

<p>Chair: John Ross Vice-Chair: Ryan Briese Commissioners: Tim Felton Justin Humenik Ruth Krueger Jason Pachi Stephanie Yendell</p>		<p>City of South St. Paul Planning Commission Agenda</p> <p>Wednesday, October 5, 2016 7:00 p.m.</p>	<p>City of South St. Paul 125 Third Avenue North South St. Paul, MN 55075 Phone: (651) 554-3217 Fax: (651) 554-3211 www.southstpaul.org</p>
<p>Hearing assistance PA system is available – if you need a hearing assistance unit please notify City staff before the meeting. (If you use the hearing assistance PA system, please remove your hearing aid so it does not cause a feedback problem)</p>			
<p>Roll Call</p>			
<p>1. Agenda</p>			
<p>2. Minutes A. September 7, 2016</p>			
<p>3. Public Hearings</p> <p>A. <u>Behr Design, Inc.</u> (1125 Summit Ave.): Consider a request for variances to allow the construction of an attached 2-stall garage closer to the front and side property line than allowed by code and a variance to allow a second driveway on the irregularly shaped property.</p> <p>B. <u>Mad Further</u> (1725 Henry Ave.): Consider a request for a 3-year IUP to host a car show on the ramp of the South St. Paul Fleming Field Airport. The first event would take place on May 27, 2017 and subsequent car shows would be for mid-September in 2018 and 2019.</p>			
<p>4. New Business</p> <p>A. <i>Revised plans – Roger Tollas CUP & Variances</i> (1321 Southview Boulevard): Consider revised plans for a previously approved Conditional Use Permit and Variances for construction of a detached garage building and surface parking lot on the adjacent property at 203 - 14th Avenue South.</p>			
<p>5. Other Business A. <i>Updates</i></p>			
<p>6. Adjournment</p>			

Next Planning Commission Meeting: November 2, 2016

This meeting is being taped by Town Square Television (NDC4): phone: 651-451-7834 web: www.townsquare.tv
Replays can be viewed on Government Channel 19 on the Thursday following the meeting at 1:00 p.m. & 7:00 p.m.

MINUTES OF MEETING
SOUTH ST. PAUL PLANNING COMMISSION
September 7, 2016

MEETING CALLED TO ORDER BY COMMISSIONER JOHN ROSS AT 7:00 P.M.

Present:	John Ross	Absent:	Ryan Brieese
	Jason Pachl		
	Ruth Krueger		
	Tim Felton		
	Justin Humenik		
	Stephanie Yendell		
	Peter Hellegers, City Planner		

- 1) APPROVAL OF AGENDA – approved as presented – Yendell/Krueger (6-0)
- 2) APPROVAL OF MINUTES for August 3, 2016 – Chair Ross requested that the adjournment time be included in future meeting minutes - approved as presented – Yendell/Pachl (6-0)
- 3) PUBLIC HEARINGS
 - A. Comprehensive Plan Amendment: Changing the Future Land Use designation of a property in the community from Open Space to Industrial
 - B. Zoning Amendment: Amendment to the North Riverfront Development District (NRDD) that would allow exterior storage as an Interim Use

Commissioner Ross indicated the public hearing portion of this request was carried over from the August 3rd meeting. The items will be discussed together; however, will be dealt with by separate motions.

Mr. Hellegers reported the request is to amend the Comp Plan changing the future land use designation from Open Space to Industrial and a Zoning Amendment allowing exterior storage as an Interim Use in the NRDD zoning district. Notification was sent to adjacent communities and agencies offering the opportunity to provide comment. Comments in the form of emails were received from the DNR, Dakota County and Friends of the Mississippi River and were provided to the Commission for consideration.

Chair Ross opened the public hearing portion asking if anyone in attendance wished to comment:

M. Docks (1503 Willis) – requested documentation regarding this matter and reiterated his concerns from the August meeting relating to noise/diesel train pollution, preservation of

wildlife and green space and asked the Commission to consider the ramifications of the request.

L. Swanson (901 16th Ave. N.) – read a letter dated September 7, 2016 from the Friends of the Mississippi River stating the organization is in opposition to the proposed Comp Plan and Zoning Code amendments stating concerns with environmental impacts, impacts to the Mississippi River Trail and the amount of natural land available for wildlife habitat and public use. The group asked the elected officials to uphold the vision of the area and stick to the current use.

M. Peterson (909 16th Ave. N.) – stated that once the open space is gone it's gone. Is in opposition for changing the area to Industrial.

J. Moen (1504 Willis) – queried the radius of the notification area to which staff responded the radius of notification was much expanded. Mr. Moen expressed his opposition and feared interest would subside if the matter is continued to October. If the matter moves forward an environmental impact study should be the first item of business.

J. Francis (107 19th Ave. N.) – stated opposition and asked if the City has spoken to the St. Paul Port Authority regarding their intended use. Staff reported the Port Authority was contacted and they may be interested in an expansion of the impound lot.

Chair Ross closed the public hearing portion of the matter. Mr. Hellegers stated correspondence from all agencies hadn't been received.

Commissioner Felton stated he hadn't changed his opinion stating it's a big mistake to change the use from Open Space as there's no upside to doing it.

Commissioner Yendell requested that previous meeting minutes containing citizen comments be included in future reports, etc. in order that all citizen comments are considered.

Commissioner Krueger opined if the City isn't going to consider allowing exterior storage there is no need to change the designation from open space to anything else. Ms. Krueger stated the river should be celebrated and that any revenue derived from the railroad is penny wise and pound foolish.

Commissioner Pachl opined that taking away woods forces the wildlife out, it's the last piece of green space and stated the importance of preserving what we currently have.

Mr. Hellegers stated the meeting could be continued if the Commission wished to wait to consider additional documentation that may be submitted. Commissioner Felton stated he was in favor on voting on the matter this evening.

Chair Ross indicated he visited the site today and in his opinion changing the future land use designation would give the ability of the City to put something on the tax rolls albeit storage. The City would have control with the ability to require an interim use permit, to stipulate screening and how the trail goes.

Commissioner Yendell stated that she didn't believe that correspondence from a state agency that was in support of the Comp Plan change would change her mind due to the overwhelming citizen opposition.

Motion to deny item 3A. Comprehensive Plan Amendment changing the Future Land Use designation from Open Space to Industrial – Felton/Pachl (5-1)

Motion to deny item 3B. Zoning Amendment to allow exterior storage as an Interim Use in the North Riverfront Development District – Felton/Pachl (5-1)

C. Mad Further (1725 Henry Ave.): Consider a request for a 3-year IUP to host a car show on the ramp of the South St. Paul Fleming Field Airport. The first event would take place on October 8, 2016 and subsequent car shows would be for mid-September in 2017 and 2018.

Mr. Hellegers stated the applicant is not able to hold the car show event on October 8, 2016 and is requesting the matter be extended to the October 5th Planning Commission. The request is for a 3-year IUP with the first car show event taking place in May, 2017.

Motion to continue the matter to the October 5, 2016 Planning Commission meeting – Ross/Yendell (6-0)

D. Danner, Inc. Proposal (600 Verderosa Ave.): Consider a request for a 19,317 square foot building, with Conditional Use Permit for gas/diesel fueling station, exterior storage, variances for minimum building size, and an Interim Use Permit for a rock crushing operation.

Mr. Hellegers reported the applicant is requesting a vote on this item tonight due to a scheduled closing and the need to get the process underway to make it a reality. The applicant is selling his current 30-acre site at 843 Hardman and planning to relocate to 600 Verderosa. The proposal calls for the construction of a 19,317 square foot building for truck service including 3,500 s.f. of office space. A parts storage area would be located in the lower level under the office space. The western end of the property would include fueling stations for gasoline and diesel fuel. The eastern portion would be screened for exterior storage and would be used for a temporary rock crushing operation. The concrete crushing and stockpiling is needed to excavate concrete material buried on the site. The crushing and stockpiling is estimated to last for 4 years.

Items that fall under a Conditional Use include the fueling portion for gas and diesel and exterior storage. Rock crushing is also allowed as a Conditional Use or IUP subject to a redevelopment plan which the applicant is looking to do. A PUD could be considered if looking at the whole development scenario. Without the PUD, a variance for quite a bit of square footage would be needed as lot coverage by building is at 6.5%. The applicant is looking to build in phases so full development of the property could accommodate two additional properties to the east allowing for 20% required lot coverage.

The applicant submitted a survey, site and landscaping plan; however, the site plan does not provide enough detail relating to the area that the applicant will be working to clean up.

Revised plans will be needed relating the parking lot area and stormwater treatments.

Discussion ensued regarding the vision for the 494 corridor. The building meets the standards and the side facing 494 would require screening for less visibility.

Commissioner Yendell queried about the soil conditions. The site has soft soils and is a construction landfill that is in need of excavation. Staff stated the applicant has the wherewithal to undertake the project.

Mr. Danner stated Braun-Intertec is undertaking environmental studies. A Phase I has been completed and Phase II will start shortly. He estimates 400,000 cu. yds. of rubble on the site which can be excavated and crushed in 4 years; however, he cannot be certain there isn't more until the Phase II is completed.

No correspondence was received nor was anyone present to comment on the application.

Commissioner Krueger stated this is an excellent way to clean up the site and provide an increase in tax base.

Chair Ross stated the Council reviewed the request at a Worksession and asked if any guidance was suggested. Mr. Hellegers reported the Council is interested in making the site developable; however, there are tradeoffs. While storage and stockpiling is not in the vision it will lead to making a vacant parcel developable.

Chair Ross asked the applicant if he is aware of the conditions of approval and if he takes exceptions to any of the conditions. The applicant stated he will do his best to be finished in the 4-year timeframe; however, if the Phase II reveals that debris is 27' feet throughout the entire site he will be unable to complete the project in that time.

Motion to approve Variances of 13.5% for the minimum building size, a CUP for a gas/diesel fueling station and exterior storage of equipment and an Interim Use Permit for temporary concrete rock crushing and stockpiling for the property at 600 Verderosa Avenue subject to conditions #1-11 in staff's report – Krueger/Humenik (6-0)

E. Twin City Hide Building Addition and Site Plan Amendment (501 Malden St.): Consider a request for a 6,254 square foot building addition to the southwest side of the existing facility and the addition of a parking lot at the SW corner of Clinton and Malden.

Mr. Hellegers reported Twin City Tanning is proposing construction of a 6,254 square foot addition to the southwest side of their existing facility. The proposed addition would be a refrigerated space to accommodate an additional process to the collagen processing that is currently taking place at the site. The addition does not meet setback requirements in the Industrial District and would require a variance of 12.4 feet. Additionally, the applicants are proposing a 23-space parking lot at the southwest corner to replace the parking lost with construction of the proposed addition. A setback variance would be needed for the southeasterly spaces of the proposed parking lot.

Commissioner Pachl expressed concerns with the source of odors and odor control. Mr. Hellegers reported the applicant is not the only source of odors. The odors are localized with the use of a scrubber system within the building.

Commissioner Felton asked if the applicant has been a good neighbor. Mr. Hellegers responded that a recent site visit revealed exterior storage issues (pallets and containers) that are manageable and will be dealt with.

Commissioner Humenik asked if the building meets the architectural standards to which Mr. Hellegers responded the current building is concrete and the plans submitted depict a similar precast concrete structure with windows on the proposed addition. The addition is under the size that is required to following the architectural standards.

The applicant's representative Paul Rogosheske presented charts explaining the filtration system. Chemical engineer Paul McGinley reported the facility will be refrigerated with no increase of odors or exhaust. Mr. McGinley explained how the collagen process works stating the product will be cured on site and made into an edible casing food product which will produce additional income for the company. Additional improvements will be made to the other part of the plant relating to the existing odor control system including renovation of the existing scrubber to bring it up to full design capacity, new ducting, air flow lines and control valves.

Commissioner Humenik expressed concern with the wastewater treatment to which Mr. Rogosheske indicated the applicant is working with Met Council on conditional permits for wastewater; however, that may be 2-3 years away.

Discussion ensued regarding 3 exterior storage pods/containers and other accumulated material around the pods. The applicant is open to applying for a CUP but the area can certainly be condensed and cleaned up. Space may be available inside the building for some of the material.

Commission Pachl stated that the collagen process is an additional step the company didn't do previously and queried about the future production plans. Mr. Gunderson stated storage capacity will maximize the addition space which cannot be expanded.

Commissioner Yendell asked if the scrubber is tied to this project. Mr. Gunderson reported it is not but the company is operating in good faith in regard to odor control and is in line with the odor management plan. Further discussion ensued regarding odor control. The building addition will have no impact on odors.

No correspondence was received nor was there anyone present to comment on the application.

