



**AGENDA – REGULAR MEETING  
6:00 p.m., February 22, 2022**

**Planning Commission**

- 1. CALL TO ORDER**
- 2. WELCOME TO CHRIS CARRIGAN**
- 3. ROLL CALL** (Quorum is 4)
- 4. ELECTION OF OFFICERS**
- 5. APPROVAL OF AGENDA** (Unanimous additions required)
- 6. APPROVAL OF MINUTES**
  - A. Planning Commission Minutes of December 20, 2021
- 7. PUBLIC COMMENTS**
- 8. PUBLIC HEARINGS**
  - A. Site and Building Plan Application for 332 Central Avenue
- 9. REPORTS OR COMMENTS: Staff, Chair, & Commission Members**
- 10. ADJOURNMENT**



## Osseo Planning Commission Meeting Item

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**Agenda Item:** Election of Officers

**Meeting Date:** February 22, 2022

**Prepared by:** Joe Amerman, Community Management Coordinator

**Attachments:**

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**Background:**

Officers for the Planning Commission include the Chair, who runs the meetings, and the Vice Chair, who runs meetings when the chair is not in attendance. Both officers also have an opportunity to help set agendas for upcoming meetings.

In 2021, the officers were:

Chair: Ashlee Thostenson

Vice-Chair: Michael Olkives

There are no requirements regarding who fills the officer rolls.

**Recommendation/Action Requested:**

Staff recommends the Planning Commission elect officers for 2022. This can be done through a joint motion and vote covering both positions, or by an individual motion and vote on the officer for each position. Anyone may make the motion.

**OSSEO PLANNING COMMISSION MINUTES  
REGULAR MEETING  
December 20, 2021**

1. CALL TO ORDER

The regular meeting of the Osseo Planning Commission was called to order by Chair Mueller at 6:00 pm, Monday, December 20, 2021. Due to the COVID-19 pandemic this meeting was held virtually.

2. ROLL CALL

Present: Commission members Dee Bonn, Deanna Burke, Kenny Nelson, Michael Olkives, Kerstin Schulz, and Chair Ashlee Mueller

Absent: Commission member Alden Webster.

Others present: Community Management Coordinator Joe Amerman and Councilmember Juliana Hultstrom.

3. APPROVAL OF AGENDA

**A motion was made by Bonn, seconded by Olkives, to approve the Agenda as presented. A roll call vote was taken. The motion carried 6-0.**

4. APPROVAL OF MINUTES

A. Approve June 21, 2021, Minutes

**A motion was made by Schulz, seconded by Bonn, to approve the June 21, 2021, minutes. A roll call vote was taken. The motion carried 6-0.**

5. PUBLIC COMMENTS

Chair Mueller advised this is the time for public comments for items that are not on the agenda for tonight's meeting. There were no comments from the public.

6. PUBLIC HEARINGS

A. Re-Zoning Permit Request for 257 5<sup>th</sup> Avenue SE Lot 8

Amerman stated the multi-tenant commercial building located 257 5th Ave SE (PID 1811921310098) is located on what are Lots 8 and 9 of Block 4, Sipe's Addition. This building has stood since at least 1986, the earliest date the city has official verification of. Despite their common commercial purpose, lots 8 and 9 were given different zoning classification at the adopt of the current zoning code in 1994. Lot 8 was designated R-1 Residential, and Lot 9 was designated Highway Commercial. This effectively split the building in half, though this difference in zoning was never enforced nor has it appeared to have much consequence. City records are unclear, but it appears that at some point shortly after the adoption of the zoning code, the lots were combined into a single parcel.

However, the underlying zoning differences were never resolved. As a result the city now has a single parcel, underneath a single commercial building, split down the middle by two different zoning districts. Recognizing that the parcel is, and has been for decades, commercial, the city is now looking to bring the zoning classification of Lot 8 in line with its actual use. Staff reported the City Attorney has recommended that the city pursue this course of action. It was noted the property owner supports this recommendation as well.

**A motion was made by Bonn, seconded by Olkives, to open the Public Hearing at 6:09 p.m. A roll call vote was taken. The motion carried 6-0.**

There were no comments from the public.

**A motion was made by Olkives, seconded by Schulz, to close the public hearing at 6:09 p.m. A roll call vote was taken. The motion carried 6-0.**

Nelson questioned why the City had not charged any money for this rezone. Amerman reported this was due to the fact the rezoning had been initiated by the City of Osseo.

**A motion was made by Nelson, seconded by Olkives, to recommend approval of the Rezoning request for the property at 257 5<sup>th</sup> Avenue SE Lot 8 to the City Council. A roll call vote was taken. The motion carried 6-0.**

B. Conditional Use Permit Request for 431 3<sup>rd</sup> Street SE

Amerman stated Amy Haarstad is a board-certified veterinarian specializing in the diagnosis and treatment of allergy, skin, and ear conditions in animals. After years in general veterinary practice, Dr. Haarstad opened a veterinary dermatology practice in the fall of 2017. The practice is now growing and seeking expanded space and has identified a suite of the building located at 257 5th Ave SE as an ideal location. This property is owned by Wiley Enterprises, and is also home to A to G Music, American Family Insurance, and others. To the west of the property is American Legion Post 172, to the south is Sipe Brothers-Marathon, and to the north and east are residential neighborhoods. The city has previously granted two other Conditional Use Permits for veterinary practices, both located along Central Avenue in the Central Business District (CBD). Veterinary practices are also considered conditional uses in the CBD. Staff commented further on the CUP request and recommended approval with one condition.

**A motion was made by Bonn, seconded by Olkives, to open the Public Hearing at 6:16 p.m. A roll call vote was taken. The motion carried 6-0.**

There were no comments from the public.

