

(Special Date Due to Labor Day)

CITY OF SARTELL
PLANNING COMMISSION MEETING
SARTELL CITY HALL
TUESDAY, SEPTEMBER 6, 2016
6:30 PM

- 1) AGENDA REVIEW AND ADOPTION
- 2) APPROVAL OF MINUTES OF PREVIOUS MEETINGS
 - A. REGULAR MEETING AUGUST 1, 2016
- 3) NEW BUSINESS
 - A. I1 ORDINANCE AMENDMENT
- 4) OLD BUSINESS
- 5) OTHER BUSINESS
 - A. PROJECT UPDATES
- 6) ADJOURN

Anita Rasmussen
Community Development Director/Assistant City Administrator

FOR THOSE REQUIRING SPECIAL ASSISTANCE, PLEASE CONTACT CITY HALL AT 253-2171

Planning Commission
August 1, 2016

Pursuant to due call and notice thereof, a Planning Commission meeting was held on August 1, 2016, at 6:30 p.m. at Sartell City Hall.

MEMBERS PRESENT: Ryan Fitzthum, Dawn Moen, Abby Legatt (arrived at 6:35)

MEMBERS ABSENT: Gary Orman, Anna Gruber

OTHERS PRESENT: Colby Warzecha, Student Liaison
Anita Rasmussen, Community Development Director
Mike Nielson, City Engineer

Fitzthum called the meeting to order at 6:30 p.m.

AGENDA REVIEW AND ADOPTION

A MOTION WAS MADE BY MOEN TO APPROVE THE AGENDA AS AMENDED. THE MOTION WAS SECONDED BY FITZTHUM. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: FITZTHUM, MOEN

NAY: NONE

MOTION CARRIED

APPROVAL OF MINUTES OF PREVIOUS MEETING

A MOTION WAS MADE BY MOEN TO APPROVE THE MINUTES OF THE JUNE 28, 2016 REGULAR MEETING. THE MOTION WAS SECONDED BY FITZTHUM. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: FITZTHUM, MOEN

NAY: NONE

MOTION CARRIED

NEW BUSINESS

BLACKBERRY RIDGE WEST

Pete Yarmon is requesting the approval of a rezoning, preliminary and final plat for his development known as Blackberry Ridge West. This property was annexed into the City in 2013. At that time, the City designated the property as Ag until such time as redevelopment/replatting would occur. The property does contain one single family home which will remain. The rezoning from AG to R-1 Single Family Residential will allow for additional single family homes and will create consistent zoning district standards to the development east of Blackberry Ridge West. The rezoning is consistent with the draft future land use plan (and existing land use designation of 0-5 units per acre). The preliminary and final plat consists of 4 single family lots and one outlot. Conditions of approval:

1. Removal of the existing driveway to 35th Street North. No additional driveways would be allowed onto 35th Street North.

2. Wetlands will need to be staked and signed per the City ordinance.
3. Existing home must eliminate the private septic and hook up to City water for domestic purposes.
4. Because of the significant forest canopy, this development will not be required to mass grade and instead would be subject to individual grading plans based on the layout of the home (but consistent with the overall grading plan).
5. Only 10 % of the mature deciduous trees (6 or more inches DBH) on the property can be removed during the construction project. (The house and driveway footprint along with utility corridors are exempt from the 10%).
6. Subject to engineering comments (WSB memo dated July 25, 2016).

A MOTION WAS MADE BY MOEN TO RECOMMEND APPROVAL OF THE FINDINGS OF FACT. MOTION WAS SECONDED BY LEGATT. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

**AYE: FITZTHUM, MOEN, LEGATT
NAY: NONE
MOTION CARRIED**

A MOTION WAS MADE BY MOEN TO RECOMMEND APPROVAL OF THE ORDINANCE. MOTION WAS SECONDED BY LEGATT. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

**AYE: FITZTHUM, MOEN, LEGATT
NAY: NONE
MOTION CARRIED**

A MOTION WAS MADE BY MOEN TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAT WITH CONDITIONS. MOTION WAS SECONDED BY LEGATT. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

**AYE: FITZTHUM, MOEN, LEGATT
NAY: NONE
MOTION CARRIED**

A MOTION WAS MADE BY MOEN TO RECOMMEND APPROVAL OF THE FINAL PLAT AND DEVELOPMENT AGREEMENT WITH CONDITIONS. MOTION WAS SECONDED BY FITZTHUM. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

