

EAST BETHEL PLANNING COMMISSION MEETING  
July 28, 2020

*Pursuant to Minnesota Statutes Section 13D.021 and the declared public health emergency due to COVID-19, this meeting was held remotely.*

MEMBERS PRESENT: Wanda McLaurin, Sherry Allenspach, Glenn Terry, Jim Smith,  
Daryl Lawrence, Sharon Johnson

MEMBERS ABSENT: Tom Eich

ALSO PRESENT: Stephanie Hanson, Community Development Director  
Erin McDermott, Zoning Administrator  
Tim Harrington, City Council Liaison

### **1.0 Call to Order**

Chair Wanda McLaurin called the Planning Commission regular meeting to order at 7:00 pm.

### **2.0 Adopt Agenda**

**Commissioner Terry moved and Commissioner Lawrence seconded to adopt the agenda as presented. Roll call vote was taken. McLaurin yes, Allenspach yes, Terry yes, Smith yes, Lawrence yes, Johnson yes. Motion passed unanimously.**

### **3.0 Approve June 23, 2020 meeting minutes**

**Commissioner Lawrence moved and Commissioner Johnson seconded to adopt the June 23, 2020 regular meeting minutes as written. Roll call vote was taken. McLaurin yes, Allenspach yes, Terry yes, Smith yes, Lawrence yes, Johnson abstain. Motion passed.**

### **4.0 Public Hearing – Variance – Reduction and Lot Width at Right-of-Way and Front Yard Setback and Minimum Lot Size – 1800 208<sup>th</sup> Ln – Maria Durm**

Background Information:

This property is located in the R-1 Single Family Residential zoning district, abutting the Sunny View subdivision. The property is 9.75 acres, and is located on the cul-de-sac of 208th Lane, PID #16-33-23-32-0004. The applicant is the property owner's daughter, who is looking to subdivide the property to build a home.

The City Code Appendix A- Section 43-7 Development regulations lists minimum lot area on lots without sewer and water as 10 acres, and minimum lot width on lots without sewer and water as 300 feet at the public right of way. This requirement was set for the anticipation of in-fill once the city had established sewer and water services in the R-1 zoning district.

Staff outlined the three-factor test for practical difficulties the Planning Commission needed to consider. Consideration of a variance requires the Planning Commission to consider a three-factor test for practical difficulties.

With respect to reasonableness, the property owner is requesting this lot be subdivided into two lots for the construction of one new residence. It is a reasonable request for a reduction of frontage, as reduced frontage on a cul-de-sac lot is common in the City of East Bethel. The request for a smaller lot size in this situation is also reasonable, as the lot size requirements are based on the Metropolitan Council's requirements for lot sizes for future in-fill of new construction when sewer and water are available. The

2040 Comprehensive Plan outlines the City's plan for the expansion of sewer and water services through the year 2040, the 2040 MUSA does not extend into the Sunny View subdivision to the west of this property, making it improbable that this lot would have access to city sewer and water within the next 20 years.

With respect to the landowner's problem being unique to the property and not caused by the landowner, this property is unique in that it is the only parcel in the neighborhood on a cul-de-sac, as well as there being dedicated ROW for the expansion of 207th Ave on the Southwest corner, for future subdivision of lots. The proposed new residential lot meets all other subdivision requirements, including secondary drainfield location, primary structure setbacks, and buildable area.

With respect to that variance that is would not alter the essential character of the neighborhood, the two lots neighboring this property on the western property line are 1.09 acres, and 2 acres in area, with the majority of this neighborhood having lots sized at 0.45 acres. The approval of a minimum lot size reduction resulting in two lots with 4.5 acres, and 5.52 acres will not alter the essential character of the neighborhood. Additionally, this property is approximately 1200 feet from 1950 209th Ave NE, which was granted a nearly identical variance in 2018.

The majority of the lots (21 properties) within the Sunny View subdivision have approximately 105 feet of frontage, which is less than half of the presently required 300 feet in an R-1 Single Family Residential district. The reduction in frontage would not alter the neighborhood in that it is only 20 feet less than many of the existing lots in the area.

Chair McLaurin opened the public hearing at 7:06 p.m.

There was no comment made.

Chair McLaurin closed the public hearing at 7:07 p.m.

**Commissioner Allenspach moved and Commissioner Johnson seconded to recommend approval to City Council for frontage reduction and minimum lot size reduction for the Administrative Subdivision of 1800 208<sup>th</sup> Ln with the conditions set forth in the provided resolution. Roll call vote was taken. McLaurin yes, Allenspach yes, Terry yes, Smith yes, Lawrence yes, Johnson yes. Motion passed unanimously.**

This item goes before City Council on August 10, 2020.

## **5.0 Site Plan Review – Commercial Building Expansion – 20418 Hwy 65 – U Pull Auto Parts**

Background Information:

Classic Construction, Inc. is requesting on behalf of U Pull R Parts a site plan review for the expansion of the legal nonconforming auto reduction facility located at 20418 Hwy 65. The addition to the primary structure will measure approximately 11,700 square feet. The existing entrance to the site will be modified for safer access with the addition of a turn lane and a median in the entryway. Parking for the facility will also be realigned and expanded from 82 parking spaces to 89 parking spaces. Two existing structures on the site will be removed, and a block wall for screening will be added on the eastern portion of the property. The applicants have also submitted a variance request for septic holding tanks on this property which will go to City Council for a public hearing on August 24, 2020.

