



PLANNING COMMISSION

ISD #15 DISTRICT OFFICE BUILDING
4115 AMBASSADOR BLVD.

August 18, 2021

7:00 PM

AGENDA

1. Call to Order/Pledge of Allegiance
2. Roll Call
3. Adopt Agenda
4. Approve Minutes July 21, 2021
5. Public Comment
6. Public Hearing
 - a. Rita Meadows Preliminary and Final Plat
7. Regular Business Items
 - a. Sunram IUP – South 241st Ave and East of Hwy 47
8. Discussion by Planning Commissioners
9. Adjournment

Website Link to Agenda and Packets: <https://www.stfrancismn.org/meetings>

There may be a quorum of St. Francis Council Members present at this meeting.

**CITY OF ST. FRANCIS
ST. FRANCIS, MN
PLANNING COMMISSION MINUTES
July 21, 2021**

1. **Call to Order:** The Planning Commission meeting was called to order at 7:00 pm by Chair women Fairbanks.
2. **Roll Call:** Present were Deborah Humann, Colleen Sievert, Liz Fairbanks, Dustin Pavel, Tara Kelly and Alan Lauermann. Absent: Todd Gardner.

Others in attendance: Kate Thunstrom- Community Development Director, Kevin Robinson - City Council, Beth Richmond – City Planner

3. **Adopt Agenda:** Motion by Pavel, second by Humann to approve the agenda as amended. Motion carried 6-0.
4. **Approve Minutes:** Motion by Fairbanks, second by Kelly to approve the June 16, 2021 minutes. Motion carried 6-0.
5. **Public Comment:** None
6. **Regular Business Items:** None
7. **Public Hearing:**

- a. **Vista Prairie - Comprehensive Plan Amendment; Subdivision**

Richmond reviewed the staff packet as this project is before us to process a comprehensive plan amendment and a minor subdivision.

The lot split will happen along the Ambassador Road leaving one parcel between Hwy 47 and Ambassador and the second from Ambassador to the Rum River. Since both lots are over 10 acres in size this process will be completed as a meets and bounds. The project has not received comment from Anoka County on the access of Ambassador. The Comprehensive plan amendment will update the parcel that is between Hwy 47 and Ambassador leaving the other parcel to remain as residential with no change.

Discussion included if the west side of the property was to be rezoned out of commercial what is the possibility it is not developed into additional senior housing. Per the concept plan, it was identified that it would be additional housing to support the current project. Any development would be required to go through the site plan process. There are no restrictions on this side of the property in regard to the scenic river overlay. Those restrictions will remain on the east side of the property which does not have a current land use application being considered.

The access of the project was lightly discussed as the county is concerned about project access along Ambassador. City Staff, HKGi and the project developers are working with the County to determine if a solution can be made. Otherwise project access would need to be shifted to the side roads. This is ongoing and as of tonight final site designs have not been submitted.

Public Hearing Opened 7:11 pm

- Jeff Ramstad, 23382 Yucca St – lives at the end of the road that enters this property. Concerns on the traffic if commercial development occurs and feels property value will decrease.

Richmond identified that the access points will be discussed further with the review of the site plan at a future meeting. This meeting is intended for the lot split and zoning change only. The site plan is not set and will be reviewed in a different public hearing

- Scott Black/EDI – the news of the County not wanting the project to access Ambassador was tough and they are working through it. Hear this type of response in other Counties but have found ways to make it work. Trying to be sensitive to neighbors and that is why Ambassador is so important. To answer a question on job creation, all jobs are above minimum wage and it is anticipated that job generation will be 40 to 60 FTE.

Public Hearing Closed 7:21 pm

Motion by Sievert, to recommend approval of the Comprehensive Plan Amendment to re-guide the full portion of the west side of the property at 23465 St. Francis Blvd from Medium Density Residential to Medium High Density Residential with conditions and findings of fact as recommended by staff. Second by Pavak. Motion passed 6-0

Motion Sievert, to recommend approval of the metes and bounds subdivision at 23465 St. Francis Blvd with conditions and findings of fact as recommended by staff. Second by Fairbanks. Motion passed 6-0

b. Ordinance Amendment to City Code Section 10-61-01 Dwelling, Single Unit Detached Roofing

Richmond reviewed the staff packet and addressed the intent of the updated code section. Building official is supportive of the design and amendment as requested.

Clarification was discussed that this will put the city in a place that is compliant with laws as they pertain to Manufactured Homes.

Public Hearing Opened 7:27pm

Public Hearing Closed 7:27pm

Motion by Pavak to recommend approval of the ordinance amendment. Second by Kelly. Motion passed 6-0

c. Sunram - Zoning Code Amendment; Interim Use Permit (IUP)

Richmond reviewed the staff packet regarding requested changes to parcel with a long-term goal of a business park and the short-term concept of agricultural tourism.

This item is broken down into two pieces.

1. Zoning amendment to allow Ag-tourism in the City and identify that the zoning district in which it would be allowed
2. If the intent of the PC is to allow Ag-tourism, review and make recommendations on the IUP permit for the property located south of 241st Ave and the east side of Hwy 47.

