

**CITY OF CLEARWATER
PLANNING & ZONING**

**PUBLIC HEARING AGENDA
March 12th, 2019**

**7:00 Call to order
Pledge of Allegiance**

Approve Agenda

**7:05 OPEN PUBLIC HEARING
(Conditional Use Permit and Site Plan Review to
allow construction of an industrial building for
major vehicle repair, office, warehouse and
accessory open storage located on the property
south of Heaton Blvd and Shorty Street)**

Close Public Hearing

**7:30 Committee discussion
Resolution PZ19-01**

7:45 Other

Adjourn

***Their may be a quorum of other City Boards or committees present.**

***All times are tentative.**

**City of Clearwater
Planning & Zoning Commission
February 25th, 2019 Minutes**

Chair Watson, called the meeting to order at 7:00pm.

Members present: Bob Watson, Rollie Lange, Kris Crandall and Robert Yurch

Members absent: Wayne Kruchten

Visitors as signed in: None

Others present: Deb Petty- Zoning Administrator

MOTION TO APPROVE THE AGENDA, LANG, SECOND BY CRANDALL ALL MEMBERS PRESENT IN FAVOR, MOTION CARRIED

Chair Watson opened the Public Hearing at 7:04 and made the following announcement:

The public hearing notice did not get published 10 days prior to the February 26th meeting as required by state statute, therefore, the public hearing will be continued to the date of March 12th, at 7:00 pm for public input and approval.

Chair Watson closed the Public Hearing at 7:05.

Next Meeting: March 12th, 2019

MOTION TO ADJOURN THE MEETING, YURCH, SECOND BY LANG ALL MEMBERS PRESENT IN FAVOR, MOTION CARRIED.

Meeting adjourned at 7:06 pm.

Respectfully submitted,

Deb Petty, Zoning Administrator

Robert Watson, Chair

**PLANNING AND ZONING COMMISSION
CITY OF CLEARWATER**

RESOLUTION NO. PZ19-01

**RESOLUTION RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT FOR
OPEN STORAGE OF SEMI-TRAILERS AT THE PROPERTY TO THE SOUTH OF HEATON
BLVD AND SHORTY STREET (PID#S 104500022202 and 104500022207)**

WHEREAS, Blaine Brothers (“the applicant”) has requested approval of a conditional use permit for accessory open storage on property legally described as follows:

See attached Exhibit A.

WHEREAS, Division 15, Sec. 117-828 (10) of the Clearwater Zoning Ordinance does provide for said use; and

WHEREAS, notice of a public hearing to accept input on the CUP request was published in the official newspaper on March 1st, 2019 and also sent to property owners within 350 feet of the property; and

WHEREAS, the Planning Commission conducted a public hearing on the CUP request on February 26, 2019 and March 12, 2019, and accepted input on the CUP request; and

WHEREAS, the Planning Commission has reviewed the CUP request and has made the following findings:

1. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan.

Planning Commission Finding:

2. The proposed use is or will be compatible with present and future land uses of the area.

Planning Commission Finding:

3. The proposed use conforms to all performance standards contained in the City Zoning Ordinance.

Planning Commission Finding:

4. The proposed use can be accommodated with existing public services and will not overburden the City’s service capacity.

Planning Commission Finding:

5. Traffic generated by the proposed use is within capabilities of streets serving the property.

Planning Commission Finding:

6. Other factors for consideration:

Planning Commission Finding:

WHEREAS, The Planning Commission has extensively reviewed the applicable code, considered the findings as well as the comments, and input of the Applicants, the Property Owner, the neighboring residents and the general public.

NOW, THEREFORE, BE IT RESOLVED BY THE CLEARWATER PLANNING COMMISSION THAT; the Planning Commission does hereby recommend the issuance of a conditional use permit for open storage of semi-trailers at the property to the south of Heaton Blvd. and Shorty Street (PID#S 104500022202 and 104500022207), subject to the following conditions:

1. The applicant shall work with City staff to address comments from the City Engineer
2. The applicant shall work with the Clearwater Fire Department and Building Official to ensure that the project meets State Fire and Building Codes.

Prior to Grading Permit:

1. Revise landscape plans to incorporate additional plantings to screen the open storage spaces from adjacent properties.
2. Revise the lighting plan to show compliance with the maximum ½ foot candle requirement.
3. The applicant must obtain all necessary permits from MNDOT and Wright County.
4. The applicant shall submit a final tree preservation plan.

Prior to Building Permit:

5. The applicant shall provide an application for an administrative subdivision to perform a lot combination. Parcel 2 is an existing nonconforming lot of record that needs to be combined with Parcel 1 to bring it into conformance with Section 117-75(a)(1) of the City Code
6. No signage has been approved. The applicant must submit a sign permit and final sign plan for staff approval.
7. The applicant shall provide final details on the trash enclosure and any recycling space required by the state building code.

Prior to Certificate of Occupancy

8. The applicant shall obtain any required permits from the Minnesota Department of Health and any other applicable agency and written approval from the code compliance official for the food preparation area

DATED THIS 12th DAY OF March 2019

ATTEST:

Planning Chair

Deputy City Clerk/Zoning Administrator

Attachments

1. Exhibit A – Certificate of Survey



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
www.landform.net

TO: Clearwater Planning and Zoning Committee

FROM: Kevin Shay, Landform

DATE: March 7, 2019 for the March 12, 2019 Planning and Zoning Committee Meeting

RE: Conditional Use Permit and Site Plan to construct an industrial allow construction of an industrial building for major vehicle repair, office, warehouse and accessory open storage south of Heaton Boulevard and Shorty Street (PID#s 104500022202 and 104500022207)

REVIEW DEADLINE: April 13, 2019

1. Application Request

Blaine Brothers is requesting approval of a conditional use permit and site plan to allow construction of an industrial building containing space for office, warehousing and major vehicle repair with open storage for semi-trailers on the property south of Heaton Boulevard. and Shorty Street.

2. Background

At the February 26th meeting the committee opened the public hearing and continued the public hearing to the March 12th meeting.

Blaine Brothers currently occupies a site on 197th Street to the west of the proposed new location.

3. Context

Level of City Discretion in Decision-Making

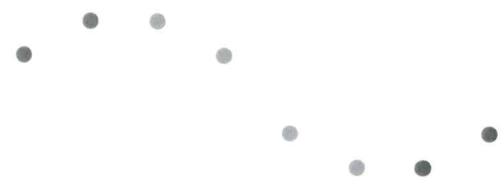
The City's discretion in approving or denying a conditional use permit is limited to whether or not the proposed request meets the standards outlined in the City Code. If it meets these standards, the City must approve the conditional use permit.

The City's discretion in approving or denying a site plan is limited to whether or not the proposed request meets the standards outlined in the City Code. If it meets these standards, the City must approve the site plan.

Zoning and Land Use

Both properties are designated as Commercial on the Clearwater Future Land Use Plan Map in the 2015 Clearwater Comprehensive Plan. Both properties are currently zoned I-1 Light Industrial on the

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zoning map. The inconsistency between land use and the zoning has been noted and will taken care of at a later date.

Surrounding Properties

The property to the east is guided public/institutional and zoned I-1 Light Industrial. The property to the south is guided commercial and zoned I-1 Light Industrial. The property to the north is guided commercial and zoned C-4 General Commercial. The property to the west is across Highway 94 and is guided commercial and zoned UR Urban Reserve.

Natural Characteristics of the Site

The Comprehensive Plan shows that there are no wetlands on site and the property is not located in a floodplain or shoreland overlay. There is an existing stand of trees running along the south side of the site.

4. Analysis of Request

The applicant is proposing to construct a 39,353 sq. ft. building to be used for a mix of major vehicle repair, warehouse and office. The applicant is also proposing to use a portion of the site for open storage of semi-trailers and other large trucks. Staff reviewed this request for compliance with the Comprehensive Plan, Zoning Ordinance and City Code requirements.

