



Planning Commission Memorandum

To: Planning Commission
From: Justin Fortney, City Planner
Date: February 14, 2022
Item: Public Hearing: Special Use Permit - Autobody Repair and Training – #2022-15 Retail Service Operation – 2550 Millard Ave.

Planning Commission Action Requested:

Hold a public hearing and consider a request from Matthew Goebel for a Special Use Permit to operate a retail service business (autobody repair) at 2550 Millard Avenue, formerly used as Green Lawn Underground Sprinklers.

Background

Existing Condition

The 1.21-acre site consists of a 7,344 Sq Ft. shop building building on the west side and a 4,860 Sq Ft office/ shop building on the east. The site was developed in 2001.

Planning Committee of City Council Review

N\A

Comprehensive Plan Classification

The site is designated as “Industrial” in the 2030 Hastings Comprehensive Plan. The proposed use is consistent with the Plan.

Adjacent Zoning and Land Use

The following land uses about the site

	Existing Use	Zoning	Comprehensive Plan
North	Veteran’s Park	P-I – Public Institutional	Park
East	Veteran’s Park	P-I – Public Institutional	Park
South	Storage Building	I-1 – Industrial Park	Industrial
West	Intek Weatherseal	I-1 – Industrial Park	Industrial

Special Use Permit Review

Proposed Use

City Code Chapter 155.34, Section C.1 identifies retail and service establishments as “Uses by Special Permit” within the I-1 Industrial Park Zoning District.

The applicant is proposing to use the existing site for retail auto repair and as a training center for autobody technicians. The applicant proposes minor interior remodeling as needed.

Screening of Exterior Storage

The zoning code requires that any stored materials must be screened from view in the Industrial park. Inoperable, unlicensed, and damaged vehicles have not been allowed to be parked outdoors on similar SUP requests. The applicant understands this proposed condition.

Analysis

The site layout is designed well for the proposed use and it is situated well. The proposed use will not create higher volumes of traffic than other area uses.

Notification

Notice was published and sent to property owners within 350-feet of the subject property. No comments have been received.

Recommendation

Approval of the Special Use Permit to allow retail sales and service is recommended subject to the following conditions:

- 1) Retail sales of automobiles shall be prohibited.
- 2) Any modifications to the site including exterior screening, expansion of buildings, and modification of exterior lighting must be approved by the City.
- 3) Approval is subject to a one-year Sunset Clause; Operation must begin within one year of City Council approval or approval is null and void.
- 4) If the use authorized is discontinued for a period of three years or longer, the permit shall be null and void.
- 5) There shall be no outdoor storage of inoperable, unlicensed, or damaged vehicles.

Attachments

- Location Map
- Site Photos
- Application

Location Map



Site Pictures



City of Hastings Community Development Department

Land Use Application

Portion of
Application

Address or PID of Property: 2550 Millard Ave. Hastings MN 55033

Applicant Name: Matthew Goebel
Address: 11900 Lofton Ave. S
Hastings, MN 55033

Property Owner: Green Lawn Underground Sprinklers Inc.
Address: 2550 Millard Ave.
Hastings, MN 55033

Phone: 651-206-8839

Phone: (651) 438-3135

Fax:

Fax:

Email: Matthewgoebel14@gmail.com

Email: greenlawndeal.com

Description of Request: Applicant would like to purchase the mentioned property and use it to develop a post education autobody collision training facility. Business would focus on re-training current technicians for repairs to new technology styled vehicles, in regard to a collision repair. Site would be used as an overflow facility for applicants current autobody business, and would offer service to the city of Hastings