

Denmark Township Planning Commission Meeting
Holiday Stationstores Planned Unit Development
Public Hearing January 23, 2020

Planning Commission Members Present: Steve Radke, Natalia Keene, Mike Kelz, Roger Lang, Bob Barr
Ex-officio Kathy Higgins

Absent: None

Others Present: Ryan Krzos (WSB) and Troy Gilchrist (Kennedy-Graven)

**7:00 PM Chair B Barr opened Public Hearing. Holiday Stationstores, LLC Hwy 61/Hwy 10
12370 Point Douglas Dr S (PID's 06.026.20.31.0014, 06.026.20.31.0015, 06.026.20.31.0020,
06.026.20.31.0002, 06.026.20.31.0005, 06.026.20.31.0007) Zoned Commercial/Industrial**

Holiday representatives present- Jim Goepner (real estate manager), Mark Stinson (director of real estate, John Perichy (director of construction), Daniel Mann(real estate analyst).

Planner-

Applicants are requesting Preliminary and Final Plat approval for a minor subdivision that would combine the existing 6 lots into 4 lots, and a conditional use permit for a Planned Unit Development that consists of a motor vehicle service station with a convenience store, fuel pumps, car wash and liquor store.

The development plan shows the proposed new building on Lot 3 (6.9 acres) and conforms to all setback, lot coverage and height requirements. Future development of Lots 1, 2, and 4 would be required to adhere to setback, lot coverage, height requirements and would also be subject to additional processes if developed. No park dedication fees would be required as the number of existing lots are being reduced.

The existing buildings, canopies, fuel pumps and residential buildings will be removed.

New building will be located further from Hwy 61 frontage. Fuel pumps will be located to the southeast of the building. Attached carwash on the north side of the building with access from the south.

Proposed convenience center 4600 sq ft, liquor store 2600 sq ft, car wash 1500 sq ft.

Stormwater management facility location between the diesel pumps and 127th St S. Parking mostly around the perimeter of the building.

MnDOT has conditionally approved the access design. Site access from Hwy 61 will be by two right in-right out only driveways. The southern most of these driveways will be further south of the existing drive with a deceleration lane. Driveway onto Hwy 10 will line up with the driveway on the north side and across Hwy 10. The outlet to 127th St S will remain.

Landscaping in the form of trees, shrubs and ornamental grasses is provided to the west of the circulation and parking area, around the base of the pylon sign and within additional tree clusters around the perimeter of the circulation and parking areas. Evergreen species will be planted south of the diesel fuel islands and canopy to screen the 127th St S residential property. Plantings of evergreen species and serviceberry trees are proposed in a sodded island area located between the diesel fuel pump island and the conventional fuel pump area.

Signage includes 5 holiday business signs with logo, 2 attached to the building and 3 attached to the fuel pump canopy. Also, 3 Point Liquors business signs attached to the building. Two 25 ft pylon style ground signs located between Hwy 61 frontage and the fuel canopies, and near the shared entrance along Hwy 10.

Project would likely take 5-6 months. Not determined on whether to build the store and diesel islands prior to demolishing the old. May consider this, working around the existing slows down the process.

Planner provided 01/15/20 Staff Report with Findings of Fact and recommends conditional approval of the requested Preliminary and Final plat for the Minor Subdivision, and the conditional use permits. Engineer provided 01/14/20 engineering review and recommends approval subject to requirements.

Holiday provided a power point presentation to the Board, staff and public on the proposed razing and rebuilding of the development.

Holiday will allow snowmobiles to fuel at the business.

Holiday intends on selling the parcel located on the north side of Hwy 10.

Public Comments-

Janis Zeller- inquired on hours of operation. Applicant- 24 hours/day.

Planning Commission Comments-

Accesses- N Keene expressed concerns regarding the access onto Hwy 10, noting that vehicles traveling east on Hwy 10 are gaining more speed as they get to the proposed access (proposed to move further

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east of existing access) on Hwy10. Planner noted that MnDOT has reviewed the accesses. Applicant noted that MnDOT believed that there would be less of a curve at the proposed access point. R Lang- expressed concerns regarding the speed of those vehicles entering Hwy 10 from Hwy 61. Noted that a turn lane into the parcel may be appropriate. Applicant noted that discussions with MnDOT included signal lights/turn around, etc. and applicant will revisit issue/concerns with MnDOT. Construction of the aligned future right of way on the north side of Hwy 10 would be associated with any improvements on the adjoining parcels.

