



Planning Commission

Tuesday, April 22, 2025

6:30 PM

Elk River City Hall

Regular Meeting Agenda

- Regular meeting in Council Chambers

1. CALL MEETING TO ORDER

2. CONSIDER AGENDA

3. CONSIDER MINUTES

3.1 Draft Minutes - March 25, 2025

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 Interim Use Permit: Residential Occupation, Benjamin Gomez, 14270 201st Ave. NW

4.2 Conditional Use Permit: AEGIR Brewing Company LLC, 19050 Industrial Blvd. NW

4.3 Ordinance: Permit Off-Premise City-Owned Advertising Signs, City of Elk River

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.

5.1 Review Downtown Small Area Plan

6. COUNCIL LIAISON UPDATES

7. MOTION TO ADJOURN REGULAR MEETING



**Meeting of the Planning Commission
Held at the Elk River City Hall
Tuesday, March 25, 2025**

Members Present: Chair Perry Beise, Commissioner Eric Johnson, Commissioner Robert Rydberg, Commissioner Dennis Booth, Commissioner Dornan Bland, Commissioner Anthony Kaba

Members Absent: Commissioner James Zahler, Councilmember Jennifer Wagner

Staff Present: Community Development Director Zack Carlton, Senior Planner Chris Leeseberg, and Sr. Administrative Assistant/Recording Secretary Jennifer Green

1. **CALL MEETING TO ORDER**
Pursuant to due call and notice thereof, the meeting was called to order at 06:30 PM.
2. **PLEDGE OF ALLEGIANCE**
The Pledge of Allegiance was recited.
3. **CONSIDER AGENDA**
Moved by Commissioner Johnson and seconded by Commissioner Rydberg to approve the agenda. Motion carried 6-0.
4. **CONSIDER MINUTES**
Moved by Commissioner Rydberg and seconded by Commissioner Johnson to approve the following minutes as outlined. Motion carried 6-0.
 - 4.1 Draft Minutes from February 25, 2025
5. **ELECTION OF OFFICERS**
 - 5.1 Chair
Moved by Commissioner Rydberg and seconded by Commissioner Johnson to appoint Perry Beise as Planning Commission Chair effective April 2025 and ending March 2026. Motion carried 6-0.
 - 5.2 Vice Chair
Moved by Commissioner Rydberg and seconded by Commissioner Booth to appoint Eric Johnson as Vice Chair of the Planning Commission effective April 2025 and ending March 2026. Motion carried 6-0.
6. **PUBLIC HEARINGS**

6.1 Preliminary Plat: Elk Hills Second Addition, 841 Line Avenue, All Day Companies on behalf of the applicant

Mr. Carlton presented the staff report.

Chair Beise opened the public hearing.

Deb Opificius, 802 Fawn Road, discussed her concerns about an increase in traffic if townhomes are being built on the southern portion. She stated Elk Hills Drive is very hilly and wouldn't support any additional traffic as traffic currently backs up.

Karen Geissler, 58 6 1/2 Street NW, discussed her concerns about displacement of the current wildlife and requested the city turn the area into a natural habitat instead of a development.

Phil Bergstrom, 18850 Twin Lake Rd., asked how many homes would be constructed and where would the water be drained.

Mr. Carlton stated the current zoning supports one home on each parcel and any new impervious surface cannot increase the amount of stormwater runoff leaving the site. He also noted any uses increasing the density or traffic will need additional reviews by the city council.

There being no one else to speak, Chair Beise closed the public hearing.

Commissioner Johnson asked about the east-west corridor connecting Elk Hills Drive to Twin Lakes Road.

Mr. Carlton stated he doesn't believe this is an overarching goal to add that connection.

Commissioner Rydberg stated that one person owns the parcel, and it's private property, and the city can't dictate the owner to turn it into a wildlife property.

Mr. Carlton stated that is correct.

Moved by Commissioner Johnson and seconded by Commissioner Booth to recommend approval of the preliminary plat of Elk Hills Second Addition subject to the following conditions:

- 1. The wetland boundary is to be updated upon receiving formal approval of the delineated boundary.**
- 2. Any development of Lot 2 will require connection to city utilities.**

Motion carried 6-0.

6.2 Preliminary Plat: Ridgewood Hills Second Addition, 10038 215th Avenue, Greg Petersen

Mr. Leeseberg presented the staff report.

Chair Beise opened the public hearing.

Neil Thomas, 9998 215th Ave. NW, lives directly south of the property in question, and stated he had requested a stop sign in the area about a year ago due to the traffic coming from the group home. He opposed the construction of another group home due to the all-day traffic generated. He asked how to prevent another 'business' group home from being constructed.

Karla Severson, 21591 Edison Circle, asked how the original group home got approved. She mentioned the amount of litter on the streets generated from the traffic and was opposed to another group home from being constructed. She also stated another home in the neighborhood is running a business.

Diane Moos, 10246 221st Ave. NW, is opposed to this project. She provided details and opinions about her relationship with the applicant. She questioned his operating a residential treatment facility and would like to know how he has this license and if he intends to construct another residential treatment facility, asking for time to look into his licensure. She asked if any of her land will be taken when the conditions requiring the city street to be extended is completed. She stated she has numerous police reports about the group home activities and Mr. Petersen's behavior to herself and others.

Garrett Brunell, 21639 Edison Circle, explained traffic issues that have occurred on Edison and wondered what additional traffic would be generated, and also asked if the group home is allowed in their neighborhood.

Chair Beise asked if Mr. Brunell was asking about compliance with HOA rules.

Mr. Brunell stated he was.

Chair Beise stated the city cannot enforce HOA covenants.

Mr. Brunell stated that it causes an issue for him if the city approves a group home in their HOA.

Commissioner Rydberg stated group homes are mandated to be allowed by the state and the city cannot deny their use even with HOA covenants in place.

Mr. Brunell stated the issue happening in his neighborhood should be the concern of the Planning Commission to help citizens live in harmony with each other. He stated Mr. Petersen should also understand and comply by the HOA covenants. He was opposed to this project.

Thad Landis, 10011 215th Ave. NW, lives across from the group home and reiterated the high level of traffic. He was opposed to another group home being constructed by Mr. Petersen, stating he felt he was operating a business. He complained about Mr. Petersen's respect for other people's property especially with his snow plowing and driving stakes into his property. He complained about the high number of calls about the public safety presence at the group home.

Diane Moos was concerned about the safety of the residents and quality of care at the group home and them wandering onto her land and would she be sued for someone being hurt. She requested a fence be put up.

There being no one else to speak, Chair Beise closed the public hearing.

Chair Beise asked staff if the city could regulate group homes.

Mr. Leeseberg stated no.

Commissioner Johnson asked if the group home is a home occupation.

Mr. Leeseberg stated it is not and because the state regulates group homes, the city is required to allow them in residential neighborhoods.

Commissioner Rydberg stated that if there are concerns about the property and the activities on the property, the city could get involved with code enforcement and traffic and trespassing concerns could be managed by calling the police department.

Mr. Leeseberg stated group homes are licensed and approved by the state and the city doesn't review any applications for them.

Commissioner Bland asked for clarification about the city approving a group home.

Mr. Leeseberg stated the application in front of the Planning Commission tonight is to review a preliminary plat for a single family lot, not reviewing any use. The applicant, Greg Petersen, owns a home on the property and operates a group home through the state. Any HOA covenants cannot be changed or enforced by the city. Any street extension will be done so in the road right-of-way.

Mr. Carlton stated the Planning Commission heard many concerns about the operation of the group home on the applicant's property, and staff can work with the city attorney to evaluate the operation and ensure they are operating within all the parameters they should be operating in.

Commissioner Rydberg stated the state can hear any resident's concerns about the operation of the group home.

Moved by Commissioner Rydberg and seconded by Commissioner Booth to recommend approval of the preliminary plat of Ridgewood Hills Second Addition with the condition of extending the city street and cul-de-sac to the western boundary of the plat. Motion carried 6-0.

7. GENERAL BUSINESS

7.1 Land Use Amendment, Zone Change, and Ordinance Amendment: Specht Family Farm Residential Development (PUD), 16330 US Highway 10, Capstone Homes

Mr. Carlton presented the staff report and provided an updated lot-size exhibit. He summarized the conversations with the Parks and Recreation Commission and City Council. Mr. Carlton asked the Planning Commission to use their expertise to look at the land use, zoning guidance, and their analysis of the project and provide their recommendation to the City Council. He stated Capstone reviewed the recommended conditions, and they would like to discuss staff's proposed monotony code and maximum driveway widths.

Commissioner Bland asked about the proposed trail and the monotony code.

Mr. Carlton explained the trail would be for public access and the area also includes stormwater basins, which would be platted as outlots and managed by the city. Mr. Carlton stated the monotony code is not part of the city code but rather provides the Planning Commission with the ability to ensure a level of variety in home style of both color and facade, and has also been proposed in other housing developments.

Matt Barker of Capstone Homes outlined the few changes since they met at the January Planning Commission meeting and concerns with a few conditions recommended for approval.

Commissioner Booth asked for clarification of Capstone's monotony code, and Mr. Carlton asked Mr. Barker what Capstone's required difference was in the monotony code for four homes. Can you repeat the facade and the color has to be different?

Mr. Barker stated every other house could be the same, the facade could be the same but the color would have to be different.

Commissioner Johnson stated they could increase the monotony code to 8 to ensure that there was no duplicating of facade or color. Mr. Barker stated that could be very complex.

Mr. Carlton stated staff track these homes internally when building permits are pulled.

Commissioner Bland asked what the driver was for the 50' lot other than market demand. Commissioner Bland stated townhomes are supported in the zoning, but to clarify, they aren't building townhomes.

Mr. Barker stated that the Liberty home is a very affordable, 30-foot home. He stated they work to make this be the best value home for the current market and is a better product than a townhome in the current market. Mr. Barker confirmed no townhomes were being built, and the Liberty homes are denser than a townhome.

Commissioner Johnson asked if the Liberty homes offer a 3-car garage or only 2, and asked which other developments have 40' lots.

Mr. Barker stated only a 2-car garage, but they do meet the city's size code at 22x20 feet in size. Mr. Barker stated Otsego has 45' villa lots, and St. Michael has both 40' and 50' products.

Commissioner Rydberg asked about the future frontage road, highway access, and how many of these homes will be built before MnDOT gets the highway changed, as he is concerned with public safety and traffic.

Mr. Barker stated he was going to the state capitol with city engineer Justin Femrite the following week to address access improvements and project timeline. He stated this development will be an 8-year project, and MnDOT cannot confirm a timeline for road improvements. MnDOT has provided some parameters that Capstone can use to receive a temporary permit to begin construction.

Mr. Carlton stated when every plat comes through, staff and local agencies review the existing infrastructure. The first phase of construction may be issued, but with the city and MnDOT determining the best solution to support the increase in traffic, and as the development continues, access

improvements to Highway 10 would have to be completed to finalize the development.

