

<p>Chair: John Ross Vice-Chair: Ryan Briese Commissioners: Tim Felton Justin Humenik Ruth Krueger Jason Pachi Stephanie Yendell</p>	 <p style="text-align: center;">City of South St. Paul Planning Commission Agenda</p> <p style="text-align: center;">Wednesday, November 2, 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. <i>(If you use the hearing assistance PA system, please remove your hearing aid so it does not cause a feedback problem)</i></p>		
<p>Roll Call</p>		
<p>1. Agenda</p>		
<p>2. Minutes A. October 5, 2016</p>		
<p>3. Public Hearings</p> <p>A. <u>South St. Paul Rod & Gun Club</u> (600 Gun Club Road): Consider a request for an Interim Use Permit for the use of a semi-trailer as a temporary firing enclosure for the rifle range for a 2-year term.</p> <p>B. <u>South St. Paul Rod & Gun Club</u> (600 Gun Club Road): Consider a request for an Interim Use Permit for a temporary shooting enclosure for the shotgun range on the property for a term of 5 years.</p> <p>C. <u>South St. Paul Rod & Gun Club</u> (600 Gun Club Road): Consider a request for an Interim Use Permit to use 5 trailers/containers for exterior storage on the property for a 5-year term.</p> <p>D. <u>Cemstone Products Company</u> (500 Malden Street/501 Richmond Street East): Consider a Conditional Use Permit Amendment to allow for the demolition of the existing building at 500 Malden Street to make room for the construction of a 23,000 square foot addition to the existing building located at 501 Richmond Street East.</p>		
<p>4. New Business</p>		
<p>5. Other Business A. <i>Updates</i></p>		
<p>6. Adjournment</p>		

Next Planning Commission Meeting: December 7, 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
October 5, 2016**

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

Present: John Ross
 Ryan Briese
 Tim Felton
 Justin Humenik
 Jason Pacht
 Stephanie Yendell
 Peter Hellegers, City Planner

- 1) APPROVAL OF AGENDA – approved as presented – Yendell/Briese (7-0)
- 2) APPROVAL OF MINUTES for September 7, 2016 – approved as presented – Krueger/ Humenik (7-0)
- 3) PUBLIC HEARINGS

A) Behr Design, Inc. (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.

Mr. Hellegers reported the homeowner is proposing to construct an attached 24'x24' garage to the northeast side of the home. Due to the irregularly pie-shaped lot, no alley access and proximity to the property line the following variances are needed: 14.5' front setback and a 4' side setback variance and variance for a second driveway on the eastern side of the lot. The garage would be in line with the front of the home to the south; however, would extend into the front setback area where the street bends east/west extending the garage beyond the line of the home at 1131 Summit Avenue. The proposed side setback is 5 feet and consistent with the existing home and for detached garages in the front 2/3 of a property.

The existing tuck-under garage on the northwest portion of the property will be converted to living space and the existing driveway is proposed to remain since the property has a front sidewalk and steps leading from the existing driveway to the front door.

Chair Ross opined that there are circumstances unique to the lot which make it difficult to comply with the ordinance.

Mike Behr of Behr Design reported plans were designed to minimize the impact on the lot and homes around it. The homeowner stated the neighbors supported the project as their homes face different directions.

Mr. Hellegers reported no correspondence was received nor was anyone present to comment on the application.

Commissioner Pacht stated he was in favor of the request due to the smart design especially with the set back with the neighbor to the south adding the irregular shaped lot lends itself to the variance request.

Motion to approve variances for a 14.5-foot front and 4-foot side setback and a variance to allow the second driveway to a public street subject to the conditions in the staff report – Pacht/Briese (7-0).

B) MadFurther Car Show (1725 Henry Avenue): Consider a request for a 3-year IUP to host a car show on the ramp of the South St. Paul Fleming Field Airport.

Mr. Hellegers reported this request was continued from the September 7th meeting due to scheduling questions. The applicant MadFurther Car Show is requesting a 3-year IUP to hold a one-day car show on the Fleming Field airport ramp. The initial show date is scheduled for May 27, 2017 with subsequent shows in the spring of 2018 and 2019 contingent upon coordinating the dates with the airport manager. The event includes food trucks, vendors and a DJ that will be housed inside the CAF building. Staff explained requests that have been through the IUP process a couple of times without issue are being extended for a 3-year period.

Applicant Tristan Henderson stated the airport ramp is an ideal location to hold the event which has seen a steady growth and brings the entire car community together.

Mr. Hellegers noted no correspondence was received nor was anyone present to comment on the application.

Motion to approve the IUP subject to the conditions of approval noted in staff's report – Humenik/Yendell (7-0).

NEW BUSINESS

A) Roger Tollas CUP & Variances (1321 Southview Blvd.): 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

Mr. Hellegers reported that upon applying for a building permit it was noted the plans were not the same as previously approved. The plan revisions are large enough to warrant additional review. The revised plan depicts a 2-car garage facing west with attached east facing 6'x6' storage units for the apartment tenants and a 4-space parking lot replacing the original 4-car garage which faced north and a 3-4 space parking lot. While the revised plan reduces the number of parking spaces from 7 or 8 to 6, it does improve the parking situation that is already there. In addition to the revised plans submitted, Mr. Hellegers presented and discussed a detailed mock-up of the plans and recommended approval.

The applicant stated original plan depicted 17' from the existing building to the garage; however, the meters extended 3' from the building which reduced the space and didn't allow adequate room for a mid-sized vehicle to maneuver in and out of the garage.

Commissioner Yendell queried as to whether there was enough room between the building and the garage structure on the revised plan to allow a snow plow access to the rear lot. The applicant stated the snow contractor had an 8' plow which allowed adequate room for snow removal.

Discussion ensued regarding parking needs for the businesses and tenants. The applicant reported the potential loss of 1-2 street parking spaces due to the Southview Blvd. project which is a detriment to the businesses.

Commissioner Pachl stated the initial plan was improved and in his opinion the revised version is a better well thought out plan with less impact than the previous.

Motion to approve the revised plan for a garage and surface parking for 1315-1321 Southview Blvd. – Pachl/Krueger (7-0).

OTHER BUSINESS

Mr. Hellegers reported the previously approved Danner application (PUD/CUP/IUP) and Twin City Tanning variances were approved by the City Council. Items for discussion at the October 10th Council Work Session include the NRDD area, Comp Plan amendment, Zoning text amendment and Accessory Garage structures.

Motion to adjourn at 7:56 P.M. – Briese/Yendell (7-0)

Planning Commission Meeting Date: Wednesday, November 2, 2016	 City of South St. Paul Planning Commission Report	PC Agenda Item: 3.A
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Project Name:	SSP Rod and Gun Club – IUP for Temporary Rifle Shooting Structure	
Site Address:	600 Gun Club Road	PID: multiple
Applicant:	South St. Paul Rod and Gun Club	
Request:	Consider the request for an Interim Use Permit (IUP) to allow a semi-trailer as a temporary rifle shooting enclosure.	
Proceeding:	Public Hearing / Planning Commission Recommendation	
Tentative City Council Meeting Date:	November 21, 2016	
Deadline:	December 2, 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 B. Correspondence from neighboring property owners, etc. C. Materials submitted by the applicant	

Surrounding Area			
Direction	Future Land Use Plan	Zoning	Existing Land Use
North	Medium Performance Industrial	I: Industrial	(I) Dakota Bulk Terminal
South	Medium Performance Industrial	I: Industrial / P: Public/Institutional	(I) Gun Club / Park (IGH)
East	Mississippi River	N/A (Mississippi River)	Mississippi River
West	Railroad / Mixed-Use (on Concord St.)	Railroad / General Business	Railroad / Mostly residential / some commercial
Subject Property Site Data			
Future Land Use Plan	Medium Performance Industrial		
Existing Land Use	Industrial – Gun Club		
Zoning	I: Industrial		
Property Size	81.02 acres (3,529,231 square feet)		
Topography	Varies (generally low – floodplain area)		

ZONING SUMMARY:

Other Zoning Considerations	
Floodplain	Yes
Shoreland	Yes
MNRRRA	Yes
Utility easements	No

REQUEST and BACKGROUND

The applicant is requesting an Interim Use Permit (IUP) to use a converted semi-trailer as a 8-lane shooting enclosure for the new rifle range. The semi-trailer has 8 openable windows cut into the southern side of the trailer where the users could shoot out of the trailer and through round concrete culvert sections used as baffles to direct bullets toward the target area at the base of the berm along the southern portion of the property. The windows are covered by a fold-down shooting bench that provides the correct shooting level for users and functions as a cover for the windows when not in use. The concrete culvert structure was previously discussed when the berms around the rifle range were approved however the use of the semi-trailer was not part of that approval. The application states that the proposed semi-trailer and culvert structure would be used for a 2-year term to allow the range to function while the permanent firing shed building is constructed. Once the first portion of the firing shed building and baffle system is complete the temporary structure would stop being used and rifle range users would use that the permanent building. The temporary rifle shooting structure (trailer) and concrete culverts would then be removed so that the remainder of the permanent firing shed building could be built in that area.

EVALUATION OF THE REQUEST

A. INTERIM USE PERMIT

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

1. Zoning / Land Use

Accessory structures over 200 s.f., such as the proposed rifle shooting structure, require a Conditional Use Permit (CUP) (or IUP for interim uses). In consideration of the CUP/IUP the Planning Commission will also need to make findings that proposed use will not have adverse impacts on adjacent uses or that potential impacts can be mitigated by the addition of conditions. Findings for the Commissions to consider are listed in the following section. Additionally, as an Interim Use Permit the Planning Commission will also need to make findings that the proposed use is consistent with IUP criteria.

While the IUP is the correct type of application for an interim use such as a temporary structure proposed in the application, using a semi-trailer converted into a temporary building is not allowed under code. Construction trailers are often used at sites for a short period of time and modular trailers have been known to be used at schools as additional classroom space. However, those are built in factories to comply with the Building Code whereas a converted semi-trailer is not necessarily built to those standards. Additionally, if this was a permanent building it would need to be built to meet the floodplain regulations

which could mean having automatic openings to alleviate hydrostatic pressure in the event of a flood. A trailer would have the ability to be removed in the event of a flood and provided there is no heat/electric utilities to the structure that could minimize potential nuisances. Would the concrete culvert baffles be able to be removed as well or do those become a potential hazard? There is also some concern that there is no engineering provided for the concrete culvert baffles and how do they account for potential settling and its impact on trajectory. An enclosure such as the permanent firing shed or proposed temporary firing trailer/culverts should help to mitigate some noise by keeping noise from the firing area enclosed to the structure.

Standards for shooting ranges are outlined Minnesota Statutes Chapter 87A which states that the best practices are to follow the November 1999 revised edition of the National Rifle Associations' Range Source Book: A Guide to Planning and Construction.

2. Interim Use Permit Findings

The applicant is seeking an Interim Use Permit (IUP) for a 2-year term to allow the rifle shooting structure to operate at that location. The Interim Use Permit would terminate at the end of December 2021. 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 Interim Use Permit criteria. First, the proposed use of a temporary structure/building can be approved through the Interim Use Permit process under the Zoning Code. As mentioned the use of a semi-trailer converted for the use is a bit unique but the concept of a temporary structure/building can be approved through the IUP process. Second, the proposed Interim Use Permit will terminate at the end of the 2-year period on December 31, 2018. Third, the permit would not impose additional costs should it be necessary to acquire the property. Finally, the conditions are listed in staff's recommendation and would be incorporated into the resolution to approve the Interim Use Permit.

3. Conditional Use Permit Findings:

As a Conditional Use the Planning Commission needs to evaluate the proposal and determine that the proposed use will not cause adverse impacts on adjacent

properties and the area of the proposed use. Accordingly, the Planning Commission will need to make findings as part of the evaluation of the proposed use. The following findings should be made to consider approval of any proposed Conditional Use Permit:

- ✓ *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.*

4. Architectural Standards / Building Design / Site Design

Architectural standards for the area of the SSP Gun Club allow up to 75% of the exterior material to be Class I, II or III with no more than 25% of the exterior as Class IV or V. The Code also states that Industrial properties that have visibility from public ways or adjacent parcels should have at least 75 of those walls a Class I or II materials but properties with limited public exposure may use combinations of Class II, III, IV or V materials with no more than 10% of the exterior being a Class V material. The proposed site is isolated from public view and none of the sides is truly visible from public ways or adjacent parcels.

The proposed temporary structure (converted semi-trailer) is not consistent with the architectural standards and therefore cannot be used as a longer term structure. Realistically a temporary structure is unlikely to meet those architectural standards. That said most of the temporary structures are things that are used for storage or occasionally as sales tents but staff doesn't recall having temporary structures replace active use buildings (i.e. not used for manufacturing, etc.). Temporary structures such as construction trailers are typically in place for under 180 days and have been built to meet building code standards and have a placards to prove that. In this case the applicants are requesting use of the trailer to allow them to open the rifle range for use while they build the permanent firing shed and the armored baffles. The application doesn't indicate if any of the interim berms would be installed nor whether the baffles would be added. The letter provided from the site designer indicates that the concrete culvert system is consistent with the "no blue sky" visible design of the permanent structure "...when the top of the earthen berm is not visible from the muzzle location at each firing position." Verification that the top of the earthen berm will not be visible should be required at each firing position.

The installation of the eyebrow would also seem to be important to have in place before the range would begin operation.

If the Planning Commission chooses to recommend approval of the IUP for this temporary structure, then they may want to consider the following related to the building and site design: Requiring some tie downs to secure the structure in high wind conditions (like mobile homes), consider some level of skirting around the bottom of the structure, require additional drawings for the temporary structure and baffle system showing that the design can safely keep projectiles on site (top of the berm is not visible, etc. similar to the permanent design) and the eyebrow is in place before opening the range. There should also be a requirement for scheduled inspection on a specified best practices time bases with a commitment for regular refreshment and replacement of the ballistic sand.

4. Parking Standards

The structure/trailer is located southeast of the clubhouse and south of the shotgun shooting trailer discussed in the next planning case. The existing SSP Gun Club site has a large parking area that would appear to have enough parking to accommodate the proposed use. However, if an expansion of the lot were to become necessary then the parking surface would need to be upgraded to and approved paved surface to meet City requirements. One ADA parking space located at the site was approved in reviewing the permanent firing shed plans. The property owner is also supposed to provide signage at the trail/driveway leading back to the rifle firing shed with the message that parking for that facility is provided from the main parking lot to minimize the amount of traffic that would drive out to the building. In regard to the number of spaces required by Code there is no specific standard for gun clubs but Commercial Recreation would appear to be the most appropriate:

Commercial recreation: one space per each two employees plus one space for each three persons that may be accommodated at any one time based upon maximum design capacity.

5. Floodplain Overlay

The subject property, including the building site, is located in the Flood Fringe District which is one of the floodplain districts (118-171). Structures should be elevated or flood-proofed, exterior storage should be removable in the event of a flood. Also, items that are potentially flammable, explosive, or injurious to humans, animals, or plants during a flood are prohibited. The structure shall be built to be compliant with Floodplain regulations and shall be designed to equalize hydrostatic flood forces on exterior walls.

The property is shown on flood maps as being in the flood fringe area. The western portion of the property has been enclosed within the gun club's private levees which lessens the potential for flooding in that area. Still, a permanent building in the area should be built to comply with Floodplain Regulations,

including things such as automatic openings to minimize hydrostatic pressure on the building in the event of a flood.

6. Correspondence from Neighboring Property Owners

Staff received some questions from property owners in the expanded notice area. Concerns included the number of lanes 5 or 8 (8 was for rifle, 5 for the proposed shotgun trailer – separate application and different part of the property), culvert structures as opposed to the baffle system approved with the permanent firing shed structure, direction of the shooting (rifle range – same direction as previously proposed, shotguns firing east/northeast), lack of sound barriers, questions about what drawings had been submitted.

Additionally, a letter was received from the City of Inver Grove Heights listing concerns with the proposal and requesting that if the Interim Use Permit were to be approved that certain conditions be placed on the use including:

- Require completion of the 25' tall berm prior to the start of operation for the rifle range
- Require firing of rifles and shotguns pointed away from IGH
- No shooting of automatic or semi-automatic rifles
- Require the 7 proposed baffles are installed and function properly, as per the plan for the permanent structure, before the range can open.
- Require that the eyebrow to catch ammunition at the end of the range be installed and functioning properly before the range can open.
- That the eco-block wall be constructed to allow the maximum amount of sound absorption and functions properly before the range can open.
- Require the maximum amount of sound absorption possible in the firing shed.
- Require that the SSPRGC perform an independent noise evaluation and require that the range cannot be used unless they are in compliance with MN SS 871.05

Many of these items were covered by the conditions approved for the permanent structure through Resolution 2016-140. A copy of that resolution has been included as an attachment.

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 Conditional Use findings (see p.3-4 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 sections above) that the proposed Interim Use would not have an adverse impact on other properties and the general area or that potential impacts would be mitigated through specific conditions.

- (Step 2) Recommendation for Approval: Approval of the proposed **Interim Use Permit** to allow a temporary rifle firing structure for a period of 2 years, 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 Engineering Department:

- a) **Application/Narrative (SSP Rod and Gun Club)** dated 10/03/2016
- b) **Designer/Engineer's letter (AECOM)** dated 8/01/2016
- c) **Site Plan/Survey (Sunde)[appx. location highlighted]** dated 5/18/2015

2) **Compliance with Previous Approvals.** The property shall be utilized in substantial conformance, in the reasonable opinion of the City Council with previous approvals for the property including but not limited to Resolution 2016-140. The following conditions from Resolution 2016-140 including safety measures and noise testing shall be completed before the rifle range is opened:

- a) Prior to opening the rifle/pistol range for shooting, construction of the proposed firing shed, baffles, and other safety measures detailed on the signed plans by AECOM will need to be completed.
- b) **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:
 - i. Application/Narrative (SSP Gun Club / Deeb) dated 06/03/2016
 - ii. Range and Firing Shed Plans (AECOM) dated 06/02/2016

c) **Noise testing.** The applicants shall have testing performed for current levels to determine compliance with State Statute 87A.05 regarding noise standards for the site. After opening the rifle range the applicant shall have another round of noise level testing performed to verify that the site is still compliant with State Statute. The applicant shall provide the City with the reports detailing the noise testing performed on the site.

3) **Exterior Storage/Maintenance.** There shall be no exterior storage under the temporary structure. The temporary shotgun shooting structure shall be properly maintained to be consistent with City Code.

4) **Building Permits.** 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.

5) **Building Tie Downs/Skirting.** The structure shall have appropriate building tie-downs as may be necessary to comply with the Building Code and skirting shall be installed around the base of the structure.

6) **Structure compliance with Floodplain Regulations.** The temporary rifle firing structure (accessory structure) shall be built to be compliant with Floodplain regulations including features such as adequately anchoring the structure to prevent floatation and shall be designed to equalize hydrostatic flood forces on exterior walls.

7) **Applicant is Responsible for Obtaining Approvals from other Agencies as**

Applicable. The Applicant is required to secure any required approvals from the State of Minnesota/MPCA, Army Corps of Engineers, and any other applicable governmental and regulatory agencies.

- 8) **Compliance with Laws and Approvals.** The property must remain compliant with all federal, state, and local laws and ordinances and all prior City approvals including Minn. Stat. 87A and the best practices for NRA's shooting range performance standards.
- 9) **Term of the Interim Use Permit.** The Interim Use Permit shall allow for one (1) temporary rifle firing shed structure to be used with the concrete baffling system for and the term of the Interim Use Permit shall be for two (2) years terminating on December 31, 2018.
- 10) **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.

- **Recommendation for Denial:** Denial of the **Interim Use Permit** to allow a temporary accessory structure, which is larger than 200 s.f., for a temporary rifle shooting trailer for the following reasons:
 - 1) The proposed structure is a modified semi-trailer and is not consistent with the standards for structures/buildings in the Industrial Zoning District.
 - 2) It is not clear that the structure can be allowed through the Building Code for the use it is proposed. The structure is proposed to be in place for more than 180 days and would need to comply with the Building Code standards.
 - 3) No noise testing information has been submitted showing that the site is in compliance with MN Statute 87A.05

STAFF RECOMMENDATION

Staff recommends **denial** of the requested Interim Use Permit for the reasons stated in this report.

