



PLANNING COMMISSION

ISD #15 DISTRICT OFFICE BUILDING
4115 AMBASSADOR BLVD.

August 21, 2019

7:00 PM

AGENDA

1. Call to Order/Pledge of Allegiance
2. Roll Call
3. Adopt Agenda
4. Approve Minutes July 17, 2019
5. Public Comment
6. Regular Business Items
 - a. Commissioner Berndt - Resigned
 - b. Swiss Landing – Concept Plan
7. Public Hearings
 - a. Ordinance Amendment – Chapter 10 Zoning, Section 18 Accessory Structures
 - b. Ordinance Amendment – Chapter 10 Zoning, Section 16 Outdoor Storage
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 17, 2019**

1. **Call to Order:** The Planning Commission meeting was called to order at 7:03 pm by Vice Chair Steinke.
2. **Roll Call:** Present were Ray Steinke, Todd Gardner, Liz Fairbanks and William Murray. Absent: Greg Zutz, Colleen Sievert, Brittney Berndt

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

3. **Adopt Agenda:** Motion by Gardner, second by Fairbanks to approve the agenda. Motion carried 4-0.
4. **Approve Minutes:** Motion by Fairbanks, second by Gardner to approve the March 20, 2019 minutes, with corrections. Motion carried 4-0.
5. **Public Comment:** None
6. **Regular Business Items:**

- a. Design Standards – Presentation by HKGi
Mr. Scheib presented the Design standards. These are guidelines that work with the ordinances already in place. Walked through the document in presentation form.

Fairbanks – identified concern of the inconsistencies of the bike/ped trails. On the west side there is a separated trail on the east it is combined. Would like to see them the same.

Steinke – identified concerns on the amount of space needed for the design against what is actually in place. Mr. Scheib confirmed that the drawings are to scale.

Steinke – identified that he would like to see more done with crosswalks on the west side by the bridge. There is concern on crossing that area north and south, with no crossing it is very difficult to get through.

Additional concern was raised in regards to the dental and post office buildings that are in place along with the parking and access into these areas. Mr. Scheib identified that these are guidelines and that redevelopment is difficult. These guidelines are in place to drive the future changes and development into what the City vision process requested through community engagement. This is also a fluid document and if the city identifies something that is not working we have the ability to update and make those changes.

This was not an action item. Comments were collected and will be considered as the document moves forward to Council.

7. Public Hearing:

a. Ordinance Amendment – Self Storage Facilities

Thunstrom presented the Ordinance Amendment and explanation as to why this is before the Commission. The Amendment will affected the Zoning Code requiring a public hearing process and allowing the Planning Commission opportunity to comment on Section 6 for input on design and building requirements.

Public Hearing Open at 7:54pm

No comments from the public received

Public Hearing Closed at 7:55pm

Steinke – requested clarification that we were prohibiting outdoor storage to occur. Also identified that there is little space provided in the zoning districts for this type of project.

Fairbanks – identified that although there is a need for storage, there is little job growth with a storage facility.

Fairbanks – motion to accept and approve the Ordinance Amendment as written Second by Steinke, motion passed 4-0

8. Planning Commission Discussion

Planning Commission is needed for the August meeting

9. Adjournment:

Meeting adjourned at 8:05 pm.

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

Signed by: Kate Thunstrom

DATE APPROVED:

**PLANNING COMMISSION
AGENDA REPORT****6a**

TO: Planning Commission
FROM: Kate Thunstrom, Community Development Director
SUBJECT: Commission Appointments
DATE: August 21, 2019

OVERVIEW

Brittney Berndt has resigned, effective immediately, from the Planning Commission.

Brittney was the current Chair, Ray is Vice Chair. Ray will move forward as Chair for the remainder of 2019.

ITEMS TO BE DISCUSSED:

Appoint a Vice Chair to run meetings in the event Ray is not available for a meeting.

ATTACHMENTS:

None

TO: Planning Commission
FROM: Kate Thunstrom, Community Development Director
SUBJECT: Swiss Landing - Concept Plan
DATE: August 21, 2019

OVERVIEW

Concept plans or sketch plans provide land owners the ability to receive comment from the Planning Commission and Council on land use ideas. This process is for review, discussion and informal comment. Any options or comments provided to the applicant shall be considered advisory only and shall not constitute a binding decision on the request.

Concept plan reviews do not activate the sixty day time requirements pursuant to Minnesota Statute.

ATTACHMENTS:

City Planner, HKGi packet

City of St. Francis Planning Commission Agenda Item
Executive Summary

- Title of Item:* **Swiss Landing Concept Plan:** A request from SBD Properties, LLP for concept plan review of a proposed 163-unit development on 132 acres west of the Rum River and east of Highway 47.
- Meeting Date:* 08-21-19
- Staff Reporting:* Beth Richmond, City Planner
- Summary:* The applicant is seeking concept plan review of a 163-unit single-family residential development on 132 acres. This land is located on the western shore of the Rum River, east of Highway 47 and north of Ambassador Blvd. The site is located within the urban Rum River Management district.
- The Planning Commission is asked to examine the proposed concept plan and provide feedback for consideration by the applicant. Council will do the same, and the applicant will need to consider all feedback and determine whether or not to proceed.
- List of Attachments:* A) Staff Report
 B) Applicant's Submittals