Currently the parcel is a mixture of active farmland with a portion of wetland on the west side. Ag-tourism is not in our current code. There are two business park areas so if Ag-tourism is allowed this would be allowed in either area. To create the IUP, the property would have expected standards as

identified in the packet. The IUP is proposed for use on roughly 30 acres and the remainder of the property would continue being utilized as agricultural.

The Commission was asked two questions

1. does the city benefit from Ag-Tourism in the Business Park zoning district?
2. if yes, do they want to permit the IUP?

Clarification was made that the property was recently re-guided and that this is the site for future business expansion and growth. The applicant will be leasing the agricultural piece back after they purchase the property. Business hours are outlined in the packet as what the code would require overall and what this business if granted the IUP would be operating at. Concerns from neighbors on this use but clarification that is property will be developed into a business park at some point. Plans for dust include treating the road if needed using a dust control product. This property would be paved when the business park is built.

Jerry Hertaus, applicant representative, this project is looking for partnership with the City to expand opportunities both local and regionally and grow the revenues for water and sewer along with the tax base. Agrees the highest and best use of the land is business. This short-term use of ag-tourism would be similar to Sievert or the site in Champlin. Feels it would increase traffic and awareness to the City.

Planning Commission further discussed fees for use and the business concept. Was the site going to allow grills or food and it was identified that possibly food trucks would be on-site. Concerns were made about the need for overflow parking and access. Ideas such as a farmer's market was discussed. Plans show two rows of offset trees and concerns were made that in the summer these trees help screen the use from the residential areas but suggested that some pine or other landscape features be brought in to mix that up and allow screening in the winter. Issues of noise were discussed and the project would be held to MPCA noise standards and have set hours of operation.

Public Hearing Opened 8:16pm

- An addendum to this item was added to the agenda. This addendum was a written comment.
- Mark Hammer, 4275 241st Ave NW, property is directly north of this property. Concerns about noise and traffic. Nobody wants this and would prefer to keep the peace and quiet.
- Paul and Barb Carey – 23956 St. Francis Blvd, property directly east of the site. They do not support this project. There are no turn lanes with 241st and anticipate a great deal of accidents. Also concerned about the issues of dust, sewer and water. That many people onsite without stable facilities and porta-potties get bad. Do not want to be down wind from that. Concerns about the number of people, the level of noise and does not want people wandering onto his property. The speed on Hwy 47 at that intersection point will make left turns very dangerous. Feels this is not a good spot and should be a use that is out in the country.
- Jerry Hertaus- applicant representative, there is a potential for 50 sites for businesses. That traffic would also apply to the intersection in question on Hwy 47. They do not anticipate it to be fully developed for some time and this is a temporary but good use.

Public Hearing Closed 8:25pm

Commission further discussed the issue of porta potties and the number of or remove of them when the site is not in use. Also is there a benefit to securing the site when not in use to prevent damage or trespassing that may encourage poor behavior.

Motion by Lauermann to table the request to the next Planning Commission meeting for the MnDOT response to traffic and safety on Hwy 47 and additional landscaping information. Second by Sievert. Motion passed 6-0

8. Planning Commission Discussion

It was brought forward that the Commission would like to see the meeting streamed live. Thunstrom discussed the new tool being used with Council meetings and staff is testing that system to see what the results are. Staff will try and get the system in place to begin live meetings starting in September.

9. Adjournment: Motion by Sievert, second by Fairbanks to adjourn. Motion carried 0-0. Meeting adjourned at 8:40pm.

Website Link to Packets and Minutes for the Planning Commission: <https://www.stfrancismn.org/meetings>

Recorded by: Kate Thunstrom

DATE APPROVED:

PLANNING REPORT

TO: City of St. Francis Planning Commission
FROM: Beth Richmond, Consulting Planner
DATE: August 11, 2021
SUBJECT: Preliminary Plat
APPLICANT: Steve Orttel
LOCATION: Rita Meadows (PIN 32-34-24-44-0024)
MEETING DATE: August 18, 2021
COMP PLAN: Medium Density Residential
ZONING: R-2 Medium Density Detached and Attached Residential

OVERVIEW

Steve Orttel has submitted an application for a preliminary and final plat for his property located between Poppy St and Lake George Blvd south of Bridge St (PIN 32-34-24-44-0024). This site is located on the border of St. Francis and Oak Grove. The roughly 6.7-acre site was originally platted as part of the Rita Meadows subdivision in 2007. The site is currently vacant, with a large wetland on the east side.

The applicant is proposing to split off the westernmost portion of the site and construct a four-unit dwelling on the new parcel, leaving the remaining land undeveloped in an outlot.



REVIEW PROCEDURE

The proposed subdivision would split the property into two. However, the eastern portion of the site does not have direct access to an improved public street. All lots in the City must have public access. Therefore, the City would require that this split be platted, with the eastern portion of the site included in an outlot to remain undevelopable until such time as direct public access is provided to the site.