Respectfully Submitted,

Peter Hellegers

Peter Hellegers, City Planner

A,

City of South St. Paul
Dakota County, Minnesota

RESOLUTION NO. 2016-140

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT
FOR AN ACCESSORY BUILDING (FIRING SHED)
FOR A RIFLE AND PISTOL RANGE AND ASSOCIATED SITE PLANS**

WHEREAS, the City received an application from the South St. Paul Rod and Gun Club for a Conditional Use Permit to allow for an accessory building (shooting enclosure) for a rifle and pistol range and associated site plans for the rifle range at 600 Gun Club Road, City of South St. Paul, Minnesota and legally described as follows:

See attached Exhibit A

WHEREAS, the Planning Commission held a public hearing on the application at their July 6, 2016 meeting, preceded by notice as required by law; and

WHEREAS, the Planning Commission took action to recommend approval of the CUP and site plans at their July 6, 2016 meeting; and

WHEREAS, the City Council has considered the application at its regular City Council meeting on August 1, 2016, reviewed the recommendation of the Planning Commission and evaluated all other evidence presented for consideration;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of South St. Paul, Minnesota as follows:

1. Facts. The facts found by the Planning Commission as stated in the Planner's report regarding this matter are hereby adopted and included herein by reference.
2. Determination. The City Council determines that the proposed CUP will not be detrimental to the health, safety, or general welfare of the community, nor will it cause serious traffic congestion or hazards, nor will it seriously depreciate surrounding property values, and it is in harmony with the general purpose and intent of the Zoning Code.
3. Conditional Use Permit. The conditional use permit for an accessory building over 200 square feet (firing shed) and associated site plans for the rifle range is hereby approved subject to the following conditions:

A₂

Resolution No. 2016-140

August 1, 2016

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- A) 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 Engineering Department:
- i) Application/Narrative (SSP Gun Club / Deeb) dated 06/03/2016
 - ii) Range and Firing Shed Plans (AECOM) dated 06/02/2016
- B) Prior to opening the rifle/pistol range for shooting, construction of the proposed firing shed, baffles, and other safety measures detailed on the signed plans by AECOM must be completed.
- C) Noise testing. The applicants shall have testing performed for current levels to determine compliance with State Statute 87A.05 regarding noise standards for the site. After opening the range the applicant shall have another round of noise level testing performed to verify that the site is still compliant with State Statute. The applicant shall provide the City with the reports detailing the noise testing performed on the site.
- D) Building Permits. 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.
- E) Compliance with Laws and Approvals. The property must remain compliant with all federal, state, and local laws and ordinances and all prior City approvals including Minn. Stat. 87A and the best practices for NRA's shooting range performance standards.
- F) Parking Standards. A handicapped accessible parking sign shall be installed at the beginning point of the paved trail leading back to the rifle range advising users that there is only one ADA parking space at the rifle range and all other parking for the rifle range must use the main Gun Club parking lot.
- G) Bring Property into Compliance with City Code. The following items need to be addressed to bring the property into compliance with City Code.
- a. *A shooting trailer was installed at the rifle range and was located right behind the culvert structures but was not approved by the City Council and needs to be removed. This structure is also not compliant with the architectural standards required for buildings in that district.*
 - i. *The proposed firing shed and baffle system will replace the culvert structure that was previously proposed and installed. Therefore, the culverts that were installed will also need to be removed from the*

property.

- b. Underground electrical was run to the shooting trailer at the rifle range, this electrical work was done without an electrical permit and needs to be corrected.*
 - c. There are several large old culvert pipes that are sitting on the ground near the rifle firing shed site. These culverts need to be removed.*
 - d. The piles of debris, tree limbs/trunks on several piles around the site need to be cleaned up and removed.*
 - e. There are two storage pod units on the site that were not shown on any approved CUP/site plan. The pods need to be removed or the pods would require a CUP/IUP for this exterior storage on the site.*
 - f. Another shooting trailer was found on the site, this one for the 5-stand area and also was not part of an approved CUP/site plan and needs to be removed. In order to have a heated shooting building a more permanent structure, like the propose firing shed at the rifle range, will be needed.*
- H) Grading Plans Subject to City Engineer's Approval. All engineered grading plans and specifications are subject to the review and approval of the City Engineer. Any future filling or raising of berms could not have access through wetland areas. Also any future filling would need to be reviewed and approved by the City Engineer and SWCD and MPCA.
- I) Structure Compliance with Floodplain Regulations. The Firing Shed (accessory structure) shall be built to be compliant with Floodplain regulations including features such as adequately anchoring the structure to prevent floatation and shall be designed to equalize hydrostatic flood forces on exterior walls.
- J) Applicant is Responsible for Obtaining Approvals from other Agencies as Applicable. The Applicant is required to secure any required approvals from the State of Minnesota/MPCA, Army Corps of Engineers, and any other applicable governmental and regulatory agencies.
- K) Termination of the Conditional Use Permit. The Conditional Use Permit will terminate if improvements have not substantially begun within 1-year from the date of approval of the Conditional Use Permit. The violation of a condition of approval shall terminate the Conditional Use Permit. The property must be continually operated for use specified in the Conditional Use Permit to remain valid. If the property is not used for the use listed in this Conditional Use Permit for a period of 1-year then the Conditional Use Permit shall terminate.
- L) Review of the Conditional Use Permit. The Conditional Use Permit will be reviewed in approximately 1 year to determine compliance with the Conditional Use Permit.

A4

Resolution No. 2016-140

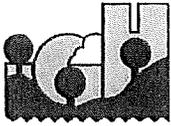
August 1, 2016

Page 4 of 4

Adopted this 1st day of August, 2016

City Clerk

B₁



City of Inver Grove Heights
Parks and Recreation Department
"Discover the Opportunities"

8055 Barbara Avenue • Inver Grove Heights, MN 55077 • Phone: 651-450-2585 • Fax: 651-450-2490 • www.invergroveheights.org

BY EMAIL ONLY

November 2, 2016

City of South St. Paul
Attn: Mayor Beth Baumann
125 Third Ave N
South St. Paul MN 55075

Subject: South St. Paul Rod & Gun Club Interim Use Permit

Honorable Mayor Baumann:

I appreciate you giving the City of Inver Grove Heights an opportunity to comment on the Interim Use Permit for the South St. Paul Rod & Gun Club (SSPRGC) that will be considered by the Planning Commission on Wednesday, November 2, 2016. As you are aware, the Gun Club has noise impacts to residents in the area that live in both Inver Grove Heights and South St. Paul. Additionally, the SSPRGC operations potentially impact two public facilities in the area: Heritage Village Park, owned by the City of Inver Grove Heights, and the Mississippi River Regional Trail, owned by Dakota County.

In August, the S. St. Paul City Council reviewed a CUP for a rifle range and we sent a letter asking for a number of safety considerations, most of which you required the SSPRGC to comply with and we thank you for that. Now the SSPRGC is looking for an IUP and based on the information provided it is unclear if they plan to implement those safety measures before operations. We are generally concerned for the safety and well being of residents and park/trail users and ask that you place conditions on your approval that includes the previously agreed upon safety measure be in place prior to their operation opening.

As we stated in August, under Minnesota State Statue 87A, the SSPRGC operations are required to follow "best practices" established by the National Rifle Association's Range Source Book: A Guide to Planning and Construction. We kindly request that the South St. Paul City Council ensure that all of the necessary "best practices" are being followed and enforced as a part of any approval you may grant the SSPRGC.

Specifically, we request you consider that the following conditions are placed on the Interim Use Permit and that they are in place and functioning properly before the range is allowed to be opened for use:

- We understand that a 25' berm is being constructed to help mitigate noise and to control ammunition from leaving the site. Please ensure this is completed before they are allowed to operate the rifle range.
- For public safety purposes, please require that any and all firing of rifles and shot guns are pointed away from Heritage Village Park and the Mississippi River Regional Trail as the public uses both the trail and park for recreational enjoyment and shouldn't have to be subject to stray ammunition leaving the site
- For public safety purposes, please require that there shall be no shooting of automatic or semi-automatic rifles at any time
- For public safety purposes, please require that the seven (7) proposed baffles are installed and function properly as proposed on the original plan

Bz

- For public safety purposes, please require that the eyebrow, designed to catch ammunition, be installed on the end of the range and functioning properly as proposed on the original plan
- Please require that the eco block wall be constructed to provide the maximum amount of sound absorption possible and functions properly as proposed on the original plan
- Please require that the rifle shed be constructed to provide the maximum amount of sound absorption possible and functions properly as proposed on the plan
- Please require that the SSPRGC perform an independent noise evaluation conducted by a qualified engineering firm to ensure the site is in compliance with MN SS 87A.05 related to noise standards and require that the range cannot be used unless they are in compliance

We hope you will give consideration to our request so that the public that lives in the area, that uses the park and trail, and those that use the gun club are doing it as safely and responsibly as possible. Should you have any questions, please feel free to call me at 651.450.2507 or via email at gtourville@invergroveheights.org.

Sincerely,



Eric Carlson
Parks & Recreation Director
City of Inver Grove Heights

CC Inver Grove Heights City Council
Inver Grove Heights Parks & Recreation Commission
Joe Lynch – City Administrator
Steve Sullivan – Dakota County Parks

OCT 03 2016

10/02/2016

The South St. Paul Rod & Gun Club is requesting an IUP for the use of modified tractor trailer for a temporary firing line enclosure in our rifle range on our premises.

During the site visit by Peter Hellegers, John Sachi, and Chris Hartzell we were made aware that the use of tractor trailer as a structure requires approval by the city. To comply with city ordinances we are requesting an IUP for the use of a tractor trailer as a temporary firing line enclosure. The trailer will be used primarily to help contain the noise from the gunfire. It has eight (8) lanes for shooters to use. The outdoor range hours of operation have not been set yet but should be between 9am to dusk. The design for the permanent structure that will replace this trailer was presented at the August 1st, 2016 city council meeting. After AECOM Engineering plan approval the bullet traps or "eyebrows" will all be constructed. Then we will proceed with constructing the baffles and permanent building. The firing line is 90 feet wide and will be under construction in 2 segments. During the construction of the first thirty (30') feet of the permanent firing line building we will open the trailer/culverts to shooters. After construction is complete of the first section of the building we will remove the trailer and the culverts and continue with the construction of the remaining firing line building and the baffles.

At this time we are requesting an IUP for the use of the shooting enclosure for a term of (2) two years.

As part of this process we have met with Linda McMillan and Steve Wenzel of South Metro Fire to address any concerns with fire safety. We are also arranging a site visit with the building inspector, Joe Heimkes to evaluate any questions with the building code.

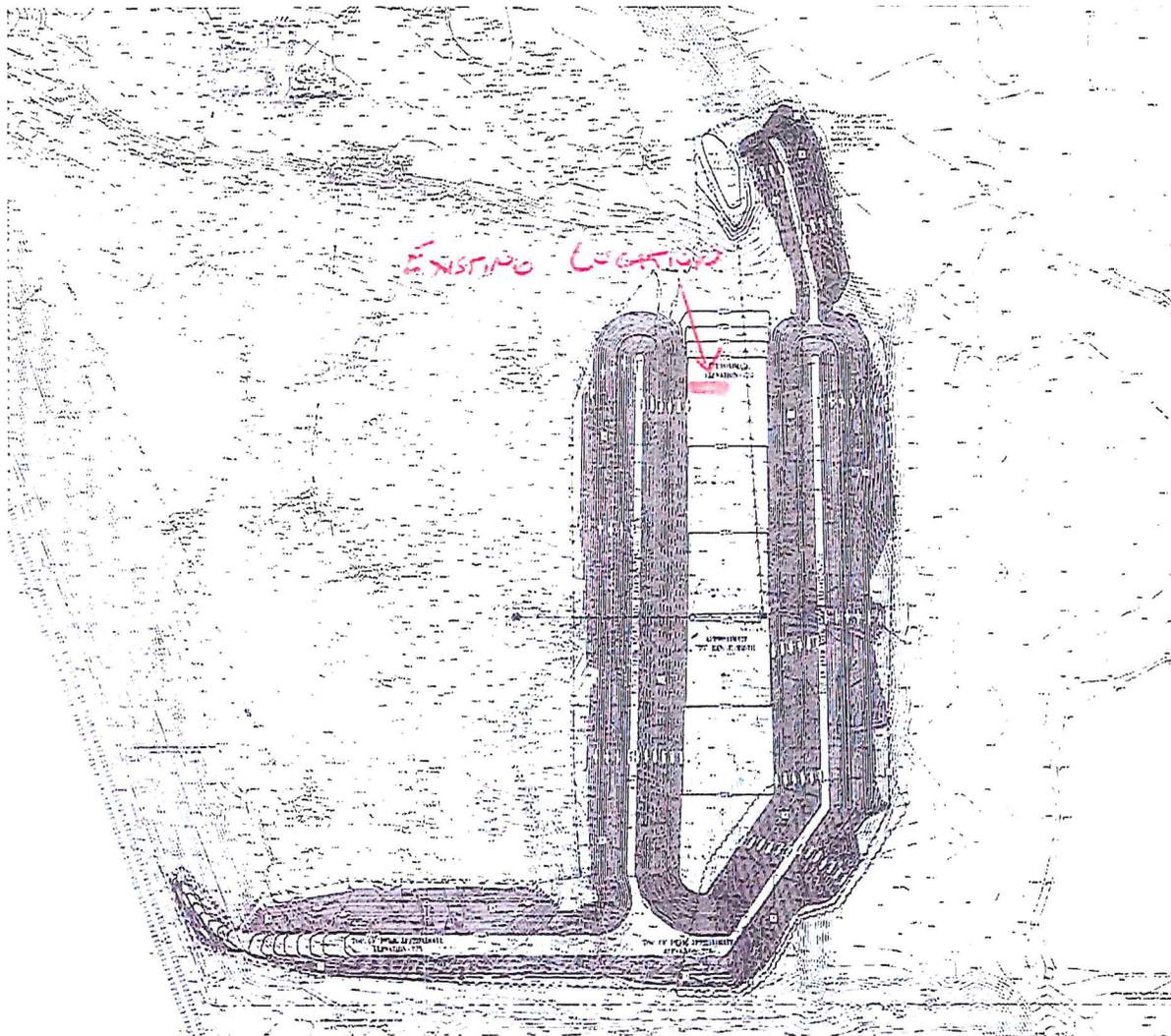
The Range Protection Act states we should follow NRA Best Practices. The NRA Best Practices states that an experienced engineer should be hired for range design. We hired AECOM. Accompanying this application is a letter from engineer Scott Kranz of AECOM in which he discusses the culvert method and that the shooting trailer would help mitigate the noise. The methods of maintenance of the range we feel are operation concerns.

This trailer is a temporary structure which we shoot from during daylight hours only. We do not intend to shoot after dusk at this time so we are not installing any exterior lights.

We also do not intend to do any landscaping or tree planting in the direct vicinity. The location and elevation may change as we continue to import fill and develop the site. As we finish grading and construction in other areas of the site we will be planting a mixture of evergreen and deciduous trees for screening and noise mitigation.

Accompanied with this narrative are pictures of the trailer and a site survey with the location of the existing trailer.

Thank you for your consideration.
South St. Paul Rod & Gun Club



EXISTING LOCATION

GRADE, DRAINAGE, EROSION CONTROL AND UTILITY PLAN

PROPERTY	OWNER
1. 100' x 100' LOT	...
2. 100' x 100' LOT	...
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50. 100' x 100' LOT	...

SCALE 1" = 50'

South Saint Paul
Rod & Gun Club

600 Gun Club Road
South St. Paul, Minnesota
55075



BKBM
ENGINEERS

2400 Robinson Boulevard
Minneapolis, MN 55425-1918
Phone: (763) 844-4421
Fax: (763) 844-4427
www.bkbm.com

NOT FOR
CONSTRUCTION

NO.	REVISION	DATE
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JUNE 01, 2015
15:30
City of St. Paul

Grading,
Drainage, Erosion
Control and Utility
Plan
C100



AECOM
111 SW Columbia Street
Suite 1500
Portland OR 97201
www.aecom.com

503 222 7200 tel
503 222 4292 fax

August 1, 2016

George Stockburger
Board Member
South St. Paul Rod & Gun Club
600 Gun Club Road
South St. Paul, Minnesota 55075

Dear Mr. Stockburger:

Re: South Saint Paul Range Earthen Berm Design Parameters and Temporary 200 Yard Range Firing Line Shed Use

AECOM prepared range design drawings for the South St. Paul Rod and Gun Club located at 600 Gun Club Road in South St. Paul, Minnesota. AECOM has extensive architectural and engineering expertise, including small arms range design. The South St. Paul range improvement design drawings were prepared using the engineering requirements of the International Builders Code (IBC), and to satisfy local building code requirements. The NRA Range Source book does not provide small arms ranges design and engineering standards. Section 1.02.4 of the NRA Source Book states "This source book may not be utilized to establish design standards or criteria for ranges".

At the request of South St. Paul Rod and Gun Club, the following additional information is being provided to support temporary use of the existing firing line shed with the existing firing line shed and culvert safety baffles and a description of the bullet impact berm design

Temporary 200 Yard Range Firing Line Shed Use

The existing firing line shed and culvert baffle system used at the rifle range satisfy the "no blue sky" design concept provided by the overhead baffle system included in the range design documents when the top of the earthen berm is not visible from the muzzle location at each firing position. Additionally, the existing firing line shed and culvert baffle system provide sound mitigation by containing the muzzle sound during range use.

Bullet Impact Berm Slope

The range is designed to direct bullets into the bullet impact berms, located at the distal end of the Rifle Range, and is positioned near the bottom of the earthen safety berm. The Rifle Range is surrounded on three sides with an earthen safety berm, with the bullet impact berms located behind the targets. The earthen safety berms have a 2:1 (horizontal:vertical) slope because typical soil will hold a 2:1 slope without engineering controls. The bullet impact berm, which is located behind the targets includes a minimum of 2 feet of ballistic sand. The ballistic sand is ¼-#10 sand from a crushed rock source. Because the ballistic sand is from a crushed rock source it is highly angular and can hold a steep slope compared to typical soil. The ballistic sand typically holds a 1.5:1 (3:2) slope. The ballistic sand is clean, washed of fine materials, and does not compact, which allows the ballistic sand to

AECOM

absorb bullet energy. Additionally storm water drains easily out of the ballistic sand, reducing contact time between the bullet and stormwater.

Sand will not hold a 1:1 slope without adding an amendment (i.e. cement or clay) and compacting, which will prevent the sand from absorbing bullet energy and can cause a safety hazard. The bullet catcher/eyebrow included in the range design is integrated into the firing line shed and overhead baffle design and retains bullets in the bullet impact berm.

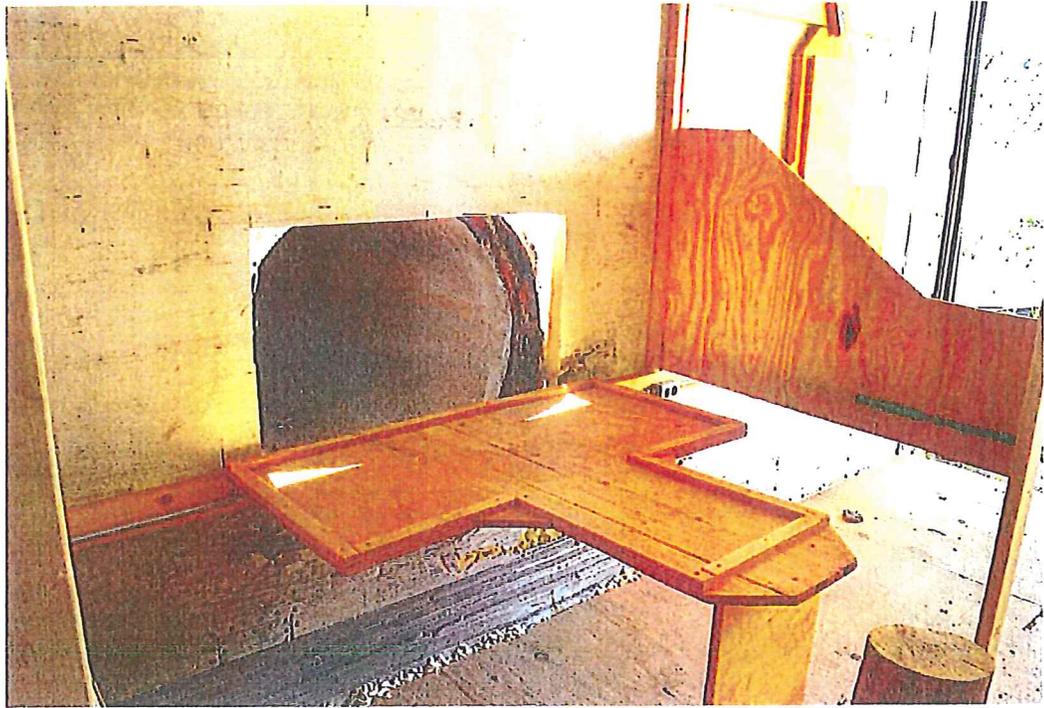
AECOM appreciates the opportunity to provide services South Saint Paul Rod and Gun Club. Please do not hesitate to call if you have any questions.

