



# NORTH BRANCH

## —Minnesota—

Steve Cich  
Chair

Nathan Ehalt  
Commissioner

Ross Otto  
Commissioner

Gary Shaefer  
Commissioner

Open  
Commissioner

**PLANNING COMMISSION  
REGULAR AGENDA  
TUESDAY, AUGUST 5, 2025 @ 6:30 PM  
CITY HALL, 6408 ELM STREET, NORTH  
BRANCH, MN 55056**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. AGENDA APPROVAL
  - a. Approve Agenda ACTION
5. PUBLIC COMMENT
6. CONSENT AGENDA
  - a. Approval of July 1, 2025 Planning Commission Meeting Minutes ACTION
7. PUBLIC HEARINGS
  - a. Public Hearing to consider a Home Occupation / Interim Use Permit for a Dog Grooming Business at 39479 Ash Ct ACTION
  - b. Public Hearing to consider a Comprehensive Plan / Map Amendment and Rezoning from Rural Residential (RR) to Agricultural (AG) at 36000 Evergreen Ave ACTION
8. REPORTS
  - a. Design Standards INFO
9. NEXT MEETING - September 2, 2025 - 6:30 PM
10. ADJOURNMENT



**Prepared By: Tonya Kostuch, City Clerk, Nathan Sondrol, Community Development Director**

**Presenter: Nathan Sondrol, Community Development Director**

**Date: 07/30/2025**

**Board & Commission: Planning Commission**

**Subject: Approval of July 1, 2025 Planning Commission Meeting Minutes**

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## **Approval of July 1, 2025 Planning Commission Meeting Minutes**

**Voting Requirements:**

**Voting Options      Simple Majority**



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Ross Otto  
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**PLANNING COMMISSION  
REGULAR AGENDA  
TUESDAY, JULY 1, 2025 @ 6:30 PM  
CITY HALL, 6408 ELM STREET, NORTH  
BRANCH, MN 55056**

## MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL OF THE CITY OF NORTH BRANCH IN THE COUNTY OF CHISAGO AND IN THE STATE OF MINNESOTA

### REGULAR MEETING

**Tuesday, July 1, 2025**

1. CALL TO ORDER

Chair Steve Cich called the meeting to order at 6:30PM.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

**Present:** Commissioner Gary Schaefer, Commissioner Steve Cich, Commissioner Ross Otto,  
Commissioner Nate Ehalt

**Absent:**

**Remote:**

**Others Present:**

**Notes:**

4. AGENDA APPROVAL

a. Approve Agenda ACTION

5. PUBLIC COMMENT

6. CONSENT AGENDA

a. Approval of June 3, 2025 Planning Commission Meeting Minutes ACTION

**RESULT:** Passed

**MOVER:** Nate Ehalt

**SECONDER:** Ross Otto

**AYES:** None

**ABSENT:**

**NOTES:**

## 7. STAFF REPORTS

- a. Public Hearing to consider a conditional use permit to allow for multiple principal buildings on one parcel for the Main Street Apartments **ACTION**

The discussion was held regarding the allowance of four multiple principal buildings on one parcel. The discussion was not to approve the design standpoint versus what's currently in code, just approving the allowance for multiple principal buildings on this parcel. Chair Steve Cich requested that the Community Development Director, Nate Sondrol, show the Council what had changed with the siding, etc. Director Sondrol stated that the developer had provided plans to include LP horizontal versus the prior vertical steel. The developer also provided a landscaping plan that included 39 rees, plus the 8 existing along the east side, which would exceed the requirements.

Commissioner Shaefer mentioned that on page 12, there are 10 things that the Council should look at to grant a conditional use permit. He felt that it was positive on all of them. Commissioner Ehalt had a question about utilities, as it was mentioned that the elevations might not necessarily be conducive. Commissioner Ehalt wondered if that changes because of the fact that the Council is looking at four structures versus one, and if so, would there be a need, or is that the need for a lift station at all? Director Sondrol replied that the applicant had modified their plan to have services from the north and south streets to address that.

Commissioner Ehalt agreed with Commissioner Shaefer that it does make a lot more sense to have additional structures to be able to limit some of that height, as well as being able to make sure it matches a little bit more with the character of that the east end of the downtown area and the overall residential area that it enters into. Commissioner Ehalt asked for clarification on the architectural appearance and who decides that, and so, if there is a variance from the existing code, is that up to staff to be able to provide some flexibility within that, or how has it typically been done within the City? Director Sondrol replied that a modification of the design standards would require an approval of a variance and would go through the public hearing process.

Commissioner Otto noted that the current facade does not meet the code and a variance approval would be required. Director Sondrol explained that the site is in the zone one for buliding facade materials that require 65% class one and 35% class two materials. He note that materials being proposed are permitted materials in class one and class two but did not meet the percentage requirements for the class one, noting LP or hardie board are considered class two materials in city code. He added that the code only states that areas that are not visible from the streets would not need to meet the percentages, but it would need to be those materials.

Tommy Foster spoke saying if we do have to do variance, what I'd like to do is what's facing south on 95 maybe I would do all brick on the one side of the two South buildings and then not break on the other ones, and just do like on the side streets, and then maybe still do it on the entrance, on another on the other side, try to advertise to all of the stone on the south two buildings and then minimal stone on the north two buildings, if we could do that, still with the same color scheme, but maybe just go like around that entrance. He noted, that the stone was about a \$90,000 upgrade per building.

or about \$11,300 a unit, which is about \$100 a month. He noted he is trying to get the project to work. He noted that the site also requires soil corrections which and a additional sanitary service from Main Street the cost per unit continue to increase. Foster discussed a variety of facade configurations for the building with the commission.

Commissioner Otto said what is visual from 95 is the primary concern and the desire to have the buildings blend in with the neighborhood.

Commissioner Meacham asked for clarification on both the commission to city staff that if code allows four separate buildings, does the code allow for the 65% and 35% breakup, to be between the four buildings and not on each individual building. Director Sondrol said that the city code requires anything visible from a street to meet to percentages.

Motion by Cich to recommend approval of the conditional use permit to allow for multiple principle buildings on one parcel for the Main Street Apartments subject to the findings of fact in the packet. Seconded by Otto. All voted AYE. Motion carried.

**RESULT:** Passed  
**MOVER:** Steve Cich  
**SECONDER:** Ross Otto  
**AYES:** Gary Schaefer, Steve Cich, Ross Otto, Nate Ehalt  
**ABSENT:**  
**NOTES:**

8. STAFF REPORTS

INFO

a. Design Standards

City Planner Ryan Saltis provided an overview of staff research on design standards noting this has come up a couple times between the EDA, Planning Commission and the City Council noting the he purpose of this is to promote development to be competitive with surrounding communities, and then also to maintain the aesthetics and tax base. He noted the goal of the city is to be business-focused and provided a comparison of surrounding communities to North Branch.

He informed the commission that the city has a map that determines standard design standard zones. noting there are three zones within the city. IHe added that itt's location-based, meaning that, dependent on where it is, if it's on Main Street, CBD district, or if it's along 35 then it would kind of determine what zone they're in, and then the classes of materials would be reflective of that. Zone one is for primary corridors. which included the I35 corridor and Main Street, and similar locations, noting this would be the most restrictive, and then it kind of goes down to zone two, and then zone three would be the least restrictive. He noted zone three is primarily the industrial park. He asked the commission if the map needed to be amended? Saltis provided an overview of the different communities noting percentages, range from 50% to 75% high-quality materials for street-facing facades. North Branch is at 65% so we're kind of falling on the higher end of that, and then prohibitive materials that are pretty consistent with surrounding communities. Architectural detailing kind of got into that as well. Cohesive appearance variation, material color, and then other cities kind of do that as well, with offsets for the length,

Director Sondrol added that the EDA is looking to encourage and promote development. He discussed insulated metal panel buildings as a material type, noting that they have a similar appearance of a concrete building from viewing from the interstate. Commissioner Ehalt stated from the standpoint of an industrial park, we should probably look at where that is and whether that falls within class one, class two or class three and felt that it should almost be a standalone district. Director Sondrol noted that several communities have their design standards based on zoning districts instead of having an overall zone map.

The City Council will be holding a public input meeting on Tuesday, July 15, at the North Branch Middle School FTLA conference room. Feedback was shared from the Comprehensive Plan Meeting on 06/17/25. The City is looking for continued discussion and input from the commission on the

10. ~~ADJOURNMENT~~ Comprehensive Plan Commission as it relates to land use, housing, and transportation.

Commissioner Ehalt asked if there was any year established yet by the DOT as it relates to a possible interchange. City Administrator Matthew Hill explained that the City has been bringing it to the State for a couple of different opportunities. This year the City asked for design and property acquisition and engineering, so to purchase the fourth leg that we currently don't own, do the engineering of the infrastructure, of the actual interchange itself, and then the design phase of doing the bypass connecting in Isanti County and over to highway 95 on the east side of town. Our current ask is about \$4 million for that, and once we get that in place, and we get that commitment from the State of Minnesota, then we will be able to incorporate the other partners. City Administrator Hill thought it would probably take five years before receiving funding. At that point, we would get the engineering and design phase completed, then get on the schedule with MnDOT and then the Federal government. It could be a 20-year project.

9. NEXT MEETING - August 5, 2025 - 6:30 PM

a. Upcoming Agenda Items

Upcoming Agenda items for future meetings include Interim Use Permits with home businesses. What is the process, and what conditions or rules need to be enforced? Discussion needs to be held regarding what kind of business it is, what kind of parking is there, is it okay in a residential area, or what kind of traffic will this bring to the neighborhood?

Community Development Director Sondrol mentioned that the city has received an inquiry for a trucking/hauling business in a business zoning district noting there are some questions about the design standards. This is something that will be coming forward. Another item that will be coming up for discussion is that the City has had some inquiries regarding a processing facility with a retail store on land that's zoned commercial.

10. ADJOURNMENT

The Meeting was adjourned at 8:13PM.

- RESULT:** Passed
- MOVER:** Steve Cich
- SECONDER:** Nate Ehalt
- AYES:** Gary Schaefer, Steve Cich, Ross Otto, Nate Ehalt
- ABSENT:**
- NOTES:**



## PLANNING COMMISSION STAFF REPORT

Meeting Date: August 5, 2025

Prepared by: Ryan Saltis, City Planner

### Requested Planning Commission Action

1. Motion to recommend approval of the proposed Home Occupation / Interim Use Permit Request for Dog Grooming at 39479 Ash Court.
2. Motion to recommend denial of the proposed Home Occupation / Interim Use Permit Request for Dog Grooming at 39479 Ash Court.
3. Table the request to the next Planning Commission meeting and provide direction to Staff for additional information needed.

