



NORTH BRANCH

—Minnesota—

Ka Bao Jennrich
Chair

Gary Shaefer
Commissioner

Jim Ibinger
Commissioner

Patrick Meacham
Commissioner

Steve Cich
Commissioner

**PLANNING COMMISSION
REGULAR AGENDA
WEDNESDAY, NOVEMBER 6, 2024 @ 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 Oct 1, 2024 Minutes ACTION
7. PUBLIC HEARINGS
 - a. Wellage Variance - Accessory Building Placement ACTION
 - b. Anderson Conditional Use Permit - Plumbing in Accessory Structure ACTION
8. REPORTS
 - a. Rethos Downtown Central Business District Presentation INFO
9. NEXT MEETING - 12/03/24 - 6:30 pm
10. PUBLIC COMMENT
11. ADJOURNMENT



Prepared By:

Presenter:

Date: 11/01/2024

Board & Commission: Planning Commission

Subject: Approval of Oct 1, 2024 Minutes

Approval of Oct 1, 2024 minutes

Voting Requirements:

Voting Options Simple Majority



NORTH BRANCH

—Minnesota—

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Steve Cich
Commissioner

**PLANNING COMMISSION
REGULAR AGENDA
TUESDAY, OCTOBER 1, 2024 @ 6:30 PM
CITY HALL, 6408 ELM STREET, NORTH
BRANCH, MN 55056**

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

REGULAR MEETING

Tuesday, October 1, 2024

1. CALL TO ORDER

The North Branch Planning Commission met in REGULAR and Chair Jennrich called the meeting to order at 6:31 PM.

2. PLEDGE OF ALLEGIANCE

Chair Jennrich led the pledge of allegiance.

3. ROLL CALL

Present: Chair Ka Bao Jennrich, Commissioner Gary Schaefer, Commissioner Jim Ibinger, Commissioner Patrick Meacham, Commissioner Steve Cich

Absent:

Remote:

Others Present: Colette Baumgardner, WSB Graduate Community Planner, GIS Specialist/Parks Direct Sondrol, City Clerk/IT Director Varma along with members of the public.

Notes: Councilmember Miles arrived at the meeting at 6:38pm.

4. AGENDA APPROVAL

a. Approve Agenda

ACTION

RESULT: Passed

MOVER: Jim Ibinger

SECONDER: Steve Cich

AYES: Ka Bao Jennrich, Gary Schaefer, Jim Ibinger, Patrick Meacham, Steve Cich
ABSENT:
NOTES:

5. CONSENT AGENDA

There were no items under Consent Agenda.

6. PUBLIC HEARINGS

a. Comprehensive Plan Amendment and Concept Plan - Westside Commons ACTION

Colette Baumgardner, WSB Graduate Community Planner led the public hearing discussion on Comprehensive Plan Amendment and Concept Plan - Westside Commons. She stated that Aim North Holdings, LLC (Applicant) has applied for a comprehensive plan map amendment and concept plan for the Westside Commons Senior Housing project at (PID: 11.00399.05) and addressed the questions from the Council.

The Planning Commission went into a public hearing at 7pm.

Jeff, the developer, addressed several questions of the Council on the development and the need for the amendment to the Comprehensive Plan and Concept Plan.

Bob Streater, 38928 10th Ave, addressed the Council about the location of the use of land and stated that he is against the proposed Comp plan amendment.

The Public Hearing was closed at 7:34pm and the regular session resumed.

Motion was made by Ibinger to investigate more land that is zoned more appropriately for the location. No second. Motion failed.

Schafer made a motion to deny the comprehensive plan amendment and move it to the Council. No second. Motion failed.

RESULT: Passed
MOVER: Ka Bao Jennrich
SECONDER: Steve Cich
AYES: Ka Bao Jennrich, Patrick Meacham, Steve Cich
ABSENT:
NOTES: KaBoa made a motion to approve the comprehensive plan amendment and concept p and recommend to the City Council along with staff to work on bringing it to the ED. their recommendation.

b. Ordinance Amendment - Accessory Structures ACTION

Colette Baumgardner, WSB Graduate Community Planner led the public hearing discussion on Ordinance Amendment - Accessory Structures.

RESULT: Passed
MOVER: Gary Schaefer
SECONDER: Patrick Meacham
AYES: Ka Bao Jennrich, Gary Schaefer, Jim Ibinger, Patrick Meacham, Steve Cich
ABSENT:

NOTES: Motion to recommend approval of the proposed ordinance amendment to Section 66- regarding the size of accessory buildings as presented by Staff with changes to line 2 3 to two square footage structures.

c. Ordinance Amendment - Keeping of Chickens ACTION

Colette Baumgardner, WSB Graduate Community Planner led the public hearing discussion on Ordinance Amendment - Keeping of Chickens.

RESULT: Passed
MOVER: Jim Ibinger
SECONDER: Steve Cich
AYES: Ka Bao Jennrich, Gary Schaefer, Jim Ibinger, Patrick Meacham, Steve Cich
ABSENT:
NOTES: Motion to recommend approval of the proposed ordinance amendment to Section 6-8 Section 6-82, and Section 66-6 regarding the keeping of domestic fowl and honey be residential lots as presented by Staff with license language instead of permit added ar recommended to the Council.

d. Ordinance Amendment - Cannabis ACTION

Colette Baumgardner, WSB Graduate Community Planner led the public hearing discussion on Ordinance Amendment - Cannabis.

Motion to recommend approval of the proposed ordinance amendments regarding the use, definitions, and parking standards for cannabis businesses as presented by Staff.

e. Conditional Use Permit - Multiple Principal Buildings - Flashing by Design ACTION

Colette Baumgardner, WSB Graduate Community Planner led the public hearing discussion on Conditional Use Permit - Multiple Principal Buildings - Flashing by Design.

Motion to move item number Meacham 6 (e) before 6 (a) and seconded by KaBoa. Motion passes.

The Commission opened for Public Hearing at 8:29pm and went into regular session at 8:30pm.

RESULT: Passed
MOVER: Patrick Meacham
SECONDER: Ka Bao Jennrich
AYES: Ka Bao Jennrich, Gary Schaefer, Jim Ibinger, Patrick Meacham, Steve Cich
ABSENT:
NOTES: Motion to recommend approval of a Conditional Use Permit for 6556 396th Court fo principal buildings on one property subject to conditions and findings of fact as prese by Staff.

7. NEXT MEETING - 11/9/2024 - 6:30PM

8. ADJOURNMENT

The meeting was adjourned at 10:08pm



Prepared By: Kim Lindquist, Director, Community Planning & Econ. Dev, Nathan Sondrol, Community Development Director

Presenter: Kim Lindquist, Director, Community Planning & Econ. Dev, Nathan Sondrol, Community Development Director

Date: 10/11/2024

Board & Commission: Planning Commission

Subject: Wellage Variance - Accessory Building Placement

Overview / Background

The Wellage's (Owner/Applicant) have requested variances for the location of a recently constructed accessory shed on the property. The parcel is zoned R-1 Single-Family Residential and located at 37595 Greenwich Court; the PID is 11.00568.09. Variances are required for the 5 foot side yard setback when 6 feet is required; for the building separation of 2 feet between buildings when 10 feet is required, and because the accessory structure is built upon a drainage and utility easement.

The City Code requires the side yard setback for accessory structures to be at least 6 feet from the lot line, however, the accessory shed is 5 feet from the lot line. The City Code regarding all zoning districts requires accessory buildings to be located at least 10 feet from any other buildings on the same lot. The current accessory structure is 2 feet from the existing attached garage. The City Code also states that the placement of detached garages or accessory dwellings shall not be placed in drainage and utility easements. The variance requests would allow the accessory shed to stay in its current location and make an exception to the city code required side setback, distance from principal building, and allow the accessory to be maintained within the utility/drainage easement. If approved, access to the existing public utility pipe will need to be addressed by the applicant.

Issue(s) to Consider

1. Land Use and Zoning
2. Criteria for Granting a Variance
- 3.

Analysis of Issue(s)

1. Land Use & Zoning

The Subject Property is currently has a land use classification: **Single-Family Residential**. The corresponding zoning is **R-1 Single Family Residential**.

