



## **Planning Commission**

- 1. CALL TO ORDER**
- 2. OATH OF OFFICE FOR NEW PLANNING COMMISSION MEMBER**
  - A. Planning Commission Member Michael Corbett
- 3. ROLL CALL (Quorum is 4)**
- 4. APPROVAL OF AGENDA (Unanimous additions required)**
- 5. APPROVAL OF MINUTES (Unanimous additions required)**
  - A. Planning Commission Minutes of August 21, 2017
- 6. PUBLIC COMMENTS**
- 7. PUBLIC HEARINGS**
  - A. Consider Conditional Use Permit Application for 340 Central Avenue
- 8. OLD BUSINESS**
- 9. NEW BUSINESS**
- 10. REPORTS OR COMMENTS: Staff, Chair, & Commission Members**
  - A. Comprehensive Plan Update
- 11. ADJOURNMENT**

**OSSEO PLANNING COMMISSION MINUTES  
REGULAR MEETING  
August 21, 2017**

1. CALL TO ORDER

The regular meeting of the Osseo Planning Commission was called to order by Chair Plzak at 6:00 pm, Monday, August 21, 2017.

2. ROLL CALL

Present: Commission members Dee Bonn, Deanna Burke, Neil Lynch, Michael Olkives, Alden Webster, and Chair Barbara Plzak

Absent: Commissioner Ken Zopfi.

Others present: Jesse Dickinson, Jordan Dickinson, Harold E. Johnson, Juliana Hultstrom, Perry Chalmers, Dorian Chalmers, Larry Stelmach, and City Planner Nancy Abts

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES

A. Approve July 17, 2017, Minutes

**A motion was made by Bonn, seconded by Lynch, to approve the July 17, 2017, minutes. The motion carried 6-0.**

B. Approve Special August 19, 2017, Minutes

**A motion was made by Burke, seconded by Bonn, to approve the Special August 19, 2017, minutes. The motion carried 6-0.**

5. PUBLIC COMMENTS

Chair Plzak advised this is the time for public comments for items that are not on the agenda for tonight's meeting. There were no comments from the public.

6. PUBLIC HEARINGS

A. Consider Amendments to Zoning Ordinance to define "Artisan Manufacturing" and to establish it as a Conditional Use in the Central Business District and other Commercial districts

Abts stated the City has received an application for a change to the Zoning Ordinance to allow their business to operate in the Central Business District. The Planning Commission held a Special Meeting on Saturday, August 19. The meeting was to tour the applicant's current location in downtown Monticello. The meeting can help inform the discussion of Artisan manufacturing and potential impacts.

Abts reported the City last approved a zoning ordinance amendment to support a business in 2014. That change established the Highway Commercial (C2) North and South districts. It also allowed warehousing as a conditional use in the C2-South district. After the amendment, Ceramic Industrial Coatings built their new warehouse.

Abts commented the proposed amendment will define “Artisan manufacturing”. It will establish this new use as a conditional use in the Central Business District (CBD). It also establishes parking requirements for “Artisan manufacturing” uses. Uses in the CBD are also allowed by reference in the Highway Commercial and Manufacturing zones. So, this change would apply to all of the city’s commercial districts, unless other zones’ requirements are updated to exclude this use.

Abts reminded the Commission that, although the application for the amendment was received from a single business, the proposed ordinance amendment would affect the entire community. She explained that if the amendment were adopted, the applicant would apply for additional approvals, including a Conditional Use Permit, in order to operate their business at the proposed location. She noted that having the context of a specific business to proposal could be helpful, but encouraged the Commission to consider the broader impacts of the approval as well. Staff provided further comment on the proposed Zoning Ordinance Amendment.

**A motion was made by Bonn, seconded by Olkives, to open the Public Hearing. The motion carried 6-0.**

Perry Chalmers, 217 Third Avenue NE, stated he and his family have been in Osseo for over 30 years. He commented on the number of local businesses that have come and gone from Main Street during this time. He explained he would like to see the City pursue businesses along Main Street that will make Osseo a destination City. He did not believe the proposed business was such a use. He encouraged the Planning Commission to hold out for a better alternative.

Juliana Hultstrom, 808 First Street NE, stated she learned a great deal about this business while attending the tour on Saturday and would like to politely disagree with Mr. Chalmers. She believed that the proposed business would bring customers to Main Street. She wanted to see this building filled and believed the proposed business would greatly benefit the City of Osseo.

Abts noted staff received a written comment from Jessica Peterson of 209 Third Avenue NE and owner of Yellow Tree Theatre, stating she had concerns with the proposed Ordinance Amendment and how it would impact Osseo’s unique walkable downtown. She thought an auto service business would hurt the city’s vibrant cultural aesthetic.

Harold Johnson, 12 Sixth Street NE Unit 106, recommended the Planning Commission hear from the applicants.

Olkives requested the applicants speak to the Commission regarding their request.

Jesse Dickinson provided the Commission with further information on the specialized work that he and his brother completed. He explained they completed projects for customers from all over the country. He believed that Osseo would be a great spot for his business and their clients. He stated it was important to them to locate their business in an authentic historic

location, and that the owners liked Osseo's small-town feel. He explained the business would purchase both parcels in order to secure the main building and would be renting out the adjacent space to other tenants.

Olkives questioned if the brick on the main building façade would remain in place. Jesse Dickinson stated they would like to preserve the historical aspects of the structure.

Webster asked how many projects they could have going at one time. Jesse Dickinson stated most projects take six months to a year to complete. He anticipated he could fit six or seven projects in the space at one time. He reported other small jobs would occur throughout this time. He explained it was not his intention to have vehicles or parts stored outside as this was a liability.

Bonn inquired how the exterior of the building would be changed. Jesse Dickinson described his plans for the exterior of the building and stated he would be working with staff on this further. He reported the exterior would be the first thing he would be working on.

Webster questioned where Jesse Dickinson had his parts painted if they would not be painted onsite. Jesse Dickinson explained he had several high-end paint shops that he recommended to his clients and clarified that the business would not be interested doing any paint work in the future.

Bonn asked how many employees he had at this time. Jesse Dickinson stated his shop currently had four full-time employees, including the owners, which was all their space allowed. He anticipated three or four additional full-time employees would be added if he was allowed to relocate to Osseo.

Abts requested further information on the non-automotive projects that the Dickinsons have completed. Jordan Dickinson reviewed the short-term unique projects he and Jesse had completed for some high-end clients.

Dorian Chalmers, 217 Third Avenue NW, asked what type of equipment would be used in the proposed building. Jesse Dickinson stated he used a variety of hand tools, light manufacturing tools, a sheet metal brake, mill and lathe, grinders, and a machine called a Pull Max. He stated the loudest machine in the shop was probably a chop saw.

Ms. Chalmers questioned if the Dickinsons would be welding in their shop. Jordan Dickinson stated they would be welding, but noted this only made up roughly 10% of their work. He explained the facility would be vented to allow for proper ventilation of the shop.

Plzak requested further information on the projects the Dickinsons were completing for Harley Davidson. Mr. Dickinson commented on the work they completed for Harley Davidson, along with the national and international attention they were getting.

**A motion was made by Lynch, seconded by Bonn, to close the Public Hearing at 6:43 p.m. The motion carried 6-0.**

**A motion was made by Olkives, seconded by Lynch, to recommend the City Council approve the Ordinance Amending Chapter 153 of the City Code Related to Artisan Manufacturing Uses.**



Olkives stated based on everything he has seen and read, he believed the proposed business would be a great fit for the City of Osseo. He explained the Dickinson brothers were artists that would attract very specific clients.

Bonn suggested that Osseo already had “artisan manufacturing” type uses in Osseo at the chocolate shop and meat market.

Lynch understood that residents may have other ideas for this space. However, the Dickinson brothers have a plan in place and have approached the City with an idea to allow for the expansion of their business. He appreciated that their plan spoke to the historical nature of the building and would preserve the exterior façade. For this reason, he stated he would be supporting the proposed Ordinance amendment.

Webster indicated the proposed use was top shelf when compared to auto body shops.

