

WABASHA PLANNING COMMISSION

August 15, 2018 6:00 PM

MEETING AGENDA

- 1) Call to Order
- 2) Approval of Minutes-
 - a) Planning Commission Minutes July 10, 2018
- 3) Changes or Additions to Agenda
- 4) Public Comment
- 5) Public Hearings
 - a) Gerkens CUP
- 6) Old Business
 - a) Solar Stone
- 7) New Business
- 8) Board of Adjustment Business
- 9) Other Business
- 10) Next Regular Meeting Date - September 11, 2018
- 11) Adjourn

Planning Commission

2)a)

Meeting Date: 08/15/2018

SUBJECT: Planning Commission Minutes July 10, 2018

DEPARTMENT: Planning & Zoning

TITLE:

Planning Commission Minutes July 10, 2018

PURPOSE:

Attachments

PC Minutes 7-10-18

WABASHA PLANNING COMMISSION

July 10, 2018 6:00 PM

MEETING MINUTES

Commission Members:	Tim Wallerich, Chair	Scott Durand
	Lynn Schoen, Vice Chair	Kristine Kruse
	Craig Falkum	Sharon Burke
	Sara Carrels	

Present: Chair Tim Wallerich; Craig Falkum; Scott Durand; Sharon Burke; Sara Carrels

Absent: Vice Chair Lynn Schoen; Kristine Kruse

Also Present: Kristi Clarke, Contracted City Planner; Wendy Busch, Planning & Zoning Assistant

- 1) Call to Order
The meeting was called to order by Chair Wallerich at 6:00 p.m.

- 2) Approval of Minutes- May 8, 2018

Motion made by Scott Durand, seconded by Sharon Burke to approve the meeting minutes.

Vote: 5 - 0 Adopted - Unanimously

Other: Vice Chair Lynn Schoen (ABSENT)
Kristine Kruse (ABSENT)

- 3) Changes or Additions to Agenda
The agenda was approved.
- 4) Public Comment
There was no public comment.
- 5) Public Hearings
No public hearings were conducted.
- 6) Old Business

- a) Solar Stone Update
City Planner Clarke provided an update. She reported that a site visit was conducted in June and landscape plantings were inspected. She discussed the location of the swale that starts at Hiawatha Drive and noted that the developer was given two options: 1) Add another segment of fence, or 2) Install shrubs behind the fence. She commented that the developer has not yet responded. Commissioners expressed a preference for Option 2. City Planner Clarke noted that the developer initially indicated that there would be no grade change and did not submit a grading plan, adding that significant grading was done to the site.

Chair Wallerich commented that the application indicated that the solar panels would be level. It was discussed that the solar panels are not level. City Planner Clarke noted that this will be added to the list of concerns to be reviewed with the developer. She indicated that an update will be provided during the next Planning Commission meeting. Commissioners expressed agreement with this approach.

7) New Business

- a) Sign Ordinance Revision
Planning & Zoning Assistant Busch provided background information. She noted that there are areas of the Sign Ordinance that need to be cleaned up, similar to the process that was conducted for the Zoning Ordinance. She suggested the formation of a subcommittee to work on this, including HPC and Planning Commission representatives. Commissioners Burke and Durand volunteered to serve on the subcommittee. Business owner involvement was discussed. Wind blade signs were discussed. The purposes of the Sign Ordinance review process were discussed.

8) Board of Adjustment Business
There was no Board of Adjustment business.

9) Other Business

- a) August Meeting Reschedule - Please bring your calendar.
It was noted that this meeting will need to be rescheduled, as August 14 is the date of the primary election. Commissioners expressed a preference for August 15. It was noted that a public hearing will be conducted during this meeting relating to a CUP request by Gerken's,

10) Next Regular Meeting Date - TBD
This topic was discussed during discussion of Item 9a.

11) Adjourn

Motion made by Scott Durand, seconded by Sara Carrels to adjourn the meeting. The meeting adjourned at 6:16 p.m.