The proposed detached accessory structure, a shed, is an accessory use in the Single-Family Residential district. The accessory structure meets the building size and height requirements, and is compliant with the maximum number of accessory buildings allowed in R-1 (2). The building location is at issue; it does not meet the required side yard setback, distance from other buildings, and the placement of the accessory building is within a public drainage and utilities easement. The following sections in the code list the various requirements that are not met by the application:

Section 66-898 (d) requires the following setbacks for accessory structures:

Zoning District	Front Yard (Minimum)	Side Yard (Minimum)	Rear Yard (Minimum)	Sidewall Height (Maximum)
R1	30 ft	6 ft	6 ft	10 ft
Wellage Accessory Building	30 ft	5’*	101.75 ft	7ft (8 ft peak)

Section 66-898 (a) (2) states that an accessory building must be located at least ten feet from any other building on the same lot. The current accessory structure is two feet (2”) from the attached garage when ten feet (10’) is required.

Section 66-898 (c) states the placement of detached accessory building and garages shall not be allowed in a wetland, stormwater pond, or in a drainage/utility or other easement. The current accessory structure location is within a dedicated drainage and utility easement. The easement is overly wide because there is a stormwater pipe within the easement that the City will need to access from time to time for maintenance. Access to the pipe will require removal of the accessory structure which is a cost the city should not bear.

The applicant indicates that the contractor indicated the current location was desired due to the grades in the rear of the residence. The slab was installed without the benefit of permit, and the inspector indicated to the contractor upon seeing the cement slab that the accessory structure would not be permitted in that location. The contractor moved forward and installed the shed.

The applicant has provided information in support of the variance including the cost to relocate and the need for additional grading elsewhere for installation. Please note the submitted drawing does not accurately reflect the setbacks occurring on site. The submitted survey indicates a 20’ setback from the side property line and a 10’ setback between the shed and principal structure. These calculations on incorrect and as noted above the side yard setback is 5’ and the separation between buildings is 2’.

2. Variance Standards

Section 66-64 lists the ten findings of fact that should be determined when granting a variance.

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.

Additionally, Section 66-65 lists the conditions for granting of a variance:

1. When they are in harmony with the general purposes and intent of the ordinance; and
2. When the variances are consistent with the comprehensive plan.
3. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance.

"Practical difficulties," as used in connection with the granting of a variance, means that:

1. The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance;
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner; and
3. The variance, if granted, will not alter the essential character of the locality.

Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

1. When they are in harmony with the general purposes and intent of the ordinance;
The request to approve an accessory building is consistent with the intent of the ordinance. However, the proposed location (existing) requires several variances which are inconsistent with the intent of the zoning ordinance to ensure there is separation between buildings and buildings are set back from property line. The placement of a building within a drainage and utility easement, over an existing pipe is inconsistent with the zoning ordinance and policies of the city.
2. When the variances are consistent with the comprehensive plan.
Construction of an accessory garage is consistent with the comprehensive plan.
3. The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance;
Construction of an accessory shed is a reasonable use of the property and consistent with the zoning ordinance and other properties in the neighborhood. The variances would permit construction in a location which is closer to the property line and closer to the principal structure on the site, out of compliance with the ordinance standards. The building is also placed in a drainage and utility easement which is overly wide to allow future city access to the existing stormwater pipe. To ensure proper access and maintenance of the pipe there should not be any structures within the drainage and utility easement.
4. The plight of the landowner is due to circumstances unique to the property not created by the landowner; and
According to the Applicant, their concrete structural specialist informed them that the accessory structure location is in the safest place on the property. There is space available closer to the house on the east, or behind the house, in the rear yard, where the accessory shed could be located without need for variances. These locations may require additional grading to

accommodate the accessory structure but can be accommodated. The applicant also indicated that moving the shed would be costly and the contractor would not guarantee the structural integrity of the building after moving. The contractor was informed before the building was constructed, but the slab installed, that the shed could not be placed in its present location. There are other locations on the property for placement of the accessory shed without variance.

5. The variance, if granted, will not alter the essential character of the locality.

Approval of the shed in the current location may prompt other property owners in the area to request similar treatment which will alter the essential character of the neighborhood. Allowing installation of the shed on the public drainage and utility easement is inconsistent with city practices and may encourage other residents to request similar treatment.

The variances allows for the accessory structure to stay in its current location. Should the Planning Commission wish to approve the three requested variances, the property owner should sign a document acknowledging that the accessory structure is within the public drainage and utility easement and that any costs associated with public access to the easement or pipe will be borne by the property owner. This document should be recorded with the property for the knowledge of future owners.

Public Comment

No public comments have been received to date.

Staff Recommendation

City staff recommends denial of the three requested variances based upon the following:

1. The property owner has other locations on the site for placement of the accessory structure without the need for variances.
2. The variances are not prompted by the unique circumstances associated with the property but are based upon the property owners desires and economics related to relocation of the accessory structure, the shed, which will require additional cost.
3. Placement of a structure within a public drainage and utility easement may negatively affect the operations of the storm sewer and drainage in the area.

Recommended Planning Commission Action

Motion to deny the three requested variances as proposed by the applicant due to the three findings of fact presented by staff.

Planning Commission Action

After the public hearing and discussion, the Planning Commission could take one of the following actions:

1. Recommend denial based upon findings of fact as presented by Staff.
2. Recommend approval with Planning Commissioners' finding of fact and conditions of approval.
3. Table the request to the next Planning Commission meeting and provide direction to Staff and the applicant as to the additional information needed.

Attachments

1. Wellage Variance Application dated September 3, 2024
2. Site Photos

Voting Requirements:

Voting Options Simple Majority



ZONING & LAND USE APPLICATION

VARIANCE

NORTH BRANCH

PROPERTY INFORMATION	
Property Address	37595 Greenwich Ct, North Branch
Parcel ID Number	11-00568.09

APPLICANT INFORMATION	
Name	Michael + Deborah + Aaron Wellage
Address	37595 Greenwich Ct, North Branch
Phone	763-732-8346
Email	MichaelWell@Aol.com

OWNER INFORMATION	
Name	☒ Same as applicant.
Address	
Phone	
Email	

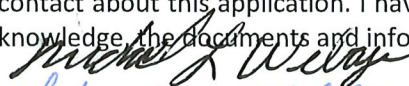
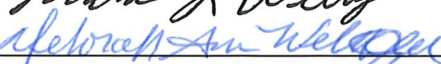
VARIANCE REQUEST					
	From	To		From	To
Setback: Front Yard	30 ft	16 ft	Lot: Width/Depth	53 ft	245 ft
Setback: Rear Yard	ft	ft	Lot: Area	2513 sq ft	sf
Setback: Side Yard	ft	10 ft	Height: Building/Fence	10 ft	ft
Other:					

APPLICATION FEES			
Application	\$300	Escrow	\$0

ACKNOWLEDGEMENT

APPLICANT STATEMENT

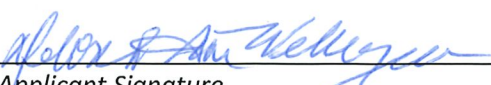
This application should be processed in my name, and I am the party whom the City of North Branch should contact about this application. I have completed all of the applicable filing requirements and, to the best of my knowledge, the documents and information I have submitted are true and correct.



Applicant Signature

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.)


Applicant Signature

Date

VARIANCE CONSIDERATION

State law enables cities to grant variances from zoning standards, if the request meets these requirements:

1. The proposed variance is in harmony with the general purpose and intent of zoning ordinances.
2. The proposed variance is consistent with the Comprehensive Plan.
3. An applicant establishes practical difficulties exist where compliance with zoning standards are not possible, resulting in the variance request. Practical difficulties means:
 - the proposed use is reasonable
 - the need is caused by circumstances unique to the property, not created by the property owner, and not solely based on economic conditions
 - the proposed use would not alter the essential character of the surrounding area(s).

As part of the Written Statement, applicants requesting a Variance from City zoning standards shall respond to each question individually, analyzing and describing in detail the purpose and reasonableness of the request and associated practical difficulties to be considered. Questions must be included with each response.