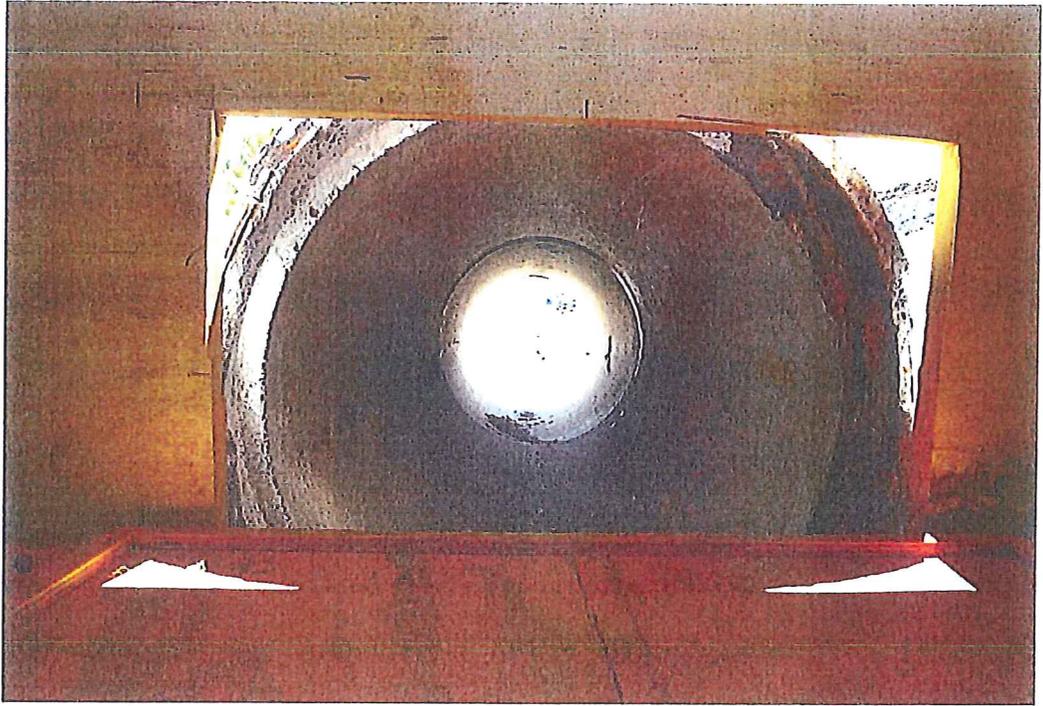
Sincerely,

AECOM

A handwritten signature in black ink, appearing to read "Scott Kranz". The signature is written in a cursive, flowing style.

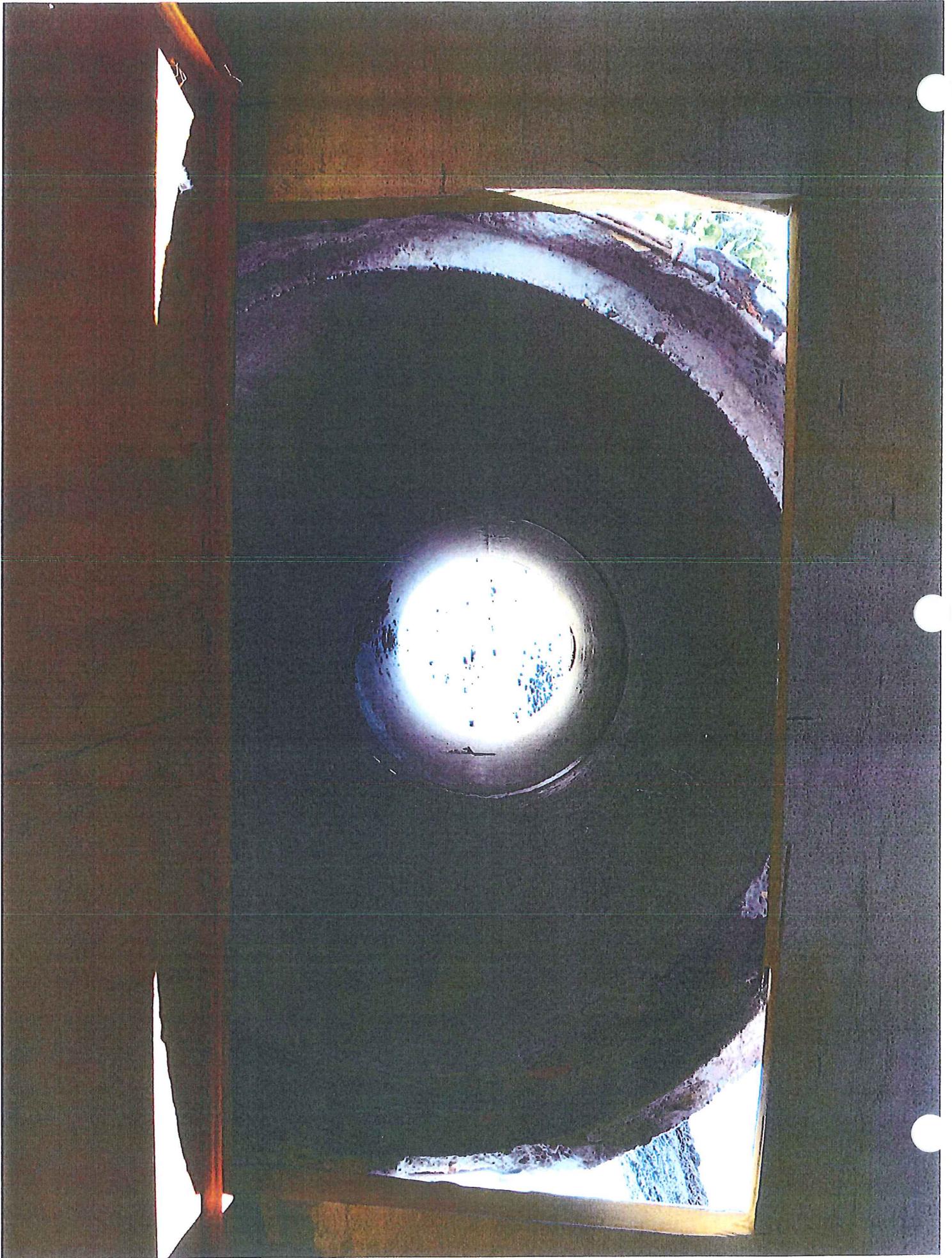
Scott Kranz, RG
Senior Project Manager

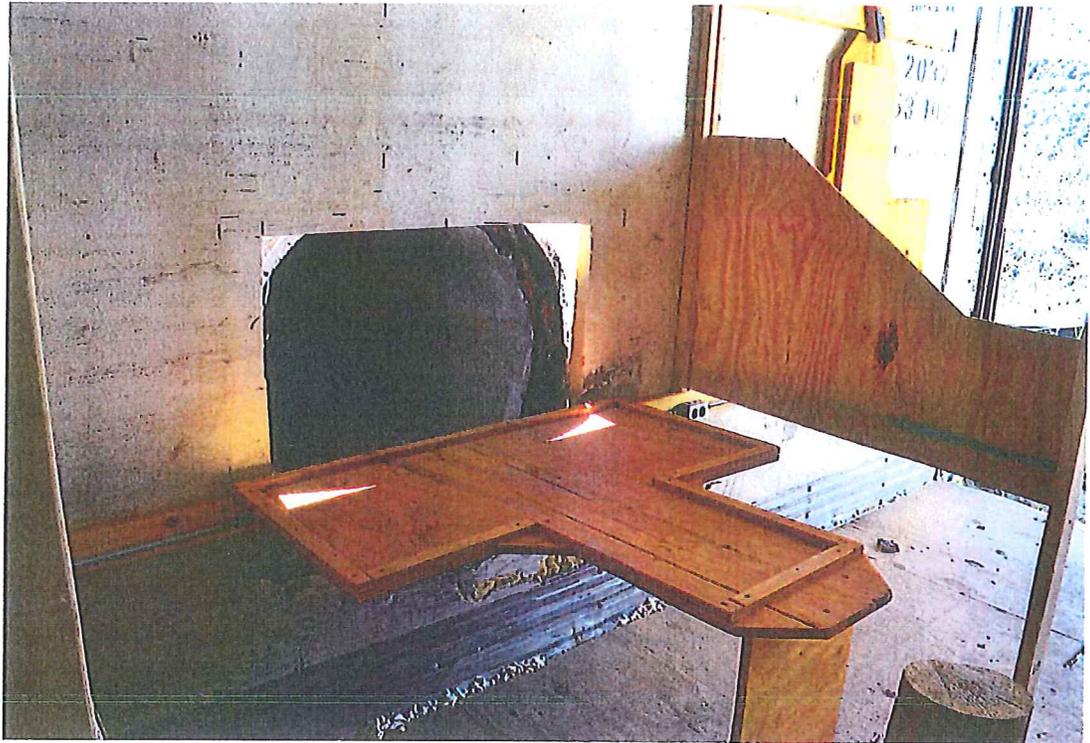












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OCT 03 2016

A

B



DESCRIPTION OF PROPERTY SURVEYED

Property is located in Dakota County, Minnesota.

Parcel 1 An irregular shaped parcel of land located in South St. Paul, Dakota County, Minnesota, being in the Southwest Quarter of Section 35, Township 28 North, Range 22 West of the Fifth Principal Meridian as follows: Commencing at the intersection of the north line of the Southwest Quarter (SW 1/4) of Section 35 with the westerly bank of the Mississippi River; thence southerly along the westerly bank to the south line of the concrete foot of the City of South St. Paul extended easterly to the river; thence westerly along said south line of the concrete city foot for a distance of 840 feet, more or less, to its intersection with the centerline of the flood dike as constructed and as evidenced, monumented or recorded in said County or State; thence north 18 degrees West, more or less, along the centerline of said dike for a distance of 90 feet; thence north 63 degrees West, more or less, along the centerline of said dike for a distance of 310 feet, more or less; thence north 21 degrees West, more or less, along the centerline of said dike for a distance of 737 feet, more or less; thence north 21 degrees West, more or less, along the centerline of said dike for a distance of 480 feet, more or less; thence north 23 degrees West, more or less, for a distance of 410 feet, more or less, to its intersection with the centerline of platted Chestnut Street extended easterly; thence north for a distance of 493 feet, more or less, to the north line of the Southwest Quarter of Section 35; thence easterly along said north line to the point of beginning.

Parcel 2 An irregular shaped parcel of land located in the City of South St. Paul, Dakota County, State of Minnesota, being in the Southwest Quarter (SW 1/4) of Section 35, Township 28 North, Range 22 West of the Fifth Principal Meridian, described as follows: Commencing at a point 720 feet east of the intersection of the west line of said Section 35 and the south boundary line of the City of South St. Paul, as measured along said south line; thence north 01 degrees 00 minutes East, more or less, along the centerline of said south line to the centerline of an existing flood control dike or earthen levee which was constructed in 1959; thence northeasterly along the centerline of said dike or earthen levee 15 degrees East, more or less, for a distance of 90 feet; thence north 63 degrees West, more or less, along the centerline of said dike for a distance of 310 feet, more or less; thence north 21 degrees West, more or less, along the centerline of said dike for a distance of 737 feet, more or less; thence north 21 degrees West, more or less, along the centerline of said dike for a distance of 480 feet, more or less; thence north 23 degrees West, more or less, for a distance of 410 feet, more or less, to a point of intersection with the centerline of platted Chestnut Street extended easterly; thence north for a distance of 490 feet, more or less, to the north line of the Southwest Quarter (SW 1/4) of Section 35, the foregoing corner from the point of intersection with the south boundary line of the City of South St. Paul being the common boundary with that tract or parcel of land conveyed by Wilson M. Gobons to the South St. Paul Rod and Gun Club, Inc. by deed dated May 13, 1933; thence west along the north line of the Southwest Quarter (SW 1/4) to a point of intersection with the common boundary of that tract of land conveyed to the Western Railroad Properties Incorporated by deed dated June 29, 1933; thence south along said common boundary with Western Railroad Properties Incorporated to the POINT OF BEGINNING.

Abstract Property:

FLOOD ZONE NOTES

1) The subject property appears to be within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 3701140101E, dated December 2, 2011, the subject property appears to be within 3 different flood zones:

- 1) Special Flood Hazard Areas (SFHAs) Subject to inundation by the 1% Annual Chance Flood Zone AE - Base flood elevations determined.
- 2) Floodway Areas in Zone AE - the floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- 3) Other Flood Areas (Zone X) - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot of with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.

2) The flood zone demarcation line shown hereon is approximate only per scaled map location and/or graphic plotting. FEMA maps are not precisely drawn and do not scale uniformly. Contact FEMA for final determination.

This information was obtained from the National Flood Insurance Program through Dakota County.

LEGEND

- AC Denotes air conditioner
- AIS Denotes advertisement/information sign
- BE Denotes building entrance
- BUS Denotes bus stop sign
- CAT Denotes catlows
- EB Denotes electric box
- EU Denotes electric meter
- EO Denotes electric outlet
- FES Denotes fence end section
- FP Denotes flag pole
- GM Denotes gas meter
- GMH Denotes gas manhole
- GP Denotes guard post
- GW Denotes guy wire
- GNP Denotes guy pole
- LA Denotes edge of landscaping
- LP Denotes light pole
- MB Denotes mailbox
- MW Denotes manhole
- OD Denotes overhead door
- OE Denotes overhead electric line
- PEP Denotes polyethylene pipe
- PS Denotes picking sign
- PP Denotes power pole
- PPFP Denotes power and light pole
- PPT Denotes power pole with transformer
- RD Denotes roof drain
- RFR Denotes fire roof
- SAHC Denotes sanitary cleanout
- SV Denotes sump vent
- TK Denotes top of bank
- TCS Denotes traffic control sign
- UC Denotes underground electric line
- UG Denotes underground gas line
- VP Denotes vent pipe
- W Denotes water line
- WELL Denotes water well
- COT Denotes Cottonwood tree
- TR Denotes deciduous tree

THIS MAP DOES NOT PURPORT TO BE A BOUNDARY SURVEY. PROPERTY LINES ARE SHOWN PER DAKOTA COUNTY GIS MAP.

GENERAL NOTES

- 1) The boundary is subject to change due to natural causes and it may or may not represent the actual location of the limit of title due to site being located next to the Mississippi River. The location of said property's boundary was not located during field work and is shown using Dakota County GIS mapping online and is only an approximate boundary. Further investigation and computations are required to complete and certify to boundary.
- 2) Adjoining ownership information shown hereon was obtained from the Dakota County Property Tax Information web site. Ownership information is subject to revision upon receipt of a title search by a title insurance company.
- 3) Survey coordinate basis: Dakota County Coordinate System
- 4) Wallard shown hereon is per field location of stakes as set by Phinote Engineering, November 16, 2015.

UTILITY NOTES

- 1) Visible above ground evidence of utilities is shown hereon per field location. This survey does not purport to show all underground utilities.
- 2) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3) Contact Gopher State One Call at 651-454-0002 (800-259-1166) for precise onsite location of utilities prior to any excavation.

BENCH MARKS (BM)

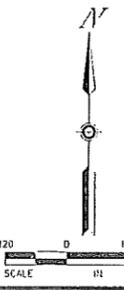
- 1) Top of nail on east face of power pole/light pole at the southeast corner of clubhouse
Elevation = 699.29 feet
- 2) Top of nail on east face of power pole 110 +/- feet northeast of tower in woods
Elevation = 703.58 feet

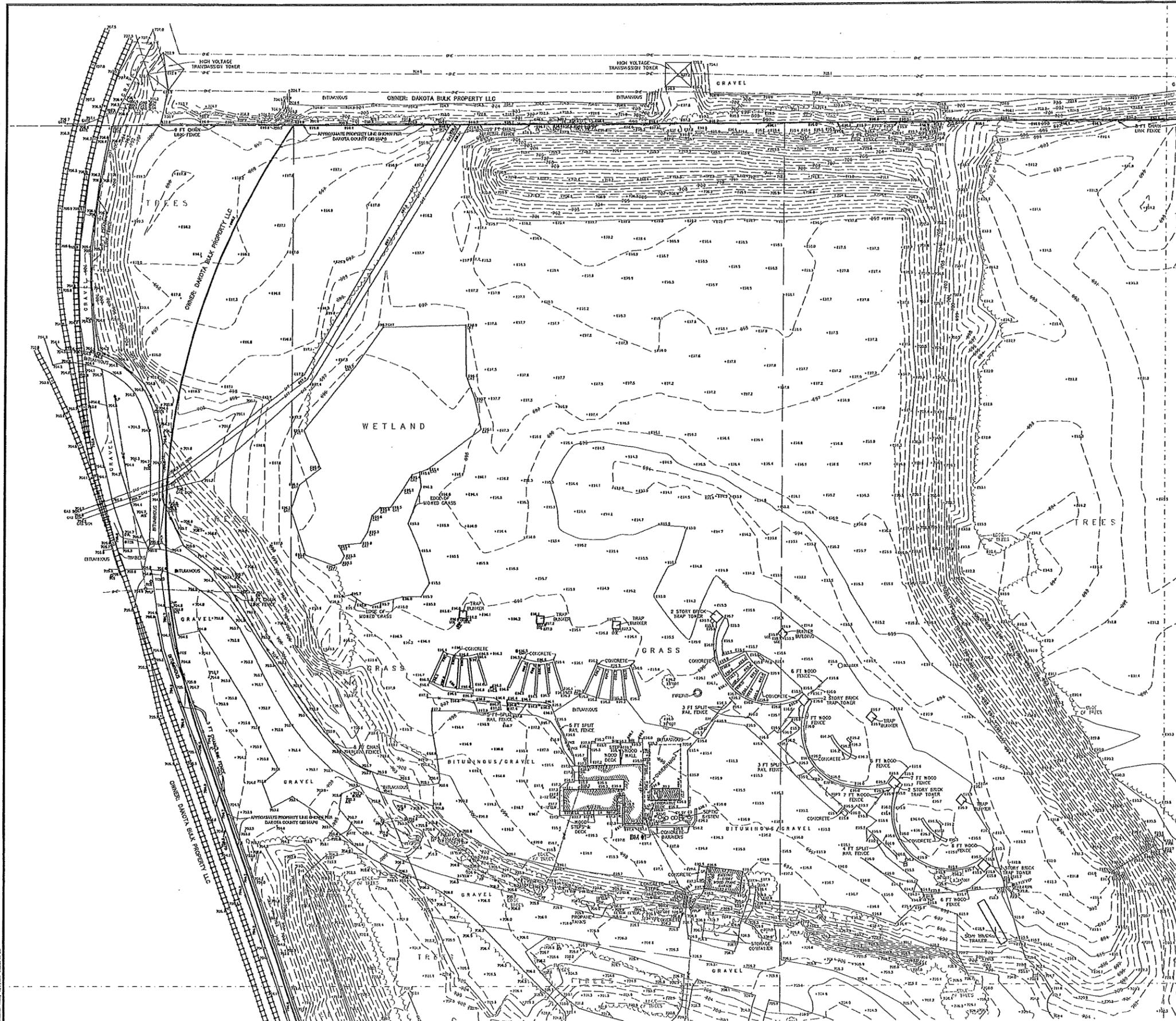
I hereby certify that this sketch, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 18th day of May, 2015.
SUNDE LAND SURVEYING, LLC.
By: Mark S. Hanson, P.L.S. Min. Lic. No. 15430

MASTER SHEET

Added as/and location	MAP 11/17/2015
City	St. Paul
County	Dakota
Survey Title:	LOCATION, TOPOGRAPHIC and UTILITY SURVEY OF THE SOUTH ST. PAUL ROD & GUN CLUB
Surveyor:	Mark S. Hanson, P.L.S.
Project No.:	2015-05
Scale:	AS SHOWN
Sheet:	1 of 5





THIS MAP DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
PROPERTY LINES ARE SHOWN PER DAKOTA COUNTY GIS MAP.

I hereby certify that this sketch, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 18th day of May, 2015

SUNDE LAND SURVEYING, LLC.

By: *Mark S. Hanson*
Mark S. Hanson, P.L.S. Minn. Lic. No. 151460

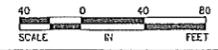
SHEET A-1

Added wellhead location	MAP 11/17/2015
Revision	By: Date
	002

Project Title: **LOCATION, TOPOGRAPHIC and UTILITY SURVEY OF THE SOUTH ST. PAUL ROD & GUN CLUB**

SUNDE LAND SURVEYING
Main Office: 8001 East Brown Street, Suite 103, Springfield, Minnesota 55420-1418
Phone: 952-831-2155 (Fax: 952-831-9145) Web: www.sunde.com
Wadena, North Dakota 581-333-2282

Project: 2015-017	By: MSH/2015/01	Date: 05/18/2015
Form: 28	Range: 22	Section: 35
File: 2015051801.dwg		Sheet: 2 of 5





THIS MAP DOES NOT PURPORT TO BE A BOUNDARY SURVEY. PROPERTY LINES ARE SHOWN PER DAKOTA COUNTY GIS MAP.