Mr. Carlton then discussed the tour of the Kelley Farm property boundary and the proposed development to ensure staff are addressing their concerns about trespassing. The city may need to tweak these conditions, but the Kelley Farm would make the necessary improvements to the fence, clean up the boundary, and work with the developer to put up signs on property lines, specifically where the residential lots abut the property line.

Commissioner Johnson stated that overall, he supports the concept presented by Capstone and likes the 34' road width. He wasn't supportive of the 50' wide lots, and would like to see an increase in the 75' wide lots and decrease the 65' wide lots. He also recommended the 6-lot monotony code versus the 4-lot to ensure variation.

Commissioner Bland agreed with Commissioner Johnson's comments, stating he felt the driver for the 50' wide lot exception was volume, not structure.

Chair Beise stated he is ok with 50' wide lots as he prefers homes over townhomes. Commissioner Rydberg agreed. Commissioner Booth would like to see at least 52' wide lots.

Commissioner Johnson stated he was gravitating towards the benefit of the detached townhomes and was not in favor of the volume.

Commissioner Bland stated something to consider is what this community will look like in 5-20 years with that kind of density.

Commissioner Johnson stated he's driven all of Capstone's developments in the past month, and he stated there is some benefit to a Villa-style home if it is association maintained because it's a different product that offers diversity. He wasn't supportive of small lots that are not association maintained.

Mr. Baker thanked the Planning Commission for their comments, noting their designs are not a volume-based design at 2.3 units per acre. If they were volume-focused, they would want at least 3 units per acre. He noted the market can't afford a new home right now, so working to create a product for a market that can't get into a house, and not having an HOA is an important factor.

Commissioner Johnson opposed the density and the houses being close together, and gave the example of two tires on the grass because the driveway width is so small. He stated he has no problem with the homes themselves but was concerned about monotony.

Commissioner Rydberg asked about a hail storm and could that change the design standards.

Mr. Barker stated an overarching HOA would manage the standards, staying in line with city code, if a homeowner has damage and needs new siding.

Mr. Barker noted they have not run a scenario with 52' wide lots.

After further discussion, the consensus of the Planning Commission was as follows:

- Where to measure driveway width - the commission agreed to recommend 20' at the curb
- Tree placement: trees are proposed in the 'boulevard' area nearer to the curb, trees placed between the curb and house.

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- 50' lot widths: the commission recommends 52' width lots
 - Monotony code: neighboring homes and the 3 closest homes across the street must vary in facade design and color. No two homes in this group of six shall match.

Moved by Commissioner Johnson and seconded by Commissioner Kaba to recommend approval of a Land Use Amendment updating the city's comprehensive plan to align with the proposed residential and commercial areas, subject to the condition that the associated Zone Change (ZC 24-06) and Ordinance Amendment (OA 24-05) are approved by the City Council.

Moved by Commissioner Johnson and seconded by Commissioner Bland to recommend approval of a zone change amending the city's zoning map to designate parcels for Highway Commercial and Planned Unit Development (PUD) uses consistent with the development proposal, and subject to the condition that the associated Land Use Amendment (LU 24-05) and Ordinance Amendment (OA 24-05) are approved by the City Council.

Moved by Commissioner Johnson and seconded by Commissioner Kaba to recommend approval of a residential Planned Unit Development ordinance, subject to the following conditions:

- 1. The City Council must approve the associated Land Use Amendment (LU 24-05) and Zone Change (ZC 24-06).**
- 2. An Environmental Assessment Worksheet (EAW) must be reviewed in accordance with all state and local policies and receive a negative finding for an Environmental Impact Statement (EIS).**
- 3. MnDOT and the city shall approve an access location and configuration that supports the traffic needs of the proposed development.**
- 4. The MnDNR must provide written approval of the work proposed within the Wild and Scenic River District.**
- 5. Provide additional vegetative screening along the non-wooded boundary line with the Oliver Kelley Farm vegetative screening and a private property sign every 500 feet along the non-wooded boundary, and one private property sign for each residential parcel.**
- 6. The developer must work with the Kelley Farm to resolve any encroachment concerns resulting from the existing fence.**
- 7. The cost of sewer and water trunk extensions to the development shall be financed by the developer. If oversizing of water pipes is required, Elk River Municipal Utilities (ERMU) will reimburse the developer for the cost to oversize the infrastructure.**
- 8. All proposed streets, trails, and sidewalks shall follow the city's engineering design standards.**
- 9. Lots 65-feet and wider must include two trees in the front yard. One tree must be an overstory variety, the second tree can be ornamental, evergreen, or deciduous.**
- 10. Lots which are 50-feet wide must plant one overstory tree in the front yard.**
- 11. All homes must have a minimum garage size of 440 square feet, (20' x 22').**
- 12. All homes will require a minimum side-yard setback of 7.5 feet.**
- 13. The front-yard setback for 75- and 100-foot-wide lots will be 30 feet.**

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14. The front-yard setback for 50- and 65-foot-wide lots will be 25 feet.
 15. The maximum driveway widths are as follows: 52-foot lots – 18-feet wide, 65-foot lots – 20-feet wide, and 75 to 100-foot lots – 30-feet wide.
 16. The development must incorporate an internal monotony code to ensure the home facades vary throughout the subdivision. Neighboring homes and the 3 closest homes across the street must vary in façade design and color. No two homes in this group of six shall match.
 17. The developer shall complete the design and installation of all 10-foot-wide trails above the bluff that runs along the Mississippi River.
 18. The developer will design and engineer a 10-foot-wide trail, beginning with the termination of the upland trail. They should be provided to the city to support a future construction project.
 19. The developer will provide a 2+ acre bluff top park, and must provide documentation that there is at least 1-acre of buildable, upland area, in the park.
 20. The developer shall dedicate the floodway land, below the bluff, to the city for park purposes. An outlot will be reserved for future use by the HOA.
 21. The remainder of the park dedication requirements will be satisfied with a cash dedication of \$536,000. This will be pro-rated on a per lot basis and payable with the final plat.
 22. Civil plans submitted with the preliminary plat must identify parallel, off-street, parking areas near the bluff top park.
 23. All 50-foot lots shall be amended to a minimum width of 52-feet and increase the max driveway width from 16-feet to 18-feet. No lots currently designated for parcels larger than 50-feet shall be converted to a smaller lot.

Motion Carried 6-0.

7.2 Review Bylaws - Planning Commission and Board of Adjustments

Mr. Carlton presented the staff report.

Moved by Commissioner Johnson and seconded by Commissioner Booth to approve the bylaws for the Planning Commission and the Board of Adjustments as presented.

Motion carried 6-0.

8. COUNCIL LIAISON UPDATES

There were no council updates to provide as Councilmember Wagner was absent.

9. MOTION TO ADJOURN REGULAR MEETING

Moved by Commissioner Rydberg and seconded by Commissioner Booth to adjourn the meeting. Motion carried 6-0.

The meeting adjourned at 8:33 P.M.

Minutes prepared by Jennifer Green.

Perry Beise, Chair

Tina Allard, City Clerk

DRAFT



Request for Action

To
Planning Commission

Item Number
4.1

Meeting Date
April 22, 2025

Prepared By
Chris Leeseberg, Senior Planner

Item Description
Interim Use Permit: Residential Occupation,
Benjamin Gomez, 14270 201st Ave. NW

Reviewed by
Zack Carlton

Action Requested

Recommend, by motion, approval of the Interim Use Permit with the following conditions to satisfy the standards set forth in Section 30-654:

1. All openings to the accessory structure shall be closed when the business is in operation.
2. There shall be no outdoor storage of any business products or equipment.
3. The building must meet all commercial building requirements.
4. There shall be no customers/retail sales on site.

Background/Discussion

The property, approximately 2.5 acres in size, is zoned R1-a (Single Family Residential) where residential occupations that operate out of an accessory structure require an Interim Use Permit (IUP). The applicant is requesting approval of a residential occupation to operate a wholesale chili, spice, and snack packaging business within their existing 32' x 72' detached accessory structure. Their work involves re-packaging all dried goods into smaller packages to resell to retailers. A pallet jack and a forklift will be used when necessary. There will be no outdoor storage of any products or equipment.

The operation will have two employees, the applicant and his wife, where all customer interactions will be conducted remotely via phone and email only.

There will not be any customers on site and deliveries will be limited to standard mail and package deliveries consistent with residential uses and there may be possible truck deliveries about 3–4 times a year for bulk products.

Because the residential occupation is proposed to be carried out in the detached accessory structure, the building code classifies the structure as a commercial use. This designation requires signed plans from a licensed architect and structural engineer. Additionally, the structure and its use must comply with all applicable commercial building, plumbing, mechanical, and electrical codes.

The city recognizes that introducing residential occupations in residential districts will be noticeable and strives to include approval conditions aimed at mitigating its impact.

The Elk River Vision

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



Interim Use - Applicable Regulations

Before the city council may authorize an interim use, it must make the following findings:

- 1. The period of time for which the interim use permit is to be granted will terminate before any adverse impacts are felt upon adjacent properties.*

The ordinance (Section 30-801) states an approved IUP for a residential occupation shall terminate when the property is sold or when a lease has expired. Although termination does not guarantee adverse effects will not affect nearby properties, the recommended conditions strive to prevent this outcome.

- 2. There is adequate assurance that the property will be left in suitable condition after the use is terminated.*

The proposed residential occupation will occur in an existing detached accessory structure and if the Interim Use Permit is terminated, the site will be left in a suitable condition.

- 3. The use is similar to uses allowed in the zoning district in which the property is located.*

Residential occupations are allowed with an IUP in the RI-a zoning district.

- 4. The date or event that will terminate the use can be identified with certainty.*

The ordinance states an approved IUP for a residential occupation shall terminate when the property is sold or when a lease has expired, so the termination of the use can be identified with certainty.

- 5. Authorizing the use will not impose additional costs on the public if it is necessary for the public to take the property in the future.*

If the public were to take over the property, no additional costs will be imposed on the public, as the proposed residential occupation will occur in an existing detached accessory and the site will be left in a suitable condition.

- 6. The applicant and user agree to all conditions that the city council deems appropriate for authorization of the interim use.*

This will be determined at the City Council meeting.

- 7. The applicant provides assurances deemed adequate by the city council that the use will terminate as provided in the interim use permit. The city council may require the applicant to deposit a cash amount with the city, or provide some other form of security, to ensure compliance with this criteria.*

Again, the ordinance states an approved IUP for a residential occupation shall terminate when the property is sold or when a lease has expired. A cash deposit does not appear to be necessary to comply with the criteria.

- 8. Authorization of the interim use will not result in adverse effects on the public health, safety, or welfare.*

The proposed use will take place entirely within the accessory structure, containing both possible unsightly products and noise. No customers will be present on-site, thereby minimizing any potential traffic concerns.

Staff recommend the condition that all openings to the accessory structure be closed when the business is in operation.

9. *The proposed interim use is consistent with the City of Elk River Comprehensive Plan and conforms to the city's zoning regulations.*

The use is consistent with the Comprehensive Plan which guides the property as Rural Residential and single family uses, with residential occupations, are allowed in the zoning district.