Commissioner Pachl stated based on the plans and layout the project makes sense.

Motion to approve the variance request for a 12.4-foot front yard setback for the building and a parking lot setback of 20-feet for the property at 501 Malden Street subject to

conditions #1-8 in the staff report – Pacht/Ross – (4-2) – Motion passed.

F. Accessory Building Ordinance Amendments - Amending Section 118-121 of the Zoning Code to allow up to two accessory structures to include one garage and one accessory structure.

Chair Ross reported this item was continued from the July and August Planning Commission meetings stating there are two recommendations before the Planning Commission or to leave the existing language as it is.

Discussion ensued regarding the two options:

Alternative A would amend the language to allow 2 accessory structures (detached garage and shed) when the property already has an attached garage. The 1,200 s.f. of allowable space would count against just the accessory (detached) buildings;

Alternative B would allow the 2 accessory buildings (detached garage and shed) when there is an attached garage but the space for all accessory uses would be capped at 1,200 square feet (including the attached garage, detached garage, shed);

Commissioners Ross and Kruger were in agreement that alternative A is the best option.

Commissioners Felton and Yendell opined to leave the language as is. Commissioner Pacht stated the requests are not frequent and in his opinion it is beneficial to look at each case individually as the requests are lot specific.

Motion to approve Option A – Ross/Krueger (2-4) – motion failed.

Motion to approve leaving the language as it currently exists – Felton/Pacht (4-2) motion passed.

Motion to adjourn at 9:14 P.M. – Yendell/Humenik (6-0).

Planning Commission Meeting Date: Wednesday, October 5, 2016	 City of South St. Paul Planning Commission Report	PC Agenda Item: 3.A
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Project Name:	Behr Design Variances	
Site Address:	1125 Summit Avenue	PID: 36-70200-05-250
Applicant(s):	Behr Design, Inc.	
Request:	Consider the request for a 14.5 foot front setback variance, a 4-foot side setback variance, and a variance to allow a second driveway to a public street.	
Proceeding:	Public Hearing / Planning Commission Recommendation	
Tentative City Council Meeting Date:	October 17, 2016	
Deadline:	November 10, 2016* *The City must act on this request by this 60-day review period deadline unless the city provides the applicant with written reasons for why additional time, up to a maximum of 120 days, is required. The City may extend the review period beyond the 120 days but only with the applicant's consent.	
Exhibits:	A. Location map B. Correspondence from neighboring property owners (<i>none</i>) C. Materials submitted by the applicant	

REQUEST and BACKGROUND

The applicant is requesting a 14.5-foot front setback variance, a 4-foot side setback variance and a variance to allow a second driveway to a public street. The variances are to accommodate a proposed 24' x 24' garage that would be attached garage to the northeastern side of the home at 1125 Summit Avenue.

The property located at 1125 Summit Avenue is an existing single family dwelling that is located in the R-1: Single Family Residential zoning district. Adjacent properties are all located in the R-1 zoning district as well. Dakota County records show that the property is approximately .17 acres (7,240 s.f.) and that the house was built in 1952. The property is an irregular pie-shaped lot and there is no alley access to the property. The block where this property is located has a grand total of 5 lots all of which seem to face out to different street frontages due to parcel shapes and unique block shape as well. The property at 1125 Summit Avenue is currently served by a single tuck-under garage stall with a driveway at the northwestern portion of the property. The application states that the single tuck-under garage would be converted over to living space so there would only be one garage on the property.

The existing driveway is proposed to remain as the property has a front walkway and steps leading from the existing driveway to the front door for the home. The proposed garage would be accessed via a new driveway (second driveway) that would be at the eastern side of the lot. The proposed attached garage would be in line with the front of the home to the southeast at 1115 Summit Avenue. However, the proposed garage would extend into the front setback area where Summit Avenue bends to turn east-west which has the garage extending beyond the line of the home to the west at 1131 Summit Avenue. The proposed side setback of 5 feet is consistent with the fairly consistent with the existing home and for detached garages in the front 2/3 of a property. City Code states that properties that have a width in excess of 60 feet shall have a setback of 9 feet for a principal structure and since the proposed garage would be attached to the house it is held to that standard.

EVALUATION OF THE REQUEST

A. VARIANCES

Following are standards from the City's Zoning Code that apply to specifically to the application.

1. Zoning – Attached Garage

The garage proposed in the variance application has a 24' by 24' footprint and would be just under 10 feet from the floor of the garage to the roofline. As an attached structure the garage need only be consistent with the standards for the principal building at no more than 28 feet from average grade to the midpoint of the roof. A 2-car garage and 24' by 24' footprint would be considered a reasonable use of property and the property has an odd shape that does not allow adequate space to provide a garage elsewhere on the property where a variance would not be necessary.

2. Variance Findings

In variance cases the City is required to make findings in regard to practical difficulties as used in connection with the granting of a variance as defined by State Statute 462.357, subd. 6 and in City Code Section 118-39. The City must make the following findings in considering approval of a variance:

- a. *The variance is in harmony with the general purpose and intent of the ordinance*
- b. *The terms of the variance are consistent with the Comprehensive Plan, and*
- c. *The applicant for the variance establishes that there are practical difficulties in complying with the ordinance. (Economic considerations alone do not constitute practical difficulties). Practical difficulties as used in connection with the granting of a variance means that:*
 - i. *The property owner proposes to utilize the property in a reasonable manner.*
 - ii. *The plight of the property owner is due to circumstances unique to the property that were not created by the property owner, and*
 - iii. *The variance will not alter the essential character of the neighborhood.*

3. Correspondence from Neighboring Property Owners
Notice has been sent to the required notice area. Staff has not received any correspondence regarding this application as of the date of this report.

ALTERNATIVES

The Planning Commission has the following actions available on the proposed application:

- A. **Approval.** If the Planning Commission has reviewed the application and determined that the application is consistent with the Variance findings (see p.3-4 of this report), then staff would recommend the Planning Commission adopt the following findings and conditions for a *recommendation* for approval:

(Step 1) - Adopt Findings

Recommended Findings:

The Planning Commission has reviewed the proposal and determined that the use conforms to the general purpose of the Zoning Code and should not substantially diminish or impair property values, will not impede the normal and orderly development of property in the neighborhood, has access to adequate utilities, and there is adequate ingress and egress for the property.

Furthermore, there are practical difficulties in complying with the ordinance as the need for an addition to accommodate a garage would require a variance due to the shape of the property and orientation of the home. The plight of the property owner is due to circumstances unique to the property that were not created by the property owner.

(Step 2) - Consider Conditions for Approval

Recommended Conditions of Approval:

- Approval of the 14.5-foot front setback variance, a 4-foot side setback variance and a variance for a second driveway accessing a public street for the property located at 1125 Summit Avenue, subject to the following findings and conditions:
 - 1) **Compliance with Plan Submittals.** The site shall be utilized in substantial conformance, in the reasonable opinion of the City Council, with the application, narratives, and with the following plans on file with the Community Development Department:

a) Application/background (Behr Design, Inc.)	dated 09/12/2016
b) Plans / Elevations (Behr Design, Inc.)	dated 07/08/2016
c) Survey (DeMars-Gabriel Land Surveyors, Inc.)	dated 07/19/2016

- 2) **Building Permits Required.** Building Permits are required for the proposed improvements. All building plans and specifications are subject to the review and approval of the City Building Official and South Metro Fire Marshal.
 - 3) **Compliance with Laws and Approvals.** The property must remain compliant with all federal, state, and local laws and ordinances and all prior City approvals.
 - 4) **Termination of the Variance.** The variance will terminate if improvements have not substantially begun within 1-year from the date of approval of the variance. The violation of any condition of approval for the variance shall terminate the variance. The property must be continually operated for use specified in the Variance to remain valid. If the property is not used for the use listed in this Variance for a period of 1-year then the Variance shall terminate.
- B. **Denial.** If the Planning Commission has reviewed the application and determined that the application is inconsistent with the Variance findings (see p.3-4 of this report), then the application should be recommended for denial. If the Planning Commission recommends denial, then findings of the basis for denial should be given.
- Denial of the 14.5-foot front setback variance, 4-foot side setback variance, and variance for a second driveway for the property located at 1125 Summit Avenue, for the following reasons:
 1. _____

STAFF RECOMMENDATION

Staff recommends **approval** of the variances for the property located at 1125 Summit Avenue, subject to the conditions listed in this report.

