



City Council Memorandum

To: Mayor Fasbender & City Councilmembers
From: Justin Fortney, City planner
Date: February 22, 2022
Item: Resolution: Special Use Permit - Autobody Repair and Training – #2022-15 Retail Service Operation – 2550 Millard Ave.

Council Action Requested:

Consider adoption of the attached resolution granting 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.

Approval of a SUP requires six of seven Councilmembers.

Background Information:

The applicant proposes to use the site for retail autobody work and as a training center for autobody technicians.

For additional information, please review the attached February 14, 2022 Planning Commission staff report.

Financial Impact:

N/A

Advisory Commission Discussion:

The Planning Commission voted 7-0 to recommend approval of the Special Use Permit at the February 14, 2022 meeting with limited discussion. No one from the public spoke for or against the item during the public hearing.

Attachments:

- Resolution
- Planning Commission Staff Report – February 14, 2022

HASTINGS CITY COUNCIL**RESOLUTION NO. _____****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HASTINGS GRANTING SPECIAL USE PERMIT APPROVAL TO OPERATE A RETAIL AND SERVICE FACILITY WITHIN THE I-1 INDUSTRIAL PARK ZONING DISTRICT**

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

WHEREAS, Matthew Goebel has petitioned for a Special Use Permit in accordance with City Code Chapter 155.34 – Zoning Code – I-1 Industrial Park to operate a retail and service facility consisting of an autobody repair shop. The subject property is located at 2550 Millard Ave and legally described as Lot 4, Block 1, HASTINGS INDUSTRIAL PARK NO 2, Dakota County, Minnesota; and

WHEREAS, on February 14, 2022, a public hearing 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; and

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

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

That the City Council hereby approves the Special Use Permit as presented 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.

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 February 22, 2022, by the following vote:

Ayes:
Nays:
Absent:

ATTEST:

Mary Fasbender, Mayor

Kelly Murtaugh,
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 22nd day of February, 2022, as disclosed by the records of the City of Hastings on file and of record in the office.

Kelly Murtaugh, 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: 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 autobody 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.

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

Fax:

Email: Matthewgoebel14@gmail.com

Phone: (651) 438-3135

Fax:

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