Financial Impact

None

Mission/Policy/Goal

Ethical, efficient, and responsible.

Attachments

1. IU 25-01 Location Map
2. Narratives
3. Plans



Project Location Map

Ben Gomez

Interim Use Permit

Case No: IU 25-01

El Rojo Wholesale

Project Narrative: Wholesale Spices, Chiles, and dried goods

- This project narrative outlines my proposal to conduct: El Rojo Wholesale, to work from my residential address at: *14270 201st Ave NW Elk River, MN 55330*, as a home-based warehouse operation storing bulk spices, chiles, and dried goods.
- Our work involves re-packaging all dried goods into smaller packages from ounces to re-sell to retailers.
- Our typical work hours will be Monday - Friday between the hours of 9am-5:30pm respectively. This will include no Weekends or Holidays. All client and customer interactions will be conducted remotely via phone and email only.
- The employees working will include myself, Benjamin Gomez Hernandez and my wife, Judy Thao.
- The parking spaces will not change in any way, shape, or form. It will stay the same as it is and we don't intend to have extra vehicles.
- There will be no proposed screening as everything will be done inside the shed/workshop. The primary duties will be blocked/unseen as it will be done indoors.
- The equipment that we will be using will consist of a simple weight scale, packaging machine with a conveyor belt, and a sealing machine. We also have a pallet jack and a forklift when necessary. These equipment are low noise levels there should not be any concerns with bothering our neighbors.
- There will be no hazardous materials on-site.
- There will not be any proposed building materials as it is not needed.
- There will be no intent for outdoor storage outside of the shed for any of the products or materials that we have.
- There will be no external signage or alterations to the property that would indicate a business operation. The residential appearance of the property will be maintained.
- There will be no odors or emissions associated with the home-based operation.
- Waste disposal will be limited to standard household waste and minimal on-site work trash.
- Any deliveries will be limited to standard mail and package deliveries consistent with residential use. If needed, there will be a truck for product deliveries about 3-4 times a year. Besides that, we pick up our products locally or out of the state. We have no intentions of blocking the driveway as these products are limited for each delivery purpose.
- This home-based business will comply with the zoning regulations outlined in Sec. 30-801. of the Residential Occupations.
- The proposed operation is clearly incidental and secondary to the use of the dwelling for residential purposes.
- The operation will not change the residential character of the neighborhood.
- The operation will not create a nuisance or hazard.
- I have reviewed the zoning regulations and my business fits within them.
- This proposal is submitted to ensure compliance with all applicable zoning regulations and to demonstrate that my proposed home-based business will have minimal impact on the residential character of the neighborhood.

- I am committed to operating my home-based business in a manner that is consistent with the residential character of the neighborhood and in compliance with all applicable zoning regulations. I am available to answer any questions or provide additional information as needed. I can be contacted at: *612-205-5705* or by email: *elrojowholesale@gmail.com*. Thank you for your time and consideration.

IU 25-01 Narrative

Bulk Chile, spices, and snacks. These will be stored inside of the shed/workshop. There will not be anything stored on the outside of the workshop for safety and health reasons. Our scope of work aligns with section 30-807. We will adjust accordingly if need be.

This project narrative outlines my proposal to conduct: El Rojo Wholesale, to work from my residential address at: 14270 201st Ave NW Elk River, MN 55330, as a home-based warehouse operation storing bulk spices, chiles, and dried goods.

Our work involves re-packaging all dried goods into smaller packages from ounces to re-sell to retailers.

Our typical work hours will be Monday - Friday between the hours of 9am-5:30pm respectively. This will include no Weekends or Holidays. All client and customer interactions will be conducted remotely via phone and email only.

The employees working will include myself, Benjamin Gomez Hernandez and my wife, Judy Thao.

The parking spaces will not change in any way, shape, or form. It will stay the same as it is and we don't intend to have extra vehicles.

There will be no proposed screening as everything will be done inside the shed/workshop. The primary duties will be blocked/unseen as it will be done indoors.

The equipment that we will be using will consist of a simple weight scale, packaging machine with a conveyor belt, and a sealing machine. We also have a pallet jack and a forklift when necessary. These equipment are low noise levels there should not be any concerns with bothering our neighbors.

There will be no hazardous materials on-site.

There will not be any proposed building materials as it is not needed.

There will be no intent for outdoor storage outside of the shed for any of the products or materials that we have.

There will be no external signage or alterations to the property that would indicate a business operation. The residential appearance of the property will be maintained.

There will be no odors or emissions associated with the home-based operation.

Waste disposal will be limited to standard household waste and minimal on-site work trash.

Any deliveries will be limited to standard mail and package deliveries consistent with residential use. If needed, there will be a truck for product deliveries about 3-4 times a year. Besides that, we pick up our products locally or out of the state. We have no intentions of blocking the driveway as these products are limited for each delivery purpose. This home-based business will comply with the

zoning regulations outlined in Sec. 30-801. of the Residential Occupations. The proposed operation is clearly incidental and secondary to the use of the dwelling for residential purposes. The operation will not change the residential character of the neighborhood. The operation will not create a nuisance or hazard.

EL ROJO WHOLESALE

14270 201ST AVE NW, ELK RIVER, MN 55330



FRONT ELEVATION

PROJECT TEAM	
OWNER/ TENANT:	BENJAMIN GOMEZ 14270 201ST AVE NW, ELK RIVER, MN 55330 612-205-5705 BENJAMIN.GOMEZ212@GMAIL.COM
ARCHITECT:	KERRIK WESSEL 1148 OAKCREST AVE ROSEVILLE, MN 55113 651-484-9190 KERRIKWESSEL@GMAIL.COM
GENERAL CONTRACTOR:	N/A

SHEET INDEX	
SHEET NO.	SHEET NAME
ARCHITECTURAL	
A1	COVER INFORMATION
A2	FLOOR PLAN - LEVEL 1
A3	FLOOR PLAN - FF&E
A4	REFLECTED CEILING PLANS
A5	DETAILS

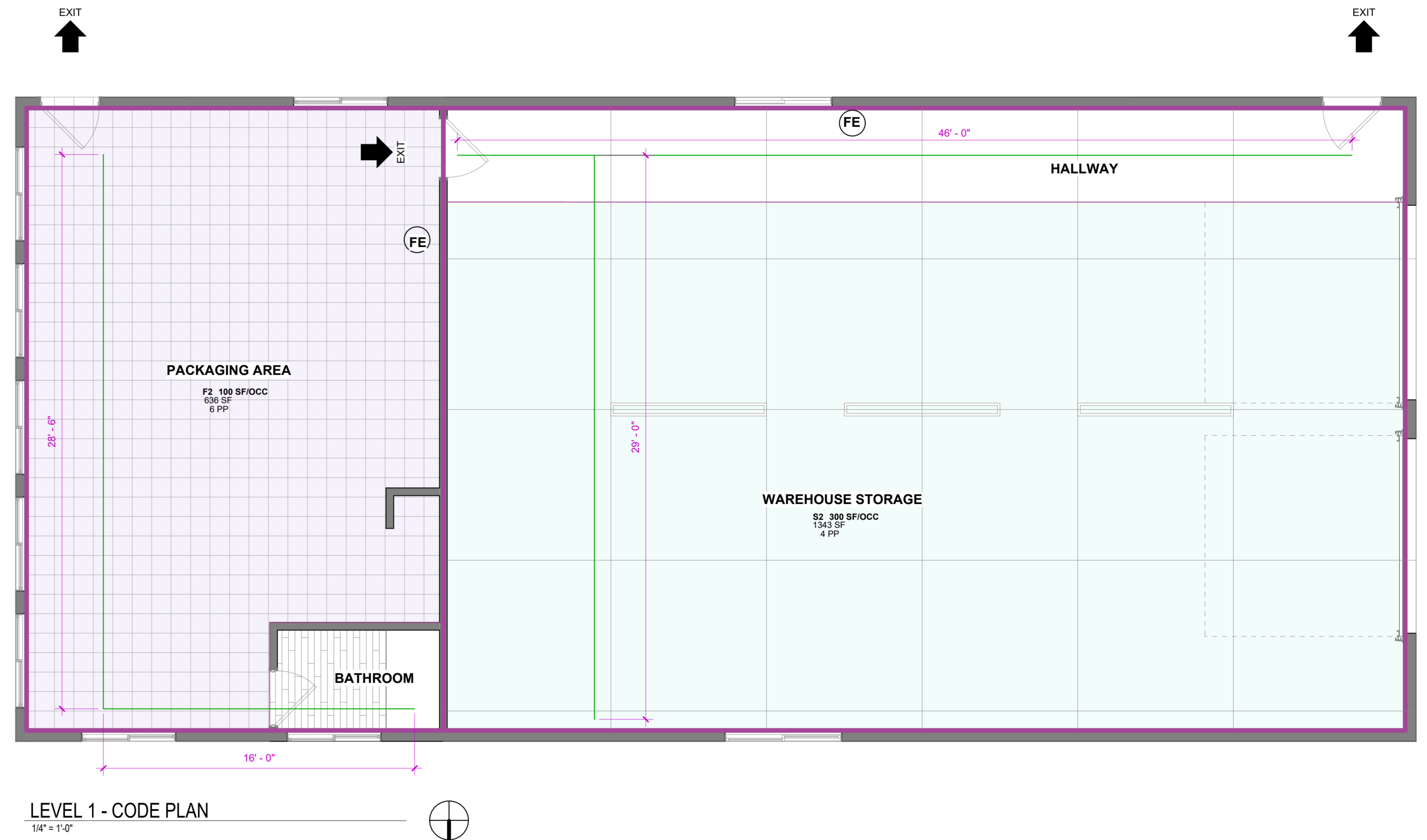


PROJECT ADDRESS:
14270 201ST AVE NW, ELK RIVER, MN 55330

MAIN HOME WITH ATTACHED GARAGE

LEGEND	
	ACCESSIBLE MEANS OF EGRESS
	EXIT
	EXIT ACCESS
	FIRE EXTINGUISHER
	EXISTING WALL
	NEW
	BOUNDARY OF AREA
	PATH OF TRAVEL