Vote: 5 - 0 Adopted - Unanimously

Other: Vice Chair Lynn Schoen (ABSENT)
Kristine Kruse (ABSENT)

Respectfully submitted by: _____
Wendy Busch, Planning & Zoning Assistant

Adopted Date

Planning Commission

5)a)

Meeting Date: 08/15/2018

SUBJECT: Gerkens CUP

DEPARTMENT: Planning & Zoning

TITLE:

Gerkens CUP

PURPOSE:

Attachments

Staff Report



Memorandum

Office of the City Planner

To: Wabasha Planning Commission
From: Kristi Clarke, Consultant Planner
Date: August 7, 2018
Subject: CUP application – Gerken Feed & Grain

MEETING DATE: August 15, 2018

I. REQUEST:

- 1) **Applicant:** Gerken's Feed & Grain
- 2) **Owner:** John Evers, Manager
- 3) **Location:** 210 Bridge Avenue

II. Staff Report

Zoning Summary

A Conditional Use Permit has been requested by Gerken's Feed & Grain to use their property on 210 Bridge Avenue to replace the existing 2 drying system with one unit and add a wet storage bin.

Zone: GC (General Commercial and S-3 Shoreland Overlay Zone, and 500-Year Floodplain)

Land Use: General Commercial

Min. Lot Size: 8,520 SF (4 Acres)

Min. Lot Width: 60' (320')

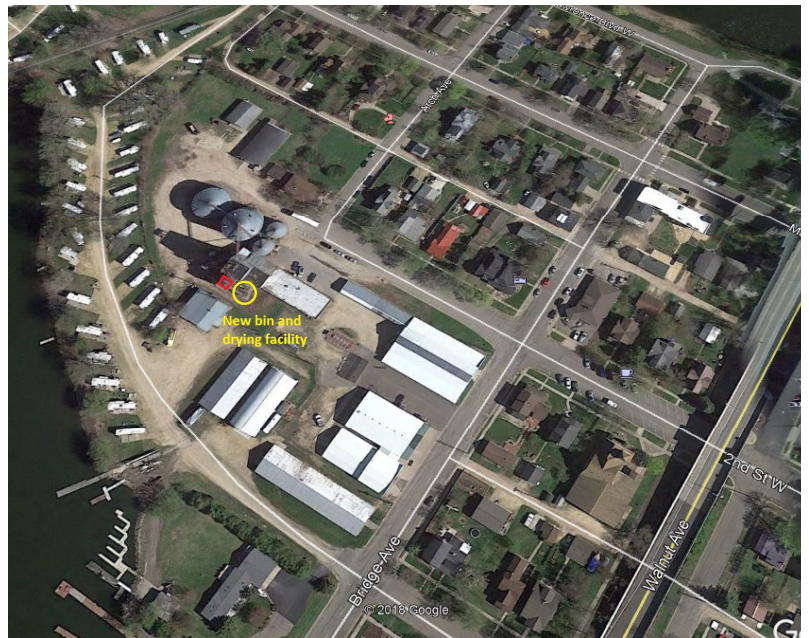
Min. Lot Frontage: 30' (320')

Acc. Setbacks: 5' - Side (50, 30')

5' - Rear (25')

Height – Grain elevators are exempt from the height restrictions (305.02

Subd 7 (f)



- Parking:** 6 current employees, 1 additional employee needed = 7 employees
Agricultural /Commercial Parking required 1 parking stall per employee-
- 7 total parking stalls needed
 - Current Parking = 6 stall near the store, 3 on 2nd Street;
9 parking stalls provided

Details of the request: *(See attached Exhibits)*

- Gerken's has requested to amend their CUP to:
 - 1) Remove their current drying system and replacing the two bins with one continuous flow dryer to be located in a smaller area where the current drying system is located.
 - 2) To construct an additional 42,000-bushel wet grain bin approximately (27' x 110') located adjacent to the drying system. See the attached site plans and aerial on page 1 of this report
- Truck Traffic – The new drying system and wet storage bin will not increase the trucks for the site. Their total heavy truck usage for the site remains at = 58 round-trips as was agreed upon in 2017.
- Access – All trucks accessing the site will continue to use Bridge Avenue and 2nd Street. The load and unload areas for trucks are located within the site. No change is anticipated for this request.
- Shoreland Overlay Zone, S-3 allows for up to 40% impervious surface. However, the Gerken's site has very little impervious surface remaining. The area for the proposed wet storage bin and drying system will be constructed on existing concrete and gravel and will not increase the imperviousness of the site.
- Lighting – no new lighting
- Signage – no new signage

