

5.04: Public Hearing: Consider Interim Use Permit for Gravel Parking Lot Expansion at 7575 Highway 10 NW; Case of M&G Trailers

Public Hearing

Chairperson Bauer called the public hearing to order at 8:20 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating this case was amended on November 29, 2016. He explained the City has received a request for an expansion of a gravel parking/storage area at 7575 Highway 10 NW. The request has been made by M & G Trailers. These parking and storage areas are ordinarily required to consist of asphalt or concrete. However, in acknowledgement of impacts of future Highway 10 improvements, the City has adopted interim development standards for impacted parcels. In this case, the Highway 10 Access Planning Study call for a complete acquisition of this parcel in order to remove a private, direct access to Highway 10. A timetable has not been set for acquisition, and is an 'opportunity driven' priority. In other words, unless a safety hazard presents itself, confirmed by accident data, the acquisition will likely be one of the last implementation steps of the plan that spans the cities of Anoka, Ramsey, and portion of Elk River.

Community Development Director Gladhill reported the use of gravel in these interim areas is limited to expansions of existing paved lots. This would be the second expansion of this lot, previously approved via Interim Use Permit. The expansion is within the 150% the size of the paved lot as allowed by City Code. The proposal generally meets setback requirements, with amendments outlined in City Code. The Applicant must also provide a Landscape Plan to be reviewed by Staff prior to issuing the grading permit. The request also requires the approval of the Lower Rum River Watershed Management Organization. Key discussion topics:

- Code allows for gravel parking and storage areas in areas impacted by future public improvements or acquisition.
- This site is identified as a necessary acquisition in the Highway 10 Access Planning Study.
- Design requirements include, but are not limited to (copy of section of code attached):
 - 20 foot setback from front property line.
 - Cannot exceed 150% the size of the paved portion of the lot.
 - Proper grading and drainage (review complete).
 - Proper stormwater management (review complete).

Community Development Director Gladhill stated the site has several compliance issues currently. The hope is that by allowing additional storage area, these issues can be corrected (storage within the 20-foot setback area, blockage of required drive aisles). Staff reviewed the request in further detail and recommended approval of the case, contingent upon amendments as outlined in the Staff Review Letter. The current recommendation does not include a termination date other than the future event in time of commencement of acquisition related to the Highway 10 Access Planning

Study. The Planning Commission may add a termination date of five (5) years from the date of approval, per past approvals and allowed by City Code. An IUP may be renewed.

Citizen Input

Commissioner Anderson asked if the additional would allow for loading and unloading of truck trailers on their property.

Community Development Director Gladhill reported this was the case.

Commissioner Surma was pleased that the dangerous situation on this property was being addressed.

Commissioner VanScoy questioned if the grading permit would address the proposed parking lot expansion.

Community Development Director Gladhill stated this was the case.

Motion by Commissioner Nosan, seconded by Commissioner Surma, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Nosan, Surma, Anderson, Brauer, and VanScoy. Voting No: None. Absent: None.

Chairperson Bauer closed the public hearing closed at 8:29 p.m.

Commission Business

Commissioner VanScoy questioned when the interim use permit would sunset.

Community Development Director Gladhill reviewed the termination clause with the Commission, stating additional language could be added stating: If it is determined that this property is not needed for acquisition, the Interim Use Permit shall be terminated at that time.

Commissioner VanScoy requested this language be added.

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to recommend that City Council adopt Resolution #16-12-236 granting an Interim Use Permit to M & G Trailer Sales and Service, amending the sunset language.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Nosan, Anderson, Brauer, and Surma. Voting No: None. Absent: None.