



Planning Commission Memorandum

To: Planning Commission
From: John Hinzman, Community Development Director
Date: February 9, 2015
Item: Variance\Site Plan #2015-07 – Variance to Shoreland Height – Feed Storage Bin

Planning Commission Action Requested

The Planning Commission is asked to consider the following requests to allow construction of a feed storage and truck loading facility located at Ardent Mills (formerly ConAgra), 2005 Vermillion Street:

- 1) Variance to Hastings City Code Chapter 153.05, Subd. B.3 – Shoreland Ordinance – 35 foot maximum height of a structure. A 105 foot high structure is proposed.
- 2) Site Plan to construct the building.

Background Information

The proposed feed storage and truck loading facility would replace an existing smaller facility on site. The structure would site approximately 30 feet northeast of the existing building consisting of an 80 foot tall cylinder tower atop a 25 foot high loading platform. The existing mill silos are over 200 feet tall.

Comprehensive Plan Classification

The 2030 Comprehensive Plan designates the property as Industrial. The proposal is consistent with the Plan.

Zoning Classification

The subject property is zoned I-1 – Industrial Park. The proposed use is consistent with Zoning Code. Manufacturing and processing of goods are a permitted use within the I-1 district.

Adjacent Zoning and Land Use

The following land uses abut the property:

<u>Direction</u>	<u>Existing Use</u>	<u>Zoning</u>	<u>Comp Plan</u>
North	Single Family	R-2 – Medium Density	Low Density Residential
East	Ramsey Mill Park	PI – Public Institution	Park
South	Vermillion River		
	Vermillion Falls Park	A – Agriculture	Park
West	Vermillion Street		

Existing Condition

The first mill was constructed on the site in 1853. Over the last 160 years milling operations have expanded into the existing complex today. The existing grain silo towers are over 200 feet tall.

Proposed Condition

Construction of a 105 foot tall truck loading silo. The silo would increase the efficiency of truck loading facilities and likely decrease the amount of trucks cueing at the 18th street entrance.

Notice of Public Hearing

A notice of public hearing was sent to all property owners within 350 feet of the site and to the Minnesota Department of Natural Resources. No comments have been received at this time.

VARIANCE REVIEW**Variance**

Variances are deviations from strict compliance of City Code provisions. The Board of Adjustment and Appeals may recommend issuance of a Variance upon determination of findings of fact and conclusions supporting the variance as established in Chapter 30.02, Subd. F of the City Code.

Board of Zoning Adjustment and Appeals

Hastings City Code Chapter 30.02 establishes the Board of Zoning Adjustment and Appeals and appoints the Planning Commission to facilitate the Board's roles and duties. Applications for Variances require Board of Zoning Adjustment and Appeals review.

Shoreland Ordinance

Hastings City Code 153 establishes the Shoreland Management Ordinance. The ordinance regulates development in areas within close proximity of public waters. Chapter 153.05, Subd. B.3 –Height of structures requires the following:

(3) Height of structures. All buildings and structures shall comply with the height standards of the underlying zoning district or 35 feet, whichever is more restrictive, except as follows: buildings in the DC - Downtown Core Zoning District may be allowed a maximum building height of 47 feet or 756.5 feet above sea level; whichever is greater, provided the following.

(a) The building contains no more than 4 stories.

(b) *The building is setback a minimum of 150 feet from the ordinary high water level.*

(c) *The building has been designed to be compatible with the historic character of the DC District.*

The I-1 Zoning District does not have prescribed height limits.

Analysis

Variance Review

The Planning Commission may consider variances to the Zoning Code that are not be contrary to the public interest where owing to special conditions, and where a literal enforcement of the provision of the City Code would result in practical difficulties. Variances may be granted providing the following has been satisfied:

(1) Because of the particular physical surroundings, shape or topographic conditions of the land involved, a practical difficulty to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out;

The existing grain silos will be located between the proposed improvement and the Vermillion River. The 205 foot tall existing silos will diminish the effect of the 105 tall proposed improvements.

(2) The conditions upon which the petition for a variance is based are unique to the tract of land for which the variance is sought and one note applicable, generally, to other property with the same zoning classification;

Feed and grain mills require additional heights for silo operations.