1. Describe how the request is in harmony with the general purpose and intent of zoning for the property.
2. Describe how the request is consistent with the Comprehensive Plan.
3. Describe why the proposed use is reasonable.
4. Describe the following: *circumstances unique to the property, why the need for the variance was not created by the property owner, and why the need is not solely based on economic considerations.*
5. Describe why the variance would not alter the essential character of the neighborhood.

SUBMITTAL REQUIREMENTS

Application Fee(s)	Non-refundable application fee and escrow.
Legal Description	A full legal description, as documented on property deed or certificate of title.
Boundary Survey	A Certificate of Survey prepared by a Registered Land Surveyor must be submitted. The survey must include: lot dimensions, platted and recorded easements and rights of way, existing and proposed structures or additions or other site improvements with dimensions to show size and location, structure setbacks from property lines, natural features, driveways and utilities.
Written Statement	This narrative shall describe the requested Variance approval and the intended use of the property, compatibility to the surrounding land uses, and a detailed justification as to why the City should consider and approve the request.
Variance Analysis	The Written Statement shall answer each question referenced above, analyzing and detailing the practical difficulties related to the Variance request.
Vicinity Map City	Aerial map showing the location of the property in relation to the City as a whole.
Site Plan - add to survey	The Site Plan must be drawn with a straight edge and to a standard engineering scale. It must include the following: north arrow, lot lines with dimensions, streets and trails, driveway locations, natural features (wetlands, lakes, creeks, woodlands, etc.), existing and proposed structures or additions with property line setbacks, and easements, rights of way and public land dedications, if required.
Building Plans & photo - dimensions of shed	Scaled floor plans and four (4) sided architectural elevations and color renderings for each and legend showing the type and location of materials to be used.
Other Items - TBD	Depending on the proposed development, and if deemed necessary, City staff reserve the right to require additional materials to allow a full review of the application.
Mailing Labels City	Mailing list, tables and map of names and addresses of property owners located within 350 feet of the subject property. Labels are available through Chisago County at: https://gis.chisagocountymn.gov/Link/jsfe/index.aspx
Submittal Format	One (1) Paper copy of application; three (3) full-size copies of plans and documents. Electronic copy (PDF and CAD) of application and documents.

All documents are public information and may be used in written reports and distributed to the public.

Subject: **Payment confirmation: Invoice #2945-(The Shed Shop USA)**
Date: 7/2/2024 7:33:34 AM Central Daylight Time
From: quickbooks@notification.intuit.com
To: michaelwel@aol.com



[Manage payment](#)



You paid \$5520.00

to **The Shed Shop USA** on 07/02/2024

Payment details

Invoice no.	2945
Invoice amount	\$8020.00
Total amount	\$5520.00

Status	Paid
Payment method	Personal checking *****0134
Authorization ID	AA0BV9Q7

Please don't reply to this email, if you need any help regarding this message, please contact the business directly.

Thank you,



The Shed Shop USA

+1 6517387433

www.theshedshopusa.com | jessica@theshedshopusa.com

US

No additional transfer fees or taxes apply.

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COLDWELL BANKER
REALTY

AMENDMENT TO PURCHASE AGREEMENT

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1. Date April 29th, 2024

2. Page _____ of _____ pages

3. The undersigned parties to a Purchase Agreement, dated January 23rd 2024
4. (Date of this Purchase Agreement), pertaining to the purchase and sale of the Property at
5. 37595 Greenwich Ct North Branch MN 55056

6. hereby mutually agree to amend said Purchase Agreement as follows:

7. **New purchase price to be: \$392,481 + \$3,200 = \$395,681**

8. **Add concrete slab (12 feet wide x 18 feet long) - \$3,200**

9.
10. **Buyer to provide exact location for slab to Builder.**

11.

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30. All other terms and conditions of the Purchase Agreement to remain the same.

31.  04/30/2024
(Seller) (Date)

 04/29/2024
(Buyer) (Date)

32.  04/30/2024 Page 14 of 55
(Seller) (Date)

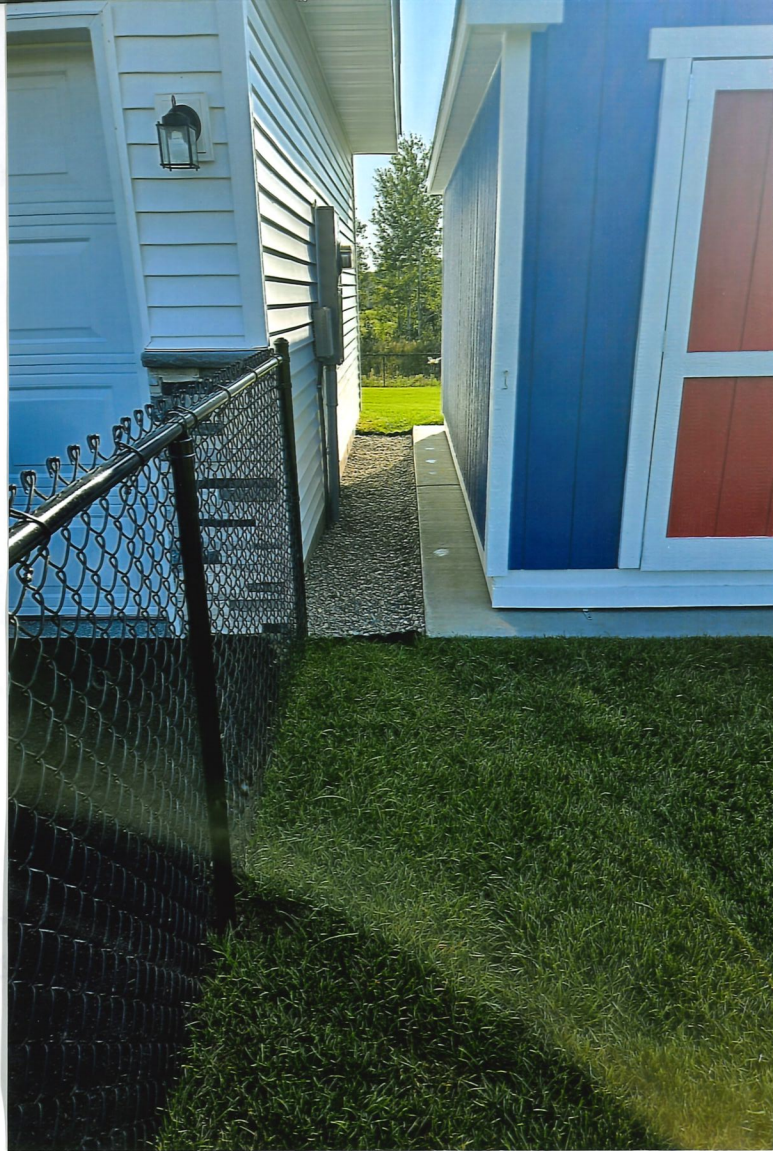
Bullet points for granting verence for our shed

- 1 We have consulted a concrete structural specialist we were told that where we have our shed is the safest place on our property for the shed
- 2 We where told by these specialists that if we tried to move the shed it would lose it structural integrity.
- 3 We where told also that with the steep grade of our backyard and the sand subserface it would definatly fail and collopse into the retaining pond in the backyard.
- 4 The cost to move the shed would cause financial hardship for our veteran family and the movers will not garentee the safe movement of the shed total cost 8500.00
- 5 We have scouted out our naborhood and found several sheds like ours within 1 foot of their houses.
- 6 Most of these sheds are not the same color as their houses.
- 7 We ask the counsel to help out a veterans family and grant our variance

* Farmers Ins is ok with it.
* We are a military family. We are very proud
he served and returned home.

- 2' from garage
- even w/ front of house
- 5' from property line

Dimensions provided via phone
conversation with Deb and Colette on 8/27









Tall - 8 ft at peak
walls - 7 ft
2 ft house + shed

Paid for a Site
Permit on
7-17-2024

NE Corner



SE Corner





Prepared By:

Presenter:

Date: 10/28/2024

Board & Commission: Planning Commission

Subject: Anderson Conditional Use Permit - Plumbing in Accessory Structure

Recommended Planning Commission Action

Motion to recommend to the City Council approval of the Conditional Use Permit at 4950 412th Street for an accessory structure with plumbing in the Rural Residential (RR) zoning district subject to the following conditions:

1. The applicant obtain a plumbing permit for the proposed plumbing work.
2. The applicant ensure the capacity of the septic system can accommodate the additional water use.