**AYE: FITZTHUM, MOEN, LEGATT
NAY: NONE
MOTION CARRIED**

SANDSTONE VILLAGE 3

PEI Properties LLC is requesting the approval of a rezoning, preliminary and final plat. Currently, the property is designated as R-3 (multifamily). The property owner is requesting the rezoning to a PUD to create a patio home development which offers smaller lot sizes, shorter setbacks for the side yard and rear yards. The impervious surface areas would generally be the same (or less). The existing Sandstone Village, which contains townhome lots, will remain as R-3 lots. The preliminary and final plat consists of replatting 23 townhome lots into 13 single family lots. Conditions of approval consist of:

1. **Setbacks – front 30, interior side 5', street side 20', rear 20.'** (THE PLAT SHOULD REFLECT THE SIDE STREET SETBACK)
2. **MN Rules 1309.302.1:** The required **Fire Separation** distance measured perpendicular from the property line to the outside finish materials of the structure must be a minimum of 5 feet or the exterior wall must be approved 1-hour construction. In addition, any eave projection that would extend into the 5 foot **Fire Separation** would have to be protected with 5/8" type X sheetrock on the underside. To avoid having additional construction costs to provide a fire-resistive construction for the exterior wall and eave projection, the structure will need to be built further away from the side yard property line setback that the proposed PUD allows (7 feet).
3. The developer shall deposit \$16,000 (32 x \$500) into City escrow prior to recording for the purposes of repair and maintenance for the pending utility capping
4. A volume of ½" over the impervious area of the lots being re-platted must be provided for and infiltrated on site (per new Stormwater rules)
5. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet & will need to meet the specifications of Chapter 5 (Section 503 & Appendix D) of the IFC. Access roads may need to have NO PARKING FIRE LANE signage installed on both sides & painted curbs may be required to be installed on both sides of the access roads depending on the width of the access roads.
6. Meeting the City Engineering Comments (WSB Memo date July 25, 2016)

Fitzthum asked if we can require street lights to be installed in this development since the property was a tax forfeited property. Poplinski indicated he has committed to providing at least 2 new street lights.

Moen asked if sidewalks are currently installed.

A MOTION WAS MADE BY MOEN TO RECOMMEND APPROVAL OF THE FINDINGS OF FACT. MOTION WAS SECONDED BY LEGATT. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

**AYE: FITZTHUM, MOEN, LEGATT
NAY: NONE
MOTION CARRIED**

A MOTION WAS MADE BY MOEN TO RECOMMEND APPROVAL OF THE ORDINANCE. MOTION WAS SECONDED BY LEGATT. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

**AYE: FITZTHUM, MOEN, LEGATT
NAY: NONE
MOTION CARRIED**

A MOTION WAS MADE BY MOEN TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAT WITH CONDITIONS. MOTION WAS SECONDED BY FITZTHUM. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: FITZTHUM, MOEN, LEGATT

**NAY: NONE
MOTION CARRIED**

A MOTION WAS MADE BY MOEN TO RECOMMEND APPROVAL OF THE FINAL PLAT AND DEVELOPMENT AGREEMENT WITH CONDITIONS. MOTION WAS SECONDED BY FITZTHUM. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

**AYE: FITZTHUM, MOEN, LEGATT
NAY: NONE
MOTION CARRIED**

FERCHE SOUTHWEST 35

Four Points Development is requesting the rezoning, preliminary and final plat of 35.11 acres known as Ferche Southwest 35. Currently, the property is designated as AG. Agricultural. The property owner is requesting the rezoning to an R-5 Planned Unit Development to create a mixed residential and commercial development. The plat consists of 3 multifamily lots and 4 commercial lots with the following design provisions:

Residential – Same as R-4 Standards, up to 18 units per acre.

Commercial Standards same as B-2 Except for the following:

- Street Setback – outside of the drainage and utility easement (12 feet).
- Rear Setback – 40 feet
- Side and Street Side Setback – 12 feet
- Green Space – 25% Minimum

Along 15th Street South, buildings shall be oriented towards the road with parking behind the buildings to create a downtown feel.

Residential may co-locate on top of commercial with a height to not exceed 4 stories.

All commercial buildings shall have a street façade which accommodates the main entry, with a secondary entry in the rear or side of the building.