Hoisington Koegler Group Inc.
123 North Third Street, Suite 100
Minneapolis, Minnesota 55401
(612) 338-0800 Fax (612) 338-6838 www.hkgi.com

A public hearing and review by the Planning Commission is required for preliminary plats. The applicant has indicated that they would like the preliminary and final plats reviewed concurrently. This will be done at the City Council level once the Planning Commission has reviewed the preliminary plat and provided a recommendation.

120-Day Subdivision Review Process

Pursuant to Minnesota State Statutes Section 462.358, local government agencies are required to approve or deny subdivision requests within 120 days. The 120-day timeline for the requested subdivision expires on October 14, 2021. An extension of the review period can occur if agreed to by the applicant.

SUBDIVISION REVIEW

Comprehensive Plan

The site is currently guided for Medium Density Residential use (3-7 units per net acre). This category is intended for lower density attached housing and more moderate density single-family detached housing. There are roughly 2.81 acres of buildable land on the entire site. The applicant is proposing a four-unit dwelling on Parcel A for a density of 7.8 units per acre, which is slightly over the allowable density for the site.

However, 12 additional units are shown on the outlot as part of a future build-out plan. Including the outlot and the proposed future units lowers the site density to roughly 5.8, which meets the requirements for the Medium Density Residential land use guidance. While the outlot will remain vacant for future development at this time, it is expected that when development occurs on that site, that the entire site as a whole will meet density requirements.

Zoning

The site is zoned R-2 Medium Density Detached and Attached Residential. Four-unit dwellings are a permitted use in this district. The proposed parcel meets the dimensional standards for a lot in the R-2 district.

Dwelling, two- to four-unit	Required R-2	Proposed Parcel A
Lot Area	5,000 per unit	22,236 SF
Lot Width	80 ft.	102.5 ft.

Access

Parcel A has direct access to Poppy St on the west.

The outlot has frontage on Lake George Blvd to the east as well as access to a 33-foot wide undeveloped right-of-way (229th Lane NW) along the northern property border. Because Lake George Blvd is a County road, this application was submitted to Anoka County for review. No

comments have been received at this time. The undeveloped right-of-way was platted as part of the Rita Meadows subdivision. No additional right-of-way is requested from this property as part of the proposed subdivision.

With the location of the wetland on the site, it is unlikely that there would be enough buildable area to place a structure on the east side of the site, accessing Lake George Blvd. Therefore, access for the outlot would more likely come from the 229th Lane right-of-way to the north. The build-out plan provided shows the outlot accessing Poppy St through the existing 229th Lane right-of-way. This is logical as the large wetland on site makes constructing a roadway from 229th Lane to Lake George Blvd costly. The outlot will remain undevelopable until such time as direct access is provided to the site and the area is platted.

Utilities/Easements

The site will be served by public utilities.

The perimeter drainage and utility and wetland easements for this property were provided when the property was platted as Rita Meadows in 2007. The applicant is proposing an additional drainage and utility easement along the property line splitting Parcel A and the outlot as part of this subdivision. This easement meets Code requirements.

Build-out Plan

The applicant has provided a future build-out plan for the portion of the site within the outlot. This plan shows 3 additional four-unit dwellings with a future roadway access from 229th Lane west to Poppy St. along the north side of the property.

RECOMMENDATION

Staff has reviewed the request and recommends approval of the proposed preliminary plat.

Suggested Motion

1. Move to recommend approval of the preliminary plat splitting the property located at Block 1 Lot 2 of the Rita Meadows subdivision into two parcels with conditions and findings of fact as presented by Staff.

Proposed Conditions of Approval

1. Applicant shall submit preliminary and final plats for City Staff review before this request will be reviewed by the City Council.
2. The overall density for the entire 6.7-acre site is 3-7 units per net acre. When development of the outlot is proposed, the Commission and Council should review the proposed density in accordance with the density allowed for Parcel A to ensure that the overall net density within this development meets the standards of the Comprehensive Plan's Medium Density Residential land use category.
3. The applicant shall comply with all comments from Anoka County regarding access.

4. Park dedication requirements shall be resolved in accordance with City standards.
5. Reference monuments shall be placed in the subdivision as required by state law.
6. The applicant is responsible for all fees related to the review of this application.
7. All fees and financial obligations shall be received by the City prior to the releasing of the subdivision documents for recording.
8. Other conditions identified by Staff, the Planning Commission, or the City Council during the review process.

