



City Council Memorandum

To: Mayor Fasbender & City Councilmembers
From: Justin Fortney, City Planner
Date: July 1, 2019
Item: Resolution: Site Plan #2019-16 – Vehicle garage – Schlomka Properties – 710 Commerce Drive

Council Action Requested:

Review and take action on the attached resolution to approve the site plan request.

A simple majority vote is necessary for a site plan approval (4 of 7).

Background Information:

The applicants are proposing to build an industrial garage on their storage lot, formerly used by Waste Management.

Please see the attached June 24, 2019 Planning Commission staff report for further information.

The applicants originally intended to maintain the access to Commerce Drive, but submitted revised plans to remove the drive prior to Planning Commission Review. They have since expressed an interest in keeping the existing gravel access open. They would also like to eliminate the proposed landscaping, as they believe this is an existing site and adequately screened.

Staff supports either driveway option, but is presenting the plans reviewed by the Planning Commission.

Financial Impact:

N/A

Advisory Commission Discussion:

The Planning Commission voted 5-0 to recommend approval of the action at the June 24, 2019 meeting. No members of the public spoke to the item.

Council Committee Discussion:

N/A

Attachments:

- Resolution
- Planning Commission Memo – June 24, 2019

HASTINGS CITY COUNCIL

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HASTINGS GRANTING SITE PLAN APPROVAL FOR SCHLOMKA PROPERTIES PROPOSED GARAGE LOCATED AT 710 COMMERCE DRIVE

Council member _____ introduced the following Resolution and moved its adoption:

WHEREAS, Vanguard Construction, agents for Schlomka Properties have petitioned for Site Plan approval to construct an industrial garage, generally located at 710 Commerce Drive, legally described as Lot 3, Block 1, and Lot 2, Block 1 except the west 260 FT, Dakota County, Minnesota; and

WHEREAS, on June 24, 2019, review was conducted before the Planning Commission of the City of Hastings, as required by state law, city charter, and city ordinance; and

WHEREAS, The Planning Commission recommended approval of the request subject to the conditions hereunder; and

WHEREAS, The City Council has reviewed the request and recommendation of the Planning Commission; and

WHEREAS, The City Council grants site plan approval as outlined in Chapter 155.51.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HASTINGS AS FOLLOWS:

That the City Council hereby approves the Site Plan as presented subject to the following conditions:

- 1) Conformance with the plans submitted with the Planning Commission Staff Report dated June 24, 2019.
- 2) All disturbed areas on the property shall be stabilized with rooting vegetative cover to eliminate erosion control problems.
- 3) Approval of the Grading, Drainage, Erosion Control, and Utility Plans by the Public Works Director and payment of any required inspection escrows.

- 4) All new lighting shall incorporate shields and cut-offs to direct light on the site.
- 5) Recording of a covenant on the property memorializing the terms for deferring surfacing requirements and requiring adherence to the surfacing provisions if there is a change in the terms.
- 6) 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, Site Plan approval is null and void.
- 7) Closure of the driveway to Commerce Drive will require complete removal of the driveway approach, gravel, culvert and fill and the establishment of turf.

Council member _____ moved a second to this resolution and upon being put to a vote it was adopted by the Council Members present.

Adopted by the Hastings City Council on July 1, 2019, by the following vote:

Ayes:

Nays:

Absent:

ATTEST:

Mary Fasbender, Mayor

Julie Flaten,
City Clerk

(City Seal)

I HEREBY CERTIFY that the above is a true and correct copy of resolution presented to and adopted by the City of Hastings, County of Dakota, Minnesota, on the 1st day of July, 2019, as disclosed by the records of the City of Hastings on file and of record in the office.

Julie Flaten, City Clerk

(SEAL)

This instrument drafted by:
City of Hastings (JJF)
101 4th St. E.
Hastings, MN 55033



Planning Commission Memorandum

To: Planning Commission
From: Justin Fortney, City Planner
Date: June 24, 2019 – Updated with revised plans presented to the PC
Item: Site Plan #2019-16 – Vehicle garage – Schlomka Properties – 710 Commerce Drive

PLANNING COMMISSION ACTION REQUESTED:

Review the request of Vanguard Construction, agent for Schlomka Properties for Site Plan approval of a 3,200 s.f. vehicle garage.