R I V E R
 DOWN FLOW

I hereby certify that this sketch, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Dated this 18th day of May, 2015
 SUNDE LAND SURVEYING, LLC.
 By: *Mark S. Hanson*
 Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

SHEET A-2

Added walled location	MAP 11/17/2015
Drawn	By: <i>Mark S. Hanson</i>
Checked	Date: 05/28/2015
Drawing title: LOCATION, TOPOGRAPHIC and UTILITY SURVEY OF THE SOUTH ST. PAUL ROD & GUN CLUB	
Main Office: 9201 East Broadway Avenue (134) - Suite 113 Minneapolis, Minnesota 55425-3425 952-837-2155 (Fax: 952-838-3155) Web Office: 763-438-2222 Website: www.sunde.com	
Project: 2015-057	By: Pp 1033/01
Township: 24	Range: 22
Section: 33	Date: 05/28/2015
File: 2015050501-01.dwg	Sheet: 3 of 5





THIS MAP DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
PROPERTY LINES ARE SHOWN PER DAKOTA COUNTY GIS MAP

I hereby certify that this sketch, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Dated this 18th day of May, 2015

SUNDE LAND SURVEYING, LLC.
By: *Mark S. Hanson*
Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

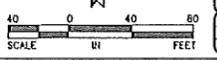
SHEET B-1

Added wetland location	MAP 11/17/2015
Drawn	By Date
	02/21/15

Drawing Title: **LOCATION, TOPOGRAPHIC and UTILITY SURVEY OF THE SOUTH ST. PAUL ROD & GUN CLUB**

SUNDE LAND SURVEYING
www.sunde.com
With Office: 8001 East Brown's Run Parkway, Suite 100, St. Paul, MN 55120-3418
952-331-2155 (Fax: 952-331-5551)
Main Office: 14000 Grand Ave., St. Louis Park, MN 55426-4100
952-331-2155 (Fax: 952-331-5551)

Project: 2015-037	EP: 10/30/15	Date: 05/18/2015
Form: 2015-037	Range: 22	Section: 35
File: 20150307-01.dwg		Sheet: 4 of 5



Planning Commission Meeting Date: Wednesday, November 2, 2016	 City of South St. Paul Planning Commission Report	PC Agenda Item: 3.B
-----------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------

Project Name:	SSP Rod and Gun Club – IUP for Temporary Shotgun Trailer	
Site Address:	600 Gun Club Road	PID: multiple
Applicant:	South St. Paul Rod and Gun Club	
Request:	Consider the request for an Interim Use Permit (IUP) to allow an existing trailer used for a heated shotgun trailer to remain for a period of 5 years.	
Proceeding:	Public Hearing / Planning Commission Recommendation	
Tentative City Council Meeting Date:	November 21, 2016	
Deadline:	December 2, 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 B. Correspondence from neighboring property owners – (none) C. Materials submitted by the applicant	

Surrounding Area			
Direction	Future Land Use Plan	Zoning	Existing Land Use
North	Medium Performance Industrial	I: Industrial	(I) Dakota Bulk Terminal
South	Medium Performance Industrial	I: Industrial / P: Public/Institutional	(I) Gun Club / Park (IGH)
East	Mississippi River	N/A (Mississippi River)	Mississippi River
West	Railroad / Mixed-Use (on Concord St.)	Railroad / General Business	Railroad / Mostly residential / some commercial
Subject Property Site Data			
Future Land Use Plan	Medium Performance Industrial		
Existing Land Use	Industrial – Gun Club		
Zoning	I: Industrial		
Property Size	81.02 acres (3,529,231 square feet)		
Topography	Varies (generally low – floodplain area)		

ZONING SUMMARY:

Other Zoning Considerations	
Floodplain	Yes
Shoreland	Yes
MNRRRA	Yes
Utility easements	No

REQUEST and BACKGROUND

The applicant is requesting an Interim Use Permit (IUP) to use a converted semi-trailer as a heated 5-stand structure (for the shotgun shooting range). The semi-trailer has 6 openable windows cut into the eastern side of the trailer including 5 where the users can shoot out of the trailer to the northeast. The structure has an earth bermed up to the south side to provide level access into the trailer. It appears to also have heat and electric connected to the structure. This shotgun shooting enclosed 5-stand is in the line of the other shotgun shooting areas with the line of fire to the northeast toward the berm (additional open space on the SSPRGC property is east of the berm).

EVALUATION OF THE REQUEST

A. INTERIM USE PERMIT

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

1. Zoning / Land Use

Accessory structures over 200 s.f., such as the proposed shotgun shooting trailer, require a Conditional Use Permit (CUP) (or IUP for interim uses). In consideration of the CUP/IUP the Planning Commission will also need to make findings that proposed use will not have adverse impacts on adjacent uses or that potential impacts can be mitigated by the addition of conditions. Findings for the Commissions to consider are listed in the following section. Additionally, as an Interim Use Permit the Planning Commission will also need to make findings that the proposed use is consistent with IUP criteria.

While the IUP is the correct type of application for an interim use such as proposed in the application, the issue of using a semi-trailer converted into a temporary building is not allowed under code. Construction trailers are often used at sites for a period of time and modular trailers have been known to be used at schools as additional classroom space. However, those are built in factories to comply with the Building Code whereas a converted semi-trailer is not necessarily built to those standards. Additionally, if this was built as a permanent building it would need to be built to meet the floodplain regulations which could mean having automatic openings to alleviate hydrostatic pressure in the event of a flood. A trailer would have the ability to be removed in the event of a flood but if the trailer is connected to heat/electric it raises the question of whether said structure can really be removed in such an instance without creating a potential nuisance.

Standards for shooting ranges are outlined Minnesota Statutes Chapter 87A which states that the best practices are to follow the November 1999 revised edition of the National Rifle Associations' Range Source Book: A Guide to Planning and Construction.

2. Interim Use Permit Findings

The applicant is seeking an Interim Use Permit (IUP) for a 5-year term to allow the shotgun shooting trailer to remain. The Interim Use Permit would terminate at the end of December 2021. 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 Interim Use Permit criteria. First, the proposed use of a temporary structure/building can be approved through the Interim Use Permit process under the Zoning Code. As mentioned the use of a semi-trailer converted for the use is a bit unique but the concept of a temporary structure/building can be approved through the IUP process. Second, the proposed Interim Use Permit will terminate at the end of the 5-year period on December 31, 2021. Third, the permit would not impose additional costs should it be necessary to acquire the property. Finally, the conditions are listed in staff's recommendation and would be incorporated into the resolution to approve the Interim Use Permit.

3. Conditional Use Permit Findings:

As a Conditional Use the Planning Commission needs to evaluate the proposal and determine that the proposed use will not cause adverse impacts on adjacent properties and the area of the proposed use. Accordingly, the Planning Commission will need to make findings as part of the evaluation of the proposed use. The following findings should be made to consider approval of any proposed Conditional Use Permit:

- ✓ *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.*

4. Architectural Standards / Building Design

Architectural standards for the area of the SSP Gun Club allow up to 75% of the exterior material to be Class I, II or III with no more than 25% of the exterior as Class IV or V. The Code also states that Industrial properties that have visibility from public ways or adjacent parcels should have at least 75 of those walls a Class I or II materials but properties with limited public exposure may use combinations of Class II, III, IV or V materials with no more than 10% of the exterior being a Class V material. The proposed site is isolated from public view and none of the sides is truly visible from public ways or adjacent parcels.

The proposed temporary structure (converted semi-trailer) is not consistent with the architectural standards and therefore cannot be used as a longer term structure. However, a temporary structure is unlikely to meet those standards. The Planning Commission should discuss whether a 5-year term for a temporary structure is a reasonable request.

The other element about the request which is somewhat unique is that the structure is a converted semi-trailer as noted above and is connected to the ground via heat/electric to the site. The applicant reports that no exterior lighting is proposed for the site as this time as the structure is only used during daylight hours. If the Planning Commission chooses to recommend approval of the IUP for this temporary structure, then they may want to consider requiring some tie downs to secure the structure in high wind conditions (like mobile homes) and consider some level of skirting around the bottom of the structure.

4. Parking Standards

The structure/trailer is located next to the rest of the shotgun range shooting areas and is served by the main parking lot adjacent to the clubhouse. It is in an area that was traditionally part of the range and likely would not increase the parking load for the facility. Any need for ADA parking would also likely come from existing ADA parking spaces in that main parking lot.

The existing SSP Gun Club site has a large parking area that would appear to have enough parking to accommodate the proposed use. However, if an expansion of the lot were to become necessary then the parking surface would need to be upgraded to an approved paved surface to meet City requirements. In regard to the number of spaces required by Code there is no specific

standard for gun clubs but Commercial Recreation would appear to be the most appropriate:

Commercial recreation: one space per each two employees plus one space for each three persons that may be accommodated at any one time based upon maximum design capacity.

5. Floodplain Overlay

The subject property, including the building site, is located in the Flood Fringe District which is one of the floodplain districts (118-171). Structures should be elevated or flood-proofed, exterior storage should be removable in the event of a flood. Also, items that are potentially flammable, explosive, or injurious to humans, animals, or plants during a flood are prohibited. The structure shall be built to be compliant with Floodplain regulations and shall be designed to equalize hydrostatic flood forces on exterior walls.

The property is shown on flood maps as being in the flood fringe area. The western portion of the property has been enclosed within the gun club's private levees which lessens the potential for flooding in that area. Still, a permanent building in the area should be built to comply with Floodplain Regulations, including things such as automatic openings to minimize hydrostatic pressure on the building in the event of a flood. The proposed structure is not connected to the ground itself as it is still on wheels but there are utilities connected to the building. There is some potential for concern that were there a flood the structure would need to be removed but the utilities would still be in place and that could be a nuisance.

6. Correspondence from Neighboring Property Owners

Some questions were received from residents with questions about the application. It seems there was some confusion about the nature of the location and nature of the shotgun trailer but most of the questions seem related to the rifle range.

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 Conditional Use findings (see p.3-4 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 sections above) that the proposed Interim Use would not have an adverse impact on other properties and the general area or that potential impacts would be mitigated through specific conditions.

- (Step 2) Recommendation for Approval: Approval of the proposed **Interim Use Permit** to allow a temporary shotgun shooting structure for a period of 5 years, 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 Engineering Department:
 - a) **Application/Narrative (SSP Rod and Gun Club) dated 10/03/2016**
 - b) **Site Plan/Survey (Sunde)[structure highlighted] dated 5/18/2015**
- 2) **Exterior Storage/Maintenance.** There shall be no exterior storage under the temporary structure. The temporary shotgun shooting structure shall be properly maintained to be consistent with City Code.
- 3) **Building Permits.** 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.
- 4) **Building Tie Downs/Skirting.** The structure shall have appropriate building tie-downs as may be necessary to comply with the Building Code and skirting shall be installed around the base of the structure.
- 5) **Structure compliance with Floodplain Regulations.** The shotgun firing structure (accessory structure) shall be built to be compliant with Floodplain regulations including features such as adequately anchoring the structure to prevent floatation and shall be designed to equalize hydrostatic flood forces on exterior walls.
- 6) **Applicant is Responsible for Obtaining Approvals from other Agencies as Applicable.** The Applicant is required to secure any required approvals from the State of Minnesota/MPCA, Army Corps of Engineers, and any other applicable governmental and regulatory agencies.
- 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 (1) temporary shotgun shooting structure and the term of the Interim Use Permit shall be for five (5) years terminating on December 31, 2021.
- 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.

- Recommendation for Denial: Denial of the **Interim Use Permit** to allow a temporary accessory structure, which is larger than 200 s.f., for a temporary shotgun shooting trailer for the following reasons:

- 1) The proposed structure is a modified semi-trailer and is not consistent with the standards for structures/buildings in the Industrial Zoning District.
- 2) It is not clear that the structure can be allowed through the Building Code for the use it is proposed. The structure is proposed to be in place for more than 180 days and would need to comply with the Building Code standards.
- 3) The utilities (heat/electricity, etc.) connected to the site may present an issue if the property were to flood as the structure is not a permanent building designed to meet floodplain standards and the structure would then need to be removed.

STAFF RECOMMENDATION

Staff recommends **denial** of the requested Interim Use Permit for the reasons stated in this report.

Respectfully Submitted,

Peter Hellegers

Peter Hellegers, City Planner

OCT 03 2016

10/02/2016

South St. Paul Rod & Gun Club
600 Gun Club Rd.
South St. Paul, MN 55075

The South St. Paul Rod & Gun Club is requesting an IUP for the use of modified tractor trailer for a temporary firing line enclosure in our shotgun range on our premises.

During the site visit by Peter Hellegers, John Sachi, and Chris Hartzell we were made aware that the use of tractor trailer as a structure requires approval by the city. To comply with city ordinances we are requesting an IUP for the use of a tractor trailer as a temporary firing line enclosure in our shotgun range. The trailer will be used primarily to protect the shooters from the elements. It is used year round but it was designed to let members have a structure to use during the winter months that allows them to get out of the cold. It is currently open during our existing seasonal summer hours which is Tuesday, Thursday from 4pm to dusk, Wednesday 12pm to dusk, Friday 12pm to 4:30, and Saturday and Sunday 9am to 4:30pm. During the winter there is no shooting on Tuesday and Thursday's.

At this time we are requesting an IUP for the use of the shotgun shooting enclosure for a term of (5) five years.

As part of this process we have met with Linda McMillan and Steve Wenzel of South Metro Fire to address any concerns with fire safety. We are also arranging a site visit with the building inspector, Joe Heimkes to evaluate any questions with the building code.

This trailer is a temporary structure which we shoot from during daylight hours only. We do not intend to shoot after dusk at this time so we are not installing any exterior lights.

We also do not intend to do any landscaping or tree planting in the direct vicinity. The location and elevation may change as we continue to import fill and develop the site. As we finish grading and construction in other areas of the site we will be planting a mixture of evergreen and deciduous trees for screening and noise mitigation.

Accompanied with this narrative are pictures of the trailer and a site survey with the location of the existing trailer.

The South St. Paul Rod & Gun Club will be presenting a PUD application next year for continuing site development that would include the addition of a permanent structure to replace the trailer and address location, elevation, and other site improvements.

Thank you for your consideration.
South St. Paul Rod & Gun Club



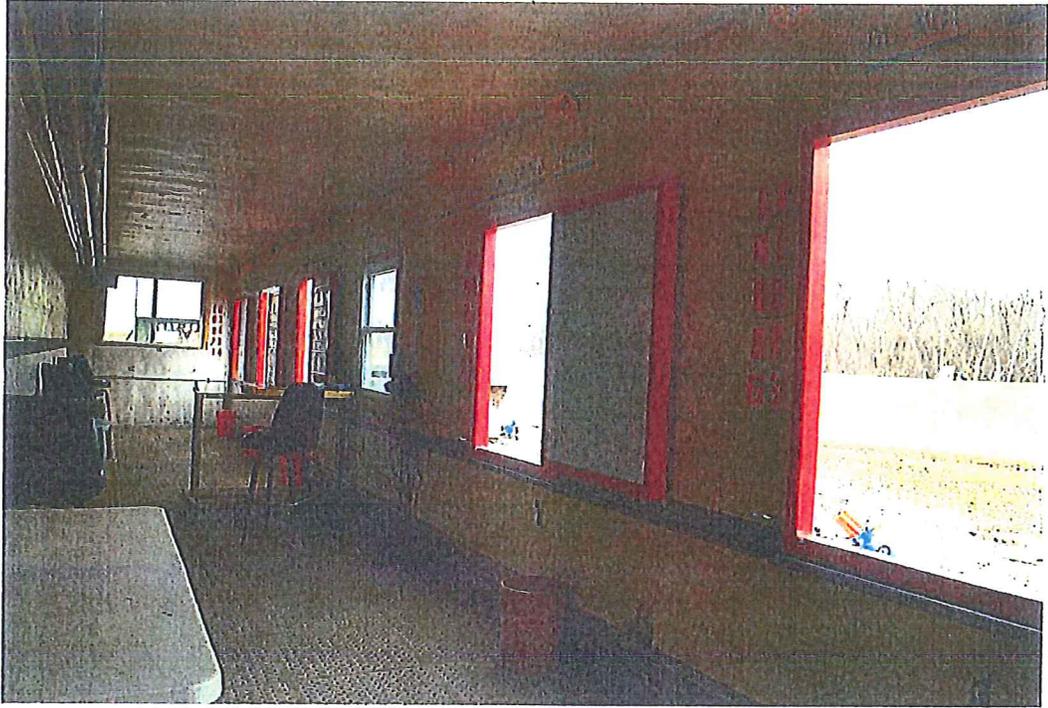
Google earth

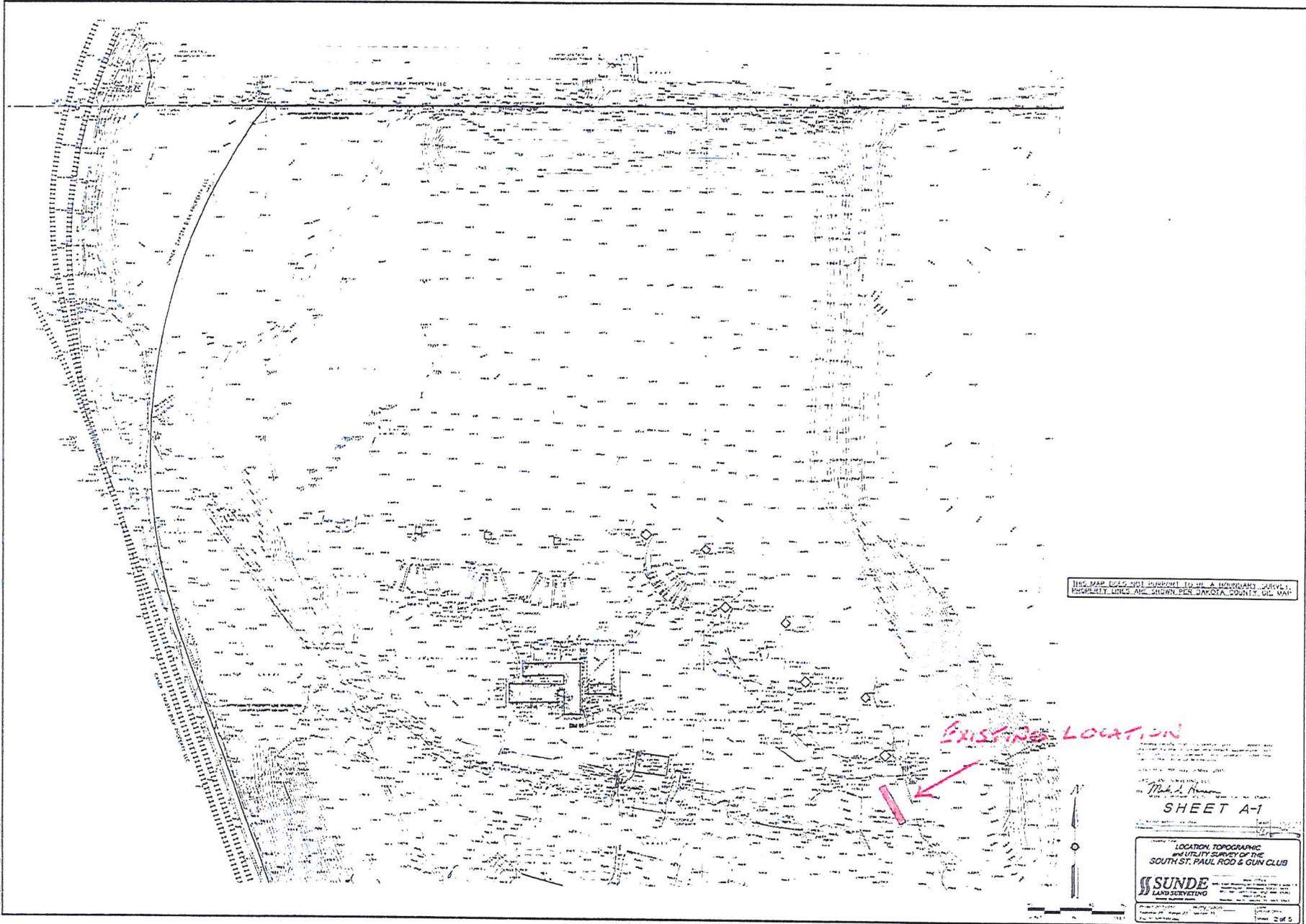


EXISTING SHOTGUN RANGE TRAILER









THIS MAP, 2025-2021 SURVEYED TO BE A HORIZONTAL SURVEY. PROPERTY LINES ARE SHOWN PER DAKOTA COUNTY, SD. VAIL

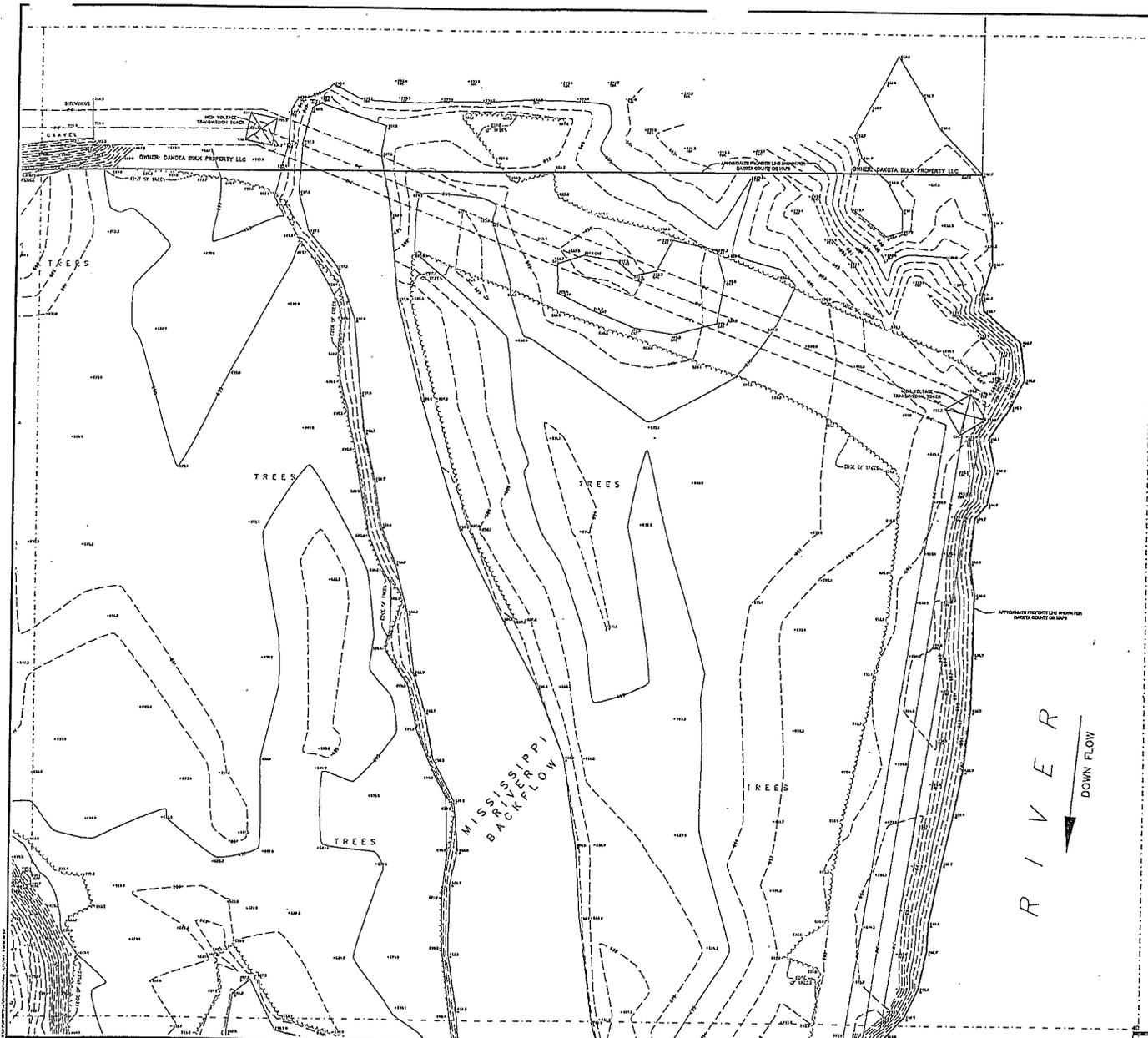
EXISTING LOCATION

SHEET A-1

LOCATION, TOPOGRAPHIC
AND UTILITY SURVEY OF THE
SOUTH ST. PAUL ROD & GUN CLUB

SUNDE
LAND SURVEYING

Scale: 1" = 40' (approx.)
Date: 08/21/25
Sheet: 2 of 5

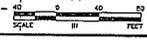


THIS MAP DOES NOT PURPORT TO BE A BOUNDARY SURVEY. PROPERTY LINES ARE SHOWN PER DAKOTA COUNTY GIS MAP.

