



**AGENDA – REGULAR MEETING
6:00 p.m., January 21, 2020**

Planning Commission

- 1. CALL TO ORDER**
- 2. OATH OF OFFICE FOR NEW PLANNING COMMISSION MEMBER KENNY NELSON**
- 3. ELECTION OF PLANNING COMMISSION OFFICERS**
- 4. ROLL CALL** (Quorum is 4)
- 5. APPROVAL OF AGENDA** (Unanimous additions required)
- 6. APPROVAL OF MINUTES**
 - A. Planning Commission Minutes of October 21, 2019
- 7. PUBLIC COMMENTS**
- 8. PUBLIC HEARINGS**
 - A. Site/Building Plan Approval for 9 Central Avenue
- 9. OLD BUSINESS**
- 10. NEW BUSINESS**
- 11. REPORTS OR COMMENTS: Staff, Chair, & Commission Members**
- 12. ADJOURNMENT**



Osseo Planning Commission Meeting Item

Agenda Item: Election of Planning Commission Officers

Meeting Date: January 21, 2020

Prepared by: Nancy S. Abts, AICP, City Planner

Policy Consideration:

Officers for the Osseo Planning Commission are elected annually, per Osseo Code §33.38(A). The Commission shall elect a Chairperson and a Vice Chairperson from among its members. Duties include running meetings and working with staff to set agendas or cancel meetings (e.g., if there is no business to discuss).

The 2019 Osseo Planning Commission Officers were as follows:

Chairperson: Barb Plzak

Vice Chairperson: Alden Webster

Recommendation/Action Requested:

Staff recommends the Planning Commission make a motion to elect a Chairperson and Vice Chairperson for 2020.

**OSSEO PLANNING COMMISSION MINUTES
REGULAR MEETING
October 21, 2019**

1. CALL TO ORDER

The regular meeting of the Osseo Planning Commission was called to order by Chair Plzak at 6:00 pm, Monday, October 21, 2019.

2. ROLL CALL

Present: Commission members Dee Bonn, Deanna Burke, Ashlee Thostenson, Alden Webster, and Chair Barbara Plzak

Absent: Commission members Michael Olkives and Dan Penny.

Others present: City Planner Nancy Abts

3. APPROVAL OF AGENDA

A motion was made by Burke, seconded by Bonn, to approve the Agenda as presented. The motion carried 5-0.

4. APPROVAL OF MINUTES

A. Approve September 16, 2019, Minutes

A motion was made by Bonn, seconded by Webster, to approve the September 16, 2019, minutes. The motion carried 5-0.

5. PUBLIC COMMENTS

Chair Plzak advised this is the time for public comments for items that are not on the agenda for tonight's meeting.

James Kelly, 624 Third Avenue Northeast, explained he has spent some time reviewing the 2040 Comprehensive Plan. He stated it was his understanding the City was trying to get all generations living together. However, he feared that the City was segregating the seniors from families. He suggested senior housing be incorporated in to residential areas in order to allow families to better interact with seniors.

6. PUBLIC HEARINGS

A. Amend Zoning Code in accordance with 2040 Comprehensive Plan Update

Abts stated under Minnesota State Statute, a city's zoning ordinance should "carry out the policies and goals of the land use plan" (MN Statute 462.357 Subd. 2). As such, all cities that update their land use plans must then follow up with necessary revisions to the zoning ordinance to bring zoning controls into alignment with the goals and policies of the adopted comprehensive plan. Osseo began this process this summer in coordination with

planning consultants from WSB & Associates. Staff reviewed the proposed changes to the Zoning Code with the Commission in further detail and recommended approval.

Burke supported the Edge Mixed Use District having a small café that had the ability to serve wine.

Plzak agreed.

Bonn stated she could also support wine being served in this district, as well as artisan manufacturing uses.

Plzak commented favorably on the design review requirements and recommended these requests be reviewed on a case by case basis. She stated she encouraged staff to keep the ordinance reference to the city's architectural design guidelines to remain as is because she liked the unique structures in downtown Osseo.

Plzak asked if local businesses were requesting bicycle parking. Abts stated Rochon and 5 Central both provided bicycle parking. She noted going forward, the proposed ordinance would require new developments to have bicycle parking. The Planning Commission and City Council should discuss whether this ordinance should apply only to the Edge Mixed Use District or citywide.

Burke questioned why the City would require building owners to provide covered bicycle parking. She believed it was the responsibility of the bicycle owner to care for their bike. She explained both of her children were cyclists and both carried their bikes up to their units in order to store them in a secure area.

Thostenson agreed with this assessment stating she did not believe it should be the requirement of the property owner to provide covered bicycle parking.

Bonn stated the City had to think 20 years into the future and noted at that time there may be more bicycles on the street than cars and for this reason, developments should plan to have covered parking for bicycles.

Burke commented she opposed forcing this requirement onto developers. She supported the City suggesting developers provide this parking, but did not support it being a requirement.

Plzak recommended the language be rewritten regarding covered bicycle parking that this be a suggestion or incentive for developers and not a requirement.

Burke suggested the digging limit for excavation permits be set to twenty-five cubic yards.

Plzak agreed that a five cubic yard limit would be too low and she feared the City would be inundated with digging requests. She also recommended the limit be set at 25 cubic yards and no more than three feet deep. The Commission supported this recommendation.

Burke questioned how the hours of operation applied for home businesses.

Plzak suggested the hours of operation only apply to service-oriented home businesses. She also supported daycares with licenses on good standing being allowed to have the State required number of adults working within a home daycare. The Commission supported daycares or home occupations being allowed to use a garage or detached structure for business use.

A motion was made by Burke, seconded by Webster, to open the Public Hearing. The motion carried 5-0.

Harold Johnson, 12 Sixth Street NE - #106, stated he did not agree with the language regarding covered bicycle stalls for multi-family residential developments. He reported his building would be required to have 77 bike stalls, which was uncalled for. He recommended this language be reconsidered. He encouraged the Commission to consider having four-story buildings given the fact more and more developers were installing ground level parking ramps. He suggested retail businesses not be allowed to operate out of homes. He recommended the City greater define what is meant by a tree within City Code.

James Kelly, 624 Third Avenue NE, he encouraged the City to keep in mind that all rights within the Constitution have to remain intact and be respected for residents of Osseo. He commented on the requirements regarding non-conforming structures and requested the City reconsider the language. He stated he was able to do what he wanted on his land and recommended the City not make laws that impede residents' property rights.

A motion was made by Bonn, seconded by Burke, to close the public hearing at 6:27 p.m. The motion carried 5-0.

A motion was made by Burke, seconded by Webster, to recommend the City Council approve the proposed changes to the Zoning Ordinance as amended per Commission discussion. The motion carried 5-0.

7. OLD BUSINESS – None
8. NEW BUSINESS – None
9. REPORTS OR COMMENTS: Staff, Chair & Commission Members

Abts explained she would be meeting with Metro Transit on Tuesday, October 29th to discuss their long-range plan.

Thostenson stated she was looking forward to attending the Halloween event downtown Osseo on Saturday, October 26th with her son.

Webster encouraged residents to take in the youth sports at Osseo High School. He also stated for residents interested in serving the City on a board or commission, they should contact City Hall for further information.

Bonn indicated it was a challenge serving on the Planning Commission and noted she appreciated the input from her fellow Commissioners.

Burke agreed with this comment and stated she serves on the EDA as well. She thanked City Administrator Grams for sharing a short video on the City of Osseo produced by CCX Media.

10. ADJOURNMENT

A motion was made by Bonn, seconded by Webster, to adjourn the meeting at 7:32 pm. The motion carried 5-0.

Respectfully submitted,

Heidi Guenther
TimeSaver Off Site Secretarial, Inc.



Osseo Planning Commission Meeting Item

Agenda Item:	Consider Site/Building Plan Approval for 9 Central Avenue
Meeting Date:	January 21, 2020
Prepared by:	Nancy S. Abts, AICP, City Planner
Attachments:	Site Plan Application Acknowledgement of Responsibility Narrative Drawing Set Survey Zoning Map Public Hearing Notice Public Hearing Distribution Map & Mailing Labels Resolution 2003-27 Granting Requested Variances to Allow Second Floor Addition Council Minutes from 2003 Variance Approval

Policy Consideration:

The new owner of 9 Central Avenue seeks site/building plan approval for a second story addition to an existing one-story office building.

Previous Action or Discussion:

The Planning Commission has not previously discussed this application.

On May 27, 2003, the City Council granted variances for lot area, lot width, front, rear, and corner side yard setbacks, as well as variances for parking an expansion of a non-conforming building to allow a second floor addition for the property. (Note: since the 2003 variances were approved, setbacks and parking requirements for the property have changed.) Once issued, a variance is a property right that runs with the land so the 2003 variance still applies to the property.

The property received an Architectural Design Guidelines Grant from the Osseo EDA in 2003. The scope of work for the grant included adding second story vinyl awnings, Central Avenue signage, shutters, doorway trim, and molding.

The building was damaged in a fire on April 16, 2008 and was not immediately restored. The City Council sent an abatement order for hazardous conditions on the property on August 12, 2008.

After having the fire-damaged property appraised in 2009, the Osseo EDA ultimately decided against purchasing the property for use as a Gateway Development or public right of way.

Background:

The property is located on the southwest end of Central Avenue, at the northwest corner of the intersection of Central Avenue and County Road 81 in Osseo. The parcel is almost completely occupied by the existing one-story building. The building was previously home to Advanced Home Improvements and is now home to A to Z Contracting.

