

Denmark Township Planning Commission Meeting
Minnesota Coaches Minor Subdivision/Conditional Use Permit
Public Hearing
September 19, 2016

Planning Commission members present: Bob Barr, Roger Lang, Don Schneider, Steve Radke

Ex-officio Kathy Higgins

Absent: Charlie Grote

Others Present: Attorney Troy Gilchrist, Planner Erin Perdu

7:02 PM Chair Barr opened Public Hearing for 12044 120th St S PID 31.027.20.33.0007

Minnesota Coaches/Applicant. Sunrise Properties (Fran Schneider)/Owner

Applicant's present- Pat Regan MN Coaches, Todd Erickson (Erickson Civil Design), Greg Stotko (Stotko Speedling Construction), Harry Wagenseil (RealEstate) Fran Schneider Owner Sunrise Properties.

Currently bus company is operating out of the existing Schneider-Pontiac building. Most of the busses operating are for Washington County, many for special needs transportation, some for Hastings schools and some charter and field trip busses. Number of vehicles fluctuates, in 2015 twenty seven busses.

Applicant believes property is a good fit for the business. Proposed building will use existing foundation from a former project 170x60.

Driveways- priority is for traffic within the site to use the same circle for traffic flow. Employees vehicle parking would be kept separate from the bus parking (close to the highway) to eliminate personal vehicles from mixing with bus traffic. Outside storage to the back, blocked by the buildings.

Access points- first access point, closest to Hwy 61 to the west would be retained for access for the existing tenants (Brown's Repair, US Lawn, Roofing Co.) in the Schneider building. No other use to declare for that building at this time. There is a chance that MN Coaches may use the existing building in the future. With the new building floor plan and expense, there may be a cause to build the shop/wash rack/offices and 1 of the storage bays and use the existing building for own storage. Would like approval with the concept that the building could be phased.

Planner- access to lot 1 would be through a permanent easement to lot 2. The easement needs to be wide enough to encompass the shared access drive.

Future access drive- Long term would like to access site from Hwy 95. Applicant is working with neighboring property owners/MnDOT for possibility of future access from Hwy 95.

Applicant has used and likes using the recycled asphalt. Has not put down a lot of fresh new asphalt in the twin cities and would like to do some of that here. Planner- ordinance requires asphalt or bituminous and Town Board has digression to waive that if there is a reasonable substitute.

Planner- Requested applicant to submit revised plan prior to going before the Board, to address discrepancy between the building footprints.

Screening between proposed lot 2 and residential area to the east- applicant is proposing the addition of 50 coniferous trees. There already exists a high berm that screens the property from the residential area that would indicate additional trees would not be necessary.

SWWD is reviewing the application at this time and their comments would need to be incorporated.

Staff provided 9/12/16 report recommending conditional approval of both the preliminary plat and conditional use permits.

Attorney- will draft resolutions of approval for preliminary/final plat and conditional use permit. Applicant will be required to enter into a development agreement.

Public Comment: Carla Gondreau- property owner to east. Concerns regarding access from Hwy 61. Because the bus is so long, it doesn't seem to get into the property while waiting for 120th St oncoming traffic without totally obstructing the road. Applicant noted that the proposed plan would solve this as the first access will only be used by smaller vehicles and the busses will use the access farther down 120th St S (east of the existing Erickson Marine driveway).

Applicant/property owner Fran Schneider commented that she has had the property for many years, without success in finding a good way for its use and believes the proposed use would be perfect.

Lang noted that one of the driveways on the plan appeared to be wider than the max 50 ft allowed. Applicant stated that this would be reduced.

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Planner submitted 9/12/16 report with findings of fact and recommended conditional approval of the proposed Minor Subdivision/Conditional Use Permit.

7:57 PM Public Hearing closed. Written comment period will remain open for 10 days. Written comments must be submitted to the Town Clerk. Planning Commission Meeting Opened.

Radke- believes the proposed plan makes sense and is in hopes that their budget would allow them to do the entire project at one time.

Attorney- typically a plat has two plat processes. A preliminary that requires a public hearing with the Planning Commission and then to the Town Board who grants preliminary plat approval. Then the applicant takes any recommendations that may come out of the preliminary process and incorporates them into a final plat. The final plat then comes directly before the Town Board for final plat approval. If Planning Commission comfortable with recommending both preliminary and final plat approval, Attorney recommends separate motions to address the conditional use permit with planners recommended conditions, based on the findings of fact, and a motion to address the preliminary and final approval of the minor subdivision with planners recommended conditions, based on the findings of fact. Phasing of construction would be addressed in the development agreement.

Washington County would be authority in setting the guidelines for Wastewater Management.

Motion R Lang/2nd S Radke to forward Minnesota Coaches application for a conditional use permit to the Town Board with a recommendation to approve, based on the 9/12/16 Planner's Finding of Facts and recommended conditions. With all present voting yes, Motion Carried 4-0-0.

Motion B Barr/2nd S Radke to forward Minnesota Coaches application for a preliminary and final plat to the Town Board with a recommendation to approve, based on the 9/12/16 Planner's Finding of Facts and recommended conditions. With all present voting yes, Motion Carried 4-0-0.

OTHER BUSINESS:

APPROVAL OF MINUTES-

Motion B Barr/2nd S Radke approval of Minutes 08/15/2016 Planning Commission/ Gordon Herman Major Subdivision Preliminary Plat Approval. With all present voting yes, Motion Carried 4-0-0.

Higgins updates- Solar survey has gone out. Possible applications for October Planning Commission.

8:18 PM Motion D Schneider/2nd S Radke to adjourn. With all present voting yes, Motion Carried 4-0-0.

Minutes transcribed from recording.
Becky Herman

Denmark Township Clerk/Treasurer