

City of East Bethel
Planning Commission Agenda
Planning Commission Special Meeting
Date: November 14, 2023 at 7:30 p.m.



Two or more Council Members and/or the Mayor may be in attendance at this meeting.
If two or more Council Members and the Mayor attend the event, there will be a quorum of Council Members.

This meeting may be monitored live via the following means:
Cable Channel 10, MidcoTV Channel 77, or the City of East Bethel YouTube channel
(www.youtube.com/channel/UC8_7ShcME-XG14pN5JrmBGg/live)

1. Call To Order
2. Adopt Agenda
3. **Public Hearing: Conditional Use Permit** – 18651 Buchanan St NE – Matt’s Plumbing Solutions
4. Adjourn

**City of East Bethel
Planning Commission Regular Meeting
Agenda Item Information**



Date: November 14th, 2023

Agenda Item Number: 3.0

Agenda Item: Public Hearing – Conditional Use Permit (CUP): Matt’s Plumbing Solutions/ Fish Investments, LLC. – 18651 Buchanan St NE.

Background Information: Matt Ariola, owner of Matt’s Plumbing Solutions / Fish Investments, LLC., a licensed commercial and residential plumbing contractor, serving the Twin Cities Metro and surrounding area since 2009, is in search of a suitable industrial location to relocate his growing business. Matt’s intends on purchasing, contingent CUP approval, the existing Designing Earth Contracting location at 18651 Buchanan St NE; Lot 2, Block 1, Saunters Commercial Park, PID: 32-33-23-24-0003.

The 2.16 acre property has an existing 3,000 Sq. Ft office, 5,000 Sq. Ft of customer parking lot, 4,500 Sq. Ft Warehouse, and 47,000 Sq. Ft of screened exterior rear and side yard storage.

Property Zoning

The property is zoned Light Industrial (I) and in accordance with Appendix A, Sec. 48 (4), Construction, Trade, and Service Business are permitted by a Condition Use Permit (CUP).

Exterior Storage

Sec. 24 (4) states that: *Exterior storage is permitted in I-1 and B-3 districts as a conditional use permit and subject to the following conditions:*

1. *Exterior storage shall be limited to the rear yard and shall not be allowed within the required setbacks, public right-of-way, private access easement, or within the required parking area.*
2. *Maximum amount of exterior storage cannot exceed 2 times the square footage of the Principal Building.*
3. *Exterior storage cannot exceed the maximum allowable height of the principal building.*

Construction yards are exempt from exterior storage requirements as outlined in Section 24, 4-A, provided they are located in the rear yard behind the principal building and cannot exceed the square footage of the Principal building and shall not be allowed within the required setbacks, public right-of-way, private access easement, or within the required parking area.

The 18651 Buchanan St NE location has an existing exterior storage area, rear and side yard, approximately 5 times the size of the principal building however it’s fully fenced meeting all of the screening requirements of the ordinance and reducing the visual impact from the right of way.

Accessory storage containers, as defined in Section 01. General Provisions of Administration, shall not be permitted.

Parking

Matt’s seven (7) employees and equipment will be out on jobsites daily as this is skilled labor residential or commercial jobsite service based business. The existing 5,000 sq. ft. parking area is designated for 14 vehicles and with the abundance of exterior yard there should be sufficient parking for employees in the event more

employees are added. Vehicles over 20,000 GVWR, construction equipment, and trailers shall be require to be parked in the Exterior Storage yard or behind screening.

2040 Comprehensive Plan

The light industrial (I) district is intended and designed to provide areas of the city suitable for activities and uses that are industrial in nature. The proposed use aligns with the approved 2040 Comprehensive Plan.

Recommendation: Staff recommends the Planning Commission review the CUP request, hold a public hearing and make a recommendation of approval to City Council, with the conditions set forth in attached Resolution 2023-77.

Attachments:

1. Resolution 2023-77, approving a CUP for the operation of a Construction, Trade, and Service Business and Exterior Storage.
2. Location Map
3. Aerial Map
4. Applicant's Letter

Planning Commission Action:

Motion by: _____

Second by: _____

Vote Yes: _____

Vote No: _____

**CITY OF EAST BETHEL
COUNTY OF ANOKA
STATE OF MINNESOTA**

RESOLUTION NO. 2023-77

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A CONSTRUCTION TRADE AND SERVICES BUSINESS, WITH EXTERIOR STORAGE, AT 18651 BUCHANAN ST NE, EAST BETHEL, PIN 32-33-23-24-0003, LEGALLY DESCRIBED AS:

LOT 2, BLOCK 1, SAUTERS COMMERCIAL PARK

WHEREAS, the contract property owner requested approval of a conditional use permit for the operation of a 7,500 square foot Construction, Trade, and Service Businesses facility; and

WHEREAS, the property is zoned (I) – Light Industrial, in which Construction, Trade, and Service Businesses is permitted by Condition Use Permit (CUP); and

WHEREAS, the property is zoned (I) – Light Industrial in which exterior storage is permitted by Condition Use Permit (CUP); and

WHEREAS, the City’s Planning Commission conducted a public hearing on this matter on November 14, 2023; and

WHEREAS, as a result of the review, the Planning Commission recommends approval to City Council of the CUP to allow the operation of a 7,500 square foot Construction, Trade, and Service Businesses facility, with 47,000 square feet of exterior storage for the following reasons:

1. It meets the intent of the Comprehensive Plan.
2. Allows a new trade business to begin operation within the City of East Bethel.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of East Bethel hereby agrees with the recommendation of the Planning Commission and approves the CUP to allow the operation of a 7,500 square foot Construction, Trade, and Service Businesses facility, with 47,000 square foot of exterior storage, on the property legally described as Lot 2, Block 1, Sauters Commercial Park with the following conditions:

1. Any change in Use, other than those permitted by zoning code, must be approved by City Council.
2. Exterior storage is limited to:
 - a. rear and side yards,
 - b. shall be screened from the right of way,
 - c. not to exceed the maximum allowable height of the principal building,
 - d. not allowed within the required setbacks, public right-of-way, private access easement, or within the required parking area,
 - e. commercial vehicles, trailers, equipment, tools and materials associated with the principal use of the business.
3. The owner will be required to sign a separate Conditional Use Permit Agreement identifying the conditions as approved by the East Bethel City Council on November 27th, 2023.

Adopted this 27th day of November, 2023 by the City Council of the City of East Bethel.

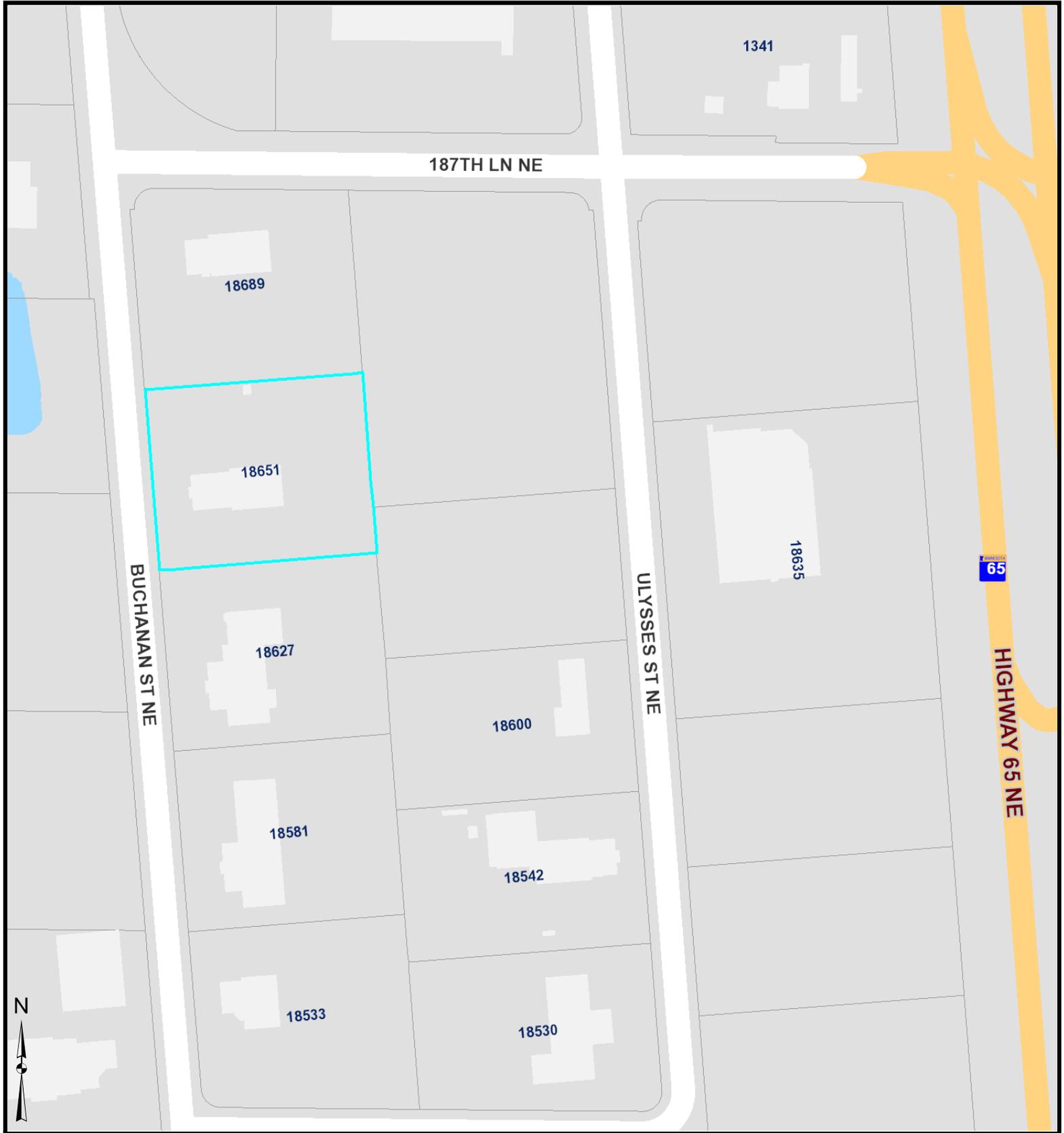
CITY OF EAST BETHEL:

Kevin Lewis, Mayor

ATTEST:

Jack Davis, City Administrator

18651 Buchanan St NE - Location Map



Parcel Information: Approx. Acres: 2.16
32-33-23-24-0003 Commissioner: JULIE BRAASTAD
18651 BUCHANAN ST NE
EAST BETHEL
MN 55011
Plat: SAUTER'S COMMERCIAL PARK

Owner Information:
JSN PROPERTIES LLC
18651 BUCHANAN ST NE
EAST BETHEL
MN
55011



18651 Buchanan St NE - Aerial Map



-  Parcels
-  City Mask

1 inch equals 383 feet



N
October 23, 2023
Map Powered By DataLink





October 30th, 2023

Aaron Berg-Community Development Director
Members of the City Council & Planning Commission
City of East Bethel
2241 221st Avenue NE
East Bethel, MN 55011

RE: Matt's Plumbing Solutions CUP Application

Mr. Aaron Berg and Members of City Council and Planning Commission:

Matt's Plumbing Solutions is a trusted provider of a wide array of residential and commercial plumbing solutions throughout the Twin Cities metro and its surrounding suburbs. From drain cleaning, sewer line repairs, and leaky faucets, Matt's Plumbing Solutions' team of licensed plumbers is committed to providing exceptional customer service and delivering high-quality plumbing repair, installation, and maintenance services to its many valued customers. Matt's Plumbing Solutions is currently located in Columbus off Lake Drive NE and 145th Avenue NE, and has been in business since 2009.

Matt's Plumbing Solutions has identified a suitable industrial site located within the Sauters Industrial Park in the city of East Bethel. To better help facilitate business growth and accommodate future staffing needs, Matt's Plumbing Solutions is applying for a conditional use permit for the property located at 18651 Buchanan Street NE to accept its intended use for the site. The site comprises of a 7,500 square foot industrial building situated on 2.16 acres with 1.08 acres of outdoor storage.

Upon approval of a conditional use permit, Matt's Plumbing Solutions intends to relocate its business and employees from the current Columbus location to its new headquarters in East Bethel. There are currently seven employees that will operate on-site in East Bethel. Matt's Plumbing Solutions ultimately will use the site for office, warehouse and storage purposes and will adhere to all city code requirements to meet and exceed city expectations as a business operating its headquarters in East Bethel. In addition, Matt's Plumbing Solutions plans to store the following company equipment and trailers in the outdoor storage area of approx. 1.08 Acres and inside the warehouse/shop at 18651 Buchanan St. East Bethel site:

Vehicles:

One (1) approx. 21' long Hydro-vac truck.

One (1) approx. 21' long Dump Truck.



One (1) approx. 19' long Dump Truck.

Five (5) approx. 16' long Cube Vans.

One (1) Pick-up truck.

Trailers:

Twelve (12) Trailers. Range in size from 10' to 30' long.

Please note that much of the above equipment is out on-site each day, being used and generating income. It is very rare that customers or vendors ever stop by the office or shop, as Matt and his employees go out to the sites that require service each day.

The only changes Matt expects is to hire 1-9 more employees/service techs over the next ten (10) years. This will result in Matt purchasing 1-5 more of the 16' long Cube Vans listed above. Otherwise, he has enough equipment, vehicles and trailers to accommodate his growth.