Respectfully Submitted,

Peter Hellegers

Peter Hellegers, City Planner

A,

1125 Summit Avenue



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 100 feet
9/15/2016



1125 Summit Ave.

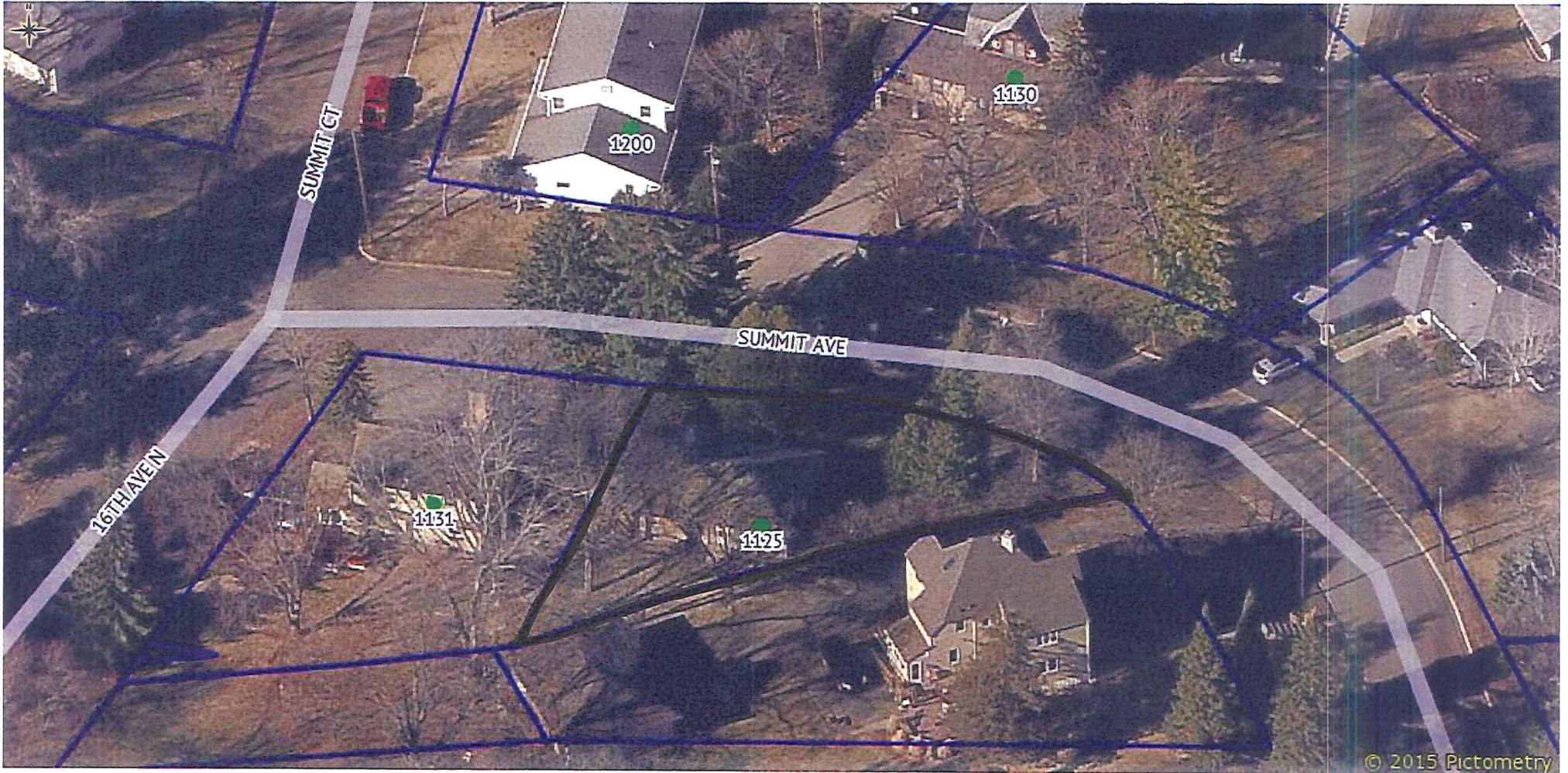
A2



03/14/2015



1125 Summit Ave.



03/14/2015



1125 Summit Ave.

A



03/15/2015

N →

1125 Summit Ave.

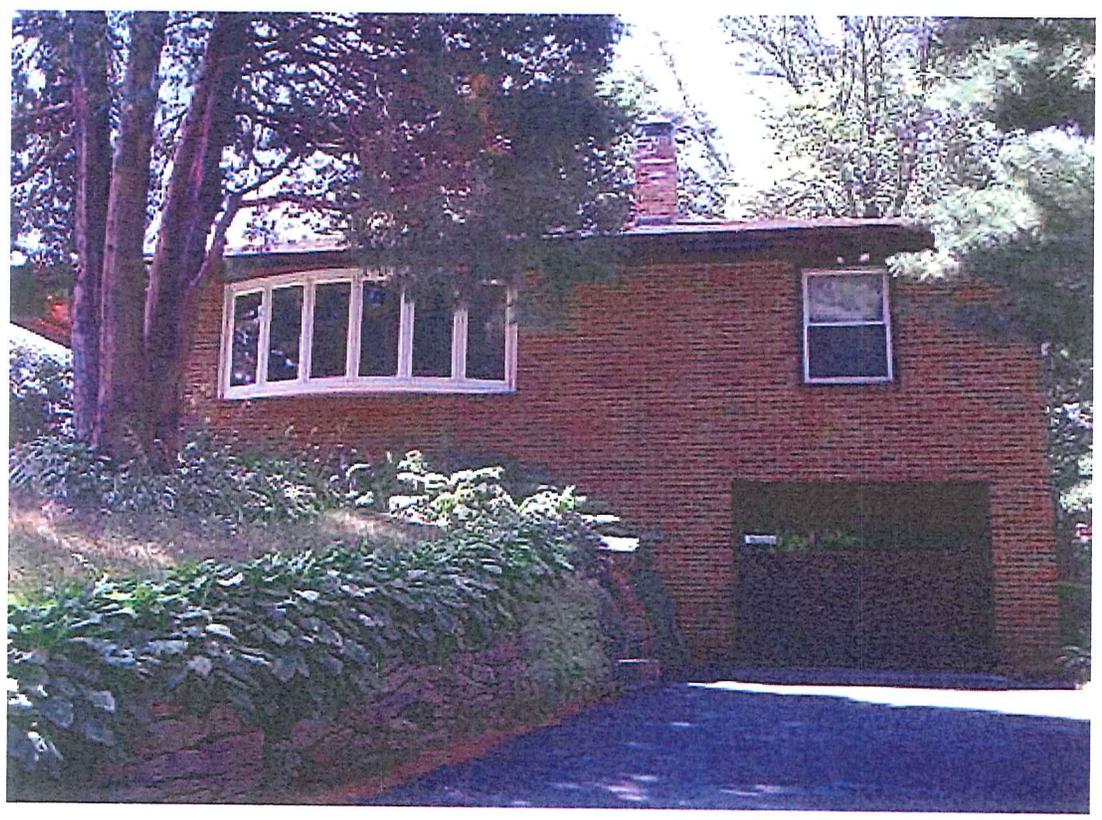


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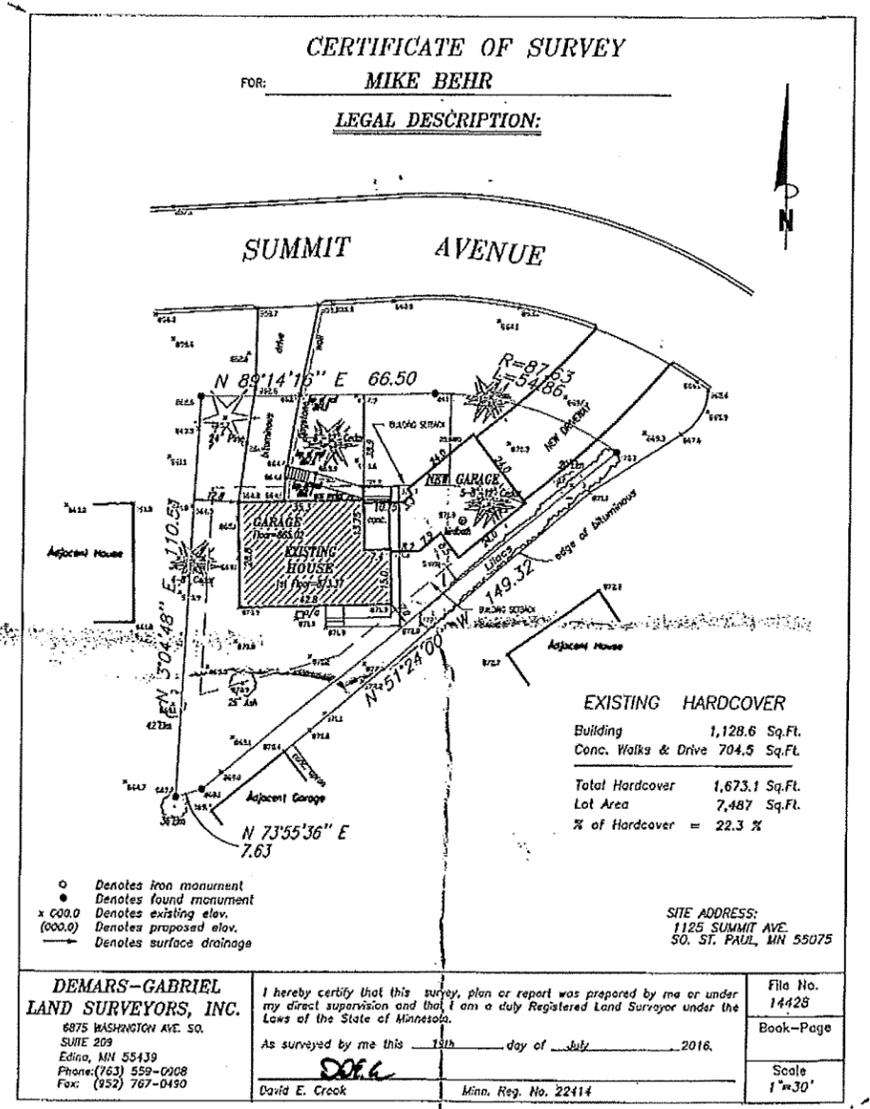
Narrative for 1125 Summit Ave S., South St Paul, MN

The proposed variance request is for an attached 2-stall garage with a breezeway/mud room between. A portion of the proposed garage encroaches the front yard setback which is the variance request we are asking for. In an attempt to minimize the encroachment, we have pulled the garage back as far as possible but still allow for a front door. Other options were explored for this property but all encroached the front setback even further. There is an existing single stall tuck under garage that will be converted to a bedroom space in the basement. At first this was one location we were looking into but noticed soon on that a majority of the garage would need to encroach the setback so early on realized this was not a great option. There were no alleys to access the rear of the lot as with the hills and current house in its location there is no way to build a garage in the current back yard due to the shape of the lot and the lay of the land to allow for a long driveway from the front.

When looking at the survey you will see there is a big distance from the existing curb to the front property line. The garage at its closest point will still be approximately 35' from the back of the curb allowing for minimal intrusion visually. The curved road on this lot also allows for a nice visual and will not feel out of nature with other homes in the neighborhood.

The design of the new garage stays in style with the existing house as the elevations show there will be brick to match the existing house and window styles to be current to match the house as well as maintain a hip roof to match the existing house.

BEHR DESIGN INC.
 Creating Timeless Designs
 OFFICE: (952) 746-7702 | FAX: (952) 746-7703
 CELL: (952) 994-6682
 E-MAIL: mikeb@behrdesign.com



CUSTOM DESIGN FOR...
Brad and Monique Hegge
 1125 SUMMIT AVE. S.
 ST. PAUL, MN 55075

SEP 12 2016

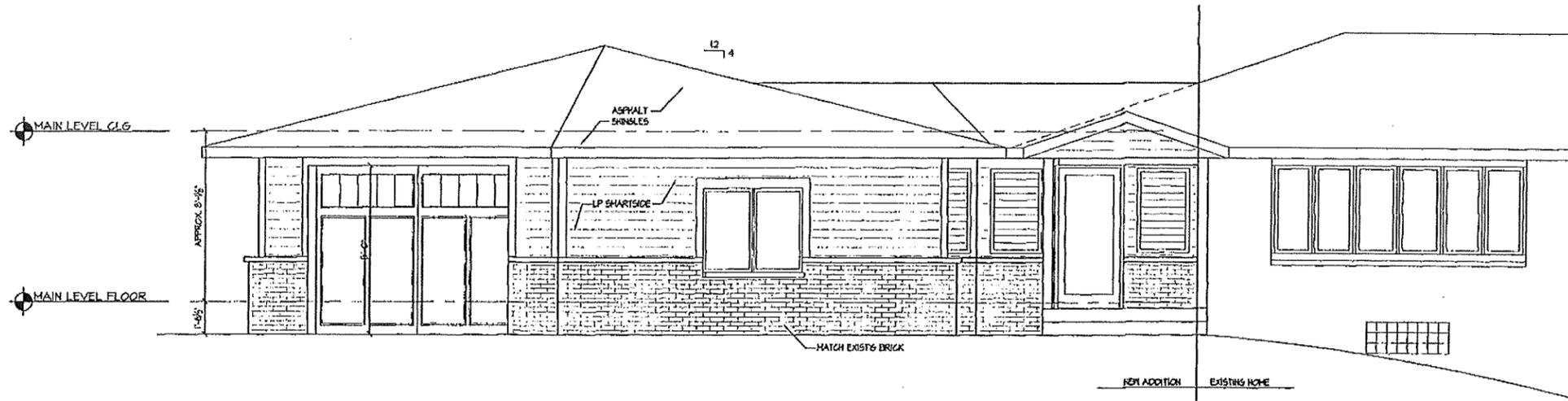
ISSUE DATE

DRAWN BY:
 RANDY ZIMMERMAN
 ISSUE DATE: 7/8/2016

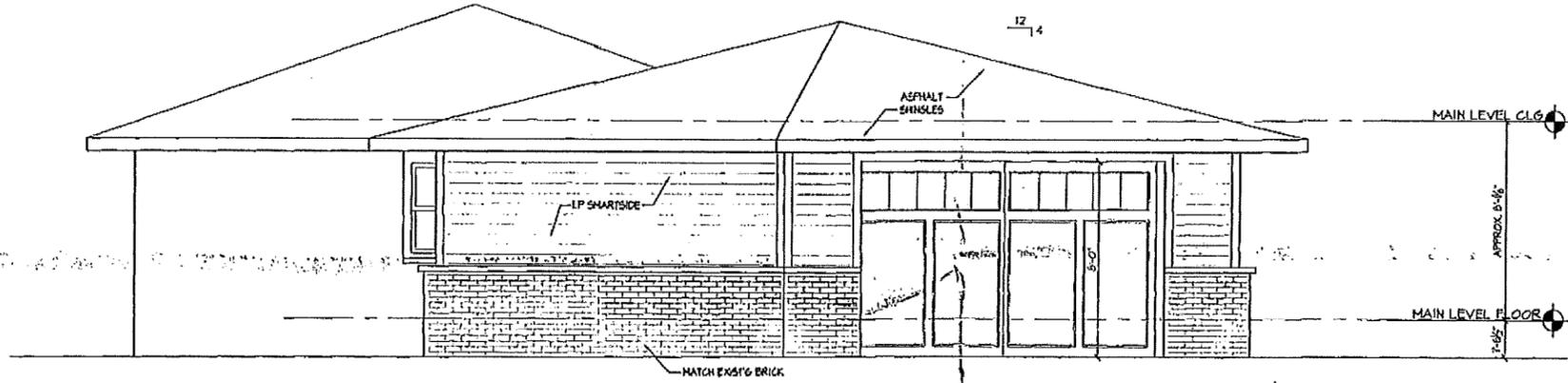
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SHEET NO.
AO
 SITE PLAN