I hereby certify that this sketch, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Dated this 18th day of May, 2015.
 SUNDI LAND SURVEYING, LLC.
 by *T. L. L.*
 T. L. L., Surveyor, P.L.S. Minn., Lic. No. 10143

SHEET A-2

Minnesota Uniform Section	MAP 11/17/2015
Drawing Title	LOCATION, TOPOGRAPHIC AND UTILITY SURVEY OF THE SOUTH ST. PAUL ROD & GUN CLUB
SUNDE LAND SURVEYING	John Sunde 1000 East Superior Street, Suite 200 St. Paul, MN 55102 Phone: 651-222-1111 Fax: 651-222-1112 www.sunde.com
Project No.	1015001
Drawn by	T. L. L.
Checked by	T. L. L.
Scale	AS SHOWN
Sheet	3 of 5



RIVER
 DOWN FLOW

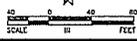


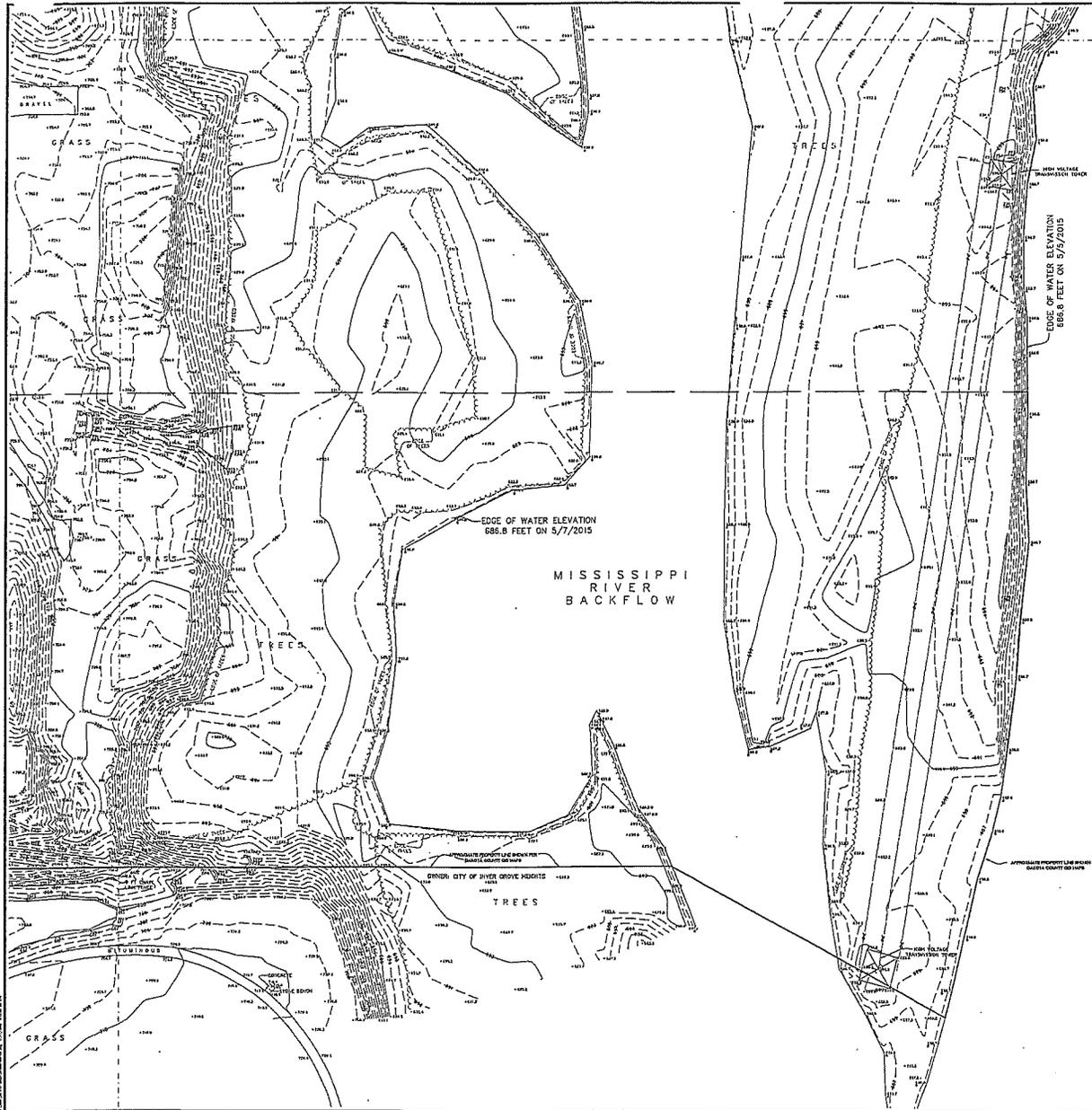
THIS MAP DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
PROPERTY LINES ARE SHOWN PER DAKOTA COUNTY GIS MAP

I hereby certify that this sketch, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Dated this 16th day of May, 2015
 BRUCE LAIB SURVEYING, LLC
 By: *MLA*
 State of Minnesota, P.L.S. License No. 19490

SHEET B-1

Client	11/11/2015
Project Name	1517
LOCATION, TOPOGRAPHIC AND UTILITY SURVEY OF THE SOUTH ST. PAUL ROD & GUN CLUB	
SUNDE LAND SURVEYING	1517
1000 1st Street, Suite 100 St. Paul, MN 55102 Phone: 651-451-1111 Fax: 651-451-1112 www.sunde.com	1517
Project Surveyed By	1517
Drawn By	1517
Checked By	1517
Scale	1517
Sheet	4 of 8





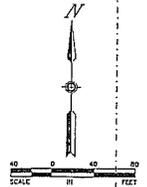
M I S S I S S I P P I

THIS MAP DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
PROPERTY LINES ARE SHOWN PER DAKOTA COUNTY GIS MAP.

I hereby certify that this sketch, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of South Dakota.
Dated this 18th day of May, 2015.
SUNDE LAND SURVEYING, LLC.
By: *M. Sunde*
Mike S. Sunde, P.L.S., Lic. No. 15410

SHEET B-2

Address of land location	11/17/2005
County	15
Section	20
Range	10
Township	10
<p>LOCATION, TOPOGRAPHIC and UTILITY SURVEY OF THE SOUTH ST. PAUL ROD & GUN CLUB</p>	
<p>SUNDE LAND SURVEYING</p>	
Project No. 2015-011	Sheet No. 2 of 5
Project Name: SOUTH ST. PAUL ROD & GUN CLUB	Scale: AS SHOWN
Project Date: 5/15/2015	Project No. 2015-011
Project Name: SOUTH ST. PAUL ROD & GUN CLUB	Scale: AS SHOWN
Project Date: 5/15/2015	Project No. 2015-011



Planning Commission Meeting Date: Wednesday, November 2, 2016	 City of South St. Paul Planning Commission Report	PC Agenda Item: 3.C
-----------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------

Project Name:	SSP Rod and Gun Club – IUP for Storage Containers	
Site Address:	600 Gun Club Road	PID: multiple
Applicant:	South St. Paul Rod and Gun Club	
Request:	Consider the request for an Interim Use Permit (IUP) to allow up to 5 trailers/shipping containers as storage containers.	
Proceeding:	Public Hearing / Planning Commission Recommendation	
Tentative City Council Meeting Date:	November 21, 2016	
Deadline:	December 2, 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 B. Correspondence from neighboring property owners — (none) C. Materials submitted by the applicant	

REQUEST and BACKGROUND

The applicant is requesting an Interim Use Permit (IUP) to be able to use up to 5 trailers/shipping containers to house storage on the Gun Club property for up to 5 years. The South St. Paul Rod and Gun Club currently has 3 shipping containers (40' x 8') on the property that house clay targets used for the gun range and 1 semi-trailer (52' x 8') that is used to store equipment. An additional storage container, similar in size to the existing containers noted above, would be used to store materials during construction. All of the containers/trailer would be located on the interior of the property so they would not be visible from beyond the property line. The application indicates that they will be submitting a PUD application next year for additional development of the site which would include permanent structures to replace the temporary storage containers.

Surrounding Area			
Direction	Future Land Use Plan	Zoning	Existing Land Use
North	Medium Performance Industrial	I: Industrial	(I) Dakota Bulk Terminal
South	Medium Performance Industrial	I: Industrial / P: Public/Institutional	(I) Gun Club / Park (IGH)

East	Mississippi River	N/A (Mississippi River)	Mississippi River
West	Railroad / Mixed-Use (on Concord St.)	Railroad / General Business	Railroad / Mostly residential / some commercial
Subject Property Site Data			
Future Land Use Plan	Medium Performance Industrial		
Existing Land Use	Industrial – Gun Club		
Zoning	I: Industrial		
Property Size	81.02 acres (3,529,231 square feet)		
Topography	Varies (generally low – floodplain area)		

ZONING SUMMARY:

Other Zoning Considerations	
Floodplain	Yes
Shoreland	Yes
MNRRRA	Yes
Utility easements	No

EVALUATION OF THE REQUEST

A. CONDITIONAL USE PERMIT

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

1. Zoning / Land Use

Accessory structures over 200 s.f., such as the proposed storage containers and trailer, require a Conditional Use Permit (CUP) (or IUP for interim uses). Additionally, exterior storage of items like the trailer/containers requires a Conditional Use Permit (or IUP for interim uses). In consideration of the CUP/IUP the Planning Commission will also need to make findings that proposed use will not have adverse impacts on adjacent uses or that potential impacts can be mitigated by the addition of conditions. Findings for the Commissions to consider are listed in the following section. Additionally as an Interim Use Permit the Planning Commission will also need to make findings that the proposed use is consistent with IUP criteria.

Standards for shooting ranges are outlined Minnesota Statutes Chapter 87A which states that the best practices are to follow the November 1999 revised edition of the National Rifle Associations’ Range Source Book: A Guide to Planning and Construction.

2. Interim Use Permit Findings

The applicant is seeking an Interim Use Permit (IUP) for a 5 year term to allow up to 5 containers/trailer for storing clay targets, equipment and construction materials. The Interim Use Permit would terminate at the end of December 2021. 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 of containers for exterior storage has been allowed for other properties within the City. The containers are movable in the case of a flooding event and have been placed in areas above base flood levels which are also internal to the site. Third, the permit would not impose additional costs should it be necessary to acquire the property, as the containers can be removed from the site. Finally, the conditions are listed in staff's recommendation and would be incorporated into the resolution to approve the Interim Use Permit.

3. Conditional Use Permit Findings:

As a Conditional Use the Planning Commission needs to evaluate the proposal and determine that the proposed use will not cause adverse impacts on adjacent properties and the area of the proposed use. Accordingly the Planning Commission will need to make findings as part of the evaluation of the proposed use. The following findings should be made to consider approval of any proposed Conditional Use Permit:

- ✓ *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.*

4. Floodplain Overlay

The subject property, including the building site, is located in the Flood Fringe District which is one of the floodplain districts (118-171). Structures should be elevated or flood-proofed, exterior storage should be removable in the event of a flood. Also, items that are potentially flammable, explosive, or injurious to humans, animals, or plants during a flood are prohibited. The structure shall be built to be compliant with Floodplain regulations and shall be designed to equalize hydrostatic flood forces on exterior walls.

5. Correspondence from Neighboring Property Owners
(None for the storage container application)

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 Conditional Use findings (see p.3-4 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 sections above) that the proposed Interim Use would not have an adverse impact on other properties and the general area or that potential impacts would be mitigated through specific conditions.
 - **(Step 2) Recommendation for Approval:** Approval of the proposed **Interim Use Permit** to allow up to 4 storage containers and 1 semi-trailer for exterior storage, 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 Engineering Department:
 - a) **Application/Narrative (SSP Rod and Gun Club)** **dated 10/03/2016**
 - b) **Site Plan/Survey (Sunde)** **dated 5/18/2015**
 - 2) **Exterior Storage/Maintenance.** Exterior storage shall be limited to inside the storage containers/trailer and no materials may be stored on or under the containers/trailer. Storage containers/trailer shall be properly maintained to be consistent with City Code.
 - 3) **Exterior Storage Limited to the Designated Area.** Exterior storage containers/trailer shall be limited to the designated areas as show on the site plan/survey.
 - 4) **Compliance with Laws and Approvals.** The property must remain compliant with all federal, state, and local laws and ordinances and all prior City approvals.
 - 5) **Term of the Interim Use Permit.** The Interim Use Permit shall allow for four shipping containers (up to 40' x 8') and one semi-trailer (52' x 8') and the term of the Interim Use Permit shall be for five (5) years beginning on May 27, 2017 and terminating on December 31, 2021.
 - 6) **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.

- Recommendation for Denial: Denial of the **Interim Use Permit** to allow up to 4 storage containers and 1 semi-trailer for exterior storage, for the following reasons:

1) _____

STAFF RECOMMENDATION

Staff recommends **approval** of the requested Interim Use Permit for the reasons stated in this report.

Respectfully Submitted,

Peter Hellegers

Peter Hellegers, City Planner

OCT 03 2016

10/02/2016

The South St. Paul Rod & Gun Club is requesting an IUP for the use of storage containers on our premises.

During the site visit by Peter Hellegers, John Sachi, and Chris Hartzell we were made aware that the use of storage containers requires approval by the city. To comply with city ordinances we are requesting an IUP for the use of five (5) storage containers on our property. We currently have three (3) containers and (1) one tractor trailer that are being used for storage. The three existing containers are 40' by 8' and are used for clay target storage and the trailer is 52' by 8' and has equipment in it.

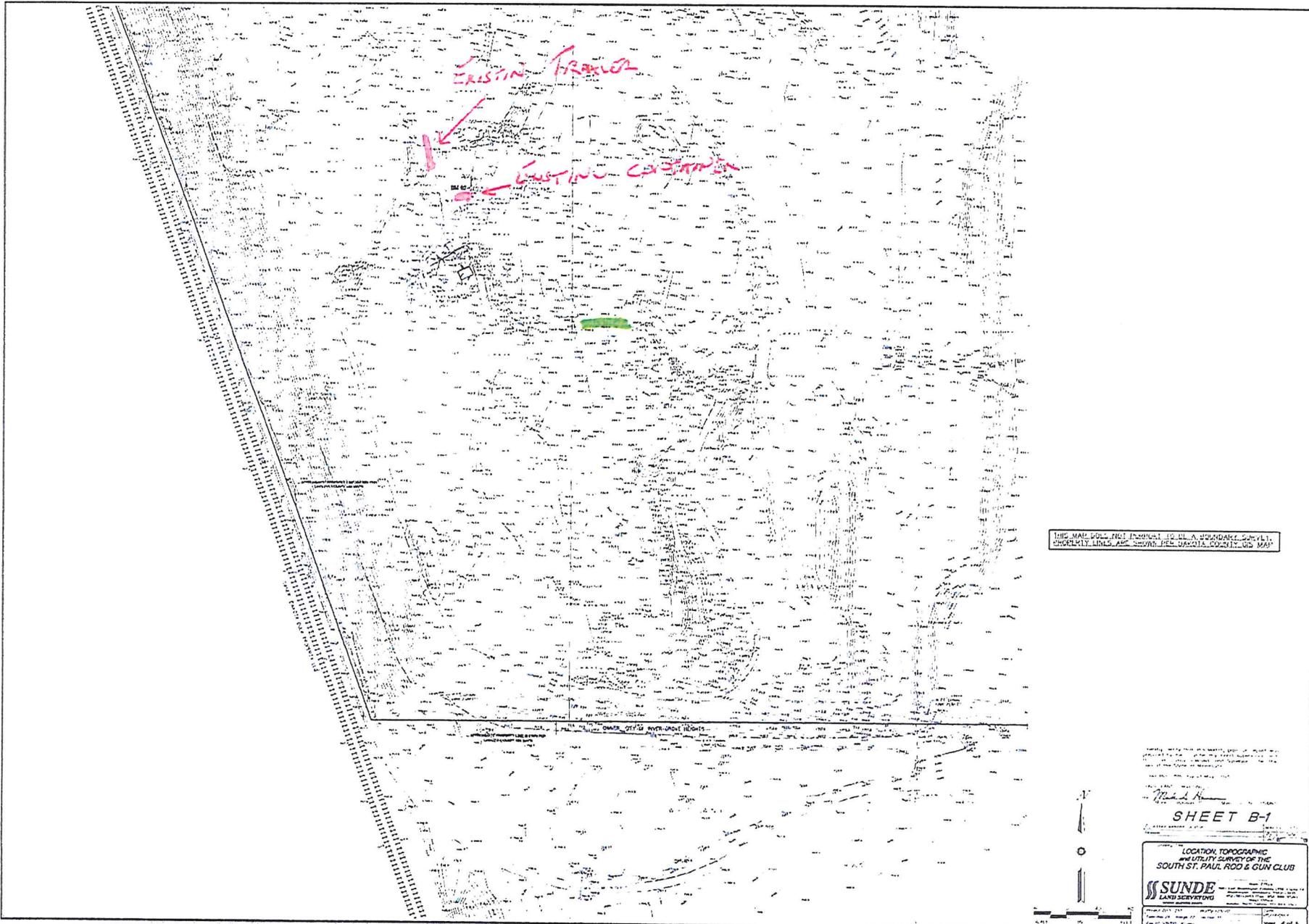
At this time we are requesting approval for the use of are four existing storage containers and one additional 40' by 8' container that will be used during construction. We would like to have approval for the term of (5) five years.

The trailers are located on the interior of our property. None of them are visible from outside of our property so no additional screening is proposed. All of the current containers are placed in locations where the floor grade is above the 705' elevation. They are all movable in the case of a catastrophic flood.

With our business only being conducted during daylight hours we are not installing any exterior lighting at this time.