Lot Standards

The proposed site is a unique shape with lot lines abutting two streets. In order to determine the front lot line, the following definitions from Section 117-1 were used;

Lot, frontage, means the narrowest lot boundary abutting a public street that meets minimum lot width requirements. If none of the boundaries abutting a public street meets minimum lot width requirements, then the lot frontage is the widest boundary abutting a street.

Lot line, front, means the lot line separating a lot from the street right-of-way along the lot frontage.

Street means a public right-of-way for vehicular traffic, whether designated as a highway, thoroughfare, arterial, parkway, collector, throughway, road, avenue, boulevard, lane, place, drive, court or otherwise designated, which has been dedicated or deeded to the public for public use and which affords principal means of access to abutting property.

Staff has evaluated the site using the above definitions and concludes that the front lot line is the lot line adjacent to Heaton Boulevard.

Section 117-831 provides dimensional standards for lots in the I-1 District. The two parcels for the development are existing nonconforming lots of record. Staff has included a condition that the applicant submit an administrative subdivision to combine the two parcels prior to building permit. This will bring the lots into substantial compliance with the standards, except as noted above in the



staff report the front lot line is adjacent to Heaton Boulevard and is unable to meet the lot width requirement. The proposed structure meets the setback standards.

Building and Architecture

Blaine Brothers is proposing a building constructed of precast concrete panels which complies with the required material types of Section 117-1066 of the Zoning Ordinance.

Section 117-128 (Performance Standards for Conditional Use Permits) states that “The architectural appearance and functional design of the building and site shall not be so dissimilar to the existing or potential buildings and area so as to cause impairment of property values or a blighting influence. All sides of the principal and accessory structures are to have essentially the same or coordinated, harmonious exterior finish materials and treatment.” The applicant has submitted rendered building elevations demonstrating that the proposed building will be white with red trim.

Access

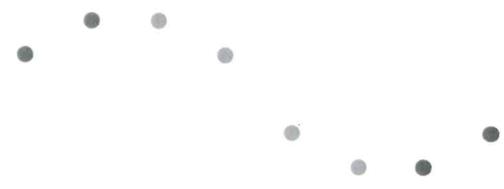
Access to the proposed development is provided from the intersection of Heaton Boulevard and Shorty Street.

Parking

Section 117-1168 of the Zoning Ordinance requires parking spaces for each use located in the principal structure. The warehouse use requires one space for every 2,000 sq. ft. of floor area. The office use requires one space for every 250 sq. ft. of floor area. The major vehicle repair use does not have a parking requirement specified in the code, but the code does provide the following for determining the required parking, “For uses not specifically listed above, off-street parking requirements shall be computed by the zoning administrator on the same basis as required for the most similar listed uses. In such cases, the zoning administrator shall also consult off-street parking reference materials including, but not limited to, manuals prepared by the American Planning Association, and the Institute of Transportation Engineers.” Utilizing Parking Standards prepared by American Planning Association, parking for major vehicle repair is calculated at one space for every 400 sq. ft. of floor area.

The applicant is providing 8,298 sq. ft. of office space, 8,702 sq. ft. of warehouse space and 22,353 sq. ft. of major vehicle repair space. For the purpose of calculating off-street parking the floor area may be reduced by ten percent. The following table shows the parking calculation;

Use	Floor Area (-10%)	Parking Calculation	Parking Required
Office	7,468 sq. ft.	1/250 sq. ft.	30
Warehouse	7,832 sq. ft.	1/2,000 sq. ft.	4
Major Vehicle Repair	20,118 sq. ft.	1/400 sq. ft.	50
Total			84



The applicant has provided 116 parking spaces, which is more than the total 84 required spaces. Staff finds that the applicant complies with the requirements for total parking. Staff also reviewed the dimensional standards for the parking spaces and setbacks in Section 117-1164 and finds that the plans meet or exceed the dimensional requirements of the Zoning Ordinance.

A future parking expansion is shown on the northwest corner of the site. This location is subject to a prescriptive stormwater easement that requires the City to maintain a stormwater pond. The possible future trailer parking should be removed from this area as this is not a possible future use for the area.

Screening

Section 117-1037 of the City Code requires that open storage be screened using a fence or green belt planting strip to provide a visual buffer. The planting strip shall be designed to provide complete visual screening to a minimum height of six feet. The green belt planting strip may contain evergreen and/or deciduous trees. The applicant has proposed trees approximately 30 feet apart along the perimeter of the site adjacent to the spaces for open storage. Staff finds the proposed plantings do not provide a complete visual screen at the current spacing. The plans will need to be revised to show 15 foot spacing between trees on the lot lines adjacent to the open storage spaces.

Landscaping

Section 117-1131 of the Zoning Ordinance requires that the applicant submit a tree preservation plan. The plan sets shows that a stand of trees on the southwest corner of the site will remain undisturbed. The lot does not appear to have any other trees. Staff has included a condition that the applicant submit a final tree preservation plan prior to the release of a grading permit.

Section 117-1130 of the Zoning Ordinance requires one tree per 100 lineal feet of site perimeter or one tree per 1,000 sq. ft. of gross building floor area, whichever is greater. The site perimeter requires the greater number of trees at 43. 50% of the required number of trees may be substituted with the use of shrubs in combination with other landscape design elements. The applicant is providing 52 trees and 132 shrubs, which is greater than the required number. Staff finds that the plans comply with the landscaping requirements but will need additional trees to meet the screening requirements.

Lighting

Section 117-1036 of the Zoning Ordinance requires that all exterior lighting shall be so directed so as not to cast glare toward or onto the public right-of-way or neighboring residential uses or districts. The lighting shall not read more than ½ foot candle from the centerline of the street or a ½ foot candle from a property line adjacent to any property. The proposed lighting plan shows greater foot candles than allowed around the perimeter of the property. The applicant's plans will need to be revised to meet the lighting standards.

Trash Enclosure

The applicant has proposed a trash enclosure on the south side of the building. Consistent with the performance standards of Section 117-1106 of the Zoning Ordinance, the color elevations show that the trash enclosure is covered, is fully enclosed, and will be constructed using precast or poured



concrete. Staff has included a condition that the applicant provide final details on the trash enclosure and any recycling space required by the state building code prior to building permit.

Signage

The applicant has not included a sign plan. Any proposed signs will be handled by a separate permit and reviewed under the industrial district standards. Staff has included a condition that the applicant obtain sign permits and approval of a final sign plan from staff that is in compliance with Article XII of the Zoning Ordinance prior to the installation of any signs. Staff notes that the two billboard signs shown on the survey and site plan are legal nonconforming signs and may continue in perpetuity.

Other Reviews

The City Engineer reviewed the plans on February 18, 2019. Staff has included a condition that the applicant work with staff to address comments contained in the report in a manner that is satisfactory to the City. The City Engineer has requested several utility easements to be dedicated as part of this process. Each requested utility easement will need a separate exhibit to be prepared and recorded at the County.

The applicant will need to comply with applicable requirements from the Building Inspector.

Conditional Use Permit

The applicant is proposing to construct an industrial building to be used for the repair of large vehicles, warehousing, associated office space and accessory open storage in the I-1 district. Section 117-828 (Conditional Uses in the I-1 District) of the Zoning Ordinance states that open storage as a principal or accessory use is allowed by conditional use permit in the I-1 District.

Section 117-828 (Conditional uses in the I-1 District) provides four conditions that the plans must demonstrate compliance with:

- a. *Storage area is blacktop or concrete surfaced.*

The area proposed for open storage will be surfaced with blacktop with a concrete dolly pad to provide a location to place the legs of the stored semi-trailers.

- b. *The storage area does not take up parking space or loading space as required for conformity to this chapter.*

The applicant has provided plans that provide the required amount of parking and loading spaces to meet the requirements of the Zoning Ordinance. The open storage area is in addition to the required parking and loading areas, which is discussed in further detail in the parking section of this report.