**The motion carried 6-0.**

7. OLD BUSINESS – None
8. NEW BUSINESS – None
9. REPORTS OR COMMENTS: Staff, Chair & Commission Members

A. Healthy Community Update

Abts provided the Commission with an update on the City’s Healthy Community initiative.

B. Comprehensive Plan Update

Abts provided the Commission with an update on the Comprehensive Plan. She noted a draft review of the Comprehensive Plan would occur in October.

Abts informed the Commission that Brooklyn Park would be reviewing a Conditional Use Permit application for a self-storage facility on Aspen Lane, behind Perkins and Valvoline. She noted property owners near the site should receive notices from the City of Brooklyn Park.

10. ADJOURNMENT

There being no further business before the Commission, Chair Plzak adjourned the meeting at 6:53 pm.

Respectfully submitted,

Heidi Guenther  
*TimeSaver Off Site Secretarial, Inc.*



## Osseo Planning Commission Meeting Item

**Agenda Item:** Consider Conditional Use Permit Application for 340 Central Avenue

**Meeting Date:** Month day, 2017  
**Prepared by:** Nancy Abts, City Planner

**Attachments:** Osseo Zoning Map  
 Completed Application  
 Acknowledgement of Responsibility  
 Written Narrative  
 Site Plan  
 Elevation Drawings  
 Public Hearing Notice  
 Public Hearing Notice Distribution Sheet  
 Draft Resolution

### Policy Consideration:

Consider a Conditional Use Permit Request by Jesse Dickinson on behalf of TedHead Enterprises Inc. (d/b/a Union Speed and Style) to conduct an Artisan Manufacturing Use to include Light Metal Fabrication and Upholstery at 340 Central Avenue.

### Background:

Jesse Dickinson has applied for a Conditional Use Permit for 340 Central Avenue. Jesse and brother Jordan are co-owners of coachbuilding business Union Speed and Style. Pending City approval, the business will purchase 340 and 332 Central Avenue. They will move from their current location in Monticello to Osseo. Before the move, the proposed business will also need to apply for a Site/Building Plan approval. Building, electrical, and mechanical upgrades are also needed before the space is occupied.

The property is in the Central Business District (CBD) and is currently owned by Premier Bank. The proposal includes roughly 1,400 square feet of space as public retail, showroom, and meeting space. There is also 5,400 square feet of work space and associated storage. Another 765 square feet will be leased to a to-be-determined tenant.

### Previous Action or Discussion:

The City recently approved a zoning code amendment to allow for Artisan manufacturing as a conditional use in Osseo's commercial districts.

**Standards for granting conditional use permits:**

<b>Per Osseo City Code, the standards for granting a conditional use permit are as follows:</b>	<b>In staff's estimation, the applicant meets the standard because:</b>
(a) The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort, or general welfare;	It will comply with health and safety regulations imposed by federal, state, and local authorities and is generally consistent with other uses in a historic mixed use downtown district;
(b) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood;	All artisan manufacturing activities will take place within an enclosed building and will not have a negative effect on surrounding properties;
(c) The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;	It is generally consistent with other uses in the CBD district and does not conflict with the city's Comprehensive Plan
(d) Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided;	The use will not require new construction and will take place in existing buildings.
(e) Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets; and	Traffic from test drives will directed to commercial districts except in limited circumstances.
(f) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.	(Discussion follows)

The applicant does not indicate on-site parking in their site plans. Approximately seven unmarked off-street parking spaces are currently located on the neighboring 332 Central property, and approximately seven on-street parking spaces are located immediately adjacent to the property. For a typical Artisan Manufacturing use, the minimum number of off-street parking spaces is 0.75 per each employee on maximum shift or one per 1,500 square feet. This would result in 8 spots with a maximum of 10 employees (5 spots would be required based on the square footage). Staff believes 2 compliant parking spots could be located in the rear of the building. However, the property is located in the CBD. The City Council may approve off-street parking reductions in the Central Business District.

Other facets of this proposal have been reviewed by City Staff and found to be acceptable for this property and zoning district.

**Proposed Conditions:**

After review of the application and its accompanying materials, Staff recommends the following conditions of approval:

- 1) Vehicle Storage. Any vehicle awaiting repairs for longer than 12 hours must be stored inside an enclosed space or properly screened from public view;
- 2) Test Drives. Vehicles undergoing repair or maintenance at the property may be driven through residential districts no more than five times in any seven-day period.
- 3) Facility doors. Exterior doors connecting to the Artisan Manufacturing work space shall remain shut during public events in neighboring Boerboom Park (e.g., Music in the Park), except for entering and exiting of vehicles or deliveries and during cleaning and shop maintenance to allow for ventilation. The City will provide

at least 24-hours advance notice of such events. Doors shall not be open for periods exceeding 12 hours without prior written approval from the City.

- 4) Public storefront. The structure shall maintain a retail storefront or show room, open to the public during posted business hours.
- 5) Urban form. The structure shall retain existing setbacks along Central Avenue and 4th Street NE.
- 6) Applicable Provisions. This permit is subject to the requirements of the City's ordinances and the Applicant is required to comply with all applicable federal, state, and local laws, rules, regulations, and ordinances, and to obtain such other permits and permissions as may be required. Local and state regulations and ordinances shall include but are not limited to the following:
  - a) Artisan manufacturing activities, to include light metal fabrication and upholstery, shall occur solely within an enclosed building (Osseo City Code § 153.009).
  - b) Any vehicle being driven off the property by Applicant after undergoing repair or maintenance shall at all times meet all requirements imposed by the State of Minnesota regarding vehicles traveling on public roadways;
  - c) No auto wrecking, junk, and salvage shall be stored on properties in the Central Business District (Osseo City Code § 153.037). Materials established in conjunction with a permitted manufacturing process do not constitute "junk", when within an enclosed area or building (Osseo City Code § 153.009).
  - d) Any waste tires or other materials and equipment must be stored inside an enclosed space or properly screened from public view (Osseo City Code § 153.054) and protected from the elements so as not to provide habitat to rodents or insects (Osseo City Code § 93.18);
  - e) The Artisan Manufacturing use shall have negligible impact on surrounding properties and shall abide by the Performance Standards (Osseo City Code § 153.050) and Public Nuisance requirements (Osseo City Code § 93.15 - § 93.19);
  - f) Any trash enclosure must be screened from public view (Osseo City Code § 153.057);
  - g) Modifications to the building shall be in accordance with Osseo City Code and the approved site and building plan on file with the City (Osseo City Code § 153.153);
  - h) Signage relating to the use, including temporary signage, shall adhere to Osseo City Code § 153.090 - § 153.098;
  - i) If the facility generates any hazardous waste as defined by Hennepin County or the State of Minnesota, the facility shall at all times meet all requirements imposed by Hennepin County or the State of Minnesota;
- 7) Open to Inspection. During any hours at which the business is open, the business shall be open to any State or County official and to any City official or police officer, when accompanied by Applicant, for inspection to determine compliance with the stated conditionals of approval. Inspections shall follow safety protocols established by Applicant.
- 8) Recording Requirement. The City of Osseo will memorialize this conditional use permit by adopting a resolution that the applicant will record in the office of the County Registrar of Titles within 120 days of its adoption by the City.
- 9) No Waiver. Failure by the City to take action with respect to any violation of any condition, covenant or term of this permit shall not be deemed to be a waiver of such condition, covenant, or term or any subsequent violation of the same or any other condition, covenant, or term.
- 10) Revocation. The violation of any terms or conditions of this permit including, but not limited to, any applicable federal, state, or local laws, rules, regulations, and ordinances, may result in revocation of the permit. The Applicant shall be given written notice of any violation and reasonable time, as determined by the City, to cure the violation before a revocation of the permit may occur.
- 11) Binding Effect. This permit and its conditions are binding on the Owner and Applicant, their successors and assigns, and shall run with the Property, and shall not in any way be affected by the subsequent sale, lease, or other change from current ownership, until the permit is terminated or revoked as provided herein. The obligations of the Applicant under this permit shall also be the obligations of the current and any subsequent owners of the Property.