**A motion was made by Olkives, seconded by Schulz, to close the public hearing at 6:16 p.m. A roll call vote was taken. The motion carried 6-0.**

Mueller stated she was excited to see another Osseo graduate bringing her business to downtown Osseo. She reported Osseo was a pet friendly community.

Dr. Amy Haarstad, 431 3<sup>rd</sup> Street SE, thanked the Planning Commission for considering her request.

Bonn suggested a gravel or sand lot be installed on the side of the building for the visiting pets. Dr. Haarstad noted she had discussed this with the building owner (Wylie) and hoped to have the side of the building improved and landscaped.

Nelson questioned how many clients would be dogs. Dr. Haarstad reported her clients would be 75% dogs and 25% cats.

Nelson recommended a waste pick up sign be posted on the exterior of Dr. Haarstad's building.

**A motion was made by Olkives, seconded by Schulz, to recommend approval of the CUP Amendment for the property at 431 3<sup>rd</sup> Street SE to the City Council, subject to the one (1) condition listed below. A roll call vote was taken. The motion carried 6-0.**

1. All animals be kept inside the premises so as not to disturb the public peace.

## 7. REPORTS OR COMMENTS: Staff, Chair & Commission Members

Schulz wished everyone happy holidays.

Bonn wished everyone happy holidays.

Nelson commented he had looked into information regarding climate change and reducing energy. He noted there was a passive house standard, that was developed in Germany. He discussed the benefits of installing heat pumps. He requested the Commission address this matter at a future meeting.

Nelson wished everyone a happy Christmas, winter solstice, and a Merry New Year.

Olkives requested staff speak with Commissioner Alden Webster to discuss his expiring seat. Amerman indicated a letter had been sent to Commissioner Webster and noted he would be following up with him.

Burke wished everyone a wonderful holiday.

Mueller thanked all of the residents who donated to Benedictine Living Community in Osseo.

## 8. ANNOUNCEMENTS

### A. 2022 Land Use Application Deadlines and Planning Commission Schedule

Amerman reviewed the 2022 Land Use application deadlines and Planning Commission meeting dates. He explained the meetings in February and June would be held on Tuesdays due to national holidays.

### B. Planning Commission Terms Expiring

Amerman commented on the Planning Commission terms that were expiring and noted the Commission would have two positions open in 2022. Those interested in serving should contact City Hall for further information.

C. City Hall Holiday Closings

Amerman reported City Hall would be closed on Thursday, December 23, Friday, December 24, Thursday, December 30 and Friday, December 31 for the holidays.

10. ADJOURNMENT

**A motion was made by Olkives, seconded by Bonn, to adjourn the meeting at 6:34 pm. A roll call vote was taken. The motion carried 6-0.**

Respectfully submitted,

Heidi Guenther  
*Minute Maker Secretarial*



## Osseo Planning Commission Meeting Item

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**Agenda Item:** Site and Building Plan Application for 332 Central Avenue

**Meeting Date:** February 22, 2022

**Prepared by:** Joe Amerman, Community Management Coordinator

**Attachments:** Site and Building Plan Approval Application  
Acknowledgment of Responsibility  
Personal Narrative  
Certificate of Survey  
Building Design and Elevation Plans  
Public Hearing Notice  
Public Hearing Notice Distribution Map and Addresses  
Draft Resolution Approving

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**Policy Consideration:**

The owner of the commercial building at 332 Central Avenue is submitting a Site and Building Plan Approval application.

The first version of this agenda item incorrectly stated that a variance would also be required before building an addition with a height of 42'. As of Ordinance 2021-01, the maximum height of buildings in the Central Business District is 45'.

**Background:**

Jesse and Jordan Dickinson of Zephyr Investments LLC are looking to expand the footprint of their building located at 332 Central Ave. They have operated Union Speed and Style at 340 Central Ave, adjacent to the north of this location, since 2018.

**Site Plan Approval:**

Section §153.153 SITE PLAN APPROVAL of the Osseo City Code requires any development which meets at least one of the following criteria,

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

to go through the Site Plan approval process. Because this project meets several of those criteria it must come before the Planning Commission and City Council for approval.

There are a number of components to consider:

Setbacks:

332 Central Avenue is located in the Central Business District (CBD). The CBD does not require setbacks of any depth on the front, rear, or sides.

Parking:

Plans indicate that the applicant intends for five parking spaces located to the rear of the building. By code, 'restaurants, cafes, bars, taverns, night clubs, and the like' are required to have at least one parking space for each three seats based upon design capacity of seating area. However, with approval of the City Council, off-street parking requirements may be reduced when applied to uses with the CBD. The intent of this reduction is to preserve the compact, pedestrian-oriented character of the downtown. (§153.080)

Access

The building is accessible from Central Ave and an alley between Central Avenue and 1<sup>st</sup> Ave NE. This development will not reduce access either to this building or 340 Central Ave, also owned by Zephyr Investments LLC. All developments should be maintained so as not to impede access.

Landscaping and Green Space

Properties in the CBD are not required to maintain green space and have a 100% impervious coverage limit. They are required to have 1 tree per thousand feet of floor space. While the development is large, the central space is open, and so floor space remains quite low. The plans show sufficient trees, though in instances where the landscaping cannot be accommodated on site, they may be placed in a park or city right-of-way, as approved by city council.

Trash Enclosures

In the CBD trash enclosures must be screened from eye-level of the streets and adjacent residential properties. The plans indicate that the proposed development meets this requirement.

Signage

No new signage is currently specified. When future signs are added, the property owner must apply for and receive necessary permits.