- c. *All requirements of section 117-1037 are met.*



The applicant's plans show some screening of the open storage. Staff has included a condition to increase the number of trees screening the open storage area.

- d. *The outside storage is screened from view of adjacent residential properties and the public right-of-way in accordance with article VIII of this chapter.*

The open storage is proposed to be screened using a green belt planting strip. Staff has included a condition to increase the number of trees screening the open storage area.

In addition to the conditions related specifically to open storage, Section 117-126 (e) provides five general conditions that the Planning Commission must consider when making recommendations for Conditional Use Permits:

1. *The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official city comprehensive plan.*

The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the City's Comprehensive Plan. The Comprehensive Plan identifies Interstate 94 as an opportunity for growth. The Comprehensive Plan emphasizes the importance of connecting new development to municipal services, which will occur with this development.

2. *The proposed use is or will be compatible with present and future land uses of the area.*

The proposed use is not compatible with the future land use of the area. The land use map is currently guiding the land for commercial. This will be updated by the City at a later time to reflect the industrial use. At that time the proposed uses will be compatible with the future land use.

3. *The proposed use conforms to all performance standards contained herein and this Code.*

The proposed use conforms to all performance standards contained within the code and the conditions for a major vehicle repair and open storage use.

4. *The proposed use can be accommodated with existing public services and will not overburden the city's service capacity.*

The proposed use can be accommodated with existing public services and will not overburden the City's service capacity. The City Engineer has reviewed the plans and has found that the existing public services will be sufficient for the development.

- 
5. *Traffic generation by the proposed use is within capabilities of streets serving the property.*

Traffic generation by the proposed use is within capabilities of streets serving the property.

Site Plan

The planning commission and city council shall evaluate the effects of the proposed site plans. This review shall be based upon, but not be limited to the following:

1. *Compliance with and effect upon the comprehensive plan and public facilities plans.*

The use complies with the Comprehensive Plan and public facilities plans.

2. *The establishment, maintenance or operation of the use, event or activity will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety or welfare.*

The establishment of the use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health safety or welfare. The new industrial building will enhance the industrial area.

3. *The use event, or activity will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.*

The use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.

4. *The establishment of the use, event or activity will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

Provided that the applicant sufficiently screens the open storage, the establishment of the use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

5. *Adequate public facilities and services are available or can be reasonably provided to accommodate the use, event or activity which is proposed.*

Adequate public facilities and services can be reasonably provided to accommodate the use.

- 
6. *The use, event or activity shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

The use complies to the applicable regulations of the I-1 district.

7. *The use, event or activity and site conform to the performance standards as outlined in section 117-128 (conditional use permit, general performance standards) and all other applicable provisions of this chapter.*

The used conforms to the performance standards of Section 117-128 as discussed in this staff report.

8. *The request complies with all other applicable sections of this Code.*

The request complies with all other applicable sections of this code as discussed in the following pages of this staff report.

5. Summary

Provided that the applicant revises plans as noted in the staff conditions, the applicant meets the requirements of the conditional use permit.

6. Recommendation

Recommend approval of the resolution approving a conditional use permit and site plan to allow construction of an industrial building for major vehicle repair, office, warehouse and accessory open storage south of Heaton Boulevard and Shorty Street (PID#s 104500022202 and 104500022207) subject to staff conditions.

Attachments

1. Planning Commission Resolution and Findings of Fact
2. Wright County Property Location Map
3. Site Plan dated January 23, 2019
4. Landscape Plan dated January 23, 2019
5. Architectural Elevations dated January 23, 2019
6. Internal Floor Plan dated January 23, 2019
7. City Engineer's Memo dated February 18, 2019

PLANNING AND ZONING COMMISSION
CITY OF CLEARWATER

RESOLUTION NO. PZ**-**

RESOLUTION RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT FOR
OPEN STORAGE OF SEMI-TRAILERS AT THE PROPERTY TO THE SOUTH OF HEATON
BLVD AND SHORTY STREET (PID#S 104500022202 and 104500022207)

WHEREAS, Blaine Brothers (“the applicant”) has requested approval of a conditional use permit for accessory open storage on property legally described as follows:

See attached Exhibit A.

WHEREAS, Division 15, Sec. 117-828 (10) of the Clearwater Zoning Ordinance does provide for said use; and

WHEREAS, notice of a public hearing to accept input on the CUP request was published in the official newspaper on February 23, 2019 and also sent to property owners within 350 feet of the property; and

WHEREAS, the Planning Commission conducted a public hearing on the CUP request on February 26, 2019 and March 12, 2019, and accepted input on the CUP request; and

WHEREAS, the Planning Commission has reviewed the CUP request and has made the following findings:

1. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan.

Planning Commission Finding:

2. The proposed use is or will be compatible with present and future land uses of the area.

Planning Commission Finding:

3. The proposed use conforms to all performance standards contained in the City Zoning Ordinance.

Planning Commission Finding:

4. The proposed use can be accommodated with existing public services and will not overburden the City’s service capacity.

Planning Commission Finding:

5. Traffic generated by the proposed use is within capabilities of streets serving the property.

Planning Commission Finding:

6. Other factors for consideration:

Planning Commission Finding:

WHEREAS, The Planning Commission has extensively reviewed the applicable code, considered the findings as well as the comments, and input of the Applicants, the Property Owner, the neighboring residents and the general public.

NOW, THEREFORE, BE IT RESOLVED BY THE CLEARWATER PLANNING COMMISSION THAT; the Planning Commission does hereby recommend the issuance of a conditional use permit for open storage of semi-trailers at the property to the south of Heaton Blvd. and Shorty Street (PID#S 104500022202 and 104500022207), subject to the following conditions:

1. The applicant shall work with City staff to address comments from the City Engineer
2. The applicant shall work with the Clearwater Fire Department and Building Official to ensure that the project meets State Fire and Building Codes.

Prior to Grading Permit:

1. Revise landscape plans to incorporate additional plantings to screen the open storage spaces from adjacent properties.
2. Revise the lighting plan to show compliance with the maximum ½ foot candle requirement.
3. The applicant must obtain all necessary permits from MNDOT and Wright County.
4. The applicant shall submit a final tree preservation plan.

Prior to Building Permit:

5. The applicant shall provide an application for an administrative subdivision to perform a lot combination. Parcel 2 is an existing nonconforming lot of record that needs to be combined with Parcel 1 to bring it into conformance with Section 117-75(a)(1) of the City Code
6. No signage has been approved. The applicant must submit a sign permit and final sign plan for staff approval.
7. The applicant shall provide final details on the trash enclosure and any recycling space required by the state building code.

