

To: Planning & Zoning Commission
From: Jane Kansier, Consultant Planner
Date: August 12, 2020
Subject: Menards, Inc. – Conditional Use Permit (CUP) Application

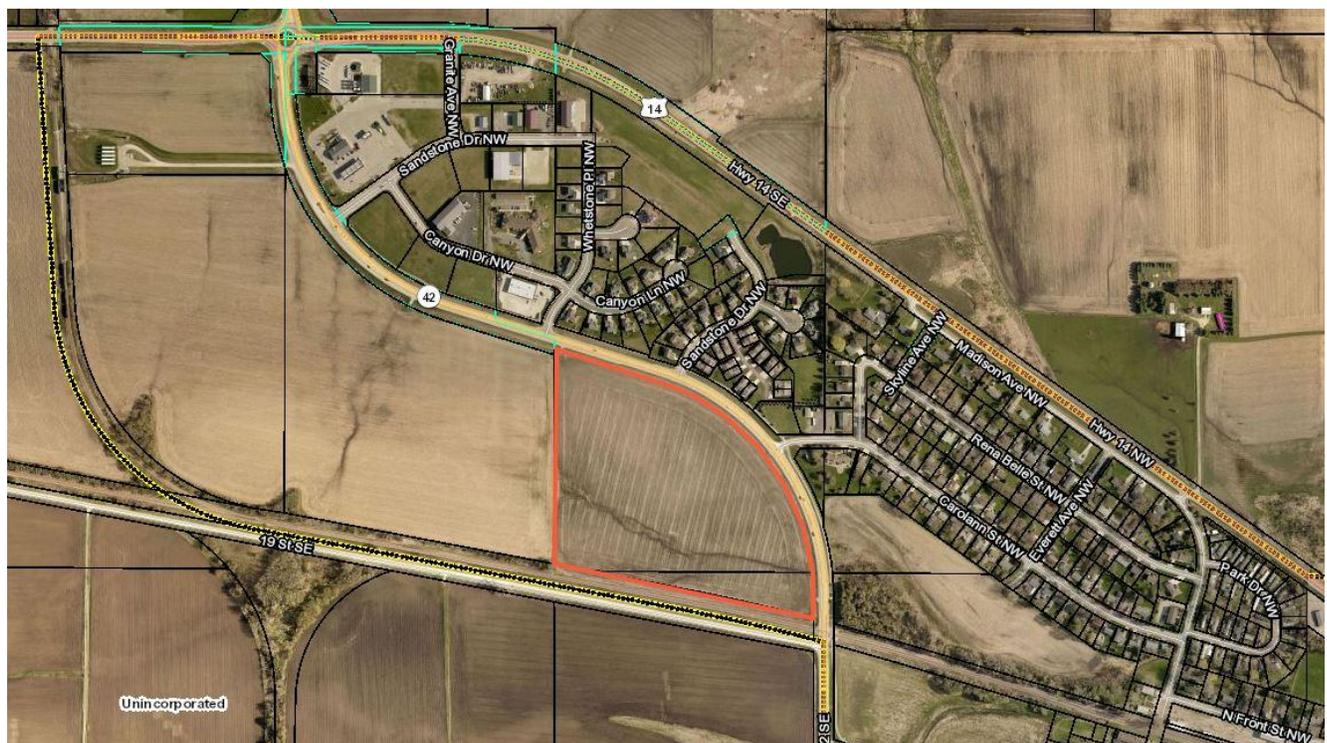
MEETING DATE: August 19, 2020

I. REQUEST:

Applicant: Menards, Inc.
Owner: Ready Mix Concrete Company, LLC
Location: Part of SE ¼ of Section 10, Township 106 North, Range 12 West,
and Part of the NE ¼ of Section 15, Township 106 North, Range
12 West, Olmsted County, Minnesota

II. STAFF REPORT

Menards, Inc., has filed an application for a Conditional Use Permit (CUP) to allow the construction of a nail plant facility. The property is located south and west of Hwy 42 SE, and north of the railroad tracks and 19th Street SE.



Site Information

Lot: The parcel is approximately 26 acres in area.