BACKGROUND

Existing Condition

The site is 4.5 acres and adjacent to the business office. The site is primarily a storage yard for the business operations. The site was formerly used by Waste Management as a transfer station. Their office and shop on the adjacent site was originally constructed in 1973, and has had multiple expansions. The storage yard site was developed during the 1970's or 1980's.

Proposed Condition

Proposed improvements generally include the installation of a vehicle garage and removal of a driveway.

Comprehensive Plan Classification

The site is designated as "Industrial" in the 2030 Hastings Comprehensive Plan. Site development is consistent with the Plan.

Zoning Classification

The site is zoned I1, Industrial, which allows for the current operations.

Adjacent Zoning and Land Use

The following land uses about the site

	Existing Use	Zoning	Comprehensive Plan
North	Plastic Printers	I-1 Industrial	Industrial
East	Business office/ Midnight Motorcycles	I-1 Industrial	Industrial
South	Concrete & Coatings	I-1 Industrial	Industrial
West	Dowco/ Behnke Woodworking	I-1 Industrial	Industrial

SITE PLAN REVIEW**Vehicular Access and Circulation**

The storage yard site is not accessible to the general public with all access points secured with a fence and gates. The storage yard predates City requirements for hard surface paving; all storage and vehicular access areas are gravel.

Site improvements that expand or modify the surface of an existing parking lot by more than 25% trigger full compliance of surfacing requirements for the entire parking lot. The proposed building would meet the threshold for paving the entire yard site. Staff recommends deferring the surfacing requirements based on the following:

- The entire site serves as a secured storage yard with no access to the public or customers.
- The proposed building is intended for storage and would not substantially intensify use of the property.

As a condition of Site Plan approval the applicant would be required to record a covenant on the property memorializing the terms for deferring surfacing requirements and requiring adherence to the surfacing provisions if there is a change in the terms.

Pedestrian Access

No pedestrian access is proposed. The site is not for the public or customers. Only employees will be accessing the proposed building and existing site.

Required Parking

The 3,200 s.f. building would trigger the addition of 4 parking spaces (1 space per 1,000 s.f.). The building is intended for storage of vehicles and includes four overhead garage doors to provide for interior parking of vehicles.

Architectural Appearance

The proposed addition meets architectural appearance standards. It will be constructed of prefabricated concrete walls with brick Vernier and windows facing the street. The site is heavily screened with existing and proposed trees.

Landscape

An existing row of trees is located to the west and south of the proposed building. Some additional plantings are proposed to fill in gaps of screening. Other portions of the site include two groves of trees.

Lighting Plan

A photometric plan showing low light levels (.0-.1 foot candles) at the property boundaries has been submitted. (≤ 1.0 foot candles is required adjacent to commercial zoning) Downcast LED walpack units are proposed for lighting.

Grading, Drainage, Erosion Control and Utility Plan Review

The Public Works Department is reviewing the Grading, Erosion Control, and Utility Plans. Drainage plans are not required due to the size of development, but have been encouraged to improve on any site drainage/erosion issues that may be present.

ATTACHMENTS

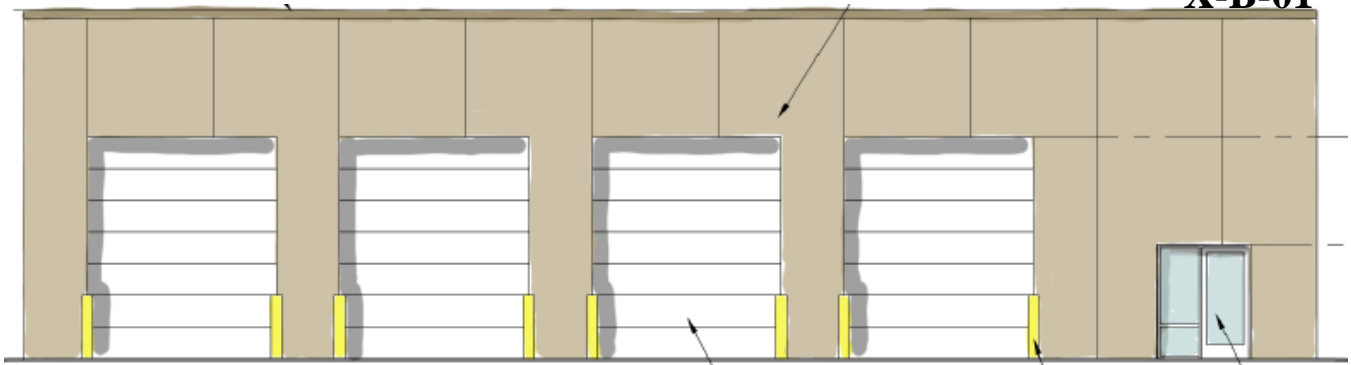
- Location Map
- Photographs
- Elevation drawings
- Site plans