Matt's Plumbing Solutions firmly believes that its business will be a valuable and complementary addition to the Sauters Industrial Park and will complement the surrounding businesses in the city of East Bethel.

Please feel free to contact me if you have questions regarding this narrative or Matt's Plumbing Solutions' intended use for the site.

Thank you for your consideration,

Matthew Ariola

Owner

Matt's Plumbing Solutions

651-341-5899

Mattsplumbingsolutions@gmail.com

<https://www.mattsplumbingmn.com/>

CITY OF EAST BETHEL
ANOKA COUNTY, MINNESOTA
CONDITIONAL USE PERMIT (CUP)
AGREEMENT

CUP 2023-02

Dated: November 27th, 2023

Property Owner: Fish Investments, LLC.
18651 Buchanan St NE
Cedar, Minnesota 55011

Property Applicant: Matthew Ariola

Parcel Numbers: PIN: 32-33-23-24-0003

Parcel Location: 18651 BUCHANAN ST NE CEDAR, MN 55011

Legal Descriptions: LOT 2 BLOCK 1 SAUTERS COMMERCIAL PARK

Present Zoning District: LIGHT INDUSTRIAL (I) DISTRICT

CONDITIONAL USE PERMIT AGREEMENT (CUP): to allow the construction and operation of a Construction, Trade, and Service Businesses facility, with exterior storage, located at 1282 187th LN NE, Cedar, Minnesota on the real property in Anoka County, Minnesota.

GENERAL DESCRIPTION

Matt's Plumbing Solutions / Fish Investments, LLC., a licensed commercial and residential plumbing contractor serving the greater twin cities area is in the process of relocating to East Bethel and purchasing an existing location at 18651 Buchanan St NE; Lot 2, Block 1 Saunters Commercial Park, PID: 32-33-23-24-0003. The 2.16 acre property at 18651 Buchanan St NE has an existing 3,000 Sq. Ft office, 5,000 Sq. Ft of customer parking, 4,500 Sq. Ft Warehouse, and 47,000 Sq. Ft of screened exterior rear and side yard storage.

PLANNING COMMISSION ACTION

On November 14th, 2023, the Planning Commission heard the request for a Conditional Use Permit to allow the operation of a Construction, Trade, and Service Businesses facility, with exterior storage, located at 18651 Buchanan St NE, Cedar, Minnesota on the real property in Anoka County, Minnesota. By a 6-0 vote, the Planning Commission approved a recommendation to City Council for consideration of this matter.

CITY COUNCIL ACTION

On November 27th, 2023, the City Council approved the Conditional Use Permit (CUP) to allow the operation of a Construction, Trade, and Service Businesses facility, with exterior storage, located at 18651 Buchanan St NE, Cedar, Minnesota on the real property in Anoka County, Minnesota.

DECISION

The City Council hereby grants the CUP to allow the operation of a Construction, Trade, and Service Businesses facility, with exterior storage, located at 18651 Buchanan St NE, Cedar, Minnesota on the real property in Anoka County, Minnesota.

CONDITIONS AND REQUIREMENTS

The granting of a (CUP) Conditional Use Permit for the operation of a Construction, Trade, and Service Businesses facility, with exterior storage, located at 18651 Buchanan ST NE, Cedar, Minnesota on the real property in Anoka County, Minnesota, is subject to the following conditions:

1. Any change in Use, other than those permitted by zoning code, must be approved by City Council.
2. Exterior storage is limited to:
 - a. rear and side yards,
 - b. shall be screened from the right of way,
 - c. not to exceed the maximum allowable height of the principal building,
 - d. not allowed within the required setbacks, public right-of-way, private access easement, or within the required parking area,
 - e. commercial vehicles, trailers, equipment, tools and materials associated with the principal use of the business.
3. The owner will be required to sign a separate Conditional Use Permit Agreement identifying the conditions as approved by the East Bethel City Council on November 27th, 2023.

ACCEPTANCE

IN WITNESS WHEREOF, the parties have executed this Conditional Use Permit and the owners and lessees acknowledge their acceptance of the above conditions.

Dated, ___ day of _____, 2023.

CITY OF EAST BETHEL

By: _____

Kevin Lewis, Mayor

Jack Davis, City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this ___ day of _____, 2023, before me a notary public, personally appeared Kevin Lewis and Jack Davis, the Mayor and City Administrator of the City of East Bethel, a municipal corporation under the laws of the State of Minnesota, who signed the foregoing instrument and acknowledged said instrument to be the free act and deed of the City.

Notary Public