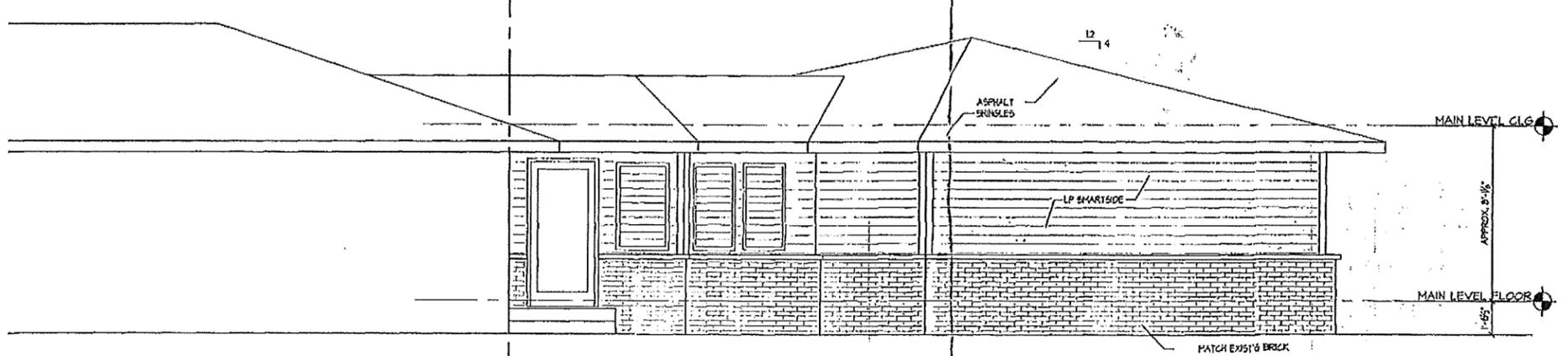
DEMARS-GABRIEL LAND SURVEYORS, INC. 6875 WASHINGTON AVE. SO. SUITE 209 EDINA, MN 55439 Phone: (763) 559-0268 Fax: (952) 767-0450	I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the Laws of the State of Minnesota.	File No. 14428
	As surveyed by me this <u>13th</u> day of <u>July</u> , 2016.	Book-Page
	David E. Crook Minn. Reg. No. 22414	Scale 1"=30'



1
A1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2
A1 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



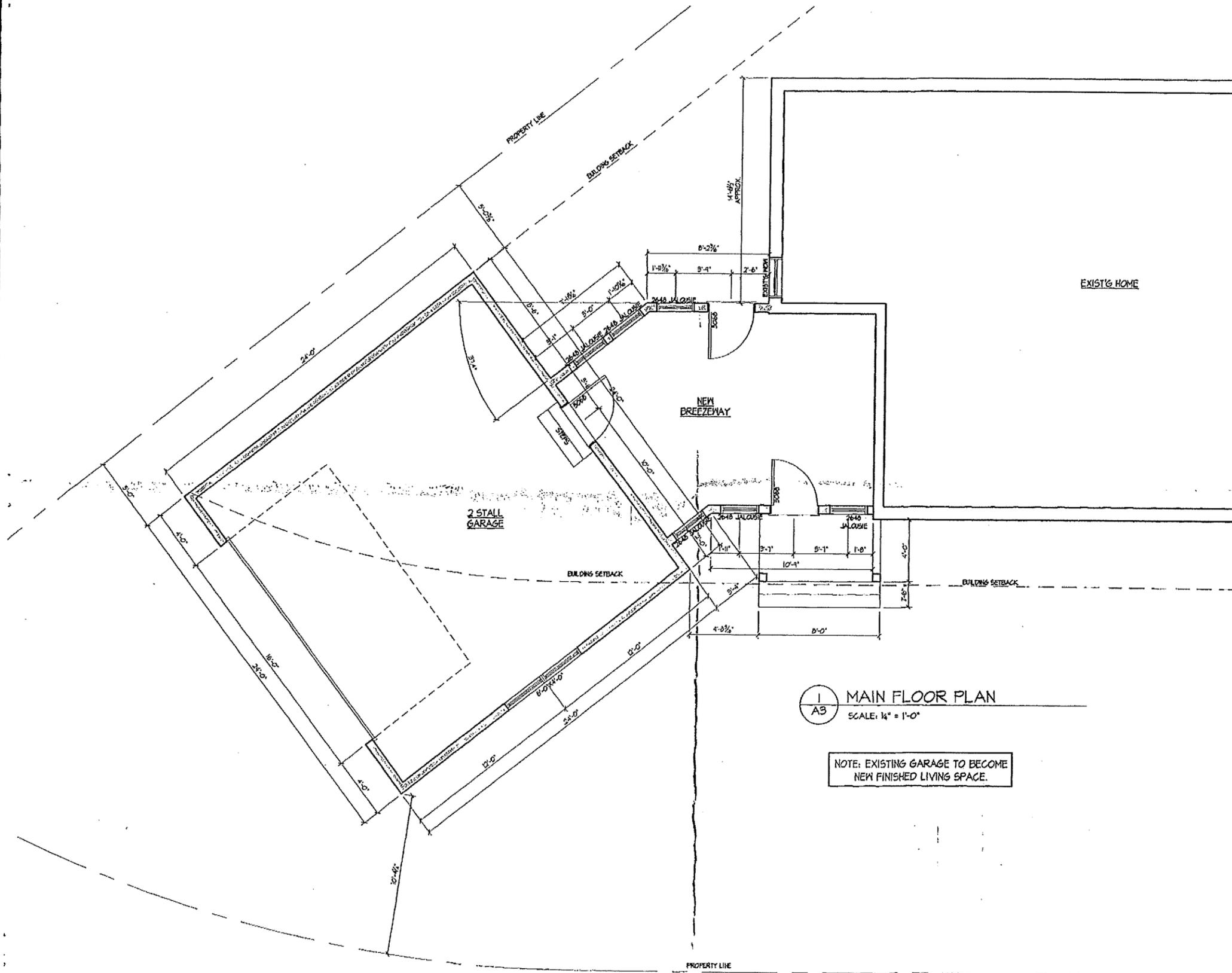
3
A1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

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DESIGN INC
Creating Timeless Designs
OFFICE: (952) 746-7702 | FAX: (952) 746-7703
CELL: (952) 994-6682
E-MAIL: mlieb@behrdraftinganddesign.com

CUSTOM DESIGN FOR...
Brad and Monique Hegge
1125 SUMMIT AVE. S.
ST. PAUL, MN 55075

ISSUE DATE: _____
DRAWN BY: RANDY ZIMMERMAN
ISSUE DATE: 7/8/2015
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SHEET NO.
A1
EXISTING
FLOOR PLANS



1
A3 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: EXISTING GARAGE TO BECOME
NEW FINISHED LIVING SPACE.



CUSTOM DESIGN FOR...
Brad and Monique Hegge
1125 SUMMIT AVE. S.
ST. PAUL, MN 55075

ISSUE DATE _____
DRAWN BY: RANDY ZIMMERMAN
ISSUE DATE: 7/18/2016
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SHEET NO.
A3
EXISTING
FLOOR PLANS

Planning Commission Meeting Date: Wednesday, October 5, 2016	 City of South St. Paul Planning Commission Report	PC Agenda Item: 3.B
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Project Name:	MadFurther Car Show IUP – Fleming Field Airport	
Site Address:	1725 Henry Avenue	PID: 361113000011
Applicant:	MadFurther, LLC	
Request:	Consider the request for an IUP with a 3-year term to have a car show on the ramp at the Fleming Field Airport on May 27, 2017, another on September 15, 2018 and the last show on this term would be September 14, 2019.	
Proceeding:	Public Hearing / Planning Commission Recommendation	
Tentative City Council Meeting Date:	October 17, 2016	
Deadline:	<i>(Extended to November 7, 2016) October 8, 2016</i> <small>*The City must act on this request by this 60-day review period deadline unless the city provides the applicant with written reasons for why additional time, up to a maximum of 120 days, is required. The City may extend the review period beyond the 120 days but only with the applicant's consent.</small>	
Exhibits:	A. Location map B. Correspondence from neighboring property owners – (none) C. Materials submitted by the applicant	

BACKGROUND

The MadFurther car show is the idea of Further Performance a local European car specialist. The proposal is to utilize the ramp (south and east of the terminal building at 1725 Henry Avenue for the car show and the applicant would coordinate with the CAF on the use of portable toilets, security and similar arrangements as the CAF is hosting the beer garden. The MadFurther event would run from 10 am to 5 pm, with additional time for set-up before the event and clean-up after the event as may be arranged with the Airport Manager. In addition to the cars at the car show the applicant is proposing to have 3 food trucks, 30 or fewer vendors, and a DJ. The DJ would be set-up inside the CAF building and the speakers would be set so they are not directed toward nearby residences. Vendors would be for things like cars parts and accessories and would be set up by 9 am and done by 6 pm. The food trucks would be set up by 10 am and would be done by 5 pm. The applicant will be responsible for making sure their event is cleaned up. The display area is approximately 400 feet by 250 feet. Guest parking is 148 spaces and vendor parking is 28 spaces. This will be the 4th time the auto show has been held at the airport and staff has not received complaints about the use.

EVALUATION OF THE REQUEST

A. INTERIM USE PERMIT

Following are standards from the City's Zoning Code that apply to specifically to Interim Use Permits.

1. Interim Use Permit Findings

The applicant is seeking an Interim Use Permit (IUP) for their annual car show which would run from approximately 10 am to 5 pm on Saturday, October 8, 2016 and would follow a similar schedule for September of 2017 and September of 2018. The Interim Use Permit would terminate at the end of September 2018. City Code Section 118-41, states that the City Council may grant an interim use permit for the interim use of property, if the following criteria can be met:

Interim Use Permit Criteria:

- ✓ *The use conforms to the zoning regulations.*
- ✓ *The date or event that will terminate the use can be identified with certainty.*
- ✓ *Permits for the use will not impose additional costs on the City, if it is deemed necessary for the City to take the property in the future; and.*
- ✓ *The user agrees in writing to any conditions that the City Council deems appropriate for permission of the interim use.*

City staff has determined that the proposed interim use would meet the criteria. First, the proposed use as a special event would be allowed in the Industrial zoning district and the airport has hosted several such events. Second, the use would be one weekend day in May or September for each of the next three years with the IUP terminating on September 30, 2019. Third, the permit would not impose additional costs should it be necessary to acquire the property, as the City already owns the property. Finally, the conditions are listed in staff's recommendation and would be incorporated into the resolution to approve the Interim Use Permit.

ALTERNATIVES

The Planning Commission has the following actions available on the proposed application:

A. **Approval.** If the Planning Commission finds the application to be acceptable, the following action should be recommended for approval:

- Approval of the **Interim Use Permit** for a car show at the South St. Paul Fleming Field Airport subject to the following conditions:

1) **Compliance with Plans/Submittals.** The site shall be utilized in substantial conformance, in the reasonable opinion of the City Council, with the application, narratives, and with the following plans on file with the Community Development Department:

- | | |
|---|------------------|
| a) Application/Narrative/Proposal (MadFurther) | dated 09/25/2016 |
| b) Event Site Map (MadFurther / City of South St. Paul) | dated 07/16/2013 |

2) **Lease Required.** The applicant shall be required to have a lease with the City of South St. Paul for the use of the property.

- 3) **Sales/Display Limited to the Designated Area.** No selling or display shall occur outside of the designated areas.
- 4) **Applicant Responsible for Clean-up.** The applicant shall be responsible for all clean-up activities.
- 5) **License Required for Food Vendors.** The food vendors must obtain the necessary licenses from the Minnesota Department of Health (MDH) before the applicant and/or food vendor business can begin conducting business in the city. The food vendors must also keep the MDH license in good standing.
- 6) **Noise.** The applicant and event DJ, vendors, exhibitors, and food vendors shall comply with all City regulations regarding noise levels and shall make reasonable efforts to minimize loud noises that may impact the nearby residential area. Speakers and noise emitting equipment shall be directed away from residential properties.
- 7) **Compliance with Laws and Approvals.** The property must remain compliant with all federal, state, and local laws and ordinances and all prior City approvals.
- 8) **Term of the Interim Use Permit.** The Interim Use Permit shall allow for one annual car show and the term of the Interim Use Permit shall be for three (3) years beginning on May 27, 2017 and terminating on September 30, 2019. The applicant will be allowed to host one car show for each of these three years on a weekend day in October or September with hours that run from 10 am through 5 pm. Additional time for set-up before the event and clean-up after the event is subject to the approval of the Airport Manager. The final dates for the car show in 2018 and 2019 are subject to the approval of the Airport Manager.
- 9) **Termination of the Interim Use Permit.** The violation of a condition of approval shall terminate the Interim Use Permit.

B. **Denial.** If the Planning Commission does not favor the proposed application or portions thereof, the above requested should be recommended for denial. If the Planning Commission recommends denial, then findings of the basis for denial should be given.

STAFF ANALYSIS

Staff has reviewed the proposal and believes that the proposed 1-day event can reasonably be administered through the IUP process. The applicant has shown that they will take measures to minimize the potential for nuisances on nearby residential properties.