Comprehensive Plan Guidance:

The property is guided for Downtown Core Mixed Use:

Definition	Examples of Appropriate Uses
This land use category represents a mix of uses that are typically found along a traditional small town “main street.” Land uses include retail, services, entertainment, civic, institutional, housing, and office that are mixed within the core downtown area or mixed within single buildings. Development in this category will have 100% active retail, services or entertainment uses on the street level of buildings with a mix of uses above. ... Off-street parking areas will be located behind buildings or in parking structures. ... Development in this category will be 2-4 stories with the front facades of the first and second stories placed up to the sidewalk with existing architecture. ... Development in accordance with Osseo’s Architectural Design Guidelines is encouraged.	<ul style="list-style-type: none"> • Mix of commercial, entertainment, civic, housing, office • Vertical orientation with 100% active use on street (retail, entertainment) • Residential density of 20-40 units/acre (2 to 4 story structures) • Incorporation of open space or park-like amenities encouraged

Zoning:

The property at 9 Central Avenue is in the Central Business District (CBD). To the southwest, the area across County Road 81 is in the Manufacturing and Industrial District. To the north and across Central Avenue to the east, properties are in the CBD. The CBD allows office uses as a permitted use.

Analysis for Site/Building Plan Approval

As a reminder on what Site Plan approval consists of, Osseo Code **§153.153 SITE PLAN APPROVAL** explains the following:

(A) Site and Building Plan Approval Required. It is declared to be the policy of the city to preserve and promote attractive and stable business environments for its citizens through encouraging well-conceived, high quality developments. To this end, imaginative site design concepts shall be employed in the development and redevelopment of respective sites. ... this site plan approval process applies to all new construction in the ... the Central Business District (CBD), ... that involves one or more of the following:

- (1) New construction;
- (2) Construction or reconstruction that substantially alters the floor area of the building greater than or equal to 10%;
- (3) Construction or reconstruction involving modification or replacement of the exterior materials on the building; or
- (4) Construction or reconstruction to change the configuration of the parking area.

Because this project involves new construction, a site plan approval is required.

Lot Requirements & Standards

On May 27, 2003, the City Council granted variances for lot area, lot width, front, rear, and corner side yard setbacks, as well as variances for parking an expansion of a non-conforming building to allow a second floor addition for the property.

Parking: No off-street parking is currently provided or proposed for the property. Under ordinary circumstances, the current City Code requires that office uses provide parking space for each 200 square feet of floor area. The site plan approval includes 1,055 square feet of usable open office space, equating 5 parking spaces. However, in 2003 the City Council granted a variance for 8 parking spaces. Additionally, City Code § 153.080 allows the City Council to reduce off-street parking requirements in the CBD.

Access: The property is accessible from Central Avenue Right of Way (controlled by the City of Osseo) and County Road 81 Right of Way (controlled by Hennepin County). For construction to take place, the property owner will likely need permission from at least one of the surrounding landowners for construction staging and access. Osseo's Right of Way (ROW) Management Ordinance provides a permitting procedure for obstructing the city's ROW. The permit process requires adequate plans be made for detours, traffic visibility, and pedestrian safety when obstructing city ROW.

Landscaping and Green Space: Landscaping minimums in the CBD require one tree for every 1,000 square feet of total building area. The proposal is to add less than 1,000 square feet of building. In lieu of adding an additional tree, the applicant proposes to maintain the "gateway" landscaping to the south of the property.

Storm Drainage: Because the project involves less than 0.5 acres of site disturbance, the project is not required to obtain a permit from the West Mississippi Watershed Management Organization. No additional impervious area is being created.

Exterior Materials and Fenestration: The exterior finishes are permitted by City Code. However, Osseo's [Architectural Design Guidelines](#) recommend (but do not require), "Windows on the street level should use clear, non-reflective glass. Mirrored or heavily-tinted glass should not be used because it conveys a blank wall effect which is not pedestrian friendly. Upper story openings should be narrow with vertical orientation."

Trash Enclosures: Trash is currently stored inside the building until it is moved off-site for disposal. The applicant does not propose any alterations to outdoor storage or trash locations. If outdoor trash storage is added in the future, it would need to meet ordinance requirements for screening.

Lighting: Exterior lighting is not shown on the drawings. However, Osseo Police Department's Crime Prevention Officer recommends adding exterior first floor lighting along County Road 81, as there is very little street lighting in that area. After speaking with the applicant, he is willing to add exterior down-lighting to the Central Avenue and County Road 81 sides.

Signage: New signage shown on the renderings seems to meet City Code requirements. A separate application for a sign permit, with dimensioned drawings, will be required.

Period of Approval

According to City Code, "An approved Site and Building Plan shall lapse and become null and void one year following the date on which the application was approved, unless prior to the expiration of one year, the Building Official issues a building permit and construction is commenced toward completion on the subject site. A Site and Building Plan may be renewed for a period of one year by the City Council."

Recommended Conditions of Site-Building Plan Approval

1. The improvements shall match the site plan submitted for approval by the City Council;
2. Any necessary payment for SAC charges must be made prior to issuance of any building permits;
3. The applicant shall obtain all necessary building and sign permits and pay all fees related to the proposed improvements; and
4. All trash shall be stored within the building or a properly screened enclosure.

Budget or Other Considerations:

The \$500 application fee is intended to cover in-house staff costs for reviewing the application. Additional engineering and legal costs may be billed to the applicant.

Following receipt of a complete application packet, the City has 60 days to issue a decision on a zoning request. The City has not yet received a SAC Determination for the project, so the application checklist is not complete.

City Goals Met By This Action:

Develop and implement the Comprehensive Plan Update
Promote a healthy and high quality standard of living

Procedures:

The Planning Commission should make a motion, second, and vote to open the Public Hearing. After members of the public have had an opportunity speak and any written comments have been entered into the record, the Planning Commission should make a motion, second, and vote to close the Public Hearing.

Following the Public Hearing, the Planning Commission should vote on a recommendation to the City Council.

Options:

The Planning Commission may choose to ***make the following recommendation*** to the City Council:

1. Approve the site-building plan, subject to the listed conditions of approval;
2. Approve the site-building plan, with noted changes/as amended;
3. Deny the site-building plan;
4. Table action on this item for more information

Recommendation/Action Requested:

Staff recommends the Planning Commission choose option (1) Approve the site-building plan, subject to the listed conditions of approval.

Next Step:

The item will be placed on a subsequent City Council meeting for consideration and approval.

CITY OF OSSEO

415 Central Avenue, Osseo, MN 55369

Phone 763.425.2624

Fax 763.425.1111



APPLICATION CHECKLIST Site and Building Plan Review

Applicant Check-in	Application materials and fees will be accepted and processed only if all checklist items are submitted. Applicants are encouraged to also submit electronic copies of all documents to the City Planner at nabts@ci.osseo.mn.us	City Check-in
_____	FIFTEEN (15) 11 x 17 ASSEMBLED SETS AND TWO (2) FULL SIZED TO-SCALE SETS OF THE FOLLOWING:	1/8
_____	CERTIFIED SURVEY (current within 6 months) of subject property, showing existing conditions including complete legal description, property dimensions, area, easements, utilities, and structures.	<u>12/23</u>
_____	SITE AND BUILDING PLANS drawn to-scale indicating <ul style="list-style-type: none"> • parking layout, access provisions, and curbs • locations of all structures and general floor plans of buildings • property lines and setbacks • detailed landscaping plan • fences or other screening • lighting provisions • and other improvements. Plans should indicate size, type, and location of proposed improvements and differentiate between existing and proposed improvements. (See section 153.153 of the City Code of Ordinances. Applicants are also encouraged to review the city's Architectural Design Guidelines .)	<u>12/23</u>
_____	ELEVATION DRAWING indicating design treatment of all proposed structures and general floor plans of the buildings with material types, and dimensions noted.	<u>12/23</u>
_____	WRITTEN NARRATIVE describing the purpose and justification for the request.	1/7
_____	SEWER AVAILABILITY CHARGE (SAC) DETERMINATION (current for the proposed use) from the Metropolitan Council. Significant lead time may be required by the Met Council.	_____
_____	A LIST AND ONE SET OF MAILING LABELS AND MAP FROM HENNEPIN COUNTY of names and addresses of all current property owners of record (within 6 months) within 500 feet of boundaries of property. Contact: Hennepin County Taxpayer Services, Dept. A-600 Government Center, Minneapolis, MN 55487-0060, or Phone 612.348.5910. Advance Notice Required by County. <i>Not required</i>	_____
_____	COMPLETED APPLICATION FORM signed by property fee owner(s).	<u>12/19</u>
_____	COMPLETED ACKNOWLEDGEMENT OF RESPONSIBILITY FORM.	<u>12/19</u>
_____	CASH FEE of \$500 payable to the City of Osseo plus any costs incurred by the city.	<u>12/19</u>



Application For:
Site and Building Plan Review

415 Central Avenue, Osseo, MN 55369
Phone 763.425.2624
Fax 763.425.1111

Information provided may be considered public data pursuant to data practices law and the City will comply with all applicable laws if the information is subject to a data request.

Property Information:

Site address: 9 Central Ave Osseo MN 55369

Property identification number: _____

Property legal description: Lot: _____ Block: _____ Tract/Addition: _____

Property type (check one): Abstract: _____ Torrens: _____

Description of request: adding second story to building

Reason for request: need more working space

Applicant Information:

Name: Valentin Shargorodsky Daytime phone: 612-366-1386

Address: 9 central Ave Osseo Email Address: Val.atozcontracting@gmail.com

Applicant agrees to reimburse the City of all legal and/or engineering costs incurred by the City, provide 15 copies (11x17) of site plan/drawings/survey for submittal, and pay any additional water and/or sewer assessments that may be due pending a check of City records.

If request is granted, applicant agrees to proceed with the actual construction in accordance with the plans here with submitted within six (6) months from date of filing this application and will complete construction within one (1) year of said date; and is able from a financial, legal, and physical basis to do so.

Signature: [Signature] Date: 12/19/19



415 Central Avenue
Osseo, MN 55369
Phone 763.425.2624
Fax 763.425.1111

ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am the party whom the City should contact regarding any matter pertaining to this application.

I have read and understand the instructions supplied for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I will keep myself informed of the deadlines for submission of material and of the progress of this application.