### Overview / Background

A request for a dog grooming home occupation is proposed at 39479 Ash Court. The applicant, Julie Nordquist has provided building plans, a site layout and pictures in addition to the home occupation permit application. Home Occupation requirements are listed in Section 66-942 of North Branch City Code and can be found in the Analysis section of this report.

### Attachments

- Permit Application
- Site Layout Plans
- Building Plans
- Dog Bath Building Plan Picture

### Analysis of Issue(s)

Analysis of North Branch City Code *Section 66-942 Home Occupation* is provided below, with comments from city staff *italicized* and **bolded**:

#### Sec 66-942 Home Occupation

1. *Purpose.* The purpose of this section is to establish standards by which the city will allow home occupations in residential neighborhoods. Home occupations shall have no adverse impact to building aesthetics, traffic volume, noise, smoke, dust, odor or any other activity that adversely affects the health, safety and welfare or is detrimental to the residential nature of nearby properties. In addition, the city intends this section to provide a distinction between permitted and prohibited activities and uses concerning home occupations.

***The dog grooming operation will be located entirely within the basement of the primary residence at 39479 Ash Court. Building aesthetics will remain unchanged and it is not anticipated that there would be additional noise, smoke, dust, odor or any other activity that***

***affects the health, safety and welfare of the nearby residential properties. Traffic volume will be dependent on the number of clients the business receives due to grooming pick up and drop off. The business plans at maximum having one client per hour.***

2. All home occupations shall meet and maintain the following performance criteria:

1. The home occupation is clearly incidental and secondary to the use of the dwelling;

***The home occupation is secondary to the primary use of a residential dwelling. The applicant of the home occupation permit is also the homeowner.***

2. The home occupation shall not change the outside appearance of the building or land;

***The entirety of the home occupation will be located within the basement of the primary residence and the outside appearance will be unaffected.***

3. The home occupation shall not use more than 30 percent of the total floor area of the dwelling (including the basement). If the owner or operator uses an accessory building for such home occupation, the home occupation shall not exceed the maximum allowed square-footage for that size property as shown in the following chart:

Lot Size	Maximum Allowed Space for Home Occupation (excluding storage) in Accessory Buildings
Less than one acre	375 square feet
One acre but less than five acres	625 square feet
Five acres or more but less ten acres	1,250 square feet
More than ten acres	1,875 square feet

***The Dog Grooming area will not occupy more than 30 percent of the total floor area of the dwelling. The total square footage of the residence is 1638 sq. ft. According to the attached site layout plans, the dimensions are listed as 14 feet 5 inches by 10 feet 5 inches for a total area of roughly 150 square feet.***

4. No outdoor storage shall be allowed in connection with the home occupation;

***There are no intentions of the home occupation using outdoor storage on the property. This has been added to the conditions of approval for this report that the business will be entirely within the residence and not use outdoor storage.***

5. The home occupation shall not generate any additional traffic in greater volume than would normally be expected in the area and any off-street parking shall meet the off-street parking provisions of this chapter.

***The business plan and application for the home occupation show that customers would park in the driveway of the residence and there are two stalls available on site. The maximum daily vehicles would be five to six, based on appointments being scheduled for an hour and a half per day. The business hours proposed are 9 A.M to 5***

***P.M on Mondays, Wednesdays and Fridays and 11 A.M to 8 P.M on Tuesdays and Thursdays.***

6. The operator of the home occupation shall be the primary resident within the dwelling unit.

***The owner of the home, Julie Nordquist is the applicant for the home occupation and is the business owner.***

7. Scrap booking, quilting, stamping and similar arts and craft activities shall be limited to a maximum of 15 participants, and may include overnight lodging. The number of participants may be regulated based on the number of bedrooms at the location. The operation must comply with all federal, state, county and city requirements.

***This requirement is not applicable to a dog grooming home occupation.***

8. No home occupation shall be established unless a home occupation permit has been obtained. An application for a home occupation permit shall be made in writing on forms furnished by the city. The fee for a home occupation is stated in the city fee schedule.

***The home occupation permit application is attached to this report.***

9. A home occupation at a dwelling with an on-site sewage treatment system shall only generate normal domestic household waste unless a plan for off-site disposal is approved by the city.

***The home is connected to City Sewer services and is not anticipated to cause excess demand of the current system.***

3. *Prohibited activities.* Home occupations shall not:

1. Create fire, safety or health hazards, adversely affect neighboring property values, constitute or create a nuisance or otherwise be detrimental to neighboring properties because of excessive traffic, noise, smoke, heat, glare, odor, fumes, electrical interference, vibration, dust and any other nuisance or safety hazards.

***The home occupation is not anticipated to create fire, safety or health hazards or create excessive nuisances to neighboring properties. The dog grooming business will be entirely within the basement of the residence and neighboring properties will be unaffected.***

2. Adversely impact governmental facilities and services, including streets, roads, sanitary sewers, water, storm drainage, police service and fire service.

***The home occupation will not cause a burden on city utilities or be detrimental to the function of emergency services. The business plan addresses an extra drain trap for dog hair that will mitigate the strain on city services and potential backups.***

3. Adversely affect environmental features, including lakes, surface water and underground water supply and quality, wetlands, slopes, floodplains and soils, or other factors as found relevant by the city.

***There are no foreseen environmental impacts resulting from a dog grooming business at this location. The property is not located directly adjacent to lakes or rivers and is not within the floodplain.***

4. Involve the use of hazardous materials or activities.

***The proposed home occupation will not use hazardous materials.***

4. Any noncompliance with this subsection shall constitute grounds for the denial or revocation by the city of the home occupation license.

***The proposed home occupation will have to adhere to the requirements of Section 66-942 in its entirety. Future nuisance complaints about violations of the requirements will be considered and investigated by city staff.***

5. When deemed appropriate, the planning director, the city administrator or their designee may bring a proposed home occupation to the attention of the planning agency at which time the planning agency may direct the planning commission to hold such public hearings, request such information or require such conditions as deemed necessary to bring the home occupation in compliance with the performance criteria. The planning commission shall make a recommendation to the planning agency for its review and referral to the city council about the proposed home occupation for final consideration and action. The city council may add any additional requirements that it deems necessary to ensure that the operation of the home occupation will be compatible with nearby land uses.

***This specific home occupation is brought forward to the Planning Commission due to the business having customers at the residence. The Planning Commission may add conditions of approval to balance business activity while preserving neighborhood compatibility.***

#### **Sec 66-64 Findings Of Fact**

In considering all requests for variances, appeals, amendments or conditional use permits, the planning agency and the city council shall make a finding of fact. Its judgment shall be based upon, but not limited to, the following factors:

1. Relationship to the city's comprehensive plan;
2. The geographical area involved;
3. The character of the surrounding area;
4. The availability and design capacities of existing or proposed utilities;
5. Whether such a request will tend to or actually depreciate the surrounding area;
6. Whether the request will place an undue financial burden on the city;
7. Whether the request will impair an adequate supply of light and air to adjacent property;
8. Whether the request will unreasonably increase the congestion in the public right-of-way;
9. Whether the request will increase the danger of fire or endanger the public safety;

10. Whether the request is consistent with the spirit and intent of this division.

**Requested Planning Commission Action**

1. Motion to recommend approval of the proposed Home Occupation / Interim Use Permit Request for Dog Grooming at 39479 Ash Court with the following conditions:
  - Apply for all necessary building permits for the dog wash station build out including but not limited to mechanical, plumbing, and electrical.
  - There shall be no overnight boarding of dogs.
  - There shall be no outdoor storage for the home occupation.
  - There shall be no outdoor grooming or kenneling. All activities must be conducted indoors.
  - A waste management plan must be in place for pet hair and animal waste.
  - Barking or grooming noise must not be audible beyond property boundaries.
  - Customer visits shall be made by appointment only and limited to one per hour.
  - There shall be no additional employees other than the homeowner.
  - There shall be no exterior signage advertising the business.
  - Must comply with the entirety of Section 66-942 of North Branch City Code for Home Occupations
  
2. Motion to recommend denial of the proposed Home Occupation / Interim Use Permit Request for Dog Grooming at 39479 Ash Court with findings of fact.
  
3. Table the request to the next Planning Commission meeting and provide direction to Staff for additional information needed.



**NORTH BRANCH**

# ZONING & LAND USE APPLICATION

## HOME OCCUPATION / INTERIM USE PERMIT

PROPERTY INFORMATION	
Property Address	39479 Ash Ct. North Branch MN 55056
Parcel ID Number	16.00534.20

APPLICANT & OWNER INFORMATION	
Business Name	
Property Owner Name	Julie Nordquist
Address	39479 Ash Ct North Branch MN
Phone	320-237-8821
Email	jnordquist13@icloud.com

HOME OCCUPATION OPERATION DETAIL	
Zoning District	[Select Zoning From List]
Type of Business	Dog Grooming
Business Operations	Hours 8-5 Days
	Location (Check all that apply.) <input type="checkbox"/> In Home <input type="checkbox"/> Accessory Building <input type="checkbox"/> Outside
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Employees # of Employees:
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Employee Parking # of Spaces:
	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Customers <input type="checkbox"/> Yes <input type="checkbox"/> No Deliveries
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Goods Sold List:
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No On-Site Storage List:
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Equipment List:

APPLICATION FEES			
Application	\$300	Escrow	\$1,000

### ACKNOWLEDGEMENT

**APPLICANT STATEMENT**

This application should be processed in my name, and I am the party whom the City of North Branch should contact about this application. I have completed all of the applicable filing requirements and, to the best of my knowledge, the documents and information I have submitted are true and correct.

Julie Nordquist  
Applicant Signature

05-29-2025  
Date

**OWNER STATEMENT**

I am the owner of the above described property and I agree to this application. By signing this application, I certify that all fees, charges, utility bills, taxes, special assessments, and other debts or obligations due to the City of North Branch by me or for this property are paid in full. I further certify that I am in compliance with all ordinance requirements and conditions regarding other City approvals that have been granted to me for any matter(s). (If corporation or partnership, a resolution authorizing this action from the board or partnership must be attached.)