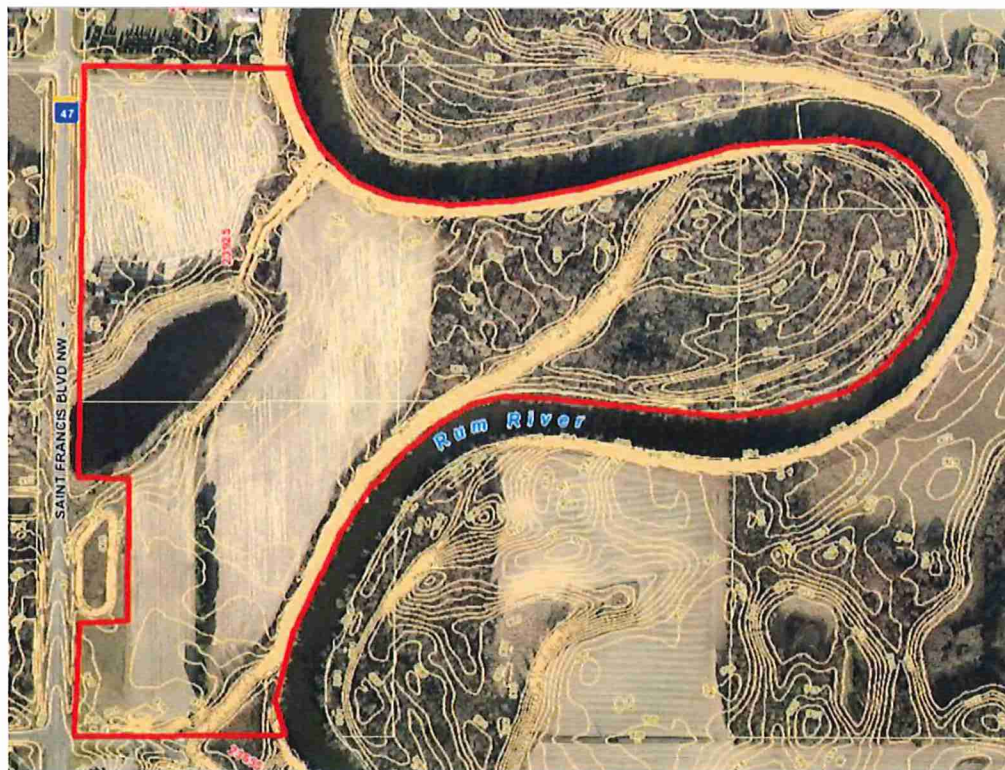
City of St. Francis Planning Department
Swiss Landing Concept Plan Review

To: Planning Commission
From: Beth Richmond, City Planner
Meeting Date: 08-21-19
Applicant(s): SBD Properties, LLP (Dwight D. Wirz)
Location: West of the Rum River, east of Hwy 47, and north of Ambassador Blvd

Introductory Information

Request: The applicant is seeking feedback on a concept plan to develop 163 single-family lots on approximately 132.9 acres of land west of the Rum River, east of Highway 47, and north of Ambassador Blvd.

Existing Site Character: The western portion of this site currently consists mainly of flat agricultural land. The wooded, eastern portion of the site is mainly a wetland located within the floodplain. A steep slope cuts northeast to southwest through the property marking the edge of the floodplain.



Site Data:	• <i>Existing Zoning</i> – R-1 Urban Estate Single-Family Residential, R-2 Single-Family Residential, R-3 Medium Density Residential, B-2 General Commercial • <i>Land Use Guidance</i> – Low Density Residential (1.5-2.5 units/acre), Medium Density Residential (2.5-7 units/acre), Commercial • <i>Acres</i> – 132.9 acres (all within the City’s current MUSA) • <i>Property Identification Numbers (PIDs)</i> – 29-34-24-31-0001; 29-34-24-32-0001; 29-34-33-0001; 29-34-24-34-0001; 29-34-24-42-0002; 29-34-24-42-0001	
Calculations	TOTAL PROPERTY AREA	132.9 acres
	WETLAND AREA	≈ 28.9 acres
	NET ACREAGE AFTER WETLANDS	≈ 104.3 acres
	TOTAL PROPOSED LOTS	163 units
	GROSS DENSITY	1.23 units/acre
	NET DENSITY	1.57 units/net acre

Application Review

PUD STANDARDS REVIEW:

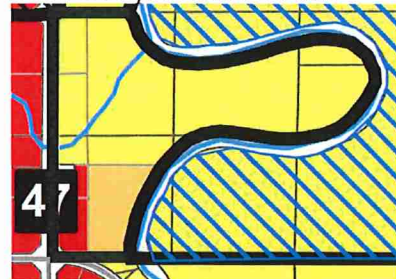
Ownership:

- Before final plan approval, proof of ownership shall be provided by the applicant.

Comprehensive Plan:

- The site is guided for Low Density Residential, Medium Density Residential, and Commercial uses by the 2030 Comprehensive Plan.
- The concept proposes 163 units on roughly 104 buildable acres for a net density of 1.57 units per acre, which meets the density specified in the 2030 Comprehensive Plan (1.5 to 2.5 units/acre).