STAFF RECOMMENDATION

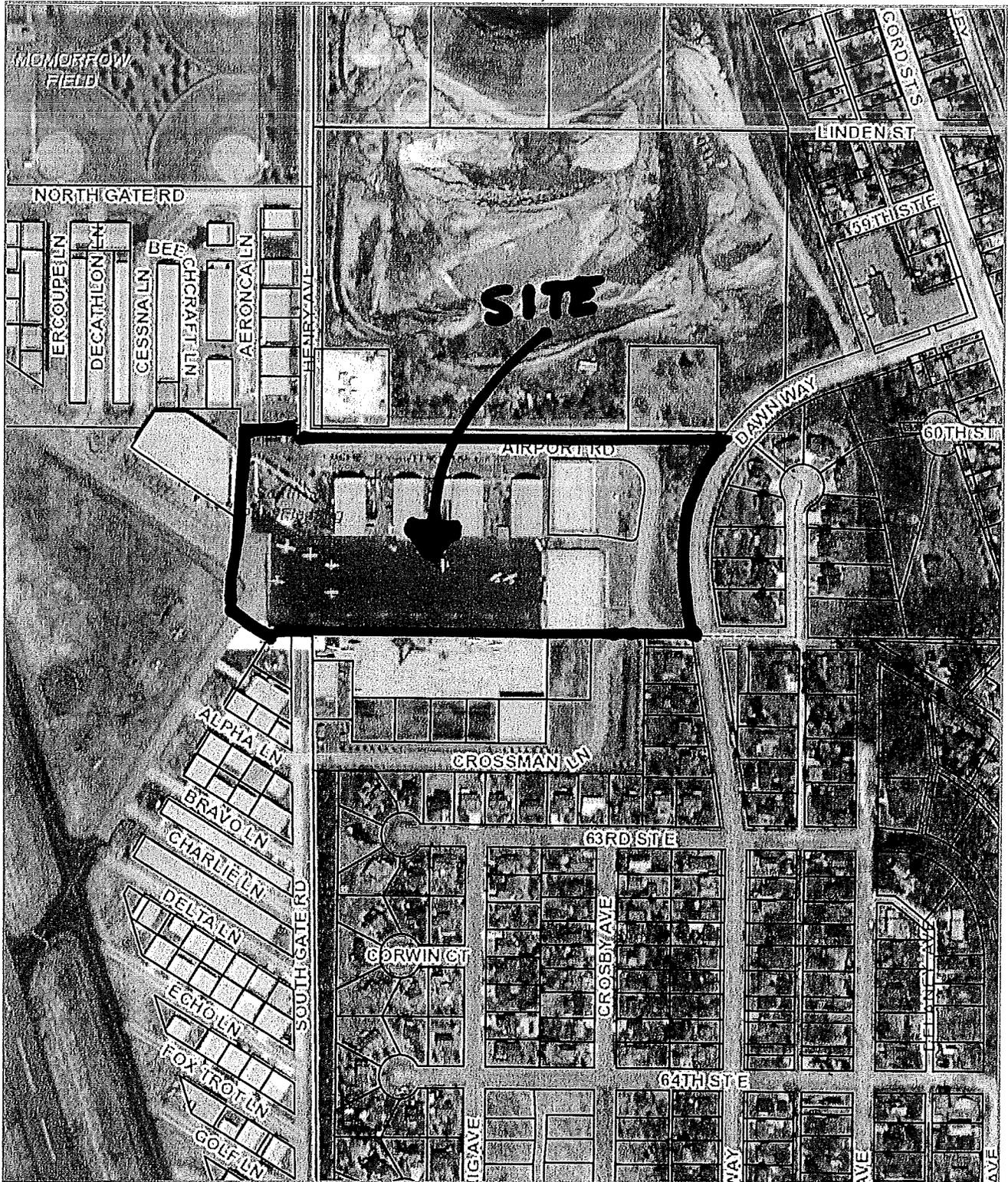
Staff recommends **approval** of the proposed car show Interim Use Permit, subject to the conditions listed in this report.

Respectfully Submitted,

Peter Hellegers

Peter Hellegers, Planning Division Manager

Mad Further, LLC



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 400 feet
8/18/2016

N ↑

A3

VISITOR PARKING

DISPLAY AREA

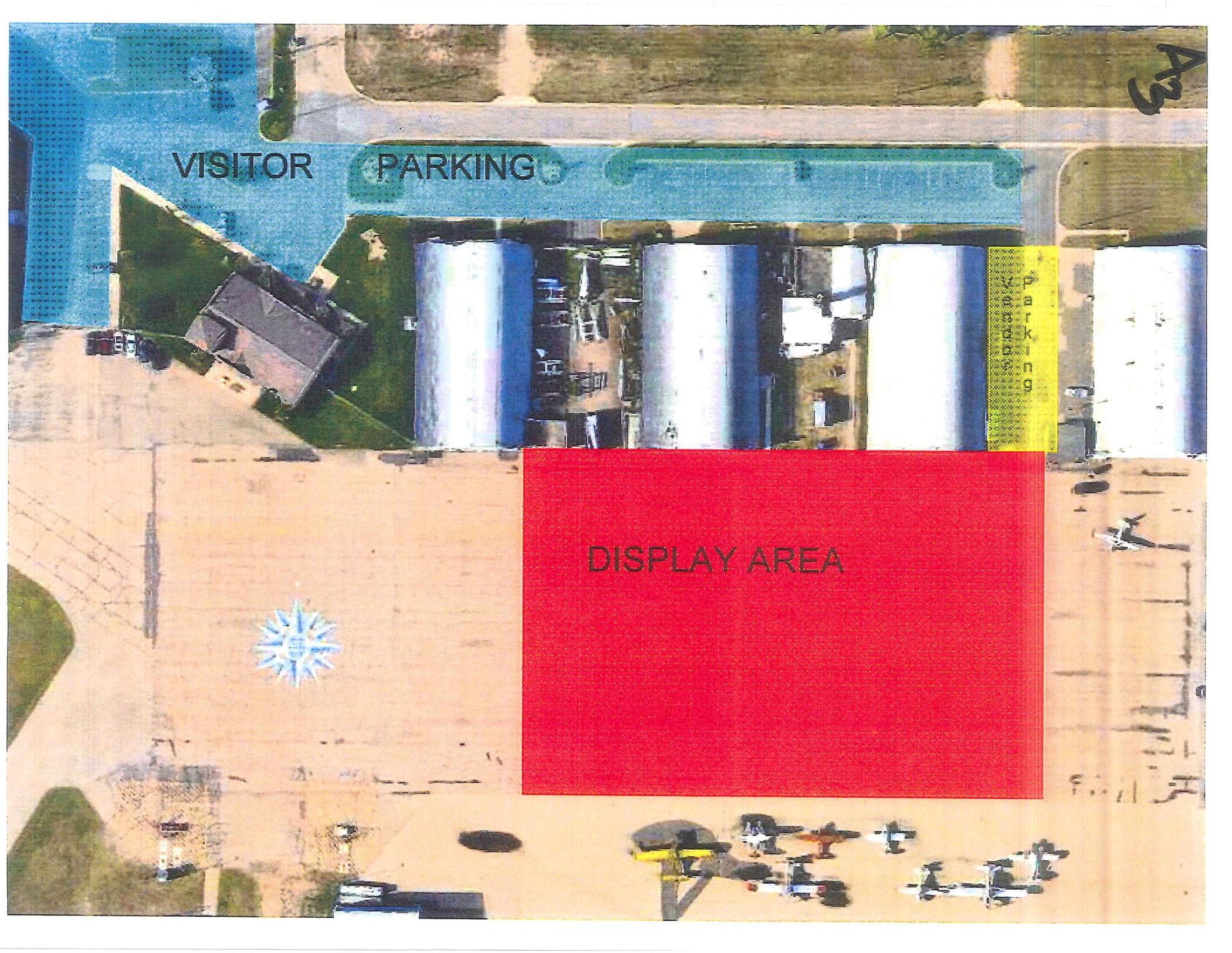




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Introduction:

Further Performance is a local European automotive specialist with operations in Minneapolis since 2005, and was the organization behind the "*MadFurther*" automobile and airplane show that was held on September 7, 2013 at the Fleming Field's CAF Hangar and aircraft deck in South Saint Paul.

MadFurther aims to become an annual automobile show and gathering that brings together aircraft and automobile enthusiasts and owners of all marques. It is a community-building event that brings together individuals who identify themselves as enthusiasts, owners, preservers, restorers, and admirers of old and contemporary vehicles alike, and the art and technology that is associated with them. The show is a unique opportunity for attendees of all ages to observe rare and custom vehicles from close proximity, and also to interact with the individuals who build, modify, and maintain them. The inaugural event in 2013 brought together several hundred attendees on a single day and met overwhelming success based on the feedback that the Further Performance staff received. The inaugural show comprised of an airplane show, that included short flights with members of the public on-board, a car show with prizes on several categories, and a thematic dance as the closing festivity in the evening.

After the initial success and with the experience gained from the inaugural event, the Further Performance team is presently planning the 4th annual MadFurther event. We are planning on May 27th for next year.

Our mission is to give local Midwest enthusiasts their own car show, highlighting various car enthusiast cultures from the region. We plan to have a variety of car genres and marques in the show, including European, Domestic, Japanese Domestic Market, Hot Rods, and motorcycles.

Very often folks have to drive in excess of ten hours to attend a car show and display their specific cars. This is an inspiring aspect of the automobile culture for the team at Further Performance. We're interested in continuing to build an event that includes communities of car enthusiasts from all backgrounds. We have built a community around our shop, and around this show, and we would like to have an interesting event to showcase vehicles and to network with each other.

The proposal for MadFurther 4 is structured as follows. Several small sections provide details on the following aspects of organization:

- Location and timeline
- Partnerships / Sponsorships
- Advertising
- Pre-registration and online registration
- Parking facilities
- Washrooms and waste management plan
- Food / drink services and vendors
- Entertainment and noise ordinance
- Safety / Evacuation plan
- Operations and control
- Setup / Clean-up
- Contact information

Location:

We are proposing to use the same location as the inaugural event, the Fleming Field's CAF Hangar in and aircraft deck. Based on the experience gained during the inaugural event, we have determined that the venue is ideal for hosting this type of events. The event location (venue) is proximal to Minneapolis, it is easy to access and provides a great backdrop for the *MadFurther* event. It should be noted that there are non-functional aspects of the venue that make it particularly attractive. More specifically, the vintage military vehicles found on the premises are an excellent complement to the automobiles, and tie-in well with our love of all things mechanical.

The area on the tarmac between the old airplane hangars and the taxiway will be used for displaying the aircraft and automobiles. The aircraft will be positioned closer to the taxiway while automobiles will be positioned in rows with ample space between them. We will be using the main runway for the radar runs. The runway will not be in operation during the duration of the radar run portion of the event. The participating automobiles will parade for spectators on that taxiway as they proceed to the starting position on the runway.

Partnership:

We have partnered with the Twin Cities chapter of the Commemorative Air Force (CAF), which is located at Fleming Field. The CAF has agreed to allow us to use their hangar. The CAF have offered their fleet of Military vehicles for display during the show.

With this partnership we are hoping to bring some insight and awareness to the Commemorative Air Force and what they do, as well as the airport facility itself. This partnership will help with our vending needs and the CAF's income needs. More specifically, the CAF will be providing all public beverages during the show (see below). Experience from last year has shown that this partnership contributed to having hosted a high quality family-friendly event.

We have also partnered with local food-trucks, 2 of which have been in attendance annually. We will also be expanding the food vendor line-up with an additional truck; this is to be determined and depends on scheduling and availability.

Sponsorship:

Further Performance is the main sponsor and creator of the *MadFurther* car show.

We may solicit outside title sponsorship, and will be working with other vendors in the automotive industry to provide limited on-site vendor space. Ideally we would like at least one vendor that specializes in each vehicle category.

Advertising:

Further Performance will be advertising for the *MadFurther* car show via social media (Facebook, Twitter, Instagram), websites, word-of-mouth, and fliers that will be distributed at other car shows (EuroHangar (Michigan), Dubs In The Valley (Wisconsin)). We may also use print media for limited advertising, but we will be mostly making use of digital marketing strategies. We expect roughly 1200 to 2000 spectators and 300 to 500 vehicles to attend this year. Last year's attendance was nearly 1200 persons and over 200 vehicles.

The Commemorative Air Force will be advertising for the event as well, via social media (Facebook) and their local contacts.

Registration:

Anyone who would like to enter his or her vehicle in the show will have to fill a registration form. We will have pre-registration online shortly, and we will only

close it after the show opens. Participants will also be able to register day-of-show.

There will be a registration fee, which will help fund and support the event, covering property and facility rental fees, event insurance, awards, labor, and advertising costs.

Parking:

Upon arrival, we will require the registered show cars to check in at the gate entrance. At the station, each vehicle's class and registration information will be verified and then will be directed by a staff member to the appropriate parking area.

We will have numerous staff and volunteers that will help to ensure the show cars are parked in the correct areas. We will work closely with the Commemorative Air Force to make sure we are following Fleming Fields ramp parking guidelines for spectators.