CODE DATA - 2020 MNBC	
NOTE: BUILDING AREAS INDICATED ARE NOT BOMA RENTABLE AREA CALCULATIONS	
<p>CODE ANALYSIS FOR: 14270 201ST AVE NW, ELK RIVER, MN 55330</p> <p>PROJECT NARRATIVE: EL ROJO WHOLESALE PACKAGE DRY GOOD (SNACKS) FROM BULK INTO SMALLER QUANTITIES FOR RETAIL DISTRIBUTION. NO DIRECT CONSUMER SALES ON LOCATION. THE WHOLESALE IS OCCUPYING THE 2ND GARAGE BUILDING STRUCTURE ADJACENT TO THE FAMILY MAIN HOME WITH AN ATTACHED GARAGE. NO RENOVATION IS REQUIRED, THE PRIOR HOMEOWNER HAD OPERATED A PLUMBING BUSINESS OUT OF THE SAME GARAGE.</p> <p>APPLICABLE CODES: 2020 MINNESOTA STATE BUILDING CODE 2020 MINNESOTA ENERGY CODE 2016 ASHRAE 90.1 2020 MINNESOTA ACCESSIBILITY CODE 2020 MINNESOTA MECHANICAL AND FUEL GAS CODE 2020 MINNESOTA PLUMBING CODE 2020 MINNESOTA FIRE CODE 2020 MINNESOTA ELECTRICAL CODE 2020 MINNESOTA ELEVATOR AND RELATED DEVICES CODE</p> <p>BUILDING CLASSIFICATION A. BUILDING TYPE & CONSTRUCTION TYPE (IBC CHAPTER 5 & 6) 1. BUILDING CLASSIFICATION - EXISTING SINGLE FAMILY ATTACHED GARAGE AND DETACHED 2ND GARAGE 2. TYPE OF CONSTRUCTION - EXISTING TYPE VB 3. BUILDING HEIGHT - EXISTING HEIGHT AT DETACHED 2ND GARAGE ONLY: - 12' FLOOR TO CEILING 4. BUILDING AREA - EXISTING DETACHED 2ND GARAGE ONLY: - ASSUMED 2,268 SQ. FT. B. OCCUPANCY GROUP (IBC CHAPTER 3) 1. GROUP: - F-2, LOW-HAZARD FACTORY INDUSTRIAL USE PROPOSED AREA - 636 SQ. FT. 2. GROUP: - S-2, LOW-HAZARD STORAGE USE PROPOSED AREA - 1,943 SQ. FT. TOTAL SQ. FT. - 1,979 SQ. FT.</p> <p>FIRE PROTECTION 1. FIRE EXTINGUISHERS 75' MAX. TRAVEL DISTANCE (MBC TABLE 906.3) 2. FIRE SPRINKLERS A. EXISTING STRUCTURE - NOT SPRINKLER</p>	<p>EXITING A. DESIGN OCCUPANT LOAD (IBC 1004.1) 1. TOTAL OCCUPANTS - 10 OCCUPANTS</p> <p>B. EXIT 1. NUMBER REQUIRED = 1 2. NUMBER PROVIDED = 2 3. NUMBER ACCESSIBLE REQUIRED = 1 4. ARRANGEMENT (IBC 1015.2.1) 5. TRAVEL DISTANCE MAXIMUMS - EXIT ACCESS (IBC 1017.2) = 150' MAX. - COMMON PATH OF EGRESS = 75' MAX. 6. WIDTH (GRATER OR TWO CONFLICTING WIDTHS SHALL BE USED) - DESIGN EXT WIDTH (IBC 1005.3) - STAIRWAYS = N/A - STAIRWAY (IBC 1009.4) = N/A - CORRIDORS (IBC 1020.3) = 36" MIN. - EXIT PASSAGEWAYS (IBC 1024.2) = 36" MIN. - EXIT DOORS (IBC 1010.1.1) = 32" MIN. CLR 7. DOORS - SWINGS (IBC 1010.1.2) = N/A - LANDINGS (IBC 1010.1.5) = NOT LESS THAN 44" - THRESHOLDS (IBC 1010.1.6) = NOT EXCEED 3/4" ABOVE FINISHED FLOOR</p> <p>PLUMBING FIXTURES A. NUMBER OF FIXTURES REQUIRED (IBC TABLE 2902.1) 1. BASE ON 10 OCCUPANCY. THE OCCUPANT LOAD SHALL BE DIVIDED IN HALF AND APPLY THE FOLLOWING PER IBC 2902.1.1. (1) TOILET PER 100 MALES AND (1) TOILET PER 100 FEMALES. (1) SINK (LAVATORIES) PER 100 MALES AND (1) SINK (LAVATORIES) PER 100 FEMALES. (1) DRINKING FOUNTAIN PER 500 OCCUPANTS OR SIMILAR, WATER DISPENSER. - 5 FEMALE OCCUPANTS (5 / 100 = 0.05) - WATER CLOSETS REQUIRED = 0 PROVIDED = 1 - LAVATORIES REQUIRED = 0 PROVIDED = 1 - 5 MALE OCCUPANTS (5 / 100 = 0.05) - WATER CLOSETS REQUIRED = 0 PROVIDED = 0 - LAVATORIES REQUIRED = 0 PROVIDED = 0 - OTHERS - URINAL REQUIRED = 0 PROVIDED = 0</p> <p>OTHERS A. ACCESSIBILITY (IBC - CHPT. 11)</p> <p>DEFERRED PLAN SUBMITTALS A. COORDINATION WITH ENGINEER AND CONSULTANT ARE NOT PROVIDED AND PART OF SCOPE OF THE ARCHITECT AT THIS TIME.</p>



I hereby certify that this plan, specifications or report was prepared by me and under my direct supervision, and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Printed Name: KERRIK WESSEL
Signature: Kerrik Wessel, RA
Date: 03/25/25 Licensed #: 45930

Scale: As indicated

Drawn By: CT

Checked By: KW

Approved By: BG

Project #: 25-0316

Rev	Description	Date

EL ROJO WHOLESALE
14270 201ST AVE NW, ELK RIVER, MN 55330

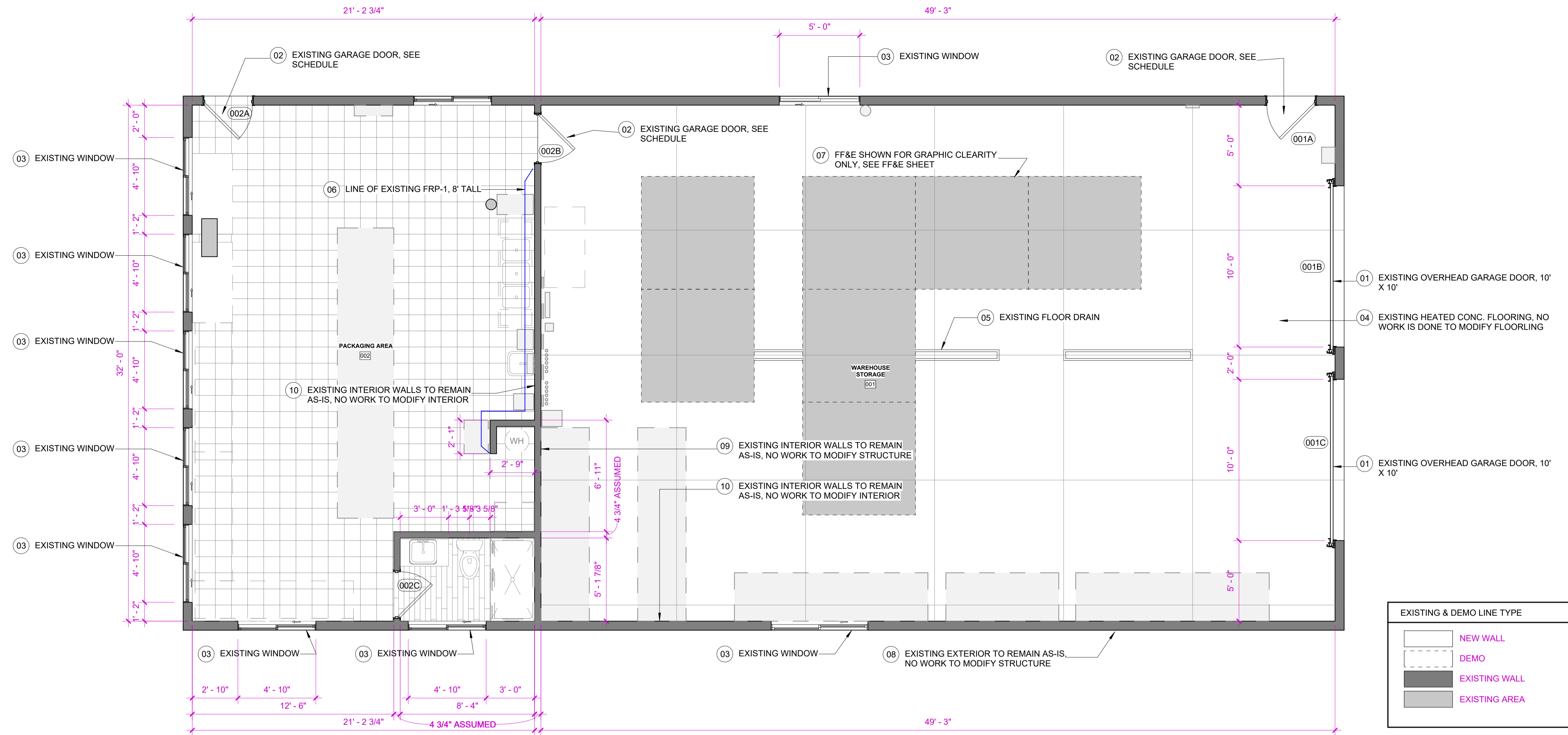
A1
COVER
INFORMATION



REAR ELEVATION



SIDE ELEVATION



1 FLOOR PLAN - EXISTING
A2 1/4" = 1'-0"

EXISTING PLAN NOTES

NOTE NUMBER	NOTE DESCRIPTION
01	EXISTING OVERHEAD GARAGE DOOR, 10' X 10'
02	EXISTING GARAGE DOOR, SEE SCHEDULE
03	EXISTING WINDOW
04	EXISTING HEATED CONC. FLOORING, NO WORK IS DONE TO MODIFY FLOORING
05	EXISTING FLOOR DRAIN
06	LINE OF EXISTING FRP-1, 8' TALL
07	FF&E SHOWN FOR GRAPHIC CLARITY ONLY, SEE FF&E SHEET
08	EXISTING EXTERIOR TO REMAIN AS-IS, NO WORK TO MODIFY STRUCTURE
09	EXISTING INTERIOR WALLS TO REMAIN AS-IS, NO WORK TO MODIFY STRUCTURE
10	EXISTING INTERIOR WALLS TO REMAIN AS-IS, NO WORK TO MODIFY INTERIOR