2030 Comprehensive Plan



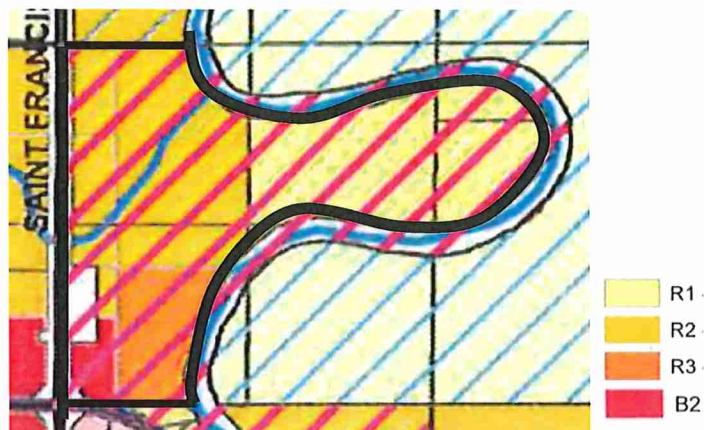
2040 Draft Comprehensive Plan



(Cont.)	• In the draft 2040 Comprehensive Plan, this land is guided Park/Open Space, Medium/High Density Residential (7-12 u/a), High Density Residential (12-60 u/a), and Commercial. • The concept proposes a less dense development than planned for in the draft 2040 Comprehensive Plan. A Comprehensive Plan amendment would be required if this development were to be reviewed after the 2040 Plan is adopted. • The 5-acre area guided commercial (southwest corner of the site) is planned to be developed as a commercial site in the future. • <i>Land Use Policy A (pg. 2-15) states that "residential subdivision design must preserve important natural features and promote St. Francis as a distinct location from its suburban neighbors. Policies supporting the statement include:</i> • <i>Developers must design subdivisions which preserve woodlands, wetlands, natural lakes, and other natural features.</i> Staff comment: The development has been designed to preserve a large portion of the existing woodland on the site. The project also avoids the wetlands, floodplain, and steep slopes on the site. • <i>Land Use Policy C (pg. 2-16) seeks creative approaches to the use of land. "New residential subdivisions, especially those utilizing a PUD design process, will be evaluated as to their variety and diversity of housing materials, colors, architectural styles and details, and other factors."</i> Staff comment: The concept is planned to be created as a Planned Unit Development. The applicant is proposing two types of homes throughout the site: traditional single-family and villas. Compatibility: • This development is compatible with the surrounding land uses. Land to the north and southeast of this development is guided for low-density residential use. Zoning: • The site is currently zoned R-1 Urban Estate Single-Family Residential, R-2 Single-Family Residential, R-3 Medium Density Residential, and B-2 General Commercial.
----------------	---

(Cont.)

Zoning Map



- Applicant is proposing to rezone the property to a Planned Unit Development which will allow for greater flexibility in lot requirements and will enable the developer to create a more diverse development with various housing types and lot sizes.
- Due to the natural features on the site, staff supports the PUD approach for this development.
- As part of the preliminary plans, the proposed lot and site dimensions for the PUD will be compared with those of the underlying zoning district(s) to determine their reasonableness.

Common Open Space:

- The proposal includes an open area of preserved woodland along the Rum River to be used as a private park for residents.
- As part of the development plans, the applicant would need to provide for the maintenance of the private park.
- Additional details about the proposed private park are included in the applicant's historical narrative, attached.

Landscaping:

- Any future preliminary plan submittal must include a landscaping plan meeting the requirements listed in Section 20 of the Zoning Code.
- Future plans will also be required to meet the provisions of Code Section 10-82-7 for landscape alterations within the RRM urban area.

Lot Standards:

- In the RRM urban district, all riparian lots are required to have an area of 20,000 square feet. Non-riparian lots must have a minimum area of 12,150 square feet.
- Creation of a PUD allows for flexibility in required lot widths and areas. Any deviations from required lot areas may be approved as needed as part of the PUD process provided that the deviation is in the best interest of the development and the City.

(Cont.) Streets & Transportation:	Private Development Standards available on the City website. • All roadways shall be designed and constructed to City standards. • MN Rules 6105.0190 states that a CUP is required for the construction of all new public roads within a Wild and Scenic district (the RRM district in St. Francis). • The proposed development will access Ambassador Blvd to the south and 241st Ave to the north. Engineer comments: • The proposed street network appears to be generally conducive to the property. All proposed public streets shall conform to the City Code and Private Development standards. • It appears that the streets serving the proposed villa lots may not meet City standards for public streets, however, may be acceptable if maintained as private streets. • The applicant is advised to consult with the Anoka County Highway Department regarding the proposed access onto Ambassador Blvd (CR 28). The proposed access is located less than 500' from TH 47 and a traffic study may be required to determine the type of intersection allowable at this location (i.e. full access / right-in, right-out) such that acceptable levels of service are maintained on Ambassador Blvd. Further, turn lane and bypass lanes may be required. • The applicant is advised to consult with MnDOT regarding the proposed access onto Trunk Highway 47 at 241st Avenue. Turn and bypass lanes may be required and it is recommend that the proposed road align with the existing segment of 241st Avenue on the west side of Trunk Highway 47.
Water System(s):	• This development is proposed to be connected to the City's water system. • Future plans must be in accordance with all applicable standards. Engineer comments: • Domestic water is available to the site. Watermain looping would be required to provide adequate water supply to the proposed project.
Sanitary System(s):	• This development is proposed to be connected to the City's sanitary sewer system. • Future plans must be in accordance with all applicable standards. Engineer comments: • Sanitary sewer is available to the site near the southeast corner of the property. It appears the elevations are conducive to allow gravity flow to the pump station near Ambassador Blvd.
Stormwater and	• All stormwater facilities shall be designed in accordance with