Recommended Conditions

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;
4. Weeds and other vegetation shall be maintained at all times in accordance with Chapter 93.38 of the City Code;
5. All trash shall be stored within a properly-screened enclosure.
6. The site plan will be valid for one year following the date of approval, unless work begins toward completion within one year or the approval is renewed for a period of one year by the City Council.

**Budget and Other Considerations:**

Site and Building Plan Applications require a \$500 application fee. These fees are intended to cover in-house staff costs for reviewing the applications. The city received this payment from the applicant on January 20, 2022.



**Next Step**

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

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

**Next Step:**

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



**Application For:  
Site and Building Plan Approval**

**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: 332 Central Avenue

Property identification number: 18-119-21-22-0136

Property legal description: Lot: P44 Block: 15 Tract/Addition: 62910

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

Description of request: Building/Addition Approval

Reason for request: We are looking for approval to start construction of our building at 332 Central Ave.

**Applicant Information:**

Zephyr Investments, L.L.C.  
Name: Jesse Dickinson Daytime phone: 612-226-0181

Address: 340 Central Avenue Email Address: ZEPHYRBUILDINGS@GMAIL.COM  
Osseo, MN 55369

*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: 1-19-2022

**Property Owner Information:**

Name: Zephyr Investments, LLC Daytime phone: 612-226-0181

Address: 340 Central Ave, Suite 100 Email Address: Zephyrbldings@gmail.com  
Osseo, MN 55369

Signature:  Date: 1-19-2022

*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: 630561 Date received: 1.20.22 (\$500 Application Fee)

Any other fees? No Received by: KB

Notice to press date: 2.3.22 Press publication date: 2.10.22

Scheduled Planning Commission date: 2.22.22

Scheduled City Council date: 2.28.22



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

1-19-2022.

Signature of Applicant

Jesse Dickinson

Name and Address of Applicant  
(Please Print)

Jesse Dickinson / Zephyr Investments, L.L.C.  
Suite 100  
340 Central Avenue

Osseo, MN 55369

Phone Number

612-226-0181

Email Address

~~Zephyrbuildings@gmail.com~~ Zephyrbuildings@gmail.com

Name and Address of Contact  
(If Other Than Applicant)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone Number

\_\_\_\_\_

Email Address

\_\_\_\_\_

1.19.2022

To whom it may concern,

On behalf of Zephyr Investments LLC. we are requesting a variance on height restriction in our zoning area. We are requesting a height variance based on our plans to add onto our existing building at 332 Central avenue. The new addition would be approximately 42 feet tall. The reasoning for our request is to allow for a usable 3rd floor. We are hoping to attract a brewing company to occupy and operate out of this building, and after speaking with several interested parties we have found there is a requirement for a sizable main brewing area extending two stories high in order to make the space conducive to that type of business.

We do not believe this to be a unreasonable request nor is it unique to our property in its locality as there are currently several other buildings within the downtown district at or above the height we are requesting, nor would it alter the essential character of the locality.

We hope you appreciate and approve our vision as we continue to invest and improve the buildings and businesses we own in downtown Osseo.

Respectfully,

Jordan Dickinson

A handwritten signature in black ink, appearing to read "Jordan Dickinson", written over a horizontal line.

Jesse Dickinson

A handwritten signature in black ink, appearing to read "Jesse Dickinson", written over a horizontal line.