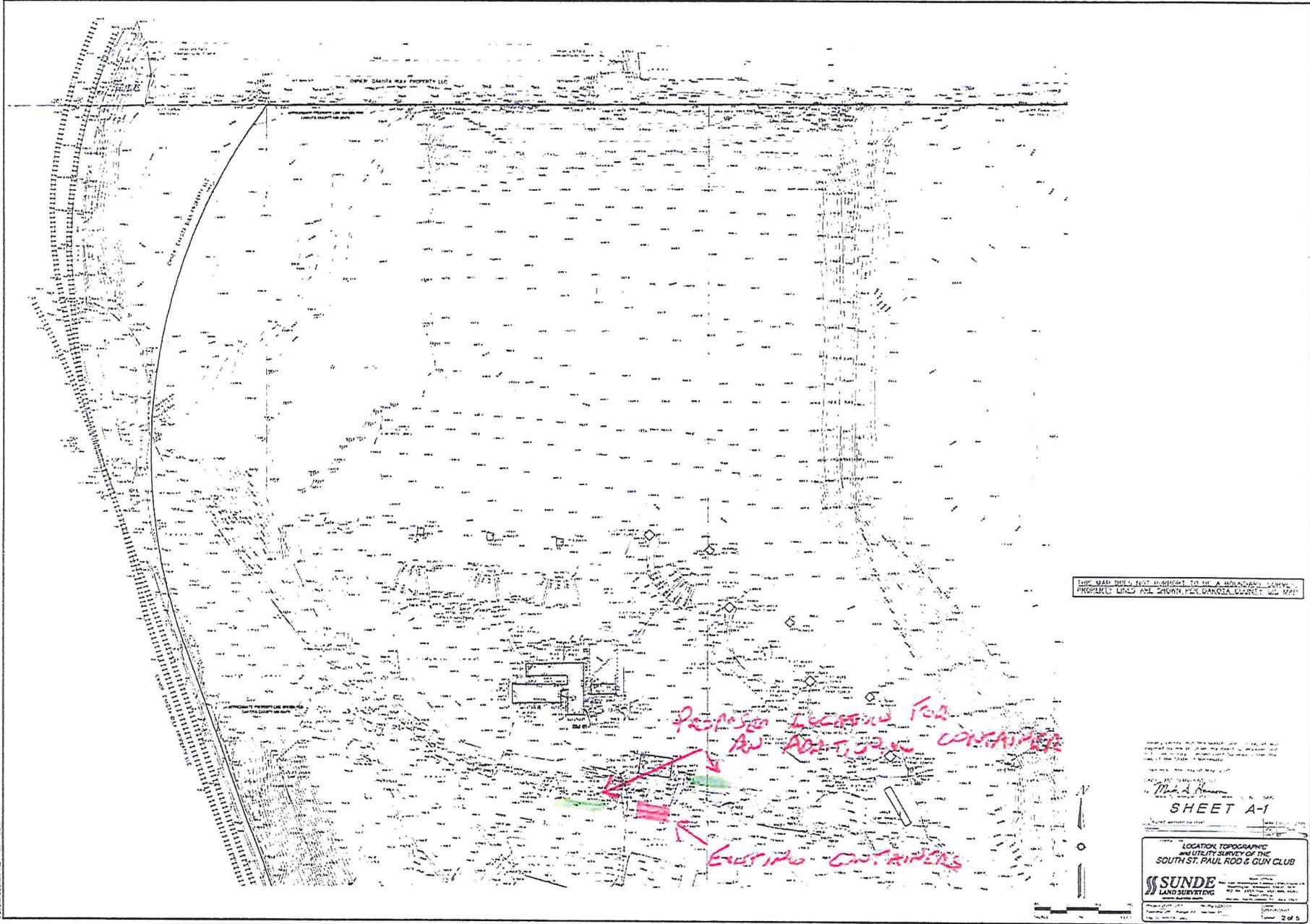
The South St. Paul Rod & Gun Club will be presenting a PUD application next year for continuing site development that would include the addition of permanent structures to replace the storage containers. Accompanied with this narrative is a site survey with the location of the existing containers and proposed site location for the additional requested container.

Thank you for your consideration.
South St. Paul Rod & Gun Club



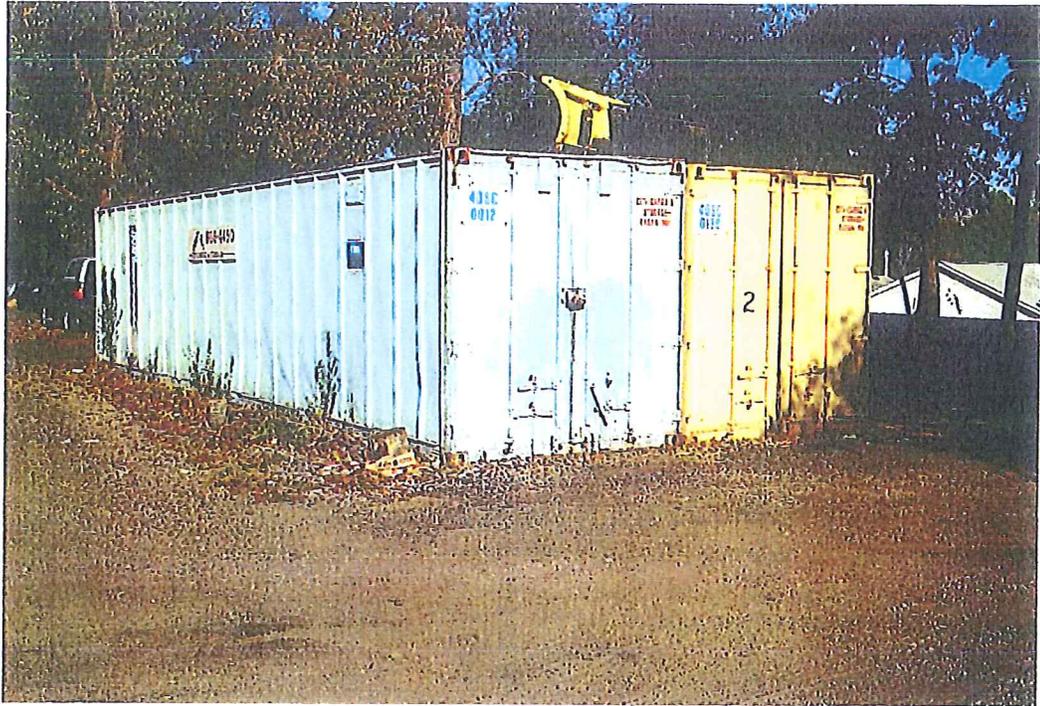
THIS MAP DOES NOT INTEND TO BE A BOUNDARY SURVEY.
 CHECKED LINES ARE SHOWN PER DAKOTA COUNTY GIS MAP

SHEET B-1
 LOCATION: TOPOGRAPHIC
 AND UTILITY SURVEY OF THE
 SOUTH ST. PAUL ROD & GUN CLUB
SUNDE
 LAND SURVEYING
 4 of 5



THIS MAP DOES NOT PURPORT TO BE A BOUNDARY SURVEY. PROPOSED LINES ARE SHOWN FOR GANGLIA COUNTY, ILL. MAP.

LOCATION TOPOGRAPHIC
 AND UTILITY SURVEY OF THE
 SOUTH ST. PAUL ROD & GUN CLUB
SUNDE
 LAND SURVEYING
 SHEET A-1
 2 of 5







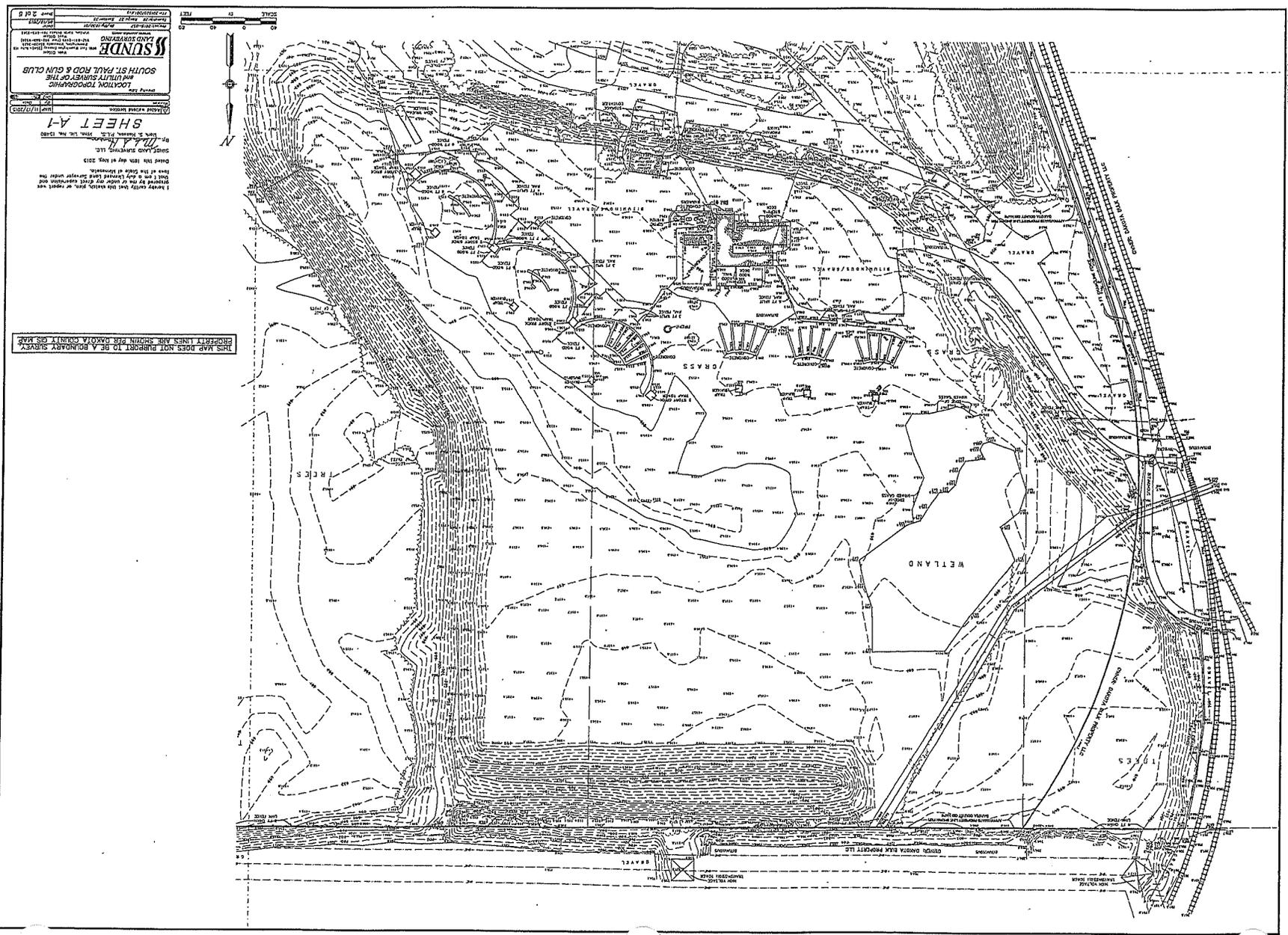
Google earth

feet 400
meters 100



CURRENT LOCATIONS

PROPOSED LOCATION



LOOKING TOPOGRAPHIC SURVEY OF THE
 SOUTH ST. PAUL ROAD & GUN CLUB
 SUND & COMPANY
 LAND SURVEYORS
 1000 N. 10TH ST. S.W. SUITE 100
 MINNEAPOLIS, MN 55415
 612-338-1111
 2018

SCALE
 1" = 40'

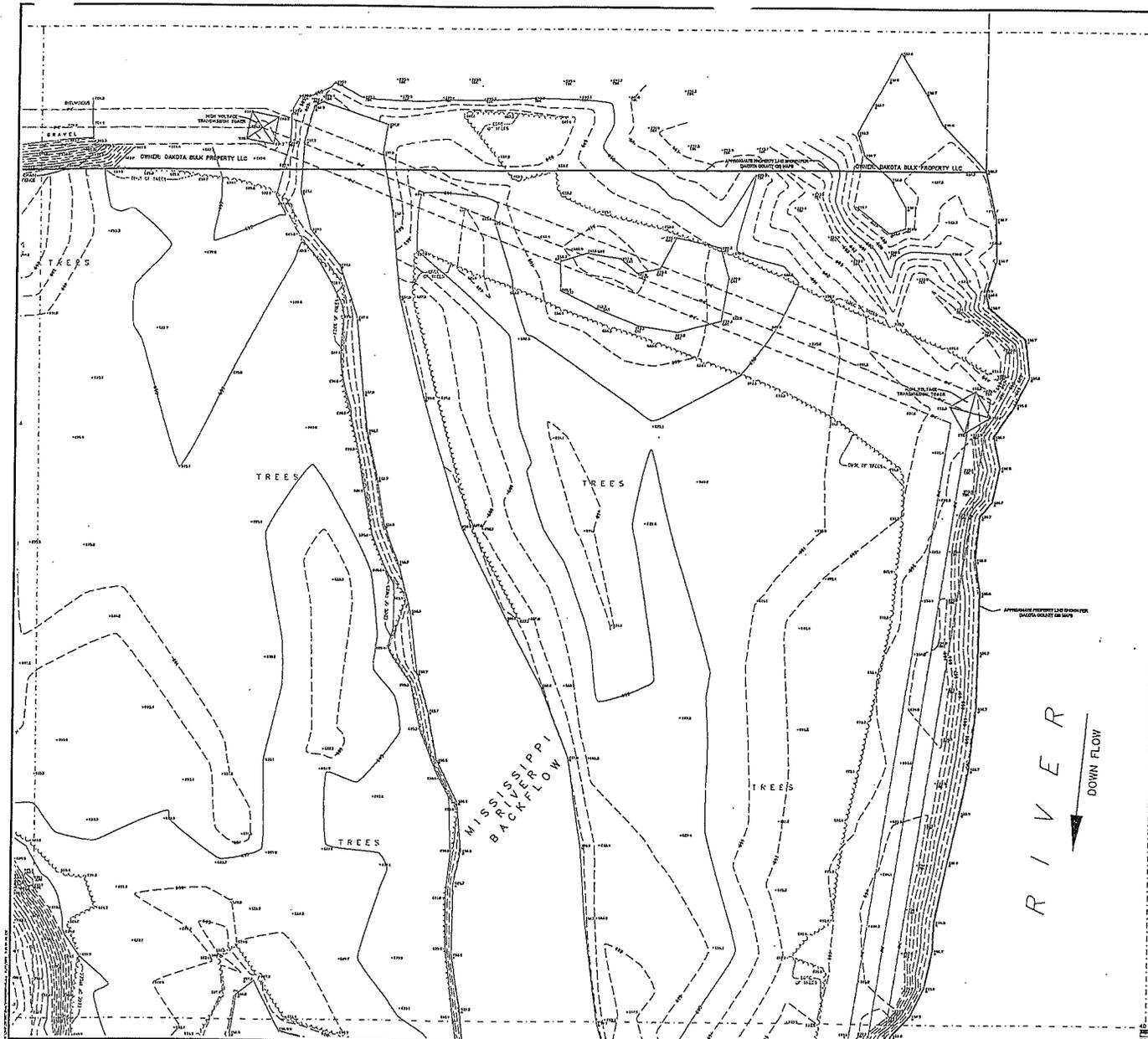


SHEET A-1
 SUND & COMPANY
 LAND SURVEYORS
 1000 N. 10TH ST. S.W. SUITE 100
 MINNEAPOLIS, MN 55415
 612-338-1111
 2018

THIS MAP DOES NOT WARRANT OR REPRESENT TO BE A BOUNDARY SURVEY.
 PROPERTY LINES ARE SHOWN FOR PRACTICAL PURPOSES ONLY.

WETLAND

SOUTH ST. PAUL ROAD & GUN CLUB
 SUND & COMPANY
 LAND SURVEYORS
 1000 N. 10TH ST. S.W. SUITE 100
 MINNEAPOLIS, MN 55415
 612-338-1111
 2018

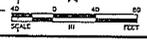


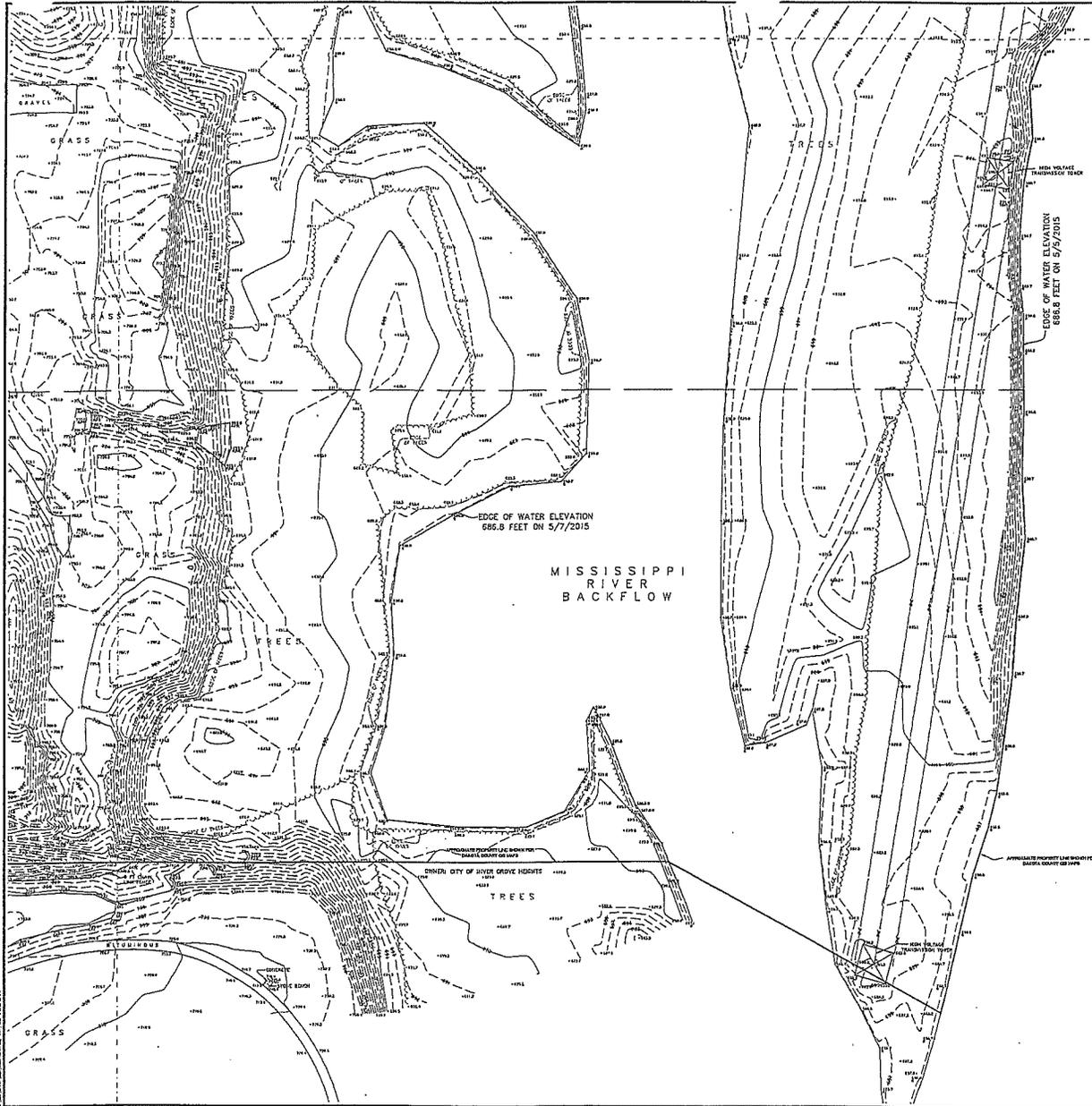
THIS MAP DOES NOT PURPORT TO BE A BOUNDARY SURVEY
PROPERTY LINES ARE SHOWN PER DAKOTA LOCALITY OS MAP

I hereby certify that this sketch, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Dated this 10th day of May, 2015
 STATE LAND SURVEYORS, L.L.C.
 By: *M. J. J.* Minn. Lic. No. 12465

SHEET A-2

Checked section section	DATE 11/17/2015
Checked	BY [Signature]
Drawing Title	LOCATION, TOPOGRAPHIC AND UTILITY SURVEY OF THE SOUTH ST. PAUL ROD & GUN CLUB
SUNDE LAND SURVEYING	1000 2nd St. South, Suite 111 Minneapolis, MN 55410 Phone: 612-338-1111 Fax: 612-338-1112 Email: info@sundesurveying.com Website: www.sundesurveying.com
Scale	AS SHOWN
Sheet	3 of 6



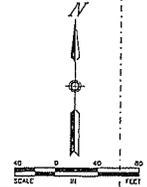


M I S S I S S I P P I

THIS MAP DOES NOT PURPORT TO BE A BOUNDARY SURVEY. PROPERTY LINES ARE SHOWN PER DADEA COUNTY GIS MAP.

I hereby certify that this sketch, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Mississippi.
 Dated this 16th day of May, 2015
 SUNDE LAND SURVEYING, LLC.
 By: *M. J. H.*
 Mark S. Hester, P.L.S. Mon. Ln. 15480

SHEET B-2



Checked and dated Section	DATE 11/17/2015
By: <i>M. J. H.</i>	DATE 11/17/15
Scale	AS SHOWN
Survey for: LOCATION, TOPOGRAPHIC AND UTILITY SURVEY OF THE SOUTH ST. PAUL ROAD & GUN CLUB	
Project No. 15-001 Date of Survey 11/17/15 Surveyed by M. J. Hester, P.L.S.	Firm Office 150 East of Highway 261, Suite 101, 10 Ocean Springs, MS 38871 Phone: 662-336-1111 Fax: 662-336-1112 www.sunde.com Mobile: 662-336-1111
Printed at: Ocean Springs, MS Date: 11/17/15	Sheet: 8 of 8

Planning Commission Meeting Date: Wednesday, November 2, 2016	 City of South St. Paul Planning Commission Report	PC Agenda Item: 3.D
-----------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------

Project Name:	Cemstone CUP	
Site Address:	501 Richmond St. E.	PID: 360340001004
Applicant:	Cemstone Products Company	
Request:	Consider the request for an amendment to the Conditional Use Permit (CUP) and associated site plan to allow a 23,000 square foot addition, additional parking and relocated diesel fueling island.	
Proceeding:	Public Hearing / Planning Commission Recommendation	
Tentative City Council Meeting Date:	November 21, 2016	
Deadline:	December 2, 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 B. Correspondence from neighboring property owners — (none) C. Materials submitted by the applicant	

REQUEST and BACKGROUND

The applicant is requesting an amendment to the Conditional Use Permit previously approved to make way for a 23,000 square foot building addition on the property. The proposal includes the building addition, additional employee parking spaces and the relocation of the diesel fuel island to further north within the property. The addition would bring 20 concrete pump trucks to the site and would increase the number of employees on the site from 50 to 70. The operation at the site would be 24 hours from Monday to Friday with Saturdays as needed. There are also a handful of historical zoning approvals for the site relating to previous uses of the property.