Grading:	Chapter 10, Section 93 of the City Code, the City of St Francis Private Development standards, and the MPCA stormwater manual requirements.
Utilities:	• All public utilities and facilities such as gas, electrical, sewer, and water supply systems to be located in the floodplain district shall be flood-proofed in accordance with the building code or elevated to above the regulatory flood protection elevation. • Telephone, electric, and/or gas service lines are to be placed underground in accordance with the provisions of all applicable City ordinances. • All connections and laterals shall be designed to minimum City standards.
Parking Facilities:	• No guest parking opportunities are identified in the concept plan. As part of a preliminary plan, staff would recommend that the applicant consider the possibility of on-street or off-street guest parking to ensure that parking needs are met within the development.
Entrance Monument	• Designs and locations for entrance monument(s) (if desired) should be identified as part of any future preliminary plan submittal. Location, height, size, etc. shall be in conformance with code standards.
Streetlights:	• Streetlights conforming to City specifications shall be installed at locations approved by the City Engineer. The applicant should meet with the Engineer to get such feedback, and all needed streetlights must be shown on the preliminary plans.
ENVIRONMENTAL & OTHER NEIGHBORHOOD IMPACTS:	
Environmental Impacts:	• Staff does not foresee the need for an in-depth environmental analysis based on the current proposal (i.e. EAW, EIS, AUAR, etc.)
Wetlands:	• Applicant should complete a wetland delineation for all wetlands on site. • Wetland buffers will be required adjacent to the existing wetlands based on the wetland class. (10-91-4) • A 30-foot setback from the delineated edge of a wetland is required by Code for all structures.
Rum River Management (RRM) District:	• The entire site is located within the urban area of the RRM. • Staff submitted the concept plan to the DNR for review and comment.

Erosion Control:

- The future grading plan should indicate proposed erosion control methodologies to be utilized during the development process.
- Silt fencing should be shown at the construction limits for the proposed houses or driveways with the future building permit application.

Traffic:

- The concept plan was submitted to MnDOT for review and comment. Any comments received will be presented at the Planning Commission meeting.
- The proposed project will not significantly increase traffic volumes beyond that which was already anticipated with the guided land use for the area.

Floodplain:

- The eastern third of the site along the Rum River is located within the 100-year floodplain (elevation 902 feet). The northern portion of this area is the proposed site for the private park.
- All homes are proposed to be located outside of the floodplain.
- Staff notes that any fill proposed within the floodplain must meet the City's Floodplain ordinance.



Steep Slopes:

- There are steep slopes (12% or greater) running northeast to southwest along the eastern portion of the site separating land within the floodplain from land outside the floodplain.
- There are also steep slopes along the bank of the Rum River and surrounding the wetland on the western portion of the site.
- Any structure placed on a slope greater than 12% within the RRM

(Cont.) Other Permits:	district is required to be screened from view of the Rum River with natural vegetation. - Any necessary screening shall be shown on the landscape plan. - All necessary permits must be provided to the City (MPCA, NPDES, MDH, DNR Appropriation, etc.).
CHARGES, FEES, & RESPONSIBILITIES:	
In General:	The applicant is responsible for all fees related to the review of this application (including but not limited to planning, legal, engineering, wetland, environmental consultants, or other such experts as required by this application).
Park Dedication:	- Section 11-08-9 of the Subdivision Code requires all subdivisions of land to dedicate a reasonable portion of land to the City for public use as parks, trails, or open space. The required dedication percentage for a residential development is 10% of the gross acreage being developed. - The future preliminary plans must show how this dedication will be met and/or how much of the dedication will be satisfied via cash in lieu of land. - A private park is proposed as part of this development. Because this park would not be open to the general public, the City would not accept this land as park dedication. As the concept stands today, Staff recommends that full park dedication fees be collected as part of this development.
Water Charges:	The applicant should consult with the City Engineer on future water access charges and/or individual hook up charges that may be applicable.
Sewer Charges:	The applicant should consult with the City Engineer on future sewer access charges and/or individual hook up charges that may be applicable.

