



Planning Commission

Tuesday, November 26, 2024

6:30 PM

Elk River City Hall

Regular Meeting & Work Session Agenda

- Regular meeting in Council Chambers
 - Work Session meeting in Council Chambers immediately following regular meeting
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1. CALL MEETING TO ORDER

2. PLEDGE OF ALLEGIANCE

3. CONSIDER AGENDA

4. PUBLIC HEARINGS

An opportunity for the public to express their opinions and raise questions pertaining to the agenda item. All comments become part of the official public record. For this reason, all comments must be made at the podium so they can be heard and recorded. Comments may also be provided in writing. There will not be deliberations, discussions, or answers to questions until the hearing is closed. It is important to be courteous and allow each presenter to comment before adding additional testimony.

4.1 Northstar Truck & RV Parking - Zone Change & Conditional Use Permit

5. GENERAL BUSINESS

Items in which the information is presented by city staff or consultants, then deliberation and action occur. General Business items are not opportunities to receive or provide public input. However, the presiding officer may, at its sole discretion, solicit public feedback.

6. COUNCIL LIAISON UPDATES

7. MOTION TO ADJOURN REGULAR MEETING

8. WORK SESSION

Work Sessions are less formal meetings to encourage dialog. Official action or votes are not typically taken. At the conclusion of a discussion, a simple consensus provides staff direction for execution of the item. This portion of the agenda is audio recorded but not video recorded or broadcast. Work Sessions are open to the public; however, visitors who wish to provide input must be invited by the presiding officer, assume a seat at the discussion table and provide their full name and address for the official record.

8.1 Land Use & Zone Map Amendments

9. MOTION TO ADJOURN



Request for Action

To
Planning Commission

Item Number
4.1

Meeting Date
November 26, 2024

Prepared By
Chris Leeseberg, Senior Planner

Item Description
Northstar Truck & RV Parking - Zone Change &
Conditional Use Permit

Reviewed by
Zack Carlton

Action Requested

No action is required as the applicant has withdrawn both of their applications. (ZC 24-03 and CU 24-18)

Background/Discussion

The applicant continues to work with both the city of Elk River and the city of Ramsey on a joint review of the properties and requires more time to gather the needed information. It is anticipated the applicant will reapply at the end of November.

Financial Impact
None

Mission/Policy/Goal
Ethical, efficient, and responsible.

Attachments
I. Northstar Truck and RV Parking Applications Withdraw

The Elk River Vision

A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity

Chris Leeseberg

From: Nikolay Babkin <northstarparkingmn@gmail.com>
Sent: Wednesday, November 13, 2024 3:39 PM
To: Chris Leeseberg
Subject: Northstar Truck and RV Parking Applications Withdraw

Northstar Truck and RV Parking LLC would like to formally withdraw the two applications, Zone Change (ZC 24-03) and CUP (CU 24-18) as of November 13, 2024.

Nikolay Babkin



Request for Action

To
Planning Commission

Item Number
8.1

Meeting Date
November 26, 2024

Prepared By
Chris Leeseberg, Senior Planner

Item Description
Land Use & Zone Map Amendments

Reviewed by
Zack Carlton

Action Requested

Review the proposed land use and zoning amendments and provide staff with recommendations for changes.

Background/Discussion

Staff have identified several areas of the Land Use Map that require updates as they were incorrectly assigned under the 2021 land use plan. These errors, along with other proposed changes, are described on the attached exhibit titled “Land Use Map (Proposed)”. The major changes are as follows:

- Neighborhood Commercial node at County Road 13 and Viking Blvd. is adjusted to not include the three existing residential parcels
- Scout Island Park (near The Cove development) is proposed to change from Traditional Single Family Residential to Parks & Open Space
- Guardian Angels on Main Street is proposed to change from Multifamily to Neighborhood Commercial
- West of the train station is proposed to change from Neighborhood Commercial to Business Park
- Area south of Hwy. 10/169 and east of Kelley Farm is proposed to change from Traditional Single Family Residential to Highway Business
- The southeast portion of the city proposed to change from Traditional Single Family Residential to Rural Residential
- An area east of Cargill changed from Rural Residential to Agricultural
- The area around County Road 33 and County Road 1 is proposed to be removed from the Urban Service District, thus requiring a change to Rural Residential
- All ERX land proposed to be Highway Business
- The area southeast of Brook Road and Highway 169 is proposed to be changed to from Highway Business to Rural Residential
- The larger area surrounding Twin Lakes is proposed to be removed from the Urban Service District and changed to Rural Residential
- Removed the Utilities & Railroad land use and placed those into Public/Semi-Public

The commission has previously reviewed these changes over several work sessions last year and the attached exhibit titled “Land Use Map (Proposed)” reflects the changes discussed during these meetings.