- 12) Acceptance of Conditions. Utilization of the Property for any of the uses allowed by this permit shall automatically be deemed acceptance of, and agreement to, the terms and conditions of the permit without qualification, reservation, or exception.

**Budget or Other Considerations:**

The \$500 application fee is intended to cover staff time for reviewing CUP applications and determining compliance with approved permits.

Under State Law, cities have 60 days to issue a final decision on zoning applications. (This deadline can be extended by the City by up to 60 days, if more time is needed to consider the application).

**City Goals Met By This Action:**

- 2) Foster and promote economic development in the City
- 14) Promote a healthy and high quality standard of living

**Options:**

The Planning Commission should hold a public hearing on the application. A motion and vote is required to both open and close the public hearing.

Following the Public Hearing, the Planning Commission may choose to ***make one of the following recommendations*** to the City Council:

- 1. Recommend conditional approval of the CUP request with the conditions of approval noted above;
- 2. Recommend conditional approval of the CUP request with the conditions of approval noted above; with noted changes/as amended;
- 3. Recommend denying conditional approval of the CUP request;
- 4. Table action on this item for more information.

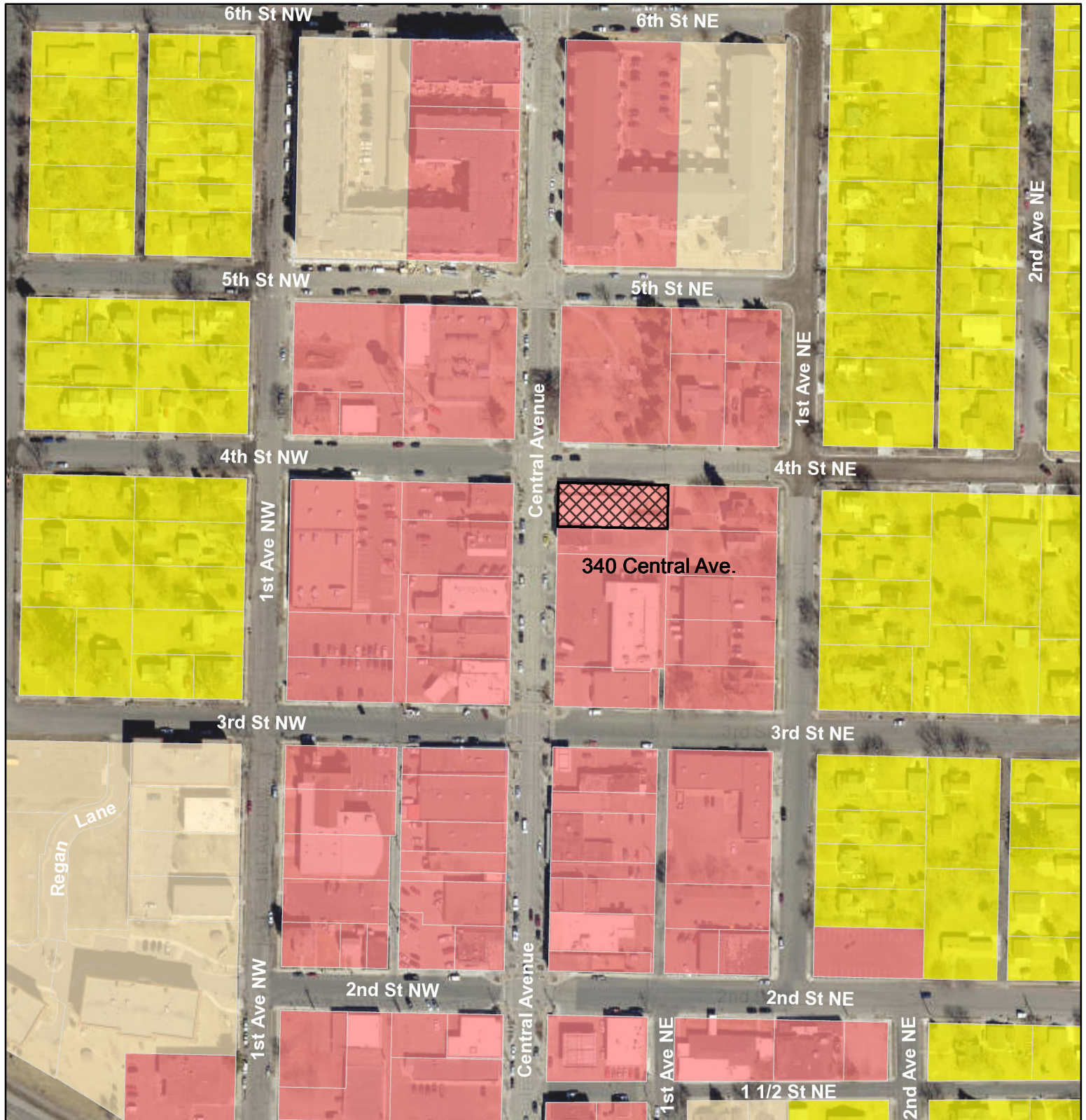
**Recommendation/Action Requested:**

Staff recommends the Planning Commission choose option 1) Recommend conditional approval of the CUP request with the conditions of approval noted above

**Next Step:**

The item will be placed on the agenda for the October 23 City Council meeting for consideration.

# CUP Application Site: 340 Central Ave.



1 inch = 200 feet

September 26, 2017

Map Powered by DataLink  
from WSB & Associates

## Current Zoning

- R-1 - Single Family Residential
- R-2 - Multi-Family Residential
- CBD - Central Business

**APPLICANT:** Union Speed and Style

**LOCATION:** 340 Central Avenue

**REQUEST:** Conditional Use Permit for an artisan manufacturing business to include coachbuilding, upholstery, and metalwork

**TIME OF HEARING:** Monday, October 16, 2017 at 6:00 p.m. – City Hall Council Chambers



**CITY OF OSSEO**

415 Central Avenue, Osseo, MN 55369

Phone 763.425.2624

Fax 763.425.1111

**APPLICATION CHECKLIST**  
**Conditional Use Permit**

Applicant Check-in	Application materials and fees will be accepted and processed only if all checklist items are submitted.	City Check -in
_____	<b><u>FIFTEEN (15) 11 x 17 ASSEMBLED SETS AND TWO (2) FULL SIZED TO-SCALE SETS OF THE FOLLOWING:</u></b>	
_____	<b>CERTIFIED SURVEY</b> (current within 6 months) of subject property, showing existing conditions including complete legal description, property dimensions, area, easements, utilities, and structures.	_____
_____	<b>PLOT PLAN/SITE PLAN</b> drawn to-scale indicating all structures, property lines, setbacks, landscaping, and other improvements. Plans should indicate size, type, and location of proposed improvements and differentiate between existing and proposed improvements. (See section 153.149 of the City Code of Ordinances.)	_____
_____	<b>ELEVATION DRAWING</b> indicating design treatment of all proposed structures and general floor plans of the buildings with material types, and dimensions noted. (See Section 153.151.)	_____
_____	<b>WRITTEN NARRATIVE</b> describing the purpose and justification for the request.	<u>9/14</u> CVSA
_____	<b>A LIST AND ONE SET OF MAILING LABELS AND MAP FROM HENNEPIN COUNTY</b> of names and addresses of all current property owners of record (within 6 months) within 500 feet of boundaries of property. Contact: Hennepin County Taxpayer Services, Dept. A- 600 Government Center, Minneapolis, MN 55487-0060, or Phone 612.348.5910. <b>Advance Notice Required by County.</b>	<u>9/25</u> CVSA
_____	<b>COMPLETED APPLICATION FORM</b> signed by property fee owner(s).	<u>9/14</u> CVSA
_____	<b>COMPLETED ACKNOWLEDGEMENT OF RESPONSIBILITY FORM.</b>	<u>9/14</u> CVSA
_____	<b>CASH FEE</b> of <b>\$500</b> payable to the City of Osseo <b>plus</b> any costs incurred by the city.	<u>9/14</u> CVSA



