



PLANNING COMMISSION AGENDA

March 6, 2017

7:00 pm

- 1. CALL TO ORDER -**
- 2. PLEDGE OF ALLEGIANCE –**
- 3. OATHS OF OFFICE**
 - A. Sally Doherty
 - B. Scott Patten
 - C. Kris Kopitzke
- 4. ROLL CALL -**
 - Barbara Ronningen (Chair)
 - a) Sally Doherty
 - b) Kris Kopitzke
 - c) Mark Nelson
 - d) Judy Seeberger
 - e) Lucia Wroblewski
 - f) Scott Patten
 - g) Jim Langan
 - h) Roger Bowman
- 5. APPROVAL OF AGENDA –**
- 6. APPROVAL OF MINUTES -**
 - A. February 6, 2017 Meeting Minutes – There are no minutes from the February 6, 2017 meeting, as the meeting was not held due to lack of a quorum.
- 7. ELECTION OF OFFICERS**
 - A. Chair
 - B. Vice-Chair
 - C. Secretary
- 8. REPORTS AND PRESENTATIONS – None**
- 9. PUBLIC HEARINGS – None**
- 10. NEW BUSINESS –**
 - A. Joint Work Session with the City Council
- 11. OLD BUSINESS -**

- A. Ordinance Amendment Eliminating “Storage Enclosed and Screened Principal Use” from the List of Allowed Uses in the IIA and IIB Zoning Districts
- B. Comprehensive Plan Update Process
 - 1. Identification of Issues for Review in Each Section of the Plan
 - a. Solar Access
- C. Update on City Council Actions -

12. ADJOURN –

-- This agenda is not exclusive. Other business may be discussed as deemed necessary. --

A quorum of the City Council or Other Commissions may be present to receive information.

City of Afton
3033 St. Croix Trl, P.O. Box 219
Afton, MN 55001

Planning Commission Memo

Meeting: March 6, 2017

To: Chair Ronningen and members of the Planning Commission
From: Ron Moorse, City Administrator
Date: February 28, 2017
Re: Election of Officers

Background

The ordinance setting out the purpose and operation of the Planning Commission calls for an annual election of officers. The offices and current incumbents are as follows:

Chair: Barbara Ronningen
Vice-Chair: Scott Patten
Secretary: Kris Kopitzke

The election process includes the nomination of members, and a vote regarding those nominated, for each position.

PLANNING COMMISSION ACTION REQUESTED:

Election of the following Officers:

Chair
Vice-Chair
Secretary

City of Afton
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Planning Commission Memo

Meeting: March 6, 2017

To: Chair Ronningen and members of the Planning Commission
From: Ron Moorse, City Administrator
Date: February 28, 2017
Re: Joint Work Session with the City Council

The City Council will attend the March 6 Planning Commission meeting to meet in a joint work session to review goals and work plans and discuss issues of mutual interest. This year, one of the topics of discussion will be the process of updating the Comprehensive Plan, including items the Planning Commission has identified as needing to be addressed as part of the update process.

<p>City of Afton 3033 St. Croix Trl, P.O. Box 219 Afton, MN 55001</p>
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Planning Commission Memo

Meeting: March 6, 2017

To: Chair Ronningen and members of the Planning Commission

From: Ron Moorse, City Administrator

Date: February 27, 2017

Re: Ordinance Amendment Eliminating “Storage Enclosed or Screened Principal Use” from the List of Allowed uses in the I1A and I1B Zoning Districts

The Council, at its November 15, 2016 meeting, referred to the Planning Commission the review of the allowed uses in the Industrial zones, including the elimination of Storage Enclosed or Screened Principal Use as an allowed use in the Industrial zones. An ordinance amendment reflecting the elimination of this use was provided to the Planning Commission, and a notice was published for a public hearing at the Commission’s January 9, 2017 meeting.

The Planning Commission questioned whether the ordinance amendment should eliminate both “storage enclosed” and “storage screened” because a number of uses in the Industrial zones include enclosed storage. The ordinance amendment was continued to the February 6, 2017 meeting to enable staff to review the current ordinance requirements and determine the appropriate language for the ordinance amendment.

The Planning Commission’s concerns were provided to the City Council and discussed at the January 17, 2017 Council meeting. The Council determined that both storage enclosed and storage screened should be eliminated as a principal use. A Council’s purpose is to eliminate uses such as mini storage, which are not attractive and do not generate quality jobs or significant tax base. This would not eliminate currently allowed principal uses that involve enclosed storage, such as warehousing and transportation/motor freight terminal.

Broader Review of Code Language Regarding Storage

There are a number of uses listed in the zoning code that are related to storage. The list of allowed uses includes a number of conflicts related to whether uses are allowed or prohibited. The following are three examples:

- While the current code prohibits “Storage, not accessory to permitted principal use”, it allows Storage Enclosed or Screened Principal Use. These two provisions are in direct conflict.
- While the current code prohibits “Exterior sales and storage” it allows Exterior sales and storage (wholesale only). Because the code also allows “Wholesale business” and “Nursery and garden supplies (wholesale)”, it appears that allowing Exterior sales and storage (wholesale only) is at least partially related to the Nursery and garden supplies (wholesale) use. While exterior storage may be necessary for a wholesale nursery, and a nursery fits the rural character of Afton, exterior storage related to other wholesale businesses may not be necessary and may not fit Afton’s rural character.