Overview / Background

The applicant is requesting approval of a conditional use permit to allow installation of plumbing facilities within a new pole building proposed on the site. The pole barn will be located north of the existing residence. The rural residential zoned site currently contains a principal structure and there are larger accessory structures located in the residence. The applicant is requesting installation of ½ bath, a wash tub, a mop bucket rise out and drains for the furnace and bathroom. The building is for personal use and will contain some athletic equipment for property residents. The new plumbing will be connected to a two-compartment septic tank and then the clear water pumped to the existing septic system. The applicant does not anticipate any additional load on the existing septic system due to the additional plumbing. The ordinance permits by conditional use permit, plumbing in an accessory structure in the rural residential zoning district.

Issue(s) to Consider

1. Land Use and Zoning
2. Conditional Use Permit

Analysis of Issue(s)

1. Land Use & Zoning

The Subject property is guided **Rural Residential** and is located outside the Urban Service Area Boundary. The property is zoned RR **Rural Residential**.

1. Conditional Use Permit

The addition of plumbing in an accessory structure in the Rural Residential zoning district is considered a Conditional Use. In order for a CUP to be approved, the proposal should be weighed against the following standards:

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.

Based upon the information provided by the applicant and the assessment of the findings of fact, staff believes the application meets the standards for granting of a conditional use permit.

Staff Recommendation

City staff recommend approval of the Conditional Use Permit for the Subject Property with the following conditions as stated.

Recommended Planning Commission Action

Motion to recommend to the City Council approval of a Conditional Use Permit for 4950 412th Street for plumbing withing the existing accessory structure, as allowed by the RR-Rural Residential zoning, subject to the following conditions:

1. The applicant obtain a plumbing permit prior to installation of plumbing within the accessory structure
2. The applicant verify that the capacity of the existing septic system can accommodate the additional plumbing.

Planning Commission Action

After the public hearing and discussion, the Planning Commission could take one of the following actions:

1. Recommend approval with conditions based upon findings of fact as presented by Staff.
2. Recommend denial with Planning Commissioners' finding of fact and conditions of denial.
3. Table the request to the next Planning Commission meeting and provide direction to Staff and the applicant as to the additional information needed.

Attachments

1. Anderson CUP Application dated October 9, 2024
2. Location map/aerial

Voting Requirements:

Voting Options Simple Majority



legend



Results
View



Zoom In



Zoom Out



Pan



Zoom Prev



Zoom Next
Navigation



Zoom Select



Zoom Extent



Clear



Search



Identify
Commands



Links/Downloads



Buff





NORTH BRANCH

ZONING & LAND USE APPLICATION

CONDITIONAL USE PERMIT

PROPERTY INFORMATION	
Property Address	4950 412th St. North Branch, MN 55056
Parcel ID Number	11.00112.00

APPLICANT INFORMATION	
Name	Luke and Megan Anderson
Address	4950 412th St. North Branch, MN 55056
Phone	763-226-8412
Email	Luke.Finntekinc@gmail.com

OWNER INFORMATION	
Name	☒ Same as applicant.
Address	
Phone	
Email	

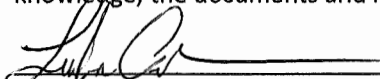
CONDITIONAL USE REQUEST		
Land Use & Zoning	Rural Residential	Rural Residential (RR)
Permitted Use(s)	Single Family Home With Accessory Structure	
Conditional Use(s)	Plumbing in accessory structure	Use Description.
Use Detail	Toilet, Sink, mop bucket tub and furnace drain	Parking, area, etc.
City Code Section(s)	§66-898 (j)	

APPLICATION FEES			
Application	\$300	Escrow	\$0

ACKNOWLEDGEMENT

APPLICANT STATEMENT

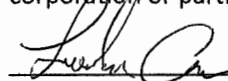
This application should be processed in my name, and I am the party whom the City of North Branch should contact about this application. I have completed all of the applicable filing requirements and, to the best of my knowledge, the documents and information I have submitted are true and correct.


Applicant Signature

10-9-24
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.)


Applicant Signature

10-9-24
Date

Request for Conditional Use Permit

I, Luke Anderson, am requesting a conditional use permit to be used at my residence. This permit will include the installation of plumbing in my new construction pole building. The plumbing will consist of a ½ bath (toilet and sink), a wash tub, a mop bucket rinse out, and drains for my furnace and bathroom. The building will be used for personal use. I will have a basketball hoop and a batting cage inside for my 3 kids (14,12,9). I would like to have a bathroom in the pole building so we don't have to go outside and into the house.

The plumbing will be connected to a two-compartment septic tank and then the clear water pumped to my existing septic system. I don't anticipate any additional load on my septic than my family currently using it.

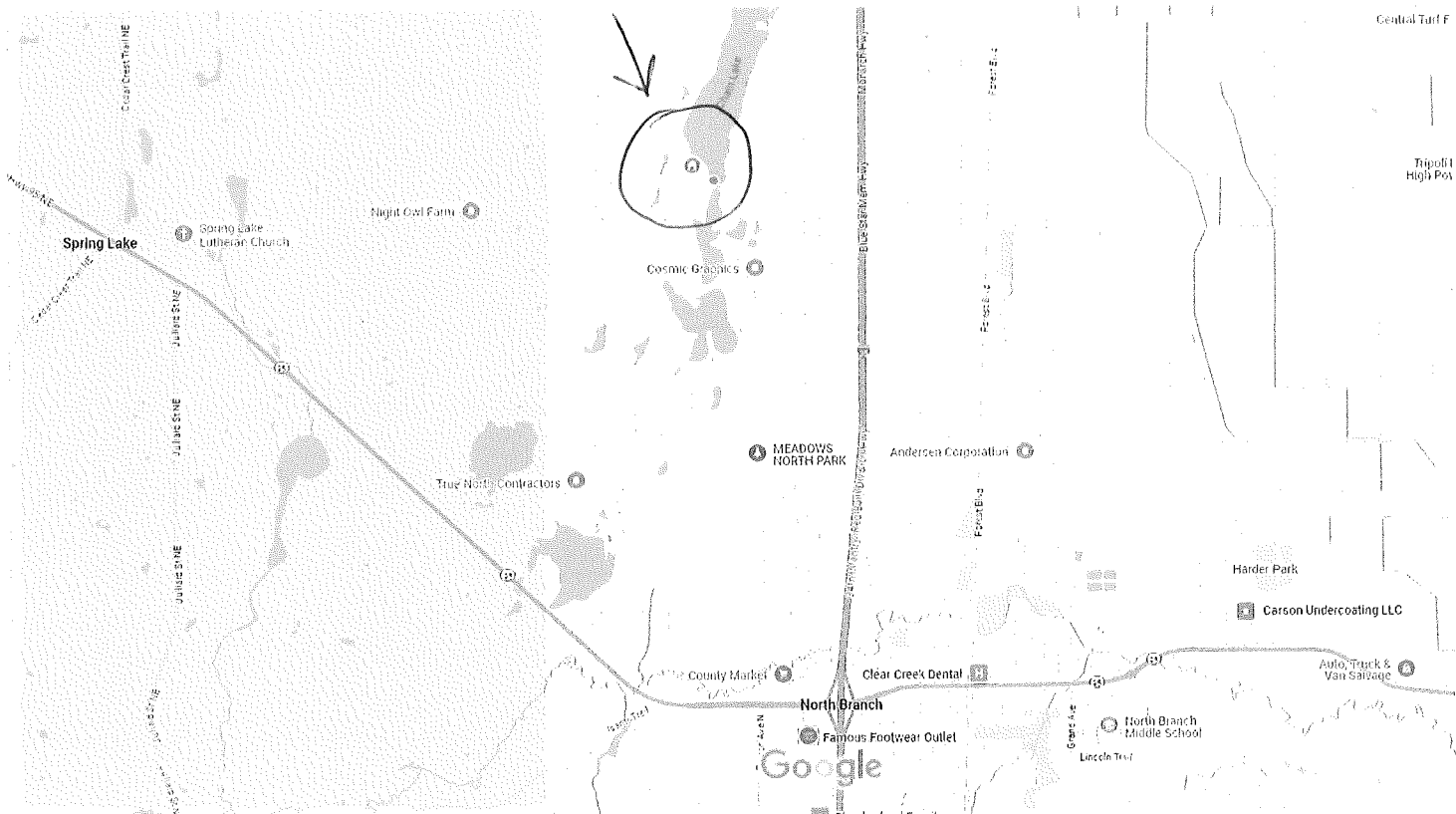
I appreciate your time looking at this request. Call or e-mail me with any questions or requests of additional information.