We will also provide spectator parking and signage dictating its location; this will be located outside of the ramp area. We will have staff / volunteers directing traffic to ensure spectators are parked in the correct areas and that there are no traffic delays.

Food Service:

We plan to invite local food trucks to our event this year as last year food supply and access was sufficient. However, we are anticipating a larger crowd for the 2016 event. Since we are collaborating with the Commemorative Air Force, food trucks can set up near the hangar so they can have electrical access if needed. The food trucks will provide food only, while the CAF will provide all of the beverages.

Washroom and Waste Facilities:

We will have numerous restroom facilities located near the hangar. Trash bins will be positioned throughout the ramp, parking, staging area and vendor areas.

We are working with the Commemorative Air Force to ensure that we have adequate restroom, trash bins, and recycling bins for the show.

Entertainment and Noise Ordinance:

We will hire a team of DJs for this event. We plan to have an area set up near the middle of the tarmac for the DJ booth and the *MadFurther* information and first aid booth. We will work with the Commemorative Air Force and Fleming Field staff concerning City Ordinances regarding noise and speaker placement. We plan to change make a change on the South-facing four speaker setup. We will be using 4 to 6 speakers surrounding the show perimeter and aimed towards the middle. This is for two reasons. First, to allow for better sound reception on the show, and second, to direct sound away from the nearby residential area. We plan to use a reputable event management company, Henley Audio of Minneapolis, which handled the inaugural event, for sound setup and staffing the audio management booth.

SETUP / CLEAN UP:

We would like to start setting up the Friday evening before the car show if possible. We would also like to have access to the ramp and hangar at 8AM the day of the car show. We'll start registration at 9AM, and the show, including audio, will begin at 10AM.

We will ask vendors to retract signage, clean their vendor area, and leave by 6PM. We will also ask the public and show-cars to leave by 5PM. The Further Performance volunteers will also help the Commemorative Air Force with tear down and clean up after the show. All clean up should be completed by 8PM.

SAFETY PLAN:

COMMUNICATIONS

Event coordinators will communicate with event volunteers in person before the event, and during setup as well as during the event if needed. We will discuss our safety plan and layout prior to the start of the event. Event coordinators will be available by citizen-band radio and mobile phones throughout the event.

Announcements and signs will be posted throughout the event pertaining to the schedule and safety information. Announcements will also be made via the sound system.

COMMAND AND CONTROL:

Available for contact via cell phone and radio (during the event):

Owner/Operator/Chief Manager/Producer:

Tristan Henderson | 612-296-6524 | Tristan@fptuned.com

Project and Production Manager:

Mike Olson | 612-203-8288 | Mike@fptuned.com

Further Performance Staff:

Frank Buntzen | 612-812-6505 | rottenkrout@gmail.com

Matthew Henderson | 781-626-0560 | motorhead567@comcast.net

Producer/Event and Production Consultant:

Marnie Gamble | 612-867-1913 | marnie@suemclean.com

RESPONSIBILITY OF INDIVIDUAL AGENCIES/GROUPS

Parking/Traffic Control:

Mike Olson

Mr. Mike Olson will supervise 9 to 12 individuals who will direct vehicles on the ramp and make sure they are parked in the correct areas. Volunteer staff will be identifiable by a MadFurther logo shirt. They will communicate via radio.

Ramp/Aircraft Safety:

Frank Buntzen

Mr. Frank Buntzen will be on staff to ensure attendees behave in a safe manner around the aircraft. We will also have a Fleming Field staff member and members of the Commemorative Air Force on hand to make sure aircraft is secure and attendees behave in a safe manner.

Hangar Safety/Crowd Control:

Matthew Henderson

Mr. Matthew Henderson along with a Fleming Field staff member and members of the Commemorative Air Force will ensure that crowd order is maintained within

the designated show field and hangar area. We will have two MadFurther staff members available as assistants.

All Volunteers:

All volunteers will be briefed on standard information (restroom locations, emergency exits, fire extinguishers, etc.) and will be identifiable by either a MadFurther logo shirt or a Commemorative Air Force logo shirt. The volunteers will have a printed note-card with a map, information and specific instructions.

All volunteers will also be briefed on how and who to contact in case of an incident / emergency. All volunteers will assist in preventing unauthorized access to secured areas, and will actively work to keep any noise to a minimum.

SAFETY RESOURCES

- EMT on site at the MadFurther/ First Aid/ DJ booth
- Fire extinguishers
- Hand held/portable radios
- Cell phones
- First Aid kits
- Security Barriers
- Signs
- Portable restrooms

LOST/FOUND PERSONS

In the event of lost and found persons, volunteers will be directed to notify event coordinators. Coordinators will assign a hold location and make an announcement over the PA system.

LOST/FOUND PROPERTY

We will have a lost and found bin stationed in a main area of the event. If items are not claimed during the event, the items will be held at the Commemorative Air Force to be picked up on Wednesdays or Saturdays.

EVACUTATION PLAN

- Event coordinators will make the decision to evacuate. Police officers will be consulted/called.
- Event coordinators will be in charge and will brief/call the staff via cell phones or radios.
- Event coordinators will be responsible to make sure all attendees have exited the building. Safety office and ramp safety will direct people to evacuation area.
- Public will be directed to the posted emergency exits.
- For a fire, the public will be evacuated to the grass area west of the hangar.
- For severe weather emergency, the public will be instructed to stay inside the hangar.
- All other emergencies will be handled as necessary.
- Event coordinators will inform the emergency services.
- Event coordinators and police officers will direct emergency services when they arrive.

TRAFFIC MANAGEMENT PLAN

See attached ramp layout for parking.

FIRST AID SERVICES

First aid tent will be located near the dining area. It will be accessible for ambulances through the normal entrance.

MEDIA

If there is media interest, the event managers, a member from the Commemorative Air Force, or legal counsel would speak to the media.
Media Contact: Tristan Henderson | 612-296-6524 | Tristan@fptuned.com

Contact Us:

Any questions at all please contact:

Further Performance
207 Humboldt Ave. N.
Minneapolis, MN 55405
612-374-2604

Tristan Henderson
Tristan@fptuned.com
612-296-6524

Mike Olson
Mike@fptuned.com
612-203-8288

Maria Pivec
Maria.pivec@results.net
651-331-8472

Marnie Gamble
marnie.gamble@gmail.com
612-867-1913

Planning Commission Meeting Date: Wednesday, October 5, 2016	 City of South St. Paul Planning Commission Report	PC Agenda Item: 4.A
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Project Name:	Revised plans for a CUP/variance to build a garage for the building at 1315-1321 Southview Boulevard
Request:	Consider the revised plans submitted for a building permit and provide a recommendation.
Proceeding:	<ul style="list-style-type: none"> ▪ Discuss the revised plans and provide a recommendation
City Council Meeting Date(s):	City Council –October 17, 2016 (tentative)
Exhibits:	<ul style="list-style-type: none"> A. Revised plans submitted by the applicant B. Approved plans and June 1, 2016 Planning Commission Report

Request

Review the revised garage plans and the previous approval for a CUP/variance to allow the garage.

What is changed in the revised plans?

The proposed amendment would:

- The number of garage stalls has been reduced to 2 instead of the 4 that were approved.
- The size of the garage has been reduced from 54 feet by 20 feet to 30 feet by 24 feet.
- The garage is now oriented with the overhead doors facing to the west (14th Avenue South) with the proposed storage units facing the back of the building to the north. The garage is also proposed to be located further to the east than previously approved.
 - With the change to the orientation of the garage the additional surface parking spaces that were planned between the garage and the property line would appear to be replaced by driveway space instead.
- The setback to the south would remain at 3 feet while the distance from the back of the building would change from 17.5 feet to 9.58 feet.

- Existing language capping an accessory garage building to 1,000 square feet and an additional accessory building (shed) at 200 square feet, for a grand total of 1,200 square feet of accessory buildings.

Staff Recommendation

Staff does not have a recommendation at this time as we did not have the benefit of a detailed site plan to answer some of our questions. However, staff does have concerns about the plan as it would seem to indicate a reduction in parking spaces, potentially impacts the property to the south in a different manner than the approved plan, and this plan may involve a large expanse of open driveway.

However, as there is very little time left in the year to begin working on concrete and paving projects staff felt that bringing these early plan revisions to the Planning Commission would still allow this project to have a chance to be reviewed with as much time left for construction as possible.

Respectfully Submitted,

Peter Hellegers

Peter Hellegers, City Planner

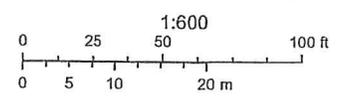
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Revised plans - 9/24/16

1315 Southview Boulevard

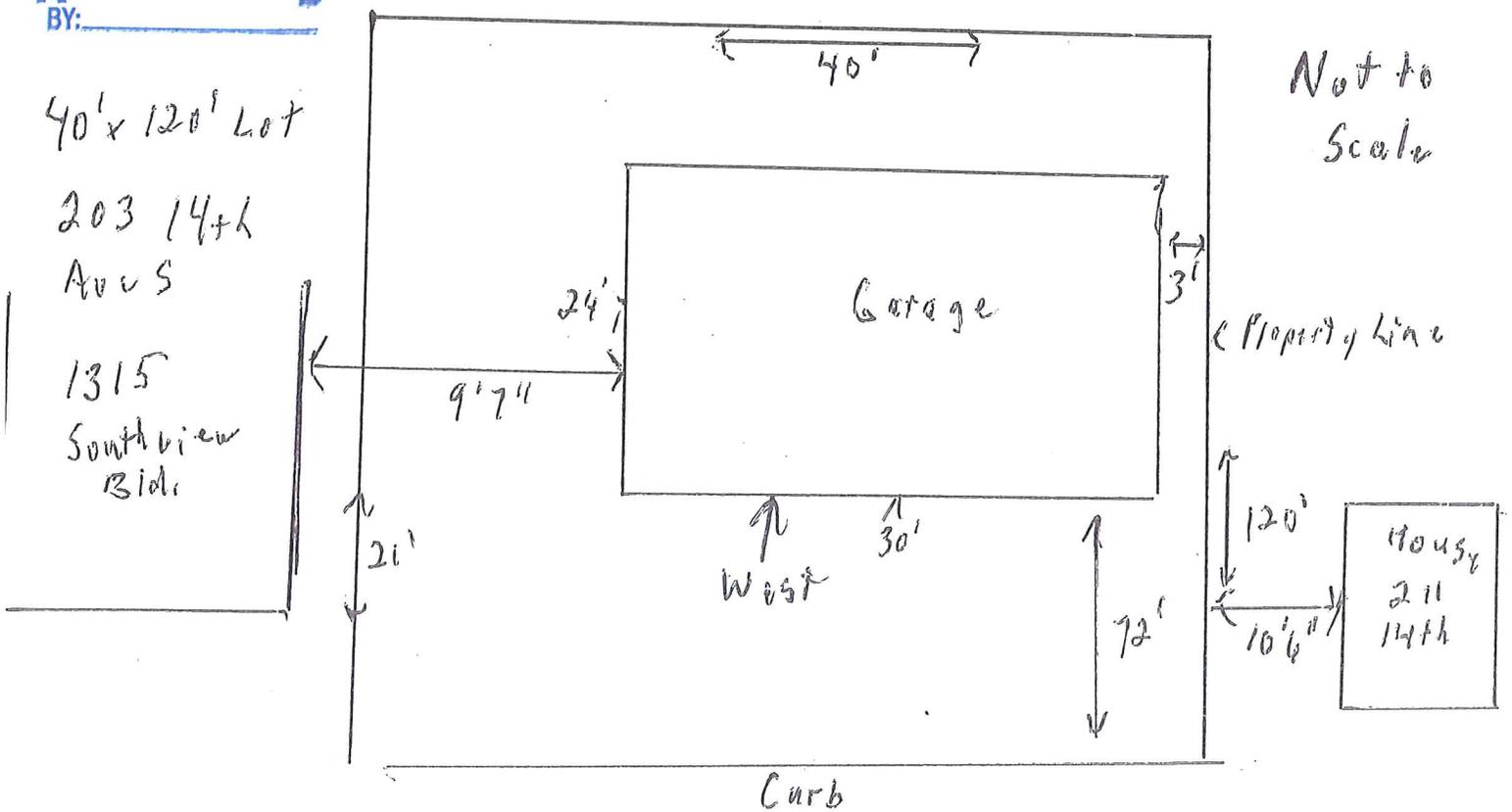


May 25, 2016



RECEIVED
SEP 23 2016
 BY: _____

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.