# CERTIFICATE OF SURVEY

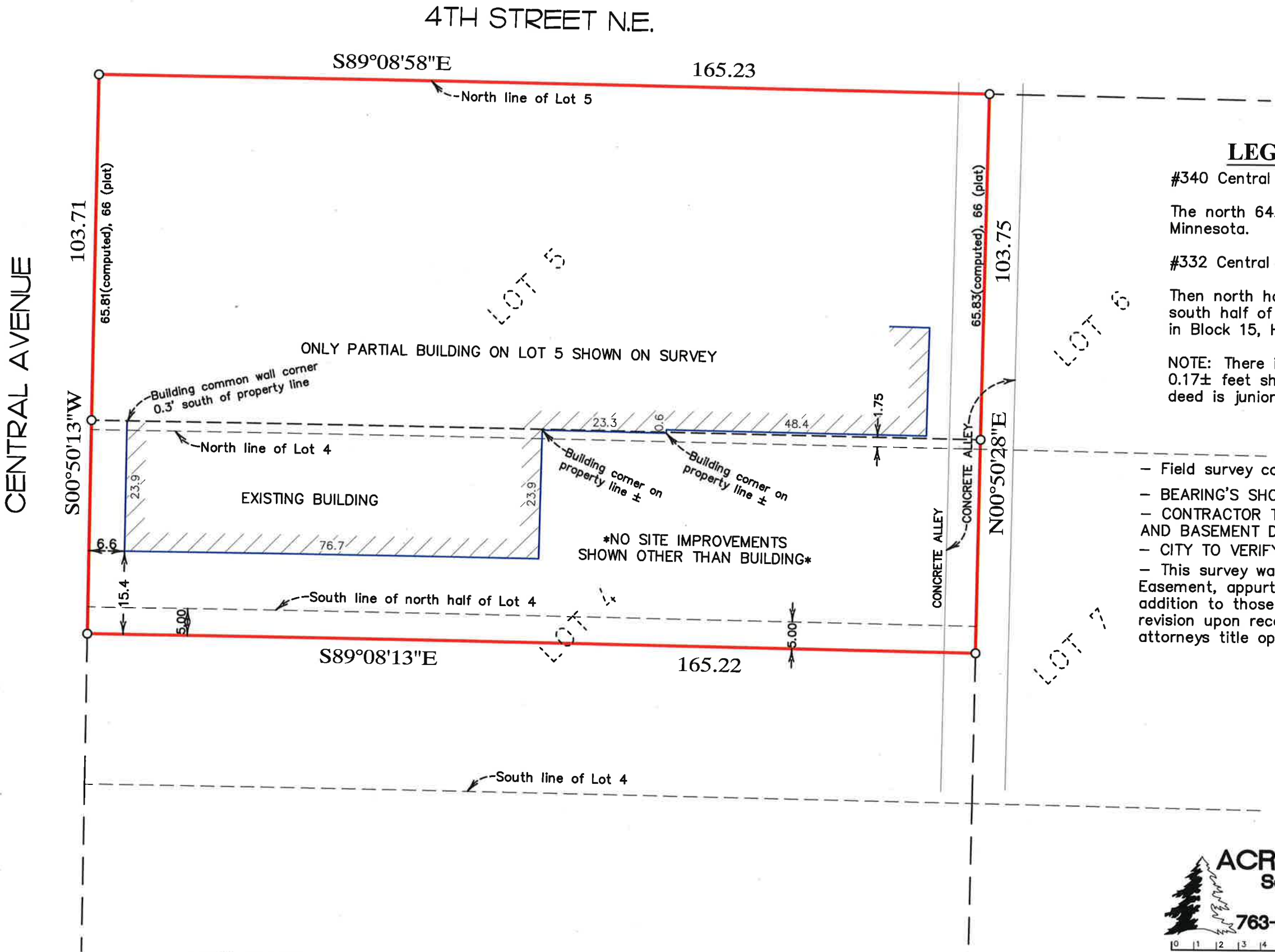
~for~ Zephyr Investments LLC

PROPERTY ADDRESS: #332 & #340 Central Ave., Osseo, MN 55369



( IN FEET )  
1 inch = 20 ft.

NORTH



## LEGAL DESCRIPTION

#340 Central Ave Property:

The north 64.25 feet of Lot 5, OSSEO, Hennepin County, Minnesota.

#332 Central Ave Property:

Then north half of Lot 4 and the north 5.00 feet of the south half of Lot 4 and the south 1.75 feet of Lot 5, all in Block 15, Hennepin County, Minnesota.

NOTE: There is an overlap in legal descriptions. Lot is 0.17± feet short of platted distances. It is unknown which deed is junior or senior.

## NOTES

- Field survey conducted on 03/06/2020.
- BEARING'S SHOWN ARE ON ASSUMED DATUM.
- CONTRACTOR TO VERIFY HOUSE DIMENSIONS, AND SEWER AND BASEMENT DEPTHS.
- CITY TO VERIFY ALL BUILDINGS ELEVATIONS AND SETBACKS.
- This survey was prepared without the benefit of titlework. Easement, appurtenances and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a title insurance commitment or attorneys title opinion.

I hereby certify that this survey, plan 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.

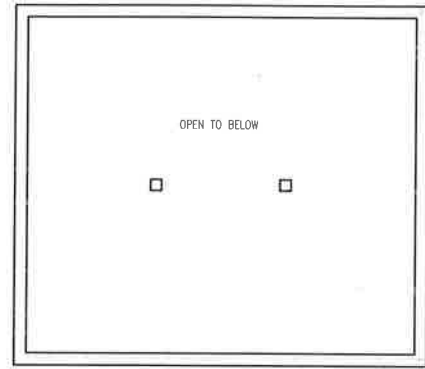
*Eric R. Vickaryous*  
ERIC R. VICKARYOUS

Date: March 9th, 2020 Reg. No. 44125

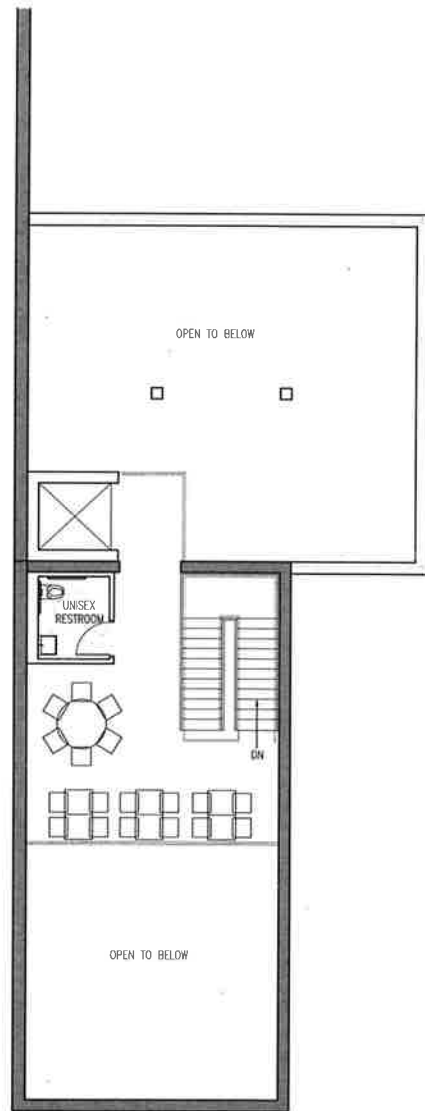
**ACRE LAND SURVEYING**  
Serving Twin Cities Metro  
area and beyond  
763-458-2997 acrelandsurvey@gmail.com