Comprehensive Plan: This property is designated for Commercial and Industrial uses on the Future Land Use Plan. According to the Plan, this designation “provides locations for commercial and industrial and manufacturing developments. Retail, office, service, manufacturing, warehousing, major

transportation, and wholesaling uses of a similar character and intensity.”

Zoning: The property is zoned Industrial (M-1).

Wetlands/Soils: There are wetlands and hydric soils located in the southeast corner of the site.

Access: The access point at Hwy 42 is at Whetstone Place NW on the Pries property, directly east of this parcel. The City is working with the Pries’ to obtain right-of-way and has applied for grants to construct the access. This access point will provide access to both the Menard’s site and the Pries property.

Traffic Volume: 4,600 Average Daily Trips on Highway 42. Highway 42 is classified as a Strategic Regional Arterial on the Olmsted County Transportation Plan.

Surrounding Property Uses: The site is adjacent to Highway 42 on the north and east. Across Highway 42 are single family dwellings and townhouses. To the south and west is agricultural land.

Details of the request

Proposed Use: The applicant is proposing what they refer to as a “nail plant.” Essentially, this is a distribution center for Menards. Incoming trucks deliver large packages and nails, screws, and other similar materials. These are sorted and packaged and sent to the various distribution centers in the Midwest. The use falls under the transmission and distribution category of uses in the Zoning Ordinance and requires a CUP in the M-1 district.

Building: The proposed building is 270’ 400’, 108,000 square feet in size. The required and proposed setbacks are shown in the table below:

	Required	Proposed
Front Yard	25’	200’ (at the closest point to Hwy 42)
Side Yard	10’	80’
Rear Yard	25’	368’

Building Height: The maximum height within 200’ of a residential district is 55 feet. The proposed building is 53’9” in height.

Hours of Operation: The facility will run 2 shifts, generally between 6:00 am and 10:00 pm.

Employees: 20-30

Parking: A minimum of 2 stalls per employee on the largest shift is required. The proposal provides a total of 30 parking stalls.

Truck Parking: The facility has 20 truck bays on the east side of the building. There are also 20 truck parking spaces. The applicant anticipates a total of 15-20 trucks will enter and exit the site each day.

Signage: There is one monument sign located at the entrance to the site on the west side of the

property. This sign is 8' in height, with an 8' by 4' sign face. The sign may be illuminated by a ground mounted spotlight.

Lighting: There is no lighting shown on the plan, but the owner will likely include parking lot and building safety lights.

Outdoor Storage: No outdoor storage is proposed. All activity will take place within the enclosed building.

Bufferyard: Section 153.136 of the Zoning Ordinance requires a Class D bufferyard along Highway 42. According to the site plan, the length from the northwest corner of the site to the approximate wetland is about 1,800 feet. The required plantings in a 25' wide bufferyard with or without a 4' berm are shown below:

	25' Wide/No Berm	25' Wide/4' High Berm
Deciduous Trees	30 (1/60')	30 (1/60')
Coniferous Trees	45 (1/40')	60 (1/30')
Understory Trees	36 (1/50')	--
Hedge	597 (plants on 3' center)	--

Grading/Stormwater Management: The applicant has provided a preliminary grading plan that shows stormwater management on the site. There is a pond located to the east of the building, and swales around the perimeter of the building and access drive. The grading and stormwater plan has not been approved by the City Engineer.

Neighborhood Notification: All property owners within 350' feet of this property were notified within ten days of the public hearing and notice of the hearing was published in the Post Bulletin. A public hearing will be held on August 19, 2020 for this conditional use permit request.

Recommended Conditions:

1. The applicant must submit detailed plans for staff review and approval prior to receiving a building permit. These include:
 - a. A final site plan with all setbacks and dimensions;
 - b. A lighting plan for the site.
 - c. Utility and grading construction plans;
 - d. Stormwater management plan, including summary memo and calculations;
 - e. A landscaping plan identifying the bufferyard and plantings;
 - f. MPCA Construction Stormwater Permit.
2. Signage on the site will require a separate permit.
3. A certificate of occupancy for the use will not be issued until the access from Highway 42 is constructed.
4. No outdoor storage will be permitted on the site without an amendment to this CUP.
5. The site must be maintained in a neat and clean condition.
6. Any requirements cited by the City Engineer must be addressed.
7. Building Permits and construction on the site must commence within six months of approval of the permit.

