



ST. FRANCIS PLANNING COMMISSION

**ISD #15 DISTRICT OFFICE BUILDING
4115 AMBASSADOR BLVD.
AUGUST 19, 2015**

7:00 PM

AGENDA

1. Call to Order/Pledge of Allegiance
2. Roll Call
3. Adopt Agenda August 19, 2015
4. Approve Minutes July 15, 2015
5. Public Comment
6. Public Hearing: B-3 Ordinance Amendments
7. Planning Commission Discussion
8. Adjournment

There may be a quorum of St. Francis Council Members present at this meeting.

**CITY OF ST. FRANCIS
ST. FRANCIS, MN
PLANNING COMMISSION MINUTES
July 15, 2015**

1. **Call to Order:** The Planning Commission meeting was called to order at 7:00 pm by Chairman Steinke.
2. **Roll Call:** Present were Ray Steinke, Brittney Berndt, Todd Gardner, and William Murray.
3. **Adopt Agenda:** Motion by Murray, second by Berndt to approve the agenda. Motion carried 4-0.
4. **Approve Minutes:** Motion by Berndt, second by Murray to approve the June 17, 2015 minutes. Motion carried 4-0.
5. **Public Comment:** None
6. **Public Hearing – Commercial Horse Stable CUP - Greg & Cheryl Kilpela – 23525 Variolite St**

Sparks stated that the Kilpelas have made a request for a CUP to operate a commercial horse stable at 23525 Variolite St. The request is required to meet the City's horse ordinance, CUP Ordinance, and Home Occupation requirements. They are proposing to have a total of 7 horses with 5 being boarded. 5 parking stalls are provided. The applicant has provided a work program and references.

Steinke opened the public hearing at 7:08.

Cheryl Kilpela, the applicant, said that she has worked with stables in the past.

Steinke closed the public hearing at 7:10.

Motion by Murray, second by Berndt to recommend approval of the request as conditioned in the Staff report. Motion carried 4-0.
7. **Public Hearing – Auto Sales CUP – WJM Enterprises – 23405 St Francis Blvd**

Sparks stated that Don Irwin, the property owner, and WJM Enterprises, the proposed operator, have made an application for a CUP to operate an auto sales business at 23405 St. Francis Blvd. The applicant would like to use the former retail building and parking lot for auto sales. The operator also operates Frontier Auto Sales in Zimmerman. There is also a proposed expansion area they would like approval to use.

Steinke opened the public hearing at 7:15.

Murray stated that the applicant would need to be aware of the sign ordinance.

Gardner stated that any proposed lighting would need to meet City Code.

Wayne Milikovich of WJM Enterprises said he gets late model cars and trucks from auctions and other dealers and would sell them on the site.

Steinke closed the public hearing at 7:24.

Motion by Murray, second by Berndt to recommend approval with conditions including the use of the potential expansion area within three years.

8. **Ordinance Discussion – B-3 District.**

Sparks stated that the B-3 District is underutilized and its purpose should be clarified. It is a combination of many light industrial and commercial uses. It is located on the Stark Drive & Ambassador Blvd area as well as the area east of the Police & Public Works Facility. Some suggested uses are adult uses, breweries and taprooms, and institutional uses. An ordinance draft will be brought back next month with these concepts.

9. **Adjournment:** Motion by Gardner, second by Berndt to adjourn. Motion carried 4-0. Meeting adjourned at 8:00 pm.

Nate Sparks, City Planner

Date

DRAFT



MEMORANDUM

TO: St. Francis Planning Commission
FROM: Nate Sparks
DATE: August 13, 2015
RE: B-3 District Amendments

BACKGROUND

The Planning Commission has been reviewing and discussing potential changes to the City's B-3, Business Park District. This district is a combination of many light industrial and commercial uses. It has been underutilized and is proposed for expansion.

PURPOSE STATEMENTS

The purpose statements for the B-2 and B-3 Districts are intended to be more clearly delineated.