**Application For:  
Conditional Use Permit**

**415 Central Avenue, Osseo, MN 55369  
Phone 763.425.2624  
Fax 763.425.1111**

**Property Information:**

Site address: 340 Central Ave

Property identification number: ~~1811921220137~~ 1811921220137

Property legal description: Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Tract/Addition: \_\_\_\_\_

Property type (check one): Abstract: \_\_\_\_\_ Torrens: X

Description of request: To obtain a CUP for our Business,  
which is an artisan manufacture. Union Speed + Style

Reason for request: New Business /

**Applicant Information:**

Name: Jesse Dickinson Daytime phone: 612-226-0181

Address: 1112 West River Street  
Monticello, MN 55362 Email Address: \_\_\_\_\_

*Applicant agrees to reimburse the City of all legal and/or engineering costs incurred by the City, provide 15 copies (11x17) of site plan/drawings/survey for submittal, and pay any additional water and/or sewer assessments that may be due pending a check of City records.*

Signature: Jesse Dickinson Date: 9/14/17



**Property Owner Information:**

Name: Premier Banks Daytime phone: 763-493-3456  
Address: 301 Central Avenue Email Address: Kpeters@premier-banks.com  
Osseo, MN 55369  
Signature: [Signature] vice president Date: 9-14-17

The City of Osseo requires that the Property Owner sign and date all land use applications.  
Applications will not be accepted unless the Property Owner has signed the application.

Any email address provided may be considered public data pursuant to data practices law and the  
City will comply with all applicable laws if the information is subject to a data request.

.....  
**For City use only:**

Receipt number: 143601 Date received: 9/14/17 (\$500 Application Fee)  
Any other fees? \_\_\_\_\_ Received by: CRSA/pts  
Notice to press date: 9/29/17 Press publication date: 10/5/17  
Scheduled Planning Commission date: 10/16/17  
Scheduled City Council date: 10/23/17



415 Central Avenue  
Osseo, MN 55369  
Phone 763.425.2624  
Fax 763.425.1111

### ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am the party whom the City should contact regarding any matter pertaining to this application.

I have read and understand the instructions supplied for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I will keep myself informed of the deadlines for submission of material and of the progress of this application.

I further understand that additional fees incurred by the City such as engineering or legal costs will be my responsibility.

I agree to allow access by City personnel to the property for purposes of review of my application and to erect a temporary sign indicating the application proposed.

Date

9/14/17

Signature of Applicant

*[Handwritten Signature]*

Name and Address of Applicant  
(Please Print)

112 West River Street

Monticello, MN

55362

Phone Number

612-226-0181

Email Address

Dimazeau@gmail.com

Name and Address of Contact  
(If Other Than Applicant)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone Number

\_\_\_\_\_

Email Address

\_\_\_\_\_

August 14, 2017

Union Speed and Style  
112 West River Street  
Monticello, MN 55362

City of Osseo, MN  
415 Central Avenue  
Osseo, MN 55369

To Whom It May Concern:

We, the owners and operators of Union Speed and Style, are seeking a conditional use permit for our business location 340 Central Avenue, Osseo, previously the bottlers supply building (Osseo Sports). We have operated our coach building company at our current location in Monticello since 2004, specializing in high end coach build style metal fabrication on vintage automobiles and motorcycles. Due to the quality and vintage of our restorations, we require a venue and community that complements our work and we believe the 340 Central Avenue building offers what we've been seeking for many years. Our aim is to restore and preserve the bottlers exchange building to its original glory, transforming it from its current ignored state into a destination-style attraction that will excite and reinvigorate the space and surrounding community.

Our business plan with this property allows us to contribute to the flourishing downtown we see today, and offers the same opportunity for other organizations to join this effort as well. Our concept drawings feature an ice cream shop to the north providing patrons a chance to step back in time and purchase an ice cream cone from a vintage-themed ice cream shop, walk across the street to Veteran's Park and think back fondly on old memories or make new ones together in our community. Of course, this tenant space may accommodate a variety of other businesses as well and would offer both full-time and part-time employment opportunities, depending on the tenant that ultimately occupies the space.

Union Speed & Style would occupy the remaining space of the 340 Central Avenue building as our coach building workspace and showroom. The entire front of the building facing Central Avenue would become our retail showroom and client meeting space – approximately 25% of the total space. The back 75% of the building would be used as physical work space to include light metal fabrication and upholstery. We do not have plans or desire to do paint work (refinishing) at this location. With this new space, we would be employing 6-10 full time individuals as well as several part time positions. Our business is unique in that our work requires a client's project spend a significant amount of time in our space and vehicles do not transition in and out frequently. Most of the projects we work on are with us for several months and some projects take years.

We cannot stress enough to you how very excited and passionate we feel about preserving history and heritage. It is at the core of everything we do and is how we've become world renowned and highly respected in our industry. We very carefully chose the 340 Central Avenue building specifically because of its rich history and location within the city limits of a bustling historic town. Jordan and I grew up in the small town of Monticello and have always loved and appreciated Osseo for the sense of community you feel as you shop and explore the city. Osseo is the kind of community we want to embrace and contribute to and we believe the feeling is reciprocal in a town like this.

We plan to meet with the city council next month to convey our ideas and concepts for the use of the building that we are purchasing. We look forward to having more discussion at that time but we are also available to take your phone call before then and will happily answer any questions you may have.