Prior to Certificate of Occupancy

8. The applicant shall obtain any required permits from the Minnesota Department of Health and any other applicable agency and written approval from the code compliance official for the food preparation area

DATED THIS 12th DAY OF March 2019

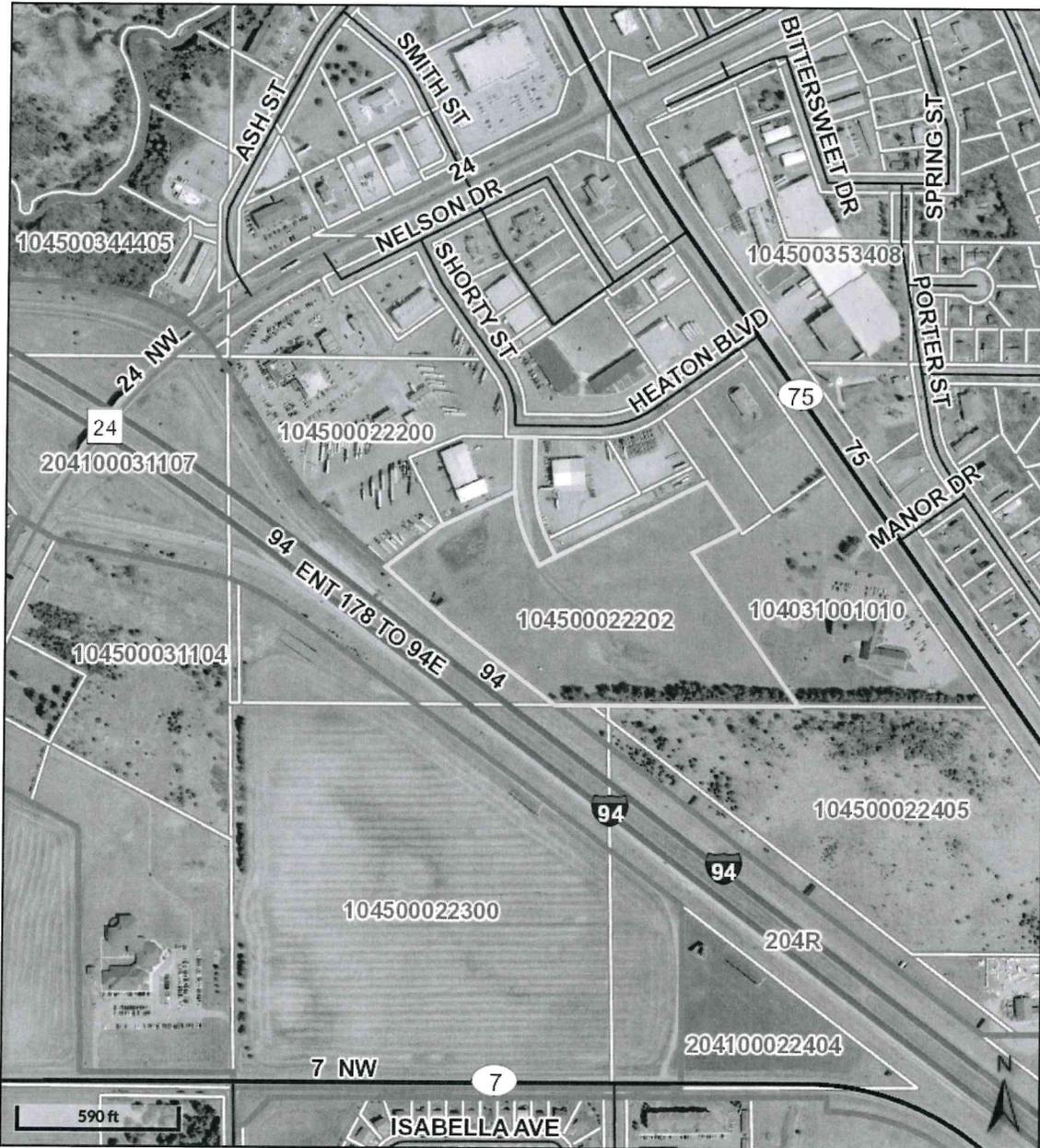
ATTEST:

Planning Chair

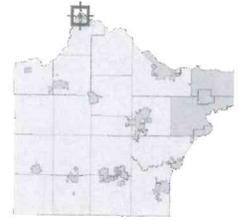
Deputy City Clerk/Zoning Administrator

Attachments

1. Exhibit A – Certificate of Survey



Overview



Legend

Roads

- CSAHCL
- CTYCL
- MUNICL
- PRIVATECL
- TWPCL

Highways

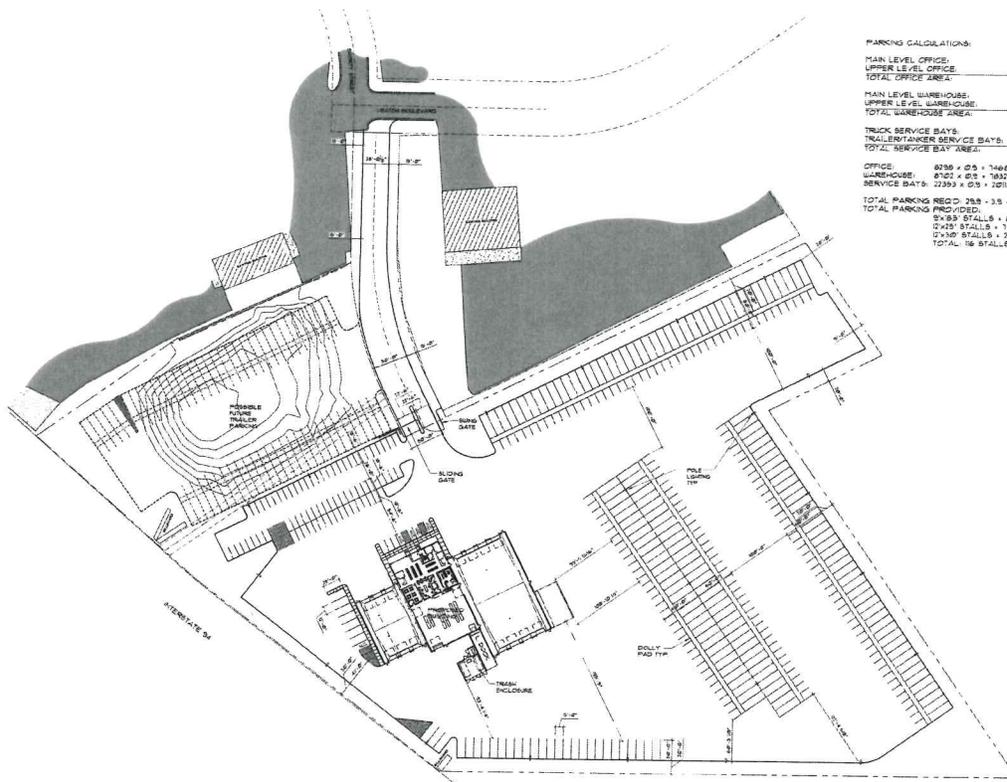
- Interstate
- State Hwy
- US Hwy

City/Township Limits

- c
- t
- Parcels

Date created: 2/22/2019
 Last Data Uploaded: 2/22/2019 3:22:56 AM

Developed by  Schneider
 GEOSPATIAL



PARKING CALCULATIONS:

MAIN LEVEL OFFICE:	5547 SF.
UPPER LEVEL OFFICE:	2751 SF.
TOTAL OFFICE AREA:	8298 SF.
MAIN LEVEL WAREHOUSE:	5566 SF.
UPPER LEVEL WAREHOUSE:	2836 SF.
TOTAL WAREHOUSE AREA:	8402 SF.
TRUCK SERVICE BAYS:	1050 SF.
TRUCKER/PANTRY SERVICE BAYS:	3033 SF.
TOTAL SERVICE BAY AREA:	13533 SF.
OFFICE:	6750 x 60 = 4050 / 250 = 16.2
WAREHOUSE:	8700 x 60 = 5220 / 2500 = 2.088
SERVICE BAYS:	22393 x 60 = 1343580 / 7300 = 184.05
TOTAL PARKING REQ'D:	25.8 + 2.088 + 184.05 = 211.938
TOTAL PARKING PROVIDED:	215.88 STALLS + 84 (9 4C.) = 215.88 STALLS + 84 = 300 STALLS
TOTAL:	300 STALLS PROVIDED

① SITE PLAN
1"=60'-0"
NORTH

Rosa
Architectural
Group
Inc.

1084 Sterling Street
St. Paul, Minnesota 55119
tel: 651-739-7908
fax: 651-739-3185

BLAINE
BROTHERS

CLEARWATER, MN

CLASSIC
CONSTRUCTION

PH: 763-434-8870
18542 ULYSSES ST. NE
EAST BETHEL, MN

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR CONTRACT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: _____
BY: _____
PROJECT NUMBER: 21903
DATE: JANUARY 23, 2019
DRAWN BY: RF
CHECKED BY: RB
REVISIONS: _____

SITE PLAN

A1.1

© COPYRIGHT 2019 ROSA ARCHITECTURAL GROUP

Rosa
Architectural
Group
Inc.