Julie Nordquist  
Applicant Signature

05-29-2025  
Date



**ZONING & LAND USE APPLICATION  
PROJECT TRACKING FORM**

PROJECT NAME	
Project Name	<i>Official Use Only.</i>

APPLICATION	
Project Description	Dog Groom shop
Application Type	Home Occupation
Site Address or PIN	

APPLICANT INFORMATION	
Name	
Address	
Phone	
Email	

**APPLICANT STATEMENT**

By signing this, I understand the City of North Branch shall only return any unspent escrow funds to the Applicant listed above, unless otherwise authorized by the Applicant in writing. I also understand the Applicant listed above is solely responsible for providing additional escrow funds, if required by the City, related to the review of my Zoning & Land Use Application. Furthermore, I understand it shall be my responsibility to request, in writing to the attention of the Community Development Director, return of unspent escrow funds.

*Ando Nordquist*  
Applicant Signature

5/29/25  
Date

APPLICANT INFORMATION				
Date Received		Check Amount	\$	Check Number

\_\_\_\_\_  
City Staff Signature

\_\_\_\_\_  
Date

PROJECT TRACKING			
Project Number		Submittal Date	
Application Fee	Initial Escrow	Escrow Deposit	Escrow Deposit
Date	Date	Date	Date
\$	\$	\$	\$
15 Day Review	60 Day Review	60 Day Extension	120 Day Review
Date	Date	Date	Date
Planning Commission	Date	City Council	Date
Development Agreement	Development Fees	Security	Mylars Recorded
Date	Date	Date	Date



City of North Branch  
 PO Box 910  
 North Branch, MN 55056  
 (651) 674-8113

XBP Confirmation Number: 236550069

▶ Transaction detail for payment to City of North Branch.		Date: 07/09/2025 - 2:34:48 PM MT		
Transaction Number: 246955855 Visa — XXXX-XXXX-XXXX-3487 Status: <b>Successful</b>				
Account #	Item	Receipt Number	Quantity	Item Amount
	ZONING		1	\$300.00
Notes: Home occupation				

**TOTAL: \$300.00**

▶ Transaction detail for payment to City of North Branch.		Date: 07/09/2025 - 2:34:50 PM MT		
Transaction Number: 246955856 Visa — XXXX-XXXX-XXXX-3487 Status: <b>Successful</b>				
Account #	Item	Quantity	Item Amount	
	North Branch SF	1	\$9.00	
Notes: Home occupation				

**TOTAL: \$9.00**

**Billing Information**  
 JULIE M NORDQUIST  
 Home Occupation  
 55056

Transaction taken by: Admin rochellek

# BUILDING PERMIT APPLICATION

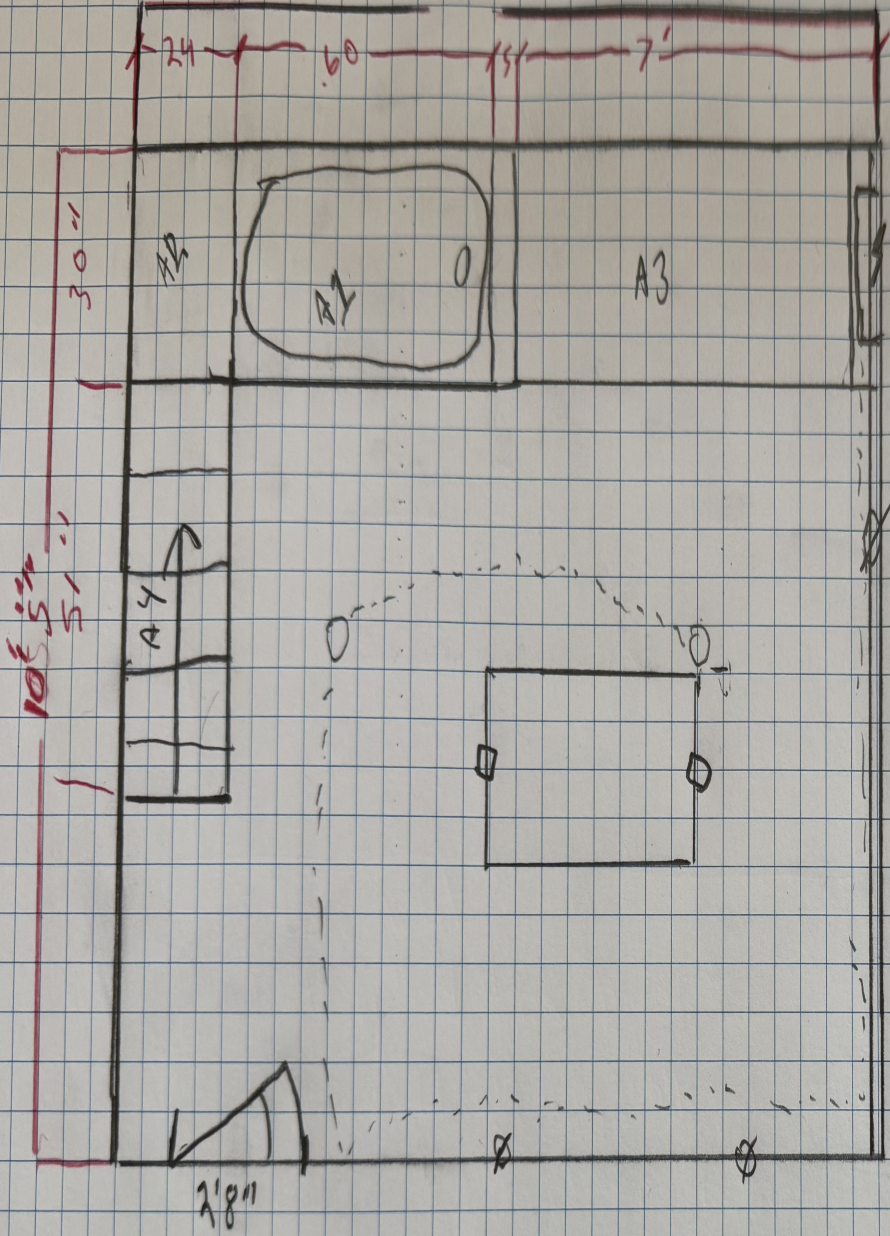
Applicant to complete numbered spaces only

1) Job Address <b>39479 Ash Court</b>		PID #	
2) Legal Description Lot Number	Block	Tract	<input type="checkbox"/> See Attached Sheet
3) Owner <b>Julie Nordquist</b>	Mailing Address <b>39479 Ash Ct</b>	Phone <b>North Branch</b>	Phone <b>55056</b>
4) Contractor	Mailing Address	City / State	Zip Code
Contractor License Number	Phone Number	Email Address	
5) Engineer	Mailing Address	Phone	License Number
6) Septic/Excavation Contractor	Mailing Address	Phone	License Number
7) Heating Contractor	Mailing Address	Phone	License Number
8) Plumbing Contractor	Mailing Address	Phone	License Number
9) Fireplace Installer	Mailing Address	Phone	License Number
10) Use of Building			
11) Class of Work <input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Garage <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Remodel <input type="checkbox"/> Replace <input type="checkbox"/> Other _____			
12) Occupancy	Type of Construction <b>Build-out</b>	Total Sq. Foot <b>302</b>	No. of Stories
13) Zoning	No. of Dwelling units	Required Parking	
14) Special Conditions			
15) Valuation of Work \$	Description of Work		

<p style="text-align: center;"><b>Notice</b></p> <p>Separate permits are required for Plumbing and Mechanical.</p> <p>This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction work is suspended or abandoned for a period of 180 days at any time after work is commenced.</p> <p>I hereby certify that I have read and examined this application and know the same to be true and correct. All Provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.</p> <p><i>Julie Nordquist</i> Signature of Contractor or Owner</p> <p style="text-align: right;"><b>7/19/25</b> Date</p> <p>Approved by Building Official _____ Date _____</p> <p><b>PERMIT NO.</b> _____</p>	<p style="text-align: center;"><b>FEES</b></p> <p>Permit _____</p> <p>Plan Check _____</p> <p>Penalty _____</p> <p>Water Availability _____</p> <p>Sewer Availability _____</p> <p>Water Connection _____</p> <p>Sewer Connection _____</p> <p>Surcharge _____</p> <p>Water Meter _____</p> <p>Irrigation Meter _____</p> <p>Other _____</p> <p>Other _____</p> <p>Copies _____</p> <p><b>TOTAL FEE:</b> _____</p> <p><b>DATE PAID:</b> _____</p> <p><b>RECEIPT NO:</b> _____</p>	<p style="text-align: center;"><b>Inspector Notes</b></p> <p>In order to have an active permit the permittee needs to schedule an inspection every 180 days after the initial permit is obtained, regardless of the status of the work being performed.</p>
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**WHEN PROPERLY VALIDATED THIS IS YOUR PERMIT – City of North Branch 651.674.8113**

14'5"



1/2" = 1'



- A1 Tub is sitting 26" off the floor
- A2 counter top is 44" off the floor
- A3 counter top is 36" off the floor
- A4 Stairs are 10" tread 7 1/4" Rise

Julie Nordquist  
 39479 Ash Court  
 North Branch, MN 55056  
 320-237-8821

Pet Grooming Shop

Building plan  
Julie Nordquist  
39479 Ash Court  
North Branch, MN 55056  
Future pet grooming plan  
July 8, 2025

Building supply for renovation of basement room.