Conclusion	
	The Planning Commission is asked to examine the proposed concept plan and provide feedback for consideration by the applicant. Council will do the same, and the applicant will need to consider all feedback and determine whether or not to proceed. Keep in mind that feedback at this point does NOT carry with it any assurances of future success or approvals. The goal is to inform the applicant of all potential issues that need to be addressed so no

	surprises are encountered moving forward. While the City strives to identify all issues during the concept plan phase, it is ultimately the applicant's responsibility to adhere to all local, state, and Federal regulations as may be applicable.
--	---

DESCRIPTION OF REQUEST: (attach additional information if needed)

Project Name:

WIRZ SWISS LANDING

Nature of Proposed Use:

QUALITY RESIDENTIAL HOUSING PUD - 163 LOTS 104 ACRES
1.57 DENSITY

Reason(s) to Approve Request:

QUALITY BUILT HOUSING IN NEIGHBORHOOD WHERE ALL
HAVE DEEDS ACCESS TO RUM RIVER VIA HOME OWNER ASSOCIATION
PARK. PRIVATE OWNERSHIP STAKE IN MAINTAINING SCENIC & ACCESSIBLE
RUM RIVERIS THIS APPLICATION, PART OF, OR IN ADDITION TO, A PREVIOUS APPLICATION(S) PERTAINING TO
THE SUBJECT SITE? IF YES:

PROJECT NAME:

N/A

NATURE OF REQUEST:

(attach additional information if needed)

PROPERTY INFORMATION:

Street Address:

23925 ST. FRANCIS BLVD

Property Identification
Number (PIN#):

ST. FRANCIS, MN

55070

(SEE ATTACHED)

Legal Description

Lot(s):

Block:

Subdivision:

DETAIL 2 PAGES

(Attach if necessary):

APPLICANT INFORMATION:

Name:

DWIGHT D. WIRZ

Business Name:

SRD PROPERTIES, LLP

Address:

8985 ROSEWOOD LANE N

City:

MAPLE GROVE

State:

MN

Zip Code:

55369

Telephone:

763 - 458 - 8675

Fax:

763. 420 6213

E-mail:

dwight.wirz@9mail.com

Contact:

DWIGHT WIRZ

Title:

MANAGING PARTNER

OWNER INFORMATION: (If different from applicant)

Name:

Business Name:

Address:

City:

State:

Zip Code:

Telephone:

Fax:

E-mail:

Contact:

Title:

Wirz Swiss Landing

SBD Properties, LLP
Stalberger, Jeffrey & Darah

Dwight Wirz, Managing Partner
Jeffrey Stahlberger

763-458-8675
612-799-1471

East to be Excluded from Project

No.	Property ID	Gen Description	West side of River		East Side of River	
			Reg	2a	2b	2b
1	29-34-24-31-0001	Northeast 40 acres	29.49	1.00		9.51
2	29-34-24-32-0001	Northwest 40 Acres	9.77	22.00		1.50
3	29-34-24-33-0001	Southwest 40 Acres	6.54	20.00		3.25
4	29-34-24-34-0001	Southeast 5 Acres	5.00			
5	29-34-24-42-0002	East End above JS Flats	4.00			
6	29-34-24-42-0001	Stalberger Property	0.00		11.46	
		Totals	54.80	43.00	0.00	14.26
				Sub total		14.26
				6 Parcel Grand Total		123.52

West Side SBD Acres not in Project

3	29-34-24-33-0001	Future SW Commercial Cd	5.00			
		Totals	49.80	43.00		11.46
		Net West Side Project Total		104.26		

Agricultural Non Homestead
Agricultural-Green Acres
Non Homestead Rural Vac

SBD West
SBD East
Stalberger
SBD Comm'l

SBD Properties, LLP
8985 Rosewood Lane N.
Maple Grove, MN 55369

Phase 1 of 2

REIMANN
EVANGELINE

NE'S CYNTHIA

INDEPENDENT
SCHOOL
DIST #15

ELDORADO ST NW

CAYOAH ST NW

AMBASSADOR BLVD NW

SAINT FR

STARKE RD NW

235TH LNNW

JODY
ENTERPRISES
LLLP

SBD Properties, LLP
8985 Rosewood Lane N.
Maple Grove, MN 55369

PAGE 262

JODY
ENTERPRISES
LLLP

⑤ SBD
PROPERTIES
LLP

2nd
STALBERGER

⑥

① SBD
PROPERTIES,
LLP

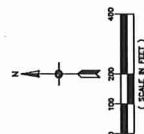
④ SBD PROPERTIES

② SBD
PROPERTIES,
LLP

SBD
PROPERTIES
LLP

③

ZONED
COMM'L
Prox
500'



How far can you get in the US with \$35 and a Stone Hammer??



Stone Hammer used by Samuel Wirz

Gelterkinden, Switzerland

John Adam Samuel Wirz (born 24 Nov 1860) married Maria Luise Guldenmann (born 16 Nov 1860) on 24 Nov 1881. Samuel worked as a shoemaker and Louise worked in a silk and lace factory. They had two children in Gelterkinden, a still born son 14 Feb 1882 and a daughter Luise Sophie, born 4 April 1883. Sam gave up his shoemaking business to seek more opportunities in the US. They arrived in the US with their 3 month old daughter and \$35 on 4 July 1883.

First and Second Generations- Anoka, Champlin, Maple Grove, Burns Township, MN

They took the train to Anoka where Louise's (spelling in US) uncle owned the Farmers Hotel. Due to the language barrier, Louise worked for room and board, Sam took odd jobs. Shortly after arrival their baby became sick and died. With no money, they made a casket from a grocery box and buried Sophie in a Swiss Cemetery (St Fridolin) in Maple Grove next to Louise's uncle.