Luke Anderson

763-226-8412

Luke.Finntekinc@gmail.com

4950 412th St. North Branch, MN 55056



Map data ©2024 2000 ft



Parcel Information Report

Parcel Number: 11.00112.00

General Parcel Information

Parcel: 11.00112.00

Town: NORTH BRANCH

School District: SCHOOL DISTRICT 138

Acres: 30.80

Section: 06

Township: 035

Range: 021

Plat:

Plat Description:

Block:

Lot:



Legal: N 1089 FT OF GOVT LOT 3 AS MEAS AT R/A TO N LINE THEREOF. AND THAT PT OF GOVT LOT 3 LYG S OF N 1089 FT OF SAID GOVT LOT 3 AS MEAS AT R/A TO N LINE THEREOF & LYG

Owner Name: ANDERSON LUKE A & MEGAN M

Mailing Address: 4950 412TH ST

City/State/Zip: NORTH BRANCH, MN 55056

Property Use Code 1: 211 Rural Vacant Land

Property Use Code 2:

Property Use Code 3:

Valuation

Year: 2024

Classification - Homestead 1: 100 Res 1 unit - 1A-Residential Homestead

Classification - Homestead 2: 211 Rural Vacant Land - 2B-Rural Vacant
Land/Non-Productive - Non Homestead

Classification - Homestead 3:

Total Acres:

Total EMV Land: \$324,300.00

Total EMV Bldg: \$559,500.00

Total EMV: \$883,800.00



legend



Results
View



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Zoom Out



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Zoom Prev



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Navigation



Zoom Select



Zoom Extent



Clear



Search



Identify
Commands



Links/Downloads



Buff





Prepared By: Nathan Sondrol, Community Development Director

Presenter: Nathan Sondrol, Community Development Director

Date: 11/01/2024

Board & Commission: Planning Commission

Subject: Rethos Downtown Central Business District Presentation

Background/Overview

The City Council approved working with Rethos, a non-profit organization that specializes in all things downtown, to assist with hosting community conversations to conduct community visioning and planning related to Downtown North Branch this past summer.

The goal of the project was to work with Rethos to help facilitate the discussions, compile thoughts and pull together a synopsis as to the public discussion, and provide a final report, including their thoughts and any recommendations for opportunities identified through the process.

The outcomes of the project were presented on October 29, 2024.

Attached is a copy of the final presentation.

Voting Requirements:

Voting Options Simple Majority



North Branch, MN
November 2024

Presentation Overview

- Review of Rethos' Work
 - June 5
 - Business Owner Meetings & Community Input Session
 - June 17
 - Presentation of Inputs and Recommendations
- Other Work by City & County
- Ideas and Results
- Recommendations



From June 5 Visit: The Structure

- Business Owner Meetings: 11:30-5pm
 - Three people from 2 businesses
 - Followed up with online survey: 4 responses from unique businesses
- Community Meeting: 6-8 pm
 - Approximately 70 people



From June 17 Meeting

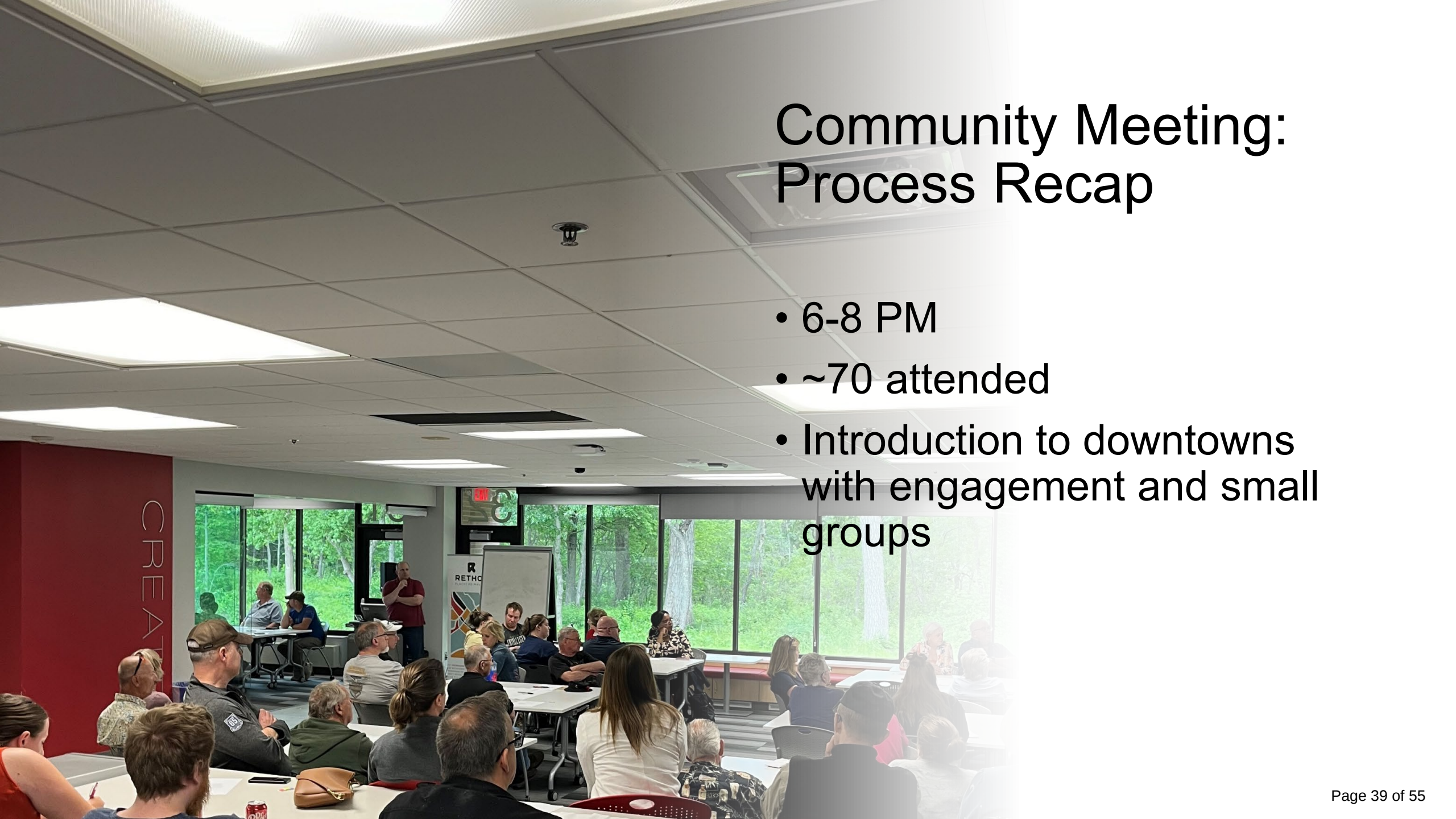
- Community Meeting
 - About 50 people attended
 - Presented results from June 5 business and community meetings
- Generally good discussion
 - Small group of residents sought to derail conversation
 - Led to difficulty in getting full input from community