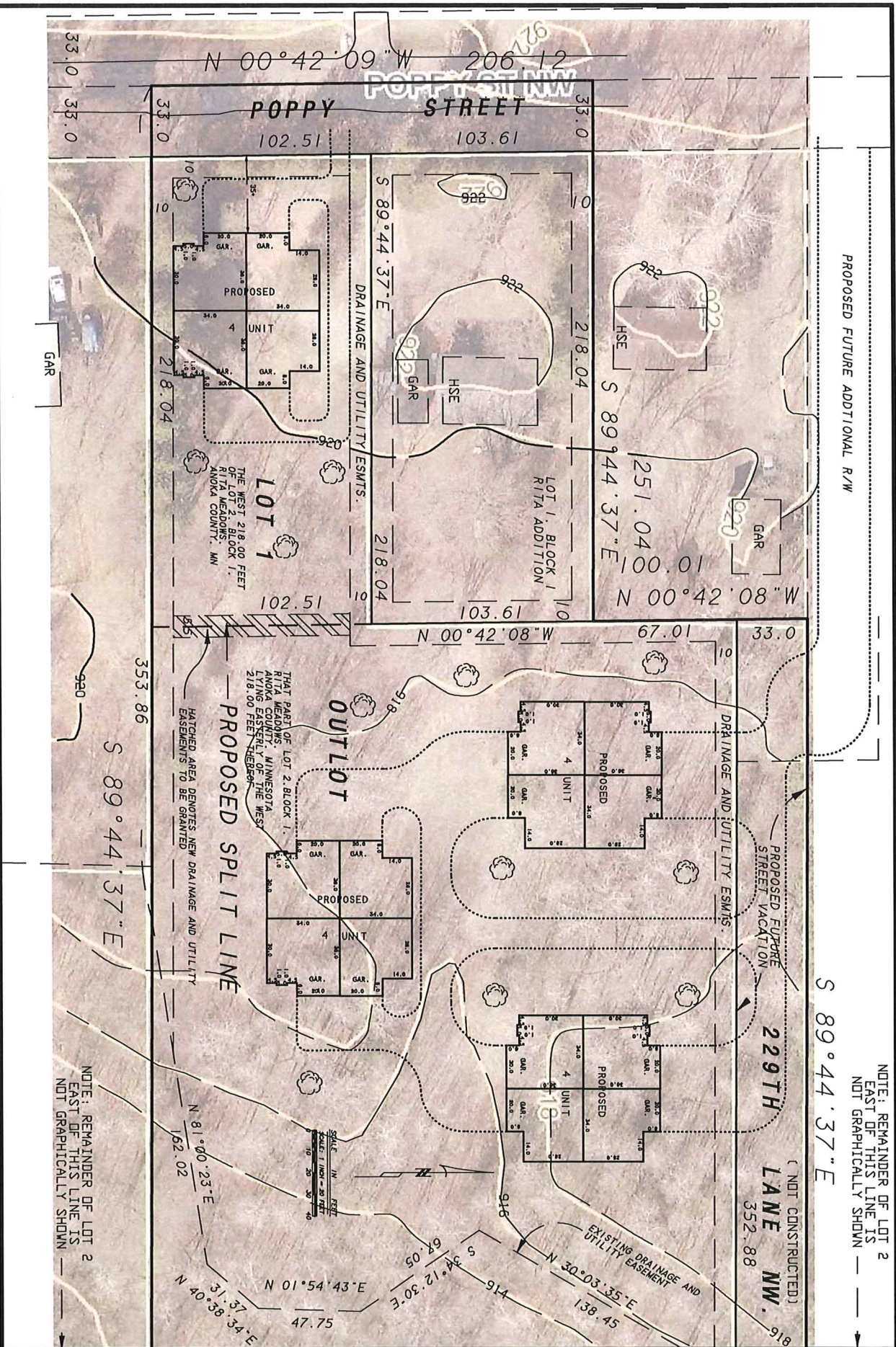
Proposed Findings of Fact

1. The proposed subdivision is consistent with the City's Comprehensive Plan.
2. The proposed subdivision is consistent with the City's Zoning and Subdivision Ordinances.

ATTACHMENTS

- Applicant Submittals

BLANK- ST FRANCIS- 20-24-23 RITA ADDITION PROP SPLIT 6-10-21 22334



KURTH SURVEYING, INC.
4003 JEFFERSON ST. N.W.
COLUMBIA HEIGHTS, MN 55421
PHONE: (763) 788-8760 FAX: (763) 788-7008
E-MAIL: KURTHSURVEY@aol.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed land surveyor in the State of Minnesota.

CLIENT:
STEVE ORTTEL

PROJECT:
RITA MEADOWS

SHEET DESCRIPTION
PRELIMINARY PLAT (GHOST)

DATE: **JUNE 10, 2021**
REV 11/15/21 SITE PLAN
1/06/21 ADD LAYOUT
SHEET 1 OF 2

PLANNING REPORT

TO: City of St. Francis Planning Commission
FROM: Beth Richmond, Consulting Planner
DATE: August 11, 2021
SUBJECT: Sunram IUP – tabled from July 21st Meeting
MEETING DATE: August 18, 2021

Overview

Ryan Sunram has submitted a zoning code amendment and Interim Use Permit (IUP) application to allow the eastern ~30 acres of the site (3 parcels) located north of the school district building, south of 241st Ave NW and east of Highway 47 to be used for agritourism. The proposed agritourism use is intended by the applicant to be a temporary use as a way of earning revenue on a portion of the property while it is being marketed for and developed as a more permanent business park use(s).

As agritourism is not a use that is currently clearly permitted within the City, the applicant has requested a zoning code amendment to allow the use as an interim use in the BPK district. The Planning Commission is requested to review the zoning code amendment and associated interim use permit application, hold a public hearing, and make a recommendation to the City Council.