III. PLANNING COMMISSION ACTION:

Following is a sample motion for both approval and denial which may be used by the Planning Commission in their decision.

WHEREAS, an application for a Conditional Use Permit has been submitted by the applicant and the property owner of the property described as:

Part of the east half of the Southeast Quarter of Section 10, Township 106, Range 12 West
Parcel Identification Number 62.10.44.032672, 26.0 acres;

also

Part of the east half of the Northeast Quarter of Section 15, Township 106 North, Range 12
West, Parcel Identification Number 62.15.11.032714, 2.5 acres

WHEREAS, the site is designated for Commercial and Industrial uses on the Future Land Use Plan; and

WHEREAS, the site is zoned Industrial (M-1); and

WHEREAS, distribution facilities are allowed with a Conditional Use Permit in the M-1 district; and

WHEREAS, The Planning Commission provides the following findings:

- a) The intent of the M-1 district is to provide land area for land uses of an industrial nature including, but not limited to, manufacturing, major transportation, and communication facilities, utilities, warehousing, wholesaling and uses of a similar character and intensity.
- b) The proposed use is consistent with the standards for conditional uses listed in Section 153.193, G of the Zoning Ordinance.
- c) Conditions placed in this CUP will protect the health, safety & general welfare of the community and neighbors use and enjoyment of property and their property values.
- d) There are no potential public health implications.
- e) The proposed use is consistent with the City's Comprehensive Land Use Plan.
- f) Ingress and egress will be provided by the extension of Whetstone Place on the south side of Highway 42.
- g) The site has access to city sewer and water service.

NOW THEREFORE, IT IS HEREBY RESOLVED, the Planning Commission recommends the City Council approve the Conditional Use Permit for a Menard's Nail Plant on the property described above allowing for the construction of one building, parking and loading and stormwater facilities as indicated in the site plan, with the following conditions:

1. The applicant must submit detailed plans for staff review and approval prior to receiving a building permit. These include:
 - a. A final site plan with all setbacks and dimensions;
 - b. A lighting plan for the site.
 - c. Utility and grading construction plans;
 - d. Stormwater management plan, including summary memo and calculations;

- e. A landscaping plan identifying the bufferyard and plantings;
 - f. MPCA Construction Stormwater Permit.
2. Signage on the site will require a separate permit.
 3. A certificate of occupancy for the use will not be issued until the access from Highway 42 is constructed.
 4. No outdoor storage will be permitted on the site without an amendment to this CUP.
 5. The site must be maintained in a neat and clean condition.
 6. Any requirements cited by the City Engineer must be addressed.
 7. Building Permits and construction on the site must commence within six months of approval of the permit.

IV. REPORT ATTACHMENTS:

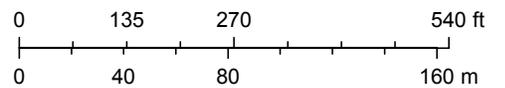
1. Location Map
2. CUP Application
3. Site Plan
4. Preliminary Grading Plan
5. Building Elevations

Menards CUP



8/12/2020, 2:10:03 PM

1:4,000



Olmsted County, MN GIS Division. , Olmsted County, MN GIS Division and Olmsted County, MN Property Records and Licensing. , Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community,

Web AppBuilder for ArcGIS

Olmsted County, MN is not responsible for omissions or errors contained herein. If discrepancies are found within this application, please notify the Olmsted County GIS Division at 507-328-7100.

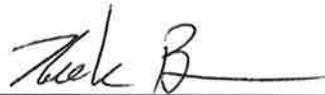
7. Are local streets capable of handling traffic which is generated by the proposed use? Explain: _____

Yes. This use has been planned for this property. Access to the property is being improved through the DOT and city as part of this project.