Already existing items in space of 14'5X 10'5

Studded Walls 14'5 X 10'5. Two by four

Electric outlets on all walls in place

2 overhead light fixtures

Plumbing of Hot and Cold lines in place with drain to sewer

Floor drain

Stuff that will be need to be add to floor plan

Mold And moist resistant drywall 14 sheets

Installation in walls plastic for vapor barrier

NRP 4 X8 pebbled interior wall plastic- shower walls

60" tub

Build up tub to 36' green treat 2x4

Faucet

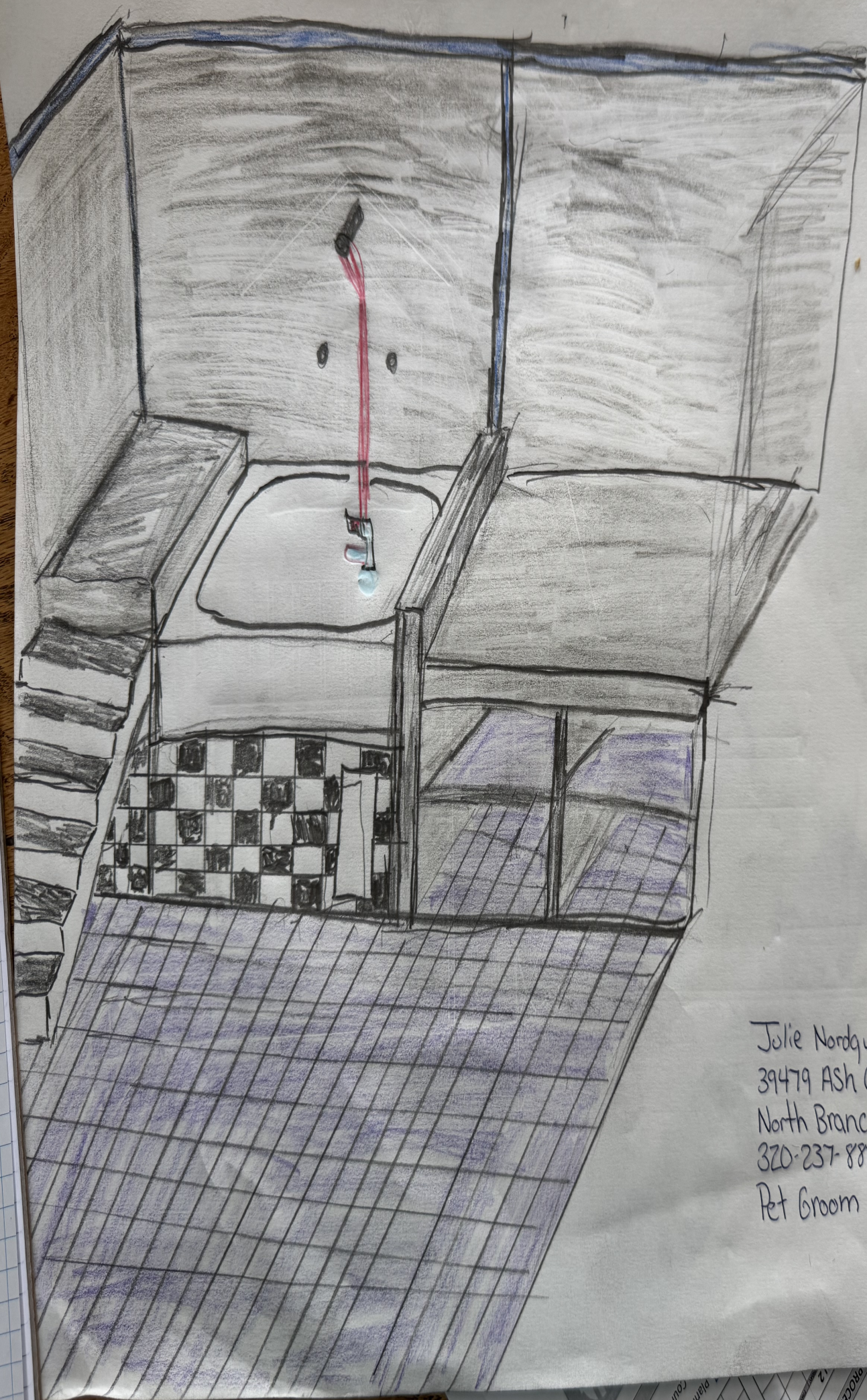
Hose with sprayer

Extra drain trap for dog hair

Stick and peel tile for floor

Versa tech on stairs going into tub

For parking I have a driveway that can park two Vehicles. Sidewalk for customer. Hours of operation is by appointment only would be open 9:00 AM to 5:00 PM Monday Wednesday Friday. Tuesday and Thursday 11:00 to 8:00 PM. Saturday by appointment Sunday closed. One client per hour and a half.



Jolie Nordquist  
39479 Ash Court  
North Branch MN 55056  
320-237-8821  
Pet Groom Shop

**Recommended Planning Commission Action**

1. Motion to recommend approval/denial of the proposed Comprehensive Plan/Map Amendment to re-guide the subject property to Land Use Agricultural District (LUAG) with conditions and findings of fact.
2. Motion to recommend approval/denial of rezoning the subject property as Agricultural District (AG) with conditions and findings of fact as presented by Staff.
3. Table the request to the next Planning Commission meeting and provide direction to Staff for additional information needed.

**Overview / Background**

A request has been proposed for a Comprehensive Plan/Map Amendment and Rezoning from Rural Residential (RR) to Agricultural District (AG) at 36000 Evergreen Ave. The applicants, Craig Johnson and Brandon Zehrer intend to rezone the parcel to Agricultural District to diversify the current business on the property (Greenworld Greenhouse) to include indoor cannabis cultivation. According to the Zoning District Use Table, Indoor Cannabis Cultivation is only permitted in the Agricultural (AG) and Industrial Zoning Districts.

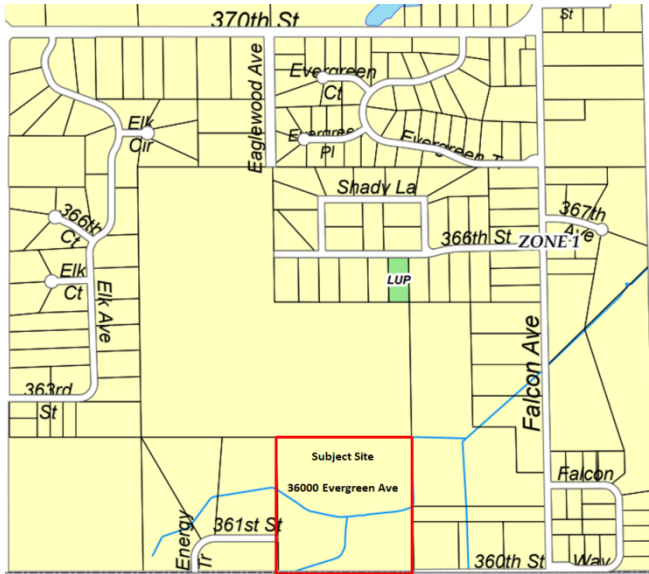


## Issue(s) to Consider

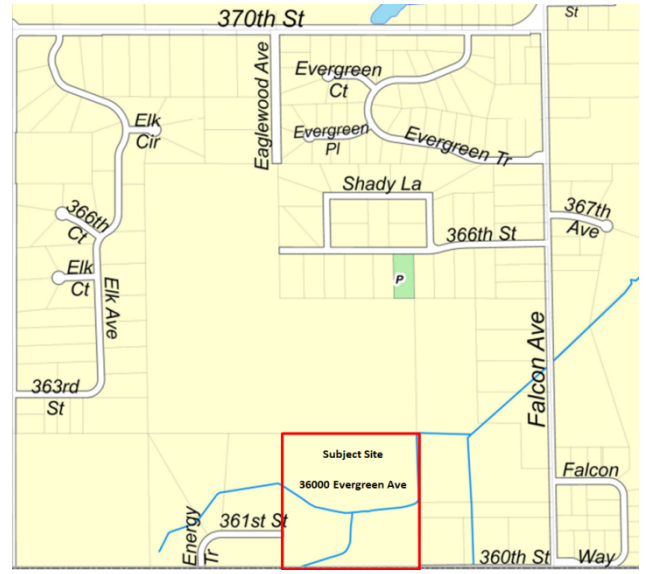
1. Land Use and Zoning
2. Comprehensive Plan Compatibility

## Analysis of Issue(s)

### *Land Use Map Excerpt:*



### *Zoning Map Excerpt:*



The 40 acre parcel located at 36000 Evergreen Ave is currently zoned Rural Residential (RR) and is surrounded entirely by Rural Residential properties. The intent of this request is to rezone to Agricultural (AG) and regulate the Land Use of this parcel as Agricultural (LUAG). The property is located in the southwest corner of North Branch City limits with the southern border of the city being this parcel's south property line. Properties zoned AG are currently only designated in the Northeast section of the city and can be found on the Zoning Map attached to this report.

The surrounding properties of the subject site are all zoned Rural Residential, with some of the parcels immediately adjacent being used for farming/agriculture. Single family homes are located on all surrounding properties and are at minimum 5 acres. The proposed rezoning of this 40 acre parcel seems to fit the surrounding area and uses, while being over the 10 acre minimum for AG zoned properties.

The proposed comprehensive plan amendment would remove the area guided as Rural Residential by approximately 40 acres and increase the guided area as Agricultural by the same amount. When considering comprehensive plan amendments it is important to consider the overall mix of uses, compatibility of uses, and future development potential before and after the change.

Considering the site from a development point of view, the parcel would have to remain primarily as a single family residence and development would be limited. Density on the parcel and area as a whole

would not be impacted and utilities and nearby roadways would not see a change due to the re-guiding/rezoning.

Analysis of the Rural Residential (RR) and Agricultural District (AG) are provided below. Comments from city staff are *italicized* and **bolded**:

*DIVISION 9 RR RURAL RESIDENTIAL DISTRICT*

**Sec 66-447 Purpose**

The purpose of the RR rural residential district is:

- a. To prevent scattered nonfarm uses from developing improperly.
- b. To allow suitable areas of the city to be retained and utilized in open space and/or agricultural uses.
- c. To promote orderly development and secure economy in government expenditures for public utilities and service.

*DIVISION 7 AG AGRICULTURAL DISTRICT*

**Sec 66-384 Purpose**

The purpose of the AG agricultural district is to preserve, promote, maintain and enhance the use of land for agricultural purposes and to protect such land from encroachment by nonagricultural uses.

***The use of the parcel will not change as a single family residence and fits the purpose of both the RR Rural Residential District and AG Agricultural District. These zoning districts are similar in purpose, however the permitted uses for each district differ. Based on the Zoning District Use Table, Agricultural zoned parcels show more permitted uses than parcels zoned Rural Residential. Permitted uses in Agricultural Zoned parcels that are not permitted or are conditional uses in Rural Residential include the following:***

- ***Retail Greenhouses***
- ***Indoor cannabis cultivation***
- ***Ag building accessory structures***
- ***Liquid/gas fuel storage of above ground tanks 400+ gallons***

***Approving the rezoning of the parcel would allow the above operations on this site and should be considered by the Planning Commission.***

**Attachments**

- Zoning Map
- Future Land Use Map

The Dimensional & Design Standards Table provides minimums for zoning districts in which this parcel will have to meet in order to rezone/reguide to AG.

