

Planner Stockman said that under our zoning designation, accessory buildings may not exceed 30% of the gross floor space of the principal building. Since this second building is larger according to Section 11-3-8.C.7 of the City Zoning Ordinance a CUP is required to accommodate the multiple principal buildings on a single parcel.

It doesn't matter how these buildings are used and the intent of this additional building is for storage.

These buildings could be leased out as long as the person who leases does operate both buildings.

Pilon questioned regarding if the parking would be revisited later then? Planner Stockman said yes it would and also it would be revisited also for septic issues. At this time she understands that there are no plans to have a bathroom in this proposed building.

This building conforms to minimum area, height, and setback requirements.

Planner Stockman said the things that need to be discussed tonight by this Planning Commission are if to allow deviating of the building materials – since it is vinyl to match the first existing building or to require them to upgrade to existing ordinance requirements. Then to look at the landscaping - there are minimal trees and shrubs now – and according to our Section 11-4-17.O of the City Zoning Ordinance the landscaping required based on square footage of the buildings is 2 or 3 trees (rounded up to 3) and 17 shrubs.

It was discussed that the existing building looks good with the vinyl siding and so it was the consensus of the Commission that the proposed vinyl for this new accessory building would be okay.

Representing the DeKok's tonight was Mike Jackson of Franklin Builders and he said that the owners want to match the existing building.

There is one tree that will need to be taken out, but new trees will be planted in its place. There are also some shrubs already in the front which will be counted towards the total number required.

Ames said he saw that there was straw laid out on the ground to help with the frost. He said they want to get done during the winter before the busy time in the spring.

Setala (new commission member) asked that he did not see the brick and wainscoting on their plan then like the existing building has.

Planner Stockman said that yes this is their plan – so it should be added to the conditions under her recommendations under item #2. There are no windows in this building, which face the street; and the wainscoting will go up about 42 inches high, equal to the existing building.

PUBLIC HEARING CLOSED – P & Z RECOMMENDATIONS

Pilon made the motion to recommend to the City Council to grant A REQUEST by Dan, John and Pam DeKok for property owned at 20050 Iguana St. NW to request a Conditional Use Permit for multiple principal uses on a single property as per Planner Stockman's 12 recommended conditions with these two additions discussed tonight for the wainscoting to be added to item #2 and that 2 or 3 trees and 17 shrubs be added for their landscaping under item #8 – otherwise all the rest are standard conditions and coincide with her report. Cleath seconded the motion; all in favor; motion carried.

These 12 conditions are:

- 1). Common ownership of both buildings and control of all common areas are maintained by a single entity.**
- 2). The building material requirements are recommended to be waived by the City Council to allow for coordination of the new and existing buildings with vinyl siding, brick wainscot and asphalt shingles. Brick wainscoting shall match that on the existing building that faces Iguana Street.**
- 3). A minimum of eight parking spaces are striped on site, including one handicapped stall with a van-accessible access aisle.**
- 4). No vehicles of any kind may be parked or stored along driveways, fire lanes, or on yard/grass-surfaced areas not intended for parking.**
- 5). The septic system is in compliance with the State building Code.**

- 6). The site is graded according to the City Engineer-approved grading plan and disturbed areas are mulched to prevent erosion until permanent cover can be reestablished.
- 7). Silt fence is installed around the perimeter of all disturbed areas.
- 8). Required landscaping shall include 17 shrubs and three trees.
- 9). All trash receptacles and outdoor storage areas are screened or fenced according to Zoning Ordinance requirements.
- 10). Any site changes which deviate from the approved plan must be reconsidered by the City Council.
- 11). A building permit is submitted to and approved by the City Building Official prior to beginning construction.
- 12). All costs associated with the review of the submitted survey(s) and any other costs generated by the City or its representatives are the responsibility of the applicants, including legal, administrative, and professional costs incurred through consideration of the lot split request.

2. Floor Items:

Ms. Mahutga said that she had requests from the Planning & Zoning Commission members regarding the unsolicited mail coming to them from the Anoka County Record each week. They did not want it any longer. **So tonight at this meeting a Memo was presented that stated to sign if they wanted the Anoka County Record to discontinue sending their paper to them. The following members signed the memo: Harold Jorgensen, John Setala, Walter Cleath, Jr., Randy Bettinger and Barry Wagner (by phone call asked to have his name included).**

Ames said that he would recycle his paper and give it to others who asked him how to obtain one.

Bettinger made the motion to adjourn. Cleath seconded the motion, all in favor; motion carried.

- **Meeting Adjourned at 7:35 P.M.**

Respectfully submitted – Debbie Mahutga, Admin. Assist.

MEMO

DATE: December 17, 2015

TO: Planning & Zoning Commission

FROM: Debbie Mahutga

RE: Anoka County Record - Unsolicited Mail

Please sign this memo if you would not like to continue to receive the Anoka County Record paper each week as has been mailed to the City Offices by the Anoka County Record

By Signing below please discontinue sending me the Anoka Record

Harold Jorgensen

John Selata

Wall O'Neil

Bundy Beltinger

Barry Wagner *DKM*