Sam got a job with the Railroad for \$8 a month. He was almost run over by a train as he did not understand the English warnings. They rented their first house in Anoka but attended the German speaking St Fridolin Church in Maple Grove (Now Three Rivers Park). They met many Swiss settlers there and became good friends with the Blesi and the Zopfi families. Sam borrowed money from the Zopfis in a search for his own land. He bought 40 acres of right of way land from the railroad at \$4/ acre in Burns Township near the present Verde Valley Road on Highway 47. They built their first house in 1889.

Sam had two older brothers who eventually came to the US and settled in Burns Township. Ferdinand was two years older and was a stone mason. Theodore was one year older and was a haberdasher. Sam joined his brother Ferdinand in the stone business building foundations for new homes.

Samuel's ambition became to own land. Through stone work and farming he eventually added more land to the south and bought the neighboring farm to the north making his holdings more than a section of land. He and Louise had raised 5 sons and 1 daughter during this time. They divided the Burns land

into six farms for his sons Frederick, Henry, Adam, Samuel, Edward Wirz, and daughter Eva Wirz (Macallum). This stretch of farms along Highway 47 were unofficially known as "Wirzville"

Third Generation Swiss influence on St Francis, MN

Most of the Wirzville clan remained in Burn Township (Now Nowthen). Sam Wirz Jr had four children, Lloyd Wirz, Arlene Wirz Gaslin, Twins Doris Wirz and Dorothy Wirz Leathers. Three branched out to St Francis.

Lloyd and Hazel Wirz inched toward St Francis by buying uncle Ferdinand's home which was on the north end of brother Sam's "Wirzville". Lloyd sold electrical power for the REA, became a Master Electrician, was active on the School board during consolidating districts into St Francis. He bought Boneywell's Beauty Shop on Bridge Street after it was fire damaged, restored it into a duplex apartment building and rented it to teachers working in the expanding school district. He later bought the Blacksmith and Buggy Mfg Shop next door and moved his electrical business to St Francis when he sold the farm. This land is now the Dental Center. Lloyd and Hazel built their retirement home on River Drive below the dam on the west bank of the Rum River.

Arlene Wirz Gaslin went to school to become a teacher. She returned to St Francis to teach and married Merle Gaslin whose family farm was north of town on land east of the Rum River. Merle's father would not sell him the family farm, made him buy his own. Arlene and Merle acquired approximately 400 acres in 10 parcels of land, now owned by their 7 grand children (5th Generation). The Jim Gaslin homestead was sold to Siwek Lumber property currently under development. Arlene and Merle bought the old post office building on Bridge and Butterfield and turned it into apartments for teachers. This land is now part of True Valu Hardware.

Dorothy Wirz married Dean Leathers of St Francis and they moved to the Big City (Minneapolis) with careers at General Motors and Pillsbury. However, they came to the country almost every weekend to tend a 10 acre garden on the family homestead. In 1959 they bought the 120 acre August Carlson Farm on Hwy 47 on the north end of town. They loved natural habitat of the pond and river front and since they had no children willed the land to nieces Bonnie Gaslin Compart, Shirley Wirz Grant and nephew Dwight Wirz.

Fourth Generation vision for the Property

Create deeded boat access and park along the Rum River that many homes can share in its use and care. This will assure a high-quality experience for the residents and improved long term preservation of the wild and scenic nature of the river and ponds associated with the property. Building covenants will assure homes meet minimum standards of the community. Homeowners will be responsible for their own home and lot maintenance, but the park and access facilities will be managed thru a Home Owner's Park Association(HOPA) with each deeded access lot having a voting share of the association. Envisioned assets would be environmental friendly parking lot and boat ramp(owner's boats and trailers not stored in water or park), limited Canoe and Kayak racks for use when in the park, picnic tables, covered open shelters, grill stands, possible shuttle trailers for taking canoes and Kayaks "up river" for launching. Association to determine scope and funding of the park.

**PLANNING COMMISSION
AGENDA REPORT****7a**

TO: Planning Commission
FROM: Kate Thunstrom, Community Development Director
SUBJECT: Ordinance Amendment, Chapter 10 Zoning –Section 18 Accessory
Structure
DATE: August 21, 2019

OVERVIEW

At the August 5, 2019 Council meeting, a builder and property owner addressed Council on their concern of the limited attached garage space that current zoning code allows.

Currently St. Francis caps the attached garage at 80% up to 1,000 sq. ft. no matter the size of the footprint. After a review of surrounding cities, it was found that there are many ways cities set these limits.

- A total property combined detached and attached
- Open ended with impervious surface and setbacks creating the maximum
- A maximum but allows adjustments based on house size
- Allows up to the ground coverage of the home

The City has had a handful of contractors and property owner's struggle with the limits, all because of the increased size of the house.

Typically house plans including attached garages are sized to fit the structure. As the city should require limits to garage sizes to ensure it creates a balanced neighborhood, it should also consider the differences between standard and large home size construction.

Staff is proposing keeping the maximum limit of 840 sq. ft. on attached garages unless the footprint of the house is of a size that allows that to increase. Using a flat 80% limit, the increase will balance the house and garage based on overall size. Additionally, it is the intent to keep neighborhood aesthetics and prevent zoning standards that allow garages to exceed the primary living space.