JOB #20074

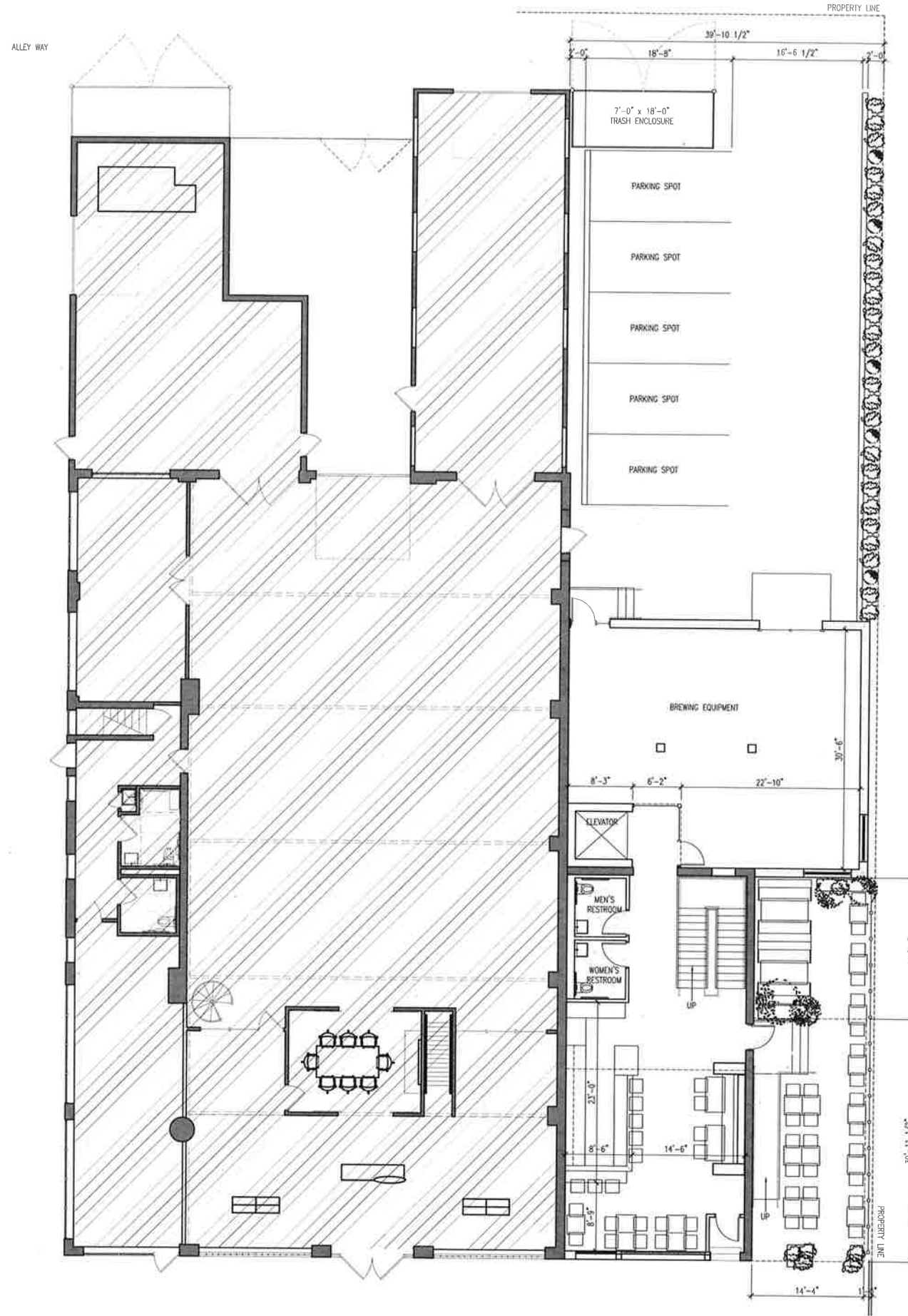




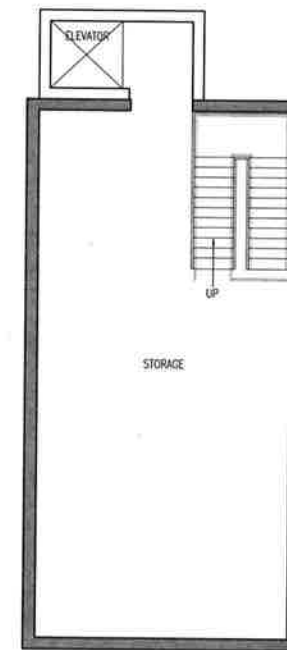
4 FURNITURE FLOOR PLAN – LEVEL 03  
1/8" = 1'-0"



3 FURNITURE FLOOR PLAN – LEVEL 02  
1/8" = 1'-0"



2 FURNITURE FLOOR PLAN – LEVEL 01  
1/8" = 1'-0"



1 FURNITURE FLOOR PLAN – LOWER LEVEL  
1/8" = 1'-0"

FURNITURE FOR REFERENCE ONLY. VERIFY SIZES AND LOCATIONS WITH OWNER.



Project Name

332 Central Avenue  
Osseo, MN 55369

Certification  
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.

Signature: \_\_\_\_\_  
Name: **Kim M. Batcheller**  
Date: \_\_\_\_\_ Reg.No.: 53229

| Drawing Set Issue |               |          |
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Prepared By

Yellow Dog Studio  
2744 Lyndale Ave. S.  
Minneapolis, MN 55408  
612.251.1316

Date  
March 2021  
Scale  
1/8" = 1'-0"

Title

Furniture Floor Plan  
Lower Level, Level 01  
Level 02 & Level 03

Sheet

A100

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Certification  
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.

Signature: \_\_\_\_\_  
Name: Kim M. Batcheller  
Date: - - - - - Reg.No.: 53229

Drawing Set Issue

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Prepared By

**Yellow Dog Studio**

2744 Lyndale Ave. S.  
Minneapolis, MN 55408  
612.251.1316

Date

March 2021

Scale

1/4" = 1'-0"

Title

Exterior Elevation

Sheet

**A200**

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1 ELEVATION @ BUILDING FRONT - CENTRAL AVENUE / WEST ELEVATION  
1/4" = 1'-0"



Certification  
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.

