

EAST BETHEL PLANNING COMMISSION

October 23, 2018

MEMBERS PRESENT: Chair Glenn Terry, Lorraine Bonin, Tanner Balfany, Lou Cornicelli, Sharon Johnson, Wanda McLaurin, Sherry Allenspach

ALSO PRESENT: Colleen Winter, Community Development Director

1. Call to Order Chair Terry called meeting to order at 7:00 pm.
2. Adopt Agenda **Chair Terry moved and Mr. Balfany seconded to adopt the agenda as presented. Motion carried.**
3. Approval of Minutes **Ms. McLaurin moved and Mr. Cornicelli seconded to adopt the September 25, 2018 regular meeting minutes as written. Motion carried with Ms. Allenspach abstaining.**

4. TIF 1-4 Background Information:
Resolution re: Property Information
Conformance Owners: Applicant:
with the Comp Our Saviour's Evangelical Lutheran Church Trident Development, LLC
Plan 19001 Jackson St NE 3601 18th Street S, #103
East Bethel, MN 55011 St Cloud MN 56301
Zoning: CC, City Center District
PID: 29-33-23-32-0003

Legal Description:

THAT PRT OF S 426 FT OF NW1/4 OF SW1/4 OF SEC 29 TWP 33 RGE 23
LYG WLY OF A LINE DRAWN NLY FROM A PT ON S LINE THEREOF
722.98 FT ELY OF SW COR THEREOF TO A PT ON N LINE OF SD S 426
FT 667.21 FT ELY OF NW COR THEREOF, SUBJ TO EASE OF REC

Project Proposed Address: 19131 Taylor St NE, East Bethel MN 55011

Trident has made an application to the City requesting Tax Increment Financing (TIF). Based on the preliminary information identified in the application, there is a gap in financing that would require the use of TIF for this project. The City's financial consultant, Ehlers, has been engaged to complete a TIF analysis and a recommendation as to the amount and term of TIF for this project. Trident and the City have met and agreed to the terms for the TIF District as follows:

1. Pay as you go TIF in the amount of \$1,175,000.00
2. 14-year Term
3. 20% of the units will be affordable to persons at or below 50% of the area median income
4. Lookback provisions written in to the Developer's agreement at the time of stabilization of the project

The property is zoned CC, City Center and under that zoning classification senior housing is a permitted use. This project also meets the requirements under

the proposed 2040 Comp Plan for Medium density residential. Medium density residential allows a mix of single-family detached homes and townhomes, including group residential and residential with medical and/or assistive services. Densities higher than typical single-family residential density will be considered if the group residential and residential with medical and/or assistive services is in an area that can be served by city sewer and water and preferred sites would be located on a major collector street or higher functional classes of roads. Specifically it is located on Taylor Street which is part of the Municipal state aid road system and used as a major local collector.

Fiscal Impact:

The proposed project will create a significant economic impact within the City including but not limited to the following:

- A \$15.26 million construction and investment project which has the potential to utilize local subcontractors and labor during the course of work;
- Associated spending at local businesses during the project construction
- 30 new FTE jobs with an average salary of \$18.64/hr.
- Employment of local vendors for various service contracts for the operation of the facility
- The multiplier effect of their corporate, employee and new resident spending in the local economy
- Will pay Park Dedication Fees
- Will pay Trunk access charge
- MET Council Sewer Access Charges (SAC) in the amount of \$3,185 per unit (MET council determines the amount of SAC units based on the use of the building).
- City Sewer and Water Access Charges in the amount of \$5,600 per unit
- City charges for water and sewer usage
- Trident has requested TIF assistance from the City

Trident development will provide significant monetary contributions to the local economy, enhance marketing efforts of the City for other development opportunities and would become one of the City’s largest utility customers.