Staff Recommendations

It appears that, beyond the attached ordinance amendment, additional work regarding current regulations related to storage is needed to resolve existing code conflicts and to ensure the existing code language is consistent with the types and character of uses desired in the industrial zones. Staff is recommending the Planning Commission consider the following changes to the list of uses and related definitions of uses, including the attached ordinance amendment.

1. Eliminate "Storage enclosed or screened principal use". This eliminates all storage as a principal use except as allowed as part of a specifically allowed use i.e. motor freight terminal or warehousing.
2. Clarify the definition of Warehousing to exclude mini-storage.
3. Eliminate "Exterior Sales and Storage (wholesale only)", because the types of wholesale uses that would be desired do not require exterior sales or storage. The only exception to this may be "Nursery and garden supplies (wholesale).
4. While the code does not allow "Nursery, wholesale growing of plants" in the industrial zones, it does allow "Nursery and garden supplies (wholesale). There is currently no definition of this use. It is not clear whether this use includes any wholesaling of plants, which could require exterior storage. The Planning Commission may want to determine whether this use should be retained or not, and whether a definition needs to be added.

Staff is requesting direction from the Planning Commission to guide the review of the regulations related to storage.

Planning Commission Direction Requested:

1. **Motion regarding the ordinance amendment eliminating "Storage Enclosed or Screened Principal Use" from the list of allowed uses in the I1A and I1B Zoning Districts.**
2. **Motion to provide direction regarding the review of the current regulations regarding storage in the Industrial Zoning Districts.**

ORDINANCE 02-2017

CITY OF AFTON, MINNESOTA
WASHINGTON COUNTY, MINNESOTA

AN ORDINANCE AMENDING CHAPTER 12, LAND USE, TO DELETE "STORAGE, ENCLOSED OR SCREENED PRINCIPAL USE" FROM THE LIST OF ALLOWED USES IN THE I1A and I1B ZONING DISTRICTS IN SECTION 12-134. USES

THE CITY COUNCIL OF THE CITY OF AFTON, MINNESOTA HEREBY ORDAINS:

The following section of the Afton Code of Ordinances shall be amended by adding the underlined language and deleting the strike-through language.

Sec. 12-134. Uses.

Uses in the various districts shall be as follows:

P = Permitted use

A = Permitted accessory use

A/C = Permitted accessory, conditional use permit required

C = Conditionally Permitted Use

I = Interim Use Permit

ADMIN = Administrative Permit Required

N = Not allowed * = Except as otherwise noted

	Agricultural	Rural Residential	VHS Residential	VHS Commercial	Light Industrial	Light Industrial	Light Industrial	Marine Service
	(A)	(R)	(VHS-R)	(VHS-C)	(I1-A)	(I1-B)	(I1-C)	(MS)
Storage enclosed or screened principal use	N	N	N	N	N	N	N	A

This ordinance shall take effect upon publication of this ordinance.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF AFTON THIS 21ST DAY OF MARCH, 2017.

SIGNED:

Richard Bend, Mayor

ATTEST:

Ronald J. Moorse, City Administrator

Motion by:

Second by:

Palmquist:

Richter:

Ross:

Nelson:

Bend:

City of Afton
3033 St. Croix Trl, P.O. Box 219
Afton, MN 55001

Planning Commission Memo

Meeting: March 6, 2017

To: Chair Ronningen and members of the Planning Commission
From: Ron Moore, City Administrator
Date: February 27, 2017
Re: Comprehensive Plan Update – Solar Access

At the January 9, 2017 Planning Commission meeting, Chair Ronningen asked the Commission members to provide any additional comments regarding the Comprehensive Plan to the City Administrator for the Planning Commission meeting agenda packet. The following comments regarding the solar access language in the Comprehensive Plan and in the Zoning Code were provided by Commissioner Nelson.

Solar Access

2008 Comp Plan on p. 18 states "Section 12-132 prohibits the construction of any structure that will block solar access for an existing principal structure or infringe on the solar access of a vacant lot." With the adoption of the Solar Energy Systems Ordinance, the 12-132 clause was removed from that section, moved to 12-230 D.2.a. in the new code, and slightly modified: "No structure shall be erected that will block solar access for existing principal structures or infringe on the solar access of the buildable area of a vacant lot or parcel." 12-230 also provided a strong definition of solar access as: "Unobstructed use of the solar resource on a lot or building." Side setbacks of 10 feet in the VHS District create a possible conflict at adjacent parcels with one property owner possibly claiming the right to unobstructed use.

Proposal for modification of Comp Plan: Section 12-230 prohibits new and modified structures from blocking reasonable capture of Solar Resource within the buildable area of other parcels, including vacant lots.

Proposal for modification of 12-230 D.2.a. : New and modified structures must allow the buildable area on other parcels to achieve reasonable capture of Solar Resource in square footage set according to parcel size and zoning district by this article, including for the buildable area of a vacant lot or parcel.

By referring to the quantities of solar capture set by 12-230, a parcel in the VHS would be protected only up to 150 square feet of solar panels, or 1% of the lot's square footage, whichever is less. By writing this protection in terms of Solar Resource, the protected status exists between the hours of 9:00 AM and 3:00 PM, avoiding the long shadows of early morning and late afternoon/evening.

PLANNING COMMISSION DIRECTION REQUESTED:

Provide direction regarding the proposed Comprehensive Plan and Zoning Code language changes regarding solar access.