



MINUTES OF THE PROCEEDINGS OF THE PLANNING COMMISSION OF THE CITY OF STACY IN THE COUNTY OF CHISAGO IN THE STATE OF MINNESOTA PURSUANT TO DUE CALL AND NOTICE THEREOF

**REGULAR MEETING
JANUARY 21, 2020, 7:00p.m.
30955 FOREST BOULEVARD STACY MN**

Call to Order

Chair M. Ness called the meeting to order at 7:00p.m.

Roll Call

Present: Mark Ness, Jim Ness, Steve Kveton, and Tim Sawatzky
Absent: Tony Olivolo
Others Present: John Shardlow, Dennis Thieling, and Julie Nash Smith

Appointment of Chair and Co-Chair

Motion by J. Ness to appoint M. Ness as chair of the Planning Commission. Second by T. Sawatzky. Members J. Ness, T. Sawatzky, S. Kveton, and M. Ness voted yes. Chair M. Ness declared the motion carried.

Motion by S. Kveton to appoint J. Ness as co-chair of the Planning Commission. Second by T. Sawatzky. Members J. Ness, T. Sawatzky, S. Kveton, and M. Ness voted yes. Chair M. Ness declared the motion carried.

Agenda

Motion by J. Ness to approve the agenda as presented. Second by T. Sawatzky. Members J. Ness, T. Sawatzky, S. Kveton, and M. Ness voted yes. Chair M. Ness declared the motion carried.

Approval of Minutes

Motion by J. Ness to approve the minutes as presented. Second by T. Sawatzky. Members J. Ness, T. Sawatzky, S. Kveton, and M. Ness voted yes. Chair M. Ness declared the motion carried.

Public Hearing – Stacy Retail Center, Conditional Use Permit

The purpose of the public hearing is to gather public input on an application for a conditional use permit to allow placement of two sea containers at the rear of the property described as 30962 Fenway Avenue, Suite 300. Property ID 19.00116.03.



New Business

**Stacy Retail Center –
Conditional Use Permit
Application**

Motion by J. Ness to inform the applicant that the city will be extending the 60-day rule; and requesting the following information from the applicant:

- What is the distance between the back of the storage container and the slope of the hill?
- Work with the city engineer on the pad integrity.

Second by M. Ness. Members J. Ness, M. Ness, S. Kveton, and T. Sawatzky voted yes. Chair M. Ness declared the motion carried.

The applicant should also work with the city planner to assure adequate screening is provided.

City Planner's memo attached.

**Accessory Building in the
Business District(s)**

The clerk was directed to prepare a code revision incorporating accessory building into the business district(s) and removing outside storage.



733 Marquette Avenue, Suite 1000, Minneapolis, MN 55402

City of Stacy

Memorandum

TO: Stacy Planning Commission
FROM: Phil Carlson, AICP, Senior Planner, Stantec
John Shardlow, FAICP, Principal, Stantec
DATE: January 21, 2020
RE: Kenneth Erickson - Conditional Use Permit for Storage Containers
Stacy Retail Center, 30962 Fenway Avenue, #300

INTRODUCTION

Kenneth Erickson has applied for a Conditional Use Permit to allow the placement of two metal sea containers at the rear of the Stacy Retail Center property. Exterior storage is only allowed in the General Business District by Conditional Use, and then only if screened as required by the City's Storage Standards.

REQUEST

The request is to place two "sea containers" – large steel storage containers – each about 8 ft wide by 8 ft tall x 40 ft long, at the rear of the property of the Stacy Retail Center for the use of Unit 300 in the Center, as illustrated to the right. The application shows a proposed location south of the parking lot at the rear of the lot on unpaved ground. The applicant indicates the containers will be painted a similar color to the existing building, but no additional screening is proposed.

LAND USE & ZONING

The Stacy Retail parcel is zoned General Business and zoned GB – General Business, illustrated on the map excerpts below. Adjacent uses are commercial to the north and northeast, Interstate Highway 35 to the west, and vacant land along the Sunrise River to the south.



Design with community in mind



Stacy Retail Center – Storage Containers CUP

Views from I-35 exit ramp:



Design with community in mind



Stacy Retail Center – Storage Containers CUP

Engineering/Environmental Concerns

There was concern expressed at the last Planning Commission meeting about the ground on which the containers would be placed and their structural support, as well as the potential impact on runoff and the river environment. No additional information has been provided by the applicant.

RECOMMENDATION

We recommend the Planning Commission recommend approval of the Conditional Use Permit for outside storage of two sea containers at the Stacy Retail Center, 30962 Fenway Avenue, as submitted in the application by Kenneth Erickson, with the following conditions:

- 1) Additional screening consisting of landscaping, fence, or wall, or a combination, will be provided so that the containers are not visible from adjacent properties, to be reviewed and approved by the City Planner. Proposed landscaping will be provided by a licensed professional and must be maintained in satisfactory condition for as long as the storage containers are on site.
- 2) The containers will be painted a color that is compatible with the existing Stacy Retail Center building.
- 3) The placement of the containers will be reviewed by the City Engineer for adequate structural support, erosion control, stormwater handling, and other issues to ensure there is not risk to health, safety, or the environment.
- 4) If the storage containers are removed, the ground and surrounding site will be restored as required by the City Engineer.

FINDINGS

The Planning Commission may consider the following Findings of Fact in support of approval of the Conditional Use Permit:

- 1) The City has an interest in the appearance of its business district to promote high quality development and investment over time, and therefore the City standards related to screening outside are reasonable and necessary.
- 2) The proposed storage containers will be visible from the City's most traveled highway, Interstate 35, and screening the proposed storage containers from that view is reasonable and necessary.
- 3) The City has an interest in the public health, safety and welfare, and in stewardship of the Sunrise River environment, and therefore reasonable requirements to ensure that the placement of the storage containers will further these interests is reasonable and appropriate.

Design with community in mind