Hours of Operation – 7:30 a.m. to 5:00 p.m

Storage Bin Visibility: Though the proposed wet storage bin, drying bin and catwalk is 111' in height. There won't be any direct angles where the bin could be seen from ground to top due to existing buildings surrounding the site. The drying bin will be covered by the existing house. The top ½ of the wet storage bin will be visible from all angles, but with the existing bins and buildings on the site, the overall character of the site will not change.

Surrounding Property Uses: Turning Waters Bed and Breakfast, three single family homes and the Veterinarian Clinic are located just north of Gerken's property on 2nd Street. Single family homes are located across the street on Bridge Avenue. The uses south of Gerken's on 3rd Street, are used as a boat storage for the campground site and the Slough. An existing landscape screen of shrubs extends from the boat storage area to Bridge Avenue which screens the slough from the Gerken's property.

August 8, 2018

Neighborhood Notification: All property owners within 350' feet of this property were notified within ten days of the public hearing and published in the paper on Wednesday, July 25, 2018 stating that a public hearing would be held on August 15, 2017 for this conditional use permit request.

DNR – Bill Huber had no comments as the CUP would not increase in impervious surface of the property.

Recommended Conditions:

1. **That the construction of the wet storage bin and drying system shall not occur before 8 a.m. Monday through Saturday and not before 9 a.m. on Sunday.**

III. PLANNING COMMISSION ACTION:

Following are sample resolutions for both approval and denial which may be used by the Planning Commission in their decision.

Sample resolution for approval

**Resolution _____
CUP for Grain Storage Facility**

WHEREAS, the property addressed 210 Bridge Avenue is zoned General Commercial; and

WHEREAS, the proposed property has a land use designation of General Commercial; and

WHEREAS, The Planning Commission provides the following findings:

- a) A grain storage facility has been operating from this site since 1889, 128 years.
- b) The current owners have operated the site for 14 years.
- c) Conditions placed in this CUP will protect the health, safety & general welfare of the community and neighbors use and enjoyment of property and their property values.
- d) The purpose of the General Commercial Zone allows for development of land for commercial/business uses such as grain storage facility
- e) There are no potential public health implications.
- f) The proposed use is consistent with the City Comprehensive Plan.
- g) No increase in current truck traffic or change in truck routes are proposed.
- h) The site has city sewer and water service.

NOW THEREFORE, IT IS HEREBY RESOLVED, the Planning Commission approves the Conditional Use Permit for a grain storage facility at 210 Bridge Avenue allowing for the construction of one 42,000-bushel wet storage bin, drying system, and catwalk as indicated on the elevation and site plans.

Sample resolution for denial:

Resolution _____
CUP for a Grain Storage Facility

WHEREAS, the property addressed 210 Bridge Avenue is zoned General Commercial (GC); and

WHEREAS, a Conditional Use Permit is required for a grain storage facility; and

WHEREAS, The Planning Commission provides the following findings: **[insert findings as deemed appropriate]**

- _____

NOW THEREFORE, IT IS HEREBY RESOLVED, the *Planning* Commission denies the Conditional Use Permit for a grain storage facility as requested in the application dated July 3, 2018.