July 21st Planning Commission Meeting

A public hearing was held regarding this application on July 21, 2021. A number of property owners attended the July 21st public hearing and voiced questions and concerns in regards to the proposed agritourism use. Concerns were raised about traffic and related dust from additional vehicle use of 241st, noise, and odor from portable restrooms.

The Planning Commission closed the public hearing and discussed the request. Commissioners tabled the application and requested that additional information regarding landscaping/screening along 241st, portable restroom operation be provided by the applicant, along with comments from MnDOT regarding traffic at the 241st and Hwy 47 intersection.

Landscaping/Screening

The site is located adjacent to and across the street from single-family homes. City Code requires that whenever a non-residential interim use is adjacent to a residential use or district, a buffer area with screening and landscaping shall be provided.

Originally, the applicant had provided a landscaping plan showing a 40' wide landscape buffer of apple trees along the northern property line to screen the parking area from the residential properties to the north. Commissioners requested revisions to the plan that would include a berm and coniferous trees to provide year-round screening.

In response, the applicant revised the screening along 241st to include two offset rows of evergreen trees to create a 60' deep landscaping screen with a four foot high berm centered in the middle of the screening buffer. The evergreens proposed to be included in the landscaping screen are Norway Spruce, Black Hills Spruce, and Austrian Pine. These trees are considered hardy and are compatible with the area's Hardiness Zone (Zone 4).

Restrooms

The applicant had indicated that no permanent restroom facilities would be located on site. Instead, the agritourism use would be accommodated by portable restrooms as needed. At the July meeting, Commissioners requested additional detail from the applicant regarding how the portable restrooms would be serviced and stored.

The applicant revised the operating plans to specify that temporary porta-pottys and washing stations will be brought in to serve the agritourism use. At least three of these restrooms will be handicap accessible. The restrooms will be serviced regularly in order to control odor and will be removed from the site when not in use. One permanent porta-potty will stay onsite full time for use by staff or personnel working on the site. The applicant is proposing a gate on the agritourism site between the parking area and the driveway to the south. This "permanent" restroom will be located on the interior side of the locked gate and will be serviced according to OSHA requirements. Staff recommends adding a condition that states that the permanent porta potty will be serviced at least once per week.

MnDOT Comments

MnDOT reviewed the proposed request and provided the following comment:

MnDOT "has no comments to make on the Sunram IUP. The estimated traffic levels should not substantially affect MN 47."

Action

The public hearing for these requests was held at the Planning Commission meeting on July 21, 2021. No additional public hearing is needed.

The Planning Commission is requested to provide two recommendations to the City Council in relation to this application:

1. Whether or not the zoning code should be amended to allow agritourism as an interim use in the BPK district.
2. If agritourism is determined to be an acceptable interim use, then the Planning Commission should provide a recommendation to Council regarding the specific IUP application for the agritourism use on the subject site. If the IUP is recommended for approval, Staff suggests the following conditions of approval and findings of fact:

Suggested Conditions of Approval:

- 1) The Interim Use Permit shall lapse 5 years from the date of approval of the IUP or when the property is sold, whichever occurs first. If the property has not been sold within 5 years, the applicant may apply to renew this IUP through a public hearing process.
- 2) Hours of operation shall be limited to Friday-Sunday from 8am – 8pm from April through Thanksgiving and from 4pm – 10pm daily for the winter light show from Thanksgiving to New Year's Eve.

- 3) A turnaround large enough to accommodate emergency vehicles should be provided at the end of the gravel driveway.
- 4) All vehicle parking should be accommodated internally – no parking along 241st Ave NW is permitted.
- 5) The proposed use shall not negatively affect traffic flow on 241st Ave NW. If it does, the applicant shall address the issue immediately to the City's satisfaction.
- 6) The responsible road authority and law enforcement agency shall be notified of such use at the proposed location. If traffic congestion occurs as a result of the use, the applicant shall coordinate with the responsible road authority and law enforcement agency and shall pay for additional traffic management as warranted.
- 7) Dust and noise shall be adequately controlled consistent with state statutes and shall not become a nuisance to neighboring residential uses.
- 8) Outdoor lighting serving the site shall be dark sky compliant and shall comply with the regulations listed in Section 10-71-04 Exterior Lighting.
- 9) Adequate restroom facilities shall be provided either through permanent facilities or seasonal, portable toilets.
- 10) Local and state health and liquor regulations shall be met if food or beverages are served.
- 11) The operator shall remove waste and litter and dispose of gray water regularly so as to not become a nuisance. Public trash cans shall not be used to dispose of waste generated by the operation. Gray water shall not be disposed of onto the ground or in City stormwater drains.
- 12) Applicant shall actively market the site for uses consistent with the Comprehensive Plan's designation of the area as business park.
- 13) Food trucks on the site shall follow requirements for mobile food units in Code Section 10-68-12.
- 14) The applicant shall provide legal proof of ownership of the property.
- 15) The applicant shall comply with any comments regarding access or roadway status from MnDOT.
- 16) A plan for seasonal directional signs shall be administratively approved.
- 17) The permanent porta potty remaining on the site shall be serviced at least once per week.
- 18) Applicant shall be responsible for obtaining all required permits from city, county, state, and federal agencies.
- 19) The applicant is responsible for all fees related to the review of this application.
- 20) All fees and financial obligations shall be received by the City prior to the releasing of the Interim Use Permit for recording.
- 21) The applicant shall record the approval document(s) with the County Recorder in accordance with Section 10-31-03 of the City Code.
- 22) Other conditions identified during the review process by Staff, the Planning Commission, or the City Council.