ITEMS TO BE DICUSSED:

Public Hearing to be held

Planning Commission is asked to examine the proposed changes and provide a recommendation of approval, approval with changes or denial to Council. The Planning Commission has the following options:

- Recommend Approval of the amendment as presented
- Recommend Approval with changes to the amendment as presented
- Recommend denial of any or all changes as presented

ATTACHMENTS:

Chapter 10 Zoning –Section 18 Accessory Structure, Rural Service Area, Attached Accessory structure 10-18-6-A-1, with edits

10-18-6. - Area, number and height limitations.

Accessory structures shall comply with the following area, number and height limitations:

A. *Rural Service Area:*

1. Attached accessory structures shall not exceed:
 - ~~E~~ight hundred forty (840) square feet in size, except that;
 - ~~T~~he maximum square footage can be increased ~~to one thousand (1,000) square feet,~~ provided that the accessory structure size does not exceed eighty (80) percent of the foundation footprint of the principal structure

•

2. Detached accessory structures shall be limited as follows:

LOT SIZE	ACCESSORY STRUCTURE LIMITS	
a. Less than 1 acre	Total detached square footage	600
	Maximum number of detached buildings	1
	NO POLE BUILDINGS ALLOWED	
	Maximum sidewall height	10 feet
b. 1 acre but less than 2 ½ acres	Total detached square footage	1,200
	Maximum number of detached buildings	1
	POLE BUILDINGS ALLOWED	
	Maximum sidewall height	12 feet
c. 2 ½ but less than 5 acres	Total detached square footage	1,500
	Maximum number of detached buildings	2
	POLE BUILDINGS ALLOWED	
	Maximum sidewall height	14 feet
d. 5 acres but less than 10 acres	Total detached square footage	4,000
	Maximum number of detached buildings	2

	POLE BUILDINGS ALLOWED	
	Maximum sidewall height	16 feet
e. 10 acres and larger	Total detached square footage	5,000
	Maximum number of detached buildings	2
	POLE BUILDINGS ALLOWED	
	Maximum sidewall height	18 feet

B. *Urban Service Area:*

1. Attached and detached private residential garages shall not exceed eight hundred forty (840) square feet in size, except that the minimum square footage can be increased to one thousand (1,000) square feet, provided that the accessory structure does not exceed eighty (80) percent of the foundation foot print of the principal structure.
2. All new and relocated residential homes shall be constructed with an accessory structure meeting the minimum standards required in Section 10-19-9. For one and two family dwelling units, said accessory structure shall have a minimum floor area of at least four hundred forty (440) square feet.
3. Residential properties within the Urban Service Area may have one detached accessory structure, not to exceed two hundred (200) square feet in size, in addition to private residential garage. This second detached accessory building shall not exceed sixteen (16) feet in height.
4. Residential properties with detached accessory structures that subsequently construct an attached accessory structure, shall deduct the square footage of the detached structure from the allowable square footage, less two hundred (200) square feet.
5. Unless otherwise permitted, all detached accessory buildings shall not exceed twenty (20) feet in height or the height of the principal structure, whichever is less.

(Ord. 76, SS, 8-4-2003; Ord. 181, SS, 4-21-2013)

TO: Planning Commission
FROM: Kate Thunstrom, Community Development Director
SUBJECT: Ordinance Amendment, Chapter 10 Zoning –Section 16 Outdoor Storage
DATE: August 21, 2019

OVERVIEW

City Code is written and adopted with an intended use as it is applied to property. It has been identified that a section of code is able to be interpreted differently based on staff. Section 10-15 is related to the City's outdoor storage of recreational vehicles, trucks and parking.

Section D-3 is intended to direct properties with boats, campers and other recreational vehicles to be parked on a surface or a pad. However the language as it applies to pavers does not identify that it is to be a full surface and not just pavers under tires.

- Staff is proposing clarification that the concrete paver blocks shall be applied to the entire area.

Additionally, Chapter 10 – Section 19 as it relates to parking and driveways was updated this spring. The references to that chapter is Section F are no longer correct.

- Staff is proposing to direct to the Chapter and allow the flexibility if it changes in the future it does not create additional changes.

ITEMS TO BE DISCUSSED:

Public Hearing to be held

Planning Commission is asked to examine the proposed changes and provide a recommendation of approval, approval with changes or denial to Council. The Planning Commission has the following options:

- Recommend Approval of the amendment as presented
- Recommend Approval with changes to the amendment as presented
- Recommend denial of any or all changes as presented

ATTACHMENTS:

Chapter 10 Zoning –Section 16 Outdoor Storage

10-16-15. - Outdoor storage.