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Prepared By

**Yellow Dog Studio**

2744 Lyndale Ave. S.  
Minneapolis, MN 55408  
612.251.1316

Date

March 2021

Scale

1/4" = 1'-0"

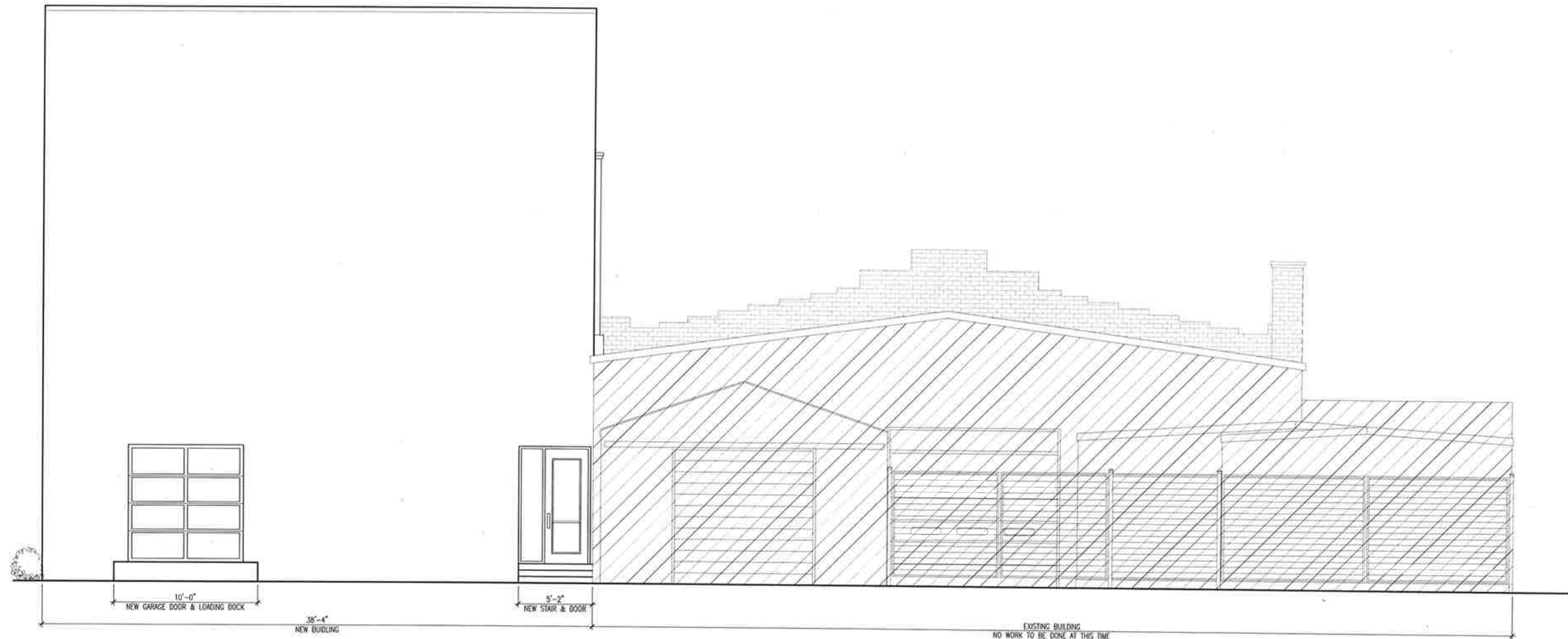
Title

Exterior Elevation

Sheet

**A201**

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**2** ELEVATION @ BUILDING BACK — EAST ELEVATION  
1/4" = 1'-0"

Certification  
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.

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Prepared By

**Yellow Dog Studio**

2744 Lyndale Ave. S.  
Minneapolis, MN 55408  
612.251.1316

Date  
March 2021

Scale  
1/4" = 1'-0"

