

Denmark Township Planning Commission Meeting
Crashed Toys Amended Conditional Use Permit Public Hearing
June 21, 2010

Planning Commission members present: Charlie Grote, Don Schneider and Bob Barr

Absent: Steve Radke and Pat Lilligren

Supervisors Present: Kathy Higgins

Others Present: Berry Farrington TKDA Planner

7:00 PM Vice-Chair Barr called Planning Commission Meeting to order.

7:02 PM Public Hearing for Crashed Toys Amended Conditional Use Permits opened.

Applicants John Lindle, owner and Mick Way, manager present.

Crashed Toys-12260 Margo Ave S requests to amend its Conditional Use Permit in order to add a 3.46 acre parcel to the business for use as a parking lot for the storage of vehicles.

Discussion re: gravel vs. pavement lot. Applicant stated that building a structure at some future time on the proposed lot is a possibility. To pave the lot would be costly and possibly having to remove the pavement if the lot is built upon would be a financial hardship to the business.

Planning Commission determined that the use for the lot would be for outdoor storage rather than a typically used parking lot. Non motorized vehicles could be parked on a gravel surface, but motorized vehicles, which include boats, would need to be parked on pavement or concrete according to zoning regulations.

Planner noted that the applicant must submit revised plans to address engineering comments regarding stormwater, grading, drainage and erosion, prior to the 07/06/10 Board Meeting.

Public Comment: Ken Cordes, 120th St S., suggested that barriers could be placed under any vehicles that may leak.

7:56 PM Public Hearing closed. Written comment period will remain open for 10 days. Written comments must be submitted to the Town Clerk.

7:57 PM Planning Commission meeting resumed.

Planner reviewed Planning and Engineering considerations with Planning Commission and submitted 06/1510 report recommending conditional approval of Amended Conditional Use Permit.

Motion Grote/2nd Barr to recommend approval of the Conditional Use Permit Amendment to add Lot 1 Block 2 Specialized Acres 2nd Addition 3.46 acres to the Crashed Toys business, 12260 Margo Ave. S., to allow construction of a parking lot on that property, to be used for outdoor storage of vehicles, subject to the following conditions: These conditions are in addition to the conditions placed upon Crashed Toys, Inc. by the CUP issued in 2009 (Resolution 2009-04).

- 1. The drainfield area must be protected from compaction during parking lot construction.**
- 2. The parking lot may be a gravel surface if used only for non motorized vehicles. If the lot is paved for motorized vehicle use, the engineer will review for drainage issues.**
- 3. Exterior storage of business inventory is permitted within the fenced parking lot.**
- 4. The Applicant must submit a Landscaping Plan to be approved by the Township, showing trees and/or shrubs along the north property line at Margo Avenue, and**

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decorative grasses or perennials planted on the drainfield area to help discourage potential future compaction.

5. **The Applicant must submit a revised Grading, Drainage and Erosion Control Plan that addresses the Engineering Considerations of this memo. The revised plan must be submitted by June 23, 2010.**
6. **All fees must be paid. All In Favor. Motion Carried 3-0.**

APPROVAL OF MINUTES:

Motion Grote/2nd Schneider approval of 04/19/2010 Planning Commission/John Strohfus & Mary Strohfus Conditional Use Permits Public Hearing Minutes. All In Favor. Motion Carried 3-0.

Other Business: Higgins reported to Planning Commission that the Township has entered into a contract with the City of Cottage Grove to provide Building Inspection and Code Enforcement Services. New contract is effective 7/10/10. Permits and Code Enforcement activities that are pending as of that date will be completed by current provider.

8:20 PM Motion Grote/2nd Barr to adjourn. All In Favor. Motion Carried 3-0.

Becky Herman
Denmark Township Clerk/Treasurer