- A. *District Requirements:* Except as herein provided or as specifically allowed within the specific zoning districts established by this Ordinance, all materials and equipment shall be stored within a building.
- B. *Exceptions:*
 - 1. Clothes line pole and wires.
 - 2. Play equipment.
 - 3. Recreational vehicles and equipment may be parked or stored outdoors as regulated by Section 10-16-15.D of this Ordinance.
 - 4. Construction and landscaping material currently being used on the premises.
 - 5. Off-street parking of operable motor vehicles as specified in the respective zoning districts.
- C. *Vehicle/Equipment Sales:*
 - 1. *Residential Districts:*
 - a. Personal vehicles, recreational vehicles, farm machinery, and equipment and similar merchandise offered for sale in residential zoning districts shall comply with the following:
 - (1) The merchandise sold in residential areas shall be the personal property of the occupant.
 - (2) Sales of personal merchandise herein addressed shall be limited to no more than three (3) items per calendar year.
 - (3) Merchandise items for sale shall not be parked in any portion of the public right-of-way, public boulevard, or required front yard except a designated, improved driveway.
 - (4) For sale signs on or in such merchandise shall be limited to four (4) square feet in area and three (3) feet in height.
 - b. Garage or rummage sales conducted in residential zones shall comply with the following:
 - (1) Sales shall be limited to a maximum of four (4) consecutive days and occurring no more than two (2) times within one calendar year per property.
 - (2) Signs shall be governed by Chapter 23 of this Ordinance.
 - 2. *Non-Residential Districts:* Motor, commercial and recreational vehicles shall not be displayed "for sale" or sold within non-residential districts unless as part of an approved licensed sales dealership or for short-term parking (twelve [12] hours or less) if the vehicle is owned by an employee of said business where the vehicle is parked with the consent of the business owner.
- D. *Recreational Camping Vehicle, Utility Trailer, Boat, Unlicensed Vehicle, and Parking:*
 - 1. Definition. The terms **Recreational Camping Vehicle, Utility Trailer, Boat and Unlicensed Vehicle (Operable)** mean any of the following:
 - a. **Travel Trailer** —A vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational, and vacation uses, permanently identified "Travel Trailer" by the manufacturer of the trailer.
 - b. **Pickup Coach** —A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation and vacation.
 - c. **Motor Home** —A portable, temporary building to be used for travel, recreation and vacation, constructed as an integral part of a self-propelled vehicle.
 - d. **Camping Trailer** —A folding structure, mounted on wheels and designed for travel, recreation and vacation uses.

- e. **Utility Trailer** —A trailer used for the transporting of items typically associated with a residential use. Utility Trailers shall not include trailers used to transport equipment used for commercial use.
 - f. **Boat** —For the purpose of this definition, "boat" shall include a water craft of less than twenty-two (22) feet in length, that is intended for personal use by the resident.
 - g. **Unlicensed Vehicle (Operable)** —Any passenger vehicle which does not have a current registration, but is capable of legally being operated on a public street. A vehicle having a flat tire or tires, missing wheel or wheels, lack of an engine or critical component parts thereof preventing immediate ignition of the engine, broken or cracked windshield, broken or non-functioning headlights, or other characteristics of a vehicle not capable of being immediately legally driven on a public road shall be presumed to be inoperable.
- 2. It is unlawful for any person to park or store a recreational camping vehicle, utility trailer, boat or unlicensed vehicle (operable) in the required setback area of any property.
 - 3. Properties which are less than ten (10) acres in size and are zoned for or used for residential purposes, shall be limited to a maximum of three Recreational Camping Vehicles, Utility Trailers, Boats or Unlicensed Vehicles (operable), or a combination thereof, stored outside of an accessory structure or attached garage; provided a property shall be limited to a number of one Unlicensed Vehicle (operable) and all such vehicles must be parked on an Approved Parking Surface. For purposes of this Section, an "Approved Parking Surface" shall mean a parking surface paved with a bituminous or concrete surfacing not less than two inches in depth, or covered with a Class V aggregate, landscaping rock (with landscaping fabric installed under the rock) or concrete paver blocks all of which are applied to the entire area beneath, and extending 12 inches around the perimeter of the recreational camping vehicles, utility trailer, boat or unlicensed vehicle (operable). All areas must be are maintained adequately to prevent the growth of vegetation. The total outside storage area for the permitted recreational vehicles shall be limited to a maximum of five hundred (500) square feet in size.
- E. *Truck Parking:* It is unlawful to park a truck (other than a truck of twelve thousand (12,000) gross vehicle rated weight or less), a truck tractor, semi-trailer, bus, construction equipment, construction trailers, or manufactured home within residential districts (RR, ML-PUD, R1, R2, R3 and R4) of the City that are zoned and/or used for residential purposes, except for the purpose of loading or unloading the same, and then only during such time as is reasonably necessary for such activity. For purposes of this section "construction equipment" and/or "construction trailers" shall mean only such equipment and trailers as is decreed per Minnesota Department of Transportation requirements and actively used in connection with the operation of a construction-related business.
- F. *Parking in Residential Districts:* It is unlawful to park a vehicle in the yard of any property in the RR, ML-PUD, R1, R2, R3, and R4 Districts except on an approved parking surface adjacent to a driveway. The parking surface shall be constructed of bituminous, concrete, or pavers. Such parking pads shall be considered an expansion of a driveway and require the issuance of a driveway permit pursuant to Section 10-19-4-B-14. Properties in the RR and ML-PUD Districts may receive a waiver from the surfacing requirements as stated in Section 10-19-4-B-24.

(Ord. 190, eff. 1-18-2014, rev 4-22-2019, rev 10-21-19)