CUP – Gerken’s Feed & Grain
210 Bridge Avenue
Staff Review

Section 305.04 4C General Standards. No conditional or interim use shall be granted by the Planning Commission unless the Board shall find:

	<i>Standard</i>	<i>Staff Comments</i>	Standard Met?
1.	That the establishment, maintenance, or operation of the use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the City;	An additional wet storage bin for various agricultural products will not be detrimental or endanger the public health or general welfare of the City as the bin will not hold products that will increase the truck traffic.	Yes No Discussion Recommended
2.	That the use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;	The hours will be 7:00 a.m. to 5:00 p.m. Monday thru Friday and will not impede the use and enjoyment of other properties in the immediate vicinity.	Yes No Discussion Recommended
3.	That the establishment of the use will not impede the normal and orderly development of the surrounding property for uses permitted in the district;	The proposed additional wet storage bin will not significantly alter the street view of the property either from Bridge Avenue or 2 nd Street and is consistent with the City Comprehensive Plan that shows the property and surrounding blocks as general commercial or medium density residential.	Yes No Discussion Recommended
4.	That adequate utilities, access road, drainage, and/or necessary facilities have been or are being provided;	The property is currently connected to city utilities and no construction or drainage issues are anticipated.	Yes No Discussion Recommended
5.	That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;	Gerken’s uses Bridge Avenue and 2 nd Street to enter and exit the storage bin area. Both streets are designated truck routes.	Yes No Discussion Recommended
6.	That the use shall, in all other respects, conform to the applicable regulations of the district in which it is located.	Agricultural storage bins (wet & drying) are a conditional use in the GC zone. The existing use meets all of the performance standards within the GC zone.	Yes No Discussion Recommended

7.	Conditions such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, screening (including fencing and/or plantings), security provisions, refuse management, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards, or parking requirements, may be required by the Board upon its finding that these are necessary to fulfill the purpose and intent of this Section or other sections of City Code.	There are no landscaping or architectural design standards for structures within the GC Zone that need to be met. Traffic circulation and access along 2nd Street will provide adequate access to the site.	Yes No Discussion Recommended
8.	No application for a conditional or interim use that has been denied wholly or in part shall be resubmitted for a period of one (1) year from the date of said order or denial, except on the grounds of new evidence or proof of change of conditions found to be valid by the Planning Department	N.A.	Yes No Discussion Recommended
9.	In any case where a conditional or interim use has not been established within one (1) year after the date of granting thereof, then, without further action by the Planning Commission, the conditional use or authorization shall be null and void.	N.A.	Yes No Discussion Recommended

Section 305.06 Subd. 12 N provides for additional standards for **CUP's in shoreland zones**. The property is within the S3 Shoreland Zone. The Planning Commission shall review the application and consider the waterbody, the topography, vegetation, and soils conditions on the site and only issue a CUP where there are findings to ensure:

	<i>Standard</i>	<i>Staff Comments</i>	Standard Met?
10.	The prevention of soil erosion or other possible pollution of public waters, both during and after construction	The site's impervious and pervious conditions will not change	Yes No Discussion Recommended
11.	The visibility of structures and other facilities as viewed from public waters is limited in undeveloped areas and screened as deemed appropriate in developed areas	The proposed structure will not need to be additional screened.	Yes No Discussion Recommended
12.	The site is adequate for water supply and sewage treatment	The site has public sewer and water.	Yes No Discussion Recommended
13.	The types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercraft	No watercraft will be used on this site.	Yes No Discussion Recommended

July 3, 2018

City of Wabasha Planning

Subject: Building Permit for Replacement
of present grain drying system at
Gerken's Feed & Grain

History: Dill Company started drying grain
in 1965. This grain drying system
consisted of two overhead wet holding
bins and two batch dryers.

In 1981 we replaced 1 batch dryer with
a new Deluxe Continuous Flow dryer and
in 1998 we replaced the 2nd batch dryer
with a 2nd Deluxe dryer which was a
recondition dryer.

We chose Deluxe dryers because of
their EPA particle emissions ratings
and their noise levels.

We are looking to eliminate the two existing
dryers and replace them with one Deluxe
Continuous Flow Dryer and a separate wet
holding bin which will replace the existing
overhead bins.

I know we had a complaint last year because

We allowed the construction crew to work on Sunday because of a two day rain delay. We wish to avoid this issue on this project, so I would like your input on what would be appropriate hours for construction.