Suggested Findings of Fact:

- 1) The proposed agritourism use is an interim, or temporary, use in the BPK district until the site can be developed for a higher, better use in accordance with the City Zoning Code and the Comprehensive Plan.
- 2) The proposed land use request is consistent with the City's Comprehensive Plan.
- 3) The proposed land use request is consistent with the City's Zoning ordinance.
- 4) The traffic generated by the proposed use can be accommodated by the existing street network.
- 5) The proposed use will not be served by City services.
- 6) The proposed use will not impose additional unreasonable costs on the public.

Possible Motions are provided below:

1. Move to recommend approval/denial of the zoning code amendment allowing agritourism as an interim use in the BPK district with findings determined by the Planning Commission.
 - a. If the Planning Commission recommends denial of the zoning code amendment they should still review the IUP request to provide a recommendation to Council.
2. Interim Use Permit
 - a. Move to recommend approval of the interim use permit for agritourism on property zoned BPK with conditions and findings of fact as presented by Staff.
 - b. Move to recommend denial of the interim use permit for agritourism on property zoned BPK with Commissioners' findings of fact.
3. Table the request to the next Planning Commission meeting and provide direction to Staff and the applicant as to the additional information needed.

Attachments

- Updated applicant submittals
- Planning Commission Packet for July 21, 2021



ST. FRANCIS INTERIM USE PERMIT PROPOSAL

Ryan Sunram
ryan@sunramconstructioninc.com
612-282-3952

DATE CREATED:

June 11th, 2021

DATE REVISED:

July 29, 2021

CREATED FOR:

St. Francis Community
Development Department – July
2021 Meeting

PROJECT DESCRIPTION

PROJECT DETAILS

St. Francis Property Phased
Development

PARCELS:

303424410001, 303424420001,
30343430001

PROPOSAL BRIEF

Proposed phased development of St. Francis Parcels 303424410001,
303424420001, 30343430001.

- **Phase 1:** Interim use of Parcels 303424410001, 303424420001 as a family activity center by the name of Wisteria Farm Festivals for temporary seasonal outdoor sales. Parcel 30343430001 to be maintained as agricultural land.
- **Phase 2:** Partial property development. Maintain Parcels 303424410001, 303424420001 as Wisteria Farm Festivals; Parcel 30343430001 developed to 26 lots for business park and light industrial use.
- **Phase 3:** Exit of Wisteria Farm Festivals. Full property development of all parcels (303424410001, 303424420001, 30343430001) into 53 lots. Mixed use of business park and light industrial

PHASE 1 AND 2 - UTILITIES NARRATIVE

UTILITY	DESCRIPTION
PARKING	35 PARKING STALLS ON IMPROVED SURFACE; OVERFLOW AVAILABLE IN GRASS
RESTROOMS	HANDICAP ACCESSIBLE RESTROOMS (3) – WISTERIA FARM FESTIVALS WILL UTILIZE PORTA-POTTYS AND WASHING STATIONS NO PERMANENT FIXTURES NOR UTILITY HOOK UPS WILL BE INSTALLED. THESE RESTROOMS WILL BE SERVICED REGULARLY TO HELP CONTROL ODOR AND WILL BE REMOVED FROM THE SITE WHEN NOT IN USE. ONE PERMENENT PORTA-POTTY WILL STAY ONSITE FULL TIME FOR STAFF AND PERSONEL WORKING ON SITE. THIS RESTROOM WILL BE LOCATED ON THE FESTIVAL SIDE OF THE LOCKED GATE AND WILL BE SERVICED PER OSHA REQUIREMENTS.
LIGHTING	ELECTRICAL POWER WILL BE ESTABLISHED TO THE SITE AS WISTERIA FARM FESTIVALS WORK WITH THE LOCAL PROVIDER
SHELTERS	OFFICE – PREFABRICATED WOOD SHELTER PARK SHELTERS (2) – GONDOLA STYLE, OPEN SIDED

SSSITE SAFETY AND SECURITY

ACTIVITY SPACE 1 & 2 NARRATIVE – WISTERIA FARM FESTIVALS

SPR/SUMMER ACTIVITIES

- TEMPORARY SEASONAL OUTDOOR SALES
- FOOD TRUCK CONCESSIONS
- FARMER'S MARKET
- CRAFT FAIR
- PETTING ZOO
- CORN PIT
- HAY RIDE
- POTATO LAUNCHER
- MISC THEMED FESTIVALS