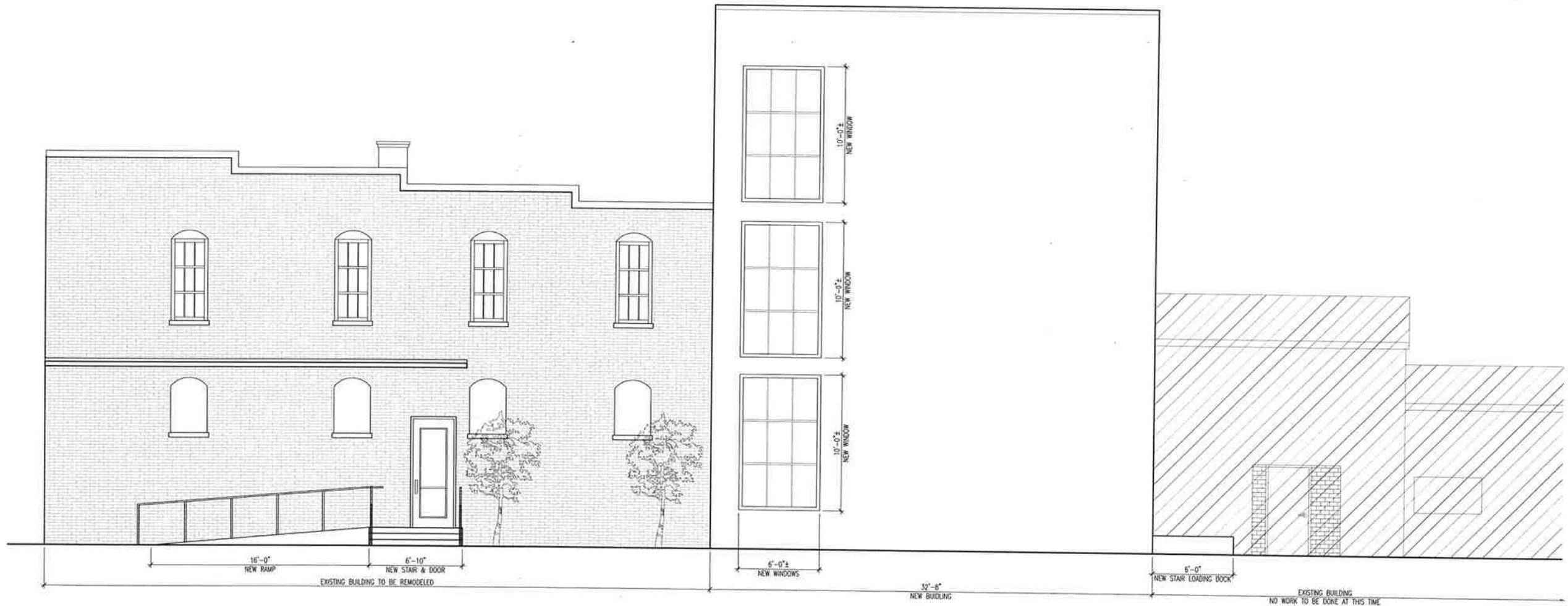
Title

Exterior Elevation

Sheet

**A202**

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2

ELEVATION @ BUILDING SIDE - NORTH ELEVATION

1/4" = 1'-0"



## City of Osseo

415 Central Avenue  
Osseo, MN 55369-1195

P 763.425.2624 F 763.425.1111

[www.DiscoverOsseo.com](http://www.DiscoverOsseo.com)

# NOTICE

## Planning Commission Public Hearing

- APPLICANT:** Jesse Dickinson for Zephyr Investments LLC
- REQUEST:** Site and Building Plan Application and Variance Request to build an addition onto the existing building, and extend the maximum height requirement from 35 feet to 42 feet.
- LOCATION:** 332 Central Ave (PID 1811921220136)
- TIME OF HEARING:** Tuesday, February 22, 2022 at 6:00 p.m. – Virtual Meeting
- HOW TO PARTICIPATE:**
- 1) You may email your comment to [jamerman@ci.osseo.mn.us](mailto:jamerman@ci.osseo.mn.us) and it will be read into record during the meeting; or
  - 2) You may send a letter before the hearing to the City of Osseo, Planning Department, 415 Central Avenue, Osseo, MN 55369 or fax to 763-425-1111.

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 Community Management Coordinator Joe Amerman at 763-425-1454 with the following information:

Project Name: 332 Central Ave

You may visit City Hall (415 Central Avenue) during business hours to discuss the proposal, or visit our website after December 15, 2021 at <http://www.discoverosseo.com/departments/planning-commission/>

**Publication Date:** The Press (February 10, 2022)





# Hennepin County Locate & Notify Map

Date: 1/24/2022



**Buffer Size: 350**

**Map Comments:**

0 50 100 200 Feet  
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For more information, contact Hennepin County GIS Office  
300 6th Street South, Minneapolis, MN 55487 / [gis.info@hennepin.us](mailto:gis.info@hennepin.us)