**Dimensional & Design Standards Table**

Use	R-1 single family	R-1, 2 family dwellings, per unit	R-2, single family	R-2, 2 family dwellings, per unit	R-2, 3-6 attached units, per townhouse	R-3, 2 family dwellings, per unit	R-3 3-6 attached units - per townhouse	R-3: 7+ attached units and condominiums (see below for apartment standards) <sup>H</sup>	R -3 detached single family	RR	AG
Front yard setback- interior in ft - at lot line or ROW	30	30	30	30	30	30	30	30	30	40	50
Lot Width - corner - in ft at front set-back line	80	50	80	50	150	50	150	150	50	110	300
Lot Width - in ft - at front set-back line	80	50	80	50	150	50	150	150	50	110	300
Ditch easement - in ft	45	45	45	45	45	45	45	45	45	45	45
Rear yard setback- interior lot - in ft	30	30	30	30	30	30	30	30	30	30	50
Rear-yard setback corner lot - in ft	15	15	15	15	15	15	15	30	15	15	50
Side set-back- interior lot - in ft	6	6', 0' for attached portion of unit	6	6', 0' for attached portion of unit	6', 0' for attached portion of unit	6', 0' for attached portion of unit	6', 0' for attached portion of unit	10	6	10	50
Side setback- corner - in ft	30	30	30	20	30	30	20	30	30	30	50
Lot Depth - minimum in ft	100	100	100	100	100	100	100	100	100	300	500
Minimum Lot Size - sq ft	12,000	7,500	12,000	6,500	2,000	6,500	2,000	Not more than 35% of the lot shall be covered by all buildings.	6,500	1 acre buildable	10 acres
Maximum base density	1-4 units per acre	1-4 units per acre	1-6 units per acre	1-6 units per acre	1-6 units per acre	6+ units per acre	6+ units per acre	6+ units per acre	6+ units per acre	1 house per buildable acre	1 SF home
Minimum Principal building size sq ft - main floor, per dwelling <sup>C</sup>	800	800	800	800	800	800	800	800	800	800	800

After reviewing minimum lot depths, lot widths and lot sizes, the parcel would meet the requirements for rezoning to AG.

**Comprehensive Plan Compatibility**

The Land Use & Growth section of the 2018 North Branch Comprehensive Plan addresses distinctions between zoning districts and gives direction for land uses. The Agriculture and Rural Residential District from the Land Use & Growth section of the Comprehensive Plan are described below:

***Agriculture (AG1 and AG2)***

*Over one-third of the city's land area (37.6%) is currently used for agricultural purposes. Housing densities are low, and this zoning is characterized by active farms, hobby farms and homes on large lots. The northeast corner of the city is the historic river bottom of the St. Croix River and is framed by the historic river bluff line. Soils are well suited for sod farming and the production of produce. By maintaining a low density of development, it is the City's intent to preserve and*

*protect the many natural resources found in this part of North Branch, including lakes, streams, wetlands and woodlands.*

### ***Rural Residential (RR)***

*Rural Residential makes up 9,961 acres or 43% of the total acreage in the City of North Branch. This land use is largely characterized by single family residences set on larger lot sizes to accommodate onsite sewage treatment systems. Some of these areas are located within the city's designated Urban Service Area and no new development is allowed within this zoning district without connecting to municipal services. Areas located outside of the Urban Service Area must meet a minimum buildable acre standard so as to ensure that there is sufficient land area with the appropriate soil separation to support both a primary and a future secondary on-site sewage treatment system.*

The Planning Commission should examine these distinctions between zoning districts when considering the rezoning of the subject parcel from RR Rural Residential to AG Agricultural. The parcel and existing uses shall be thought about whether or not they fit into the definition and guided land use of the Agricultural District.

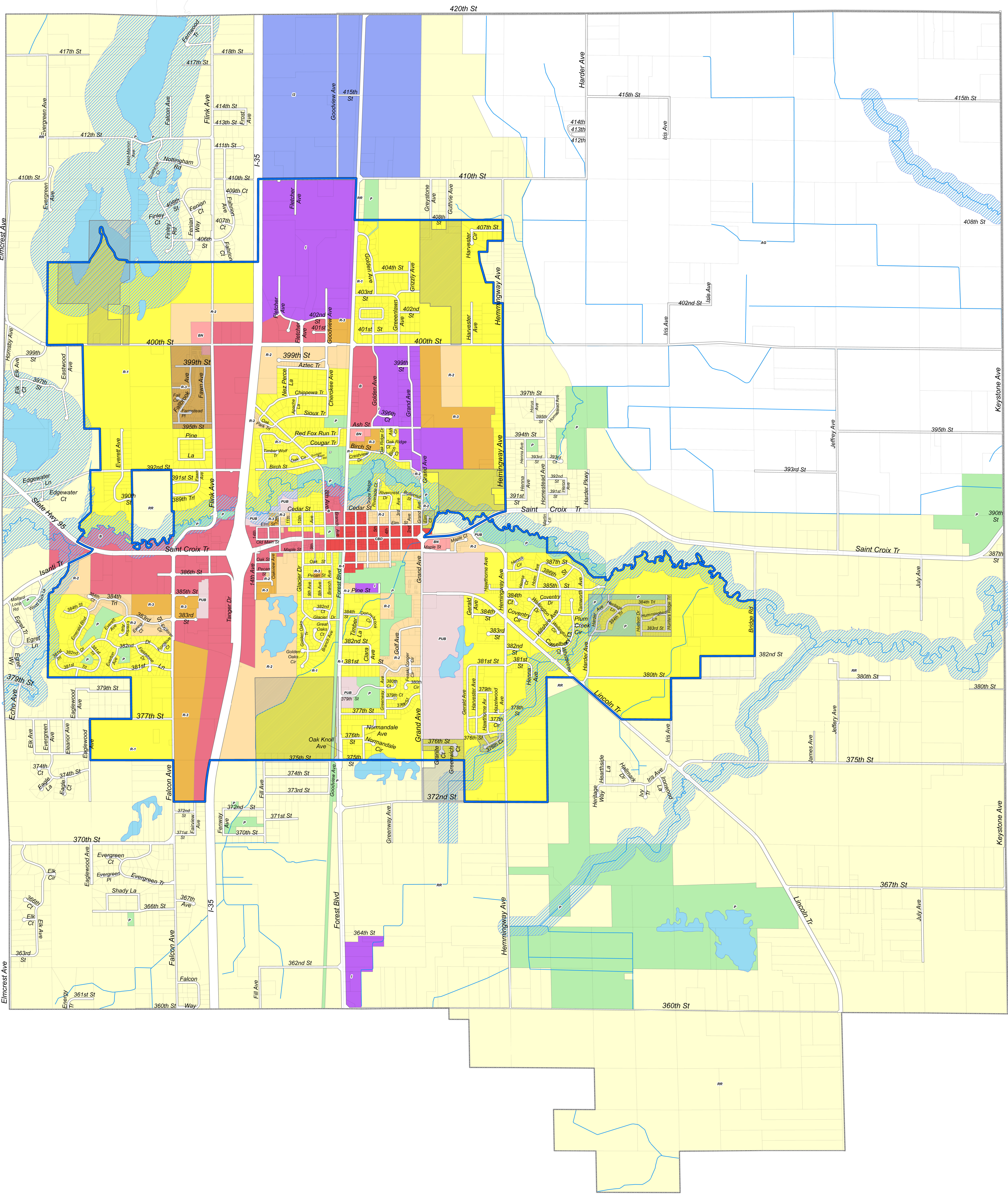
### **Sec 66-64 Findings of Fact**

In considering all requests for variances, appeals, amendments or conditional use permits, the planning agency and the city council shall make a finding of fact. Its judgment shall be based upon, but not limited to, the following factors:

1. Relationship to the city's comprehensive plan;
2. The geographical area involved;
3. The character of the surrounding area;
4. The availability and design capacities of existing or proposed utilities;
5. Whether such a request will tend to or actually depreciate the surrounding area;
6. Whether the request will place an undue financial burden on the city;
7. Whether the request will impair an adequate supply of light and air to adjacent property;
8. Whether the request will unreasonably increase the congestion in the public right-of-way;
9. Whether the request will increase the danger of fire or endanger the public safety;
10. Whether the request is consistent with the spirit and intent of this division.

