

**OSSEO PLANNING COMMISSION MINUTES
REGULAR MEETING
October 20, 2014**

1. CALL TO ORDER

The regular meeting of the Osseo Planning Commission was called to order by Chair Larry Stelmach at 7:00 pm., Monday, October 20, 2014.

2. ROLL CALL

Present: Commission members Deanna Burke, Dorothy Clarke, Mike Corbett, Alden Webster, Todd Woods and Chair Larry Stelmach.

Absent: Barbara Plzak.

Others present: City Planner Riley Grams, Tim Lindholm, Harold E. Johnson, Chad Stelljes, Jill Stelljes, and Heidi Bergland.

3. APPROVAL OF AGENDA

A motion was made by Burke, seconded by Webster, to approve the Agenda as presented. The motion carried 6-0.

4. APPROVAL OF MINUTES

A. Approve September 22, 2014, Minutes

A motion was made by Woods, seconded by Clarke, to approve the September 22, 2014, minutes. The motion carried 6-0.

5. PUBLIC COMMENTS

Chair Stelmach advised this is the time for public comments for items that are not on the agenda for tonight's meeting.

6. PUBLIC HEARINGS

A. Approve Conditional Use Permit Request by Todd Bergland/BeSt Partners LLC at 235 County Road 81

A motion was made by Corbett, seconded by Webster, to open the Public Hearing. The motion carried 6-0.

Grams stated the property located at 235 County Road 81 is located in the C-2 South zone (Highway Commercial District) and is owned by Premier Bank in Osseo. The applicant is in the process of purchasing the property and building, and the sale is contingent on the City approving the conditional use permit. The applicant proposes to use the building and property to operate a 3-on-3 ice hockey training facility complete with a 130' x 55' ice sheet, four adjacent locker rooms (114 sf, 117 sf, 126 sf and 126 sf respectively), lobby area (346 sf), office area (80 sf) and referee room (90 sf) on the main level. Additionally, the main level will include a men's and women's bathroom. The second level will be accessed by a staircase located at the north side of the lobby area. A new 324 sf space will be constructed

off of the back (west) side of the building in order to house the Zamboni and other necessary utilities.

Grams reported that parking is located at the front (east), side (north) and rear (west) of the building. Plans call for a total of 27 parking spots (one being handicapped). Additionally, the applicant is in discussion with the owners of the neighboring Ceramic Industrial Coatings property (located at 301 County Road 81) to create a curb cut to allow traffic to flow onto the neighboring property. An additional 14 parking stalls can be accommodated along the south side of the building. In order to access those angled parking stalls, an agreement will be reached to allow patrons of the ice facility to drive onto part of the Ceramic Industrial Coatings property. This will allow vehicles to park in those stalls, and then exit the property from behind the building before exiting onto the service road. It was noted that the parallel parking spaces along the north side of the building have been omitted for safety reasons. Staff has spoken with both the applicant and the owner of Ceramic Industrial Coatings parcels and all parties have verbally agreed to this concept. A written agreement is recommended and should be forwarded to the City for filing. Additionally, because of the nature of both businesses, it is not anticipated that traffic jams will be present at these properties. The Ceramic Industrial Coatings property sees the bulk of its traffic flow on weekdays, during normal business hours by its employees parking on site. On the flip side, the Center Ice 3 on 3 business expects to see the bulk of its traffic flow on weekday evenings (after “normal” business hours) and on weekends, when traffic from the Ceramic Industrial Coatings parcel is expected to be light to none. There is also the availability for on-street parking located on the adjacent service road.

Grams anticipated that the applicant would include some additional landscaping, particularly near the entrance to the facility. Staff is now comfortable with the applicant waiting until spring of 2015 to include landscaping so that anything planted now doesn't perish in the upcoming winter months. A landscape plan should be submitted to City Staff for review and approval prior to any planting occurring on site. All other facets of this proposal have been reviewed by City staff and found to be acceptable for this property and zoning district. Staff recommended approval of the conditional use permit with conditions.

Chad Stelgis, applicant, thanked staff for their assistance and for the thorough report. He discussed the smaller ice rink concept and noted he and his business partner were excited to be bringing a youth ice hockey training facility to the City of Osseo.

Corbett asked if the sheet of ice could be rented by the hour. Mr. Stelgis explained the ice could be rented by the hour for local teams and hockey organizations. He commented that the space would also be available for birthday party rentals.

Clarke questioned how many adults and children would be at the facility each evening. Mr. Stelgis reported the maximum number of kids on the ice per class would be 20 kids. He anticipated there would be 20 to 30 cars coming to the site each hour for drop off and pick up. He further discussed how traffic would conveniently flow through the site.

Stelmach asked if the applicant would agree to removing parking space #15 on the south side of the building. Mr. Stelgis agreed to this recommendation as made by staff.

Stelmach inquired when the facility would be open for business. Mr. Stelgis hoped to have his business open in March or April of 2015.

Tim Lindholm, 225 County Road 81, approved of the new plan. He asked that the front corner parking stall be open during daytime hours to allow for truck traffic to access his site.

He did not object to the hockey parking spilling over to his lot on the weekend or in the evening hours.

A motion was made by Webster, seconded by Woods, to close the public hearing at 7:31 p.m. The motion carried 6-0.

Stelmach discussed the numerous benefits the proposed business would have on the community.

A motion was made by Woods, seconded by Corbett, to recommend approval of the Conditional Use Permit by Todd Bergland/BeSt Partners LLC to operate a business with ice hockey training uses located at 235 County Road 81 to the Osseo City Council, subject to the seven (7) conditions listed below. The motion carried 6-0.

- 1) **A landscape plan shall be submitted to Staff for approval prior to the planting of any property landscaping;**
- 2) **The applicant shall adhere to all applicable signage codes (Osseo Code §153.090 through §153.099) related to outdoor signage;**
- 3) **Parking by employees shall be restricted to the back of the property, when available, to allow for all other parking for customers;**
- 4) **A minimum of 25 parking stalls shall be located on the property at all times;**
- 5) **The building appearance shall be maintained so that it adheres to Osseo City Code §93.21;**
- 6) **Any trash enclosure must be properly screened from public view; and**
- 7) **Any building appearance changes shall adhere to Osseo City Code §153.053.**

7. OLD BUSINESS – None.

8. NEW BUSINESS – None.

9. OTHER BUSINESS – None.

10. ADJOURNMENT

A motion was made by Burke, seconded by Clarke, to adjourn the meeting at 7:35 pm. The motion carried 6-0.

Respectfully submitted,

Heidi Guenther
TimeSaver Off Site Secretarial, Inc.