I further understand that additional fees incurred by the City such as engineering or legal costs will be my responsibility.

I agree to allow access by City personnel to the property for purposes of review of my application and to erect a temporary sign indicating the application proposed.

Date

12/19/19

Signature of Applicant

[Handwritten Signature]

Name and Address of Applicant
(Please Print)

Valentin Shargorodskiy

9 Central Ave

Osseo MN 55369

Phone Number

612-366-1386

Email Address

val.atozcontracting@gmail.com


Name and Address of Contact
(If Other Than Applicant)

Phone Number

Email Address

Property Owner Information:

Name: Valentin Shargorodskiy Daytime phone: 612-366-1386
Address: 9 Central Ave Osseo MN Email Address: val.atozcontracting@gmail.com ~~att~~

Signature:  Date: 12/19/19

The City of Osseo requires that the Property Owner sign and date all land use applications.
Applications will not be accepted unless the Property Owner has signed the application.

.....
For City use only:

Receipt number: 090488 Date received: 12/19/19 (\$500 Application Fee)

Any other fees? _____ Received by: Karen Broden

Notice to press date: Jan 2, 2020 Press publication date: Jan 9, 2020

Scheduled Planning Commission date: Jan 21, 2020

Scheduled City Council date: Jan 27, 2020

Narrative

9 Central Avenue is a 730 square foot property located on the North West side of Central Avenue and Hwy 81 and acts as the front door to the city of Osseo. Unfortunately the building is barely recognizable for many reasons. 1. It's exterior needs to be refreshed. The stucco is cracked in many places and needs to be repaired 2. The building acts as a berm or fence to cover up its It's neighbor to the north and their fenced in Outdoor Storage Space. 3. The landscaping is overgrown and covers the building.

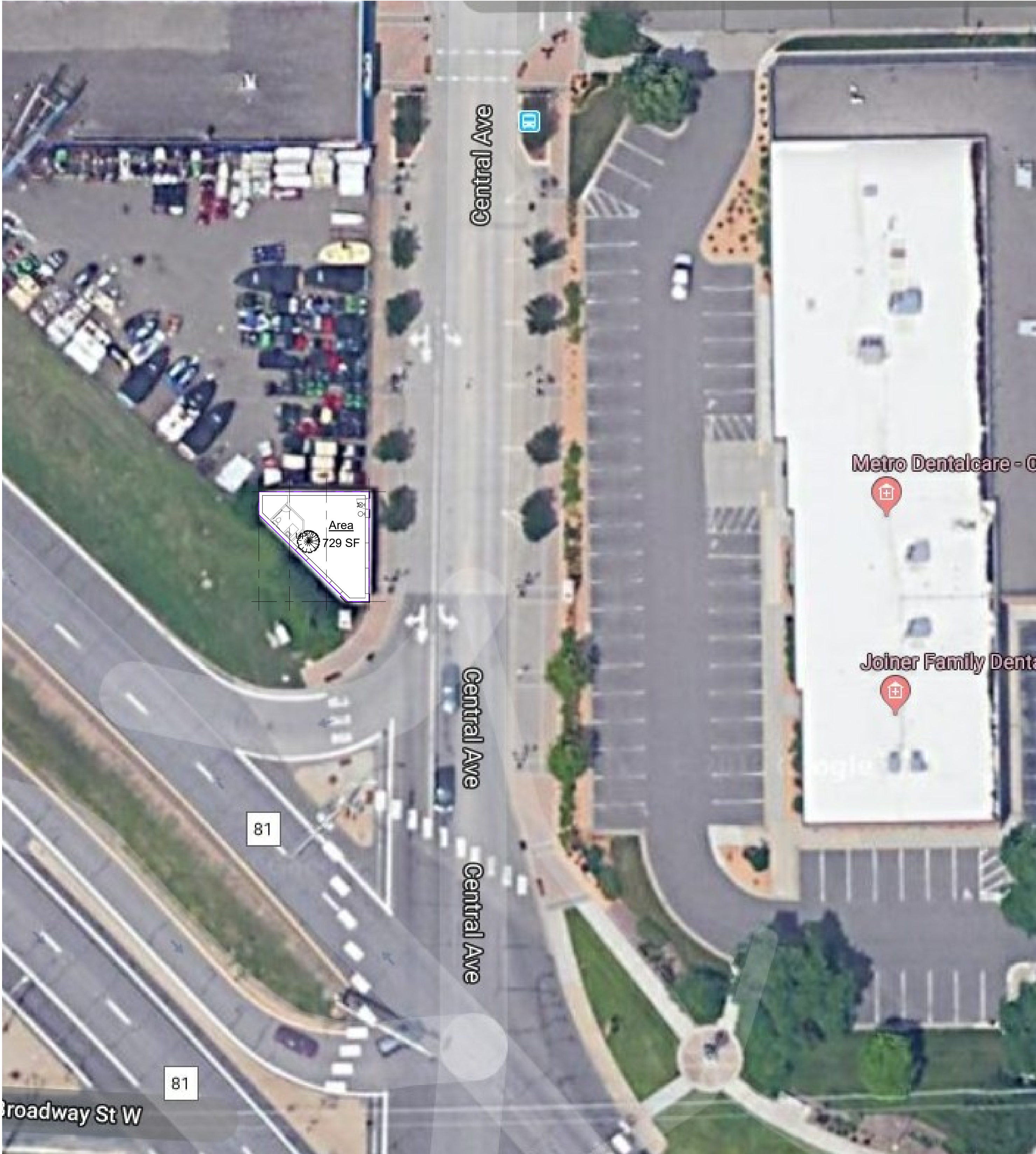
The new owner A to Z Contracting is purposing some prominent changes to bring back life to this strange triangular property. 1. A second story addition will return the building to it's original proportion. 2. The actual usable square footage is 500 square feet so a second story would serve A to Z Contracting's business for much needed private office space. 3. It will do a better job hiding the outdoor storage space to its north. 4. It will act as a Display Board showing off A to Z Contracting's talents with modern, up to date building materials. 5. By giving it height and a newer modern look with over-sized windows and displaying A to Z Contracting's Signs it will be tasteful and effective in welcoming people to Osseo.

Val Shargorodskiy

Office: 763-424-1884

Web: www.atozcontracting.net

www.facebook.com/atozcontracting



1 Site Plan
1" = 20'-0"

REVISIONS	date



InSpire Architects
620 Civic Hts Dr Suite 109
Circle Pines, MN 55014
763-376-5342
www.ArchitectMN.com


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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota

Jeffrey Haffern
NCARB

Signature
Licenser

Date
12/16/2019 10:01:06 AM



Sheet Title: Site Plan
Project: A to Z Contracting Inc.
9 Central Ave
Osseo, MN 55369