### **Recommended Planning Commission Action**

1. Motion to recommend approval/denial of the proposed Comprehensive Plan/Map Amendment to re-guide the subject property to Land Use Agricultural District (LUAG) with conditions and findings of fact.
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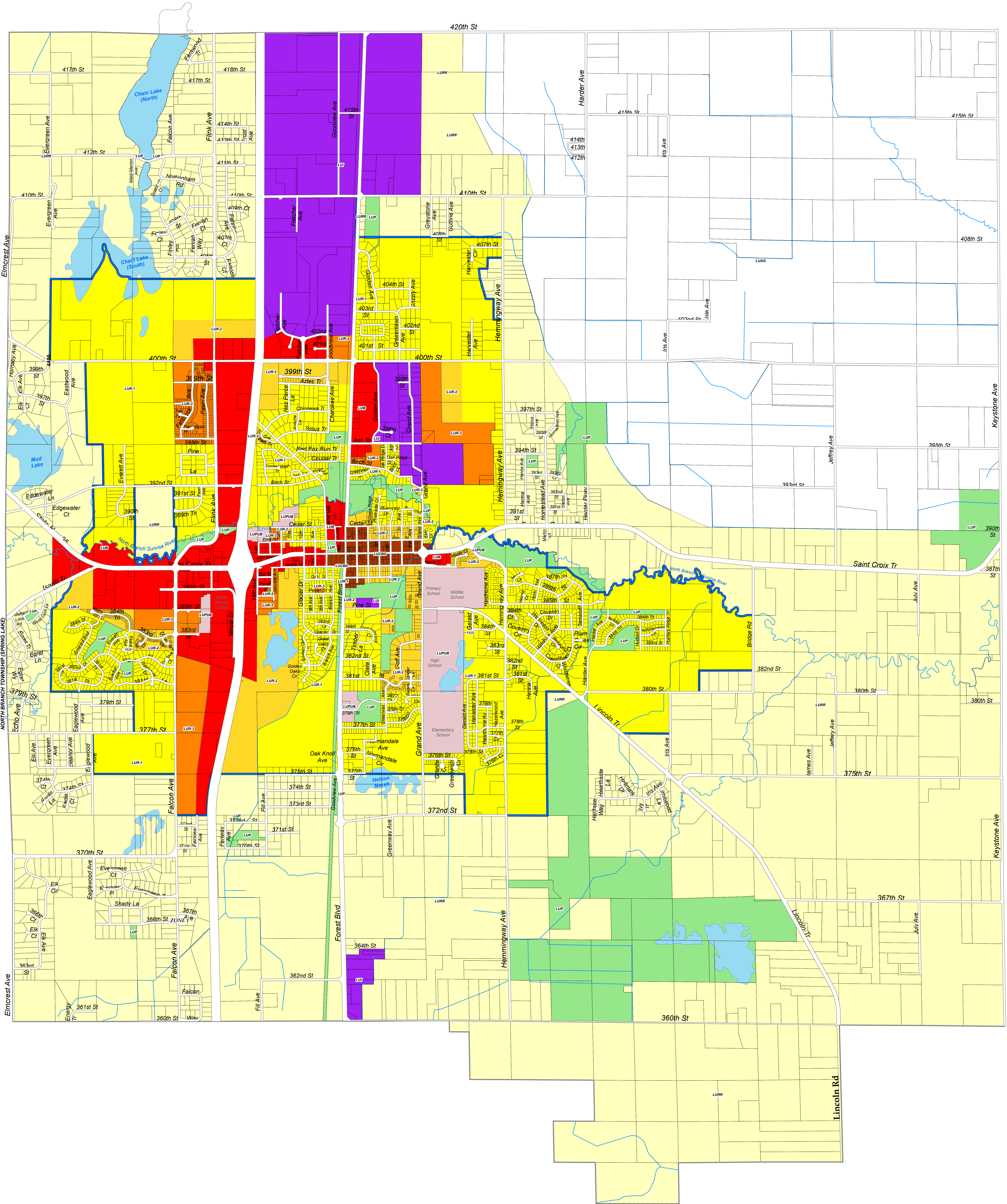
# Zoning Map

- ⬢ Urban Service Area Boundary
- ⬢ PUD Planned Unit Development Overlay
- ⬢ SL Shoreland Overlay District
- Zoning**
- ⬢ AG - Agricultural
- ⬢ B - Business
- ⬢ BN - Business Neighborhood
- ⬢ CBD - Central Business District
- ⬢ I - Industrial
- ⬢ I2 Heavy Industrial
- ⬢ P - Park/Open Space
- ⬢ PUB - Public/Semi-Public
- ⬢ R-1 Single Family Residential
- ⬢ R-2 - Medium Density Residential
- ⬢ R-3 - High Density Residential
- ⬢ RR - Rural Residential
- ⬢ RightOfWayOLD



Disclaimer: The City of North Branch provides this data "as is" without warranty or any representation of accuracy, timeliness or completeness. The data does not represent a survey. No liability is assumed for the accuracy of the data delineated hereon, either expressed or implied.

March 2024



# Comprehensive Land Use Map

Legend	
Urban Service Area Boundary	LUCBD - Central Business District
LUAG - Agricultural	LUP - Park/Open Space
LUB - Business	LUPUB - Public/Semi-Public
LUR-1 - Low Density Residential	LUR-3 - High Density Residential
LUW - Wetland	LURR - Rural Residential
LUW - Wetland	RightOfWayOLD
LUR-2 - Medium Density Residential	



Scale: 1:12000

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**Prepared By: Ryan Saltis, City Planner**

**Presenter: Ryan Saltis, City Planner**

**Date: 07/31/2025**

**Board & Commission: Planning Commission**

**Subject: Design Standards**

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### **Overview / Background**

At the July 1<sup>st</sup> Planning Commission Meeting, discussion was had with city staff and planning commission members to modify design standards. City staff provided research for surrounding cities design standards and compared them to North Branch's current design standards. It was determined that a majority of proposed design standard alterations were stemming from the Industrial Park. The Industrial Park is located in Design Standard Zones 1 and 2, with these zones requiring a percentage of the building façade to include durable and high-end materials. These requirements lead to higher priced buildings and can be a determining factor for whether or not a company decides to have their business in North Branch. The direction that the Planning Commission gave city staff was to focus on the Industrial design standards and what would need to change to give this area more flexibility for materials.

### **Attachments**

- Staff Report

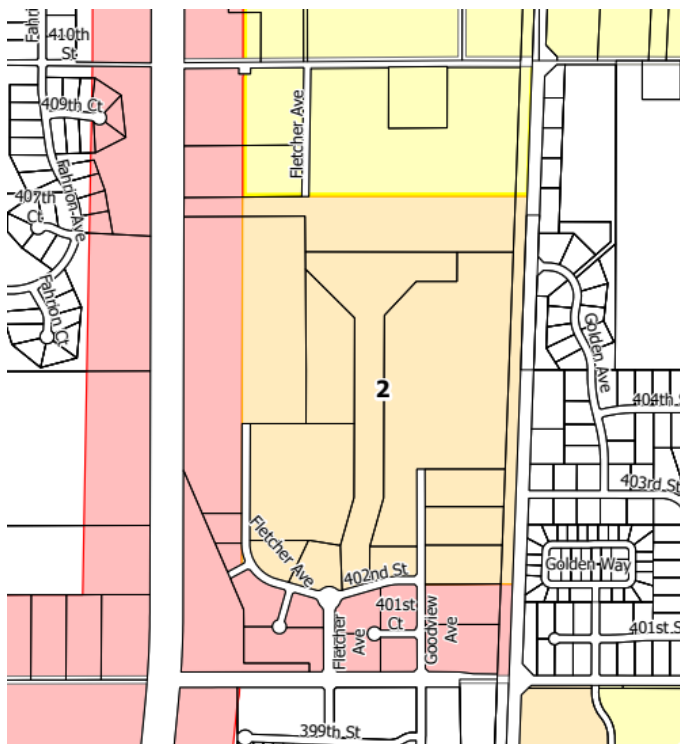
### **Voting Requirements:**

**Voting Options          Simple Majority**

## Industrial Design Standards Research

At the July 1<sup>st</sup> Planning Commission Meeting, discussion was had with city staff and planning commission members to modify design standards. City staff provided research for surrounding cities design standards and compared them to North Branch's current design standards. It was determined that a majority of proposed design standard alterations were stemming from the Industrial Park. The Industrial Park is located in Design Standard Zones 1 and 2, with these zones requiring a percentage of the building façade to include durable and high end materials. These requirements lead to higher priced buildings and can be a determining factor for whether or not a company decides to have their business in North Branch. The direction that the Planning Commission gave city staff was to focus on the Industrial design standards and what would need to change to give this area more flexibility for materials.

Design Standards Zone Map:



Design Standards Zones



- Design Standard Zone 1 follows I-35 and is shown in red. This is the most restrictive zone for design standards, requiring 65% of the facade to be a Class 1 material.
- Design Standard Zone 2 is less restrictive than Zone 1, but still requires at least 50% of the building façade to be a Class 1 material.
- Design Standard Zone 3 is the least restrictive. Structures in this zone are not subject to material composition requirements by Class. Buildings constructed in Zone 3 shall have a minimum of two complementary color tones or two materials incorporated on all sides of the building.

Classes of materials. For the purposes of this subdivision, exterior materials shall be divided into Class I and Class II categories as follows:

1. Class I consisting of:
  - i. Brick,
  - ii. Natural stone (or similar appearing, high quality manufactured stone),
  - iii. Glass curtain wall,
  - iv. Copper,
  - v. Other comparable or superior materials, or
  - vi. New materials that meet the intent of the preamble above.
2. Class II consisting of:
  - i. Specialty concrete block such as burnished, textured or rock face,
  - ii. Architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, smooth as cast, tooled, natural stone veneer, brick face and/or cast stone type finish,
  - iii. Masonry stucco,
  - iv. Fiber-cement exterior siding,
  - v. Other comparable or superior materials,
  - vi. New materials that meet the intent of the preamble above.
  - vii. Exterior finish installation system (EFIS),
  - viii. Opaque panels,
  - ix. Ornamental metal,
  - x. Smooth concrete block,
  - xi. Scored concrete block,
  - xii. Smooth concrete tilt-up panels,
  - xiii. Glazed block,
  - xiv. Glass block,
  - xv. Ceramic,
  - xvi. Other comparable or superior materials, or
  - xvii. New materials that meet the intent of the preamble above.

The next step would be to choose how to proceed with amending building design standards specifically for the Industrial Park. Options for changes shall be considered by the Planning Commission members and will be brought as an agenda item to vote upon at the next Planning Commission Meeting on September 2<sup>nd</sup>.

Options for consideration:

1. Change the Design Standard Zone Designation for the entire Industrial Park to Zone 2 or Zone 3
  - Consider how this could impact the look of the Industrial Park as a whole
  - Consider the visibility from I-35
2. Change the Percentages of required Class 1 materials for Zone 1 and Zone 2:
  - Zone 1: 65% Class 1 Materials Required/35% Class 2 Materials
  - Zone 2: 50% Class 1 Materials Required/50% Class 2 Materials
  - Percentages could be lessened, however these percentages would apply city-wide in zones 1 and 2
3. Create a new Zone 4 for the Industrial Park
  - Update Design Standards Map with Zone 4
  - Text Amendment to Section 66-943 Design Standards within City Code
  - Create Regulations for materials and percentages (similar to Zones 1-3)
4. Other proposals by the Planning Commission

## **North Branch:**

### **Sec 66-943 Design Standards**

- a) The zones set forth in this Section are defined in the design overlay district map on record with the City Clerk.
- b) Architectural Standards. The requirements contained within this Division shall not apply to any structure in the Agricultural, Rural Residential or Park/Open Space districts. It shall apply to all structures used for commercial purposes in Single-Family Residential, Medium Density Residential, and High Density Residential, all structures in the Central Business, Commercial, and Industrial Districts.