1084 Sterling Street
St. Paul, Minnesota 55119
tel: 651-739-7968
fax: 651-739-3166

BLAINE
BROTHERS

CLEARWATER, MN

CLASSIC
CONSTRUCTION

PH: 763-434-8870
18542 ULYSSES ST. NE
EAST BETHEL, MN

I warrant herein that the plans, specifications or conditions hereon are true and correct as shown, within the limit of the scope of my contract.

DATE: _____

BY: _____

PROJECT NUMBER: _____

DATE: _____

DESIGNER: _____

CHECKED BY: _____

REVISIONS: _____

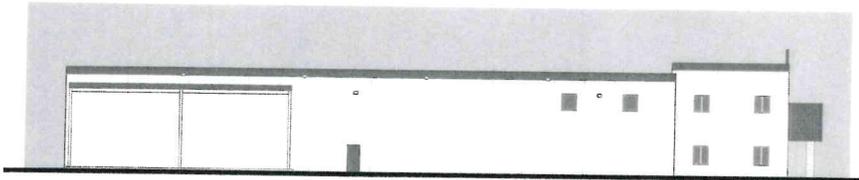
COLORED ELEVATIONS

A3.2

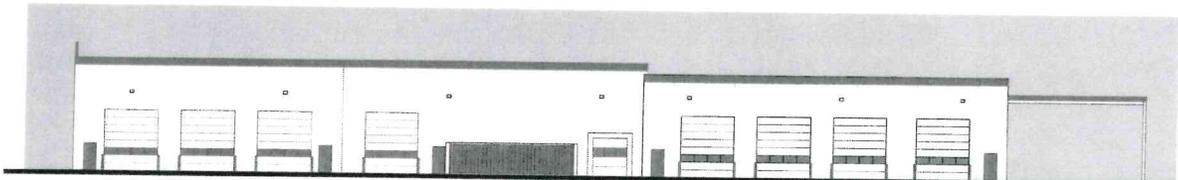
© 2010 ROSA ARCHITECTURAL GROUP



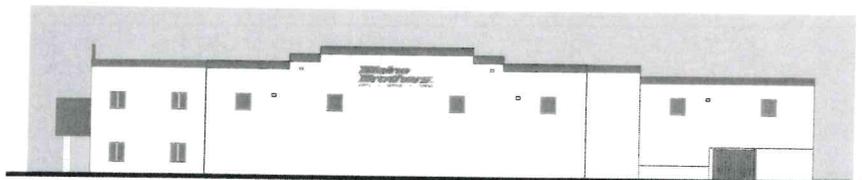
NORTH ELEVATION
48' 0" x 131' 0"



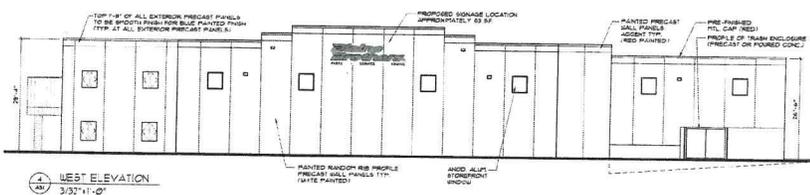
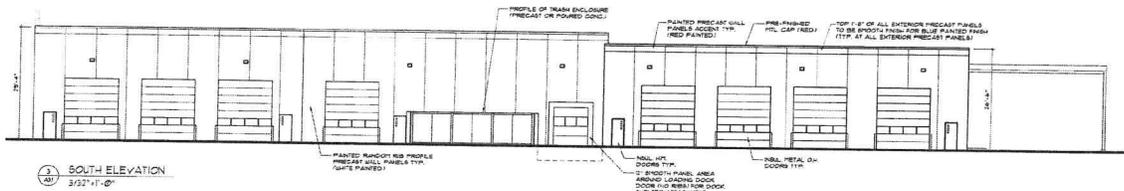
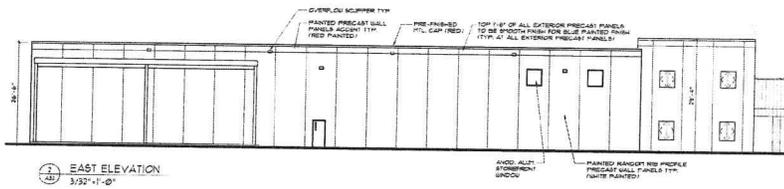
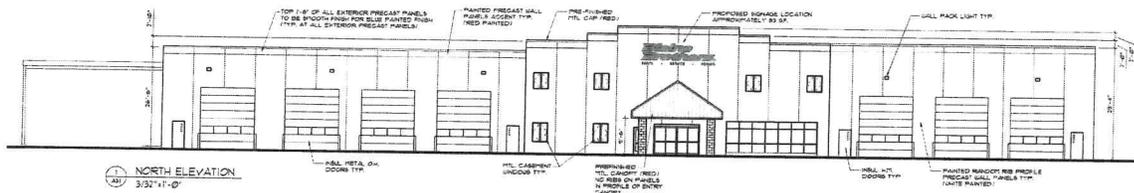
EAST ELEVATION
57' 0" x 131' 0"



SOUTH ELEVATION
148' 0" x 131' 0"



WEST ELEVATION
148' 0" x 131' 0"



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CLEARWATER, MN

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CONSTRUCTION

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18542 ULYSSES ST. NE
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1. DESIGN CENTER HAS THE SOLE RESPONSIBILITY OF
COORDINATING ALL PERMITS AND INSURANCE AND THAT ALL
PERMITS AND INSURANCE ARE OBTAINED UNDER THE NAME OF THE OWNER.

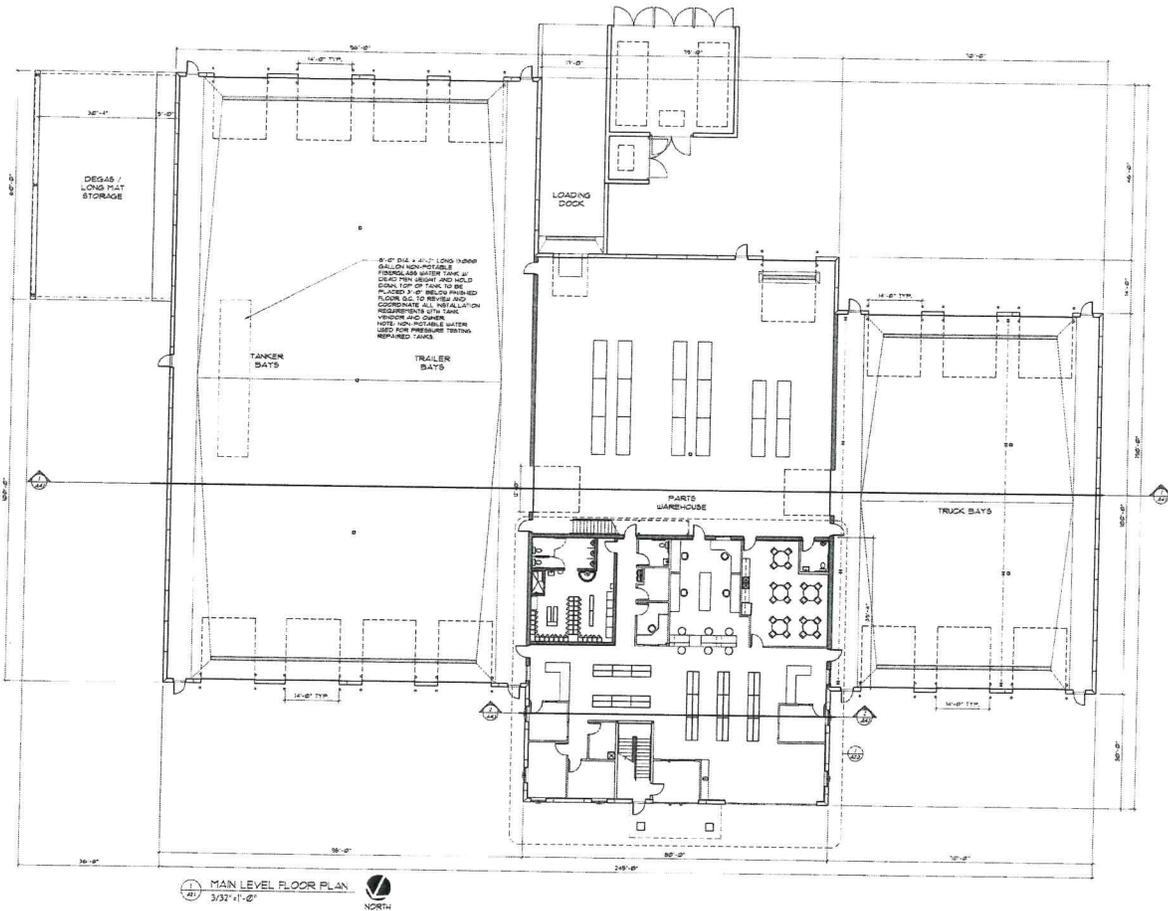
PROJECT NO. _____
DATE _____
DRAWN BY _____
CHECKED BY _____
REVISIONS _____