Project number	2016-31
Drawn by	Author
Checked by	Checker
Construction Documents	

A001

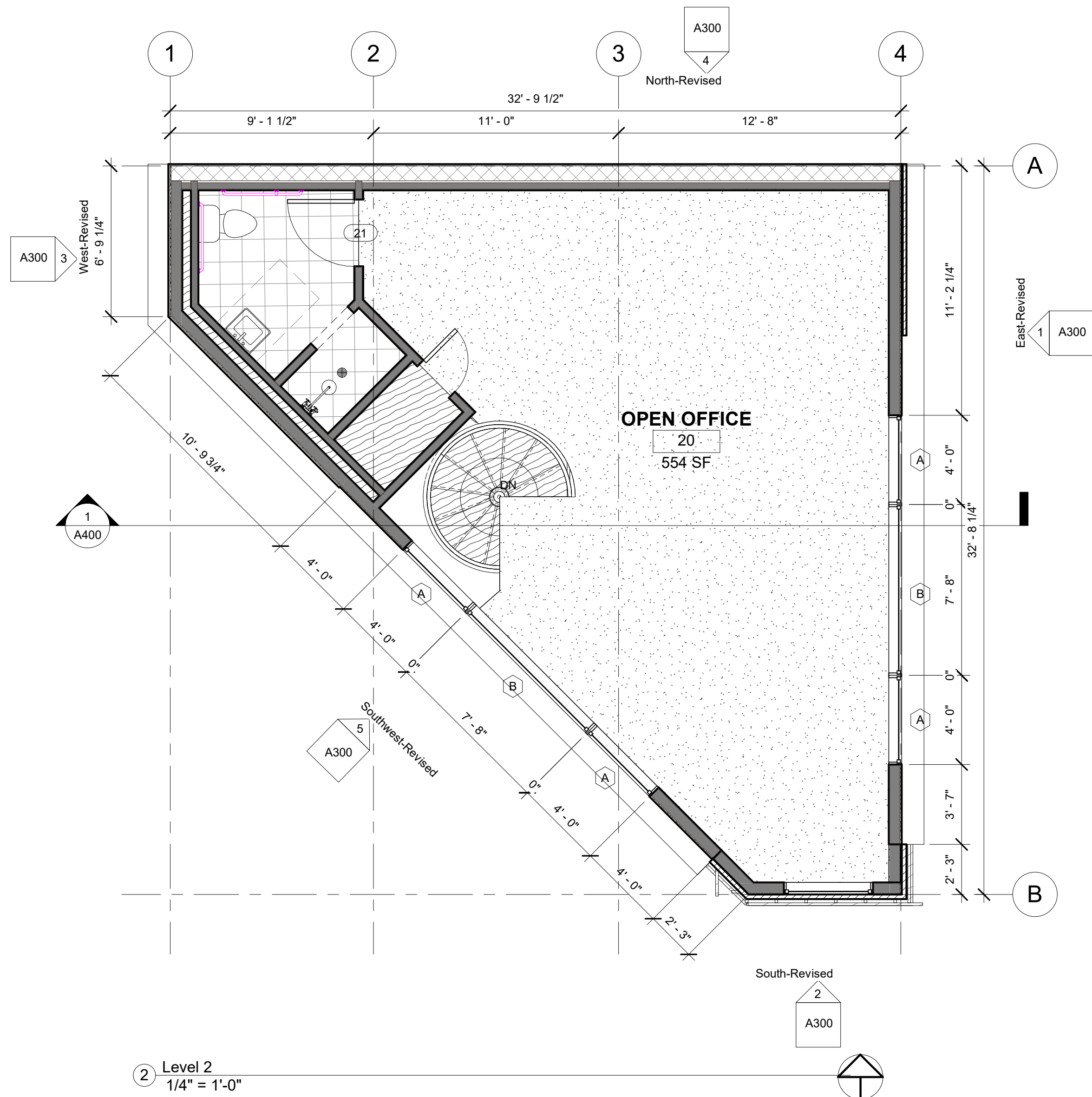
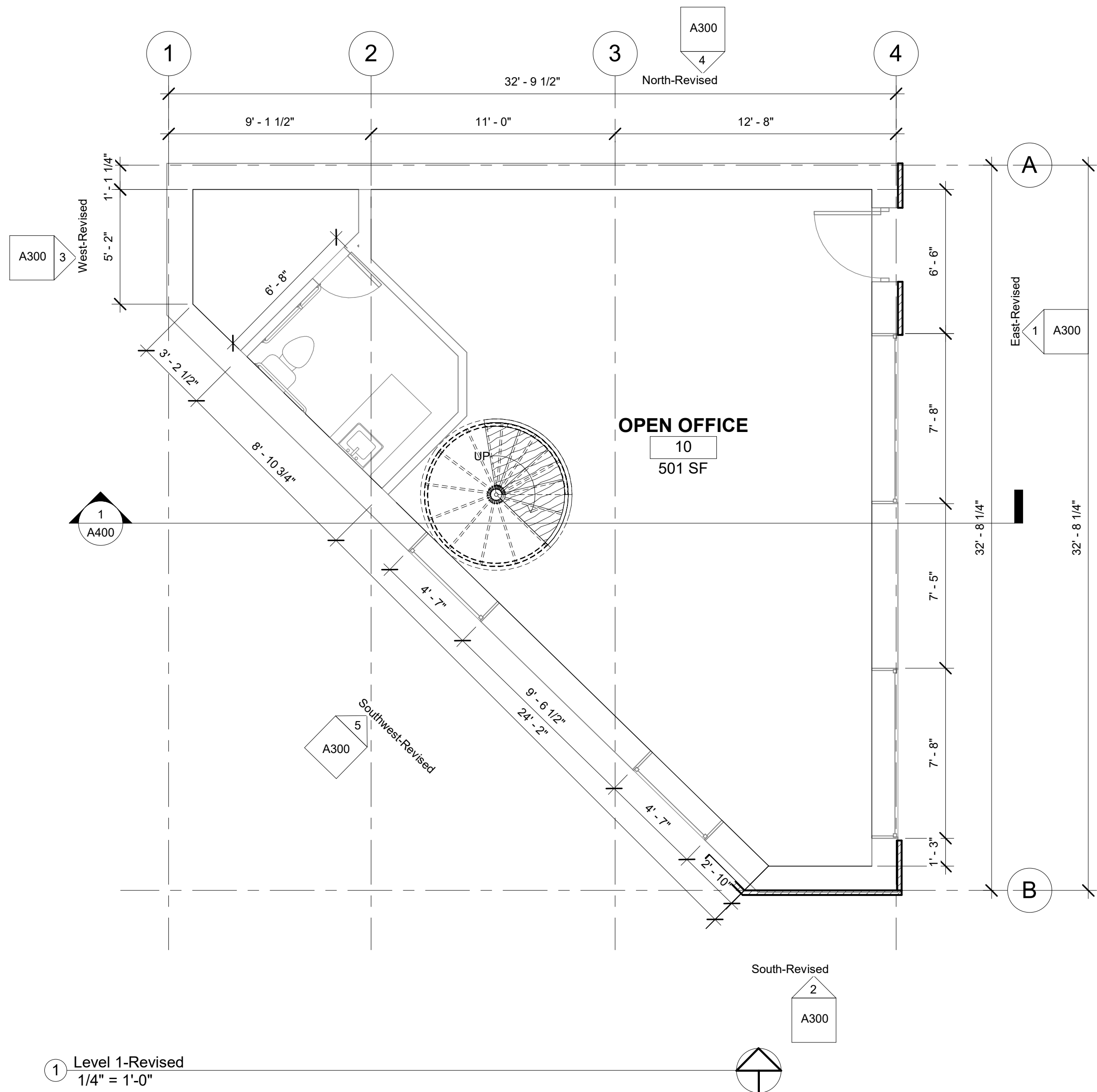
GENERAL NOTES

A. AFF- ABOVE FINISH FLOOR

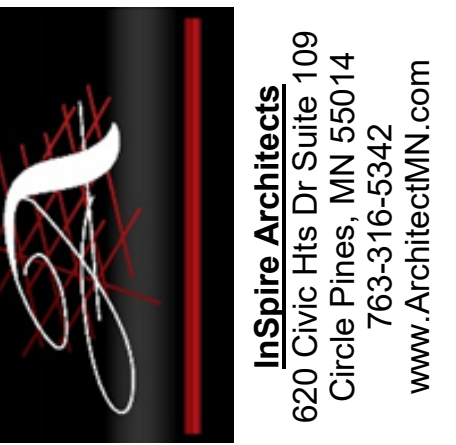
B.

KEY NOTES

1



REVISIONS	date



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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota

Jeffrey Haffern
NCARB

Signature
Licer

Date
1/6/2020 10:26:10 AM



Sheet Title: Revised Plans
Project: A to Z Contracting Inc.
9 Central Ave
Osseo, MN 55369

Project number	2016-31
Drawn by	Author
Checked by	Checker
Construction Documents	

A102



EXTERIOR FINISHES



HORIZONTAL LAP SIDING
LP SMARTSIDE
NORTHERN CEDAR
NICHHA FIBER CEMENT
JAMES HARDIE- FIBER CEMENT



STUCCO
OFF-WHITE
STIPPLED TEXTURE



MANUFACTURED STONE
MASONRY VENEER
BORAL CULTURED STONE
MANY TO CHOOSE FROM



PARAPET COPING
CHARCOAL GRAY



ENTRY DOORS
BLACK TRIM
MARVIN
ANDERSON
PELLA



STOREFRONT WINDOWS
BLACK TRIM
1 LARGE AWNING STYLE
FOR LARGE FURNITURE

REVISIONS	date



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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota

Jeffrey Haffern
NCARB

Signature
Licer

Date
12/16/2019 10:01:35 AM



A to Z Contracting Inc.
9 Central Ave
Osseo, MN 55369

Project number	2016-31
Drawn by	Author
Checked by	Checker
Construction Documents	

A300



BIRDSEYE VIEW



CENTRAL AVENUE AND HWY 81 INTERSECTION



VIEW FROM CENTRAL AVENUE

REVISIONS	date



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Jeffrey Haffern
NCARB

Signature
Licenser

Date
12/16/2019 10:01:35 AM



Sheet Title: 3-D Views
Project:
A to Z Contracting Inc.
9 Central Ave
Osseo, MN 55369

Project number	2016-31
Drawn by	Author
Checked by	Checker
Construction Documents	

A301



VIEW ON HWY 81 DRIVING SOUTHEAST

REVISIONS	date



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Circle Pines, MN 55014
763-316-5342
www.ArchitectMN.com

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota

Jeffrey Haffern
NCARB

Signature: 
Licenser:

Date: 12/16/2019 10:01:35 AM



Sheet Title: 3-D Views

Project:
A to Z Contracting Inc.
9 Central Ave
Osseo, MN 55369

Project number	2016-31
Drawn by	Author
Checked by	Checker
Construction Documents	

A302

LEGAL DESCRIPTION:

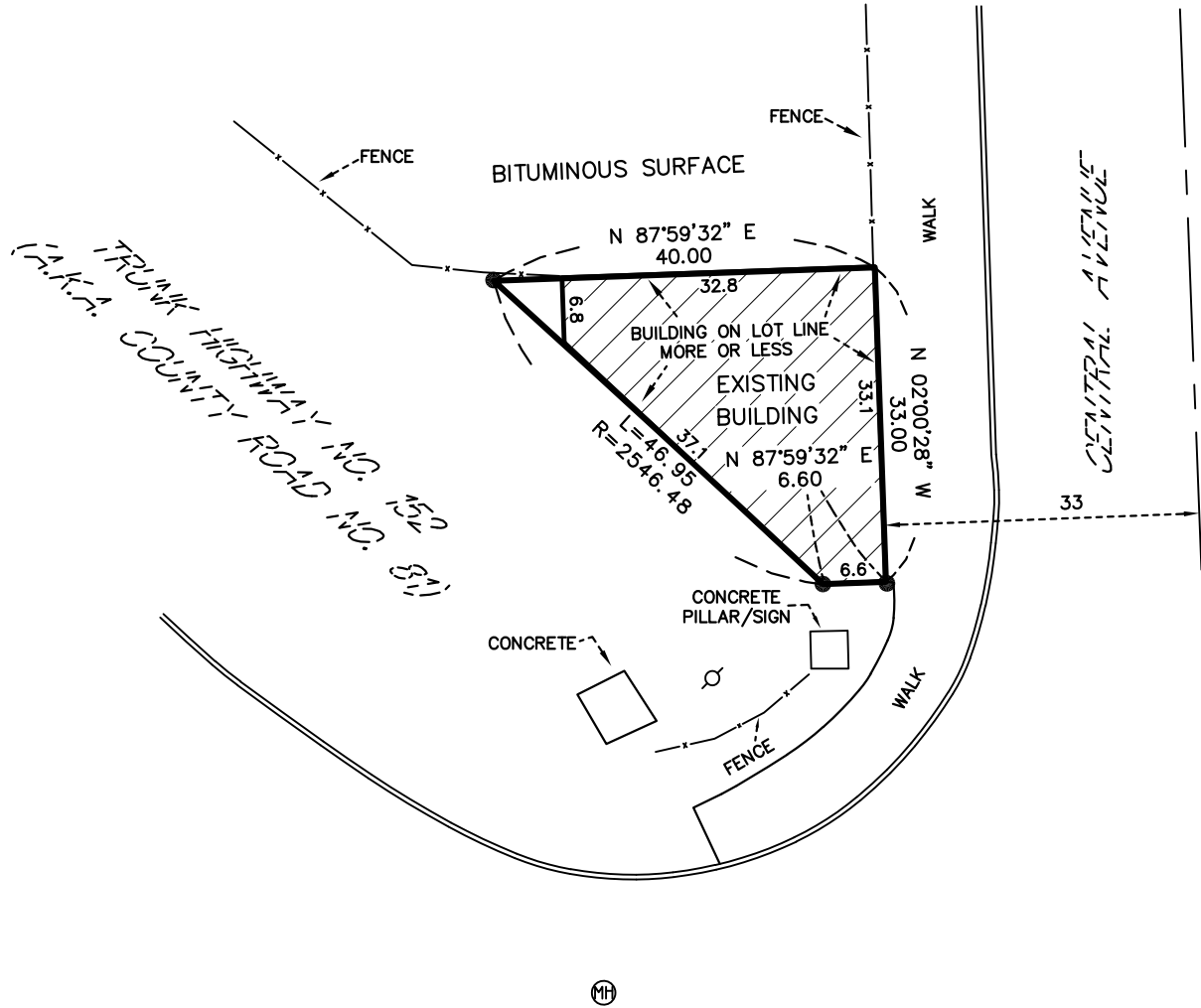
All that part of the South Half of Lot 8, Block 25, OSSEO, which lies northeasterly of the north right-of-way line of Trunk Highway No. 152 as now established, according to the recorded plat thereof and situate in Hennepin County, Minnesota.

