

recording at Anoka County.

3. Execution and recording of a development agreement that outlines the developer's responsibility for grading and development activities is required.

4. Drainage and utility easements shall be dedicated on all lot lines, storm sewer, and storm management features.

5. A development plan including custom grading information per lot, house type, existing drainage patterns, street grading, tree preservation, and erosion control information shall be submitted for City approval prior to issuance of the first building permit.

6. An as-built survey will be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

7. Water and sewer availability charges (WAC & SAC) become due with each building permit.

8. Developer installed improvements shall be shown on the plans and include Storm Water Pollution Prevention Plan (SWPPP) Best Management Practices (BMPs), extension of sanitary sewer, water main, utility services, storm drainage, storm sewer, storm water management treatment, asphalt roadway with concrete curb and gutter, mailboxes, traffic control signage and street signs. Plans and specifications must be approved prior to start of construction.

9. A grading/development plan is required and shall include custom grading and tree preservation information. Plans shall indicate that all proposed structures are protected from flooding. Supporting design information must be submitted including soil borings, geotechnical report and hydrology calculations. Proposed house types may be affected by ground water elevation. Structure elevations must meet Section IV of the City's Comprehensive Water Resource Management Plan.

10. With platting, trunk sanitary sewer and trunk storm sewer become due for the remaining .59 acres of internal area. These charges are for previously constructed improvements with projects 92-14 and 94-06H. There are .59 acres in the plat and the 2014 trunk sanitary sewer rate is \$5,638 per acre for an amount of \$3,326. The 2014 trunk storm sewer charge is \$7,035 per acre for an amount of \$4,151

Motion seconded by Commissioner King. The motion passed 5-0.

Chair Ouellette noted this would be on the agenda of the May 1, 2014 City Council meeting.

4.2

Public Hearing Case File No. 14-0009 // Family Auto Care // 9245
Baltimore Street NE

The applicant is requesting a conditional use permit to operate an automotive repair shop (passenger vehicle service) in an I-1 (Light Industrial) zoning district.

Attachments: [Family Auto Care - Attachments](#)

Motion by Commissioner Homan to recommend approval of Planning Case 14-0009 based on the following conditions:

Case 14-0009:

1. No work pertaining to the business can be conducted outside.
2. Inside use of the building must comply with all fire and building codes. The applicant shall obtain a Certificate of Occupancy through the Building Department prior to occupying the building.
3. All serviced vehicles must be stored indoors at all times or stored in the rear parking area.
4. The rear parking area to be fenced so that the storage of vehicles is screened. A 6-foot maintenance free board on board fence to be constructed on the perimeter of the rear parking area prior to any vehicles being stored outside.
5. Two conifer trees to be planted on site, one on each side of the rear parking access drive.
6. No auto body or auto painting work shall be permitted.

Motion seconded by Commissioner Bergstrom. The motion passed 5-0.

Chair Ouellette noted this would be on the agenda of the May 1, 2014 City Council meeting.

4.3

Public Hearing Case File No. 14-0011 // Metro Storage, LLC // 9941 Central Avenue NE

The applicant is requesting a conditional use permit to operate a 107,835 square foot self storage facility that includes a three story addition to the existing building in a B-3 (Regional Commercial) zoning district.

Attachments: [Metro Storage - Attachments](#)

Motion by Commissioner Goracke to recommend approval of Planning Case 14-0011 based on the following conditions:

Case 14-0011:

1. The building and landscaping must be constructed and landscaped as shown on the submittal for this conditional use permit.
2. Underground irrigation will be required for all landscaping on site.
3. No outside storage of any materials or vehicles is allowed on site at

any time.

4. The large pylon sign formerly used for the auto sales is to be removed and replaced with new business signage meeting current requirements. All signage is issued under a separate permit process. This includes temporary signage.

5. All lighting on site must be downlit and shielded to prevent glare or spill. Pole mounted lighting is limited to 20-feet in height. A lighting plan must be submitted that meets the requirements of the Zoning Ordinance.

6. Any major changes or additions to the site plan, landscape plan or building will require a conditional use permit amendment.

7. Site plan approval is required prior to issuance of building permits or grading activity.

8. Trash disposal and dumpster enclosure details will need to be provided.

9. A Coon Creek Watershed permit is required prior to any site work or issuance of a building permit.

10. The property currently consists of four (4) separate tax parcels that will need to be combined through Anoka County (lot combination) prior to Site Plan Approval or issuance of a building permit.

Motion seconded by Commissioner King. The motion passed 5-0.

Chair Ouellette noted this would be on the agenda of the May 1, 2014 City Council meeting.

Adjournment