

Denmark Township Planning Commission Meeting  
Specialized Acres McFadden Conditional Use Permit-Variances  
Public Hearing December 18, 2017

Planning Commission members present: Mike Kelz, Charlie Grote, Bob Barr, Steve Radke  
Ex-officio Kathy Higgins  
Absent: Roger Lang  
Supervisors- Karen Herman  
Others Present: Attorney Troy Gilchrist (Kennedy-Graven), Planner Eric Maass (WSB)

**7:00 PM Chair Barr opened Public Hearing. Specialized Acres McFadden CUP-Variances  
PID06.026.20.23.0010 & 06.026.20.24.0004**

Applicant Darin McFadden and Owner Ken Cordes present

Applicant intent is to purchase Lot 1 BL 2 (3.46 acres) and is requesting a CUP to construct and operate a self-storage facility (55,200 sq ft) consisting of 5 buildings, as well as the operation of truck rental and an on-site building manager residence. Applicant is also requesting a lot line adjustment to add an additional 1.9 acres to Lot1 BL2 from the adjacent Outlot A (20.78 acres) to increase Lot 1 BL2 to 5.36 acres.

Facility would be operated 24/7 fully secured with fencing and key pad gated access, fully lit.

Planner- Applicant is requesting variances for multiple buildings on the property and to allow the storage units to face outward.

Variance for multiple structures- Code allows one principal structure and one accessory structure. Multiple buildings for a self-storage facility are common and the shape of the lot would cause difficulty in constructing a single large structure that would allow for proper circulation necessary for self-storage.

Variance for door placement- With multiple structures it would be difficult to orient the buildings in such a way that no storage unit doors would be visible from adjacent streets or structures.

Screening- Applicant has proposed a line of evergreens along the portion of the northern and western property lines adjacent to the area designated as the leased parking space for outdoor storage. There is existing vegetation to the south and west of the property.

Facility would be constructed in 2 phases. Phase 1(18-24 months) would include three storage buildings, Phase 2 the remaining two buildings.

Outdoor Storage- Applicant proposes to offer outdoor storage for items (16 items) such as recreational vehicles, boats and trailers. Outdoor storage area and phase 2 area would be aggregate until phase 2 plans are constructed. Planning Commission and Staff had no concerns should phase 2 never materialize.

Parking- Total of 8 stalls would be necessary for proposed facility plans. Four parking stalls for the 400 storage units and two parking stalls for managers. Applicant proposes to have two trucks for rental, which would require two additional stalls. Applicant will revise plans to identify the two spaces for the two rental vehicles.

Lighting- Applicant proposes lighting on the perimeter of all buildings, every 60 feet and with building fronts that face each other to have fixtures spaced on an alternating basis. Also, overhead lighting for the access gate, key pad entrance and on all signage (pedestal and wall signs). Planner is requesting that plans be updated to show the location of all proposed on-site lighting.

Attorney- Lot Line Adjustment will be reviewed by the Board. Attorney noted that there is an existing drainage and utility easement on the east side that will need to be vacated. Vacation will require a hearing process. Applicant will revise the survey to include legal descriptions for the existing, portion to be adjusted, and the newly created parcels.

Public Comment: None

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**7:27 PM** Specialized Acres Darin McFadden CUP-Variances 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 recommended adding a condition requiring replacement of the trees that would screen the outdoor storage area, should they need to be removed. Higgins noted that none of the other properties in Specialized Acres have requirements for screening their businesses along Hwy 61.

Attorney recommended adding a condition regarding keeping the outdoor storage in orderly fashion.

**Motion Grote/2<sup>nd</sup> Barr to forward the Specialized Acres McFadden Conditional Use Permit and Variances Application to the Town Board with a recommendation to approve the request based on the Planner's 12/14/17 Findings Of Fact and subject to the following conditions:**

1. Scope: A Self-Service Storage Facility comprised of five (5) structures totaling 400 storage units and 55,200 square feet of building space that will be constructed and utilized for the purposes of the storage operation. Outdoor storage shall be permitted on the property where identified on the site plan and screened from adjacent properties. An on-site manager is permitted subject to adequate sanitary facilities be provided.
2. A bumper curb shall be installed for each off-street parking stall a minimum of ten (10) feet from the side property line.
3. Applicant shall obtain a well permit from the Minnesota Department of Health.
4. Applicant shall obtain septic approval from Washington County
5. Truck rentals shall be permitted on site but be limited to one national franchise and there shall be one (1) parking space per rental vehicle in addition to the minimum self-storage vehicle parking requirements.
6. Compliance with all requirements listed in the Planning and Engineering Staff review letters.
7. Landscaping: The Applicant will submit a revised site plan showing a planting detail identifying the species to be planted and the height of the plantings at installation. Previously the Township has required that landscaping planted as screening be six (6) feet in height at installation.
8. 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.
9. 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.
10. 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.
11. 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.
12. Applicant shall keep the outdoor storage area/parking in an orderly fashion.

**With All Present Voting Yes, Motion Carried 4-0-0.**

**Motion Barr/2<sup>nd</sup> Kelz to approve minutes of 11/20/2017 Planning Commission/Law's Valley View Major Subdivision. With All Present Voting Yes, Motion Carried 4-0-0.**

Joint Board & Planning Commission Comp Plan Workshop scheduled for Tuesday, January 16, 2018.  
Planning Commission Training Workshop scheduled for Thursday, February 15, 2018.

**7:41 PM Motion Barr/2<sup>nd</sup> Grote to adjourn. With All Present Voting Yes, Motion Carried 4-0-0.**

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Becky Herman  
Denmark Clerk/Treasurer