SCOPE OF WORK & LIMITATIONS:

- Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
- Showing the location of observed existing improvements we deem necessary for the survey.
- Setting survey markers or verifying existing survey markers to establish the corners of the property.
- Existing building dimensions and setbacks measured to outside of siding or stucco.
- This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.

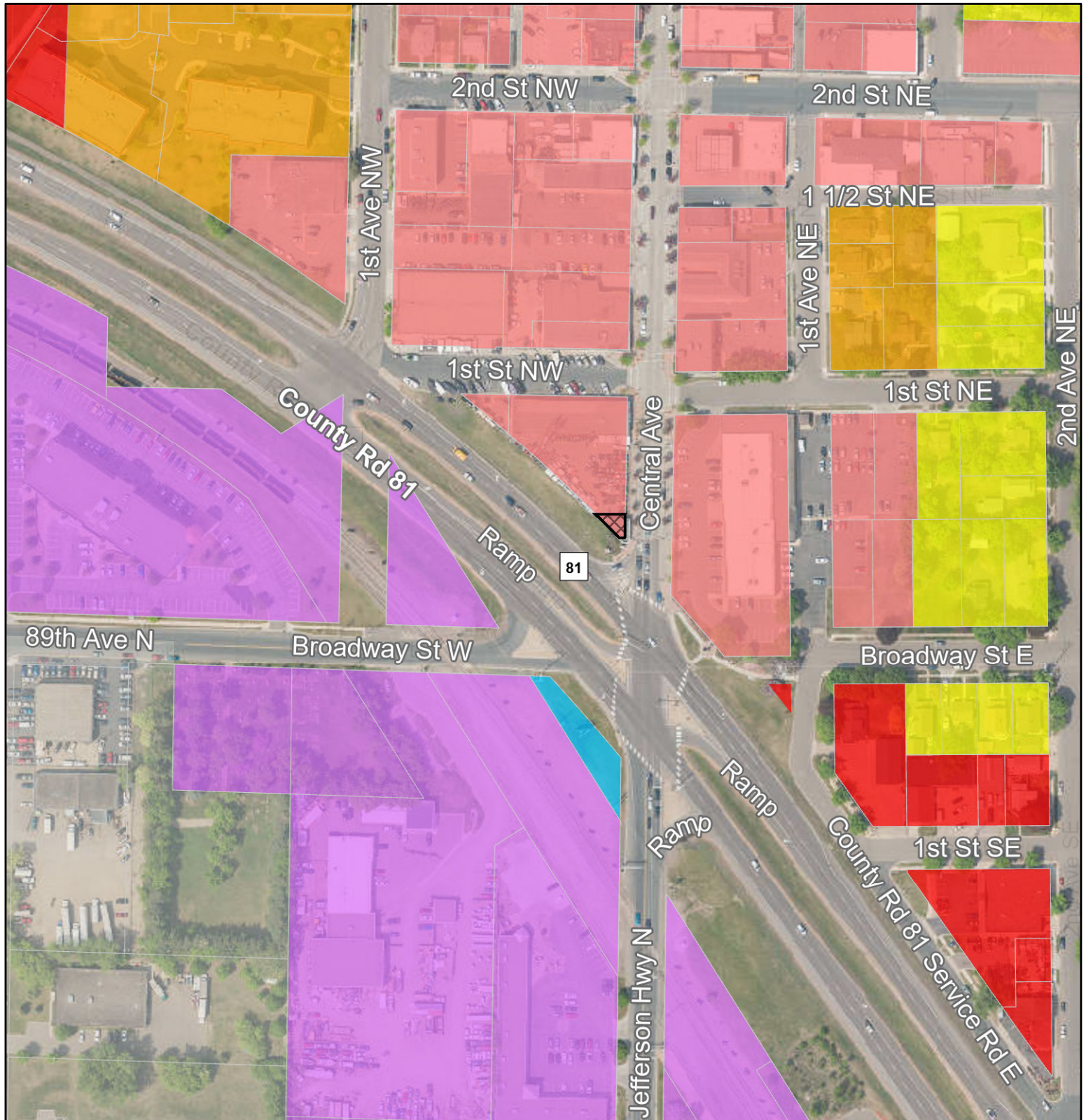
STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes iron survey marker, found, unless otherwise noted.



DATE	REVISION DESCRIPTION	DRAWING ORIENTATION & SCALE	CLIENT/JOB ADDRESS	Advance Surveying & Engineering, Co.		DATE SURVEYED:	SHEET TITLE	SHEET NO.
			A TO Z CONTRACTING 9 CENTRAL AVENUE OSSEO, MN	17917 Highway No. 7 Minnetonka, Minnesota 55345 Phone (952) 474-7964 Web: www.advsur.com	I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. <i>Wayne W. Preuks</i> Wayne W. Preuks #43503 JANUARY 8, 2020 LICENSE NO. DATE	JANUARY 2, 2020	EXISTING SURVEY	S1 SHEET 1 OF 1
						DATE DRAFTED:	SHEET SIZE: 11 X 17	
						JANUARY 7, 2020	DRAWING NUMBER 191890 BH	

9 Central Avenue



1 in = 188 ft

Zoning Classification

- Central Business District (CBD)
- Highway Commercial District North (C2N)

- Highway Commercial District South (C2S)
- Manufacturing and Industrial District (M)

- One and Two Family Residential District (R-1)
- Multi-Family Residential District (R-2)
- Public Institution District (PI)





City of Osseo

415 Central Avenue
Osseo, MN 55369-1195

P 763.425.2624 F 763.425.1111

www.DiscoverOsseo.com

NOTICE

Planning Commission Public Hearing

- APPLICANT:** Val Shargorodskiy, A to Z Contracting
- REQUEST:** Site and Building Plan Approval for Remodeling & 2nd Story Addition
- LOCATION:** 9 Central Avenue
- TIME OF HEARING:** Tuesday, January 21, at 6:00 p.m. – City Hall Council Chambers
- HOW TO PARTICIPATE:**
- 1) You may attend the hearing and state your comments;
 - 2) You may send a letter before the hearing to the City of Osseo, 415 Central Avenue, Osseo, MN 55369 or fax to 763-425-1111; or
 - 3) You may send an email to nabts@ci.osseo.mn.us

If you want your comments to be made part of the public record, your letter, email, or fax must state your first and last name and your address. Thank you in advance for your cooperation.