A₂
Estimate Id: 75280



Revised plans - 9/24/16
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9/1/2016

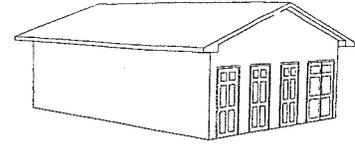
Items Selected:

- Gable roof w/ 4/12 pitch, Standard Trusses 2' O.C.
- Truss Design Location Zip Code: 55075
- 2x4 Wall Framing Material
- 22' Wide X 30' Deep X 9' High
- Vinyl Dbl 4" Lap Siding
- P. Wheat
- 7/16" OSB Wall Sheathing
- 2" gable/24" eave overhangs
- 1/2" OSB Roof Sheathing
- Castlebrook, Pewter Shingles
- White Aluminum Soffit & Fascia
- White Premium Roof Edge
- Garage Door Opener

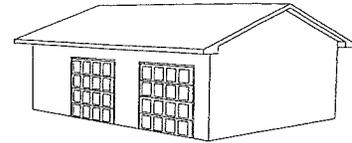
Options Selected:

- The options you have selected are:
- 30 LB Roof Felt
 - 2 - 36X80 Service Door - E-1 6-Panel Steel LS
 - 1 - 36X80 Service Door - E-1 6-Panel Steel RS
 - 2 - 8x7 Overhead Door - Insulated RP
 - 1 - 60X80 Service Door - P-1 Double Door RS

Front View



Back View



Estimated base price: \$5,348.12*

Base price includes: 0" Eave/0" Gable Overhangs, Framing Materials, OSB Roof Sheathing, 20 yr. Fiberglass Classic - Onyx Black Shingles, Pine Fascia, Galv Regular Roof Edge, Textured Vertical Hardboard Siding, All selected overhead, service and sliding doors are included. Windows and other options are NOT included.

Estimated price: ~~\$6,055.39~~

*Today's estimated price, future pricing may go up or down.

*Tax, labor, and delivery not included.

*** Take this sheet to the Building Materials counter to purchase your materials. ***

type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. Information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. DUE TO THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

A3

Approximate Id: 75280

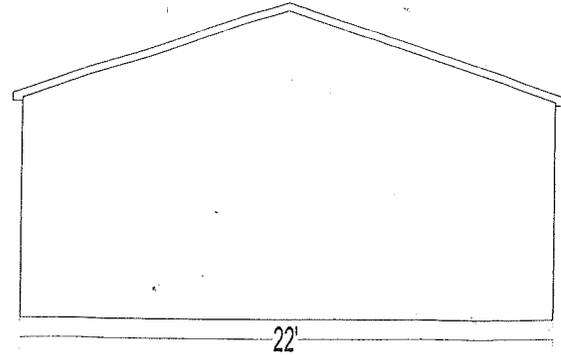
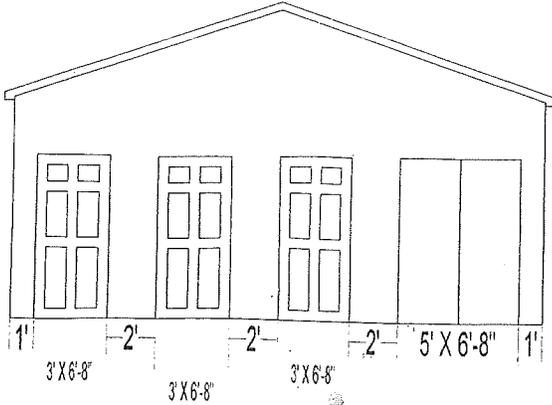


Revised plans - 9/24/16

Page 2 of 3
9/1/2016

*** Here are the wall configurations for your design.

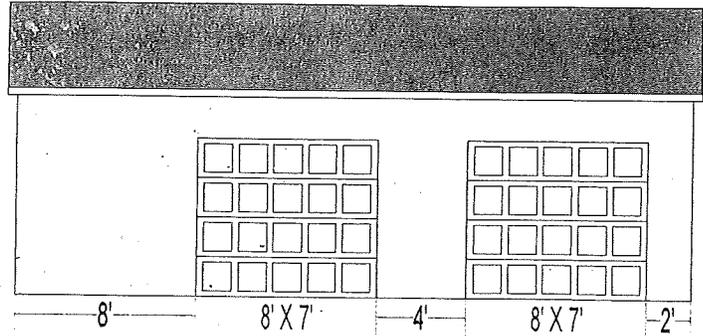
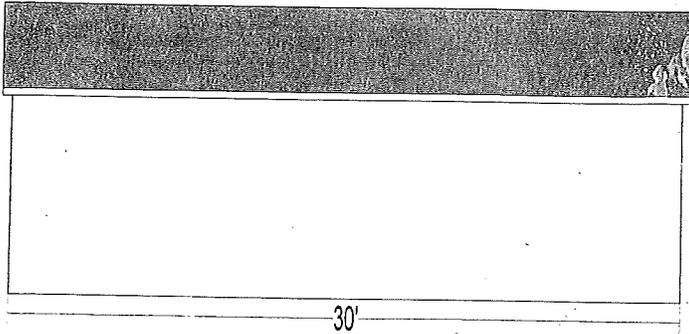
Illustration May Not Depict All Options Selected



Gable Front View

Gable Back View

- (2) -
- (1) -
- (1) - 5' WOOD DOUBLE DOOR



Eave Front View

Eave Back View
(2) -

Building Size: 22 feet wide X 30 feet long X 9 feet high

Approximate Peak Height: 13 feet 0 inches (156 inches)

NOTE: Overhead doors may need to be "Wind Code Rated" depending on your building location.

Confirm the door requirements with your local zoning official before construction.

Menards-provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variability in codes and site restrictions, all final plans and material lists must be verified with your local zoning office. Menards is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks and sight and hearing protection during construction to ensure a positive building experience.

A4

Estimate Id: 75280



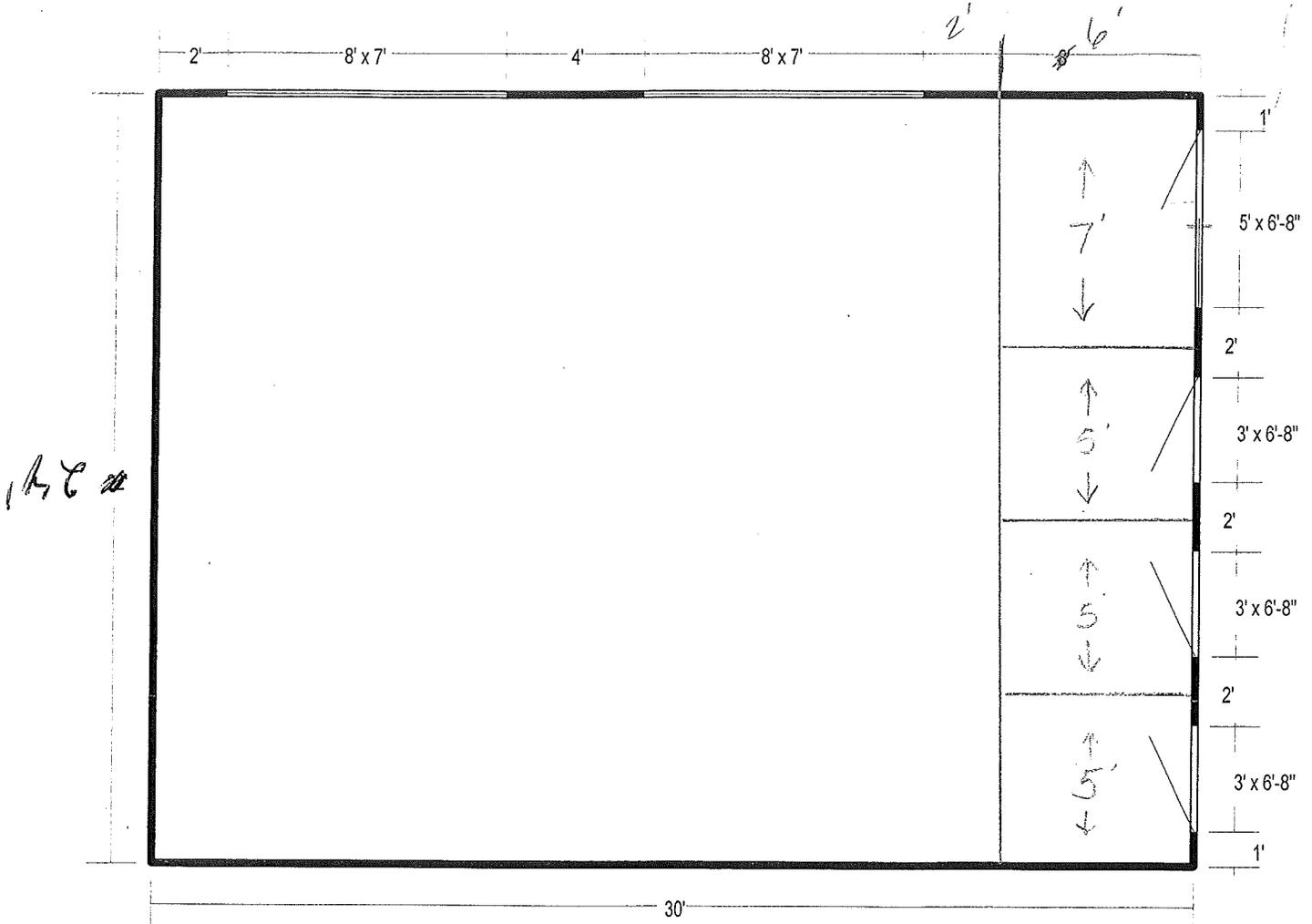
Revised plans - 9/24/16

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9/1/2016

*** Garage Floor Plan.

Illustration May Not Depict All Options Selected

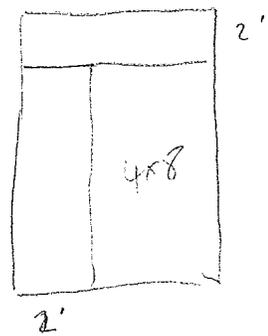


Add

- ✓ 12 - 2x4 x 12' SPF
- ✓ 3 - 2x4 x 12' AC 2
- ✓ 60 - 2x4 x 104
- ✓ 18 - 4x9 x 7/16 OSB
- 6 - 4x8 x 5/8 FC ext.
- 1 - 2x4 x 8 AC 2

Building Size: 22 feet wide X 30 feet long X 9 feet high

Note: Wall construction is 2x4 @ 16" on center



Planning Commission Meeting Date: Wednesday, June 1, 2016	 City of South St. Paul Planning Commission Report	PC Agenda Item: 4.D
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Project Name:	Tollas Garage CUP and Variances	
Site Address:	1321 Southview Boulevard (& 203 14 th Ave. S.)	PID: 36-83900-10-300 36-83900-10-290
Applicant:	Roger Tollas	
Request:	Consider the request for a Conditional Use Permit and a Variances to allow for the construction of a detached garage building and surface parking lot.	
Proceeding:	Public Hearing / Planning Commission Recommendation	
Tentative City Council Meeting Date:	June 6, 2016	
Deadline:	July 11, 2016* <small>*The City must act on this request by this 60-day review period deadline unless the city provides the applicant with written reasons for why additional time, up to a maximum of 120 days, is required. The City may extend the review period beyond the 120 days but only with the applicant's consent.</small>	
Exhibits:	A. Location Map, previous approvals B. Correspondence from neighboring property owners -(None) C. Materials submitted by the applicant	

BACKGROUND

The applicant is the owner of the building at 1321 Southview Boulevard and has recently acquired the vacant lot directly to the south of the building and is now proposing to construct a detached garage building and surface parking lot on the vacant property. The proposed garage spaces would serve the apartment residents in the building and the surface parking lot would serve both the residential and commercial tenants. Currently the 1321 Southview building has 1 tuck-under garage and a surface lot with 3 parking spaces all of which serve the apartment units. The proposed garage and surface parking would provide approximately 8 additional parking spaces.

The building at 1321 Southview Boulevard is a 2-story mixed-use structure (office/retail and residential) that was built in 1961. The property at 203 14th Avenue South was an alley house that was acquired by the HRA and cleared for future redevelopment.

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Surrounding Area			
Direction	Future Land Use Plan	Zoning	Existing Land Use
North	Low Density Residential	C-1: Retail Business	Detached Single Family Residential
South	Commercial	C-1: Retail Business	Detached Single Family Residential
East	Commercial	C-1: Retail Business	Commercial (Kaposia Gas Station 2)
West	Low Density Residential	R-2: Single and Two-Family Residence	Detached Single Family Residential

Subject Property Site Data	
Future Land Use Plan	Commercial
Existing Land Use	Commercial / Mixed-Use
Zoning	C-1: Retail Business
Property Size	.22 acres (9,583 Total square feet)
Topography	Modest slope at western side of property running downhill toward Southview, property also sloped down toward the east side at the alley where there is now a retaining wall.