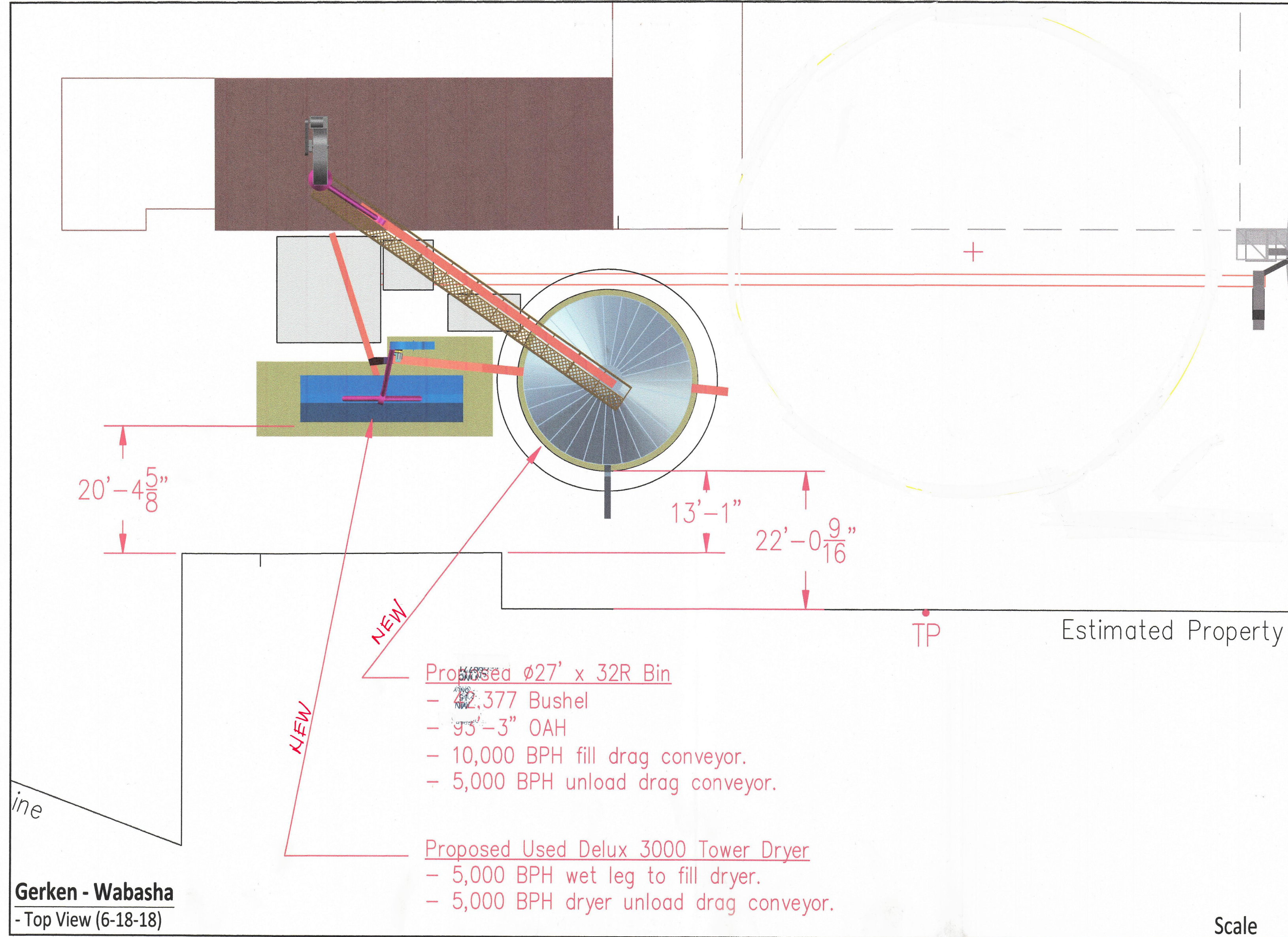
Enclosed are drawings showing the project and our check for \$250.⁰⁰

Thanks

John Evers
Manager

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MARQUETTE SYSTEMS INC.
1305 Frontage Road NW Byron, MN 55920
Phone 507-775-6234 Fax: 507-775-6235