ANY QUESTIONS: Please contact City Planner Nancy Abts at 763-425-1454

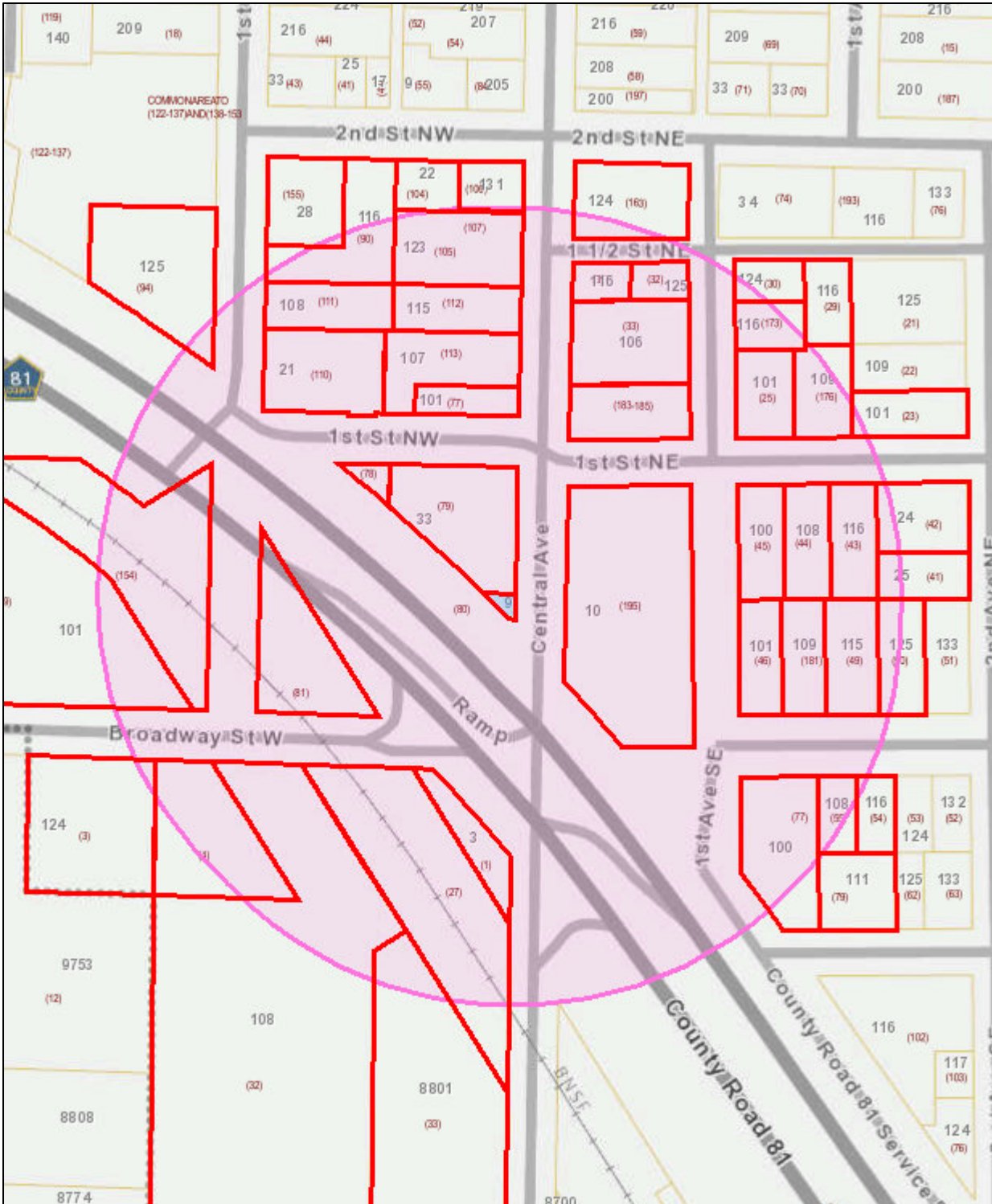
You may visit City Hall (415 Central Avenue) during business hours to discuss the proposal, or visit <http://www.discoverosseo.com/departments/planning-commission/> after January 16, 2020

Publication Date: *The Press (January 9, 2020)*



Hennepin County Locate & Notify Map

Date: 12/26/2019



Buffer Size: 500

Map Comments:

0 50 100 200 Feet
|-----|-----|-----|

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

For more information, contact Hennepin County GIS Office
300 6th Street South, Minneapolis, MN 55487 / gis.info@hennepin.us

88 13-119-22 14 0077
KAAP ENTERPRISES LLC
101 CENTRAL AVE
OSSEO MN 55369
KAAP ENTERPRISES LLC
33 CENTRAL AVE
OSSEO MN 55369

88 13-119-22 14 0078
HEINEN & MASON INC
88 ADDRESS UNASSIGNED
OSSEO MN 00000
HEINEN & MASON INC
33 CENTRAL AVE
OSSEO MN 55369

88 13-119-22 14 0079
HEINEN & MASON INC
33 CENTRAL AVE
OSSEO MN 55369
HEINEN & MASON INC
33 CENTRAL AVE
OSSEO MN 55369

88 13-119-22 14 0080
9 CENTRAL OSSEO LLC
9 CENTRAL AVE
OSSEO MN 55369
9 CENTRAL OSSEO LLC
9 CENTRAL AVE
OSSEO MN 55369

88 13-119-22 14 0081
GREAT NORTHERN RY CO
88 ADDRESS UNASSIGNED
OSSEO MN 00000
B N & SANTA FE RR CO
PROPERTY TAX DEPT
PO BOX 961089
FORT WORTH TX 76161

88 13-119-22 14 0090
KAAP ENTERPRISES LLC
116 1ST AVE N W
OSSEO MN 55369
KAAP ENTERPRISES LLC
21 1ST ST NW
OSSEO MN 55369

88 13-119-22 14 0094
EHLIN LIMITED PARTNERSHIP
125 1ST AVE N W
OSSEO MN 55369
EHLIN LIMITED PARTNERSHIP
4062 GRAINWOOD TR N E
PRIOR LAKE MN 55372

88 13-119-22 14 0104
KAAP ENTERPRISES LLC
22 2ND ST N W
OSSEO MN 55369
KAAP ENTERPRISES LLC
21 1ST ST NW
OSSEO MN 55369

88 13-119-22 14 0105
M A HEULE & D J ZAHN-HEULE
123 CENTRAL AVE
OSSEO MN 55369
MARK HEULE/DONI ZAHN-HEULE
7262 162ND LA N W
RAMSEY MN 55303

88 13-119-22 14 0106
129-131 CENTRAL LLC
131 CENTRAL AVE
OSSEO MN 55369
129-131 CENTRAL LLC
ATTN SEAN MAZZEI
129 CENTRAL AVE SUITE D
OSSEO MN 55369

88 13-119-22 14 0107
M A HEULE & D J ZAHN-HEULE
88 ADDRESS UNASSIGNED
OSSEO MN 00000
MARK HEULE-DONI ZAHN-HEULE
7262 162ND LA N W
RAMSEY MN 55303

88 13-119-22 14 0109
BELL TOWER OSSEO LLC ET AL
101 BROADWAY ST W
OSSEO MN 55369
BELL TOWER OSSEO LLC ET AL
7365 KIRKWOOD CT #335
MAPLE GROVE MN 55369

88 13-119-22 14 0110
KAAP ENTERPRISES LLC
21 1ST ST N W
OSSEO MN 55369
KAAP ENTERPRISES LLC
21850 BROOK RD
ELK RIVER MN 55330

88 13-119-22 14 0111
ECON DEV AUTH CITY OF OSSEO
108 1ST AVE N W
OSSEO MN 55369
ECON DEV AUTH CITY OF OSSEO
415 CENTRAL AVE
OSSEO MN 55369

88 13-119-22 14 0112
BOB & CARL'S LLC
115 CENTRAL AVE
OSSEO MN 55369
BOB & CARL'S LLC
C/O JEFFREY R NELSON
107 CENTRAL AVE
OSSEO MN 55369

88 13-119-22 14 0113
BOB & CARL'S LLC
107 CENTRAL AVE
OSSEO MN 55369
BOB & CARL'S LLC
C/O JEFFREY R NELSON
107 CENTRAL AVE
OSSEO MN 55369

88 13-119-22 14 0154
GREAT NORTHERN RAILWAY CO
88 ADDRESS UNASSIGNED
OSSEO MN 00000
B N & SANTA FE RAILWAY CO
PROPERTY TAX DEPARTMENT
PO BOX 961089
FORT WORTH TX 76161

88 13-119-22 14 0155
RC OSSEO LLC
28 2ND ST N W
OSSEO MN 55369
RC OSSEO LLC
28 2ND ST NW
OSSEO MN 55369

88 13-119-22 41 0001
VILLAGE OF OSSEO
3 CENTRAL AVE
OSSEO MN 55369
CITY OF OSSEO
415 CENTRAL AVE
OSSEO MN 55369

88 13-119-22 41 0003
CEMETERY
124 BROADWAY ST W
OSSEO MN 55369
NIGGLER CEMETERY ASSOC
216 7TH AVE SE
OSSEO MN 55369

88 13-119-22 41 0004
FRIE GEMIENDE ASSN
88 ADDRESS UNASSIGNED
OSSEO MN 00000
FREIE GEMEINDE ASSN
216 7TH AVE SE
OSSEO MN 55369

88 13-119-22 41 0027
BURLINGTON NORTHERN RR CO
88 ADDRESS UNASSIGNED
OSSEO MN 00000
B N & SANTA FE RR CO
PROPERTY TAX DEPT
PO BOX 961089
FORT WORTH TX 76161

88 13-119-22 41 0032
HORNIBROOK/RYAN LLC
108 BROADWAY ST W
OSSEO MN 55369
HORNIBROOK/RYAN
108 BROADWAY ST W
OSSEO MN 55369

88 13-119-22 41 0033
WILEY ENTERPRISES INC
8801 JEFFERSON HWY N
OSSEO MN 55369
WILEY ENTERPRISES INC
315 1ST AVE NE
OSSEO MN 55369

88 18-119-21 23 0023
PAUL W CLAUSEN II ET AL
101 2ND AVE N E
OSSEO MN 55369
C L & P W CLAUSEN II
101 2ND AVE N E
OSSEO MN 55369

88 18-119-21 23 0025
MARY K DWINELL & MILO E DAHN
101 1ST ST N E
OSSEO MN 55369
MARY K DWINELL & MILO E DAHN
101 1ST NE
OSSEO MN 55369

88 18-119-21 23 0029
AMY LOKEN/CHRISTOPHER LOKEN
116 1 1/2 ST N E
OSSEO MN 55369
AMY LOKEN/CHRISTOPHER LOKEN
116 1 1/2 ST N E
OSSEO MN 55369

88 18-119-21 23 0030
DEBORAH J CAMERON
124 1ST AVE N E
OSSEO MN 55369
DEBORAH J CAMERON
124 1ST AVE N E
OSSEO MN 55369

88 18-119-21 23 0031
DOUGLAS COMM ENTERPRISES LLC
116 CENTRAL AVE
OSSEO MN 55369
DOUGLAS COMM ENTERPRISES LLC
116 CENTRAL AVE
OSSEO MN 55369

88 18-119-21 23 0032
DOUGLAS COMM ENTERPRISES LLC
125 1ST AVE N E
OSSEO MN 55369
DOUGLAS COMM ENTERPRISES LLC
116 CENTRAL AVE
OSSEO MN 55369

88 18-119-21 23 0033
LAWINGER COMMERCIAL IND LLC
106 CENTRAL AVE
OSSEO MN 55369
LAWINGER COMMERCIAL IND LLC
ATTN LARRY LAWINGER
106 CENTRAL AVE #A
OSSEO MN 55369