PROJECT NUMBER 21903
DATE JANUARY 23, 2019
DRAWN BY KF
CHECKED BY HR
REVISIONS _____

ELEVATIONS

A3.1

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DESIGN: 2019-01-23. THIS PLAN REPRESENTS AN
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CONSTRUCTION AND SHALL BE USED TO OBTAIN PERMITS
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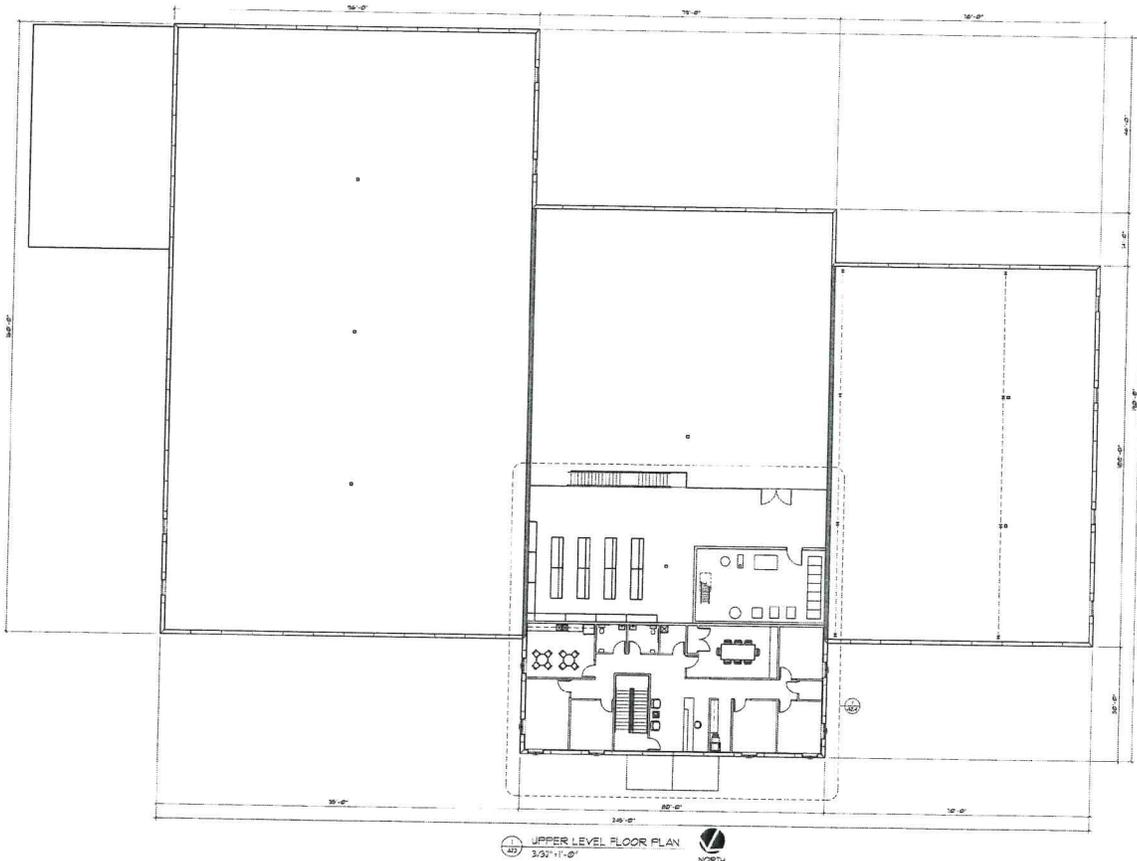
PROJECT NAME: _____
OWNER: _____
DATE: _____
DRAWN BY: _____
CHECKED BY: _____
REVISIONS: _____

PROJECT NUMBER: 21903
DATE: JANUARY 23, 2019
DRAWN BY: JF
CHECKED BY: RR
REVISIONS: _____

MAN LEVEL FLOOR PLAN

A2.1

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 UPPER LEVEL FLOOR PLAN
 3/32" = 1'-0"

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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR
 SCHEDULE SUBMITTED BY ME OR UNDER MY CLOSE
 SUPERVISION AND THAT I AM A duly LICENSED ARCHITECT
 UNDER THE LAWS OF THE STATE OF MINNESOTA.

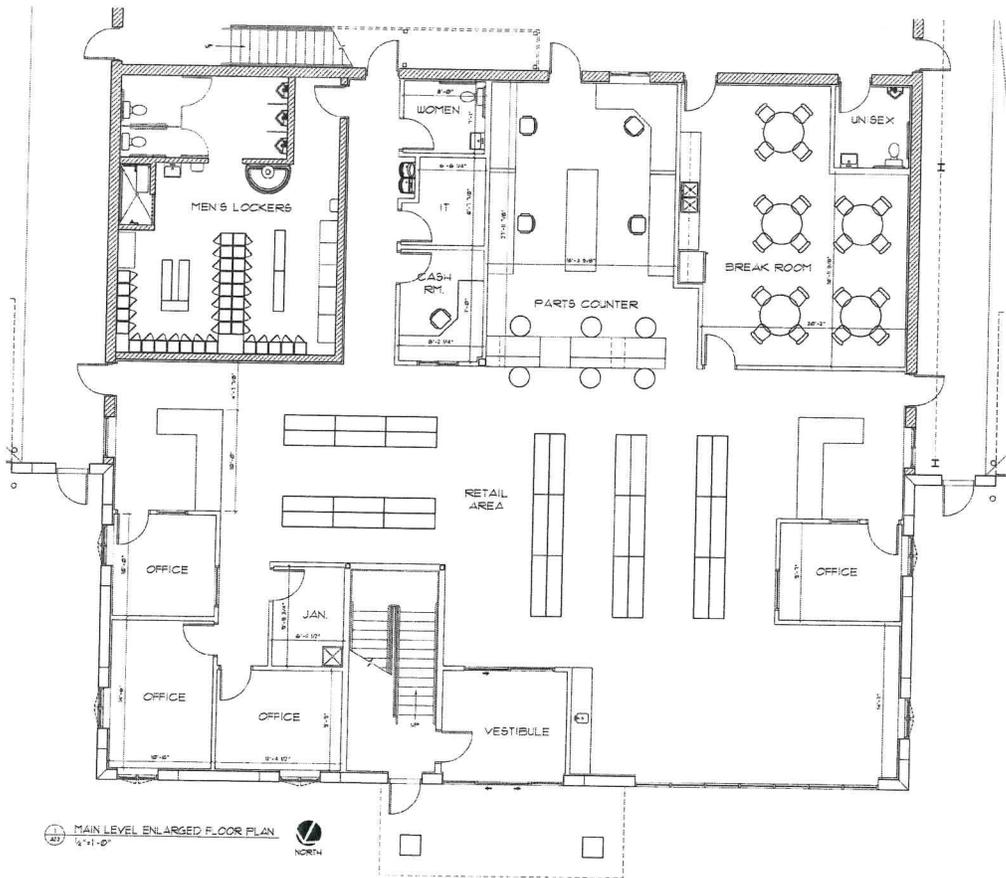
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 SHEET NO: _____
 DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 REVISIONS: _____