All sides of the buildings shall have the same level of architectural detail and window openings. Exterior materials and finishes should be consistent with all buildings in color and type within the PUD. Exterior finishes shall be consistent with those allowed in the B-2 district

Moen asked if sidewalks are proposed.

A MOTION WAS MADE BY MOEN TO RECOMMEND APPROVAL OF THE FINDINGS OF FACT. MOTION WAS SECONDED BY LEGATT. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

**AYE: FITZTHUM, MOEN, LEGATT
NAY: NONE
MOTION CARRIED**

A MOTION WAS MADE BY MOEN TO RECOMMEND APPROVAL OF THE ORDINANCE. MOTION WAS SECONDED BY FITZTHUM. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

**AYE: FITZTHUM, MOEN, LEGATT
NAY: NONE**

MOTION CARRIED

A MOTION WAS MADE BY MOEN TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAT WITH CONDITIONS. MOTION WAS SECONDED BY FITZTHUM. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: FITZTHUM, MOEN, LEGATT

NAY: NONE

MOTION CARRIED

A MOTION WAS MADE BY MOEN TO RECOMMEND APPROVAL OF THE FINAL PLAT AND DEVELOPMENT AGREEMENT WITH CONDITIONS. MOTION WAS SECONDED BY FITZTHUM. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: FITZTHUM, MOEN, LEGATT

NAY: NONE

MOTION CARRIED

PINE LAKES 3

Four Points is requesting the approval of a 16 single family development consistent with the Ferche 600 preliminary plat. Conditions of approval consist of:

1. This final plat is subject to the subdivision standards approved in 2014.
2. Prior to the issuance of a certificate of occupancy, each lot will be required to plant one tree in the front yard based on the City Standards.
3. All of the proposed lots, driveway entrances, housing types and elevations shall be constructed as proposed. If there is a desire to deviate during the building permit process, the builder/developer will be responsible for obtaining a new grading plan approval from the City (along with application/fees).
4. This development is subject to trunk storm, water, and sewer fees as dictated in the Development Agreement.
5. All Engineering issues are resolved (See letter dated July 25, 2016)
6. All Fire Code issues are met (See letter dated July 25, 2016).
7. Identify/designate the wetland as delineated on lot 1, block 4.
8. Temporary cul-de-sac is necessary (bituminous) at the end of 17th Street S.
9. Name "Street Name" as 18th Street South.

Moen asked if sidewalks are proposed.

A MOTION WAS MADE BY MOEN TO RECOMMEND APPROVAL OF THE FINAL PLAT AND DEVELOPMENT AGREEMENT WITH CONDITIONS. MOTION WAS SECONDED BY FITZTHUM. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: FITZTHUM, MOEN, LEGATT

NAY: NONE

MOTION CARRIED

WOLLAK CONCEPT PLAN

Wollak Construction is requesting feedback for a potential land use amendment and rezoning request which is not currently supported by Staff on property he owns just off of 14th Avenue E.

The current land use designation of the property is office/warehouse with a zoning designation of I1 – Light Industrial. The future land use for the property is not proposed to be changed with the 2016 update.

Property to the north and east of the conceptual plan would continue to be I1 (land use of office warehouse). Property to the south (Sauk Rapids) would continue to be zoned and guided for Commercial development. Property to the west of the conceptual plan is zoned PUD – single family residential.

As proposed, the land use and a rezoning would be inconsistent with what is proposed in the draft future land use map. Because the only access to the property would be from 14th Avenue East which is primarily commercial and office traffic, that there's a reasonable amount of appropriately zoned and guided property for single family residential development and that it's not within the realm of good planning to change land uses due to an individual property owner's market demand (or lack thereof).

Wollak indicated he has held onto the property for a number of years and is unable to sell it. Rasmussen reminded the Commission that we are unable to make land use decisions based on market conditions.

Fitzthum suggested he would be more inclined to support a change in use if the roadway does not get its primary access from 14th Avenue East. Nielson suggested that there may be some concern or limitations on a roadway being constructed from Oak Pond Drive.

No other feedback was provided.

TEMPORARY FAMILY HEALTH CARE DWELLINGS

In 2016, The Minnesota Legislature enacted a new law which requires Cities and Counties to allow temporary family health care dwellings as a permitted use. The intent of the law was to encourage and provide transitional housing for those that have short-term medically induced housing needs. Anyone certified with needing assistance for medical and physical reasons may reside in a qualified temporary dwelling unit on a property where the caregiver or relative resides.