Chair Terry moved and Ms. Allenspach seconded to recommend approval to City Council of Resolution 2018-001 RESOLUTION OF THE CITY OF EAST BETHEL PLANNING COMMISSION FINDING THAT A MODIFICATION TO THE DEVELOPMENT PROGRAM FOR MUNICIPAL DEVELOPMENT DISTRICT NO. 1 AND A TAX INCREMENT FINANCING PLAN FOR TAX INCREMENT FINANCING DISTRICT NO. 1-4 (TRIDENT) CONFORMS TO THE GENERAL PLANS FOR THE DEVELOPMENT AND REDEVELOPMENT OF THE CITY. Motion carried.

This item will go before City Council on November 11, 2018.

5. Conditional Use Permit Public Hearing CUP request – Advantage Construction
 Location – 18850 Buchanan St NE
 Zoning – Light Industrial
 PID #'s – 32-33-23-22-0005

Background Information:

Advantage Construction is a roofing and siding company that has built a facility at 18750 Buchanan St NE in the Light Industrial District. As part of their business operations they wish to add paintless dent repair to vehicles. Under City code, maintenance and repair facilities directly associated with the primary business and contained inside the principal structure or other buildings on the site are to be considered as a Conditional Use permit. Advantage deals with storm damaged residential homes and often if residential homes are damaged due to storms, resident cars may also sustain hail damage, so Advantage felt that a paintless dent repair service is something that they could also provide to residents. This is not an auto body shop, they are simply repairing the dents to vehicles. If vehicles have sustained more than hail damage, Advantage sends them to a local auto body shop for repair. In addition to providing this service on site, they will also have a mobile unit that will go out to resident homes. All the paintless dent repair will take place inside the building and any cars waiting to be repaired will be located inside a fence in gate area. Most dent removal takes between 15 minutes to 2 hours.

Chair Terry opened the public hearing at 7:09 pm.

Ms. Heidi Aimot, 18563 Vermilion Street, East Bethel, spoke on behalf of Advantage Construction. Because of customers requesting information on dent removal to vehicles, Advantage Construction looked at paintless dent removal as a secondary service to its primary business. There are no chemicals involved in this process.

Chair Terry closed the public hearing at 7:17 pm.

Ms. McLaurin moved and Ms. Bonin seconded to recommend to City Council approval of the Conditional Use permit for Advantage Construction located at 18850 Buchanan St NE per the following conditions:

- 1. Paintless dent repair only**
- 2. All vehicles will need to be kept in the gated exterior storage area on the west side of the building**
- 3. No auto body work is allowed to be done at this location**
- 4. CUP is subject to an annual review by City Staff.**

Motion carried.

This item will go before City Council on November 11, 2018.

6. Metes and Bounds Division Metes and Bounds subdivision
 Location – Skylark Drive
 Zoning – Single Family Residential

PID # – 30-34-23-12-0003

Owners: Tom Carlisle, Sherco Construction LLC

Background Information:

Tom Carlisle purchased property on Skylark Drive that had been for sale for quite some time. It was a bank owned parcel and is located on a gravel road. Many developers had looked at purchasing the property, but the issue always came back to the improvement of the gravel road. There are other property owners that own land on the gravel road and so how do you deal with the cost of paying for paving the road? A cost estimate to pave the gravel road was developed by the City and the neighbors were invited to attend a City Council work session where the improvement of the gravel road was discussed. Based on the noninterest by the neighbors in getting the road paved, the developer was looking at other options. Mr. Carlisle working with City staff is proposing a Metes and Bounds subdivision, which is lots five-acres or larger in size and does not require the road to be paved for this type of development. It does, however, require that the developer meet the following criteria:

- Soil borings to determine buildable areas – There were 14 soil borings completed for this proposed project and based on those, the buildable areas were determined.
- Wetland delineation – A complete wetland delineation was done and the Notice of no impact was signed off on by all respective agencies. There will be a 25-foot D&U around all the delineated wetlands.
- Road right of way and D&U dedication will be recorded as a separate document
- Lots that are five acres in size and contain 300 feet of frontage. The smallest lot is 5.12 acres and the largest lot is 34.6 acres. The total acreage is 65+ acres and the average lot size is 13+ acres.
- Proposed driveway locations
- Floodplain boundaries

This item is before Planning and Zoning based on past practices as Metes and Bounds subdivisions are only required to be heard by City Council.