These standards are intended to ensure coordinated design of new and existing building exteriors, including additions and accessory structures, in order to prevent visual disharmony; minimize adverse impacts on adjacent properties from buildings which detract from the character and appearance of the district; and aid in improving the overall economic viability of the district. These standards are further intended to prevent use of materials that are unsightly, subject to rapid deterioration or which contribute to depreciation of property values or cause urban blight. It is not the intent of this Section to unduly restrict design freedom when reviewing and approving project architecture in relationship to the proposed land use, site characteristics and interior building layout. While the City of North Branch has not established a theme or particular style of architecture that must be adhered to, a general goal of creating a professional appearance with architectural appeal associated with a small city atmosphere is desired within the City of North Branch.

- (1) Architectural plans shall be prepared by an architect or other qualified person (as determined by the Zoning Administrator) and shall show the following:
  - (a) Elevations of all sides of the building.
  - (b) Type and color of exterior building materials.
  - (c) Typical floor plans.
  - (d) Dimensions of all structures.
  - (e) The location of trash containers and of exterior electrical, heating, ventilation, and air conditioning equipment.
  - (f) Utility plans including water, sanitary sewer, and storm sewer.
  - (g) Additional plans deemed necessary by the Zoning Administrator.
- (2) Exterior building materials shall be subject to Zoning Administrator approval and the following:

- (a) Zone 1: Structures must provide a cohesive architectural appearance reflecting its functional purpose and must be composed of at least sixty-five percent (65%) Class I materials; not more than thirty-five percent (35%) percent Class II materials.
- (b) Zone 2: Structures must provide a cohesive architectural appearance reflecting its functional purpose and must be composed of at least fifty percent (50%) Class I materials; not more than thirty-five percent (50%) percent Class II materials.
- (c) Zone 3: Structures must provide a cohesive architectural appearance reflecting its functional purpose. Structures in this zone are not subject to material composition requirements by Class. All other design standards in this Section apply unless otherwise listed.
- (d) Classes of materials. For the purposes of this subdivision, exterior materials shall be divided into Class I and Class II categories as follows:
  - 1. Class I consisting of:
    - i. Brick,
    - ii. Natural stone (or similar appearing, high quality manufactured stone),
    - iii. Glass curtain wall,
    - iv. Copper,
    - v. Other comparable or superior materials, or
    - vi. New materials that meet the intent of the preamble above.
  - 2. Class II consisting of:
    - i. Specialty concrete block such as burnished, textured or rock face,
    - ii. Architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, smooth as cast, tooled, natural stone veneer, brick face and/or cast stone type finish,
    - iii. Masonry stucco,
    - iv. Fiber-cement exterior siding,
    - v. Other comparable or superior materials,
    - vi. New materials that meet the intent of the preamble above.
    - vii. Exterior finish installation system (EFIS),
    - viii. Opaque panels,
    - ix. Ornamental metal,

- x. Smooth concrete block,
  - xi. Scored concrete block,
  - xii. Smooth concrete tilt-up panels,
  - xiii. Glazed block,
  - xiv. Glass block,
  - xv. Ceramic,
  - xvi. Other comparable or superior materials, or
  - xvii. New materials that meet the intent of the preamble above.
- (e) A distinctly different color of brick may be considered as a second Class I material, however, minor blended color combinations shall not be considered as a separate material.
  - (f) Buildings may be constructed primarily of one (1) specific Class I material provided that the design fits the purpose of the building and is obviously superior to the general intent of this Division to provide visual interest, variation in detailing, and eliminate long wall sections without windows.
  - (g) Buildings constructed in Zone 3 shall have a minimum of two complementary color tones or two materials incorporated on all sides of the building. This can be completed through wainscoting, columns, pilasters, or other ornamentation as determined by the Zoning Administrator.
  - (h) Garish or bright accent colors for awnings, trim, banding, walls, entries or any portion of the building shall be minimized, but in no case shall such coloring exceed five percent (5%) of each wall area.
  - (i) In Zones 1 and 2 exposed roof materials shall be similar to, or an architectural equivalent of a high quality asphalt shingle (300# or better), wood shingle, standing seam metal roof, or better.
  - (j) In Zone 3, roof materials shall be of a finished material and all fasteners and connectors shall be the same color as the roof material.
- (3) The overall architectural character shall have a consistent architectural expression on all sides of the building and be compatible with its surroundings.
  - (4) Windows or simulated windows shall be used on the ground level of any wall parallel to or nearly parallel to a street.
  - (5) All structures, including parking ramps shall be designed to be architecturally integrated into the overall site and be made of comparable materials and decorative elements.
  - (6) All façade treatments shall be maintained so as to not be unsightly in appearance or in a state of disrepair, nor shall harmful health or safety conditions be present for the life of the project.
  - (7) Prohibited Exterior Materials in Zone 1 and 2:

- (a) Vinyl Siding.
  - (b) Metal Siding, except as provided above.
  - (c) Formed Metal Panels with exposed fasteners.
  - (d) Pre-engineered post-frame structures with agricultural grade metal wall and roof panels, commonly called “pole barns” are not permitted.
- (8) Prohibited Exterior Materials in Zone 3:
- (a) Unfinished steel on walls or roofs.
  - (b) Unfinished aluminum on walls or roofs.
  - (c) Reflective materials.
- (9) Exceptions – The following exceptions to the exterior building material requirements may apply:
- (a) The use is an essential service as defined by this Division; or
  - (b) The applicant shall have the burden of demonstrating that:
    1. The proposed building maintains the quality in design and materials intended by this Division,
    2. The proposed building design and materials are compatible and in harmony with other structures within the district,
    3. The justification for deviation from the requirements of this section shall not be based on economic considerations.
  - (c) Sides of a building which are not visible from any public road may use any combination of Class I or II materials, if approved by the Planning Commission and City Council. The applicant must be able to demonstrate that said side of building is not visible from any public road.
  - (d) Garage doors, window trim, flashing, accent items and the like, shall not constitute required materials that make up the exterior finish of a building for the purposes of this section.
  - (e) Building Additions. Properties zoned I - Industrial and I2 - Heavy Industrial may be excepted from the minimum exterior building material standards for additions onto existing buildings. This exception only applies to additions of not more than 75 percent of the gross floor area of the initial principal building constructed on the property. The type and percent composition of the material(s) on the new addition(s) must be equal to or greater than the material(s) on the existing principal building. Additions exceeding 75 percent are required to meet the minimum exterior material standards for that Zone. In this case, the property owner may opt to satisfy the minimum standards on both the addition(s) and existing building. This exception does not apply to new secondary buildings and accessory structures on the property, if permitted by zoning.

**Cambridge:**

- (3) Industrial buildings. (Ord. 797, 01-21-2025)
- (a) Front wall. Exterior surfaces on all front street facing walls shall be face brick, rock face block, fiber cement, engineered wood siding (i.e. LP Smartside), stone, finished precast panels, glass, stucco, synthetic stucco or cast in place and/or precast panels.
  - (b) Side walls. Exterior surfaces on all side yard facing walls shall be a minimum 25% face brick, rock face block, fiber cement, engineered wood siding, stone, finished precast panels, glass, stucco, synthetic stucco or cast in place and/or precast panels. The intent of this is to create a wainscot or some other visually interesting feature. The remainder may be standing seam metal siding, architectural concrete and/or decorative block. The Zoning Administrator may allow a deviation from this based on design of building (i.e. loading docks or other physical characteristics).
  - (c) Rear wall. Exterior surfaces on rear yard facing walls may be 100% standing seam metal siding, architectural concrete and/or decorative block.
  - (d) Under no circumstances shall sheet plywood, sheet metal with exposed fasteners, corrugated metal, asbestos, iron, or plain concrete block (whether painted or colorintegrated or not) be deemed acceptable as exterior wall materials on buildings.

**Isanti:**

ARTICLE ONE: "I-1" INDUSTRIAL PARK DISTRICT

Subdivision 13: Building Design and Construction

- A. The design and location of the buildings constructed on a lot shall be attractive and shall complement existing structures and the surrounding natural features and topography with respect to height, design finish, color, size and location.
- B. Load bearing structural components shall be steel or structural concrete. Other materials of greater strength may be used if expressly allowed by the City Council.

- C. Architecturally and aesthetically suitable building materials shall be applied to, or used on, all sides of all buildings that are adjacent to other existing or future structures or roads. Exterior walls of iron, aluminum, or wood will be permitted only with the specific written approval of the City Council. Exterior walls of masonry, concrete and glass are encouraged. Colors shall be harmonious and compatible with colors of the natural surroundings and other adjacent buildings.
- D. All exterior wall finishes on any building shall be comprised of any one or a combination of the following materials:
1. Face brick
  2. Natural stone
  3. Glass
  4. Specially designed pre-cast concrete units, if the surfaces have been integrally treated with an applied decorative material or texture.
  5. Factory fabricated, finished 26 Ga. Metal panel
  6. Decorative concrete block approved by the City Council.
  7. Architectural metal accent panels, generally with a value greater than pre-cast concrete units, and as specifically approved by the City Council.
  8. When material noted in (5) above is used, there shall be a wainscot of material noted in (1), (2.) or (6) above, Wainscot shall be located across a minimum of 50% of the linear perimeter of the building and shall be located where most visible from streets and as specifically approved by the City Council. Minimum wainscot height shall be one-third of the sidewalk height and/or specifically approved by the City Council.
  9. Other materials as approved by the City Council and in conformance with existing design and character of the Property.

**Hugo:**

**Sec. 90-272. - Commercial and industrial construction standards.**

- (a) It shall be unlawful for any person to construct any commercial or industrial building in the city except in conformance with the following standards:
- (1) Exteriors for all buildings, principal and accessory, shall be architecturally enhanced concrete panel, architecturally enhanced masonry block, masonry with block, masonry

with exterior insulation and finish system (EIFS), brick, dressed stoned or glass. Colors shall be neutral or earth tones, except, to create a decorative effect, 20 percent of the building facade (excluding window and door areas for the computation) may be decorated with glazed tile, glass, plastic or metal panels, or wood of various colors.