The B-2 District currently states as its purpose:

"The purpose of the B-2, General Business District is to provide for commercial uses adjacent to frequently traveled corridors."

This is proposed to be changed in order to highlight the intent of the district to be limited to uses that require access and visibility related to the more highly traveled corridors within the City:

"The purpose of the B-2, General Business District is to provide for higher intensity commercial uses primarily consisting of retail and service oriented business together with other inherently complementary and compatible uses. The uses in this District shall be generally dependent upon access and proximity to higher classification roadways and similar commercial uses."

The B-3 District currently states as its purpose:

"The purpose of the B-3, Business Park District is to provide for the establishment of low intensity office, warehousing, wholesaling, retail sales, manufacturing, and other commercial/industrial uses. The uses in the District are limited to exclude the more intensive industrial uses, those uses which require significant outside storage, and those business uses which are not necessary to or complementary to the intent of this district."

This is proposed to be changed to:

"The purpose of the B-3, Business Park District is to provide for a mix of compatible commercial, light industrial, and similar uses that are ideally situated near the periphery of

primary commercial areas or in transitional areas. The uses in the District are limited to exclude the more intensive industrial uses and uses that require significant outdoor storage. The types of uses contemplated by this District include office and meeting space, warehousing, wholesaling, destination retail, light manufacturing, and other uses compatible and complementary to the District.”

B-3 DISTRICT PERMITTED USES

There are uses listed within the B-2 District or both that are more compatible with uses in the B-3 District. As part of this ordinance it is proposed to delete clubs and lodges and theaters from the B-2 District and include both in the B-3. There is no definition of theater, which should be added. Then it is proposed to include religious institutions in the B-3 District. There is also a definition in the code for “hospitality business” should be included in the B-3, as well.

It appears that the City had historically used 'clubs and lodges' as a cross-reference with the alcohol license provision. The B-2 District also permits on-sale liquor sales which could be used to cover the existing uses referenced and allowed for such sales. For a club or lodge that did not have a restaurant or offer liquor sales, such as a Masonic temple, so it would be appropriate to replace this term with this use in the B-2 District. Therefore, places not open to the public would only be in the B-3 District, where it is not as important that the use is located with frontage on a major roadway.

ADULT USES

The City's Ordinance currently allows adult uses as a conditional use within the B-2 District. The Commission noted that adult uses appear to be more compatible with the B-3 District. The City's adult use ordinance requires setbacks of 1000 feet to churches and schools and 500 feet to residential areas. An analysis of both districts found limited areas available in both. Therefore, there would be no greater issue with transferring this to the B-3 District. In either district the opportunities available will need to be monitored to ensure the ordinance is effective.

BREWERIES & TAPROOMS

The Planning Commission discussed allowing breweries with taprooms and other similar establishments (distilleries, wineries) in the B-3 District. City Staff conducted a review of the City's liquor licensing ordinance in order to determine if this were possible. Revisions would need to be made to this section.

The State has changed certain statutes pertaining to this topic to create different categories of use that the City is permitted to license and allow within the City. The State created classifications of brewpubs, micro-distilleries, brewer taprooms, and small breweries. The categories of brewpub and small brewery were created by the State to allow for limited off-sale of beer produced on-site. This is not being considered at this time. Micro-distilleries are permitted to have 'cocktail rooms' where the product manufactured on-site is permitted to be sold. Breweries under certain production limits are permitted to have taproom facilities.

For the purposes of the discussion related to the B-3 District, the uses of distillery, micro-distillery, cocktail room, brewery, and brewery tap room would need to be defined. The uses of brewery and distillery could be placed in an industrial district while distillery with cocktail room

and brewery with tap room could be placed in the B-3 District. The licensing requirements for these facilities would then need to be added to Chapter 5 of the City Code. If the Council allows for the changes to the alcohol licensing section, these components of the ordinance will be incorporated into that ordinance form.

RECOMMENDED ACTION

The Planning Commission should review the proposed amendments and provide comment to City Staff for possible revisions. The ordinance will be forwarded on the City Council with the Commission's recommendation.