Sincerely,

Jesse Dickinson and Jordan Dickinson

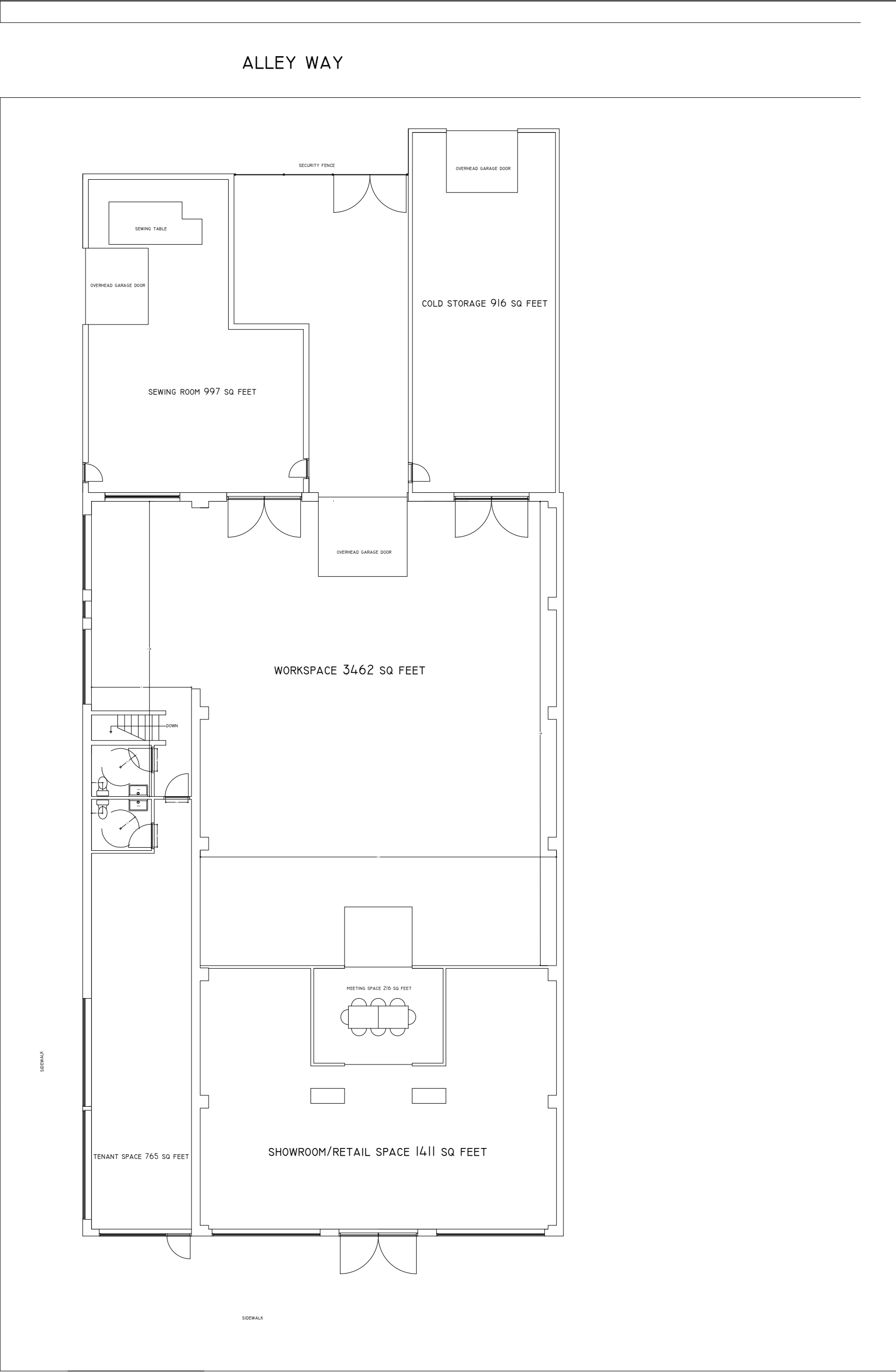
Owners & Operators

Union Speed and Style

Contact Us:

Jesse Dickinson 612-226-0181

Jordan Dickinson 763-229-2019



General Notes

No.	Revision/Issue	Date

UNION SPEED  
AND STYLE

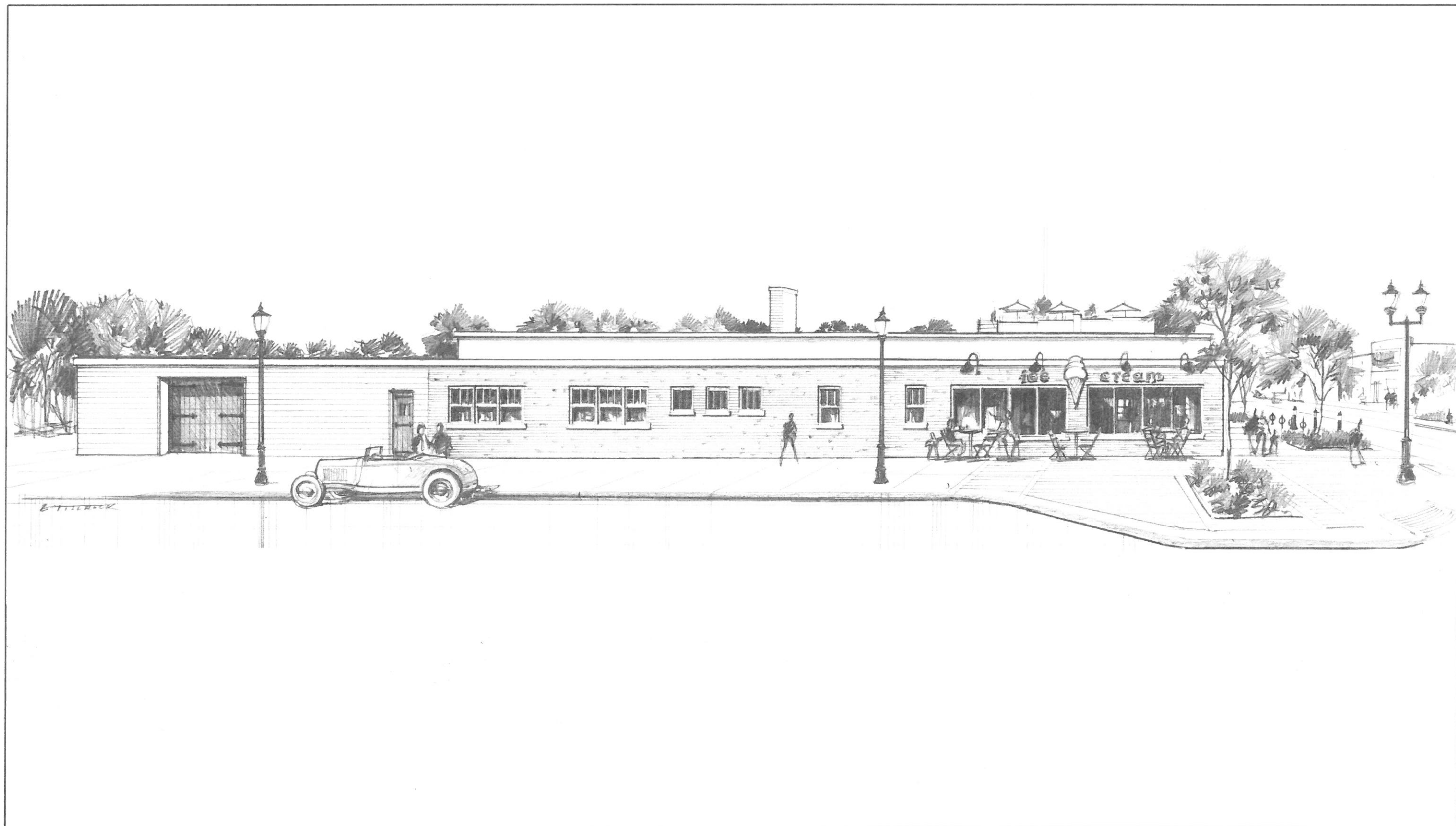
340 CENTRAL AVENUE  
OSSEO, MN

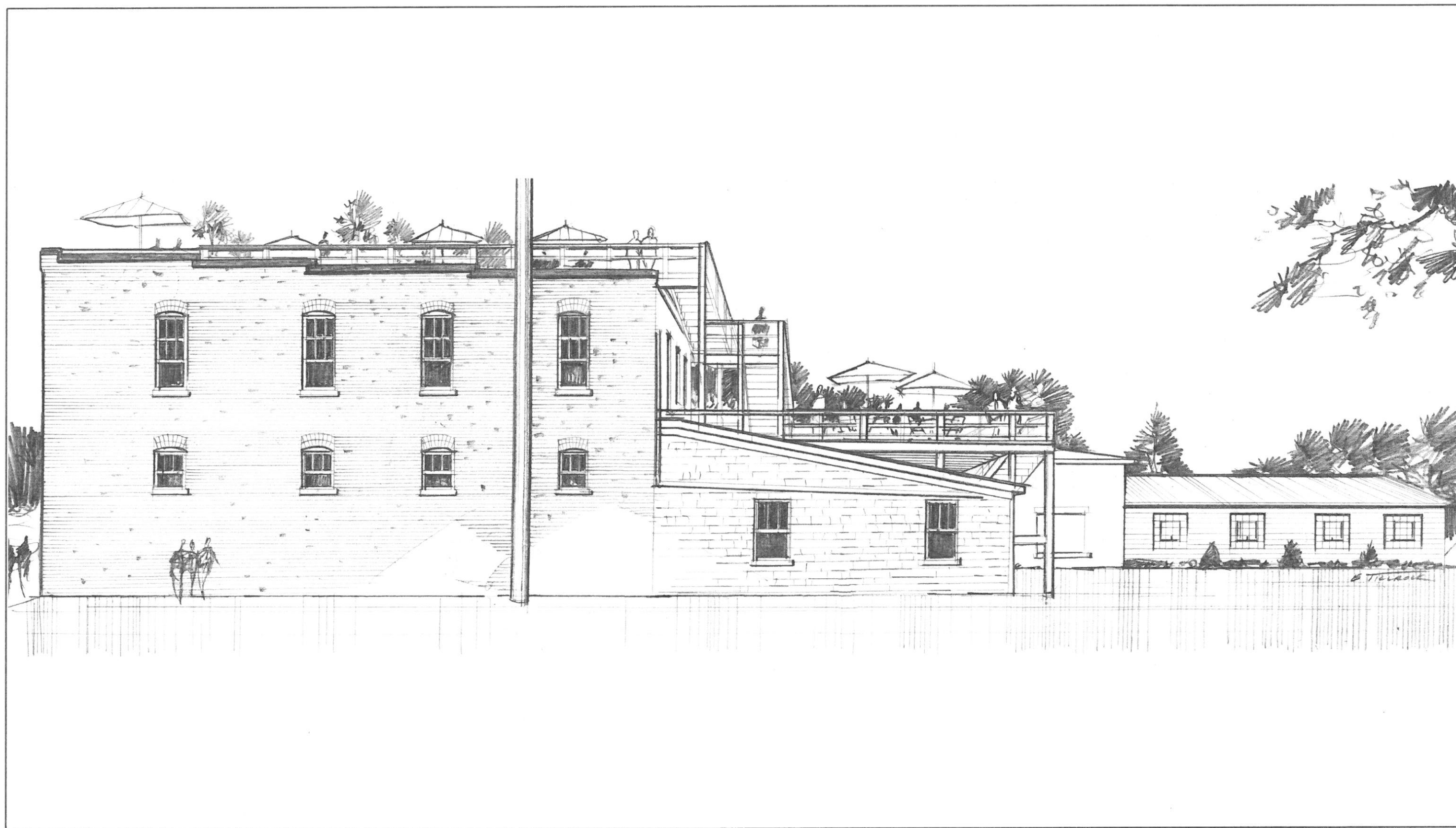
Project	Sheet
9-26-17	PLN
Scale	















## City of Osseo

415 Central Avenue  
Osseo, MN 55369-1195

P 763.425.2624 F 763.425.1111

[www.DiscoverOsseo.com](http://www.DiscoverOsseo.com)

# NOTICE

## Planning Commission Public Hearing

You are receiving this public hearing notice because your home, business, or property is located within 500 feet of a site proposed for development.

<b>APPLICANT:</b>	Union Speed and Style
<b>LOCATION:</b>	340 Central Avenue
<b>REQUEST:</b>	Conditional Use Permit for an artisan manufacturing business to include coachbuilding, upholstery, and metalwork
<b>TIME OF HEARING:</b>	Monday, October 16, 2017 at 6:00 p.m. – City Hall Council Chambers
<b>HOW TO PARTICIPATE:</b>	<ol style="list-style-type: none"><li>1) You may attend the hearing and state your comments;</li><li>2) You may send a letter before the hearing to the City of Osseo, Planning Department, 415 Central Avenue, Osseo, MN 55369 or fax to 763-425-1111; or</li><li>3) You may send an email to <a href="mailto:nabts@ci.osseo.mn.us">nabts@ci.osseo.mn.us</a></li></ol>

If you want your comments to be made part of the public record, your letter, email, or fax must state your first and last name and your address. Thank you in advance for your cooperation.

**ANY QUESTIONS:** Please contact City Planner Nancy Abts at 763-425-1454 with the following information:

Project Name: Union Speed and Style Conditional Use Permit

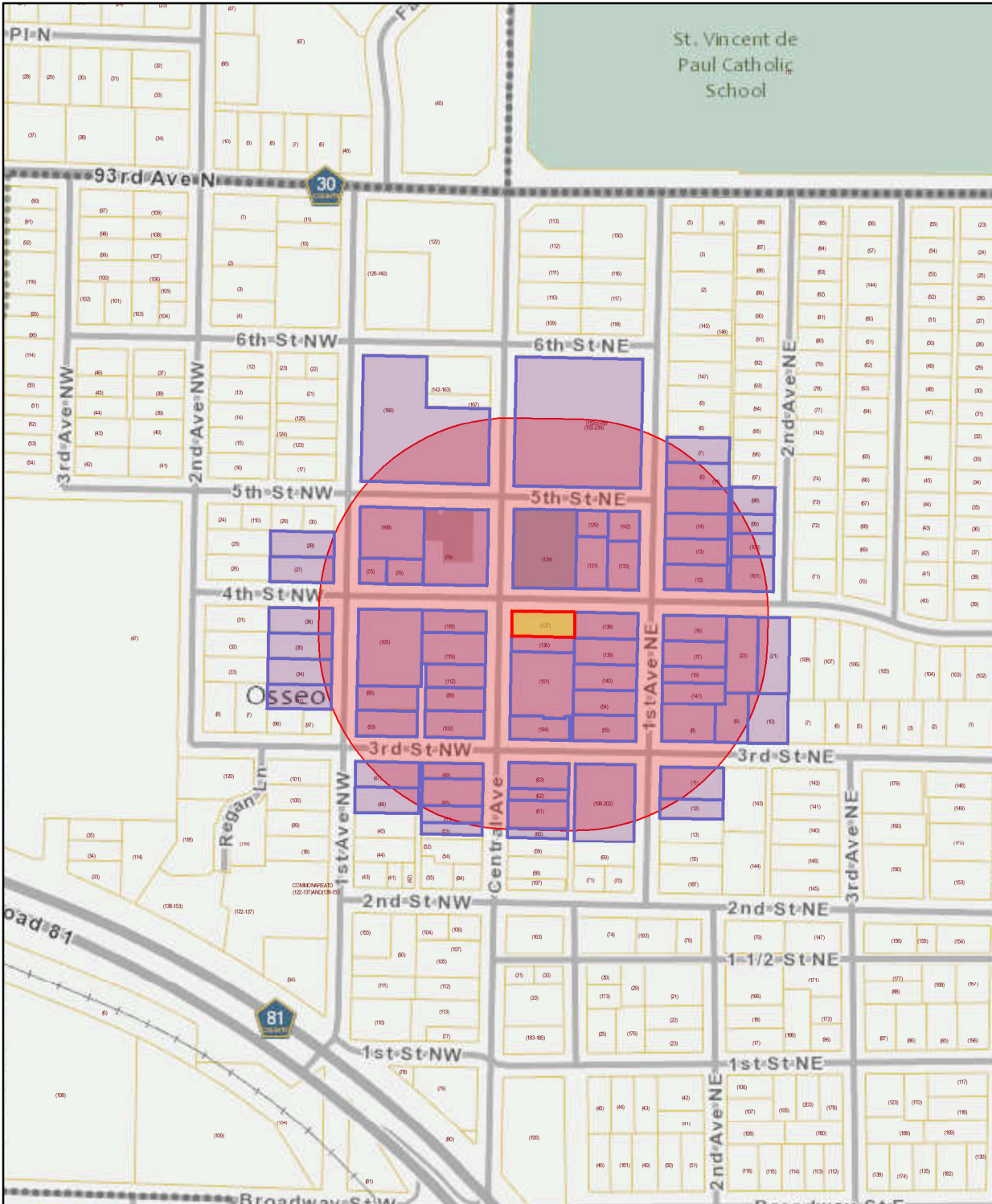
You may visit City Hall (415 Central Avenue) during business hours to discuss the proposal, or visit our website after October 12, 2017 at <http://www.discoverosseo.com/departments/planning-commission/>

**Publication Date:** The Press (October 5, 2017)



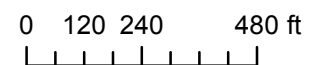
# Hennepin County Locate & Notify Map

Date: 10/12/2017



**Buffer Size: 500 feet**

**Map Comments:**



This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

For more information, contact Hennepin County GIS Office  
300 6th Street South, Minneapolis, MN 55487 / [gis.info@hennepin.us](mailto:gis.info@hennepin.us)