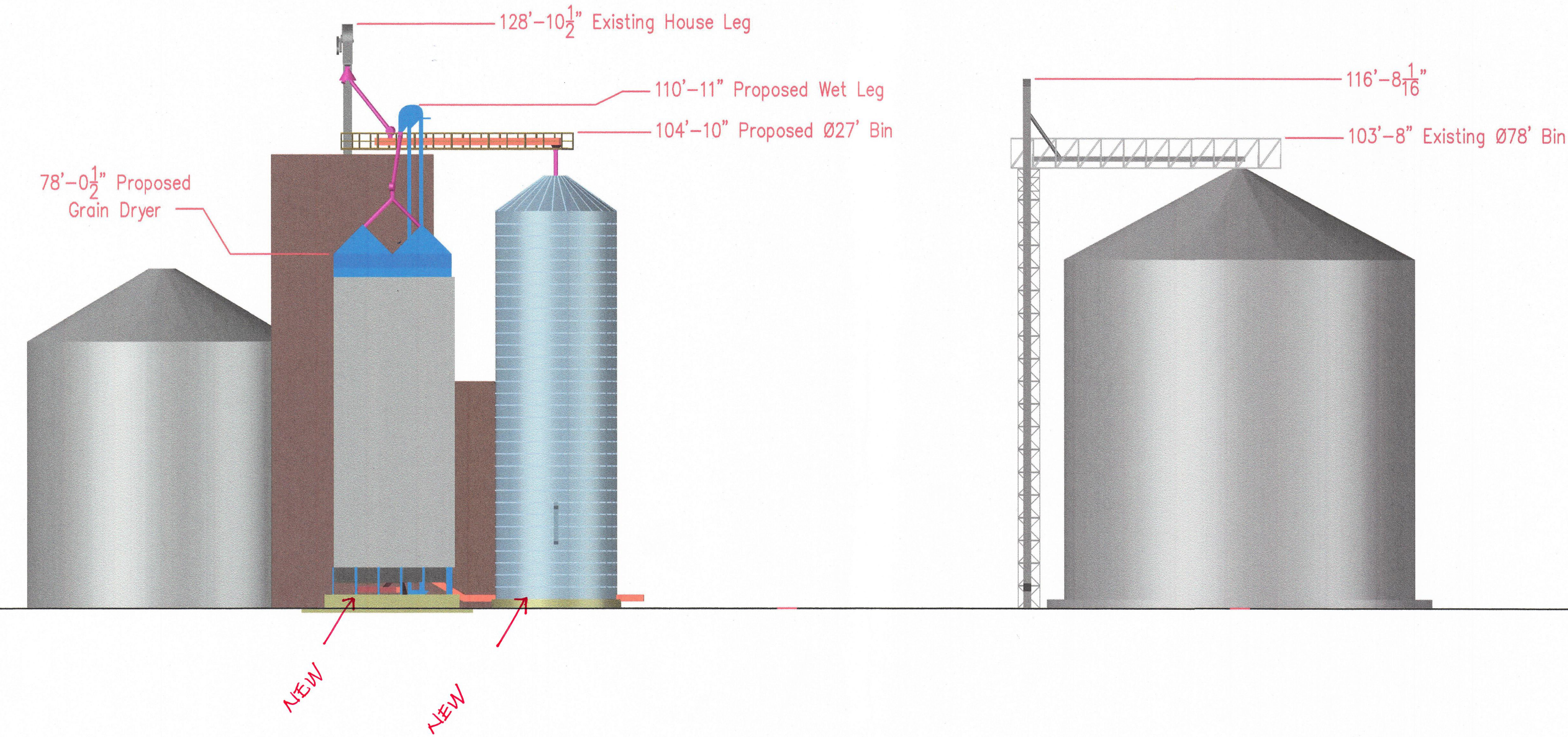
Gerken - Wabasha
- Top View (6-18-18)

Scale

Date

Sheet #
S1

Gerken - Wabasha
- Side View (6-20-18)