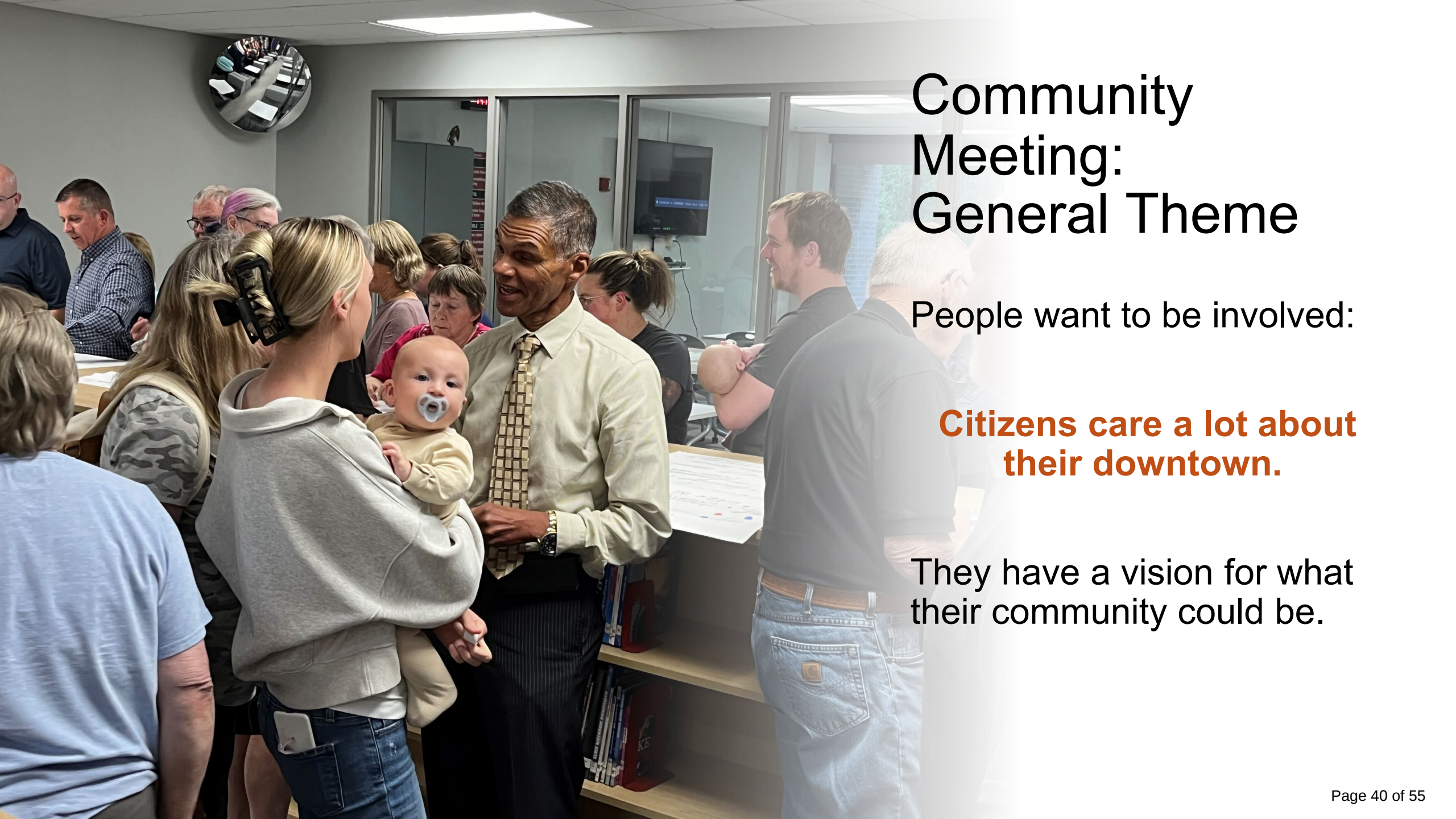
Business Owner Meetings & Survey

- Common Theme:
 - Potential, Collaboration, Lacking Support
- Concerns:
 - Messaging: Most common concern
 - Feeling of fatigue
 - Building revitalization needs
 - Uniformity in business offerings

Community Meeting: Process Recap

- 6-8 PM
- ~70 attended
- Introduction to downtowns with engagement and small groups



A photograph of a community meeting. In the foreground, a man in a light-colored shirt and patterned tie is smiling and talking to a woman who is holding a baby. The woman is wearing a grey hoodie and jeans. The baby is wearing a yellow onesie and has a pacifier. In the background, other people are standing and talking. There are bookshelves with books and a television screen in the background. The room has large windows and a circular mirror on the wall.

Community Meeting: General Theme

People want to be involved:

**Citizens care a lot about
their downtown.**

They have a vision for what
their community could be.

Community Meeting: Stats



- General info:
 - Good distribution of new to lifelong residents
 - Most people don't go into downtown more than once or twice a month.
 - If they are downtown, it's to go only one place.

What is **one word** you would use to describe downtown North Branch?

Limited Parking	Safe	Traffic
Boring (lots of agreement)	Inadequate	Incomplete
Dangerous	Dated	Streetscape not good
Tired	Expensive	Accessible
Illegal	Restrictive Parking	Preserved Buildings
Good Schools	Unhealthy (smoking on street)	Not Family-Friendly
Overtaxed	Disoriented	

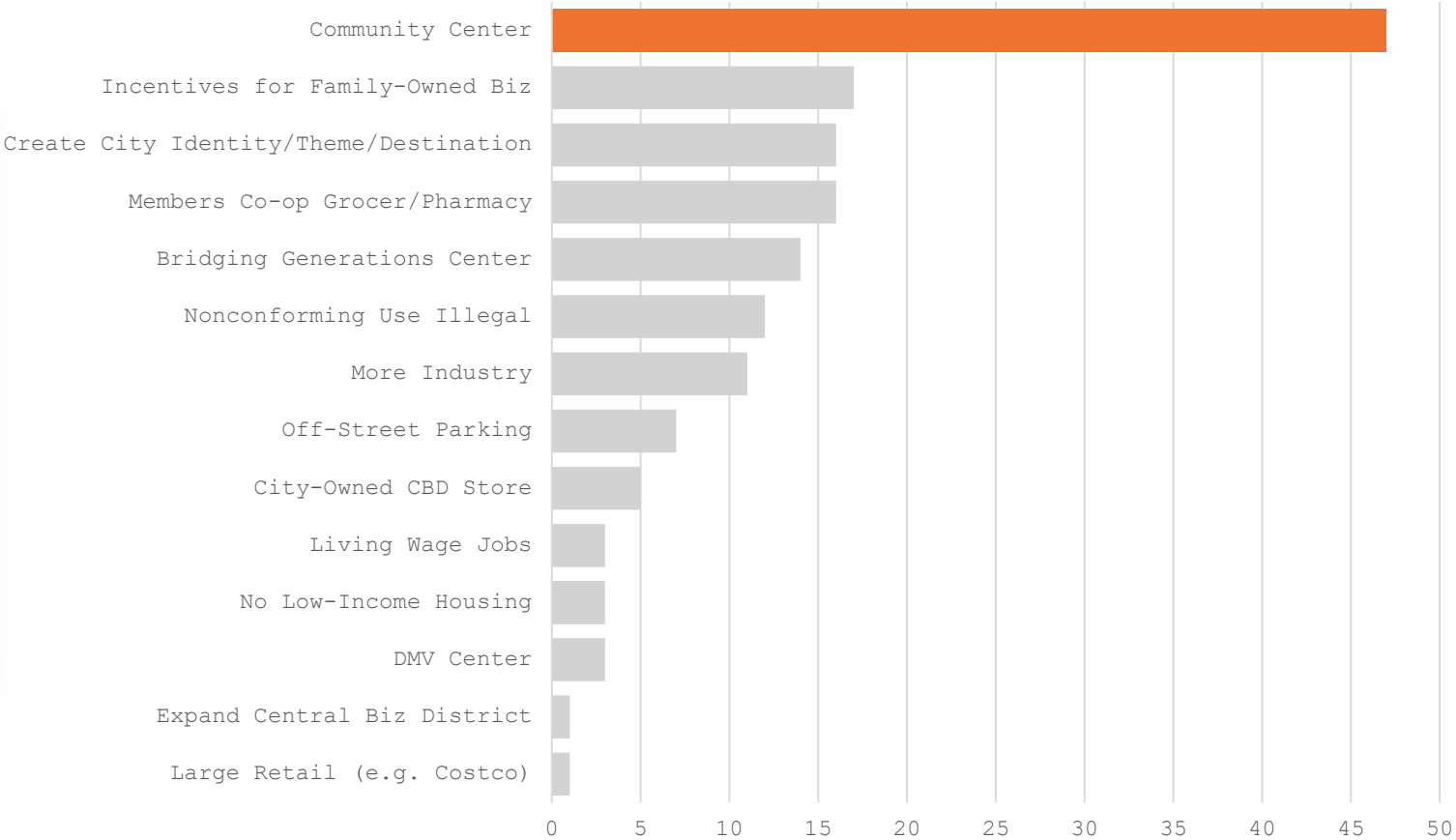
What has been the **biggest** loss downtown?