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There are four areas that need to be updated as the district lines do not follow property, section, or other significant boundaries. These areas are as follows:

- Northwest of Highway 169 and 213th Avenue (Highway Business was removed)
- Southwest of Highway 169 and County Road 33
- South of Highway 10/169 east of the Kelley Farm
- Southeast of Joplin Street and Business Center Drive

Staff would also like feedback on the area designated as Business Park southeast of 225th Avenue and Baldwin Street. This land use was placed there with the intent of a proposed project that never came to fruition.

Zoning Map

With the proposed Land Use change, the zoning of multiple properties will not align with their designated land uses and need to be changed to ensure consistency with the approved Land Use plan. Minnesota statutes state that the zoning of a parcel should follow the adopted Comprehensive Plan.

Please review the attached proposed zoning map which reflects the proposed changes on the Land Use map.

Financial Impact

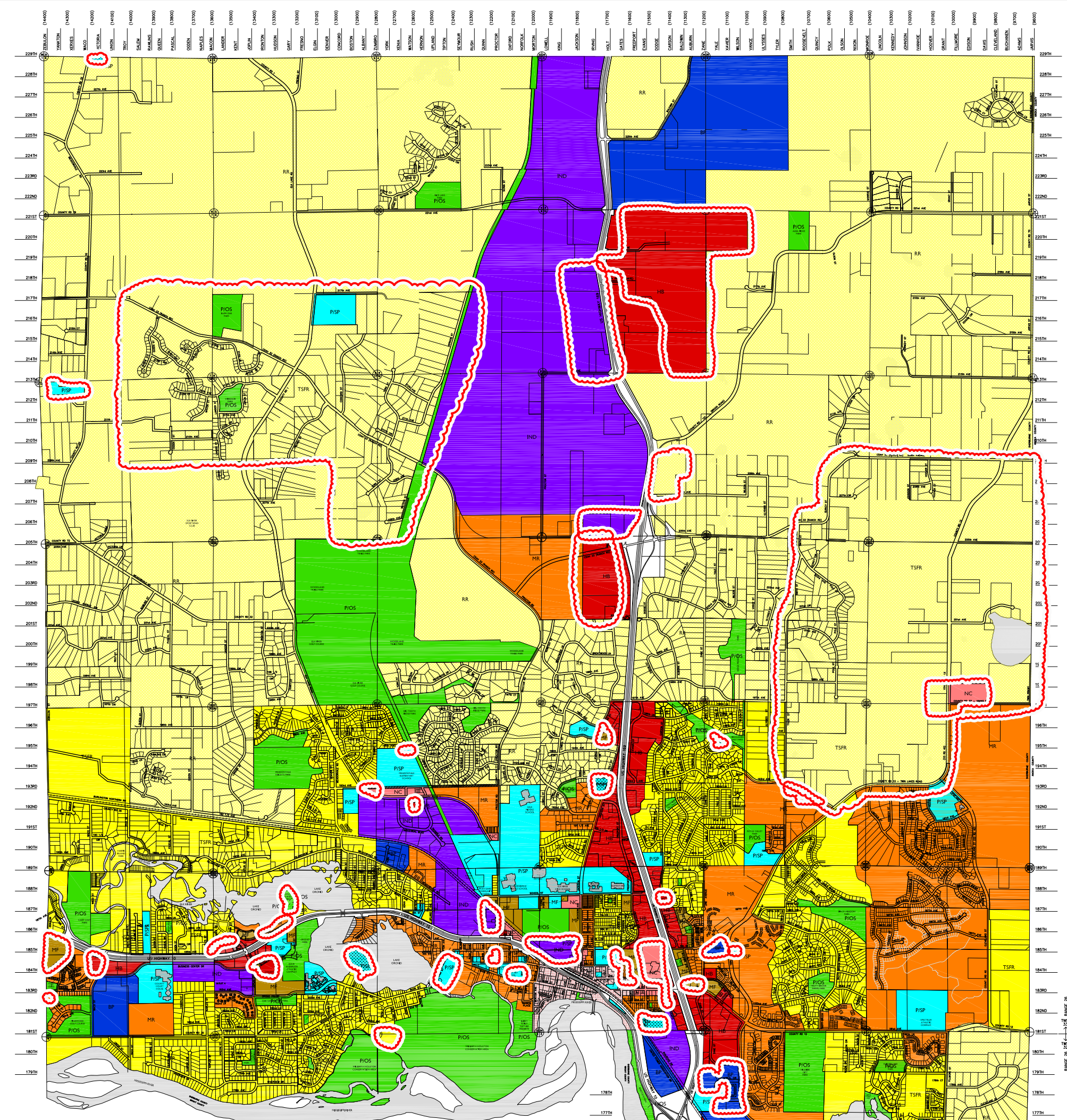
None

Mission/Policy/Goal

Ethical, efficient, and responsible.