Septic Site- B Barr questioned status of the Septic system that existed across Hwy 10- applicant noted that when SSG had prior ownership of the property, MnDOT worked on Hwy 10 and the septic lines were cut. Septic has not been operational for years. They were pumping out the tanks on a regular basis. All the septic pipes from Hwy 10 through the interior of the subject parcels will be removed.

Questioned whether there were provisions to protect the proposed septic site location. Applicant noted that they would be willing to put up a split rail fence or install plantings around the area for protection of the septic site.

M Kelz- re trucks exiting on Hwy 10- room enough to turn around? Applicant- designed so a truck could execute a 180 degree turn to exit or can enter onto Hwy 61 safely.

B Barr questioned whether trucks would be allowed to park overnight in the diesel pump area where there are proposed parking spaces. Applicant noted that the spaces are for delivery and vendor day parking. Applicant would discourage any overnight parking on the site.

B Barr inquired why the 127th St outlet was proposed to stay open. Applicant noted that leaving it connected would be desirable for Holiday for options.

R Lang- inquired on the number of wells that are being proposed for the convenience store, liquor store and carwash. Applicant- One or two, maybe one for the car wash and one for the stores. Not sure if existing well will be used. Holiday goal is to reclaim 95-100% of the car wash water, dropping the water flow from over 27 gallons per wash to about 12.

R Lang- use of existing fuel tanks. All existing tanks will be removed. Propane station will be new and possibly moved, not sure if it will be sold as bulk or tanks.

7:50 PM Holiday Stationstores 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.

Planning Commission consensus to add a condition for septic system area protection.

Motion M Kelz/2nd N Keene to forward the Holiday Stationstores Planned Unit Development application to the Town Board with a recommendation to approve, with the addition of a condition for the protection of the septic system area, based on the Planner's 01/15/20 Findings Of Fact, subject to the following conditions:

1. Motor Vehicle Service Station Use:
 - a. A drainage system for collection of any hazardous material runoff must be installed. Such system shall be subject to approval by the zoning administrator or Town Engineer.
 - b. No motor vehicles or recreational vehicles shall be parked on the premises other than those utilized by customers or employees.
 - c. Storage of salvage vehicles shall be prohibited.
 - d. Exterior storage shall be limited to vehicles, service equipment and items offered for sale on pump islands
 - e. All areas used for the storage and disposal of trash, debris, discarded parts and similar times shall be fully screened. All structures and ground shall be maintained in an orderly, clean and safe manner.
2. Car Wash:
 - a. The applicant shall obtain approval of the proposed water treatment system for the car wash from Washington County.
3. Liquor Store:
 - a. The owner shall notify the Township prior to any change in operator or ownership of the Liquor Store.
 - b. The owner shall at all time maintain good-standing with all applicable state and county licensure requirements.

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- c. The owner shall obtain the Township's consent for the issuance of a Washington County Liquor License.
4. Septic System:
 - a. Washington County Department of Public Health and Environmental must approve the proposed septic system.
5. Compliance with all requirements listed in the Planning and Engineering Staff review letters.
6. The Town Attorney shall approve the form of the access easement to confirm it provides adequate access for development of the other lots. Copies of access easements and any maintenance agreements relating to driveway access shall be provided to the Township.
7. All representations, written and oral, made by the Applicant and the Applicant's agents and representatives to the Town contained in and concerning the application must have been true, complete, and accurate at the time they were made;
8. The Applicant is in compliance and will remain in compliance at all times with all applicable laws, rules, and regulations concerning the property for which this approval is granted;
9. The Applicant shall pay all planning, engineering and legal fees and costs incurred by the Towns for processing this approval application. In the event any fees are outstanding they will be paid by the Applicant within fourteen (14) days of receiving a bill from the Town. In the event the fees are not paid, this approval shall terminate automatically upon recording of a Notice of Nonpayment by the Town.
10. The Town, its officers, and consultants may enter the Property, after providing reasonable notice to the Applicant or Owners, at all reasonable times to conduct inspections for the purpose of ensuring compliance with this approval. Prior notice to inspect the Property is not required in the event of an emergency.

Voting Yes- M Kelz, N Keene, R Lang, S Radke, B Barr. Voting No- None. Abstaining- None. Motion Carried 5-0-0.

Approval of Minutes: Motion B Barr/2nd R Lang approval of 09/16/19 Planning Commission/ JC Land Co-Keene Minor Subdivision. Voting Yes- B Barr, R Lang, S Radke, M Kelz, N Keene, Voting No- None. Abstaining- None. Motion Carried 5-0-0.

Other Business: Comp Plan has been completed.

8:00 PM Motion B Barr/2nd R Lang to adjourn. With All Present Voting Yes, Motion Carried 5-0-0.

Becky Herman
Denmark Clerk/Treasurer