PROJECT NUMBER: 21903
 DATE: JANUARY 23, 2019
 DRAWN BY: KF
 CHECKED BY: RJR
 REVISIONS:

UPPER LEVEL FLOOR PLAN

A2.2

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OWNER APPROVES THIS PLAN, SPECIFICATIONS AND CONTRACT DOCUMENTS AND AGREES TO BE BOUND BY THE TERMS AND CONDITIONS OF THE SAME AS SET FORTH IN THE CONTRACT UNDER THE LAWS OF THE STATE OF MINNESOTA.

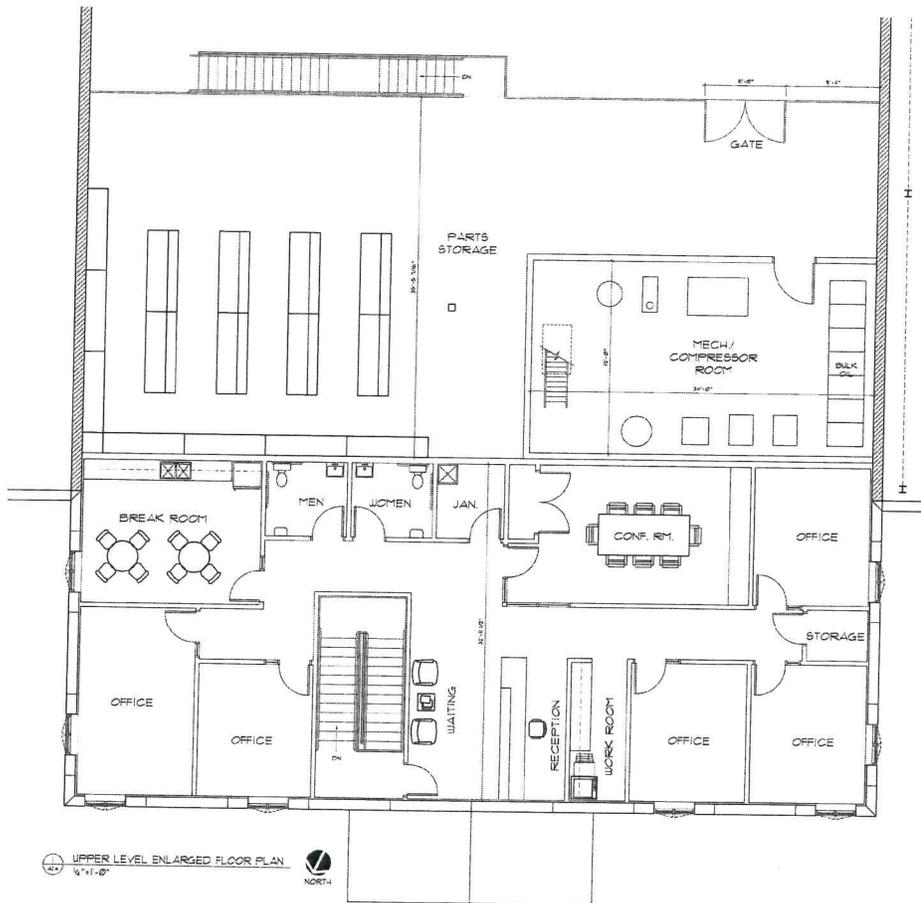
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PROJECT NUMBER: 21903
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CHECKED BY: HK
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MAIN LEVEL ENLARGED
FLOOR PLAN

A2.3

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CHECKED BY: _____
REVISIONS: _____

PROJECT NUMBER: 21903
DATE: JANUARY 23, 2019
DRAWING BY: KJ
CHECKED BY: RR
REVISIONS: _____

UPPER LEVEL FLOOR PLAN

A2.4

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MEMORANDUM

Date: February 18, 2018
To: Kevin Kress, City Administrator
From: Joseph D. Pelawa, P.E.
Subject: Proposed Blaine Brothers – Preliminary Site Review
Clearwater, Minnesota
Project No.: R16.117597

We have reviewed the preliminary site plan created by Plowe Engineering, Inc. titled “**Blaine Brothers**”, City of Clearwater, Minnesota dated January 21, 2019.

The site plan includes a proposed building, trunk parking area, trailer temporary parking area and storm water features.

We have reviewed the submitted Cover Sheet, Preliminary Grading plan, Preliminary Curbing and Paving plan, Preliminary Utility plan- Storm, Preliminary Utility plan- Sanitary Sewer & Watermain, Details and SWPPP and have the following comments:

Site Review

1. Combining the two parcels 10-4500-022-207 owned by David Miller and 10-4500-022-202 owned by David & Lucille Miller into one parcel of record at the county. This will be the dedicated access for the Blaine Brothers facility.
2. Dedicate an easement over the existing sanitary and water utilities located within the access parcel 10-4500-022-207 owned by David Miller. To be 25’ in width from the west parcel line. Extend this easement over the existing sewer and water lines to the existing Utility Easement (Doc. No. 355165) along the south side of the drainage basin.
3. Dedicate an easement over the proposed storm line (F.E.S. to CBMH #1) across the Blaine Brothers site from the existing basin to the 66’ egress and ingress easement (Documents 524356 & 575419) located east of this parcel to CSAH 75.
4. Dedicate an easement over a proposed water line running parallel to the storm from the access parcel 10-4500-022-207 owned by David Miller to the 66’ egress and ingress easement located east of this parcel to CSAH 75.
5. Dedicate a utility easement over the 66’ egress and ingress easement located east of this parcel to CSAH 75 for future utility lines storm and water.
6. Documentation of easements along the property lines of this parcel for drainage and utility.
7. Existing stormwater basin located in the northwest corner will remain until a final determination by the City on what trunk stormwater facilities the City will need for servicing this area.
8. Confirm the need for an access easement for the billboards located along I94. Document was drafted in 2011 by Bogart Pederson but never recorded at the County.
9. Consider making an exit to CSAH 75 to reduce conflict on Heaton Blvd and improve direct routing of vehicles leaving the site.

Sheet C0.01 Cover Sheet

1. Vicinity/City Map with more clarity and larger to indicate where project is located identified, label rivers, main roads, city and county.
2. Show County State Aid Highway 75 for reference Heaton Blvd. to past egress easement.
3. Label streets with larger text: CSAH 75, Heaton and Shorty
4. Check sheet index for accuracy in plan sheets included with submittal. C4.02 was not included. Will need an erosion control sheet to identify sediment control activities proposed.
5. Label CONTRACTOR: Classic Construction. Contact person and number.
6. Legend from C1.01, C2.01. C3.01 and C3.02 are the same and could be placed on the cover sheet. Line type for C&G in legend to help identify where no C&G is located, just bituminous edge.
7. Show parcel lines extending farther up and down I94, south of this site (Houck Trust and Stewart) and to CSAH 75 (Parkway Auto, Funeral Home and Rejoice Church). Will help identify how this property matches the surrounding parcels.
8. Would be helpful if standard plan sheet size was identified on the cover sheet. Just outside the boarder like the 18-1798 text located in the lower right corner.
9. Should be noted that this project is located with the City of Clearwater Drinking Water Supply Management Area (DWSMA) and will require special considerations to protect this ground water resource.
10. Call out project datums for horizontal and vertical. We typically utilize Wright County Coordinates NAD 1986 adjusted for horizontal and NAVD 88 Datum for vertical.
11. Are there any plans for any external separated buildings for washing, fueling or weight scale of vehicles?