B-3 DISTRICT AMENDMENTS
PLANNING COMMISSION PUBLIC HEARING DRAFT
August 19, 2015

Section 10-2-2 amended to include the following definition:

THEATER: A building or part of a building devoted to the showing of motion pictures or theatrical or performing arts productions as a principal use.

BREWERY: A facility that produces beer, ale or other beverages made from malt by fermentation and containing not less than one-half of one percent alcohol by volume.

BREWERY TAP ROOM: An area accessory to a brewery for the on-sale consumption of malt liquor produced by the brewer for consumption on the premises, which may include sales of malt liquor produced and packaged at the brewery for off-premises consumption as allowed by Minnesota Statutes, as may be amended.

DISTILLERY: A facility that produces ethyl alcohol, hydrated oxide of ethyl, spirits of wine, whiskey, rum, brandy, gin, or other distilled spirits, including all dilutions and mixtures thereof for non-industrial use.

MICRODISTILLERY: A distillery defined by the State in Statute Section 340A.101 producing premium, distilled spirits in total quantity not to exceed 40,000 proof gallons in a calendar year.

COCKTAIL ROOM: An accessory facility to a microdistillery for the on-sale consumption of distilled spirits produced on the premises, which may include sales of beverages produced and packaged at the distillery for off-premises consumption as may be allowed by Minnesota Statutes as may be amended.

Section 6-11-7 revised as follows:

6-11-7: PERMITTED ZONING DISTRICTS. Adult Entertainment Uses will be allowed in the I-1, Light Industrial District and the B-3, Business Park District ~~General Commercial District~~ after issuance of a Conditional Use Permit. Adult Entertainment Uses will need to comply with all Conditional Use Permit Standards and Site Plan Requirements prior to operation.

Section 10-63-1 (B-2 Purpose Statement) revised to read as follows:

The purpose of the B-2, General Business District is to provide for higher intensity commercial uses primarily consisting of retail and service oriented business together with other inherently complementary and compatible uses. The uses in this District shall be generally dependent upon access and proximity to higher classification roadways and similar commercial uses.

Section 10-64-1 (B-3 Purpose Statement) revised to read as follows:

The purpose of the B-3, Business Park District is to provide for a mix of compatible commercial, light industrial, and similar uses that are ideally situated near the periphery of primary commercial areas or in transitional areas. The uses in the District are limited to exclude the more intensive industrial uses and uses that require significant outdoor storage. The types of uses contemplated by this District include office and meeting space, warehousing, wholesaling, destination retail, light manufacturing, and other uses compatible and complementary to the District.


















Section 10-63-2, B-2 Permitted Uses revised to delete Clubs & Lodges and Theaters

Section 10-64-2, B-3 Permitted Uses revised to include Clubs & Lodges, Theaters, Religious Institutions, Hospitality Business






If the Council authorizes the necessary changes to the alcohol licensing ordinance then the Breweries with Taprooms and Micro-distilleries with Cocktail Rooms will be added as a permitted use to the B-3 District, as well. With Breweries and Distilleries permitted in the I-1 and I-2 Districts.

Zoning Map

2010 Zoning Districts

-  C - Conservancy
-  A1 - Long Term Agriculture
-  A2 - Rural Estate Agriculture
-  A3 - Interim Agriculture
-  RR - Rural Residential
-  R1 - Urban Estate Residential
-  R2 - Single Family Residential
-  R3 - Medium Density Residential
-  R4 - High Density Residential
-  B1 - Central Business
-  B2 - General Commercial
-  B3 - Business Park
-  I1 - Light Industrial
-  I2 - General Industrial
-  I3 - Isolated Industrial
-  ML PUD - Marginal Land PUD
-  PUD - Planned Unit Development

Rum River Scenic District

-  Rural Area
-  Urban Area
-  City Boundary
-  Parcels
-  Rivers & Streams

Source: Anoka County GIS, Bolton and Menk, MN DNR, and St. Francis Consultants, Inc.
Effective Date: June 20, 2010.