Scale

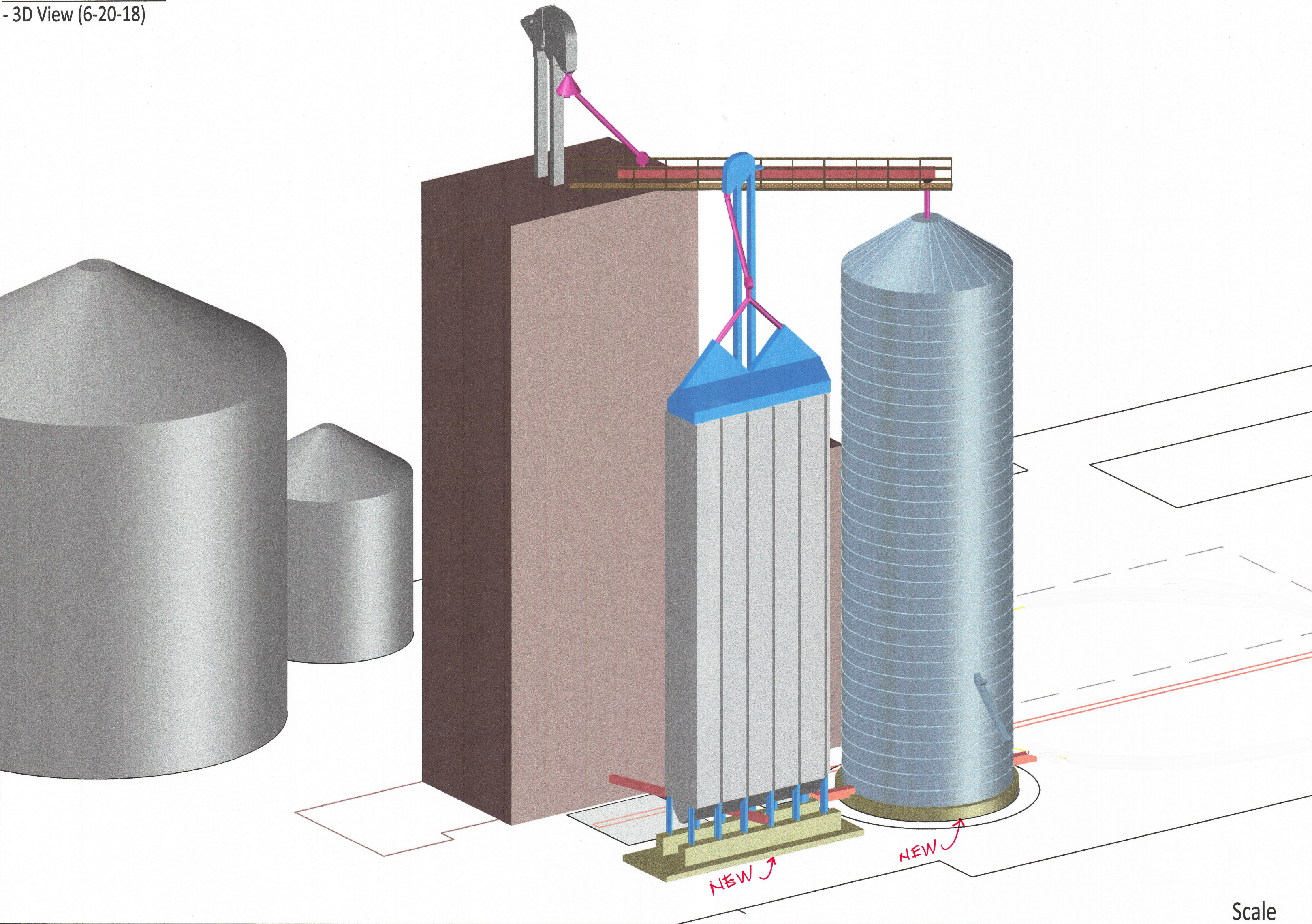
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Date

Sheet #
S2

Gerken - Wabasha
- 3D View (6-20-18)



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Date

Sheet #
S3

Scale