Unless a City opt's out, Cities will be required to accept applications for temporary dwelling units and issue the permits within an expedited specified timeline starting on September 1, 2016.

If a City opt's out of the local permit process, the City maintains the right to ensure compliance with and enforce the applicable criteria of the new State law. Opting out also allows the City additional time to review and monitor the temporary housing needs and it's impact to local ordinances and processes.

Fitzthum believes it's in the City's best interest to opt out as allows, but we should continue the discussion on these types of dwelling units sooner rather than later to ensure we have the appropriate provisions in place prior to any requests are submitted.

A MOTION WAS MADE BY MOEN TO RECOMMEND THE ORDINANCE OPTING OUT OF THE PERMITTING REQUIREMENTS. MOTION WAS SECONDED BY FITZTHUM. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: FITZTHUM, MOEN, LEGATT

NAY: NONE

MOTION CARRIED

OTHER BUSINESS

Project Updates

Rasmussen and Nielson provided updates on the following issues:

- I2 Task Force (Legatt would also serve as a Planning Commission representative)
- Comprehensive Plan
- Heritage Roundabout

ADJOURN

LEGATT MADE A MOTION TO ADJOURN THE MEETING AT 7:15 PM. THE MOTION WAS SECONDED BY MOEN. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: MOEN, FITZTHUM, LEGATT

NAY: NONE

MOTION CARRIED

Minutes by:

Anita Rasmussen, Community Development Director

SARTELL

AGENDA

PLANNING COMMISSION

COVER SHEET

Originating Department Planning Department	Meeting Date: September 6, 2016	Agenda Item No. <i>3A</i>
Agenda Section: New Business	Item: I1 Zoning District Amendment	

RECOMMENDATION:

Staff recommends approving the amendment to the I1 (light industrial) zoning district to allow for gyms and fitness facilities as a conditional use.

BOARD/COMMISSION/COMMITTEE RECOMMENDATION:

NA

PREVIOUS COUNCIL ACTION:

N/A

BACKGROUND:

Staff would like to discuss a drafted amendment allowing gyms and fitness facilities as a conditional use within our light industrial zone. The purpose for the amendment includes:

1. There has been an increase in the need for large fitness facilities over recent years.
2. That fitness facilities and indoor related activities are reasonable uses within the Light Industrial zone, but through the CUP process, the Planning Commission and Council can review each proposal and require reasonable conditions to the approval of the permit.
3. That while gyms and fitness facilities are also allowed in commercial zones, the type of space that is characteristic of industrial buildings, such as large open floor areas and high ceilings, are also favorable for contemporary expectations and practice within current gyms and fitness facilities.

BUDGET/FISCAL IMPACT:

None

ATTACHMENTS:

1. Drafted amendments for gyms as a conditional use permit.

ACTION REQUESTED:

Make a recommendation to the City Council on the proposed amendment.

CHAPTER 7

INDUSTRIAL DISTRICTS

ARTICLE A. I-1 LIGHT INDUSTRIAL DISTRICT

SECTION:

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

10-7A-1: INTENT: The I-1 Light Industrial District provides space for industrial activities involving a minimum degree of refuse by-products and air or noise pollution and requiring a relatively low level of on-premises processing. Several of these activities include secondary commercial functions, which are conducted on site. This district is suitable for areas guided to office/warehouse in the Comprehensive Plan.

10-7A-2: PERMITTED USES: As represented in Table Four: Commercial/Industrial Use Matrix, the following uses shall be permitted within the I-1 Light Industrial District:

- A. Agriculture/Farm Equipment Sales.
- B. Assembling plants that do not cause noxious odors or noises as regulated under Section 10-9-4 of this Title.
- C. Automotive repair, major.
- D. Bottling works.
- E. Building materials yard provided said yard is compliant with outdoor storage and architectural guidelines included in this ordinance.
- F. Cabinet or carpentry shops.
- G. Call Center.
- H. Car wash, self-service type.
- I. Contractor's supply yard or storage for lumber, coal, brick and stone, provided such use is entirely enclosed with a substantial opaque fence not less than six feet (6') in height.
- J. Distributor storage and distribution of non-hazardous materials.
- K. Electrical service/repair – wholesale, commercial.
- L. Heating, ventilation and air conditioning sales/service.
- M. Highway maintenance shops.
- N. Development and research laboratories and facilities.