ZONING SUMMARY:

Bulk Requirements	Required	Existing Building	Proposed
Setbacks:			
Street (Southview)	40 ft. from centerline / block avg.	Appx. 40 ft.	n/a (behind building)
Street (14 th Ave.)	40 ft. from centerline / block avg.	Appx. 39 ft	6 ft. east of building – garage 0 ft. – surface parking
Side yard (south)	10 ft.	41 ft	3 ft.
Rear yard (east)	10 ft.	24 ft	10 ft.
Building Height: (access. bldg.)	16 ft Max floor to peak	N/A	16 ft or less
Site Design	Required	Existing	Proposed
Parking Standards:			
Parking stalls	N/A	4	12
Accessible parking stalls	1	0*	0*
Exterior Building Materials:		Brick/stucco	Siding (match stucco)
Other Critical Zoning Items			
Floodplain		No	
Shoreland		No	
MNRRRA		No	
Utility easements		No	

*ADA accessible parking spaces need to be striped and signed and include the required access aisle space. One space is required for parking with 25 spaces or less.

EVALUATION OF THE REQUEST

A. VARIANCE / CONDITIONAL USE PERMIT

Following are standards from the City's Zoning Code that apply to specifically to the application.

1. Zoning / Land Use

The property is zoned C-1: Retail Business District. The C-1 District allows offices and retail service spaces as permitted uses in the district. The garage use would be considered an accessory use on the property and the only vehicular access to the garage would come from 14th Avenue.

2. Exterior materials

The dominant building material is vinyl siding that would be selected to match the building. The applicant has not yet provided any elevations of the proposed garage structure for staff to review.

3. Parking/Parking Surfaces

The City Code states that parking surfaces be paved asphalt or concrete and include curbing. The proposed parking spaces to the west of the new garage would face to the south. City Code would require privacy fencing consisting of wood, PVC, or composite fencing to a minimum height of 3.5 feet should be installed along the south side of the parking spaces to provide adequate screening for the residential property to the south. Fencing extending west of the front of the house at 211 14th Avenue South shall not exceed 3.5 feet in height. The parking lot will need to have at least 1 ADA accessible parking space and the lot should be restriped including the markings/signage for the ADA space. In addition there should be an accessible route from the parking lot to the building so that

4. Correspondence from Neighboring Property Owners

Staff had not received any correspondence from neighboring property owners prior to the writing of this report.

5. VariANCES Proposed in the Application

The City's Zoning Code (Sec. 118-270) requires a side yard setback of 10 feet for commercial structures in the C-1 district. The application shows a side setback of 3 feet. Additionally, the application also shows parking spaces without the require parking setback (approximately 0 foot of space provided) adjacent to the 14th Avenue Right of Way. Finally the City's parking standards show that two-way traffic should have a minimum aisle width of 22 feet and the applicant has proposed 17.5 feet.

6. Variance Findings

In variance cases the City is required to make findings in regard to practical difficulties as used in connection with the granting of a variance as defined by State Statute 462.357, subd. 6 and in City Code Section 118-39. The City must make the following findings in considering approval of a variance:

- a. *The variance is in harmony with the general purpose and intent of the ordinance*
- b. *The terms of the variance are consistent with the Comprehensive Plan, and*
- c. *The applicant for the variance establishes that there are practical difficulties in complying with the ordinance. (Economic considerations alone do not constitute practical difficulties). Practical difficulties as used in connection with the granting of a variance means that:

 - i. *The property owner proposes to utilize the property in a reasonable manner.*
 - ii. *The plight of the property owner is due to circumstances unique to the property that were not created by the property owner, and*
 - iii. *The variance will not alter the essential character of the neighborhood.**

Staff has reviewed the proposal and determined that the use conforms to the general purpose of the Zoning Code and with conditions should not substantially diminish or impair property values, will not impede the normal and orderly development of property in the neighborhood, already has adequate utilities, and as an existing building has adequate ingress and egress.

7. Conditional Use Permit Findings:

The applicant is seeking a Conditional Use Permit (CUP) for a 20-foot by 48-foot accessory building/ garage on the property at 1321 Southview Boulevard. The Council may grant a Conditional Use Permit, if the following criteria can be met:

- ✓ *The proposed conditional use conforms to the general purpose and intent of the zoning code.*
- ✓ *The conditional use will not substantially diminish or impair property values within the neighborhood, and in consideration of this question the comparison of the use shall be with respect to uses that are permitted without a Conditional Use Permit in the district which the use is located.*
- ✓ *The conditional use will not impede the normal and orderly development and improvement of property in the neighborhood for uses permitted in the district affected.*
- ✓ *Adequate utilities, access roads, streets, drainage, and other necessary facilities have been provided.*
- ✓ *Adequate measures have been or will be taken to provide ingress and egress in such a manner as to minimize traffic congestion and hazards in the public streets.*

Staff has reviewed the proposal and determined that the use conforms to the general purpose of the Zoning Code and with conditions should not substantially diminish or impair property values, will not impede the normal and orderly development of property in the neighborhood, already has adequate utilities, ingress and egress are not impacted.

ALTERNATIVES

The Planning Commission has the following actions available on the proposed application:

A. **Approval.** If the Planning Commission has review the application and determined that the application is consistent with the Variance findings (see p. 4 of this report) and the Conditional Use Permit findings (see p.5 of this report), then staff would recommend the following conditions for a *recommendation* for approval:

- **(Step 1) Findings:** The Planning Commission would need to include findings (see the section above) that the proposed Conditional Use would not have an adverse impact on other properties and the general area or that potential impacts would be mitigated through specific conditions. Additionally the Commission would need to include findings for the Variances.
- **(Step 2) Recommendation for Approval:** Approval of the **Conditional Use Permit** for an accessory building over 200 square feet and **Variances** of 8 feet for the side yard setback, and 10 feet for parking setback for the property located at 1321 Southview Boulevard, subject to the following conditions:

1) **Compliance with Plan Submittals.** The site shall be utilized in substantial conformance, in the reasonable opinion of the City Council, with the application, narratives, and with the following plans on file with the Engineering Department:

- | | |
|---|--------------------------------|
| a) <u>Application / Narrative (Roger Tollas)</u> | <u>dated 05/12/2016</u> |
| b) <u>Site Plan (Roger Tollas)</u> | <u>dated 05/12/2016</u> |

2) **Building Permits Required.** Building permits are required for the proposed improvements. All building plans and specifications are subject to the review and approval of the City Building Official and South Metro Fire Marshal.

3) **Parcel Combination.** An accessory building can only be built on a parcel where there is principal building. Therefore the applicant shall combine the two tax parcels (36-83900-10-300 and 36-83900-10-290) to make the property consistent with City Code.

4) **Parking and ADA Accessible Parking.** The applicant shall stripe the parking spaces and shall sign and stripe the parking lot to provide ADA accessible parking spaces at the building site. The applicant shall provide an ADA accessible route to the parking lot.

5) **Revised South Side Architectural Elevation Plans and/or Landscaping Plans.** The applicant shall submit revised architectural and/or landscaping plans to break

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up the blank wall span along the south side of the property.

- 6) **Parking Lot Screening and Dumpster Screening.** The proposed surface parking area shall require privacy fence to a minimum height of 3 ½ feet to help screen the adjacent residential property from headlight glare. Dumpsters shall be screened in accordance with City Code, such screening is subject to the review and approval of the City Planner.
- 7) **Compliance with Laws and Approvals.** The property must remain compliant with all federal, state, and local laws and ordinances and all prior City approvals.
- 8) **Termination of the Conditional Use Permit / Variances.** The Conditional Use Permit / Variance will terminate if improvements have not substantially begun within 1-year from the date of approval of the Conditional Use Permit / Variances. The violation of any condition of approval shall terminate the Conditional Use Permit / Variances.

B. **Denial.** If the Planning Commission does not favor the proposed application or portions thereof, the above requested should be recommended for denial. If the Planning Commission recommends denial, then findings of the basis for denial should be given.

- Recommendation for Denial: Denial of the proposed **Conditional Use Permit/Variance** for the property located at 1321 Southview for the following reasons:

1) _____

STAFF RECOMMENDATION

Staff recommends **approval** of the proposed Conditional Use Permit/Variances for the property located at 1321 Southview Boulevard subject to the conditions listed in this report.

Respectfully Submitted,

Peter Hellegers

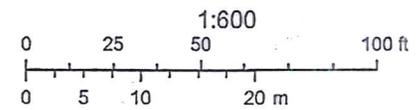
Peter Hellegers, City Planner

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1315 Southview Boulevard



May 25, 2016



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14th Ave S
South St Paul, Minnesota
Street View - Sep 2013

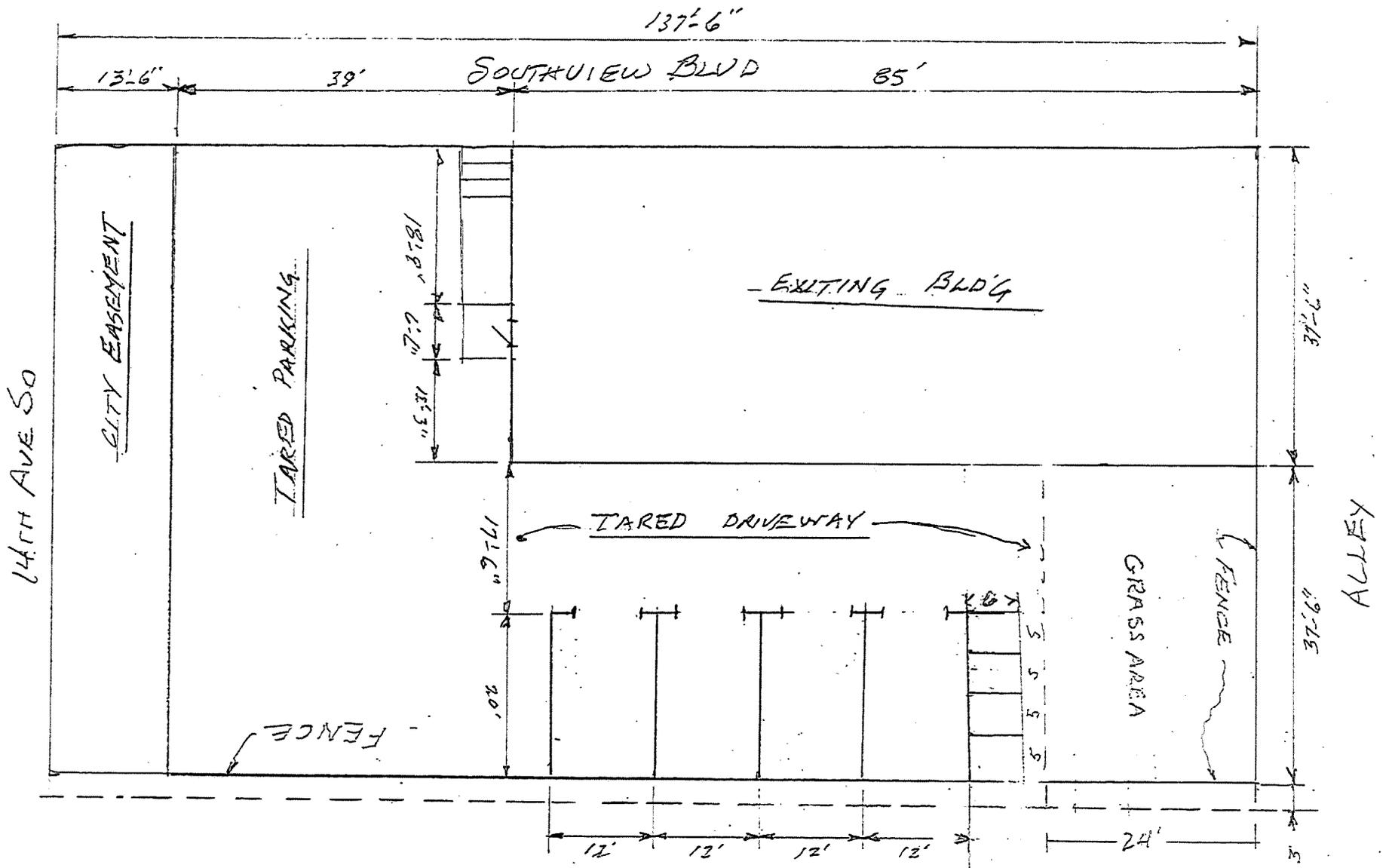


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PARKING, GARAGES & STORAGE
 ROGER TOLLAS 5-13-2016
 SCALE 1/16" = 1'-0"

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