

Commissioner Hunt aye
Chairperson Bauer aye

Motion Carried.

5. CONSENT AGENDA

5.01: Approve the October 27, 2022 Planning Commission Meeting Minutes

Motion by Commissioner Hunt, seconded by Commissioner Gengler, to approve the consent agenda as presented.

A roll call vote was performed:

Commissioner Hunt aye
Commissioner Anderson aye
Commissioner VanScoy aye
Commissioner Gengler aye
Commissioner Peters aye
Chairperson Bauer aye

Motion Carried.

6. PUBLIC HEARINGS

6.01: Public Hearing: Consider a Home Occupation Permit for Sewer Works at 17725 Nowthen Boulevard NW

Public Hearing

Chairperson Bauer called the public hearing to order at 7:02 p.m.

Presentation

City Planner McCann presented the staff report stating that staff recommends adoption of the resolution approving a Home Occupation Permit for Sewer Works at 17725 Nowthen Boulevard NW, with the contingency of removing the semi-trailer.

Commissioner VanScoy asked if the trailer referred to is the white shipping container.

City Planner McCann stated that he believes there is a trailer connected but confirmed that the shipping container is part of that.

Commissioner Peters asked if anyone knew there was a business being run out of the house when the accessory building was constructed.

City Planner McCann commented that staff was aware of that business but because the operation of the business would not be changing, a Home Occupation Permit was not required at that time.

Citizen Input

Julieanna Snow and Russell Peterson, 17725 Nowthen Boulevard, stated that they are requesting the ability for the trailer to be on the property because it helps with the business and helps to screen the area from the public. She stated that each year the State of Minnesota attempts to improve groundwater by instituting new regulations which requires them to have more materials and equipment for the business. She stated that they are able to store the equipment and material in the trailer so that is available onsite for servicing customers. She stated that allowing them to have the trailer onsite would allow the business to continue to function and service septic customers in Ramsey.

Commissioner Hunt noted the truck parked out front and asked if that is the second truck as the narrative mentioned that the first truck is parked inside.

Mr. Peterson replied that the second truck is in Isanti at this time. He noted that storing the second truck in that location causes a delay in time and additional fuel costs that must be passed onto the customer.

Commissioner Hunt asked if the second truck would be parked in the location shown on the picture.

Mr. Peterson confirmed that is where they had the second truck in attempt to keep it screened. He confirmed that the trailer has been on the property since 1975.

Commissioner VanScoy commented that it is his understanding that there would be two trucks onsite, one parked inside and one parked outside.

Mr. Peterson confirmed that is how he had been doing it until he completed the building in Isanti and now keeps one truck at each location.

Ms. Snow commented that they did have both vehicles parked onsite but now have one on the property in the garage and the other in Isanti. She stated that if the truck at the house were to breakdown, the truck stored in Isanti would not fit into the garage because it is seven inches too tall and therefore would be stored on the side as it had been in the photo.

Mr. Peterson stated that they would plan to have the one truck at the home, parked inside, and the other would be parked in Isanti with the exception of if a job were to run late and they needed to park it at the home overnight.

Commissioner VanScoy asked what is stored in the trailer.

Mr. Peterson noted the different equipment that is stored in the trailer.

Chairperson Peterson asked what is kept in the accessory building.

Mr. Peterson commented that his pickup and the pumper truck are inside as well as other equipment for the septic business that must be stored indoors. He confirmed that there is not space in the accessory building for the items stored in the trailer.

Commissioner Peters asked if there has been an issue with vehicles coming onto the property, as it was mentioned that one the reasons for the trailer is to protect the property.

Mr. Peterson confirmed that they have had issues with vehicles spinning out on that corner and coming onto the property. He noted that have had issues with theft and therefore keeping the equipment in the trailer helps to keep it more secure.

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

A roll call vote was performed:

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| Commissioner Peters | aye |
| Commissioner Gengler | aye |
| Commissioner VanScoy | aye |
| Commissioner Anderson | aye |
| Commissioner Hunt | aye |
| Chairperson Bauer | aye |

Motion Carried.