(3) The purpose of the variance is not based exclusively upon a desire to increase the value or income potential of the parcel of land;

The new truck loading facility will provide greater efficiency and likely lead to less vehicle cueing and idling in the neighborhood.

(4) The granting of the variance will not be detrimental to the public welfare or injurious to other land or improvements in the vicinity in which the tract of land is located;

The scale of the proposed improvements is substantially less than the existing building.

(5) The proposed variance will not impair an adequate supply of light and air to property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the vicinity; (Prior Code, §11.08)

The scale of the proposed improvements is substantially less than the existing building.

(6) The variance is in harmony with the purposes and intent of ordinance;

The existing grain silos will be located between the proposed improvement and the Vermillion River. The 205 foot tall existing silos will diminish the effect of the 105 tall proposed improvements.

(7) The variance is consistent with the comprehensive plan;

The property is guided and zoned for industrial use. Milling operations are consistent with the plan.

(8) The proposal puts the property to use in a reasonable manner;

The property has been used for milling operations for over 160 years.

(9) There are practical difficulties in complying with the official control.

Milling operations have historically been located near waterways. Mills require silos higher than the ordinance provision to ensure efficiency.

RECOMMENDATION

Approval of the Variance is recommended subject to the above finds of fact in the Variance Review.

SITE PLAN REVIEW

Site Plan

City Code Chapter 155.51 established procedures for Site Plan Review. Major alterations to commercial structures require Planning Commission Review prior to issuance of a building permit.

Building Setbacks

The feed storage and loading facility would be located approximately 220 feet from the nearest residential property line.

Access and Circulation

Access and circulation will not be changed; however the truck loading facility will provide greater efficiency.

Parking

Parking will not be affected.

Architectural Elevations

The facility will consist of a concrete silo building atop a truck platform. The architectural materials are consistent with newer additions of the mill building. Staff supports the deviation from Architectural standards.

Engineering Review

The Engineering Department has reviewed the plans. Limited grading would be needed for the facility. Storm water drainage will utilize an existing system infiltrating to a detention pond and rainwater garden to the east. There should not be any effect from stormwater to the gorge area. The building would be moved another 10 feet east from the plans to provide greater separation from a sanitary sewer line.

RECOMMENDATION

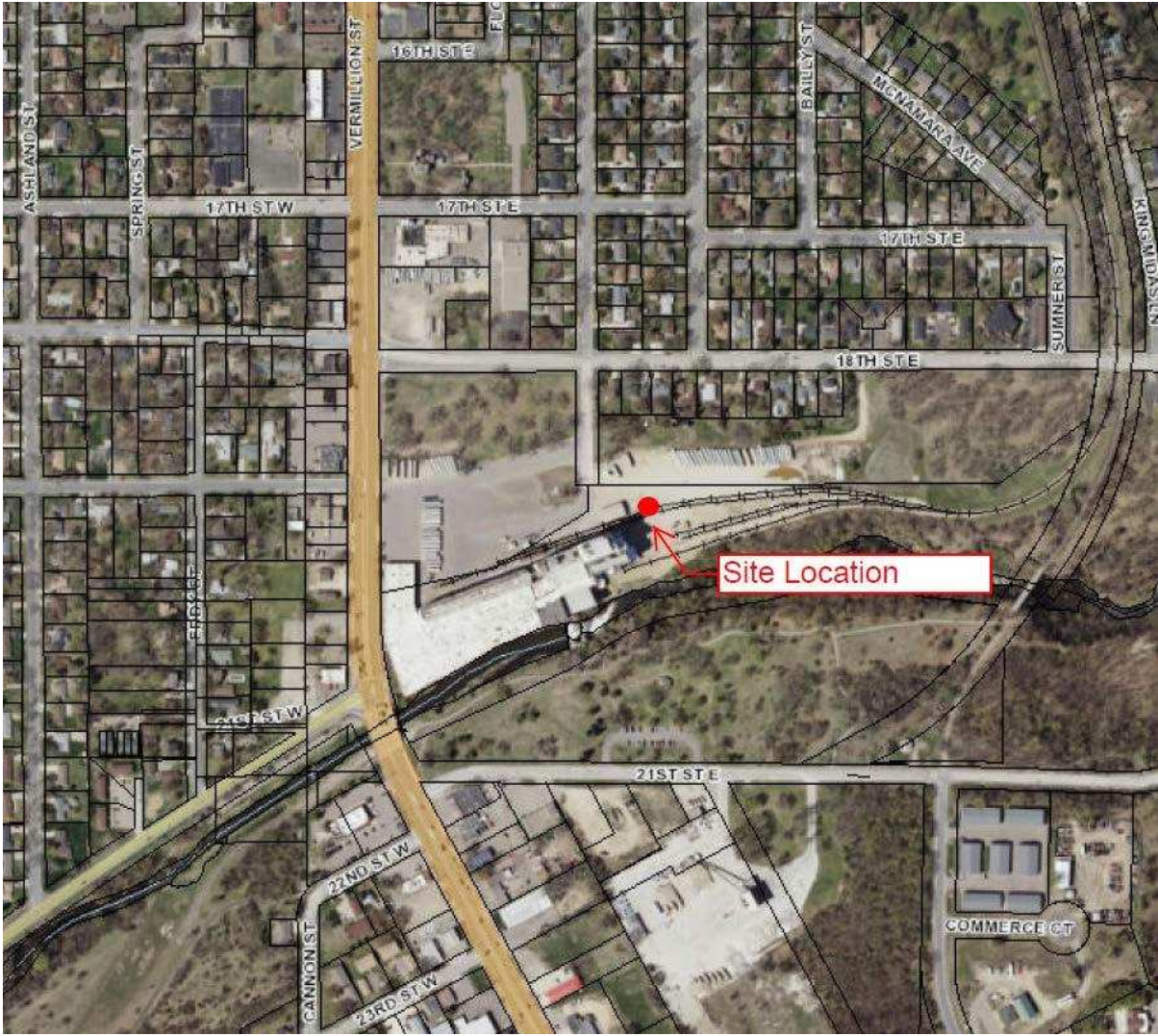
Approval of the Site Plan is recommended subject to the following conditions:

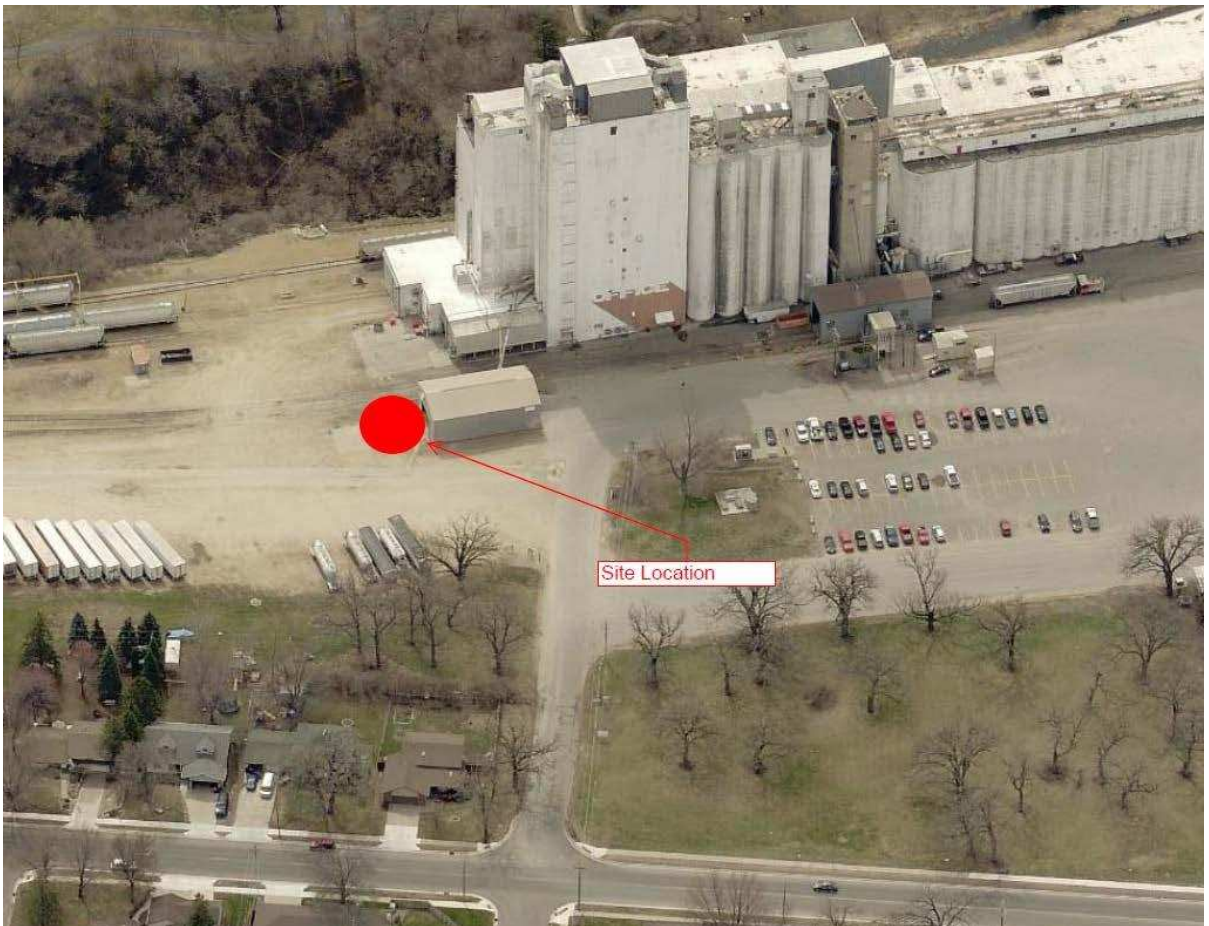
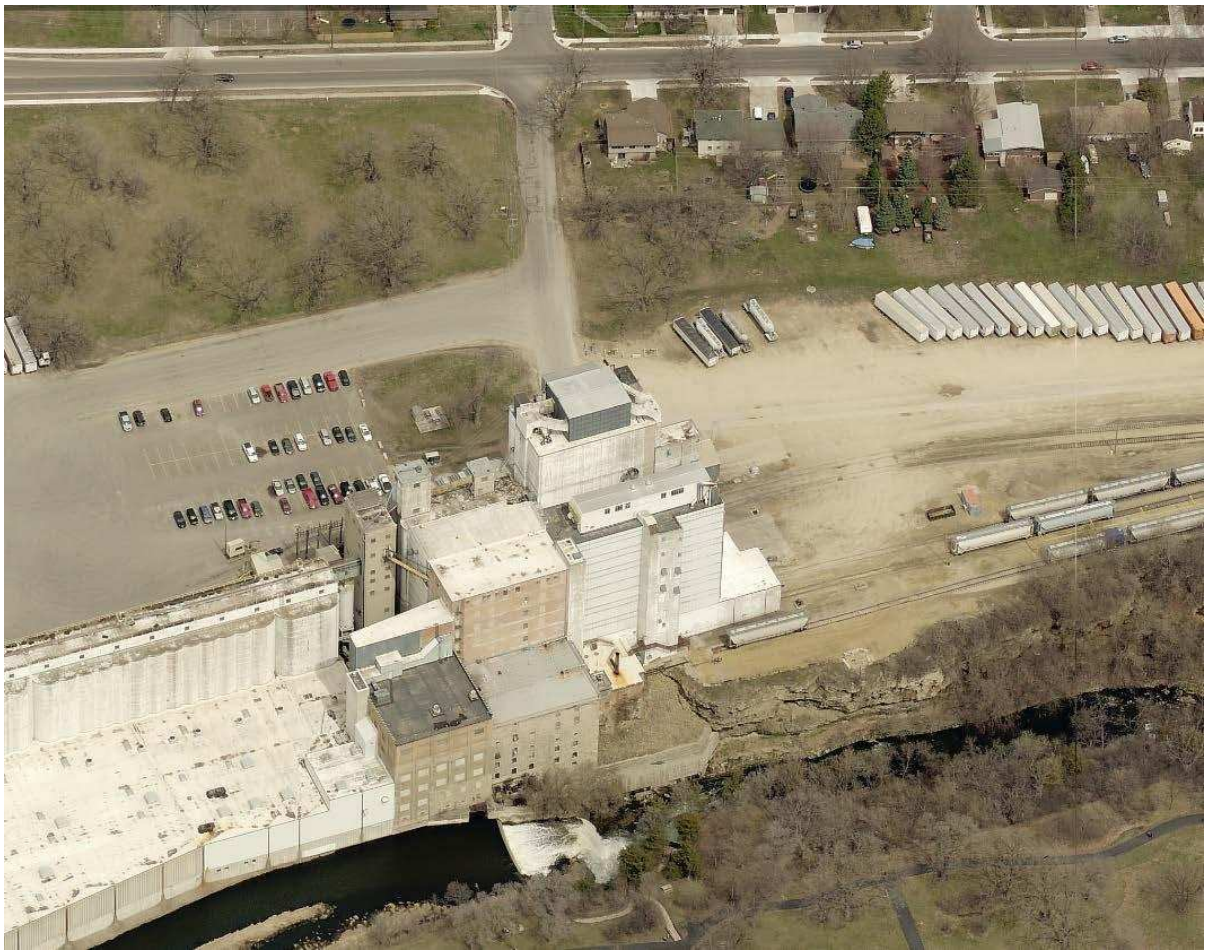
- 1) Conformance with the Planning Commission Staff Report and plans dated February 9, 2015.
- 2) Adherence to the approved site plans.
- 3) All disturbed areas on the property shall be stabilized with rooting vegetative cover to eliminate erosion problems.
- 4) The perimeter of the site must have erosion control.
- 5) Meet applicable building code requirements.
- 6) Any uncompleted site work (including landscaping) must be escrowed at 125 percent of the estimated value prior to issuance of a certificate of occupancy.
- 7) Approval is subject to a one year Sunset Clause; if significant progress is not made towards construction of the proposal within one year of City Council approval, the approval is null and void.