LOCATION MAP



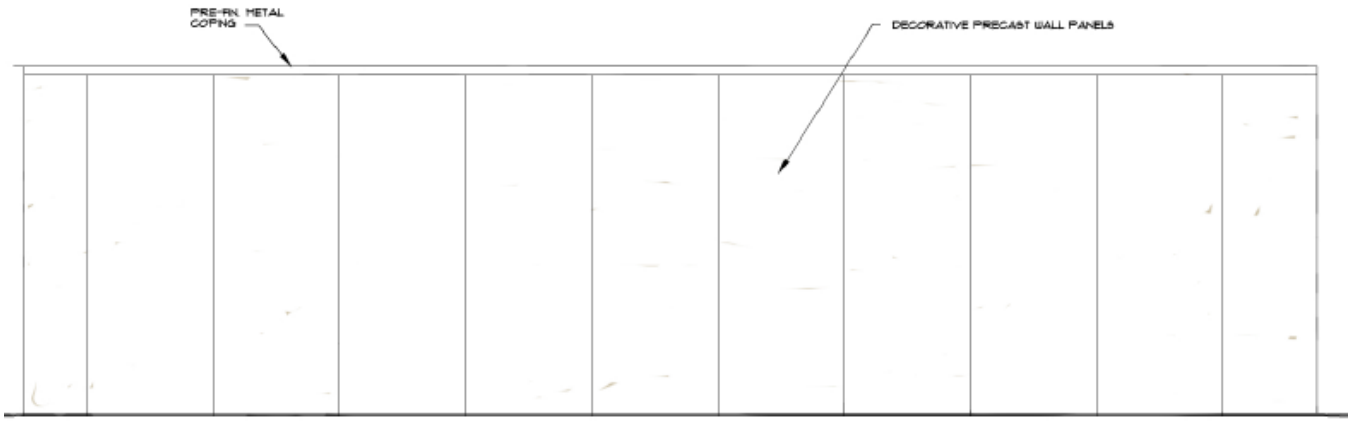


Old photo of office/ shop on Millard Avenue

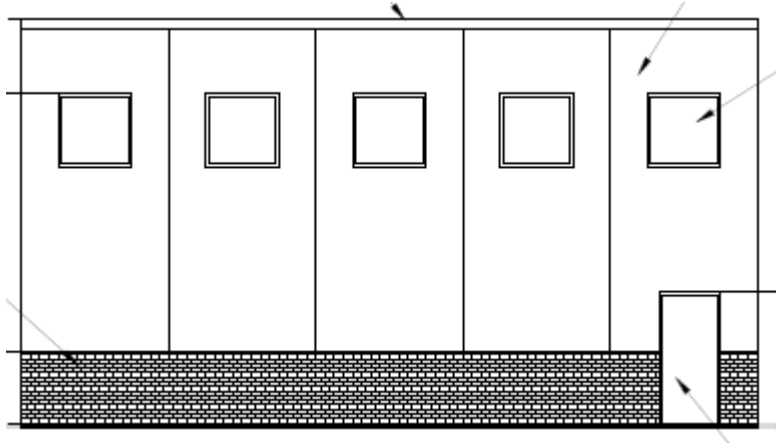


1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

