

EAST BETHEL PLANNING COMMISSION

December 18, 2018

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

ABSENT: Lou Cornicelli

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. Balfany seconded to adopt the November 27, 2018 regular meeting minutes as written. Motion carried.**
4. Concept Plan for Prairie Pines Background Information:
Concept Plan – Prairie Pines, a 16 lot Rural Residential development
Location – Northeast section of the City. Access points from Bethel City and Athens Township
Zoning – Rural Residential
PID # – PID #'s 30-34-23-21-0001, 30-34-23-24-0001, 30-34-23-23-0003.
Owners – James Rushfeldt and Developer Carrington Development

Steve Strandlund of Carrington Development is proposing to build a 16-lot subdivision. The lots would be from 2 acres in size up to almost 7 acres in size, with the average lot size of 4.3 acres. The total land area is just under 73 acres. As presented in the Concept Plan the access would be off 243rd Avenue NE out of Bethel and possibly 245th Ave NE in Athens Township. Mr. Carrington has been to the Bethel City Council meeting and it was suggested that he contact the neighbors. 243rd ends in a cul-de-sac, but the road is platted through to the proposed development. Mr. Carrington has not met with the Athens Town Board, but will be at their meeting in early January.

Mr. Strandlund noted there could be one driveway off 241st to a 20-acre lot.

Mr. Strandlund was asked why he would do metes and bounds for two 5-acre lots. He is doing it to comply with the City of East Bethel ordinance of developing on a gravel road. To comply with the subdivision ordinance, lots need to be on an improved roadway. So improvements will need to be done on either 243rd or 245th. Plus, it makes more sense for these two lots to be on this gravel road. Mr. Strandlund will rebuild the road on the city line, then either Athens Township or Bethel City would maintain it in the future. It is approximately ½ mile from this property to University which is where he would rebuild the road to. He is willing to work with both cities to figure out the road. To date he has not spoken to the residents on 241st and 243rd in Bethel. Consensus of the Commission is it supports this concept plan.

5. Discussion
re: Proposal for
Self-Storage

Discussion only.

Background Information:

Present for State Storage Group was John Henry III, Dave Heil and Paul Vogstrin (architect).

State Storage Group has purchased a parcel of land in an area zoned I-1, Light Industrial and will be submitting a Conditional Use permit for self-storage at a future Planning Commission meeting. In addition to the I-1 property, they are also interested in purchasing 21217 Highway 65 NE, which is the current location of existing self-storage units and a retail U-Haul business. State Storage would like to expand the self-storage at this location. According to the current zoning classification the area is zoned B-2, Central Business and under that zoning self-storage is not a permitted or conditional use. When the new 2040 Comp Plan is adopted, the proposed land use will be limited light industrial under Commercial Zoning.

As the spokesperson, Dave Heil gave an in-depth presentation covering why their company is looking at East Bethel for a self-storage unit site, how their units look and what materials are used.

The company's niche is to find depressed property and bring it up to par not only aesthetically, but for usage. With the existing buildings on the property, they would reface the front of the building and change the storage area to a neutral color. They would also be willing to gate and fence the property. There would not be an entry point off the eastern back street. Also, a wall or berm could be built on the resident-facing sides of the property. The first phase would be to upgrade the current property.

The additional piece of property purchased would be available for another business to use, i.e. coffee shop. This company is also looking at property off 241st (west side of Hwy 65).

How aggressive are they on moving forward with this concept? The current property owner is ready to sell. If the State Storage Group gets a good feel on this, they will go through with the contract.

The 2040 Comp Plan has generic wording for this commercial zone. This project will comply with the Plan, but variances will be needed. Going with the current Comp Plan allows for a grandfathered business. It has been disclosed that there is an existing storage business located next to the Ice Arena on Hwy 65 that has an IUP that stays with the property.

The commissioners did agree that they would like to see improvements to this property, however, the Planning and Zoning Commission is a recommending body to City Council; City Council has the final vote to approve or not approve projects.

The Commission is in support of this proposal for self-storage.

This item will go before City Council at a work session on either the 2nd or 4th Wednesday of the month.

6. Year in Review

Ms. Winter gave a Power Point presentation report on 2018 activities which covered:

- New Commercial Buildings
- Business expansion, relocation and remodels resulting in added employment of 281 jobs and \$61,355,696 in total investments
- Valuation of Projects from 2017-2018
- Marketing efforts – The City of East Bethel became a member of the Anoka County Regional Economic Development (ACRED)
- Economic Development through Business Recruitment, Infrastructure Development, Business Retention and Expansion, and the Comprehensive Plan
- Reduced Conflict Intersections (RCI) – one has been installed with more to follow
- 2040 Comprehensive Plan to be adopted in 2019
- Showed the updated drone video of East Bethel
- Commercial properties available for purchase
- Funding for the service road on east side of Hwy 65 for 2019
- Senior housing project anticipated opening in 2020.

7. City Council Report

City Council liaison Tom Ronning reported the following:

- Today was the groundbreaking ceremony for the Cambia

Both Councilmembers Tom Ronning and Tim Harrington thanked the Planning and Zoning commissioners for all their work in 2018.

8. Other Business

Ms. Lorraine Bonin submitted her resignation effective January 2019. The open position will be posted on the City website.

9. Adjourn

Mr. Balfany moved and Ms. Allenspach seconded to adjourn at 8:36 pm. Motion carried.

Respectfully submitted,

Gail Gessner, Recording Secretary
Submitted 1/4/18