Heavy Industrial Properties – (Rasmussen).

- Zoning District Overview

### 10-7B-2: PERMITTED USES:

- A. Any use permitted in the I-1 Light Industrial District, except: agricultural/farm equipment sale; building materials yards; call centers; and, heating, ventilation and air conditioning service.
- B. Acetylene gas manufacture and electrical power plants.
- C. Adult use establishments with a minimum separation of three hundred fifty (350) lineal feet from any other adult use establishment and one thousand three hundred twenty (1,320) lineal feet from any hotel, motel, nursing care home, housing for the elderly, day care facility, church, school and/or any residentially zoned property. Also subject to Chapter 1, Section 10-1-2 (B), Purpose and intent of Adult Use Zoning Regulations of this Ordinance and Chapter 2, Definitions, that apply to adult use establishments.
- D. Alcohol manufacture.
- E. Boiler works.
- F. Brick, tile, terra cotta, masonry manufacture.
- G. Cement products manufacture and production of ready mix concrete.
- H. Food processing, smoking, curing, canning.
- I. Freight/transportation/trucking terminal/classification yards.
- J. Iron or steel foundry or fabrication plant for heavy casting subject to hours and noise ordinance requirements. The fabrication includes the cutting, bending and assembling of raw materials into a value added process that involves the construction of machines and structures. A scrap yard, metal recycling center (buys and sells scrap metal) or refineries are not considered fabrication plants and therefore are not permitted.
- K. Pulp or paper manufacturing facility which may be subject to state and federal permitting processes and permitting.
- L. Railroad repair shops.
- M. Railroad Rights Of Way: All in-use railroad rights shall be considered as Heavy Industrial District.



- Zoning District Overview

### 10-7B-3: CONDITIONAL USES:

Commercial/Industrial Use Matrix, the following uses require a conditional use permit as provided in Chapter 14 of this Title:

- A. Any conditional use of the I-1 District, except pulp/paper manufacturing which is a permitted use in the I-2 District.
- B. “Industrial storage” and “disposal facility” as herein defined provided that the same shall be developed, constructed, operated and maintained in accordance with the MPCA permit, applicable county licensing requirements or any other subsequent state or county directives or regulations have the force of law.
- C. Wholesale greenhouses.

### 10-7B-3.5 INTERIM USES:

The following uses require an interim use permit as provided in Chapter 14 of this Title: A. The decommissioning which is defined as the significant removal of machinery from service within a site, or the demolition of existing buildings, pavement, structures or facilities, along with site remediation for the purposes of leaving a property barren for an unspecified amount of time. The decommissioning and/or demolition shall be subject to 10-7B-6. A site plan shall be submitted and is subject to Chapter 9 of this Title.



2:15-2:55 Overview of Heavy Industrial Properties – (Rasmussen).

- Initial Concerns Assessment, Identification of Information Needed, Tours?

DeZurik Property?

-Concerns?

-What Information do you need?

-Tour?

Eagle Creek Hydrofacility Property?

-Concerns?

-What Information do you need?

-Tour?

Former Paper Mill Property?

-Concerns?

-What Information do you need?

-Tour?

BNSF?

-Concerns?

-What Information do you need?

-Tour?



- 2:15-2:55 Overview of Heavy Industrial Properties – (Rasmussen).
- Create Study Sub-Areas and Prioritize

## Proposed Prioritization?

1. Former Paper Mill Property Sub-Area
2. Hydro facility Sub-Area
3. DeZurik Sub-Area



Meeting Overview, Closing Comments