*****PROVIDE ADDITIONAL SUPPORTING DOCUMENTS AND DATA TO HELP EXPLAIN THIS REQUEST INCLUDING, BUT NOT LIMITED TO, A SITE PLAN SHOWING PROPERTY LINES AND PROPOSED PROJECT AREA*****

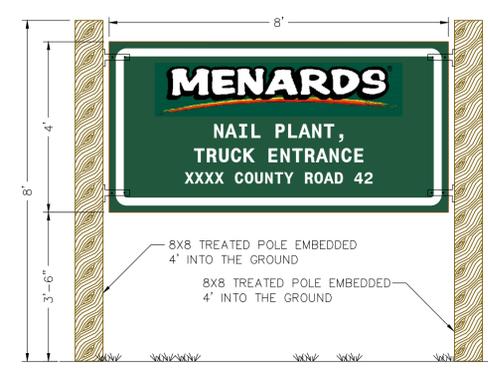
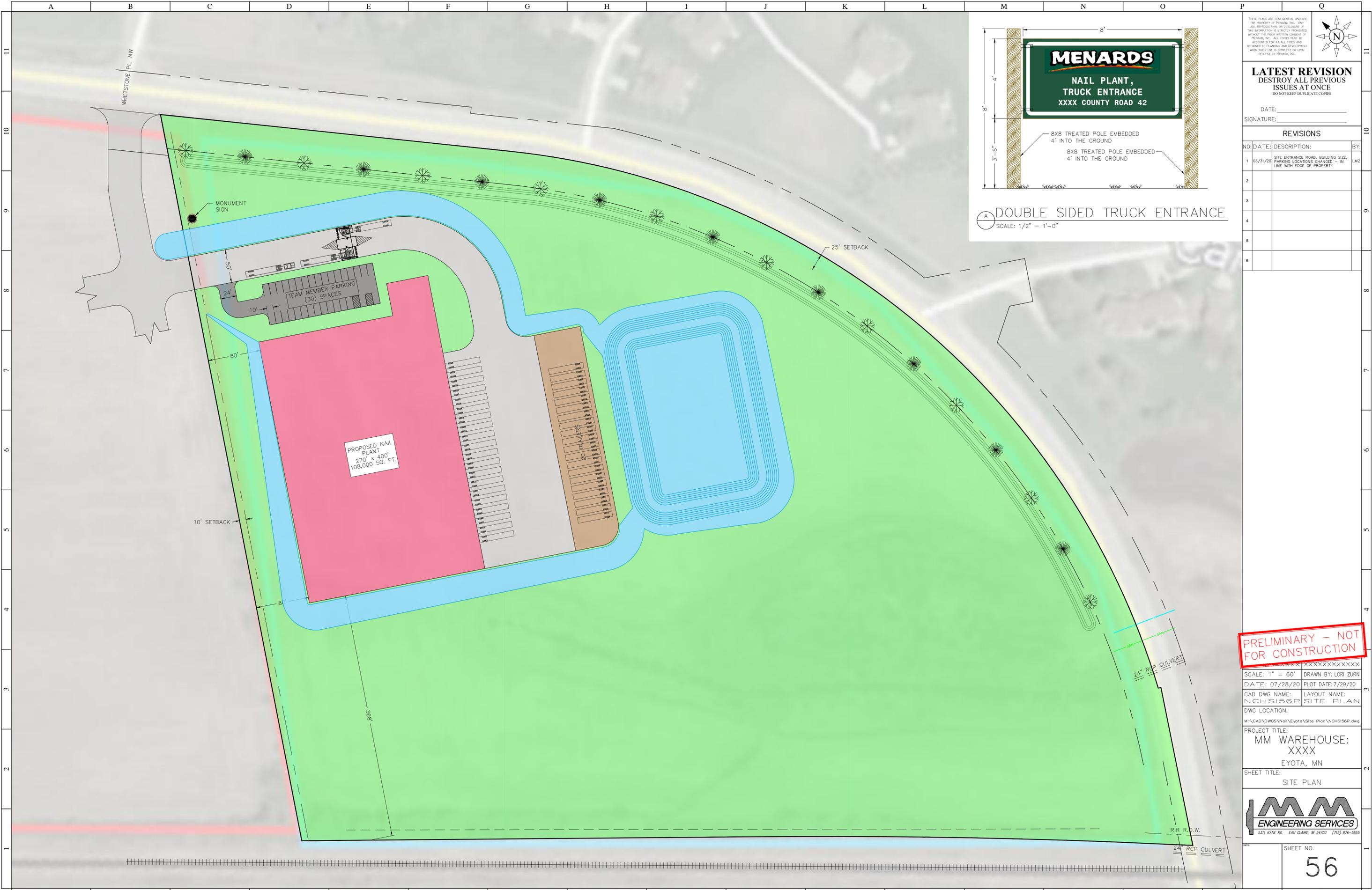
The owner hereby agrees that, in case such conditional use permit is granted, that all the work which shall be done and all materials which shall be used shall comply with the plans and specifications therefore herewith submitted and with all ordinances of said City of Eyota applicable thereto. The owner hereby agrees that the application fee is non-refundable.