- O. Mail order establishments.
- P. Manufacturing, compounding, processing and packaging or treatment of food products, drugs, perfumes, pharmaceuticals, toiletries and condiments, excluding fish, sauerkraut, vinegar and yeast.
- Q. Manufacturing of musical instruments, toys, novelties, rubber or metal stamps.
- R. Manufacturing of small electrical parts or neon signs.
- S. Medical research laboratories.
- T. Newspaper, printing or publishing plant – wholesale, production.
- V, Production and processing facilities.
- W. Production of hand crystal, glass art novelties, pottery, figurines or similar ceramic products using previously pulverized clay.
- X. Railway and motor freight depot or trucking terminal (entrances to be not less than 50 feet from any residential district).
- Y. Rental storage facilities.
- Z. Tire sales: passenger vehicle – wholesale; commercial vehicle retail or wholesale.
- AA. Warehousing with inside storage.
- AB. Water softener repair, sales and service.
- AC. Wholesale storage.
- AD. Wholesale trade/service and storage of goods related to wholesale trade/service.

10-7A-3: CONDITIONAL USES: As represented in Table Four: Commercial/Industrial Use Matrix, the following uses require a conditional use permit as provided in Chapter 14 of this Title:

- A. Pulp or paper manufacturing facility.
- B. Service structures, public or private, designed and used to serve the uses in the surrounding area, such as electric power substation, telephone buildings, deep wells, elevated tanks and similar structures and uses.
- C. Wholesale greenhouses.
- D. Indoor Fitness Facilities, including gyms and health clubs.

10-7A-4: PERMITTED ACCESSORY USES: As represented in Table Four: Commercial/Industrial Use Matrix, the following are permitted accessory uses in the Light Industrial District.

- A. Off-street parking and off-street loading.

- B. Temporary buildings for construction purposes for a period not to exceed construction or nine months, whichever is less.
- C. Any combination of the following provided all accessory uses combined do not exceed 35% of the aggregate square footage of the structure: offices, residential structures and related residential uses necessary for security and safety reasons in relation to the principal use; and, restaurant, café and the like but not drive in/through type.
- D. Any combination of the following provided all accessory uses combined do not exceed 20% of the aggregate square footage of the structure: commercial activities directly relating to a product produced on site and/or commercial activities relating to production systems, structural maintenance programs or the construction industry; and, wholesale showrooms.

10-7A-5: LOT, YARD, AREA AND HEIGHT REQUIREMENTS: as presented in Table Three:
Commercial/industrial Lot Requirements.

- A. Lot Area: Minimum lot size: 1.5 acres. Minimum lot width: 100 feet.
- B. Front Yard Setback:
 - 1. The front yard setback in any industrial district shall be forty feet (40'). On corner lots, the setback shall be forty feet (40'). Where an industrial district is separated from a residential or residential planned unit development district by a street, the setback from the street in the industrial district shall not be less than one hundred feet (100').
 - 2. The front yard bordering upon a street shall be landscaped.
 - 3. Structures adjacent to Trunk or County State Aid Highways shall be set back an additional ½ foot for each one foot of building height over fifteen feet.
- C. Side Yard Setback:
 - 1. The side yard setback in any industrial district shall be not less than fifteen feet (15').
 - 2. The industrial district side yard adjacent to a residential boundary line shall provide for a landscaped strip sixty feet (60') in width along such boundary line. A portion of this landscaped strip shall be planted to provide a screen. The governing body may require additional side yard width in these cases. When such additional width is required, such additional width shall not exceed one hundred feet (100') and parking in this area is not permitted.
 - 3. The side yard bordering upon a street shall be landscaped.
 - 4. Structures adjacent to Trunk or County State Aid Highways shall be set back an additional ½ foot for each one foot of building height over fifteen feet.
- D. Rear Yard Setback: The rear yard setback in all industrial districts shall be a minimum of thirty (30) feet which may be used for parking. If the rear of an industrial district abuts on or is across from an alley or street from a residential use, the rear yard setback shall be a minimum of one hundred (100) feet.
- E. Height: No building constructed adjacent to any residential use shall be more than fifty five (55) feet. Each required setback shall be increased by one foot for every one foot of height exceeding 35 feet. This increased setback can be combined with requirements pertaining to increased setbacks from certain roadways.