88 13-119-22 11 0027  
EDWARD COLUMBUS  
101 4TH ST N W  
OSSEO MN 55369

88 13-119-22 11 0112  
LIENEMANN INVESTMENTS LLC  
317 CENTRAL AVE  
P O BOX 437  
OSSEO MN 55369

88 13-119-22 14 0051  
WILEY ENTERPRISES INC  
315 1ST AVE NE  
OSSEO MN 55369

88 13-119-22 11 0028  
SCOTT D MINDRUM  
9697 103RD PL  
MAPLE GROVE MN 55369

88 13-119-22 11 0118  
JOEL PRINCETON  
16989 WEAVER LAKE DR  
MAPLE GROVE MN 55311

88 13-119-22 14 0053  
WILEY ENTERPRISES INC  
315 1ST AVE NE  
OSSEO MN 55369

88 13-119-22 11 0034  
KATHERINE M WILLIAMS  
317 1ST AVE N W  
OSSEO MN 55369

88 13-119-22 11 0119  
M D OF OSSEO LLC  
337 CENTRAL AVE  
OSSEO MN 55369

88 13-119-22 14 0093  
PREMIER BANK  
2866 WHITE BEAR AVE  
MAPLEWOOD MN 55109

88 13-119-22 11 0035  
ALLEN L COFFLAND  
JENNIFER J JORSTAD  
325 1ST AVE N W  
OSSEO MN 55369

88 13-119-22 11 0165  
CCJ INVESTMENTS LLC  
12055 93RD PL N  
MAPLE GROVE MN 55369

88 13-119-22 14 0095  
KENT & SHEILA ROBINSON LLC  
6030 173RD AVE N W  
RAMSEY MN 55303

88 13-119-22 11 0036  
JOHN E BARRETT  
ARLEEN BARRETT  
333 1ST AVE N W  
OSSEO MN 55369

88 13-119-22 11 0166  
OSSEO MAINSTREET HLDGS I LLC  
1416 MAINSTREET  
HOPKINS MN 55343

88 13-119-22 14 0102  
PREMIER BANK  
2866 WHITE BEAR AVE  
MAPLEWOOD MN 55109

88 13-119-22 11 0075  
SANDRA L WOESSNER  
33 44TH ST N W  
OSSEO MN 55369

88 13-119-22 11 0168  
CITY OF OSSEO  
415 CENTRAL AVE  
OSSEO MN 55369

88 18-119-21 22 0006  
BRADLEY J SCHARBER  
DALE SCHARBER  
500 1ST AVE N E  
OSSEO MN 55369

88 13-119-22 11 0076  
DAVID J & BARBARA E TAFOYA  
13322 86TH AVE N  
MAPLE GROVE MN 55369

88 13-119-22 14 0011  
JOESPH J ST SAUVER  
309 1ST AVE N W  
OSSEO MN 55369

88 18-119-21 22 0007  
MARVIN E MILLER JR  
508 1ST AVE N E  
OSSEO MN 55369

88 13-119-22 11 0079  
CITY OF OSSEO  
415 CENTRAL AVE  
OSSEO MN 55369

88 13-119-22 14 0046  
MINNESOTA MEDITATION CENTER  
242 NORTHDAL BLVD  
COON RAPIDS MN 55448

88 18-119-21 22 0011  
SUSANN L LUNDERBORG  
424 1ST AVE N E  
OSSEO MN 55369

88 13-119-22 11 0080  
PREMIER BANK  
2866 WHITE BEAR AVE  
MAPLEWOOD MN 55109

88 13-119-22 14 0047  
MINNESOTA MEDITATION CENTER  
242 NORTHDAL BLVD  
COON RAPIDS MN 55448

88 18-119-21 22 0012  
JEFFREY M DARULA  
KELLY L JENSEN  
400 1ST AVE N E  
OSSEO MN 55369

88 13-119-22 11 0089  
MLJ MANAGEMENT LLC  
PO BOX 681556  
PARK CITY UT 84068

88 13-119-22 14 0049  
DIMITRIOS P SANTRIZOS  
10883 102ND AVE N  
MAPLE GROVE MN 55369

88 18-119-21 22 0013  
KENT L WESTPHAL  
408 1ST AVE N E  
OSSEO MN 55369

88 18-119-21 22 0014  
MARIA L HOLTHUS  
416 1ST AVE N E  
OSSEO MN 55369

88 18-119-21 22 0129  
DOROTHY M CLARKE  
16 5TH ST N E  
OSSEO MN 55369

88 18-119-21 22 0142  
CITY OF OSSEO  
415 CENTRAL AVE  
OSSEO MN 55369

88 18-119-21 22 0016  
KEVIN A SIZER  
332 1ST AVE N E  
OSSEO MN 55369

88 18-119-21 22 0131  
CITY OF OSSEO  
415 CENTRAL AVE  
OSSEO MN 55369

88 18-119-21 22 0151  
WILLOW CREEK GROCERY INC  
13738 210TH AVE N W  
ELK RIVER MN 55330

88 18-119-21 22 0017  
ANITA ANN KLATT  
324 1ST AV NE  
OSSEO MN 55369

88 18-119-21 22 0133  
CITY OF OSSEO  
415 CENTRAL AVE  
OSSEO MN 55369

88 18-119-21 22 0152  
REALIFE COOPERATIVE OF OSSEO  
12 6TH ST N E  
OSSEO MN 55369

88 18-119-21 22 0019  
THOMAS L SPANIER  
BARBARA J SPANIER  
17420 113TH AVE N  
MAPLE GROVE MN 55369

88 18-119-21 22 0134  
CITY OF OSSEO  
415 CENTRAL AVE  
OSSEO MN 55369

88 18-119-21 23 0008  
MARY E ABBEY  
105 3RD ST N E  
OSSEO MN 55369

88 18-119-21 22 0021  
WILLIAM & MAXINE CHRISTENSON  
124 4TH ST N E  
OSSEO MN 55369

88 18-119-21 22 0136  
PREMIER BANK  
301 CENTRAL AVE  
OSSEO MN 55369

88 18-119-21 23 0009  
BYRON & ERLEEN BRATON  
117 3RD ST N E  
OSSEO MN 55369

88 18-119-21 22 0022  
MARK COOK & ASHLEY COOK  
116 4TH ST NE  
OSSEO MN 55369

88 18-119-21 22 0137  
PREMIER BANK  
301 CENTRAL AVE  
OSSEO MN 55369

88 18-119-21 23 0010  
CHRISTOPHER SCHROEDER  
8800 138TH ST W  
SAVAGE MN 55378-3130

88 18-119-21 22 0098  
CYNTHIA L BECK  
425 2ND AVE N E  
OSSEO MN 55369

88 18-119-21 22 0138  
JAMES KILLMER  
MABEL ANYELE KILLMER  
333 1ST AVE N E  
OSSEO MN 55369

88 18-119-21 23 0011  
CHERYL & BERNARD FROBERG  
232 1ST AVE NE  
OSSEO MN 55369

88 18-119-21 22 0099  
STANLEY D ROCHAT  
417 2ND AVE N E  
OSSEO MN 55369

88 18-119-21 22 0139  
DARLENE MCDOWELL  
325 1ST AVE N E  
OSSEO MN 55369

88 18-119-21 23 0012  
MALCOLM TERRY  
224 1ST AVE N E  
OSSEO MN 55369

88 18-119-21 22 0100  
ERICKA S SCHAPER  
NEAL A FOY  
409 2ND AVE N E  
OSSEO MN 55369

88 18-119-21 22 0140  
WILEY ENTERPRISES INC  
315 FIRST AVE NE  
OSSEO MN 55369

88 18-119-21 23 0054  
WILEY ENTERPRISES INC  
315 FIRST AVE NE  
OSSEO MN 55369

88 18-119-21 22 0101  
VIRGINIA BUSCH  
401 2ND AVE N E  
OSSEO MN 55369

88 18-119-21 22 0141  
PATRICK J & TRACY S MEVISSEN  
308 1ST AVE N E  
OSSEO MN 55369

88 18-119-21 23 0055  
KIM D & PAMELA J KLOCEK  
301 1ST AVE N E  
OSSEO MN 55369

88 18-119-21 23 0060  
PETER & KIMBERLY KELZENBERG  
220 CENTRAL AVE  
OSSEO MN 55369

88 18-119-21 23 0061  
ITEN GARAGE LLC  
DANIEL L SPANIER  
208 FOURTH AVE NE  
OSSEO MN 55369

88 18-119-21 23 0062  
240 CENTRAL LLC  
221 FIRST AVE NE  
OSSEO MN 55369

88 18-119-21 23 0063  
MICHAEL GASPARRINI  
11976 39RD AVE N  
MAPLE GROVE MN 55369

88 18-119-21 23 0194  
WILEY ENTERPRISES INC  
315 1ST AVE N E  
OSSEO MN 55369

88 18-119-21 23 0198  
FIRST AVENUE COMMONS LLC  
PO BOX 1  
OSSEO MN 55369

88 18-119-21 23 0199  
FIRST AVENUE COMMONS LLC  
PO BOX 1  
OSSEO MN 55369

88 18-119-21 23 0200  
FIRST AVENUE COMMONS LLC  
PO BOX 1  
OSSEO MN 55369

88 18-119-21 23 0201  
FIRST AVENUE COMMONS LLC  
PO BOX 1  
OSSEO MN 55369

88 18-119-21 23 0202  
FIRST AVENUE COMMONS LLC  
PO BOX 1  
OSSEO MN 55369

**Resolution No. 2017-XX**

**RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR ARTISAN  
MANUFACTURING TO INCLUDE LIGHT METAL FABRICATION AND UPHOLSTERY  
AT 340 CENTRAL AVENUE**