- (2) All roof- and ground-mounted mechanical equipment shall be completely enclosed with building materials compatible with the principal structure and painted to blend in unobtrusively with their background.
  - (3) Accessory buildings and structures on each lot shall match, in color, form, and appearance, the principal building on the lot.
  - (4) All trash-handling and loading areas shall be fenced with materials consistent with the exterior facing materials on the principal buildings.
  - (5) Ground-level mechanical units shall be low profile and located to the side or rear of the building.
  - (6) On-site exterior lighting shall be directed down and shielded from adjacent properties and roadways. The maximum height of parking lot lighting adjacent to residential areas shall be 20 feet.
  - (7) All utilities shall be constructed underground, and utility meters shall be screened or integrated into the building structure.
  - (8) All areas not covered by building, parking, driveways, or impervious storage areas shall be landscaped and maintained in accordance with [section 90-181](#).
- (b) Within five years of the adoption of the ordinance from which this section was derived, the city council may issue a conditional use permit to allow the expansion of any existing commercial or industrial buildings not in conformance with this section. Such permit may allow the nonconforming building to be enlarged, up to double its existing size, using the same structural techniques as used for the existing building. The building must comply with all other pertinent building and zoning codes.
- (c) Any building constructed in a commercial or industrial zoning district shall comply with the commercial and industrial design guidelines.

### **Wyoming:**

Sec. 40 – 287. Architectural Standards.

All buildings shall conform to the standards contained in Article VII, Division 5.

- (1) In addition to other restrictions of Article VII, Division 5, pole buildings, metal-sided buildings, agricultural buildings or similar structures are not permitted as principal or accessory uses in the I district.

Sec. 40 – 458. Industrial District (I).

- (1) Acceptable exterior materials are divided into Class I, Class II, and Class III categories as presented in the table below. Facades facing public right-of-way or a residential district must be composed of at least 65 percent of Class I or II materials, with Class I materials comprising at least 25 percent of the total façade. Side and rear facades not visible from public right-of-way or residential districts may use any combination of Class I, II, or III materials.

CLASS I	CLASS II	CLASS III
Brick, Natural stone (or similar appearing, high quality manufactured stone), Natural wood, provided that the surfaces are finished for exterior use or the wood is of proven durability for exterior use, such as cedar, redwood or cypress, Glass curtain wall, Copper, Other comparable or superior materials, New materials that meet the intent of the preamble above.	Specialty concrete block such as burnished, textured or rock face, Architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, smooth as cast, tooled, natural stone veneer, brick face and/or cast stone type finish, Masonry stucco, Fiber-cement exterior siding, Engineered wood siding, Other comparable or superior materials, New materials that meet the intent of the preamble above.	Exterior finish installation system (EIFS), Opaque panels, Ornamental metal, Smooth concrete block, Scored concrete block, Smooth concrete tilt-up panels, Glazed block, Glass block, Ceramic Other comparable or superior materials, New materials that meet the intent of the preamble above.

- (2) Buildings may be constructed primarily of one (1) specific Class I material provided that the design fits the purpose of the building and is obviously superior to the general intent of this Division to provide visual interest, variation in detailing, and eliminate long wall sections without windows.
- (3) A distinctly different color of brick may be considered as a second Class I material, however, minor blended color combinations shall not be considered as a separate material.
- (4) Garage doors, window trim, flashing, accent items, and the like, shall not constitute required materials that make up the exterior finish of a building for the purposes of this section.
- (5) Buildings in the Industrial District must have the lower seventy-five percent (75%) of all exterior wall surfaces be at least one or a combination of Class I, II, or III materials. The remaining twenty-five percent (25%) of the building may be any material subject to final approval by the Planning Commission and City Council.

**Blaine:**

Chapter 31 – Industrial Districts

**31.091 - Architectural control.**

- (a) All buildings erected shall be a type of construction as defined in the Minnesota Building Code. (Ord. No. 00-1835, amended 3-16-2000; Ord. No. 00-1876, amended 10-19-2000)
- (b) Any building shall be constructed so that all exterior sides shall be surfaced equivalent to the front building elevation as determined by the Zoning Administrator.
- (c) Exterior wall surfaces of all buildings shall be primarily faced with brick, stone, precast panel, cast-in-place panel, architectural concrete with other permitted materials, or glass.

Use of modern metal paneling materials or its equivalent shall be considered for exterior wall surfaces provided such materials are used in conjunction with other materials listed above. Use of modern metal paneling materials or its equivalent shall not exceed thirty-five percent (35%) of any individual wall surface.

- (d) The building design should exhibit architectural control which seeks to be creative and maximize building lines, shades, and angles to maximize architectural uniqueness.
- (e) All building design and exterior wall surface materials shall be reviewed and approved by the Zoning Administrator.

**Monticello:**

(E) *Industrial requirements.*

(1) In the Industrial and Business Campus District (IBC), the following building materials and standards shall apply:

- (a) Buildings shall maintain a high standard of architectural and aesthetic compatibility with conforming surrounding properties to ensure that they will not adversely impact the property values of the abutting properties and shall have a positive impact on the public health, safety, and general welfare, insofar as practicable.
- (b) Exterior building finishes shall not consist of galvanized or unfinished steel, or unfinished aluminum.
- (c) Exterior building finishes shall consist of materials compatible in grade and quality to the following:
  - 1. Brick;
  - 2. Natural stone;
  - 3. Decorative rock face block or burnished block;

4. Wood, provided that the surfaces are finished for exterior use and wood of proven exterior durability is used, such as cedar, redwood, or cypress;
  5. Glass;
  6. Stucco or substantially similar finish product;
  7. Exterior insulated finish systems, where said system is manufactured to replicate the look of one of the approved building materials in this section;
  8. Cast in place concrete or pre-cast concrete panels.
- (d) Metal exterior finishes shall be permitted only where coordinated into the overall architectural design of the structure, such as in window and door frames, mansard roofs or parapets, and other similar features, and in no case shall constitute more than 15% of the total exterior finish of the building.
- (e) Any exterior wall adjacent to a public street must have a higher level of aesthetics. This could be accomplished by architectural design features. Increased use of stone and/or brick across 15% of the facade area, combination of glass and architectural metals, or a wall plane articulation across 15% of the facade area. Such articulation must extend at least five feet from the primary building line of the principal building structure.

**St Francis:**

4. *I-1, General Industrial District.*
    - a. 25 percent of the exterior building finish for the front wall shall consists of material comparable in grade and quality to the to the following: face brick, natural stone, glass, stucco, Specially designed pre-cast concrete units if the surfaces have been integrally treated with an applied decorative material, textured concrete block, or smooth concrete block if scored at least twice.
    - b. The balance of the building finish may consist of the following: wood, horizontal lap siding (wood, Masonite, steel, aluminum, or vinyl), or other approved architectural metal siding.
    - c. Baked enamel sheet metal siding shall be a permitted building material but shall not count towards the 25 requirement.
  5. Within the I-2 Isolated Industrial District, there shall be no limitations on exterior building finishes.
- C. *Architectural Standards for Non-Residential and Non-Agricultural Buildings.*

1. Facade Articulation and Details. Buildings shall be designed so that building material, color, or massing changes at least every 60 linear feet for all street facing sides of the building. Massing changes may be accomplished through use of articulation details such as cornices, molding, columns, pilasters, or other ornamentation as well as vertical recess or projections of the wall face.
2. Windows shall be installed at regular intervals along the length of all street-facing building walls.

**Princeton:**

1. For aesthetic purpose, all buildings and structures shall be faced with the following:

- a. Face brick;
- b. Pre-finished metal panels;
- c. Pre-cast concrete panels;
- d. Glass and/or curtain wall construction;
- e. Concrete block may be used alone or in conjunction with other permitted materials or surfaced with stucco, wood, or properly applied masonry paints;
- f. Plastic panels when combined with modular exposed structural curtain wall systems;
- g. Other approved materials provided they maintain the integrity of the surrounding structures while meeting the requirements for building materials in the MN-1 Industrial District. Pole type construction must have a site plan review including an architectural design review with the Planning Department Staff and/or Zoning Administrator;
- h. Windows are required in the front of the building pending planning review and demonstration of need, e.g. security etc.;

## Surrounding Cities Comparison Chart:

City	Primary Materials Allowed	Metal Use	Design Requirements / Notes
<b>Cambridge</b>	Brick, rock face block, fiber cement, engineered wood, stone, precast panels, glass, stucco, synthetic stucco	Standing seam metal allowed on sides and rear only; sheet metal with exposed fasteners prohibited	Front and side walls must meet higher design quality; rear wall can be 100% metal; no sheet metal, corrugated, asbestos, or plain concrete block.
<b>Isanti</b>	Brick, stone, glass, decorative concrete block, precast concrete, architectural metal panels (by approval)	26-gauge factory metal allowed with wainscot; metal panels limited and require enhancement	Materials must be approved by City Council; wainscot required on visible areas; natural appearance and harmony with surroundings required.
<b>Hugo</b>	Architecturally enhanced concrete/masonry, EIFS, brick, dressed stone, glass	Metal allowed only for accents (20% max decorative area, not primary finish)	Exteriors must use architectural-grade materials; emphasis on screening mechanicals and matching accessory buildings.
<b>Wyoming</b>	Class I (brick, stone, decorative block), Class II (precast concrete, architectural metal panels), Class III (less durable or aesthetic)	At least 25% Class I, total 65% Class I/II on visible facades; rest may include Class III	75% of wall must be durable finish materials; design must prevent large unbroken surfaces; pole and ag buildings prohibited as principal structures.
<b>Blaine</b>	Brick, stone, precast panel, cast-in-place concrete, architectural concrete, glass; metal panels permitted with restriction	Modern metal paneling allowed up to 35% per wall	All facades must match front façade quality; architectural control to maximize creativity and uniqueness; Zoning Administrator approval required.
<b>Monticello</b>	Brick, stone, decorative block, finished wood, glass, stucco, EIFS, cast-in-place or precast concrete	Metal allowed only as coordinated accents, max 15% of façade	Front/street-facing façades must include higher aesthetics (brick/stone/glass/etc. across at least 15%); articulation required for visual interest.
<b>St. Francis</b>	25% front must be brick, stone, glass, precast, stucco, textured/smooth scored block; remainder may include lap siding or architectural metal	Baked enamel sheet metal allowed but not counted toward 25% requirement	I-2 district has no restrictions. Facades must change material/color/mass every 60 feet. Windows required along street-facing walls.
<b>Princeton</b>	Brick, pre-finished metal panels, precast concrete, glass, stucco, wood, masonry-painted concrete block, plastic panels with curtain walls	Metal panels allowed; pole buildings require architectural review	Materials must complement surrounding development; front windows required unless exempted; modern construction techniques encouraged.