Young People	Worker Housing	Grocery Store
Pharmacy	Coffee Shop	Bakery
Popcorn Guy on Street	Shopko	Leader Store
Movie Theater	Fabric Store	General Building Loss without rebuilding
Library (reason to go downtown)	Teen Center	

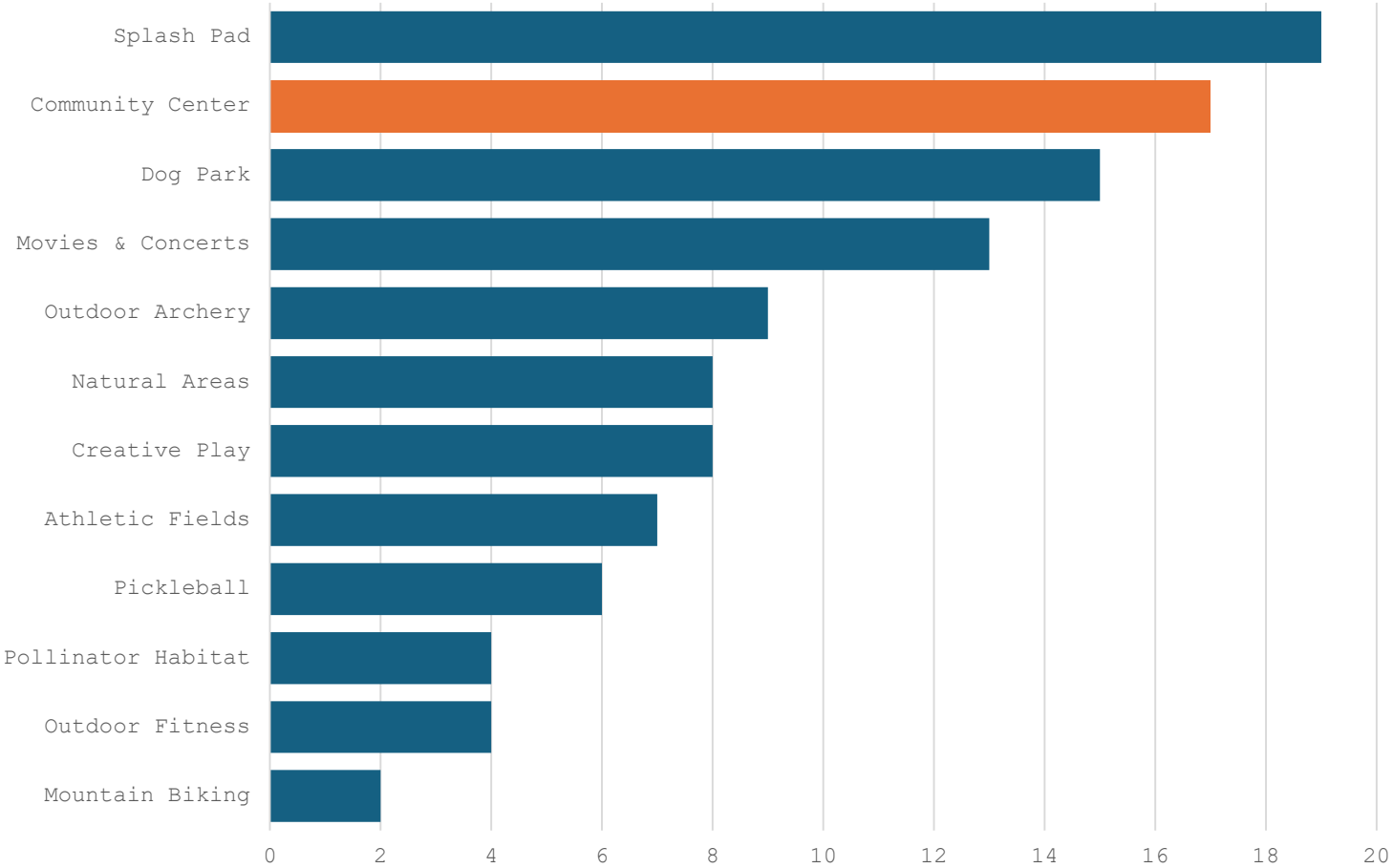
If I could **add one thing** to downtown it would be...

Identity	Destination (make it one!)	Grocery & Pharmacy
Street Vendors	Ice Cream Shop	Splash Pad
Community Center w/pool	Youth Service Center	Butcher
Restaurant with street-side dining	DMV	Pet Store
Dog Park	Off-Street parking	Quarterly Community Mtgs
Incentive for Family-Owned Businesses	Quiet, family restaurant	

What do you want in your downtown?



September 2022: Parks Survey



September 2022: Downtown Survey



Majority of residents willing to walk 2 blocks or more from parking space



Deterrents to going Downtown

Parking

Things to do

Uniformity
in offerings

Dining
options



Potential Draws

Restaurant
options

Diverse shopping

Activities &
Events

July 2024: Residential Study



A current county study reveals that North Branch has a rental housing vacancy rate of just 1%.

Limited Housing Supply: Support growth for youth, young adults, and seniors.

Obstacles to Suitable Housing: High costs, limited options, low vacancy.

Attainable Housing Needs: More budget-friendly housing for seniors, young adults.

Significance of Location: Proximity to essential services and employment hubs is a priority for residents.

Ongoing Issues: High utility expenses, property taxes, and poor rental conditions, including maintenance concerns and limited amenities.

Our takeaways: the wants

- Desire for community in downtown:
 - Gathering place for activities & community building
- People want basic service businesses:
 - pharmacy, bakery, grocery
- Business owners need support
 - Collaboration within community
 - Additional support is needed to increase awareness of stores/services



Our takeaways: collaboration



North Branch has untapped energy—**70 people** attended the first community meeting and **50 people** attended the second. They want to share their visions for North Branch.



A vocal minority seeks to **derail conversations and undermine North Branch's potential.**



Positive changes are already underway with support from Merchants Café, the city, the beautification committee, and the mall boosting local businesses.



Service-based businesses occupy much of downtown; how can they drive more investment without being relocated?