FALL ACTIVITIES

- TEMPORARY SEASONAL OUTDOOR SALES
- FOOD TRUCK CONCESSIONS
- FARMER'S MARKET
- CRAFT FAIR
- CORN MAZE
- CORN PIT
- HAY RIDE
- POTATO LAUNCHER
- SUNFLOWER PATCH
- PUMPKIN PATCH

WINTER ACTIVITIES

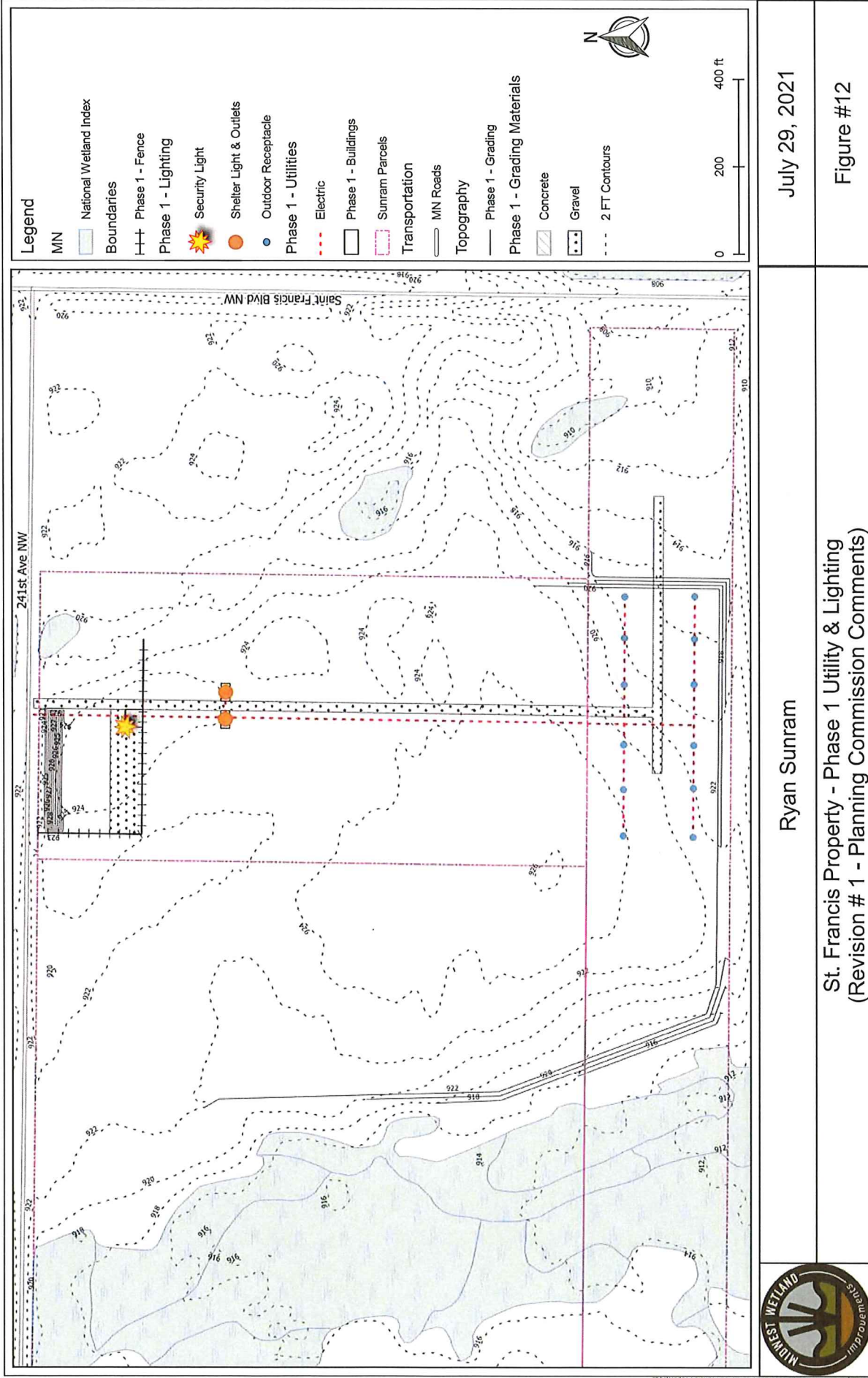
- TEMPORARY SEASONAL OUTDOOR SALES
- FOOD TRUCK CONCESSIONS
- DRIVE THROUGH LIGHT SHOW