Attachments

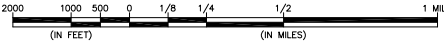
1. Land Use Map - Proposed
2. Zoning Map - Proposed
3. Land Use - Existing



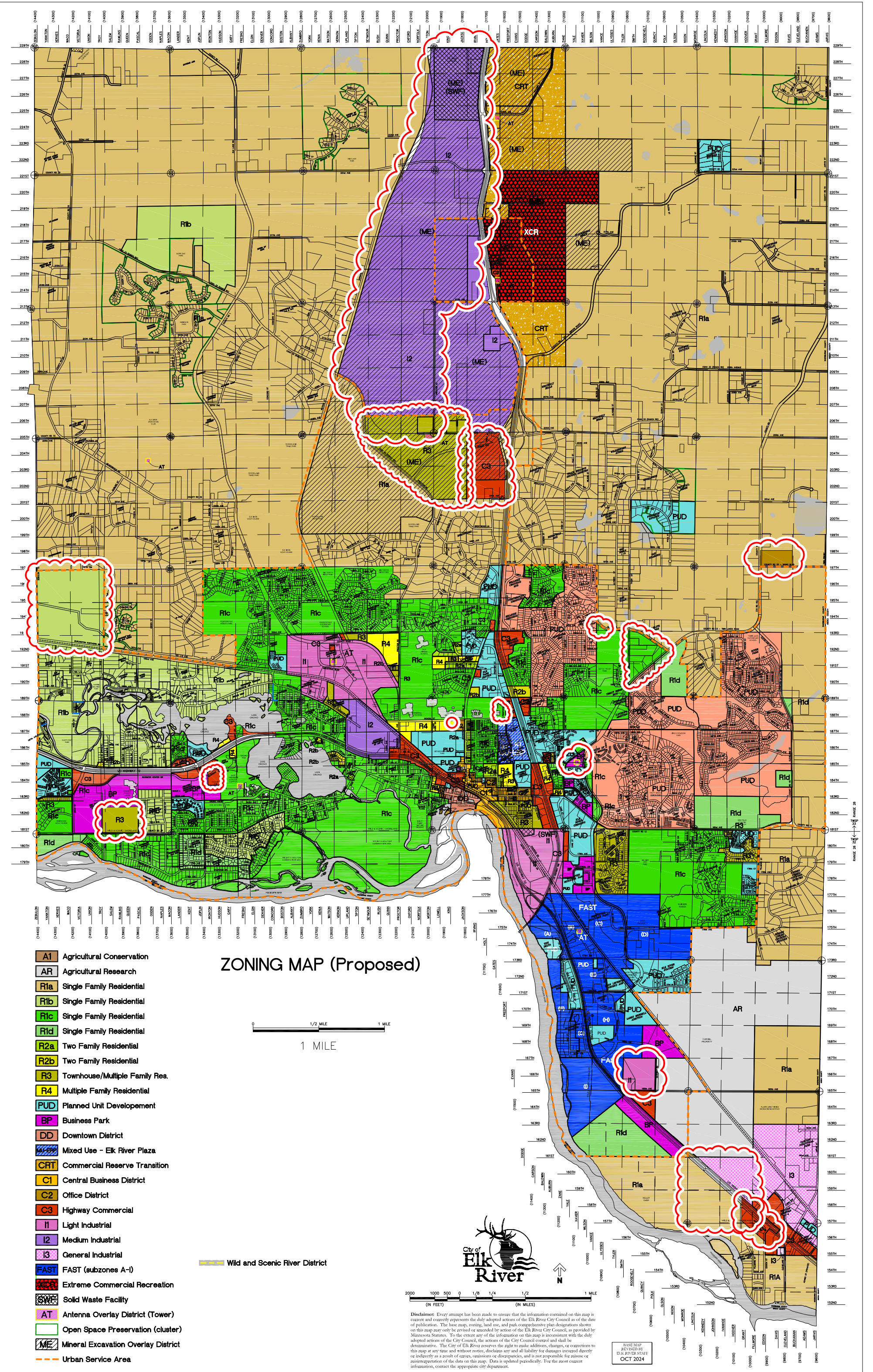
LAND USE MAP (Proposed)