EXISTING & DEMO LINE TYPE	
	NEW WALL
	DEMO
	EXISTING WALL
	EXISTING AREA

GENERAL DEMOLITION PLAN NOTES:		GENERAL BUILDING PLAN NOTES:	
<p>1. SCOPE OF DEMOLITION: THE DEMOLITION PLAN INDICATES THE EXTENT OF DEMOLITION WORK TO BE PERFORMED. ONLY AREAS SHOWN AS DEMOLISHED ON THIS PLAN SHALL BE SUBJECT TO DEMOLITION.</p> <p>2. SAFETY PRECAUTIONS: PRIOR TO COMMENCING DEMOLITION WORK, ALL NECESSARY SAFETY MEASURES MUST BE IMPLEMENTED ACCORDING TO OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) REGULATIONS. PROTECTIVE BARRIERS, SIGNAGE, AND SAFETY EQUIPMENT MUST BE PROVIDED AND MAINTAINED THROUGHOUT THE DEMOLITION PROCESS.</p> <p>3. ENVIRONMENTAL CONSIDERATIONS: DEMOLITION ACTIVITIES SHALL COMPLY WITH ALL ENVIRONMENTAL REGULATIONS AND GUIDELINES. PROPER DISPOSAL METHODS FOR HAZARDOUS MATERIALS, INCLUDING ASBESTOS, LEAD, AND OTHER CONTAMINANTS, MUST BE FOLLOWED.</p> <p>4. UTILITIES DISCONNECTION: ALL UTILITIES (ELECTRICAL, PLUMBING, HVAC, ETC.) SHALL BE PROPERLY DISCONNECTED AND TERMINATED AS PER LOCAL CODES AND UTILITY PROVIDER REQUIREMENTS. COORDINATION WITH UTILITY COMPANIES IS NECESSARY TO ENSURE SAFE DISCONNECTION AND REMOVAL OF SERVICES.</p>	<p>5. STRUCTURAL STABILITY: STRUCTURAL ELEMENTS TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING DEMOLITION OPERATIONS. ANY TEMPORARY BRACING OR SHORING REQUIRED TO MAINTAIN STRUCTURAL STABILITY DURING DEMOLITION SHALL BE PROVIDED AS NECESSARY.</p> <p>6. WASTE MANAGEMENT: DEMOLISHED MATERIALS SHALL BE SORTED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE WASTE MANAGEMENT REGULATIONS. SALVAGEABLE MATERIALS SHOULD BE IDENTIFIED AND SALVAGED WHENEVER FEASIBLE TO MINIMIZE WASTE AND PROMOTE SUSTAINABILITY.</p> <p>7. SITE PROTECTION: THE SITE SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS DURING DEMOLITION ACTIVITIES. FENCING, BARRICADES, AND OTHER MEASURES SHALL BE INSTALLED TO PREVENT ACCIDENTS AND MAINTAIN SITE SECURITY.</p> <p>8. COORDINATION WITH AUTHORITIES: DEMOLITION WORK SHALL BE CONDUCTED IN COORDINATION WITH LOCAL AUTHORITIES, INCLUDING OBTAINING NECESSARY PERMITS AND APPROVALS. COMPLIANCE WITH NOISE ORDINANCES, TRAFFIC REGULATIONS, AND OTHER LOCAL REQUIREMENTS IS MANDATORY.</p>	<p>9. EMERGENCY PROCEDURES: EMERGENCY PROCEDURES, INCLUDING EVACUATION ROUTES AND CONTACT INFORMATION FOR EMERGENCY SERVICES, SHALL BE PROMINENTLY DISPLAYED ON-SITE.</p> <p>10. OWNER'S RESPONSIBILITIES: THE OWNER IS RESPONSIBLE FOR SECURING NECESSARY PERMITS AND APPROVALS FOR DEMOLITION WORK. THE OWNER SHALL PROVIDE ACCESS TO THE SITE AND COOPERATE WITH THE DEMOLITION CONTRACTOR AS NEEDED.</p> <p>11. DISCLAIMER: THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO CONDUCT A THOROUGH SITE ASSESSMENT AND IMPLEMENT APPROPRIATE DEMOLITION METHODS.</p> <p>THE ARCHITECT ASSUMES NO LIABILITY FOR DAMAGES OR LOSSES RESULTING FROM THE USE OF THIS DRAWING WITHOUT PROPER CONSULTATION AND COORDINATION.</p> <p>Attn: This drawing does not include Mechanical, Electrical, or Plumbing (MEP) details. 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COORDINATION: GENERAL CONTRACTOR TO COORDINATE THIS PLAN WITH MECHANICAL, ELECTRICAL AND PLUMBING SUBCONTRACTORS AS TO LOCATIONS FOR EQUIPMENT, FIXTURES, METERS, DUCTWORK ETC TO BE UP TO CODE. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURAL DRAWINGS AND MEP SUBCONTRACTORS.</p> <p>5A. ALL OPENINGS CUT, OPENINGS MADE OR EQUIPMENT INSTALLED IN FIRE RATED WALLS, PARTITIONS, FLOORS OR CEILINGS SHALL BE RESTORED SEALED FIRESTOPPED OR OTHERWISE CONSTRUCTED TO MAINTAIN THE INTEGRITY OF THE FIRE RATING TO THE FULL SATISFACTION OF THE ARCHITECT, ENGINEER AND BUILDING OFFICIAL. THE GENERAL CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR THIS WORK.</p> <p>5B. SEAL TOP SIDE OF PRECAST PLANK AND UNDERSIDE OF PRECAST PLANK AT ALL VERTICAL PENETRATIONS.</p> <p>5C. ALL EXPOSED PIPES, VENTS AND CONDUIT PENETRATING WALLS, FLOORS OR CEILINGS SHALL HAVE FINISHED TRIM RINGS (ESCUCHEONS).</p> <p>5D. 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 Signature: Kerrik Wessel, RA
 Date: 03/25/25 Licensed #: 45930

Scale: As indicated

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Project #: 25-0316

Rev	Description	Date

EL ROJO WHOLESALE
 14270 201ST AVE NW, ELK RIVER, MN 55330

A2
 FLOOR PLAN -
 LEVEL 1

EXISTING & DEMO LINE TYPE	
	NEW WALL
	DEMO
	EXISTING WALL
	EXISTING AREA

EXISTING FF&E PLAN NOTES

NOTE NUMBER	NOTE DESCRIPTION
01	EXISTING GARAGE HEATER
02	METAL STORAGE SHELF
03	FORK LIFT EQUIPMENT
04	EXISTING WALL MOUNTED GARAGE FLOOR HEATING SYSTEM
05	OFFICE DESK
06	FIRE EXTINGUISHER
07	EXISTING WALL MOUNTED AC UNIT
08	3 TIER WIRE RACK
09	2 TIER WIRE RACK
10	STAINLESS STEEL 3 SINK COMPARTMENT & FLOOR DRAIN
11	DRINKING WATER STATION
12	SINK & PAPER WALL MOUNTED PAPER TOWEL DISPENSER
13	MINI FRIDGE
14	WEIGHING MACHINE ON WHEEL

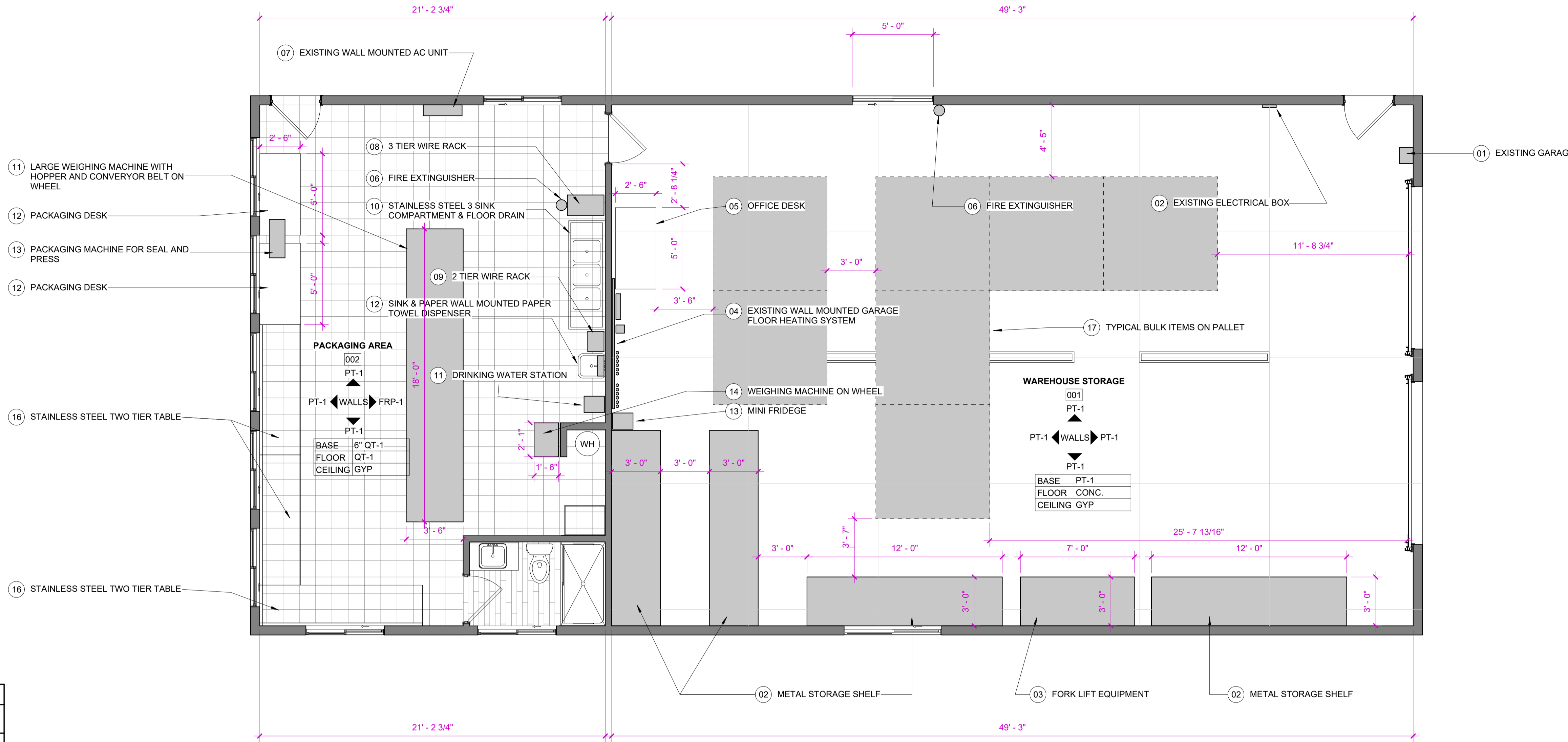
RENO PLAN NOTES

NOTE NUMBER	NOTE DESCRIPTION
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DEMO PLAN NOTES

NOTE NUMBER	NOTE DESCRIPTION
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FINISH SPECIFICATIONS					
TILE		WALLPAPER		PAINT	
QT-1	QUARRY TILE - 1	WP-1	WALLPAPER - 1	PT-1	PAINT - 1
	MFR: N/A STYLE: N/A SIZE: 6"X6" FLOOR & BASE TILE COLOR: DARK RED DISTRIBUTOR: N/A GROUT: NOTE: *GROUT ON WALL TILE TO HAVE PENETRATING SEALER APPLIED		MFR: N/A STYLE: N/A SIZE: N/A FLOOR & BASE TILE COLOR: DARK RED DISTRIBUTOR: N/A GROUT: NOTE:		MFR: N/A STYLE: N/A WALL COLOR: WHITE DISTRIBUTOR: NOTE: PAINTED GYP. BOARD
				FRP-1	FIGBERGLASS REINFORCE PANEL
					NOTE:



1 FLOOR PLAN - LEVEL 1
A3 1/4" = 1'-0"

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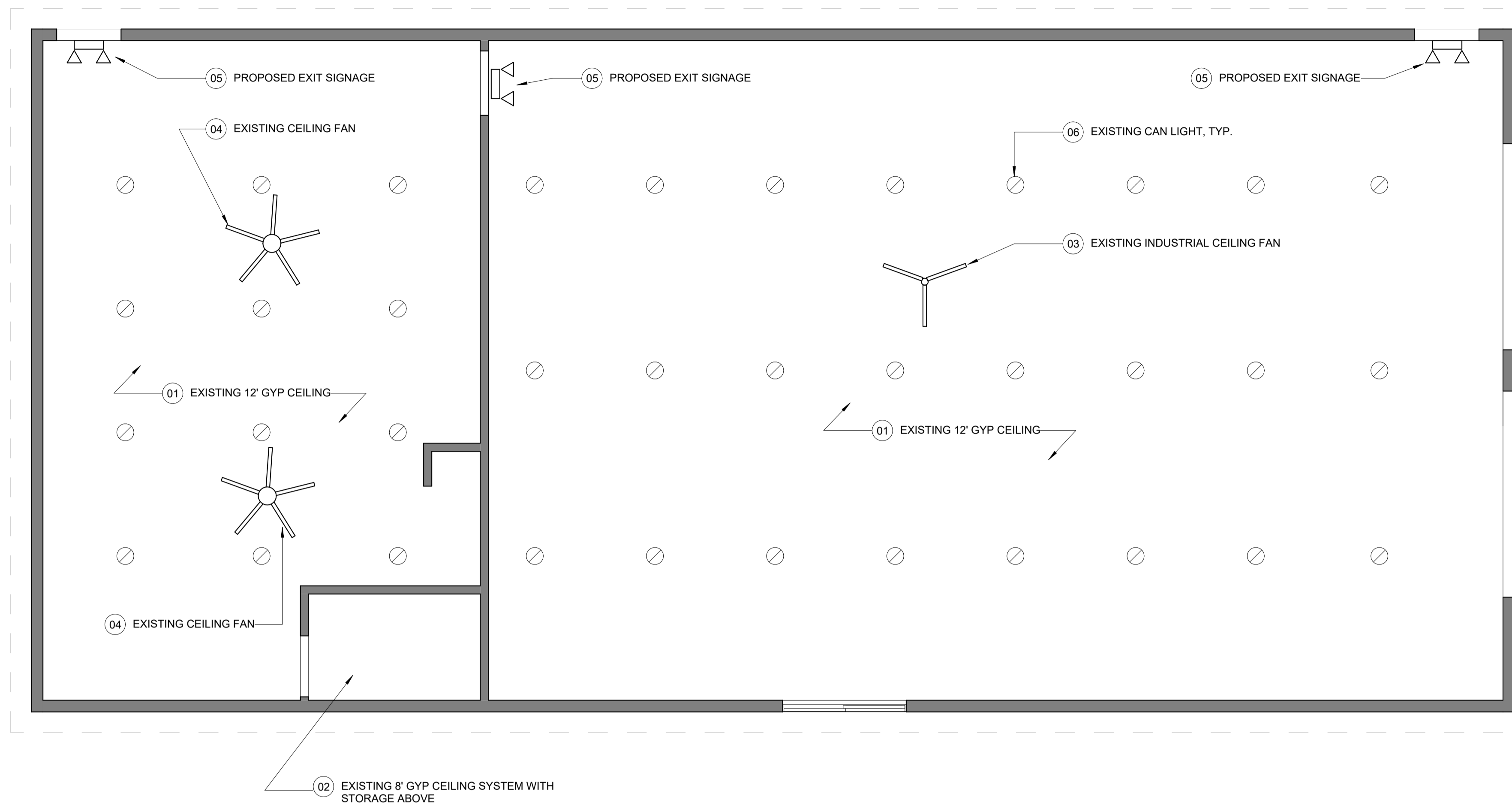
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A3
FLOOR PLAN - FF&E



1 REFLECTED CEILING PLAN - LEVEL 1
 A4 1/4" = 1'-0"

EXISTING & DEMO LINE TYPE	
	NEW WALL
	DEMO
	EXISTING WALL
	EXISTING AREA

CEILING PLAN NOTES	
NOTE NUMBER	NOTE DESCRIPTION
01	EXISTING 12' GYP CEILING
02	EXISTING 8' GYP CEILING SYSTEM WITH STORAGE ABOVE
03	EXISTING INDUSTRIAL CEILING FAN
04	EXISTING CEILING FAN
05	PROPOSED EXIT SIGNAGE

GENERAL RENOVATION REFLECTED CEILING PLAN NOTES:		
<p>1. SCOPE OF DEMOLITION: THE RENOVATION REFLECTED CEILING PLAN INDICATES THE EXTENT OF CEILING RENOVATION WORK TO BE PERFORMED. ONLY AREAS SHOWN FOR RENOVATION ON THIS PLAN SHALL BE SUBJECT TO RENOVATION.</p> <p>2. CEILING FINISHES: ALL NEW CEILING FINISHES AND ALTERATIONS ARE INDICATED ON THIS PLAN. VERIFY EXISTING CONDITIONS AND SUBSTRATE INTEGRITY BEFORE PROCEEDING WITH RENOVATION.</p> <p>3. CEILING FIXTURES AND EQUIPMENT: ALL NEW CEILING-MOUNTED FIXTURES, LIGHTING, HVAC DIFFUSERS, AND OTHER EQUIPMENT ARE INDICATED ON THIS PLAN. COORDINATE INSTALLATION DETAILS WITH ELECTRICAL AND MECHANICAL ENGINEERS TO ENSURE PROPER PLACEMENT AND INTEGRATION.</p> <p>4. STRUCTURAL INTEGRITY: ANY MODIFICATIONS TO THE CEILING STRUCTURE SHALL BE DESIGNED BY A STRUCTURAL ENGINEER AND APPROVED BY THE ARCHITECT. ENSURE THAT ANY MODIFICATIONS DO NOT COMPROMISE THE STRUCTURAL INTEGRITY OF THE BUILDING.</p> <p>5. ELECTRICAL AND MECHANICAL COORDINATION: COORDINATE WITH ELECTRICAL AND MECHANICAL ENGINEERS TO ENSURE PROPER PLACEMENT AND INTEGRATION OF NEW CEILING-MOUNTED UTILITIES AND EQUIPMENT. ENSURE THAT ALL ELECTRICAL WIRING, CONDUITS, AND DEVICES ARE INSTALLED ACCORDING TO RELEVANT CODES AND STANDARDS.</p> <p>6. FIRE PROTECTION AND LIFE SAFETY: MAINTAIN COMPLIANCE WITH FIRE PROTECTION AND LIFE SAFETY REQUIREMENTS THROUGHOUT RENOVATION ACTIVITIES. ENSURE THAT FIRE-RATED ASSEMBLIES ARE MAINTAINED AND THAT ANY MODIFICATIONS DO NOT COMPROMISE FIRE SAFETY.</p>	<p>7. ENVIRONMENTAL CONSIDERATIONS: RENOVATION ACTIVITIES SHALL COMPLY WITH ALL ENVIRONMENTAL REGULATIONS AND GUIDELINES. PROPER DISPOSAL METHODS FOR CONSTRUCTION WASTE AND HAZARDOUS MATERIALS MUST BE FOLLOWED.</p> <p>8. WASTE MANAGEMENT: SORT AND DISPOSE OF CONSTRUCTION WASTE IN ACCORDANCE WITH APPLICABLE WASTE MANAGEMENT REGULATIONS. MINIMIZE WASTE BY SALVAGING MATERIALS WHENEVER FEASIBLE.</p> <p>9. SAFETY PRECAUTIONS: ALL NECESSARY SAFETY MEASURES MUST BE IMPLEMENTED BEFORE AND DURING RENOVATION WORK. PROVIDE PROTECTIVE BARRIERS, SIGNAGE, AND PERSONAL PROTECTIVE EQUIPMENT (PPE) TO WORKERS AS NECESSARY.</p> <p>10. SITE PROTECTION: PROTECT EXISTING FINISHES, FURNISHINGS, AND EQUIPMENT FROM DAMAGE DURING RENOVATION ACTIVITIES. TAKE MEASURES TO PREVENT DUST AND DEBRIS FROM SPREADING TO OTHER AREAS OF THE BUILDING.</p> <p>11. OWNER'S RESPONSIBILITIES: THE OWNER IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FOR RENOVATION WORK. THE OWNER SHALL PROVIDE ACCESS TO THE SITE AND COOPERATE WITH THE RENOVATION TEAM AS NEEDED.</p>	<p>12. DISCLAIMER: THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO CONDUCT A THOROUGH SITE ASSESSMENT AND IMPLEMENT APPROPRIATE RENOVATION METHODS.</p> <p>THE ARCHITECT ASSUMES NO LIABILITY FOR DAMAGES OR LOSSES RESULTING FROM THE USE OF THIS DRAWING WITHOUT PROPER CONSULTATION AND COORDINATION.</p> <p>Attn: This drawing does not include Mechanical, Electrical, or Plumbing (MEP) details. Refer to separate MEP drawings for those specifications.</p>

I hereby certify that this plan, specifications or report was prepared by me and under my direct supervision, and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Printed Name: KERRIK WESSEL
 Signature: Kerrik Wessel, RA
 Date: 03/25/25 Licensed #: 45930

Scale: As indicated
 Drawn By: CT
 Checked By: KW
 Approved By: BG
 Project #: 25-0316

