

07-20-2021

**CITY COUNCIL REGULAR
MEETING
SECOND SUPPLEMENTAL
PACKET**

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

Meeting Date July 20, 2021

Council Action Memo

To: Mayor Palmquist and City Council Members

From: Ron Moorse, City Administrator

Date: July 14, 2021

Re: Impact Power Solutions Conditional Use Permit for a Solar Farm on the eastern portion of lot 6 of the new Afton Business Park subdivision at the property with PID# 06.028.20.24.0004, located in the southeast quadrant of Manning Avenue and Hudson Road – Resolution 2021-42 **(Supplemental)**

The City Engineer has reviewed the revised site plan for the solar array, and has talked with the applicant's engineer regarding grading and drainage. The revised plan retains all trees within 100 feet of the southern property line. The plan does include two areas of tree removals on slopes of 13% or greater. The area to the west is 12,000 sq. feet and the area to the east is 7,000 square feet. While there will be disturbance in these two areas for the removal of the trees, there will not be any regrading. The applicant will be required to install erosion control blankets and provide new ground cover vegetation to prevent erosion in the sloped areas. The erosion control plan will be subject to review and approval by the City Engineer. The City Engineer does not have any concerns regarding the ability to prevent erosion on the sloped areas. The area where the drainage flows into and through the property from the east is adjacent to, but not in, the area of tree removals. This drainage will continue to flow as it currently does.

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To: Mayor Palmquist and City Council Members

From: Ron Moorse, City Administrator

Date: July 14, 2021

Re: Ordinance Amendment Defining Cooperative Commercial Warehousing as an Allowed Type of Warehousing– **Ordinance 04-2021 (Supplemental)**

Attached is Ordinance 04-2021 with two minor revisions: The first is to eliminate the commercial “self-service” storage language in favor of simply “commercial storage”, to ensure differentiation from consumer self-storage. The second is to add language to clarify the amenities provided as part of the cooperative commercial warehousing use.

ORDINANCE 04-2021

COUNTY OF WASHINGTON
CITY OF AFTON

AN ORDINANCE AMENDING SECTION 12-55 of CHAPTER 12 TO ADD A DEFINITION OF COOPERATIVE COMMERCIAL WAREHOUSING AS AN ALLOWED TYPE OF WAREHOUSING.

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

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

12-55 Definitions

Cooperative Commercial Warehousing is a type of warehousing that serves only commercial businesses and provides commercial storage space larger than 350 sq. ft and up to 10,000 sq. ft. that is suitable for business operations by providing amenities including but not limited to electricity, lights, climate control and a minimum 10% office component Other characteristics are as follows:

- Individual building size is a minimum of 4,000 sq. ft.
- The building exteriors are finished with EIFS or insulated metal wall panels with an appearance similar to EIFS, on the sides without overhead doors.
- No overhead doors directly face a public street
- All overhead doors are screened from public streets

ADOPTED BY THE CITY COUNCIL OF THE CITY OF AFTON THIS ____ DAY OF _____.

SIGNED:

Bill Palmquist, Mayor

ATTEST:

Ronald J. Moorse, City Administrator