Attachments:

- Site Plans
- Location Map
- Site Pictures
- Application

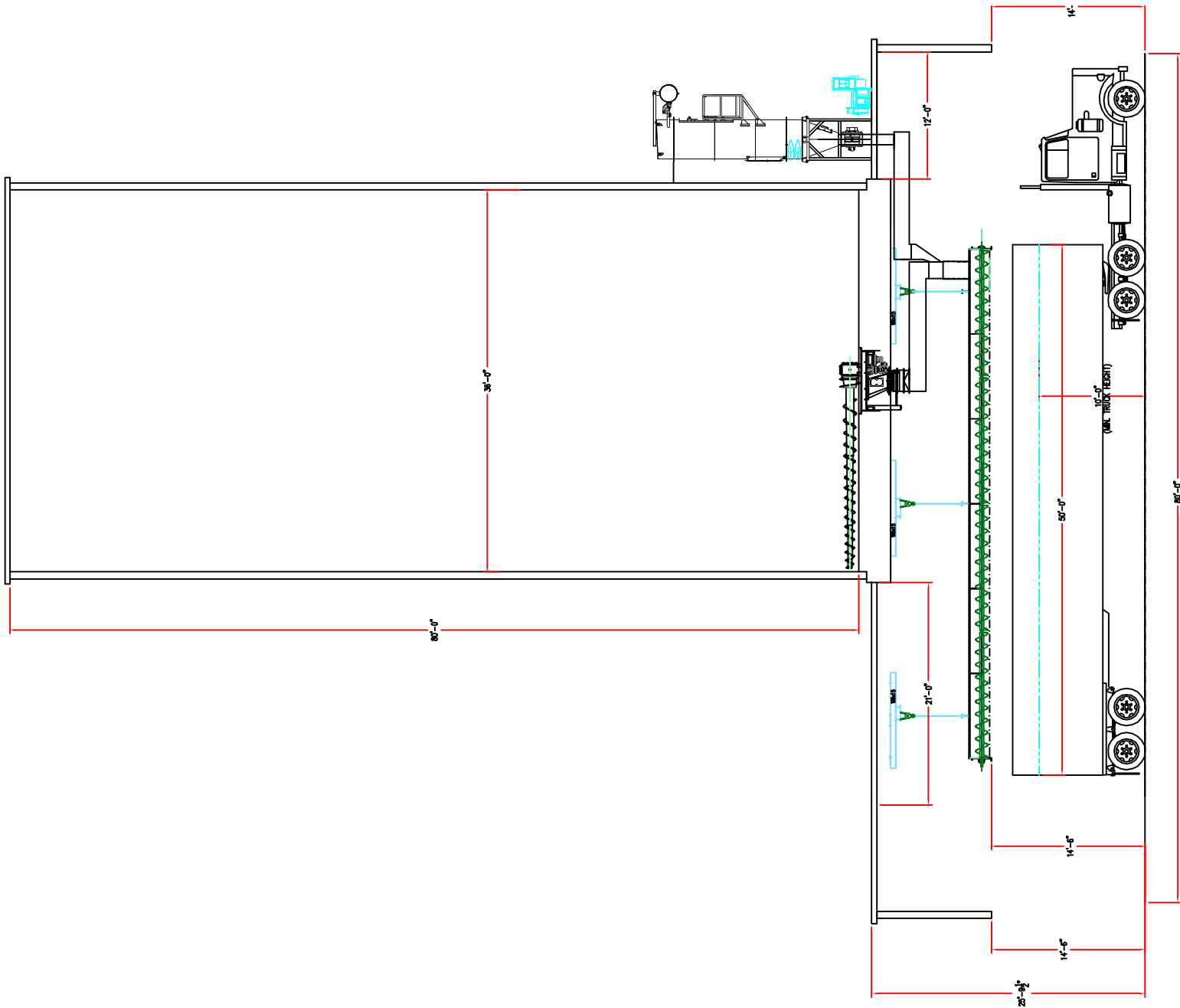
Site Location





Example of Similar Feed Loading Silo

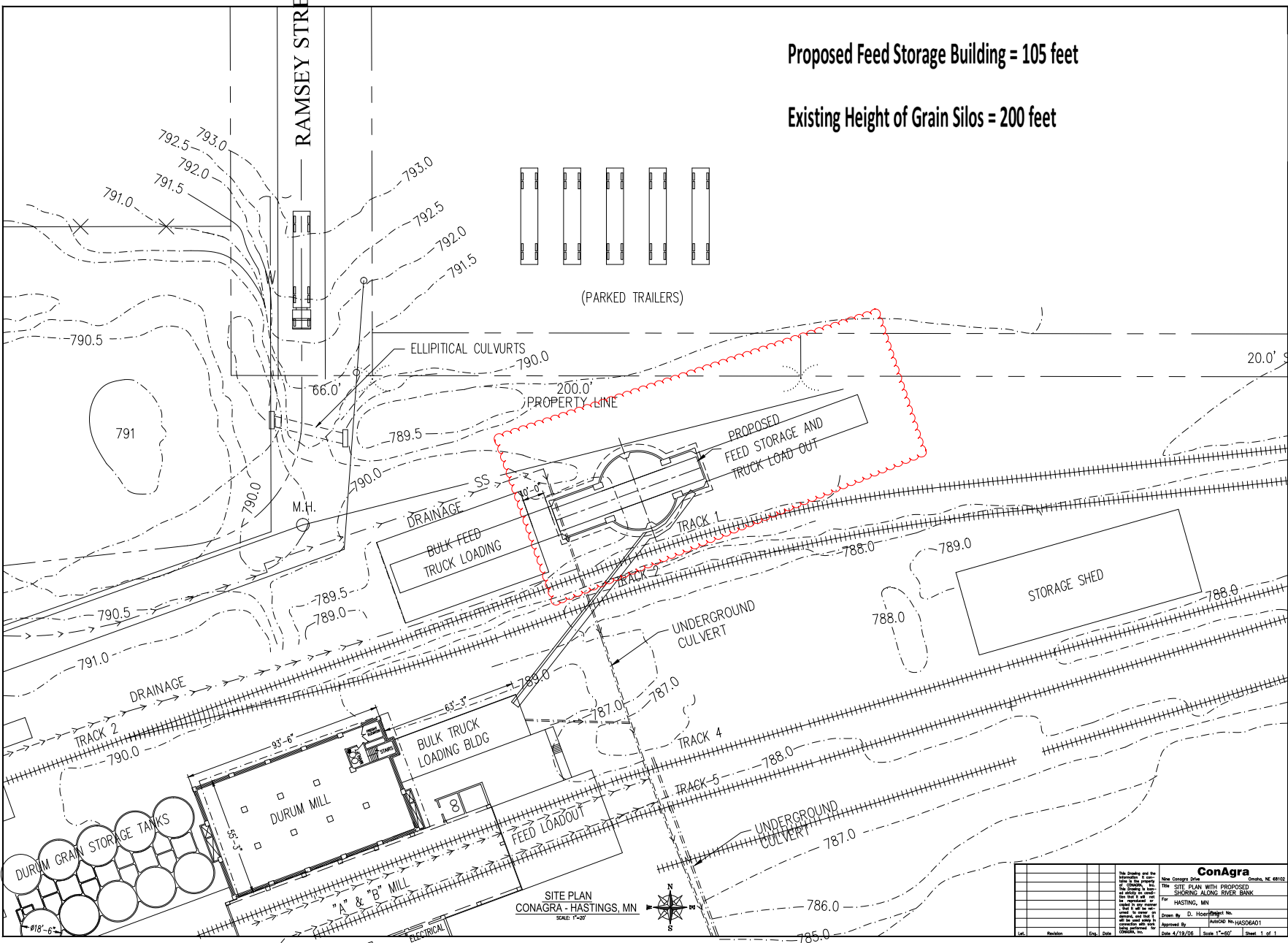




RAMSEY STREET

Proposed Feed Storage Building = 105 feet

Existing Height of Grain Silos = 200 feet



SITE PLAN
CONAGRA - HASTINGS, MN
SCALE: 1"=20'



This drawing and the information contained herein are the property of ConAgra, Inc. and are not to be used, copied, or reproduced in any manner without the written consent of ConAgra, Inc.		ConAgra Omaha, NE 68102
The SITE PLAN WITH PROPOSED SHORING ALONG RIVER BANK		For HASTINGS, MN
Drawn By: D. Hoer		Project No. 14308001
Date: 4/19/06		Scale: 1"=20'
Sheet: 1 of 1		

Hastings

Department of Planning
101 4th Street East, Hastings, MN
55033
p. 651-480-2350 f. 651-437-7082
www.ci.hastings.mn.us

Land Use Application

Address or PID of Property: 2005 Vermillion St Hastings MN - Ardent Mills

Applicant Name: Kevin Richter