Rev	Description	Date

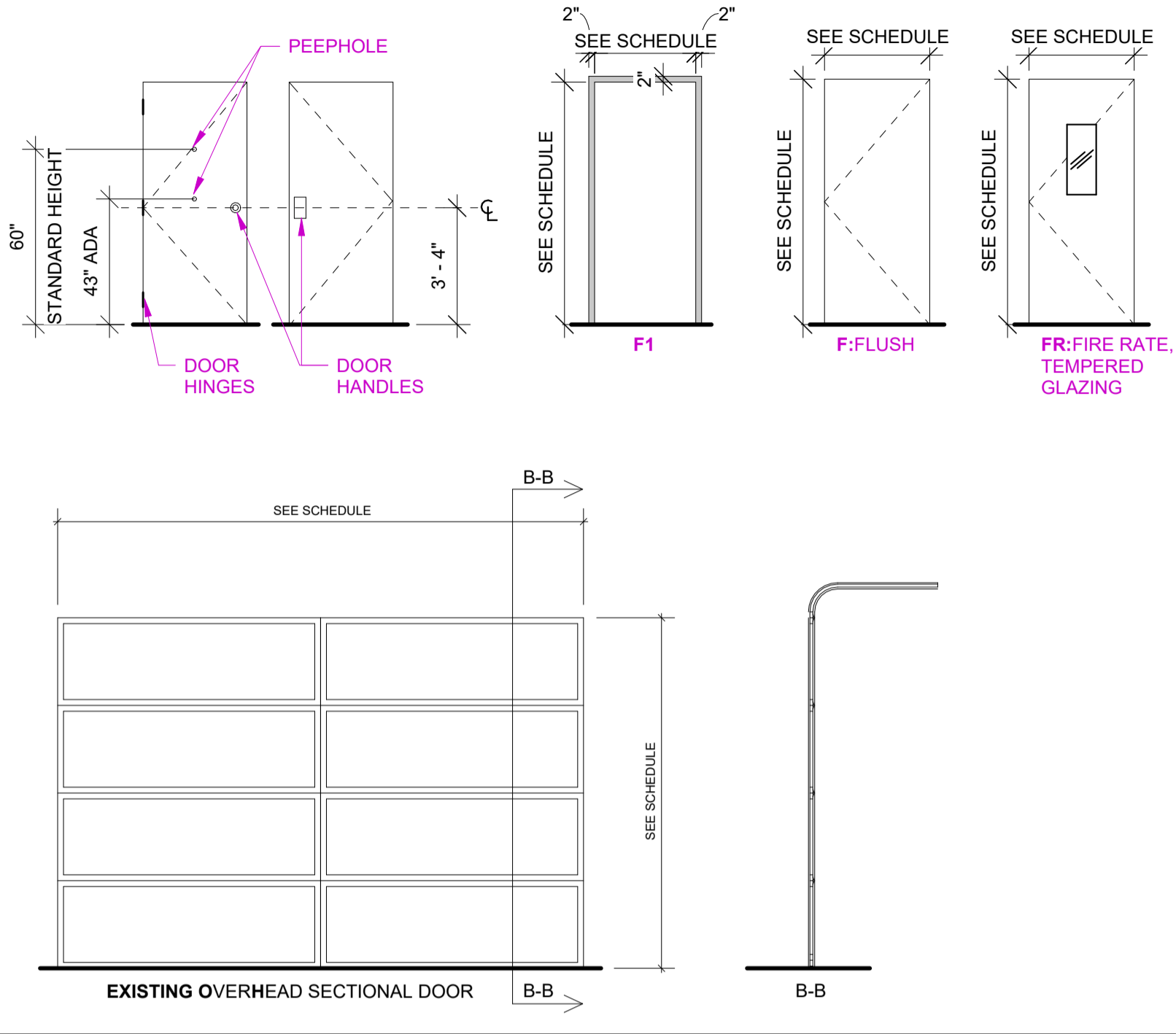
EL ROJO WHOLESALE
 14270 201ST AVE NW, ELK RIVER, MN 55330

A4
 REFLECTED CEILING PLANS

DOOR AND FRAME TYPES

ABBREVIATIONS:

AL	ALUMINUM	SCW	SOLID CORE WOOD	IN	1" INSULATED, NON-TEMPERED GLAZING
HCW	HOLLOW CORE WOOD	STN	STAIN/VARNISH	IT	1" INSULATED, TEMPERED GLAZING
HM	HOLLOW METAL	STL	STEEL	T	1/4" TEMPERED GLAZING
HMI	HOLLOW METAL INSULATED	KD	KNOCK-DOWN	FR	FIRE RATED, TEMPERED GLAZING
VIN	VINYL	PT	PAINT		
WD	WOOD				



Door Schedule - Simple

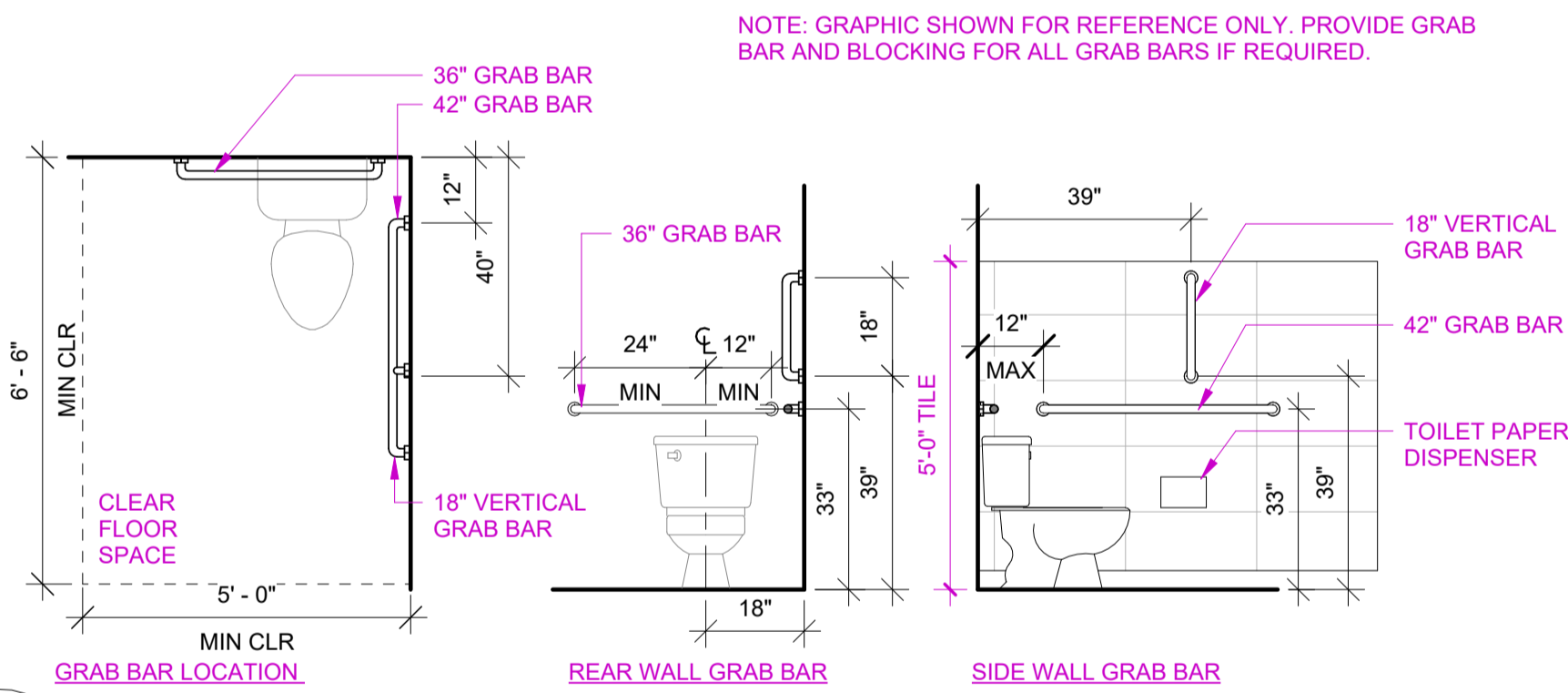
Room Name	Mark	Door Width	Door Height	FRAME TYPE	PANEL TYPE	HARDWARE GROUP	Comments
WAREHOUSE STORAGE	001A	3'-0"	7'-0"	F1	FR	2	EXISTING EXIT/ ENTRY DOOR, ASSUMED IRC 20MIN RATED, DOES NOT HAVE CLOSER
WAREHOUSE STORAGE	001B	10'-4"	10'-0"				EXISTING OVERHEAD GARAGE DOOR
WAREHOUSE STORAGE	001C	10'-4"	10'-0"				EXISTING OVERHEAD GARAGE DOOR
PACKAGING AREA	002A	3'-0"	7'-0"	F1	FR	2	EXISTING EXIT/ ENTRY DOOR, ASSUMED IRC 20MIN RATED, DOES NOT HAVE CLOSER
PACKAGING AREA	002B	3'-0"	7'-0"	F1	F	2	EXISTING PASSAGE DOOR
BATHROOM	002C	2'-10"	7'-0"	F1	F	1	EXISTING PASSAGE DOOR

HARDWARE TYPE

GROUPS:	LOCKSET:	HINGES:	HANDLES:	CLOSER:	STOP:
1	PASSAGE	3 x SCHALGE	1 x SCHAGE MARIN	LCN 4040	Hager 241
2	STOREROOM	3 x SCHALGE	1 x SCHAGE MARIN	-	-
3	OFFICE	3 x SCHALGE	1 x SCHAGE MARIN	-	-
-	-	-	-	-	-

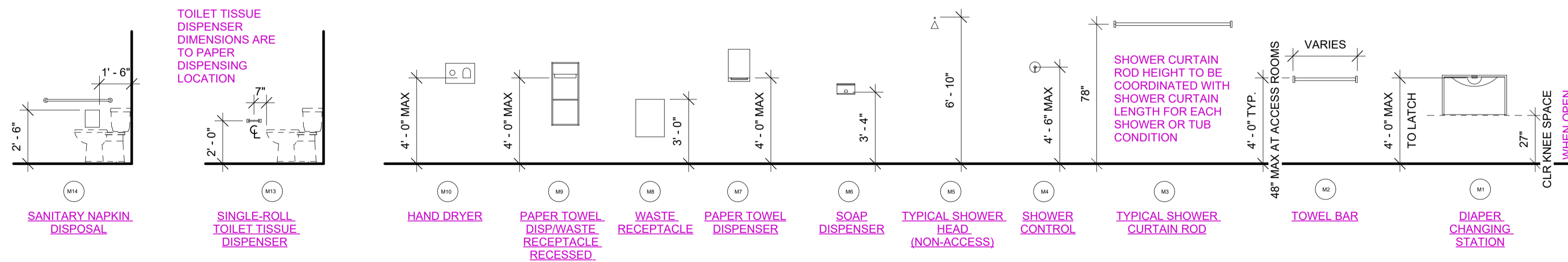
NOTE:
ALL EXISTING EGRESS DOORS MUST MAINTAIN THEIR PANIC HARDWARE SET, G.C. TO INSPECT FOR OPERATIONAL CONDITION.

DOOR SCHEDULES



B TYPICAL TOILET PLAN & ELLEV. WITH ADA GRAB BARS (FOR REF ONLY)

A5 3/8" = 1'-0"



A MOUNTING DIAGRAMS (FOR REF ONLY)

A5 1/4" = 1'-0"

I hereby certify that this plan, specifications or report was prepared by me and under my direct supervision, and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Printed Name: KERRIK WESSEL
Signature: *Kerrik Wessel, RA*
Date: 03/25/25 Licensed #: 45930

Scale: As indicated

Drawn By: CT

Checked By: KW

Approved By: BG

Project #: 25-0316

Rev Description Date

EL ROJO WHOLESALE

14270 201ST AVE NW, ELK RIVER, MN 55330

A5
DETAILS



Request for Action

To
Planning Commission

Item Number
4.2

Meeting Date
April 22, 2025

Prepared By
Chris Leeseberg, Senior Planner

Item Description
Conditional Use Permit: AEGIR Brewing Company
LLC, 19050 Industrial Blvd. NW

Reviewed by
Zack Carlton

Action Requested

Recommend, by motion, approval of the amended Conditional Use Permit with the following conditions to satisfy the standards set forth in Section 30-654:

1. The Conditional Use Permit shall not be recorded until the city building official and fire marshal have inspected, and approved, the building for compliance with all state and local building codes and all applicable conditions of approval have been completed.
2. The space labeled “Event Space” shall only be used for corn hole/corn bag toss lanes and any other uses shall require a special event permit.
3. All comments on the Comment Letter dated July 20, 2023, shall be addressed.
4. No tap room operations or expanded brewery operations can occur until:
 1. The Conditional Use Permit has been recorded.
 2. The building has received a Certificate of Occupancy.
5. A taproom license shall be obtained from the state and city.
6. No more than 20,000 barrels of its own brands of malt liquor may be brewed annually.
7. Parking areas shall be used for parking only and may not be used for outdoor patio areas or other activities such as, but not limited to, seating, bands, or events/shows.
8. Any outdoor patio area shall be delineated with a permanent fence and shall not be in required parking areas.
9. No demolition or construction activities can occur within or on the exterior of the building until the Conditional Use Permit is approved and a building permit has been applied for and issued.
10. Conditional Use Permit CU 23-17 shall become void.