The city's invitation to facilitate discussions shows a commitment to improvement. How can community efforts further elevate city initiatives and strengthen **collaboration with city staff?**



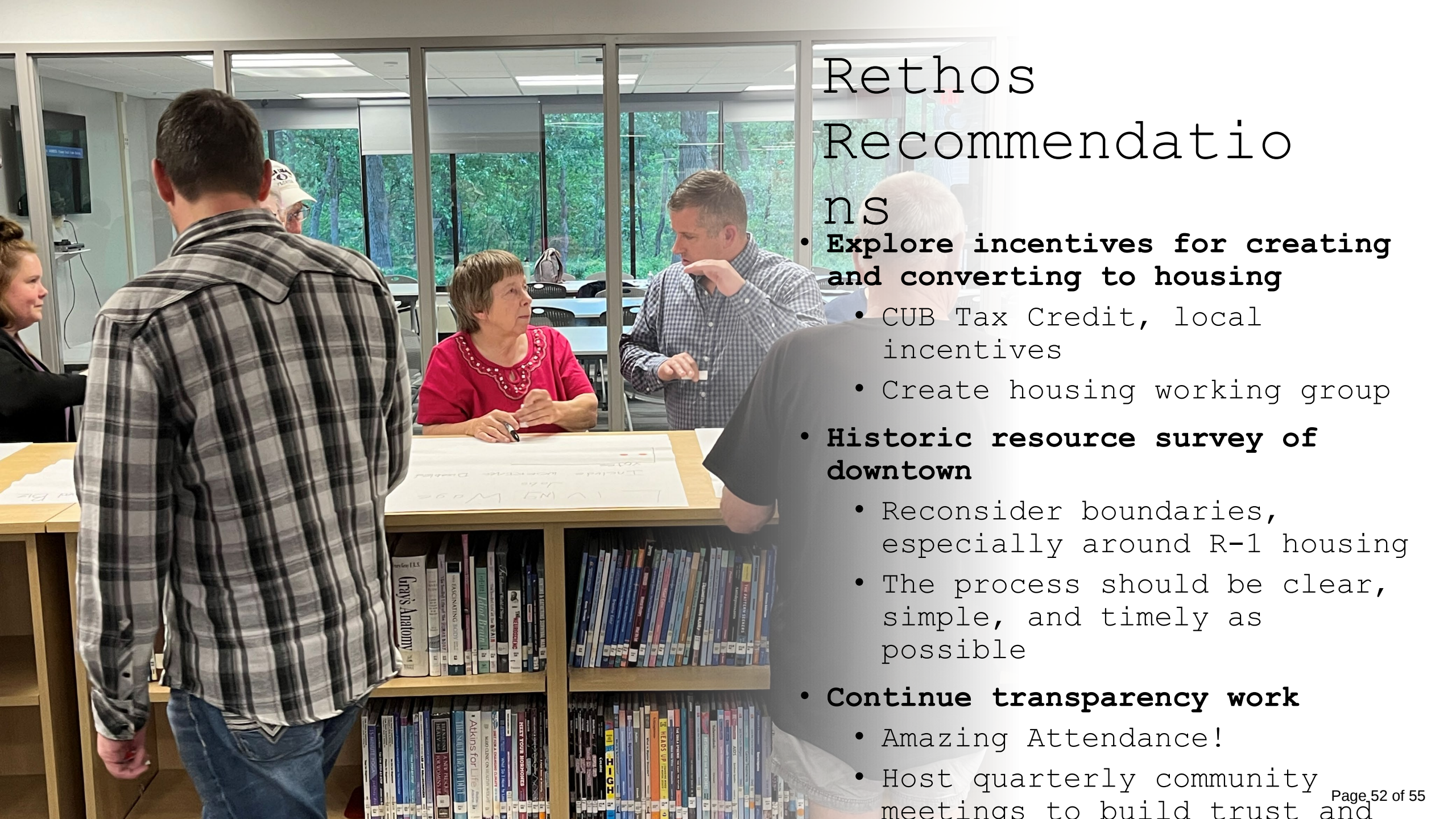
Our
- takeaways:
who is this
for?

- Tourism or community building?
- Many people shared ideas on attracting visitors, but there was little unprompted focus on the needs and wants of current residents.

There is more to community revitalization than tourism!

If you build a downtown locals love, tourists will seek it out.

- While becoming a destination is a great goal, downtown planning should prioritize the needs of current

A photograph of a community meeting taking place in a room with large windows overlooking a green landscape. Several people are gathered around a long wooden table. A man in a plaid shirt stands with his back to the camera, looking at a map on the table. A woman in a red shirt sits at the table, looking towards a man in a plaid shirt who is gesturing with his hand. Another person is partially visible on the left. The table has a map and some papers on it. Below the table is a bookshelf filled with books. The text 'Rethos Recommendations' is overlaid on the right side of the image.

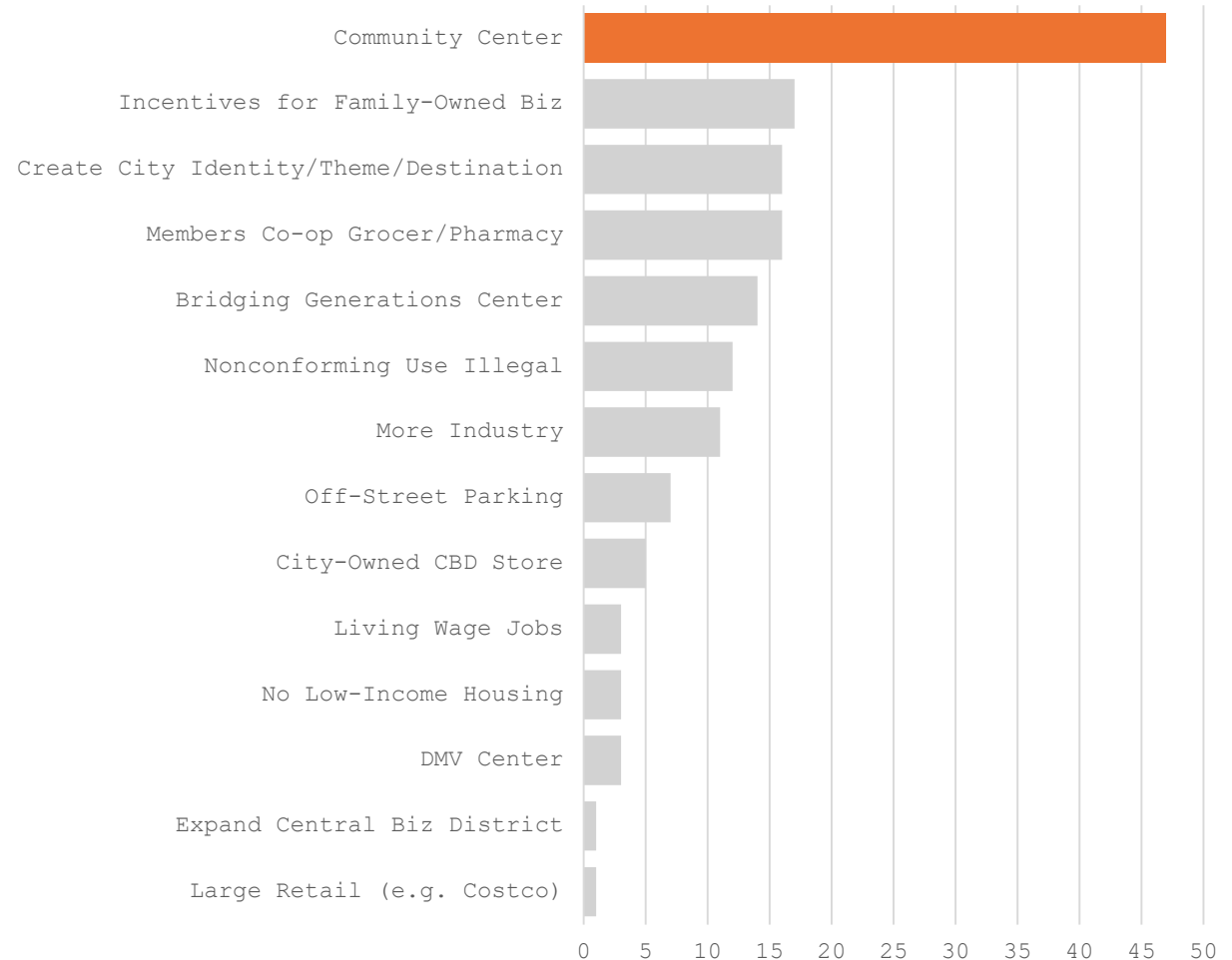
Rethos Recommendations

- **Explore incentives for creating and converting to housing**
 - CUB Tax Credit, local incentives
 - Create housing working group
- **Historic resource survey of downtown**
 - Reconsider boundaries, especially around R-1 housing
 - The process should be clear, simple, and timely as possible
- **Continue transparency work**
 - Amazing Attendance!
 - Host quarterly community meetings to build trust and

Rethos Recommendations

- **Work toward community wants**

- Leverage your existing engagement
- Good use of ongoing community mtgs
 - City staff or External consultant
- Select 1-2 items from surveys/studies that appear feasible
- Involve the community to create plan to make them happen
- Be transparent throughout process



QUESTIONS





North Branch, MN

October 2024