Address: 1875 Lawrence St
Denver Co 820 80202
Phone: 860 912 2283
Fax: —
Email: Kevin.Richter@ArdentMills.com

Property Owner: Ardent Mills - Steve Matson
Address: 2005 Vermillion St
Hastings MN 55033
Phone: 612 516 1170
Fax: —
Email: Steve.Matson@Ardentmills.com

Description of Request: Upgrade Feed Storage and Truck Loadout System.
Will construct new building for feed storage and truck loadout adjacent
to current truck station. We will also demo out previous loadout
system.

If requesting site plan review of multi-family units (three or more attached), are the units intended to be for sale or rental units? N/A

Check Applicable Line(s) Please Note: All Fees and Escrows are due at time of application.

- | | | | |
|---|----------------|--|---------------------------|
| <input type="checkbox"/> Rezone | \$500 | <input type="checkbox"/> Minor Subdivision | \$500 |
| <input type="checkbox"/> Final Plat | \$600 | <input type="checkbox"/> Special Use Permit | \$500 |
| <input type="checkbox"/> Variance | \$250 | <input type="checkbox"/> Comp Plan Amend. | \$500 |
| <input type="checkbox"/> Vacation | \$400 | <input type="checkbox"/> Lot Split/Lot Line Adj. | \$50 |
| <input type="checkbox"/> House Move | \$500 | <input type="checkbox"/> Annexation | \$500 plus legal expenses |
| <input type="checkbox"/> Prelim Plat | \$500 + escrow | <input type="checkbox"/> EAW | \$500 + \$1,000 escrow |
| <input checked="" type="checkbox"/> Site Plan | \$500 + escrow | | |

Total Amount Due: \$ 2500

Make checks payable to City of Hastings.
Credit cards also accepted.

Please ensure that all copies of required documents are attached.

Kevin Richter 1-5-15
Applicant Signature Date

Steve Matson 1-9-15
Owner Signature Date

Kevin Richter - Engineering Analyst
Applicant Name and Title - Please Print



STEVE J. MATSON - PLANT MGR.
Owner Name - Please Print

OFFICIAL USE ONLY

File # 15-07
Fee Paid: \$2,500

Rec'd By: _____
Receipt # 269272

Date Rec'd: 1-13-2015
App. Complete no plans yet