- F. Maximum impervious surface coverage of all buildings, parking areas, sidewalks and other covered surfaces: seventy-five (75) percent. Properties developed prior to the effective date of this ordinance are exempt from this standard.
- G. Buffer Requirements: Where a business development and/or parking lot exceeding two (2) spaces abuts upon a residential use or is separated from such residential district by an alley, there shall be a protective strip of not less than 25' in width established as a buffer zone. Landscaped buffer must contain a fence or evergreen hedge as described in 10-9-2.
- H. Exterior Material Requirements:
 - 1. Any approved commercial materials in B-1, B-2 and B-3 Districts.
 - 2. Standard smooth-faced concrete masonry units.
 - 3. Unfinished pan formed precast or cast in place concrete panels.
 - 4. Portions of buildings facing or oriented toward public rights of way shall feature a minimum of fifty (50) percent of the total walls above grade level, excluding doors and window, constructed of approved stone, brick, concrete masonry (indented, hammered, split face or similar) units, glass or concrete (integrally painted or exposed aggregate) masonry units.
 - 5. Other materials as approved by the City Council.
- I. Framing Types. Concrete block or masonry framing systems are preferred. Tilt-up, post frame wood and/or steel framing are allowed as long as any structure has a contiguous masonry frost-free foundation.
- J. Roof Materials. Commercial grade asphalt shingles, wood shingles, standing seam pre-finished architectural metal, slate, tile or copper. Flat roofs are exempt from this requirement.
- K. Building Design Requirements. Accessory structures must be similar to principal structure in material, quality and appearance. Accessory structures can't exceed height of principal structure. Screening walls and/or exposed areas of retaining walls must be constructed of permanent material and finish and in a color compatible with the principal structure. City encourages buildings be placed close to street with parking behind or beside the building. Pole Building Construction is prohibited for commercial construction.
- L. Excessive Bulk Requirements: Flat, blank or unarticulated facades over 40 feet in length, width and/or depth and fronting on streets or residentially designated areas are prohibited. Breaks in planes of the exterior walls/roof may be provided by changes in exterior finish materials (excluding windows/doors), wall and/or roof height and/or wall depth.

10-7A-6: PERFORMANCE STANDARDS: Applicants for a permit to develop any light industrial property (I-1) in the Municipality shall be required to submit a complete and accurate statement concerning the specific nature of the use to which the property is to be put. This statement shall include detailed information relative to the control of smoke, odors, noise, vibrations or other effects, which may be considered by the governing body or the Planning Commission as detrimental to health, safety or general welfare. The City Council may require any additional information, corrections or control deemed necessary for the protection of the public.

In order to assure compliance with the performance standards set forth above, the City Council may require the owner or operator of any permitted or conditional use to have made such investigations and tests as may be required to show compliance with these performance standards. Such investigation and tests as are required to be made may be carried out by an independent testing organization as may be agreed upon

by all parties concerned, or if there is failure to agree, by such independent testing organization as may be selected by the City Council after thirty (30) day notice. The costs incurred in having such investigations or tests conducted shall be the responsibility of the owner or operator. The procedure stated above does not preclude the City from making any tests and investigations it finds appropriate to determine compliance with these performance standards.

Community Development Department Update
August 2016
Anita Rasmussen, AICP

Revolving Loan Fund

The Economic Development Commission has recommended that the City establish a Revolving Loan Fund with the proceeds retained as part of the ET Manufacturing MIF grant. RLF's typically provide gap financing to businesses for the purpose of job creation, retention and to expand the City's tax base with a diversity of businesses. We are currently drafting the policy and will seek approval for the establishment of that fund in September.

Development

A conditional use permit has been submitted to install a 5 MW solar garden in the northern portion of Sartell. The application is not complete from the standpoint of moving forward due to the fact that the applicant will have to plat the property. It is anticipated that this project will move forward for approvals in September and include future residential and a smaller solar garden proposal.

Another solar garden is being proposed in Sauk Rapids Township (north of the Helgeson house along County Road 29). We will be working with Benton County as the project seeks their approvals for installation.

I2 Task Force

The first meeting of the I2 Task Force has been scheduled for August 16th. The primary goal of the first meeting is to set administrative parameters (meeting dates, chairperson, etc.) and to provide some brief background on the properties.