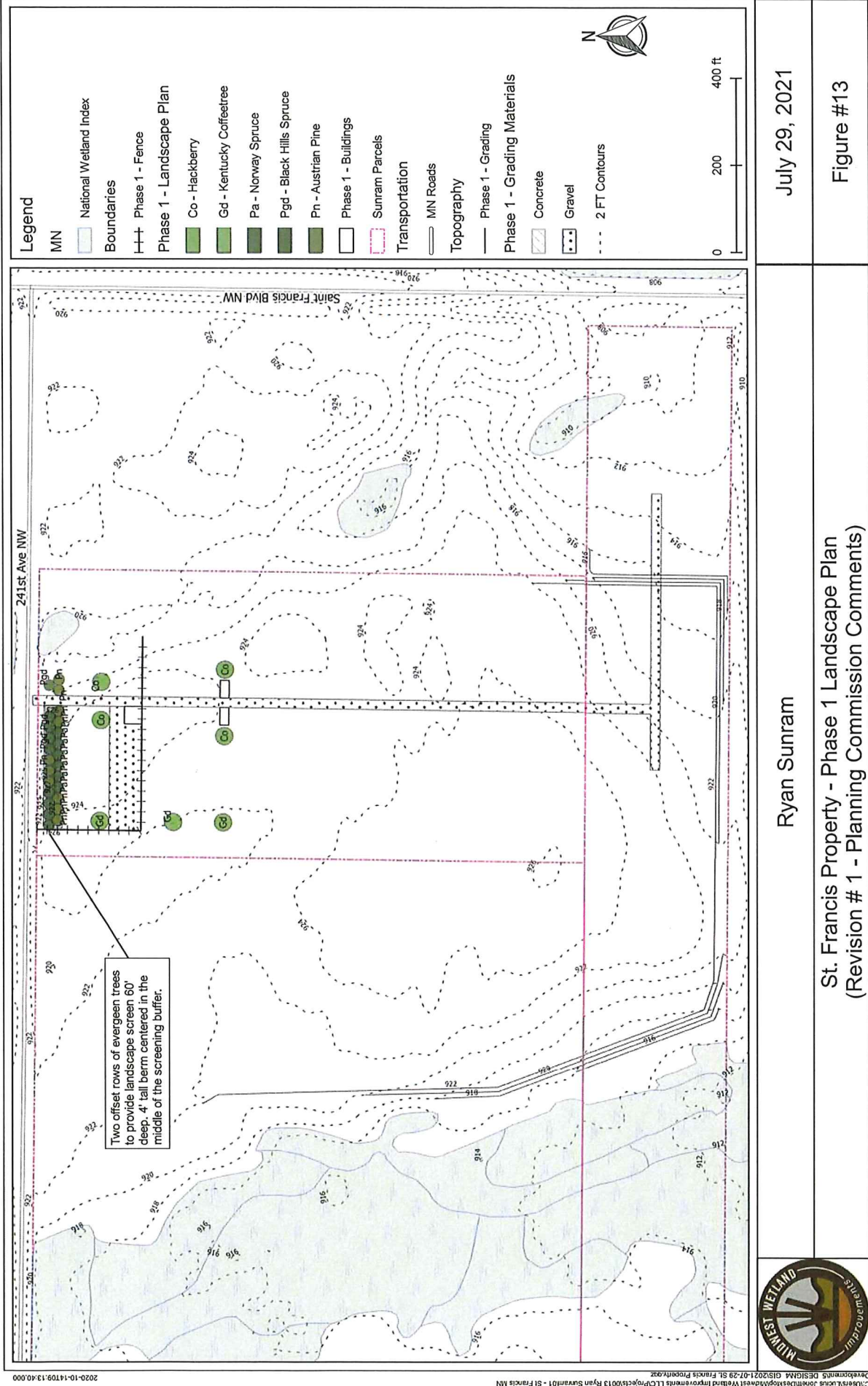
TRAFFIC PHASE 1 AND 2 - UTILITIES NARRATIVE

- **SPRING, SUMMER, AND FALL ACTIVITIES:**
 - All vehicular traffic will enter/exit from 241st Ave NW
 - No vehicular traffic allowed past parking lot
 - All pedestrian traffic shall enter through proposed office
- **WINTER ACTIVITIES:**
 - All vehicular traffic will enter/exit from 241st Ave NW
 - No pedestrian traffic will be allowed past vehicular gate

INTERIM USE INFORMATION

- **SPRING, SUMMER, AND FALL ACTIVITIES:**
 - All vehicular traffic will enter/exit from 241st Ave NW
 - No vehicular traffic allowed past parking lot
 - All pedestrian traffic shall enter through proposed office
- **WINTER ACTIVITIES:**
 - All vehicular traffic will enter/exit from 241st Ave NW
 - No pedestrian traffic will be allowed past vehicular gate
- **SITE SAFETY:**
 - The Wisteria Farm Festivals parking lot and overflow parking will be fenced off from the site.
 - Pedestrian traffic will access the site through the building and vehicular traffic will access the site through gates in the fence.
 - All gates and doors will be locked when not in use.
 - The office will also be equipped with an outdoor security light.
- **PUBLIC SAFETY:**
 - A 4' tall berm will be constructed along 241st Ave. to block headlights from shining on the road and neighbouring properties from the festival site and parking lot.
 - The berm will have 2 rows of evergreen trees to provide additional screening as shown on the plans.
 - Dust and increased traffic will be closely monitored and addressed quickly if needed.





2020-10-14 10:13:40.000

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Ryan Sunram

St. Francis Property - Phase 1 Landscape Plan
(Revision # 1 - Planning Commission Comments)

July 29, 2021

Figure #13