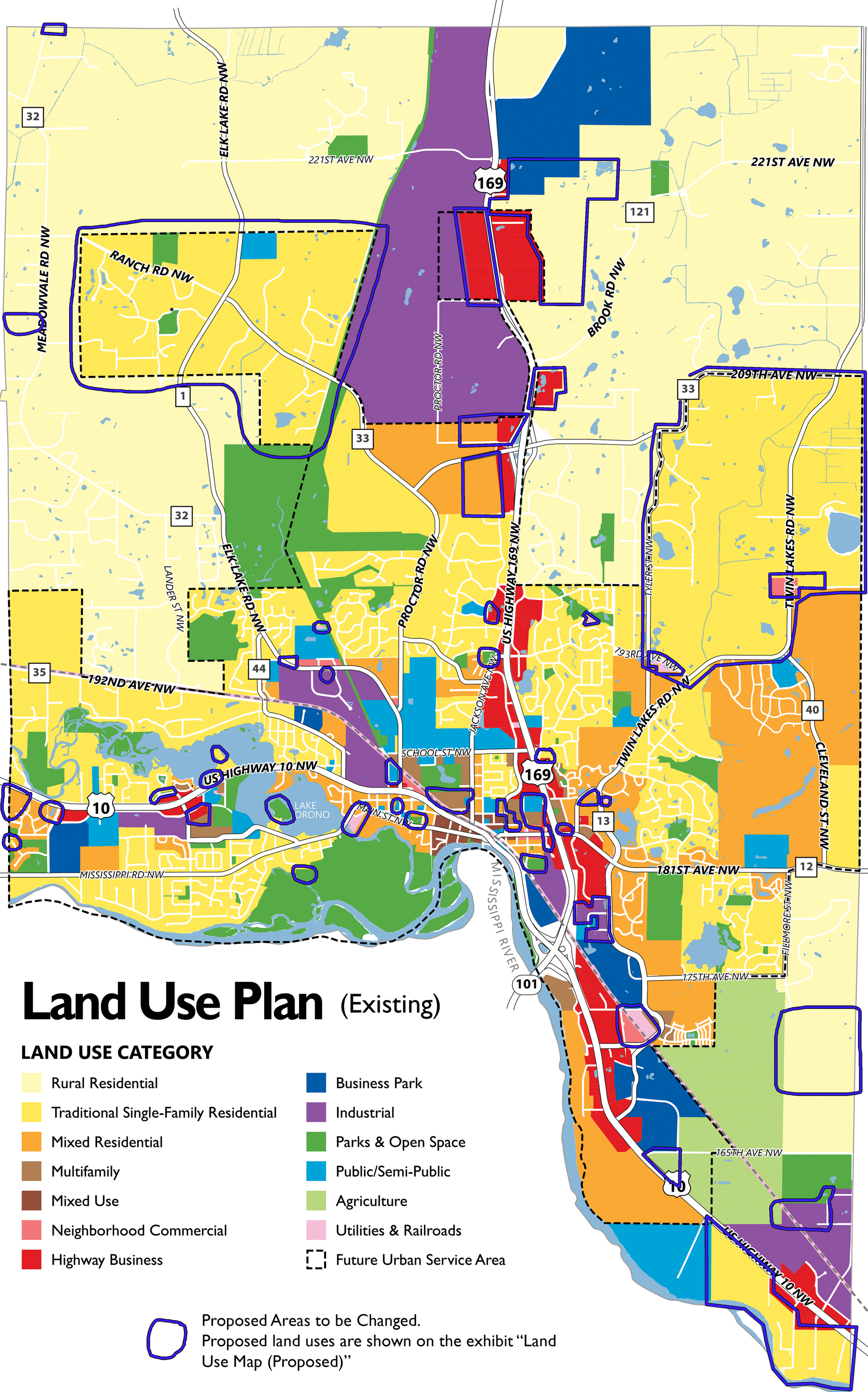
- RR Rural Residential
- TSFR Traditional Single-Family Residential
- MR Mixed Residential
- MF Multifamily
- MU Mixed Use
- NC Neighborhood Commercial
- HB Highway Business
- BP Business Park
- IND Industrial
- P/OS Parks and Open Space
- P/SP Public/Semi-Public
- AG Agriculture
- Urban Service Area

Proposed revisions to the 10-18-21 approved Land Use Map



BASE MAP
REVISED BY
ELK RIVER STAFF
OCT 2024





Land Use Plan (Existing)

LAND USE CATEGORY

- | | |
|---------------------------------------|---------------------------|
| Rural Residential | Business Park |
| Traditional Single-Family Residential | Industrial |
| Mixed Residential | Parks & Open Space |
| Multifamily | Public/Semi-Public |
| Mixed Use | Agriculture |
| Neighborhood Commercial | Utilities & Railroads |
| Highway Business | Future Urban Service Area |

Proposed Areas to be Changed.
Proposed land uses are shown on the exhibit “Land Use Map (Proposed)”