I certify that I am the applicant named herein; that I have familiarized myself with the rules and regulations with respect to preparing and filing this application, that the foregoing statements and answers herein contained and the information on the attached maps or plot plans and my other papers submitted herewith are in all respects true and accurate to the best of my knowledge and behalf.

Applicant Signature:  **Date:** 8/5/20

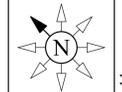
Owner Signature: _____ **Date:** _____
Nick Brenner, Real Estate Representative, Menard, Inc.

FOR OFFICE USE ONLY:			
Completed Application Received on:	_____		
Public Hearing Date:	_____		
Planning Commission:	<input type="checkbox"/> Recommend Approval	<input type="checkbox"/> Recommend Denial	Date: _____
City Council:	<input type="checkbox"/> Approved	<input type="checkbox"/> Denial	Date: _____



DOUBLE SIDED TRUCK ENTRANCE
SCALE: 1/2" = 1'-0"

THESE PLANS ARE CONFIDENTIAL AND ARE THE PROPERTY OF MENARDS, INC. ANY USE, REPRODUCTION, OR DISCLOSURE OF THIS INFORMATION IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF MENARDS, INC. ALL COPIES MUST BE ACCOUNTED FOR AT ALL TIMES AND RETURNED TO PLANNING AND DEVELOPMENT WHEN THEIR USE IS COMPLETE OR UPON REQUEST BY MENARDS, INC.



LATEST REVISION DESTROY ALL PREVIOUS ISSUES AT ONCE
DO NOT KEEP DUPLICATE COPIES

DATE: _____
SIGNATURE: _____

REVISIONS			
NO.	DATE	DESCRIPTION	BY:
1	03/31/20	SITE ENTRANCE ROAD, BUILDING SIZE, PARKING LOCATIONS CHANGED - IN LINE WITH EDGE OF PROPERTY	LMZ
2			
3			
4			
5			
6			

PRELIMINARY - NOT FOR CONSTRUCTION

SCALE: 1" = 60' DRAWN BY: LORI ZURN

DATE: 07/28/20 PLOT DATE: 7/29/20

CAD DWG NAME: NCHS156P LAYOUT NAME: SITE PLAN

DWG LOCATION: M:\CAD\DWGS\Nail\Eyota\Site Plan\NCHS156P.dwg

PROJECT TITLE:

MM WAREHOUSE: XXXX

EYOTA, MN

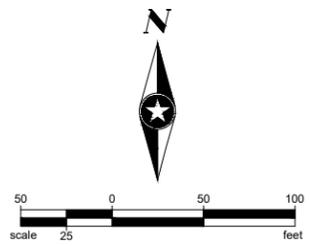
SHEET TITLE:

SITE PLAN



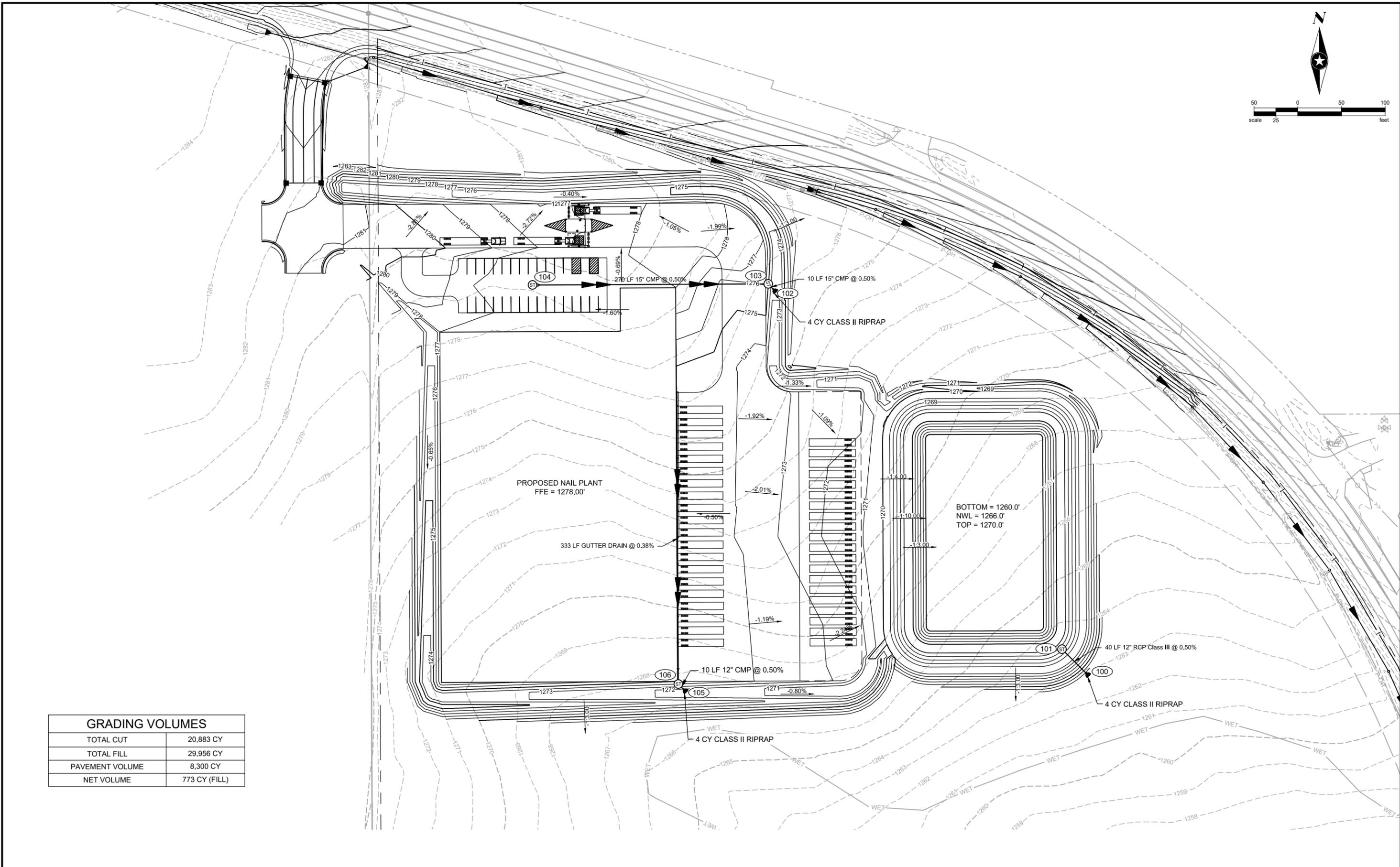
SHEET NO.

56



GRADING VOLUMES	
TOTAL CUT	20,883 CY
TOTAL FILL	29,956 CY
PAVEMENT VOLUME	8,300 CY
NET VOLUME	773 CY (FILL)

Save: 7/9/2020 1:41 PM I:\KOWIMMENARY\1555405-final.dgn 1555405-final.dwg sheet1555405.dwg



DESIGN TEAM	NO.	BY	DATE	REVISIONS
DRAWN BY: TJB				
DESIGNER: DDL				
CHECKED BY: DDL				


 PHONE: 320.229.4300
 1200 25TH AVENUE SOUTH
 P.O. BOX 1717
 ST. CLOUD, MN 56302-1717
 www.sehinc.com

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER.
PRELIMINARY
 Date: XX/XX/XX Lic. No. XXXXXX

**EYOTA,
MINNESOTA**

**OVERALL SITE GRADING PLAN
EYOTA SITE DESIGN**

FILE NO. MENAR 155540