88 18-119-21 23 0041
DAVID M NERVA ET AL
25 2ND AVE N E
OSSEO MN 55369
DAVID & VICKI NERVA
25-2ND AVE NE
OSSEO MN 55369

88 18-119-21 23 0042
SARA J GRIES
124 1ST ST N E
OSSEO MN 55369
SARA J GRIES
124 1ST ST NE
OSSEO MN 55369

88 18-119-21 23 0043
K J SCHNEIDER/A G SCHNEIDER
116 1ST ST N E
OSSEO MN 55369
KENNETH J SCHNEIDER
ANN G SCHNEIDER
116 1ST ST N E
OSSEO MN 55369

88 18-119-21 23 0044
WILEY PROPERTIES LLC
108 1ST ST N E
OSSEO MN 55369
WILEY PROPERTIES LLC
315 1ST AVE N E
OSSEO MN 55369

88 18-119-21 23 0045
WILEY PROPERTIES LLC
100 1ST ST N E
OSSEO MN 55369
WILEY PROPERTIES LLC
315 1ST AVE N E
OSSEO MN 55369

88 18-119-21 23 0046
WILEY PROPERTIES LLC
101 BROADWAY ST E
OSSEO MN 55369
WILEY PROPERTIES LLC
315 FIRST AVE NE
OSSEO MN 55369

88 18-119-21 23 0049
TROY M KRAY
115 BROADWAY ST E
OSSEO MN 55369
TROY M KRAY
115 BROADWAY ST E
OSSEO MN 55369

88 18-119-21 23 0050
STEVEN M ERNENWEIN ET AL
125 BROADWAY ST E
OSSEO MN 55369
STEVEN M ERNENWEIN
ERICA L GRUBER
125 BROADWAY ST E
OSSEO MN 55369

88 18-119-21 23 0163
HOLIDAY STATION STORE INC
124 CENTRAL AVE
OSSEO MN 55369
ERIN BENOLKIN #15
HOLIDAY STATION STORE INC
PO BOX 1224
MPLS MN 55440

88 18-119-21 23 0173
EUGENE J HAKANSON ET AL
116 1ST AVE N E
OSSEO MN 55369
E J & M A HAKANSON
116 1ST AVE N E
OSSEO MN 55369

88 18-119-21 23 0176
JOAN A ROY
109 1ST ST N E
OSSEO MN 55369
JOAN A ROY
109 1ST ST N E
OSSEO MN 55369

88 18-119-21 23 0181
WILEY ENTERPRISES INC
109 BROADWAY ST E
OSSEO MN 55369
WILEY ENTERPRISES INC
315 1ST AVE N E
OSSEO MN 55369

88 18-119-21 23 0183
JOHN F ENGLUND
100 CENTRAL AVE 1
OSSEO MN 55369
JOHN F ENGLUND
100 CENTRAL AVE #2
OSSEO MN 55369

88 18-119-21 23 0184
JOHN F ENGLUND
100 CENTRAL AVE 2
OSSEO MN 55369
JOHN F ENGLUND
100 CENTRAL AVE #2
OSSEO MN 55369

88 18-119-21 23 0185
SEEK HOME INC
100 CENTRAL AVE 3
OSSEO MN 55369
SEEK HOME INC
100 CENTRAL AVE #3
OSSEO MN 55369

88 18-119-21 23 0195
WILEY PROPERTIES LLC
10 CENTRAL AVE
OSSEO MN 55369
WILEY PROPERTIES LLC
315 1ST AVE N E
OSSEO MN 55369

88 18-119-21 32 0054
KATHRYN A THOEMKE
116 BROADWAY ST E
OSSEO MN 55369
KATHRYN A THOEMKE
116 BROADWAY ST E
OSSEO MN 55369

88 18-119-21 32 0055
CHAD W RIVERS
108 BROADWAY ST E
OSSEO MN 55369
CHAD W RIVERS
108 BROADWAY ST E
OSSEO MN 55369

88 18-119-21 32 0077
JEROME CAIN ET AL
100 BROADWAY ST E
OSSEO MN 55369
JEROME CAIN/DEVIAINE CAIN/
DORI TROSSEN/DEREK KLATT
308 BROADWAY ST E
OSSEO MN 55369

88 18-119-21 32 0079
SCENE CLEAN INC
111 1ST ST S E
OSSEO MN 55369
SCENE CLEAN INC
111 1ST ST S E STE 2
OSSEO MN 55369

Hennepin County has developed electronic forms of certain property information databases. Hennepin County makes reasonable efforts to produce and publish the most current property information available. The viewer should understand, however, that Hennepin County makes no representation or warranties, either express or implied, or as to merchantability or fitness for a particular purpose regarding the accuracy and/or completeness of the information contained herein.

3771552
SCANNED
1097358
3771552

OFFICE OF THE REGISTRAR
OF TITLES
HENNEPIN COUNTY, MINNESOTA
CERTIFIED FILED ON
JUL 7 2003
21m

REGISTER OF TITLES
DEPUTY
12m

REC'D AUG 19 2003

City of Osseo

RESOLUTION NO. 2003-27

RESOLUTION GRANTING REQUEST OF JEFF AND APRIL TATUR, ADVANCED HOME IMPROVEMENTS, FOR LOT AREA, LOT WIDTH, FRONT, REAR, AND CORNER SIDE YARD SETBACK VARIANCES AND A VARIANCE FOR PARKING AND EXPANSION OF A NON-CONFORMING BUILDING TO ALLOW A SECOND FLOOR ADDITION FOR PROPERTY LOCATED AT 9 CENTRAL AVENUE

WHEREAS, Jeff and April Tatur have made application for multiple variances that would allow for a second floor addition to the existing structure on the property located at 9 Central Avenue, property identification number 13-119-22-14-0080, and legally described as:

All that part of the South ½ of Lot 8, Block 25, Osseo, which lies northeasterly of the north right-of-way line of Trunk Highway No. 152 as now established, according to the recorded plat thereof and situate in Hennepin County, Minnesota; and

WHEREAS, the applicant's property is zoned Central Business District (CBD), which is intended for uses that include joint-use parking areas and business uses primarily oriented to the walking public; and

WHEREAS, a public hearing was held on May 29, 2003, at a regular meeting of the Osseo Planning Commission and all interested persons were invited to make their comments known; and

WHEREAS, notice of said public hearing was published in the official newspaper, surrounding property owners were notified, and notice was duly posted at City Hall; and

WHEREAS, the applicant is requesting variances from Chapter 25.08 (1)(d) that establishes the lot requirements and standards, specifically requesting a five-foot front yard setback variance, a 10-foot corner side yard setback variance, a 10-foot rear yard setback variance, a variance from the lot width, a variance from the lot area; and

WHEREAS, the applicant is requesting variances from Chapter 25.10 (7) that establishes the required number of off-street parking spaces, specifically requesting a variance for eight spaces; and

WHEREAS, the applicant is requesting variances from Chapter 25.07 (4)(b,e) that establishes the requirements for non-conforming structures and uses, specifically requesting a variance to allow an enlargement or alteration of a non-conforming structure; and

WHEREAS, the applicant's property is on a corner lot and is irregular in shape; and

WHEREAS, the intent of the Central Business District is to allow structures built close to the property line or sidewalk, which distinguishes it from the residential areas; and

WHEREAS, joint parking is looked favorably upon in the CBD zoning district to allow more land for office and retail business, and also maintain the alignment of facades along the building edges; and

WHEREAS, the Planning Commission has recommended unanimously (6-0) in favor of the variance requests, conditioned upon obtaining the use of up to eight (8) parking spaces; and

WHEREAS, the Planning Commission was in favor of the variance requests and is recommending approval based on the following findings of fact:

- 1) The Planning Commission finds that strict enforcement of the ordinance would cause undue hardship because of circumstances unique to the individual property under consideration in that the existing required setbacks create a small buildable space and no location to create off street parking, and that the existing building occupies 100 percent of the lot.
- 2) The Planning Commission also finds that the size and shape of the property cause an undue hardship to the property owner, the size and shape of the property were not created by the applicant, and the variances will allow the applicant to improve the aesthetics of an entrance to Osseo.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Osseo, Hennepin County, Minnesota, that the findings of fact of the Planning Commission are hereby adopted and the City Council finds the applicant has obtained consent of Greg Smith to use parking spaces at 107-115 Central Avenue, Osseo, and the following variances are hereby granted and approved:

A five-foot front yard setback variance, a 10-foot corner side yard setback variance, a 10-foot rear yard setback variance, a variance from the lot width requirements, a variance from the lot area requirements, a variance for eight parking spaces, and a variance to allow an enlargement or alteration of a non-conforming structure.

Adopted by the Osseo City Council this 27th day of May, 2003.

The motion for the adoption of the foregoing resolution was made by Council member Polich, seconded by Council member Schreiber, and upon vote being duly taken thereon, the following voted in favor thereof: Council members John Hall, Denise Polich, Ken Schreiber,


and the following voted against the same: Bill Christenson and Mayor Dan Sadler,

and the following were absent: none,


whereupon said resolution was declared duly passed and adopted.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS.
CITY OF OSSEO)

We, the undersigned, being the duly qualified Mayor and Clerk of the City of Osseo, Hennepin County, Minnesota, a Minnesota municipal corporation, hereby certify that the above and foregoing Resolution No. 2003-27 is a true and correct copy of the Resolution as adopted by the City Council the 27th day of May, 2003.



Dan Sadler, Mayor



Dave Callister, Clerk Administrator

**OSSEO CITY COUNCIL
REGULAR MEETING MINUTES
May 27, 2003**

1. **CALL TO ORDER**

Mayor Sadler called the regular meeting of the Osseo City Council to order at 7:00 p.m., Tuesday, May 27, 2003.