A CUP was granted by City Council to this property on July 17, 1996 at which time this property was zoned B-2 Commercial. The CUP allowed for North Metro Auto Salvage to build a 125' x 100' x 18'

pole building to for a salvage business with no more than 12 employees, with the condition they meet the MN Building and Fire requirements, and that vehicles not be double stacked. On Jan 13, 2004, the CUP was amended to allow for expansion of the parking area, a new 50' x 60' equipment storage area, and up to 35 employees. Currently, vehicles are parked four deep, greatly exceeding the double stacking prohibition in their CUP. There has been no indication through the site plan process that the business intends to add more employees but at such a time they will be required to apply for a CUP amendment.

City staff reviewed the site plan. City Staff supports the configuration of the site and the landscaping plan. The remaining outstanding items will not change the site plan but will need to be satisfactorily addressed prior to the issuance of a building permit.

There will be two additional lights for the parking area on the addition, as well as a new light pole placed due north of the eastern parking lot to ensure proper lighting.

The landscaping plan meets the requirements of city code. If the plantings are not completed by October 1, 2020, the applicant will be required to establish an escrow to ensure plantings will be completed in spring 2021. The City Engineer will establish the amount of required escrow.

The addition to the building will be a rock face brick in two coordinating colors, with accents matching the existing structure. The Architectural Design is attached for your review.

Chair McLaurin inquired about a turn lane being put in. McDermott responded that had been applied to MnDOT for updates to the entrance and there was an acceleration and turn lane.

**Commissioner Lawrence moved and Commissioner Smith seconded to recommend approval for the Commercial Building Expansion at 20418 Hwy 65, U Pull Auto Parts to City Council with the conditions set forth in the provided resolution. Roll call vote was taken. McLaurin yes, Allenspach yes, Terry yes, Smith yes, Lawrence yes, Johnson yes. Motion passed unanimously.**

This item goes before City Council on August 10, 2020.

## **6.0 Site Plan Review – Self Storage Facility Expansion – 20563 Aberdeen St – Sota Storage**

Background Information:

Sota Storage is requesting a site plan review for the expansion of the self-storage facility (four additional buildings) located at 20563 Aberdeen St. Two (2) buildings will be 10,560 sq/ft, one (1) building will be 9,600 sq/ft, and one (1) building will be 8,160 sq/ft. All buildings will be constructed north of the existing buildings as shown on the attached site plan.

At the January 6, 2020 City Council Work Session, Council discussed a proposal for the expansion of the legal nonconforming use, at which time, the consensus of the Council supported the expansion.

City staff reviewed the site plan and supports the configuration of the site and the landscaping plan. The remaining outstanding items will not change the site plan but will need to be satisfactorily addressed prior to the issuance of a building permit.

The Fire Department requires an additional gated access point on the northern boundary of the site, along Davenport St. The access point will only be accessible to emergency service vehicles. The developer has agreed to provide the additional access point and will submit an updated site plan showing the access point.

The landscaping plan meets the requirements of city code. There will be a row of Rushmore Arborvitae along the western fence line, facing Hwy 65 to create a buffer screen. This particular species grows quickly to a height of 12 – 20 feet. Other plantings include Maple, Hackberry, Chokeberry and Dogwood. The landscape plan is attached for your review. If the plantings are not completed by

October 1, 2020, the applicant will be required to establish an escrow to ensure plantings will be completed in spring 2021. The City Engineer will establish the amount of required escrow.

The four new buildings will be similar in architectural design as the existing facilities.

**Commissioner Allenspach moved and Commissioner Terry seconded to recommend approval for the Self-Storage Facility Expansion at 20563 Aberdeen St, Sota Storage to City Council with the conditions set forth in the provided resolution.**

Chair McLaurin noted right now they did not have a buffer and there were no trees along there so it might be nice to expand and have plantings along there running up to the ice arena.

**Roll call vote was taken. McLaurin yes, Allenspach yes, Terry yes, Smith yes, Lawrence yes, Johnson yes. Motion passed unanimously.**

This item goes before City Council on August 10, 2020.

## 7.0 Updates

Council Liaison Tim Harrington reported the following City Council actions:

- All items on the June 23, 2020 Planning Commission meeting were approved with the exception of the Interim Use Permit for chickens which permit was withdrawn.
- The liquor license fee refund was approved.
- Phase II of East Bethel Apartments was approved.
- The bids for Durant Street were rejected for this year and would be rebid this Fall.
- East Bethel Chamber of Commerce Golf Tournament is September 11, 2020 at Hidden Haven.
- Filing for City Council Mayor and two Councilmember seats opened today until August 11, 2020.
- Discussion was held for PPE (face masks and gloves) disposal barrels and once a decision is made, he will update the Commission.

Chair McLaurin noted the East Bethel Chamber of Commerce will be distributing face masks to Anoka County businesses at the Senior Center on this coming Friday from 9 a.m. – 1 p.m. and next Monday from 12 - 4 p.m.

The next Planning and Zoning Commission meeting is scheduled for August 25, 2020.

## 8.0 Adjournment

**Commissioner Johnson moved and Commissioner McLaurin seconded to adjourn at 7:25 pm. Roll call vote was taken. McLaurin yes, Allenspach yes, Terry yes, Smith yes, Lawrence yes, Johnson yes. Motion passed unanimously.**

Submitted by:

Kathy Altman

*TimeSaver Off Site Secretarial, Inc.*