It is unknown what the timeline is for the start of construction.

Mr. Balfany moved and Ms. McLaurin seconded to recommend to City Council approval of the Metes and Bounds subdivision, subject to the following:

- **Enter into a Developer’s agreement with the City**
- **Comply with applicable sections of East Bethel Code of Ordinances**
- **Provide financial security and park dedication per City fee schedule and as determined under the Developer’s agreement.**
- **Provide separate document that addresses drainage and utility easements in the road right-of-way**

Motion carried.

This item will go before City Council on November 11.

7. Administrative Background Information:
 Lot Split Location:

1950 209th Ave NE
 East Bethel, MN 55011
 PIN 16-33-23-31-0001
 Zoning – R1

Fee Owner/Applicant:

Lorraine Bonin/Troy Eberhardt

Ms. Bonin excused herself and stepped down for this Commission meeting item.

Ms. Lorraine Bonin owns a 20.25-acre parcel and is wishing to split the parcel into two lots. The property is zoned R1 (Single family residential) and according to our current zoning and subdivision rules, a simple lot split allows the division of a lot where there is an existing home on a metes and bounds parcel and no new public roads are required and the new lot meets the requirements of the underlying Residential district. In this case soil borings were completed to determine buildable area and the wetland boundary has been designated. There will be a large D&U around the wetland area, as well as standard D&U and Road right of way dedication. The parcel will be split 10.25 acres for the new parcel and 10 acres for the existing parcel that contains the home and outbuildings.

Ms. Bonin and Mr. Eberhardt are requesting a Simple lot split, which allows the division of a lot where there is an existing home on a metes and bounds described property and no new public roads are required. Subject to the following conditions:

- a. The lot split will result in no more than two lots, one of which has an existing home on it. – Meets this section
- b. The lot split does not require the creation of new roads. The new lot created is on a cul-de-sac and typical frontage on a cul-de-sac is 100 feet and there is an existing road right of way that is over 489.66 feet. The existing lot maintains its current access off the cul-de-sac. Irregularly shaped lots. On single-family residential lots determined to be irregular in shape (e.g., triangular), the developer shall demonstrate to the city an ability to properly place principal buildings and accessory structures upon the site which are compatible in size and character to the surrounding area. In this case, the proposed lot and respective frontage is like or similar to the surrounding area.
- c. Each resulting lot meets all other underlying zoning requirements. – Staff has determined that it meets the intent of the code.
- d. A simple lot split can only be done once. If at a later date someone wishes to further subdivide either lot they will need to meet all the requirements of chapter 66, excepting article V. – The wish is to split this lot one time.

Chair Terry moved and Ms. McLaurin seconded to recommend to City Council an Administrative Lot split for Lorraine Bonin (owner) and Troy Eberhardt (applicant) to subdivide a 20.25-acre parcel into two parcels, one being 10.25 acres and the other being 10.0 acres, located at 1950 209th Ave NE, 16-33-23-31-0001, zoning R1. Motion carried.

This item will go before City Council on November 11.

Ms. Bonin rejoined the Commission meeting.

8. City Council Report Town Hall meeting is November 8th at 6:00 pm.

9. Other Business Ms. Winter reported:

- City of East Bethel was mentioned on the back cover of the Finance and Commerce Journal. Also, this publication is going to do a future article on Cambia Hills.
- The service road on the east side of Hwy 65 is complete. The City plans to work with MNDOT for more funding toward continued service roads improvement.
- RCI at 181th is close to completion.
- Viking Preserve is being paved.
- The apartment building project has the foundation done and walls are being constructed.
- Cambia Hills will have a groundbreaking ceremony next week.
- 1,000 building permits have been issued by the City so far this year.

10. Adjourn **Mr. Balfany moved and Mr. Cornicelli seconded to adjourn at 7:4 pm. Motion carried.**

Respectfully submitted,

Gail Gessner, Recording Secretary
Submitted 10/27/18