2. **ROLL CALL**

Present: Mayor Dan Sadler; Council members Bill Christenson, John Hall (arrived at 8:55 p.m.), Denise Polich, and Ken Schreiber; City Administrator Dave Callister; City Attorney Loren Magsam; Deputy Clerk LeAnn Larson.

Also present: City Planner Sarah Schield, Bill Johnson, Greg Smith, Alicia Miller, Bob LeTendre, Lyle Sommers, Karen Crane, Cynthia Noren, April & Jeff Tatur, John Klobucar, and Ron Barger.

...

8. **NEW BUSINESS...**

D. DISCUSS PLANNING COMMISSION RECOMMENDATION FOR REQUEST FROM JEFF AND APRIL TATUR FOR VARIANCES FROM THE ZONING CODE FOR PARKING AND EXPANSION OF A NON-CONFORMING BUILDING, TO ALLOW FOR A SECOND FLOOR ADDITION FOR ADVANCED HOME IMPROVEMENTS AT 9 CENTRAL AVENUE – **Resolution 2003-27**

City Planner Schield presented information relating to Jeff and April Tatur's request for variances from the zoning code for parking and expansion of a non-conforming building, to allow a second floor addition to Advanced Home Improvements located at 9 Central Avenue.

The hardship cited is that the parcel is irregular in shape and approximately 771 square feet in size. The structure occupies approximately 100% of the property, therefore having zero lot line setbacks and no off street parking.

The recommendation of City Staff is that the application does not meet both measurable standards and standards open to interpretation, for the following reasons:

1. While the subject parcel does have a particular physical shape, the alleged hardship would be created or intensified by the applicant.
2. The subject property is an irregular shaped parcel and is only 771 square feet in size. The subject property does not have off street parking as the building occupies approximately 100% of the parcel. In addition, the building does not meet any setback regulations.
3. While the subject property does not meet the current regulations for lot size and lot width, it has been grandfathered into the zoning ordinance and per the zoning code,

Chapter 25.07(4) the lawful use of any land or building existing at the time of the adoption of the Osseo Zoning Ordinance on November 14, 1994, may be continued, at the size and in the manner of operation existing on such date, even if such use does not conform to the regulations of this Ordinance. The ordinance also states such use is subject to provisions that include restrictions on remodeling limited to twenty five (25%) of the structures market value and per the zoning code, Chapter 25.07(4b) a non-conforming building or structure shall not be added to or enlarged in any manner unless such additions or enlargements are made to bring said building or structure into conformity with the regulations of this Ordinance.

4. Staff understands the applicant is proposing to add the second floor to allow for more storage of office files and will not be adding personnel. While the addition will not create more parking demand at the present time, the City would not have control over a business that would move in, in the future. For instance, if Advanced Home Improvements were to relocate in two years, another business within the realm of office or retail, could come in and utilize both the upper and lower level of the building, which could place an additional stress on the already strained parking situation. Per the zoning ordinance, the site should currently have four parking spaces; with the proposed addition the site should have eight parking spaces. The City Council does have the authority to reduce this requirement to preserve the compact, pedestrian oriented character of the downtown.

Staff recommended denial of the variances for parking and expansion of a non-conforming building, to allow a second floor addition at 9 Central Avenue.

The Planning Commission recommended approval of the variances for parking and expansion of a non-conforming building variance for Advanced Home Improvements to allow a second floor addition at 9 Central Avenue, with the condition that up to eight (8) parking spaces will be obtained.

Schild stated variances from front yard setbacks in the Central Business District were often granted to allow for development at the front of the property. Heinen & Mason received a variance from parking standards with their recent construction.

Christenson asked if the Planning Commission recommendation of Advanced Home Improvements finding up to eight parking spaces could be accomplished, given the lack of parking in the immediate area.

Polich spoke of concern with leased parking with a future change in business ownership.

City Attorney Loren Magsam said it is difficult to tie and enforce a permanent condition such as leased parking with a variance, as a lease is subject to renewal and there could be a business ownership change.

April and Jeff Tatur, owners of Advanced Home Improvements, said there was little need for parking since their business has little walk-in traffic. Their building is very small, and they need the second floor addition for office and storage space.

Polich asked if increasing the showroom area would mean more need for parking. April Tatur said no.

Greg Smith, owner of Bob & Carl's Auto Body, said there would be room for parking in his lot and he allows anyone to park in his lot.

Christenson asked if Tatur's had considered another location with more room and required parking. April Tatur said they love this location and do not want to move.

Callister asked about exterior building materials. Jeff Tatur said he would work with the City to achieve a topnotch building.

Sadler said he was not in favor of going against the zoning ordinance to allow for expansion of a non-conforming structure. He was concerned with the parking issue, and he said when the business would be sold the City would once again be faced with a possible parking situation to deal with. He expressed support of Tatur's business but said he could not vote for the variances. Sadler said he would have to follow the ordinance.

Sadler said the zoning ordinance was put into place for good reasons, and asked if allowing the expansion of a non-conforming building would set a precedent. City Attorney Magsam said each application for a variance would be reviewed on its own merit.

Polich spoke in favor of keeping the business in town and the improvement to the property.

Schreiber agreed with Polich, saying parking was not an issue for this business. He said this building is the first building you see when entering the city, and he wanted to see construction with the right materials.

Christenson said Tatur's lack of parking is an issue.

A motion was made by **Polich**, seconded by **Schreiber**, to approve the request from Jeff and April Tatur for variances from the Zoning Code for parking and expansion of a non-conforming building, to allow for a second floor addition for Advanced Home Improvements at 9 Central Avenue. The motion failed on a 2-2 vote (Polich and Schreiber aye; Sadler and Christenson nay).

City Attorney Magsam stated that a 2-2 vote meant no action had been taken, and this matter could be considered again. If the matter is not acted upon within 60 days of the application, then the application is considered to be granted. However, the Tatur's could agree to an extension of the 60-day rule.

(Council member Hall arrived at 8:55 p.m.)

A motion was made by **Polich**, seconded by **Schreiber**, to reconsider this agenda item. The motion carried 5-0.

A motion was made by **Polich**, seconded by **Schreiber**, to adopt Resolution 2003-27 Approving the Request from Jeff and April Tatur for Variances from the Zoning Code for Parking and Expansion of a Non-conforming Building, to Allow for a Second Floor Addition for Advanced Home Improvements at 9 Central Avenue. The motion carried 3-2 (Christenson, Sadler).

E. ...

F. DISCUSS ESTABLISHMENT OF A FEE FOR USED CAR DEALERSHIPS

City Planner Schield presented information relating to a proposed ordinance amendment prohibiting used car sales and adoption of license fees for existing motor vehicle sales.

The City of Osseo has a very limited commercial corridor, which is adjacent to County Road 81. We have felt the impact of having several auto auctions in surrounding communities, especially the high volume of auto related businesses located within Osseo's commercial corridor. Auto related businesses not only occupy a significant amount of staff time, but also have an impact on the City's vitality. A healthy community has a mix of land use. A healthy community is made up of businesses that provide jobs as well as employees that contribute back to the community in which they work.

Schild presented a comparison between the used car dealership at 301 County Road 81 and the Bell Tower office building at 101 Broadway Street West.

	301 Co Rd 81 Used Car Dealership	101 Broadway Street West Office Building
Square footage	89,775	106,417
Employment	3	192
2002 Total market value	\$357,00	\$3,856,000
2002 Total tax	\$17,616.84	\$167,614.44
Value per square foot	\$3.98	\$36.23

Staff is recommending the City Council review the land use ordinance to prohibit used car dealerships. Existing used car dealerships would become non-conforming uses and be grandfathered into their locations and allowed to continue operations. Staff is also recommending the City Council adopt a license fee for new and used motor vehicle sales. Due to the concentrated amount of staff time on these businesses, the recommended fee for a new/used motor vehicle license is \$400. Staff has obtained examples of vehicle licensing codes from several communities.

After discussion, Council consensus was that Osseo allow no new additional used motor vehicle dealerships and implement a fee schedule for licensing of existing dealerships, including wholesaling, brokering, and consignment of vehicles. Staff and the City Attorney will address an ordinance amendment and bring back to the Council for review.

G. APPROVE COUNTY ROAD 81 PLANNING STUDY

City Planner Schield presented information relating to a planning study for the busway and road-related changes proposed by the Northwest Corridor Partnership along County Road 81. Staff has been working with Hennepin County to formulate a request for proposal (RFP) to begin a planning study in relation to the busway and

road related changes proposed by the Northwest Corridor Partnership along County Road 81. Hennepin County has informed the City that they no longer prefer going through the process of obtaining RFP's, but instead would like to do more work in house at the County and City level, allowing for more flexibility and more focus on certain tasks to be completed.

The County has obtained a well renowned traffic analyst to carry out certain tasks. Frederick Dock of Meyer, Mohaddes Associates, Inc., will be conducting an inventory of the study area, creating a circulation/access plan, developing parking strategies, and facilitating public workshops. This work will not only include County Road 81 but Jefferson Highway and Central Avenue as well. Hennepin County will also hire a consultant to conduct a market and financial feasibility study. Hennepin County has allocated approximately \$60,000 in grant money to Osseo for this study, with an end result of obtaining a long-term redevelopment plan for the County Road 81 adjacent parcels.

Dock will likely begin the public workshops in June. Notices of the meeting will be in the Osseo-Maple Grove Press, and property owners along County Road 81 will receive direct mailings. These meetings are above and beyond what the Northwest Corridor Partnership is doing in other communities. The Partnership will also be conducting meetings as the planning progresses towards Osseo.

It is the intent to finish obtaining information, which includes public input and studies, by the end of 2003 and to formulate a redevelopment plan that can be adopted during the spring of 2004.

Hall asked about the cost of the planning study to the City. Callister said the only cost would be City Planner Schield's time involved in the process. Hall stated future planning is good.

A motion was made by **Hall**, seconded by **Polich**, to approve the planning study and related tasks as presented. The motion carried 5-0.