There have been a few planning approvals on this property under the current property owner which are related to the request. First, Resolution 2013-111 approved a Conditional Use Permit (CUP) for a truck repair facility with exterior storage of trucks and a diesel fueling island. The combination of the parcels for the buildings was also approved through Resolution 2013-185. Finally, an amended Site Plan was approved for the property through Resolution 2104-12 for an amended exterior treatment of the building and front vestibule.

Surrounding Area			
Direction	Future Land Use Plan	Zoning	Existing Land Use
North	Light Industrial	I: Industrial	Industrial (Twin City Tanning)
South	Industrial	I: Industrial / P: Public/Institutional	City Public Works Garage
East	Industrial	I: Industrial	Industrial (Dakota Bulk)
West	Light Industrial	I: Industrial	Industrial (Thompson Truck)
Subject Property Site Data			
Future Land Use Plan	Light Industrial ("494 Corridor")		
Existing Land Use	Industrial (truck repair, fuel tank an pump islands and exterior storage through CUP, also truck storage in building)		
Zoning	I: Industrial		
Property Size	5.92 acres (257,875 square feet)		
Topography	Relatively flat, low elevation		

ZONING SUMMARY:

Bulk Requirements	Required	Existing	Proposed
Lot area	N/A	N/A	N/A
Lot width	N/A	N/A	N/A
Lot Coverage	N/A	N/A	N/A
Setbacks:			
Front yard	N/A	N/A	N/A
Side yards	N/A	N/A	N/A
Rear yard	N/A	N/A	N/A
Site Design	Required	Proposed	Proposed
Parking Standards:			
- Auto Repair (8 + 1/ea. 800s.f. over 1,000 s.f.)	22	50 employee	84 employee
- Ind./Whse./Storage (1 per ea. 2 employees or 1 per each 2,000 s.f.)	14	2 customer/delivery	2 customer/delivery
	36 total	22 truck parking	22 truck parking
Landscape Standards:	(needs landscape islands in pkg.)		
Landscape lot area	15 %	26%	23%
			N/A
Floodplain			Yes
Shoreland			No
MNRRRA			Yes
Utility easements			No

EVALUATION OF THE REQUEST

A. Land Use

1. Generally

City Code requires a Conditional Use Permit for exterior storage as an accessory use in the Industrial district (not permitted as a principal use). Truck repair is also a conditional use and was previously approved through the 2013 CUP. The

above-ground diesel tank and fueling island also required a CUP approval from 2013 but is being relocated as part of the application.

2. Floodplain Overlay

The subject property, including the building site, is located in the Flood Fringe District which is one of the floodplain districts (118-171). Structures should be elevated or flood-proofed, exterior storage should be removable in the event of a flood. Also, items that are potentially flammable, explosive, or injurious to humans, animals, or plants during a flood are prohibited. The structure shall be built to be compliant with Floodplain regulations and shall be designed to equalize hydrostatic flood forces on exterior walls.

B. Performance Standards

3. Architecture / Architectural Standards

The proposed addition is over 10,000 square feet so the proposed addition needs to achieve partial compliance with the City's architectural standards. The requirements call for at least 60% of the building to be of two different Class 1 or 2 materials with no more than 40% Class 3 or 4 materials and no more than 10% Class 4 materials. The proposed addition is primarily precast concrete, mostly smooth finish but with a band of ribbed aggregate finish precast to keep consistent with the look of the existing building. The design also uses smooth concrete block for exterior pilasters (columns), the block is a Class 4 material but the use of such material doesn't exceed the 10% allowed in the architectural standards. Finally, as with the existing building the addition would have several large overhead doors added to the east and west sides of the building. These doors are approximately 16 feet by 16 feet and would match the existing overhead doors. The other changes to the exterior of the building would be the inclusion of some typical square industrial windows around the building (same as on the existing building and the precast exterior would be painted (tan bottom with blue band over the aggregate).

4. Signage

No additional signage was indicated as part of the proposed building plan. Any signage would need to be consistent with City Code for the Industrial District.

5. Landscaping:

The landscaping requirements call for a minimum of 15% landscaping in the Industrial district. Currently there is only a small area of landscaping (pond) in the northern portion of the site. The proposal shows some landscaping by the front door but there isn't much more shown. The northern portion of the site near the weir structure could be landscaping but the plans don't specify what the surface is in that area. The City Code requires landscape islands and the parking islands shown in the plan should be landscaped islands and should also be curbed. Landscape islands may include rock but should also include some plantings.

6. Fence / Screening:

City Code requires that exterior storage areas have to be screened from adjacent properties and public rights of way. Screening should be in place to screen the view of the relocated above-ground fuel tanks (and other exterior storage as previously approved) from adjacent properties and roadways. Screening also needs to be in place along the northern property line so that the weir along with the above-ground tank and fueling island is screened from the adjacent street to the north (Malden) to bring that into compliance with Code and the CUP.

7. Parking:

The City's parking regulations require parking, including long term parking, to be on an approved hard surface. The City Code also requires perimeter curbing around parking areas. The plans show that all of the parking areas would be improved with bituminous and curbing to meet City Code. An additional 36 employee parking spaces are shown with the proposed addition. This would provide more than ample parking to meet Code requirements.

A variance from 1973 indicated that the adjacent lot (west parcel) was not to be sold separately without first reviewing parking for the adjacent building, essentially holding part of the site for "proof of parking". The west parcel would be owned by Cemstone as well as the other 2 parcels on this property.

8. Potential Nuisances: Noise / Smoke / Traffic / Dust / Odor / Vibration

The previous CUP application report noted that the site as designed had a total capacity of 69 trucks. The addition of 20 concrete pump trucks would bring that total up to 89 trucks. As previously mentioned, if there were that many trucks on site and they were all leaving or returning to the site around the same time it could have an impact on the traffic. In practice it may never be that high of a number that come to the site, but based on the capacity the City should account for the possibility of that number of trucks being on site and propose conditions as necessary to minimize that potential nuisance.

There may be also some noise from the trucks and some smoke/odor from exhaust but probably not enough to be a nuisance. Vibration could be an issue with heavy trucks. However, the trucks coming to this site are supposed to be empty so that should lessen the potential for that as a nuisance.

9. Correspondence From Nearby Property Owners

None

3. Conditional Use Permit Findings

The Conditional Use Permit (CUP) is for a land use which is generally compatible with all other uses in the district where it is located but should not be permitted as a matter of right in every area within the district because of special circumstances that the use or location may present. Therefore the CUP is judged on the basis of standards and criteria specified in the code (see below) and the City is allowed to impose appropriate conditions and restrictions on the CUP. The Zoning Code instructs the Planning Commission and City Council to make the following findings when considering a CUP:

Conditional Use Permit Findings:

- ✓ *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 is consistent with the existing use on the property. The proposed use should not substantially diminish or impair property values within the neighborhood. Additional screening will need to be installed to screen the property consistent with City Code. The use already has adequate utilities, and as an existing use has adequate ingress and egress. The Planning Commission may want to discuss whether the additional 20 trucks would create traffic impacts that need to be mitigated through conditions on the CUP.

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 Conditional Use findings (see p.3-4 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.
 - **(Step 2) Recommendation for Approval:** Approval of the Amended **Conditional Use Permit** to allow a building addition of 23,000 square feet and associated site plan changes to the parking, ponding, and relocation of the diesel fueling island, subject to the following conditions:

Q:\City Planner\Planning Cases\2016\11-02-16\11-02-16 PC Report - Cemstone Amended CUP - bldg addn - 501 Richmond St E.docx

- 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 Engineering Department:

a) Application/Narrative (Cemstone)	dated 10/03/2016
b) Civil and Landscape Plans (Carlson McCain)	dated 10/03/2016
c) Architectural Plans (Pope)	dated 10/03/2016

- 2) **Building Permits.** 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. The applicant shall submit a code review of the building done by a state licensed architect prior to obtaining any building permits.

- 3) **Screening.** Additional screening is necessary along the northern property line to screen the existing weir and the relocated diesel tank and fuel island consistent with City Code. Screening shall be opaque fence or coniferous shrubs to a height of not less than 6 feet. The screening shall extend to the former property line separating the parcel with the metal building from the parcel to the west.

- 4) **Compliance with Laws and Approvals.** The property must remain compliant with all federal, state, and local laws and ordinances and all prior City approvals.

- 5) **Grading Plans Subject to City Engineer's Approval.** All engineered grading plans and specifications are subject to the review and approval of the City Engineer.

- 6) **Review of the Conditional Use Permit.** The Conditional Use Permit will be reviewed in approximately 1 year to determine compliance with the Conditional Use Permit.

- 7) **Termination of the Conditional Use Permit.** The Conditional Use Permit will terminate if improvements have not substantially begun within 1-year from the date of approval of the Conditional Use Permit. The violation of a condition of approval shall terminate the Conditional Use Permit. The property must be continually operated for use specified in the Conditional Use Permit to remain valid. If the property is not used for the use listed in this Conditional Use Permit for a period of 1-year then the Conditional Use Permit shall terminate.

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 of the Amended **Conditional Use Permit** to allow a building addition of 23,000 square feet and associated site plan changes to the parking, ponding, and relocation of the diesel fueling island, for the following reasons:

1) _____

STAFF RECOMMENDATION

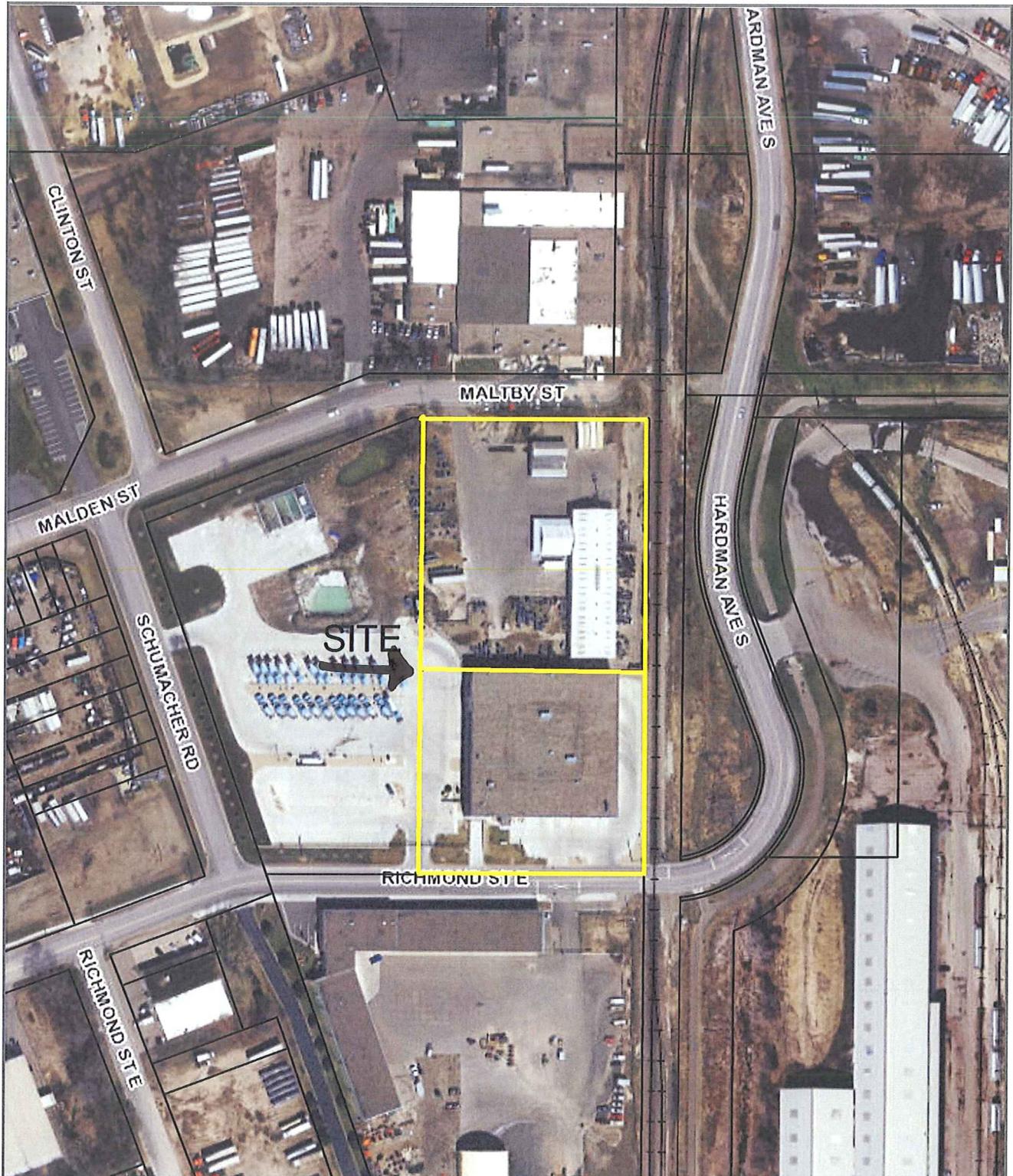
Staff recommends **approval** of the requested amended Conditional Use Permit for the reasons stated in this report.

Respectfully Submitted,

Peter Hellegers

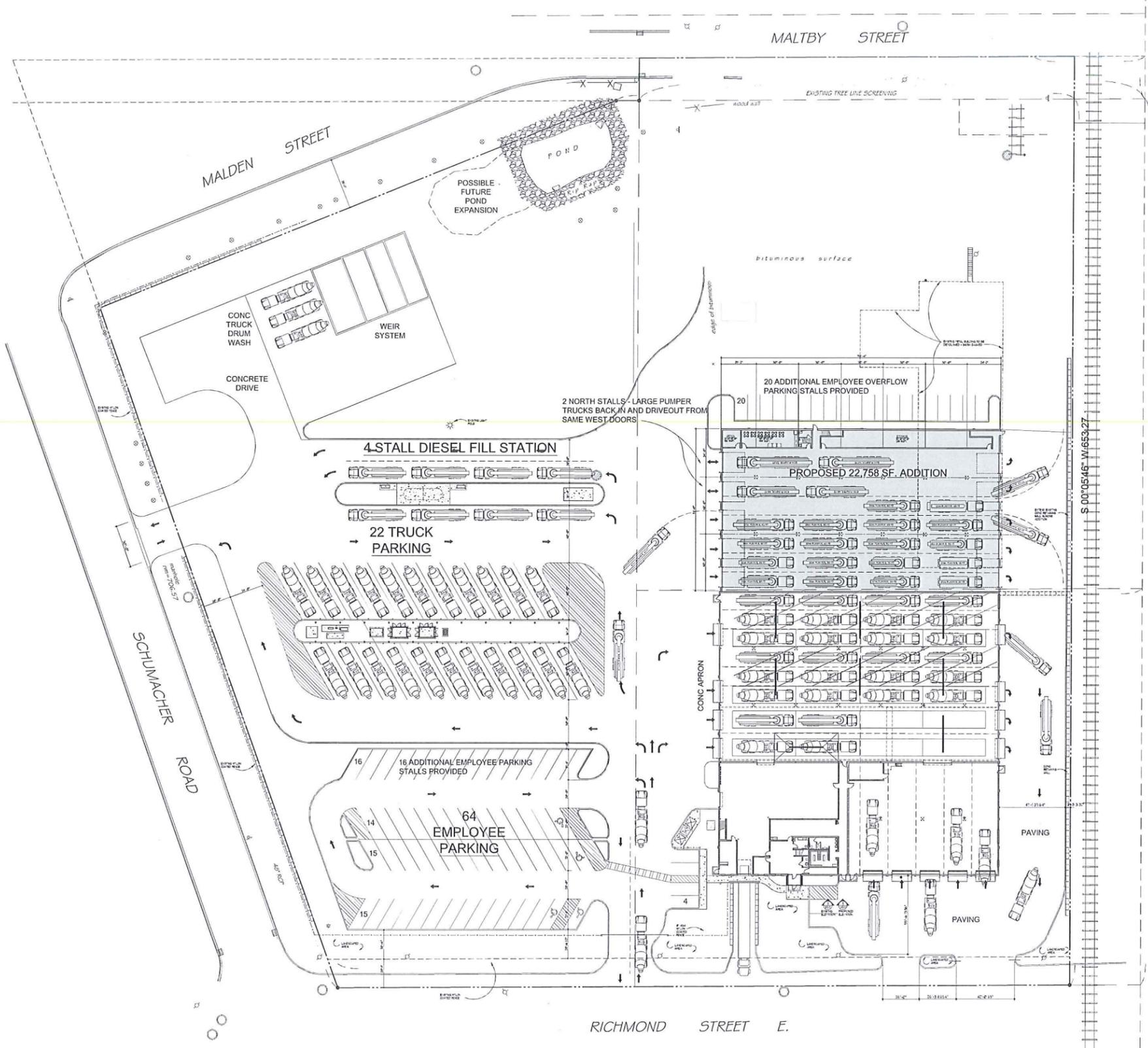
Peter Hellegers, City Planner

501 Richmond Street E. / 500 Malden



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 = 200 feet
10/19/2016



1
A1.2
CEMSTONE CENTRAL MAINTENANCE FACILITY -
PROPOSED ARCHITECTURAL SITE PLAN - 22,758 SF. ADDITION
1"=30'-0"

POPE
ARCHITECTS

POPE ARCHITECTS
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com



CEMSTONE CENTRAL
MAINTENANCE
FACILITY
PUMPER TRUCK PARKING
GARAGE ADDITION
501 E. RICHMOND STREET E.
SOUTH ST. PAUL, MN

CITY SUBMITTAL
10-03-16

PROPOSED
ARCHITECTURAL
SITE PLAN

Revised and Revisions:
CITY SUBMITTAL 10-03-16

Completion No. 12577-16118
Drawn by DO
Checked by DTP

SHEET
A1.2

INDUSTRIAL & WAREHOUSE BUILDING REQUIREMENTS

CLASS 1 & 2: AT LEAST 2 DIFFERENT CLASS 1 OR 2 MATERIALS OF AT LEAST 60%
 CLASS 3 & 4: NOT MORE THAN 40%
 CLASS 4: CANT EXCEED 10%

POPE
 ARCHITECTS

POPE ARCHITECTS
 1295 BANDANA BLVD N, SUITE 200
 ST. PAUL, MN 55108-2735
 (651) 642-9200 | FAX (651) 642-1101
 www.popearch.com