Chairperson Bauer closed the public hearing closed at 7:17 p.m.

Commission Business

Commissioner VanScoy asked the concern with the semi-trailer.

City Planner McCann replied that the trailer did come to their attention through the code enforcement process. He noted that it is technically a commercial vehicle and does not meet the requirements for a commercial vehicle.

Commissioner VanScoy commented that it appeared to be a shipping container, which have been allowed in certain circumstances in the past.

City Planner McCann confirmed that has been allowed for commercial or industrial properties and could not recall an instance of it being allowed for a residential property.

Commissioner VanScoy commented that the trailer has been on the property since 1975 and therefore perhaps screening would be helpful to screen it from the road. He noted that the trailer has been at the property for so long as a part of the normal operation and therefore it would seem extreme to request it to be removed.

Chairperson Bauer asked if the trailer would be prohibited within the R-1 district.

City Planner McCann noted that the Code has specifications for off street parking which include commercial vehicles. He noted that there are requirements for screening, allowed lengths of time, and it must be functional.

Chairperson Bauer noted that the trailer was in existence prior to the passing of the City Code requirements and asked if that would then be grandfathered in.

City Planner McCann replied that perhaps there could be a grandfathered allowance.

Commissioner Gengler asked to see the aerial map to show how the trailer aligns with adjacent properties.

City Planner McCann displayed the aerial photograph.

Commissioner Peters asked if there would be any pathway to make the trailer compliant if it were not grandfathered in, such as a variance.

City Planner McCann commented that he was unsure of alternatives.

Planning Manager Larson stated that perhaps an Interim Use Permit would be a good fit as that would expire with the sale of the property.

Chairperson Bauer suggested that the IUP could be linked to the sale of the land rather than issued for a five-year period.

Senior Planner Anderson commented that the IUP could be issued for a length of time, or it could be tied to the expiration of the Home Occupation Permit or sale of the property.

Commissioner VanScoy asked if conditions could be placed on an IUP, such as screening.

Senior Planner Anderson confirmed that reasonable conditions could be applied similar to a Conditional Use Permit.

Chairperson Bauer asked the applicant for input on whether they would be interested in pursuing an IUP for the trailer to remain on the property which would allow that trailer to remain on the property until the home occupation ceases or the property is sold.

Mr. Peterson agreed. He noted that they could run fencing along the trailer or could plant trees.

Chairperson Bauer asked if the IUP would require a second hearing.

City Planner McCann confirmed that would require a separation application and cost.

Chairperson Bauer noted that this motion could be made contingent upon later approval of an IUP.

Senior Planner Anderson noted that this could move forward to the City Council and the City Council could conduct the public hearing for the IUP at its meeting to avoid this having to come back before the Commission again.

Commissioner VanScoy asked if this would impact the ability for the resident to run their business, as it sounds like the business provides a critical service.

Planning Manager Larson asked the Commission to make a recommendation on this Home Occupation Permit tonight noting that the Commission could also make a recommendation on an IUP. He stated that the Council meeting could then be notified as the public hearing required for the IUP.

Motion by Commissioner Gengler, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #22-271 Approving a Home Occupation Permit for Sewer Works at 17725 Nowthen Boulevard NW with an IUP for the trailer to remain onsite, only for this business, with additional screening and that shall terminate upon termination of the Home Occupation Permit or sale of the property.

Further discussion

Ms. Snow asked if staff discovered that the trailer was grandfathered in, would the IUP then not be necessary. Chairperson Bauer noted that the safer route would be to use the IUP to ensure there are no conflicts going forward. He noted that staff could verify that information with the City Attorney prior to the City Council meeting.

A roll call vote was performed:

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| Commissioner Hunt | aye |
| Commissioner Anderson | aye |
| Commissioner VanScoy | aye |
| Commissioner Gengler | aye |
| Commissioner Peters | aye |
| Chairperson Bauer | aye |

Motion Carried.

6.02: Public Hearing: Gile Addition Sketch Plan and Preliminary Plat – 15710 St. Francis Boulevard NW

Public Hearing

Chairperson Bauer called the public hearing to order at 7:34 p.m.

Presentation