88 13-119-22 11 0075  
PARTUM REALTY HOLDINGS LLC  
33 4TH ST N W  
OSSEO MN 55369

88 13-119-22 11 0168  
CITY OF OSSEO  
415 CENTRAL AVE  
OSSEO MN 55369

88 18-119-21 22 0017  
ANITA ANN KLATT  
324 1ST AV NE  
OSSEO MN 55369

88 13-119-22 11 0076  
DAVID J & BARBARA E TAFOYA  
13322 86TH AVE N  
MAPLE GROVE MN 55369

88 13-119-22 14 0049  
DIMITRIOS P SANTRIZOS  
4494 LANDMARK DR NE  
ST MICHAEL MN 55376

88 18-119-21 22 0019  
THOMAS L SPANIER  
BARBARA J SPANIER  
17420 113TH AVE N  
MAPLE GROVE MN 55369

88 13-119-22 11 0079  
CITY OF OSSEO  
415 CENTRAL AVE  
OSSEO MN 55369

88 13-119-22 14 0093  
PREMIER BANK  
2866 WHITE BEAR AVE  
MAPLEWOOD MN 55109

88 18-119-21 22 0129  
CITY OF OSSEO  
ATTN: CITY ADMINISTRATOR  
415 CENTRAL AVE  
OSSEO MN 55369

88 13-119-22 11 0080  
PREMIER BANK  
2866 WHITE BEAR AVE  
MAPLEWOOD MN 55109

88 13-119-22 14 0095  
KENT & SHEILA ROBINSON LLC  
11120 BENTON ST  
ANOKA MN 55303

88 18-119-21 22 0131  
CITY OF OSSEO  
415 CENTRAL AVE  
OSSEO MN 55369

88 13-119-22 11 0089  
MLJ MANAGEMENT LLC  
PO BOX 681556  
PARK CITY UT 84068

88 13-119-22 14 0102  
PREMIER BANK  
2866 WHITE BEAR AVE  
MAPLEWOOD MN 55109

88 18-119-21 22 0133  
CITY OF OSSEO  
415 CENTRAL AVE  
OSSEO MN 55369

88 13-119-22 11 0112  
LIENEMANN INVESTMENTS LLC  
317 CENTRAL AVE  
P O BOX 437  
OSSEO MN 55369

88 18-119-21 22 0011  
SUSANN L LUNDERBORG  
ASHTIN LUNDERBORG  
424 1ST AVE N E  
OSSEO MN 55369

88 18-119-21 22 0134  
CITY OF OSSEO  
415 CENTRAL AVE  
OSSEO MN 55369

88 13-119-22 11 0118  
JOEL PRINCETON  
16989 WEAVER LAKE DR  
MAPLE GROVE MN 55311

88 18-119-21 22 0012  
JEFFREY M DARULA  
KELLY L JENSEN  
400 1ST AVE N E  
OSSEO MN 55369

88 18-119-21 22 0136  
ZEPHYR INVESTMENTS  
LIMITED LIABILITY COMPANY  
340 CENTRAL AVE STE 100  
OSSEO MN 55369

88 13-119-22 11 0119  
M D OF OSSEO LLC  
337 CENTRAL AVE  
OSSEO MN 55369

88 18-119-21 22 0013  
TANNER HOFDAHL  
408 1ST AVE N E  
OSSEO MN 55369

88 18-119-21 22 0137  
ZEPHYR INVESTMENTS  
LIMITED LIABILITY COMPANY  
340 CENTRAL AVE STE 100  
OSSEO MN 55369

88 13-119-22 11 0165  
CCJ INVESTMENTS LLC  
12055 93RD PL N  
MAPLE GROVE MN 55369

88 18-119-21 22 0014  
MARIA L HOLTHUS  
416 1ST AVE N E  
OSSEO MN 55369

88 18-119-21 22 0138  
JAMES KILLMER  
MABEL ANYELE KILLMER  
333 1ST AVE N E  
OSSEO MN 55369

88 13-119-22 11 0166  
MAGELLAN INV PTNRS LLC  
ATTN DAVID LEVIN  
225 COLUMBUS N STE 100  
CHICAGO IL 60601

88 18-119-21 22 0016  
KEVIN A SIZER  
332 1ST AVE N E  
OSSEO MN 55369

88 18-119-21 22 0139  
DARLENE MCDOWELL  
325 1ST AVE N E  
OSSEO MN 55369

88 18-119-21 22 0140  
WILEY ENTERPRISES INC  
315 FIRST AVE NE  
OSSEO MN 55369

88 18-119-21 23 0198  
FIRST AVENUE COMMONS LLC  
PO BOX 1  
OSSEO MN 55369

88 18-119-21 22 0141  
PATRICK J & TRACY S MEVISSSEN  
308 1ST AVE N E  
OSSEO MN 55369

88 18-119-21 23 0199  
FIRST AVENUE COMMONS LLC  
PO BOX 1  
OSSEO MN 55369

88 18-119-21 22 0142  
CITY OF OSSEO  
415 CENTRAL AVE  
OSSEO MN 55369

88 18-119-21 23 0200  
FIRST AVENUE COMMONS LLC  
PO BOX 1  
OSSEO MN 55369

88 18-119-21 22 0151  
WILLOW CREEK GROCERY INC  
13738 210TH AVE N W  
ELK RIVER MN 55330

88 18-119-21 23 0201  
FIRST AVENUE COMMONS LLC  
PO BOX 1  
OSSEO MN 55369

88 18-119-21 22 0152  
REALIFE COOPERATIVE OF OSSEO  
12 6TH ST N E  
OSSEO MN 55369

88 18-119-21 23 0202  
FIRST AVENUE COMMONS LLC  
PO BOX 1  
OSSEO MN 55369

88 18-119-21 23 0008  
MARY E ABBEY  
105 3RD ST N E  
OSSEO MN 55369

88 18-119-21 23 0054  
WILEY ENTERPRISES INC  
315 FIRST AVE NE  
OSSEO MN 55369

88 18-119-21 23 0055  
KIM D & PAMELA J KLOCEK  
301 1ST AVE N E  
OSSEO MN 55369

88 18-119-21 23 0063  
JEFFREY SPETZ  
17700 113TH AVE N  
DAYTON MN 55369

88 18-119-21 23 0194  
URSA FAMILY PROPERTIES LLC  
ATTN: JOELENE CALVERT  
23377 110TH ST NW  
ELK RIVER MN 55330

**CITY OF OSSEO**  
**Resolution No. 2022-xx**

**RESOLUTION APPROVING A SITE AND BUILDING PLAN APPLICATION FOR AN  
ADDITION AT 332 CENTRAL AVE**

WHEREAS, a Site and Building Plan Application has been submitted to the City for property legally described in the attached Exhibit A made part hereof by this reference (the “Property”); and

WHEREAS, a public hearing concerning the Site Plan was held before the Osseo Planning Commission of February 22, 2022; and

WHEREAS, the Osseo Planning Commission has recommended by a vote of **X-X** that the Osseo City Council approve the Site and Building Plan.

NOW, THEREFORE, BE IT RESOLVED by the Osseo City Council that the Site and Building Plan Application for 332 Central Avenue requested by Jesse and Jordan Dickinson of Zephyr Investments LLC is hereby approved subject to the submitted plans and the following conditions:

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;
4. Weeds and other vegetation shall be maintained at all times in accordance with Chapter 93.38 of the City Code;
5. All trash shall be stored within a properly-screened enclosure.
6. The site plan will be valid for one year following the date of approval, unless work begins toward completion within one year or the approval is renewed for a period of one year by the City Council.

Adopted by the Osseo City Council this day, XX XX, 2022.

The motion for the adoption of the foregoing resolution was made by \_\_\_\_\_, seconded by \_\_\_\_\_, and upon vote being duly taken thereon, the following voted in favor thereof:

and the following voted against the same: ,

and the following was absent: ,

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. 2022-XX is a true and correct copy of the Resolution as adopted by the City Council the XX day of XX, 2022.

ATTEST:

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City Clerk Katrina Jones

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Mayor Duane E. Poppe

Exhibit A

The north half of Lot 4 and the north 5.00 feet of the south half of Lot 4 and the south 1.75 feet of Lot 5, all in Block 15, Hennepin County, Minnesota.