CEMSTONE CENTRAL MAINTENANCE FACILITY

PUMPER TRUCK PARKING GARAGE ADDITION
 501 E. RICHMOND STREET E.
 SOUTH ST. PAUL, MN

CITY SUBMITTAL
 10-03-16

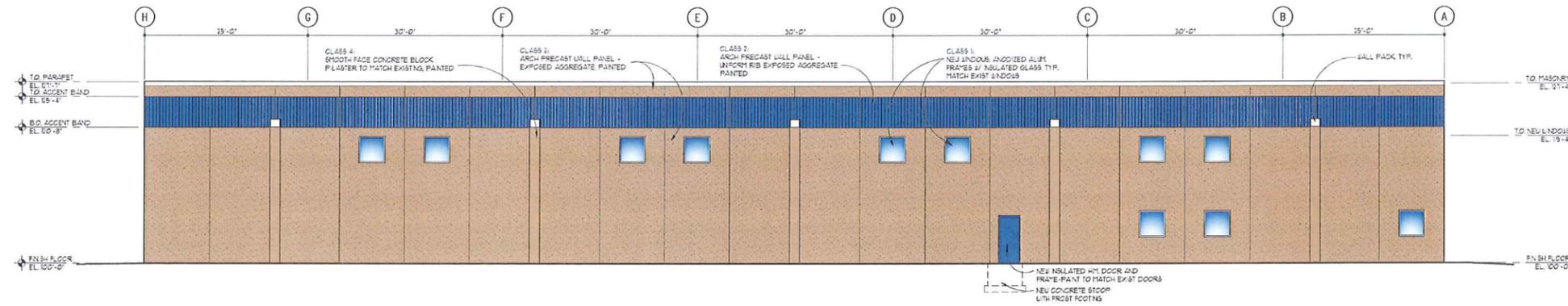
PROPOSED ENLARGED BUILDING ELEVATIONS

Issue #3 Revision:
 CITY SUBMITTAL 10-03-16

Commission No. 12577-16118
 Drawn by DO
 Checked by DTP

SHEET

A3.2



3 PROPOSED - ENLARGED NORTH BUILDING ELEVATION
 A3.2 1/8"=1'-0"



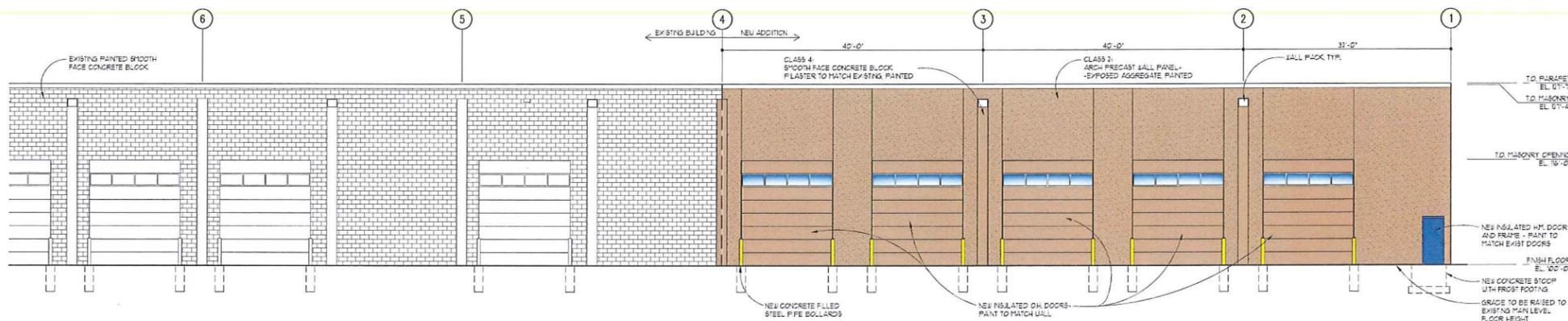
ADDITION - NORTH ELEVATION

MATERIAL QUANTITIES

OVERALL	5,400 SF
CLASS 1	176 SF (3.3% OF OVERALL)
CLASS 2	5,024 SF (93% OF OVERALL)
CLASS 3	N/A
CLASS 4	175 SF (3.3% OF OVERALL)
DOORS	25 SF (.4% OF OVERALL)

MATERIALS PRESENT - NORTH ELEVATION

CLASS 1: TRANSPARENT GLASS
 CLASS 2: ARCHITECTURAL PRECAST TEXTURED PRECAST PANELS
 CLASS 3: N/A
 CLASS 4: SMOOTH CONC BLOCK



2 PROPOSED - ENLARGED EAST BUILDING ELEVATION
 A3.2 1/8"=1'-0"



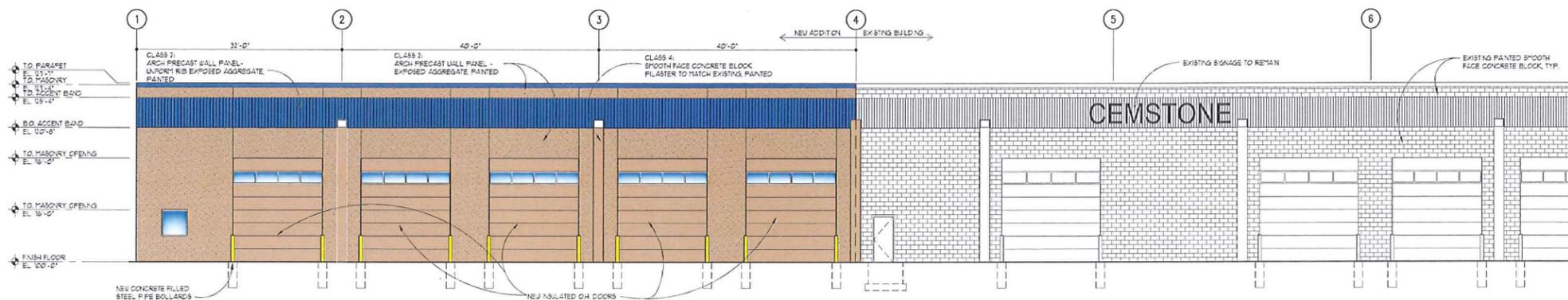
ADDITION - EAST ELEVATION

MATERIAL QUANTITIES

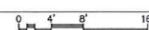
OVERALL	3,015 SF
CLASS 1	N/A
CLASS 2	1,770 SF (59% OF OVERALL)
CLASS 3	N/A
CLASS 4	100 SF (3.2% OF OVERALL)
DOORS	25 SF (.8% OF OVERALL)

MATERIALS PRESENT - EAST ELEVATION

CLASS 1: N/A
 CLASS 2: ARCHITECTURAL PRECAST TEXTURED PRECAST PANELS
 CLASS 3: N/A
 CLASS 4: SMOOTH CONC BLOCK



1 PROPOSED - ENLARGED WEST BUILDING ELEVATION
 A3.2 1/8"=1'-0"



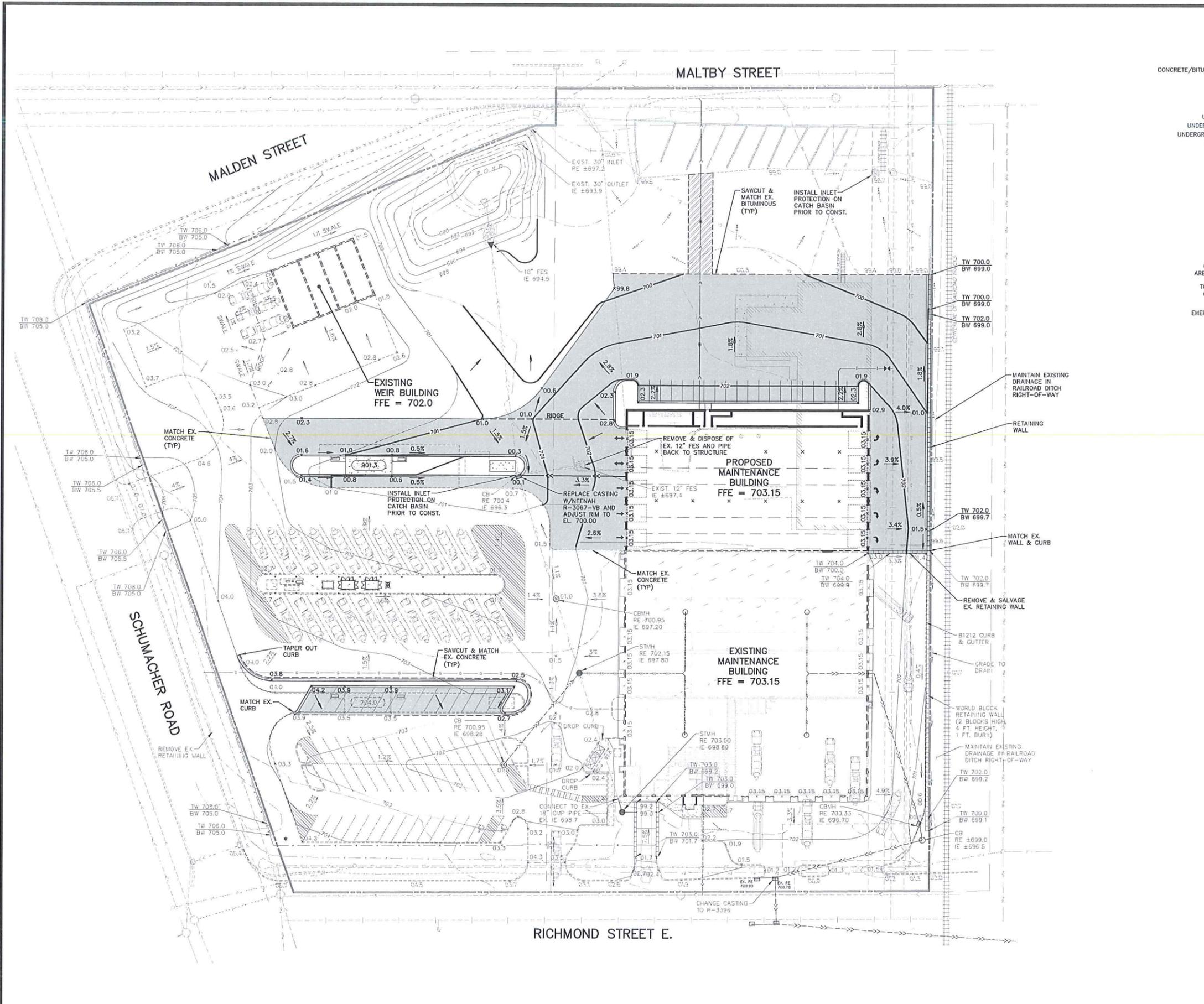
ADDITION - WEST ELEVATION

MATERIAL QUANTITIES

OVERALL	3,015 SF
CLASS 1	16 SF (.5% OF OVERALL)
CLASS 2	1,792 SF (59.4% OF OVERALL)
CLASS 3	N/A
CLASS 4	88 SF (2.9% OF OVERALL)
DOORS	1,120 SF (37% OF OVERALL)

MATERIALS PRESENT - WEST ELEVATION

CLASS 1: TRANSPARENT GLASS
 CLASS 2: ARCHITECTURAL PRECAST TEXTURED PRECAST PANELS
 CLASS 3: N/A
 CLASS 4: SMOOTH CONC BLOCK



LEGEND

EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	---
CURB LINE	---
CONCRETE/BITUMINOUS PAVEMENT	---
CONCRETE WALK	---
SANITARY SEWER	---
STORM SEWER	---
WATER MAIN	---
UNDERGROUND GAS	---
UNDERGROUND ELECTRIC	---
UNDERGROUND FIBER OPTIC	---
OVERHEAD UTILITY	---
MANHOLE	---
HYDRANT	---
GATE VALVE	---
CURB STOP	---
ELECTRIC BOX	---
UTILITY POLE	---
LIGHT POLE	---
SEMAPHORE	---
HAND HOLE	---
FENCE	---
5' CONTOUR	---
1' CONTOUR	---
SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)	00.0 G 33.8
TOP OF CURB ELEV. GUTTER LINE ELEV.	T 34.3 G 33.8
EMERGENCY OVERFLOW	E.O.F. 000.0
SILT FENCE

GRADING NOTES

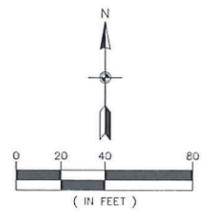
- SILT FENCE AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL SITE HAS BEEN STABILIZED.
- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
- CONTRACTOR SHALL STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 6" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODDED, SEEDDED OR LANDSCAPED.

GOVERNING SPECIFICATIONS

- THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE CITY OF SOUTH ST. PAUL SPECIFICATIONS.
- THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
- THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.

AREA CALCULATIONS

TOTAL SITE AREA	373,827 SF
SITE AREA (LESS R/W)	353,827 SF
EXISTING IMPERVIOUS AREA (PRIOR TO CONSTRUCTION)	261,976 SF (74%)
PROPOSED IMPERVIOUS AREA (AFTER CONSTRUCTION)	273,879 SF (77%)



Carlson McCain
 ENVIRONMENTAL - ENGINEERING - SURVEYING
 3890 Pleasant Ridge Dr. NE #100, Blaine, MN
 Phone: 763-489-7900 Fax: 763-489-7959

GRADING, DRAINAGE, & EROSION CONTROL PLAN
TRUCK SERVICE AND MAINTENANCE FACILITY
TRUCK STORAGE ADDITION
 South St. Paul, Minnesota

CEMSTONE COMPANIES
 2025 Centre Pointe Blvd., Suite 300
 Mendota Heights, MN 55120

REVISIONS

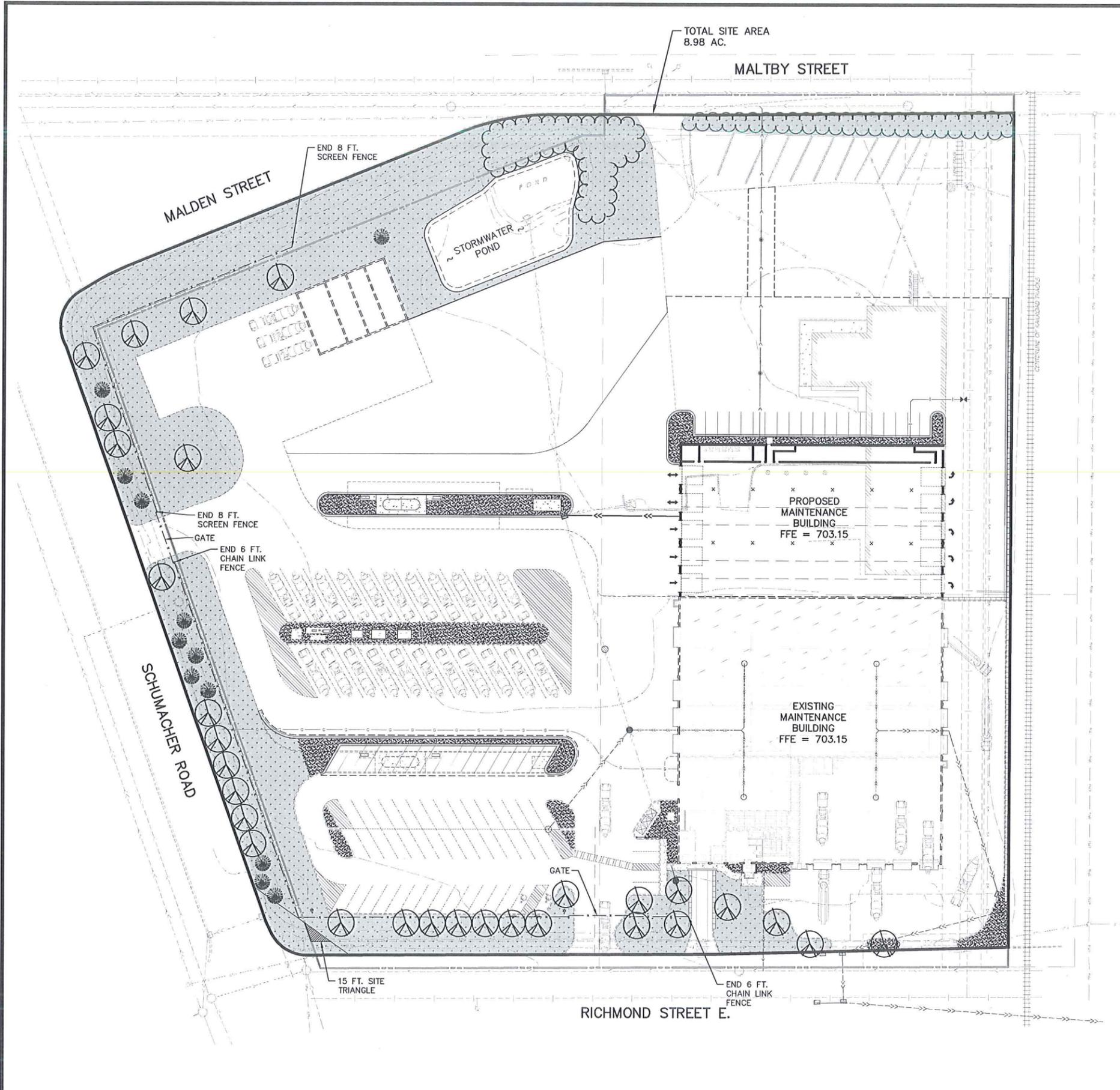
1.	City Submittal.
2.	
3.	
4.	
5.	
6.	

DRAWN BY: JTR
 DESIGNED BY: JTR
 ISSUE DATE: 10/03/16

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

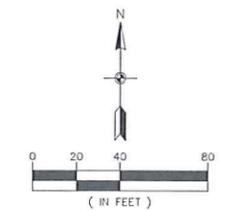
Name: Joseph T. Radach, P.E.
 Signature: [Signature]
 Date: 10/03/16 License #: 45889





LANDSCAPE CALCULATIONS

	TOTAL SITE AREA 391,159 S.F. 8.98 AC.
	GRASS/SHRUBS/TREES 71,100 S.F. (18%) 1.63 AC.
	ROCK/SHRUBS 10,100 S.F. (3%) 0.23 AC.
	EXISTING DECIDUOUS TREE (29 EA.)
	EXISTING CONIFEROUS TREE (12 EA.)
	EXISTING TREE LINE



Carlson McCain
 ENVIRONMENTAL • ENGINEERING • SURVEYING
 3890 Pheasant Ridge Dr. NE #100, Blaine, MN
 Phone: 763-489-7900 Fax: 763-489-7959

LANDSCAPE & FENCING PLAN
TRUCK SERVICE AND MAINTENANCE FACILITY
~ TRUCK STORAGE ADDITION ~
 South St. Paul, Minnesota

CEMSTONE COMPANIES
 2025 Centre Pointe Blvd., Suite 300
 Mendota Heights, MN 55120

REVISIONS

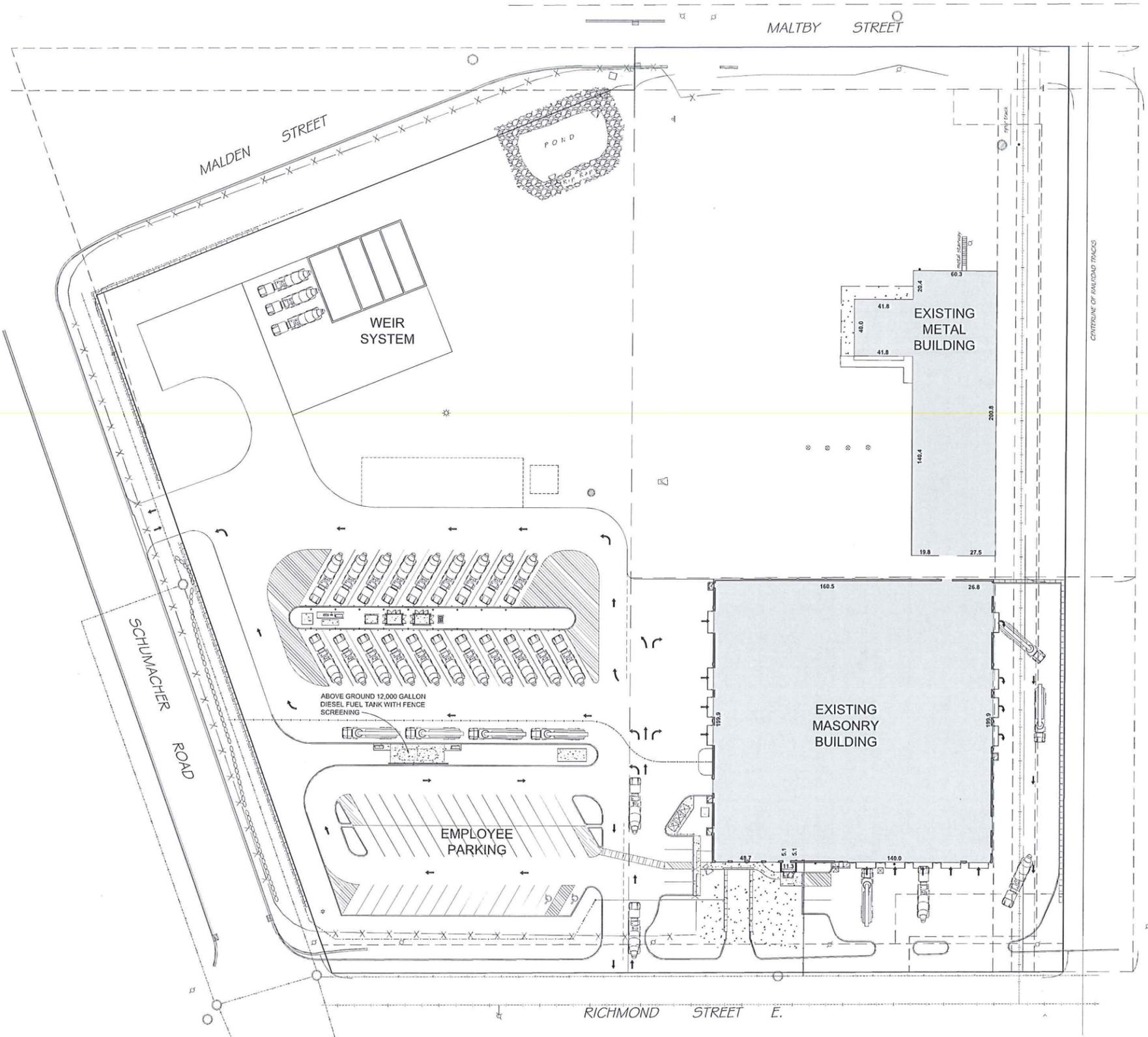
1.	City Submittal.
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DRAWN BY: JTR
 DESIGNED BY: JTR
 ISSUE DATE: 10/03/16

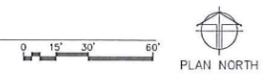
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Name: Joseph T. Radach, P.E.
 Signature: *[Signature]*
 Date: 10/03/16 License #: 45889





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A1.1
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10-03-16

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SITE PLAN**

Issues and Revisions:
CITY SUBMITTAL 10-03-16

Consulting No. 12577-16118
Drawn by DO
Checked by DTP

SHEET

A1.1