

5.03: Public Hearing: Consider Request for a Conditional Use Permit for Light Manufacturing at the Property located at 6111 Highway 10 NW (Project No. 18-113); Case of Baker White Inc.

Public Hearing

Chairperson Bauer called the public hearing to order at 7:21 p.m.

Presentation

City Planner Anderson presented the staff report stating in late December, 2017, Baker White Inc. (the "Applicant") submitted a building permit application for tenant improvements at 6111 Highway 10 NW (the "Subject Property") to create a new product known as Sample Sticks. After multiple discussions with the City Attorney's office, it was determined that the improvements were for a use that is classified as Light Manufacturing, which is not permitted in the H-1 Highway 10 Business District (the zoning district in which the Subject Property is located). Staff relayed this information to the Applicant, as well as the owner of the property, and after multiple conversations, as well as an update to the City Council, the Applicant proceeded to apply for both a Zoning (text) Amendment to permit Light Manufacturing as a Conditional Use and a Conditional Use Permit (CUP) for this use. Staff recommends approval of the Conditional Use Permit contingent upon adoption of the Zoning Text Amendment identifying Light Manufacturing as a Conditional Use in the H-1 Highway 10 Business District.

Citizen Input

Commissioner VanScoy requested further information on the number of suites involved in this light manufacturing work.

City Planner Anderson reviewed a site map of the building with the Commission noting two suites were used for the light manufacturing.

Commissioner Anderson asked if nicotine was the only hazardous material being used by this business.

City Planner Anderson commented this was his understanding after speaking with the Anoka County Inspector.

Commissioner Anderson questioned where the nicotine would be housed within the cleanroom.

Dan Baker, 6111 Highway 10 NW, reported the nicotine would be stored in a small controlled access freezer within Suite 600. He noted the nicotine was packaged very securely and were stored in sealed containers. He explained any spill within a cleanroom would be self-contained. He provided further comment on the standards he has to keep within his cleanroom and described how hazardous waste was regulated by the County.

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Surma, Anderson, Gengler, and Onyambu. Voting No: None. Absent: Commissioner Woestehoff.

Chairperson Bauer closed the public hearing closed at 7:37 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Surma, to recommend that City Council adopt Resolution #18-090 approving a Conditional Use Permit to allow Light Manufacturing on the Subject Property, contingent upon adoption of a Zoning Text Amendment identifying Light Manufacturing as a Conditional Use.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, Surma, Gengler, Onyambu, and VanScoy. Voting No: None. Absent: Commissioner Woestehoff.

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