Sheet C1.01 Preliminary Grading Plan

1. Label a Benchmark for the site plans.
2. Label the Emergency over Flow from the site. Looks to be 996.5 north side of drainage basin across Clearwater Enterprises Inc. (Travel Plaza) property to the Northwest.
3. Emergency over Flow labeled SE of the building is a localized E.O.F. for the area south of the building. Better label would be use of High Point, "HP".
4. Show "Ridge" or Breakline" with drainage arrows to help identify grade breaks.
5. Street names of Shorty and Heaton bold for easy identification.
6. Identify what is going to happen with concrete jersey barriers? Remove? Dispose? Relocate? Sheet C2.01?
7. Label slope grades where they exceed 1:6 slope, south and east side of site.
8. Increase the text size for soil borings, to match proposed elevation text size.
9. Heaton Blvd. and Shorty intersection storm flows from CB 13 to CB 14.
 - a. CB#13 is in the NE corner. 18" RCP installed in 1978 from CB 13 to CB 14.
 - b. CB#14 is in the SE corner invert 989.64, based upon your CBFL 997.41 elevation. This is 0.7' difference from record drawings of this location. As-built plans show this structure invert at 88.93 with T.C. 96.7 → 7.77' structure height.
 - c. 18" RCP installed in 1978 from CB 14 to CB 18.
 - d. CB#18 is west of CB#14. CB 18 To Pond.

Sheet C2.01 Preliminary Curbing & Paving Plan

1. Access entrance at Heaton Blvd. widened to accommodate two trucks meeting at this location.
2. Heaton Blvd. and Shorty intersection, existing CB 14 remove casting and install grate inlet casting.
3. Label all areas to receive C&G and type.
4. Pavement
 - a. Shading or hatch pavement types: Bituminous Light Duty, Heavy Duty, Concrete.
5. Winter maintenance planning: Snow storage and/or removal?

6. Label Billboards along I94 "Protect Billboard and Foundation"

Sheet C3.01 Preliminary Utility Plan Storm Sewer

1. In Lieu of not performing on-site stormwater control and treatment, the owner will be expected to contribute to the city proposed trunk storm sewer conveyance from this area to a location outside of the drinking water supply management area.
2. Align storm sewer pipe CBMH 5 to CBMH 2 to CBMH 1 (moved south to form a straight line from #5 through #2) form straight line easement over pipe. Remove storm line from #5 to #4
3. Maximize "Clean" storm water (roof drains) for infiltration route to grass areas.
 - a. May be able to remove some of the connection structures. Such as line CB7 to CB8, CB8 drains a grass area of "clean water" which should be allowed to infiltrate.
4. Heaton Blvd. and Shorty intersection Existing CB 14. Saw cut into existing structure install line to new curb line structure south side of Heaton.
5. CBMH 20 relocated from directly above watermain. Is this line needed? Grade drainage swale into basin from access road with proper sediment control measures. Remove CBMH 20 to FES 19.
6. Storm sewer main trunk line to be RCP where crosses property from storm basin to east property line and located within an easement dedicated to the City. Plan and Profile with final plan submittal.
7. FES #6 elevation 984.0 to go under the sanitary and water utility lines located along the south side of the stormwater basin. This should provide 0.5' minimum clearance between the lines. Insulate with 4" polystyrene (two layers 2" each) 8' by 8' centered on crossing locations.
8. A storm basin maintenance plan needs to be created and submitted.
9. Submit protection plan for infiltration basin areas during construction site work and proposed plantings.
10. Remove sanitary sewer and watermain notes since they are not part of this plan sheet.
11. Label curb drain openings.

Sheet C3.02 Preliminary Utility Plan: Sanitary Sewer & Watermain

1. Record drawings show existing watermain along the storm basin to be 16". Connect with 16 x 6 Tee and sleeve, 6" valve for site 6" service line.
2. Show a 16" PVC waterline from SE corner of storm basin where existing watermain bends, go south along parcel 10-4500-022-207 property line then to the east egress easement for CSAH 75 and place hydrant on end.
3. Hydrant salvage/relocation along access road
4. Water service line can be PVC or DIP Owner preference.
5. If internal fire sprinkler system is required, separate from domestic service to allow independent shutoff operations outside of the building.
6. Place hydrant that is shown next to building father out near end of curb island for fire vehicle accessibility. Provide detail on how this achieved.
7. Will need additional hydrants and Fire Chief final approval based upon building use activities.
8. Verify building coverage with 150-foot fire hose from hydrant can travel around building to cover all sides.
9. Remove storm sewer notes since they are not part of this plan sheet.

Sheet C4.01 & C4.02 Details

1. Sheet is C4.02 missing from plan set.
2. Provide access typical section showing lane width, C&G and boulevards.
3. Sewer and water connection detail.
4. Hydrant and thrust blocking detail.
5. "Light Duty" Bituminous Pavement detail calls out "see Sheet C2". No areas on C2.01 are called out. Shading or hatch pavement types.

6. Sediment control log (Bio Roll) detail.

Sheet C5.01 & 5.02 SWPPP

1. Should be noted that this project site is located within the City of Clearwater Drinking Water Supply Management Area and will require special notes, activities and considerations to protect this ground water resource.
2. A future storm water management plan needs to be created and submitted to address site activities that could introduce pollutants into the groundwater resource.
3. Plan needs the contact information for the Owner, Designer, Contractor, Construction SWPPP Manager and person/entity responsible for long term operation & maintenance.
4. Larger Map of Surface Waters with lighter shading so person can identify surrounding features. Label rivers and water bodies.
5. The plan note on C5.02 "Long Term Operation and Maintenance of Permanent Stormwater Facilities. The permanent stormwater facility is not a wetland. And is not provided by the City of Blaine.
6. Infiltration Feasibility the answer is YES. Restriction 6.19 applied. Site is within Emergency Response Zone of the DWSMA.
7. Additional Stormwater Mitigation Measures YES Pollution prevention measures during construction will need to protect this groundwater resource.
8. Mulch may want to consider hydro mulch instead of type 1 due to dimensions of areas disturbed.
9. Need quantities for erosion control measures. Add blanket for steep erodible slope areas.
10. Add sheet C5.03 map with proposed erosion control items shown and drainage directional arrows for water flow
11. Submit or call out plan for protection of infiltration areas during construction site work.

Additional comments on this site development.

The site is located within the City of Clearwater Drinking Water Supply Management Area (DWSMA) high vulnerability area Emergency Response Zone (ERZ). Infiltration is restricted within ERZ of DWSMA. The City of Clearwater is not a MS4.

Table 1 includes a set of decision criteria taken from the Minnesota Department of Health & Pollution Control Agency guidance document on stormwater infiltration in drinking water supply management areas¹.

Table 1. Decision Criteria Relating to Stormwater Infiltration in DWSMAs

Step 1a: Site in DWSMA?	Yes
Step 1b: Construction Stormwater Permit Required?	Yes
Step 2: Is there a LGU with a current MS4 permit that allows infiltration? Part III.D.5.a of the MS4 permit requires permittees to restrict the use of infiltration techniques to achieve the conditions for post-construction stormwater management, without higher engineering review, sufficient to provide a functioning treatment system and prevent adverse impacts to groundwater.	No. Infiltration is prohibited by the CSW GP.

¹ Minnesota Department of Health and Minnesota Pollution Control Agency, Evaluating Proposed Stormwater Infiltration Projects in Drinking Water Supply Management Areas, January 26, 2016