Background/Discussion

The applicant is requesting an amendment to Conditional Use Permit (CUP) 23-17 to allow the parking areas to be used for all special event permit activities.

Parking was the main topic of discussion during the review of the previous CUP as the property lacks the required number of parking spaces by ordinance for day-to-day operations, creating ongoing issues of supporting their parking needs off-site. Inclusion of the following condition addressing parking concerns supported the city’s approval of the previous CUP: *that parking areas shall be used for parking only and may not*

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be used for outdoor patio areas or other activities such as, but not limited to, seating, bands, or events/shows.

The applicant is allowed to have a maximum of 12 special events per year. Staff continue to have the same concern about on-site parking and relying 100% on city streets or neighboring parking lots.

Applicable Regulations

The issuance of a Conditional Use Permit can be ordered only if the use at the proposed location:

1. *Will not endanger, injure or detrimentally affect the use and enjoyment of other property in the immediate vicinity or the public health, safety, morals, comfort, convenience or general welfare of the neighborhood or the city.*

With proper on-site parking, the proposed industrial use, within the industrial park, will not endanger, injure or detrimentally affect the use and enjoyment of other property in the immediate vicinity or the public health, safety, morals, comfort, convenience, or general welfare of the neighborhood or the city.

2. *Will be consistent with the comprehensive plan.*

The property is guided for industrial uses, and the proposed use is a considered use in the industrial zoning district. The use will be consistent with the Comprehensive Plan.

3. *Will not impede the normal and orderly development and improvement of surrounding vacant property.*

With the exception of a city-owned (EDA) parcel, there are no other vacant properties in the development. The use will not impede the normal and orderly development and improvement of surrounding vacant property.

4. *Will be served adequately by and will not adversely affect essential public facilities and services including streets, police and fire protection, drainage, refuse disposal, water and sewer systems, parks and schools; and will not, in particular, create traffic congestion or interference with traffic on adjacent and neighboring public thoroughfares.*

The applicant has had issues supporting their parking needs on-site in the evenings. Utilizing street parking as a substitute for required on-site parking can adversely impact large vehicular traffic (semi-trucks) within an established industrial area and would affect the surrounding business uses. The primary parking for this use will be for taproom customers and may occur after the traditional business hours of industrial uses. Some industrial users can operate 24/7.

Due to ongoing parking issues, the following condition was approved with the previous CUP: *parking areas shall be used for parking only and may not be used for outdoor patio areas or other activities such as, but not limited to, seating, bands, or events/shows.* This is the condition the applicant has requested to be removed.

5. *Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons or property because of excessive traffic, noise, smoke, fumes, glare, odors, dust or vibrations.*

As outlined in standard #4, street parking could be detrimental for existing businesses due to the potential of reduced drive widths for large truck deliveries to navigate through.

6. *Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.*

The proposed amendment will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

7. Will fully comply with all other requirements of this Code, including any applicable requirements and standards for the issuance of a license or permit to establish and operate the proposed use in the city.

The use will need to fully comply with all other requirements of this Code, including any applicable requirements and standards for the issuance of a license or permit to establish and operate the proposed use in the city.

A freestanding sign was installed on the property without a permit. A sign permit shall be applied for.

Financial Impact

None

Mission/Policy/Goal

Appropriately govern in an ever-changing environment.

Attachments

1. Location Map
2. Narrative
3. Aerial
4. CU 23-17 Recording Document



Project Location Map

Aegir

Conditional Use Permit

Case No: CU 25-03



THERE IS NO CHANGE TO OUR CURRENT BUILDING OR LAYOUT. I was unsure of the exact plan that was submitted with the last CUP and didn't want to add any confusion to this new CUP.

We are applying to amend our current CUP to allow the use of our own entire property to be used for events when we have acquired a special event permit. No change to the building or property layout or any other operations are being requested through this CUP.



75-00427-0250



970302

CITY OF ELK RIVER
SHERBURNE COUNTY

CONDITIONAL USE PERMIT
Case No. CU 23-17

Permit. Subject to the terms and conditions set forth herein, the City of Elk River hereby grants a conditional use permit ("Permit") requested by Aegir, for the following use:

**Conditional Use Permit to operate a Tap Room/Continue Brewing Operations at
19050 Industrial Blvd. NW**

Property. The Permit is for the following described property ("Subject Property") in the City of Elk River, Sherburne County, Minnesota:

Lot 4, Block 2, EXCEPT the East 80 feet, ELK RIVER INDUSTRIAL PARK, according to the map or plat thereof on file and of record in the office of the County Recorder of Sherburne County, Minnesota.

Owner. Owner of the Subject Property at time of the approval of the Permit:

True Blue Properties LLC, owner

Conditions. The Permit is issued subject to the following conditions to satisfy the standards set forth in Section 30-654:

1. The Conditional Use Permit shall not be recorded until the city building official and fire marshal have inspected, and approved, the building for compliance with all state and local building codes and all applicable conditions of approval have been completed.
2. The space labeled "Event Space" shall only be used for corn hole/corn bag toss lanes and any other uses shall require a special event permit.
3. All comments on the Comment Letter dated July 20, 2023, shall be addressed.
4. No tap room operations or expanded brewery operations can occur until:
 - a. The Conditional Use Permit has been recorded.
 - b. The building has received a Certificate of Occupancy.
5. A taproom license shall be obtained from the state and city.
6. No more than 20,000 barrels of its own brands of malt liquor may be brewed annually.



Request for Action

To
Planning Commission

Item Number
4.3

Meeting Date
April 22, 2025

Prepared By
Zack Carlton, Community Development Director

Item Description
Ordinance: Permit Off-Premise City-Owned Advertising Signs, City of Elk River

Reviewed by
Chris Leeseberg

Action Requested

Recommend, by motion, approval of an ordinance allowing off-premise advertising signs for government facilities.

Background/Discussion

City staff have been working with the city attorney to find a solution within our existing ordinance that would allow the city to place a sign advertising events and activities at the Furniture and Things Community Event Center. The ordinance classifies any sign that is not on the same property that it is promoting as an off-premise advertising sign - a billboard.

Billboards generally advertise off-premises businesses for a fee and operate as a for-profit venture. They are also meant to be seen from a long distance away, which leads to their large size and configuration, and preferred location along major highways.

The proposed ordinance would allow off-premises signs that advertise activities at government facilities. The draft ordinance also limits the sign size to 10-feet tall and 100 square feet. The ordinance is also written to limit the scope by linking the sign to a facility that does not have direct access to a public street.

Financial Impact

None

Mission/Policy/Goal

Appropriately govern in an ever-changing environment.

Attachments

1. Proposed Ordinance Amendment

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Sec. 30-867. District regulations.

The following signs are allowed in all districts:

- (a) All signs not requiring permits as set forth in subsection 30-860(b).
- (b) *Construction signs.* One on-premises, non-illuminated construction sign not to exceed 64 square feet in sign area and 15 feet in height. Signs may be erected 30 days prior to the beginning of construction, and must be removed ten days following issuance of a certificate of occupancy.
- (c) *Real estate sign.* One on-premises, non-illuminated real estate sign per lot or premises not to exceed six square feet in sign area and six feet in height for residential lots, and one on-premises non-illuminated real estate sign per lot or premises not to exceed 64 square feet in sign area and 15 feet in height for commercial lots. Such a sign must be removed ten days following closing, rental, or lease.
- (d) *Nameplate.* One on-premises attached nameplate per occupancy, not to exceed four square feet in sign area.
- (e) *Political signs.* As permitted by Minn. Stats. § 211B.045, political signs are permitted in all zones. Political signs may be placed only on private property and only with the permission of the property owner. Such signs shall not be illuminated.
- (f) *Directional signs.* On-premises directional signs shall not exceed four square feet in sign area. Logos and advertisements are not permitted on directional signs.
- (g) *Window signs.* Provided they do not cover more than 50 percent of an individual window area.
 - (1) Vacant commercial spaces may cover 100 percent of a window, provided no advertising message is displayed.
- (h) *Government operated off-premises advertising signs. Government facilities that do not abut a public street are permitted one off-premises sign to advertise events and activities for the government owned facility in all zoning districts.*
 - (1) *The government operated sign does not count against signage otherwise permitted on the subject property.*
 - (2) *Sign size is limited to 10-feet tall and 100 square feet.*
- (i) *Temporary signs.* One on-premises temporary sign per property may be installed, as allowed by the city administrator or their designee. Temporary signs are also subject to the following:
 - (1) Signs may not be displayed for more than a total of 90 days per calendar year, per property. A single permit shall not exceed 30 consecutive days.
 - (2) Signs may not be displayed without a permit. Each permit must indicate the number of days and the dates the sign is to be displayed. A fee at a level established by ordinance adopted by the city council is required. Unless exempt as indicated in subsection (5), a citation will be issued to the property owner if the sign is placed on an unapproved surface and/or was erected past the date removed, as indicated on the permit.
 - (3) Maximum sign area shall be limited to 56 square feet and signs shall not exceed nine feet in height. Lettering shall not extend beyond the edges of the sign.
 - (4) Signs must be located on the property of the business and the advertising message must only relate to business conducted on that premises, except that nonprofit or charitable organizations as defined by Internal Revenue Code section 501(C)(3) may have off-premises signs for their fundraising activities, provided they obtain written permission from the property owner.

Nonprofit organizations shall be limited to three signs per event and the signs shall not exceed the number of days allowed in subsection (h)(1) of this section. If an event is advertised for more than 30 days, it shall count toward that property's 90-day limit for temporary signage.

- (5) Temporary signs may not be placed in any right-of-way, and must be located on an approved surface; not including sidewalks, fire lanes, and/or circulation drive lanes. Approved surfaces include: asphalt, concrete, and class 5 or crushed concrete compacted to a dust free surface. If an approved surface is not located in a front yard or is more than ten feet from the front property line, the sign may be located in a landscaped area and shall be setback ten feet from property lines. The landscaped area around the temporary sign must continue to be maintained while the sign is in place.
- (6) Only signs for the community events listed in subsection 38-383(6) may be placed on city property.
- (7) For purposes of this section, City of Elk River property leased to other entities shall not be considered city property.
- (8) Signs must not be unsafe or dangerous and must be securely anchored.