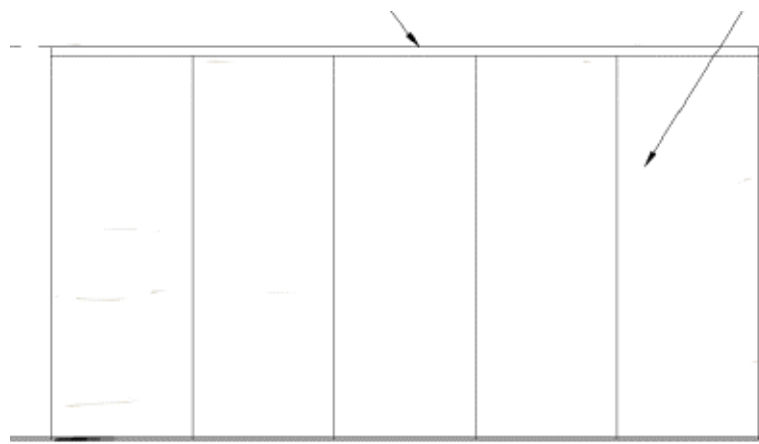
12" SMOOTH BAND



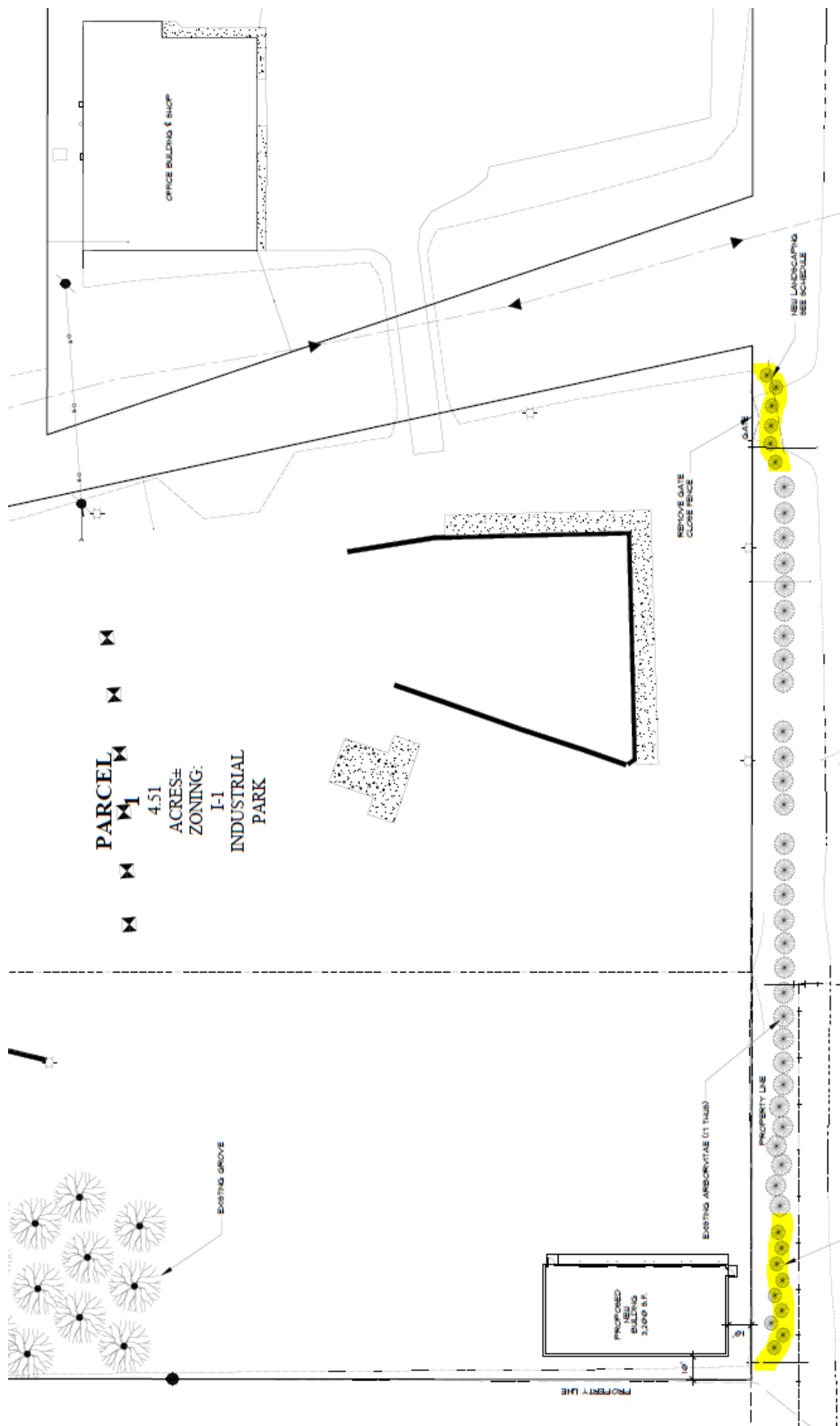
2 WEST ELEVATION



South Elevation with brick Vernier and windows



NORTH ELEVATION



Landscaping plan presented to the PC **Proposed**