



RESOLUTION 2024-5-3

**CITY OF STACY
CHISAGO COUNTY, MINNESOTA**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A POWER
SPORTS DEALERSHIP LOCATED AT 6145 STACY TRAIL (PID 19 00063 00)**

WHEREAS, Nick Simpson (Applicant) owns the property at 6145 Stacy Trail legally described as:

PT W1/2 OF E 1/2 OF NE1/4 DES AS FOL: BG AT NW COR OF NE1/4 OF NE1/4; TH E OD 00'
ALONG N LINE 452 FT TO PT OF BG, WHICH PT IS DISTANT 1769 FT E OF N1/4 COR;

and

WHEREAS, the above property is zoned by the City of Stacy as CB Central Business District; and

WHEREAS, Mr. Simpson has requested a Conditional Use Permit to build and operate a power sports dealership and service facility on the above property; and

WHEREAS, power sports equipment meets the definition of automobile as that term is commonly understood; and

WHEREAS, automobile dealership and auto service use are Conditional Uses in the CB zoning district; and

WHEREAS, the Planning Commission considered the application for the Conditional Use Permit at its meeting on April 16, 2024, and held a public hearing, after due notice having been given regarding the application; and

WHEREAS, the Planning Commission reviewed the application and recommended approval with conditions; and

WHEREAS, the City Council considered the Planning Commission's recommendation at its meeting on May 14, 2024.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Stacy hereby approves a Conditional Use Permit for a power sports dealership and service facility at 6145 Stacy Trail as described in the Applicant's submitted materials, with the following conditions and findings of fact:

Conditions of Approval

- 1) Outdoor display is limited to new vehicles and equipment for sale, arranged on site so as not to interfere with vehicles or pedestrians or with required parking spaces. All other materials and equipment will be stored inside the buildings on site.
- 2) All service and repair of vehicles and equipment will be done completely within the enclosed building with the doors closed.
- 3) Trash on site will be handled within an enclosed structure or screened from adjacent properties and roadways.
- 4) Light poles on the site are limited to 20 ft in height.
- 5) Landscaping on the east side of the site will include a double row of evergreen trees that will grow to 20 ft tall at maturity to screen headlights and light from the site lighting, the plan to be reviewed and approved by the City Planner and City Engineer.
- 6) All lighting on the site or the building will be downcast cutoff type fixtures so that the source of the light is not visible to surrounding properties at eye level or to surrounding streets, with no more than 1 foot-candle spillover beyond the property line.
- 7) Parking stall dimensions will be verified to meet the City's standards.
- 8) Engineering issues will be addressed before issuance of a building permit:
 - a. The applicant will provide a grading plan and verify drainage patterns, existing runoff, and proposed runoff calculations.
 - b. The project needs to meet the NPDES/SDS General Stormwater Permit for Construction Activity requirements.
 - c. The project needs to control any increase in runoff from the new impervious footprint to downstream areas and any proposed BMPs. We assume the area on the south side of the site south of the parking lot can be used for ponding or BMPs, shown general with the blue oval on the site plan previously.
 - d. The project will include concrete curb and gutter in the parking lot.
 - e. The site plan will meet the City's parking stall dimensions – 9' X 20' with a 24' aisle.
 - f. The fire department will verify location of hydrants, access around the building and other requirements.
 - g. The applicant will verify with Chisago County if they need a permit for their proposed entrances.
- 9) Signage on the site and building will be reviewed and approved by the City Planner for compliance with the City's signage standards.

- 10) The project will meet all other zoning and engineering requirements before issuance of a building permit.
- 11) If parking becomes an issue, the City reserves the right to review the conditions and require changes to the site or operations of the business.

Findings of Fact for Approval

- 1) Nick Simpson owns and operates Stacy Do-It Best Hardware at 6125 Stacy Trail. He owns the adjacent property at 6145 Stacy Trail, occupied by an existing single family home and garage.
- 2) The property at 6145 Stacy Trail is zoned CB Central Business district.
- 3) Mr. Simpson proposes a new 10,000-square-foot building on the site to operate a power sports dealership and service facility, which meets the zoning code definition of an “automobile dealership and auto service use”, allowed by conditional use permit (CUP) in the CB district.
- 4) The project as conditioned in this approval meets the standards for approving a conditional use permit in Section 153.189(B)(1)(f) of the Zoning Code.

Council Member **XX** introduced the foregoing resolution and moved its adoption:

The motion for adoption of the foregoing resolution was duly seconded by Council Member **XX** and, upon vote being taken thereon, the following voted in favor thereof: **XX**. The following voted against or abstained: **XX**.

Whereupon the resolution was declared duly passed and adopted the 14th day of May, 2024.

PASSED AND ADOPTED by the City Council of the City of Stacy, Minnesota this 14th day of May, 2024.

Mark Utecht, Mayor

ATTEST: _____

Tanya Smolke, City Clerk