WHEREAS Jesse Dickinson, on behalf of TedHead Enterprises, Inc. (d/b/a Union Speed and Style), has made application for a conditional use permit to allow for artisan manufacturing to include light metal fabrication and upholstery at 340 Central Avenue (Property Identification Number 18-119-21-22-0137) and as legally described in attached Exhibit A made part hereof by this reference; and

WHEREAS, the applicant's property is zoned CBD (Central Business District), which is intended to accommodate central business type uses that include joint-use parking areas and business uses primarily oriented to the walking public; and

WHEREAS, Section 153.037 (C) (9) of the City Code of Ordinances allows the proposed use as a conditional use in the Central Business District; and

WHEREAS, in making a determination whether or not to allow a conditional use, the City may consider whether the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity, or substantially diminish and impair property values in the neighborhood; whether the conditional use will impede the normal and orderly development and improvement of surrounding property; whether adequate utilities, access roads, drainage, and necessary facilities have been provided; whether adequate measures have been or will be taken to provide access to minimize traffic congestion, and whether the use conforms to applicable regulations of the district in which it is located, and all other or further factors as the City shall deem appropriate for consideration in determining the effect of the use on the general welfare, public health, and safety; and

WHEREAS, a public hearing was held on October 16, 2017, at a regular meeting of the Osseo Planning Commission and all interested persons were invited to speak and were heard by the Planning Commission; and

WHEREAS, notice of said public hearing was published in the official newspaper, surrounding property owners were notified, and notice was duly posted at City Hall; and

WHEREAS, based on a review of the application and input from the public hearing, the Planning Commission recommended approval of the requested conditional use permit at its October 16, 2017, regular meeting by a X-X vote; and

WHEREAS, the City Council considered the application and Planning Commission recommendation on October 23, 2017;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Osseo, Hennepin County, Minnesota, that the following determinations are made:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort, or general welfare, because it will comply with health and safety regulations imposed by federal, state, and local authorities and is generally consistent with other uses in the CBD district;
2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood, because it is generally consistent with other uses in the CBD district;
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district, because it is generally consistent with other uses in the CBD district and does not conflict with the city's Comprehensive Plan;
4. Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided, because the use will not require new construction and will take place in existing buildings;
5. Adequate measures have been taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets; and

6. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

BE IT FURTHER RESOLVED, a conditional use permit to allow for artisan manufacturing to include light metal fabrication and upholstery at 340 Central Avenue is hereby granted and approved subject to the following conditions:

- 1) Vehicle Storage. Any vehicle awaiting repairs for longer than 12 hours must be stored inside an enclosed space or properly screened from public view;
- 2) Test Drives. Vehicles undergoing repair or maintenance at the property may be driven through residential districts no more than five times in any seven-day period.
- 3) Facility doors. Exterior doors connecting to the Artisan Manufacturing work space shall remain shut during public events in neighboring Boerboom Park (e.g., Music in the Park), except for entering and exiting of vehicles or deliveries and during cleaning and shop maintenance to allow for ventilation. The City will provide at least 24-hours advance notice of such events. Doors shall not be open for periods exceeding 12 hours without prior written approval from the City.
- 4) Public storefront. The structure shall maintain a retail storefront or show room, open to the public during posted business hours.
- 5) Urban form. The structure shall retain existing setbacks along Central Avenue and 4th Street NE.
- 6) Applicable Provisions. This permit is subject to the requirements of the City's ordinances and the Applicant is required to comply with all applicable federal, state, and local laws, rules, regulations, and ordinances, and to obtain such other permits and permissions as may be required. Local and state regulations and ordinances shall include but are not limited to the following:
  - a) Artisan manufacturing activities, to include light metal fabrication and upholstery, shall occur solely within an enclosed building (Osseo City Code § 153.009).
  - b) Any vehicle being driven off the property by Applicant after undergoing repair or maintenance shall at all times meet all requirements imposed by the State of Minnesota regarding vehicles traveling on public roadways;
  - c) No auto wrecking, junk, and salvage shall be stored on properties in the Central Business District (Osseo City Code § 153.037). Materials established in conjunction with a permitted manufacturing process do not constitute "junk", when within an enclosed area or building (Osseo City Code § 153.009).
  - d) Any waste tires or other materials and equipment must be stored inside an enclosed space or properly screened from public view (Osseo City Code § 153.054) and protected from the elements so as not to provide habitat to rodents or insects (Osseo City Code § 93.18);
  - e) The Artisan Manufacturing use shall have negligible impact on surrounding properties and shall abide by the Performance Standards (Osseo City Code § 153.050) and Public Nuisance requirements (Osseo City Code § 93.15 - § 93.19);
  - f) Any trash enclosure must be screened from public view (Osseo City Code § 153.057);
  - g) Modifications to the building shall be in accordance with Osseo City Code and the approved site and building plan on file with the City (Osseo City Code § 153.153);
  - h) Signage relating to the use, including temporary signage, shall adhere to Osseo City Code § 153.090 - § 153.098;
  - i) If the facility generates any hazardous waste as defined by Hennepin County or the State of Minnesota, the facility shall at all times meet all requirements imposed by Hennepin County or the State of Minnesota;
- 7) Open to Inspection. During any hours at which the business is open, the business shall be open to any State or County official and to any City official or police officer, when accompanied by Applicant, for inspection to determine compliance with the stated conditionals of approval. Inspections shall follow safety protocols established by Applicant.
- 8) Recording Requirement. The City of Osseo will memorialize this conditional use permit by adopting a resolution that the applicant will record in the office of the County Registrar of Titles within 120 days of its adoption by the City.
- 9) No Waiver. Failure by the City to take action with respect to any violation of any condition, covenant or term of this permit shall not be deemed to be a waiver of such condition, covenant, or term or any subsequent violation of the same or any other condition, covenant, or term.

- 10) Revocation. The violation of any terms or conditions of this permit including, but not limited to, any applicable federal, state, or local laws, rules, regulations, and ordinances, may result in revocation of the permit. The Applicant shall be given written notice of any violation and reasonable time, as determined by the City, to cure the violation before a revocation of the permit may occur.
- 11) Binding Effect. This permit and its conditions are binding on the Owner and Applicant, their successors and assigns, and shall run with the Property, and shall not in any way be affected by the subsequent sale, lease, or other change from current ownership, until the permit is terminated or revoked as provided herein. The obligations of the Applicant under this permit shall also be the obligations of the current and any subsequent owners of the Property.
- 12) Acceptance of Conditions. Utilization of the Property for any of the uses allowed by this permit shall automatically be deemed acceptance of, and agreement to, the terms and conditions of the permit without qualification, reservation, or exception.

Adopted by the Osseo City Council this 23rd day of October 2017.

The motion for the adoption of the foregoing resolution was made by Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, and upon vote being duly taken thereon, the following voted in favor thereof: Councilmembers \_\_\_\_\_,

and the following voted against the same: \_\_\_\_\_,

and the following was absent: \_\_\_\_\_,

whereupon said resolution was declared duly passed and adopted.

STATE OF MINNESOTA)  
COUNTY OF HENNEPIN) SS.  
CITY OF OSSEO)

We, the undersigned, being the duly qualified Mayor and Clerk of the City of Osseo, Hennepin County, Minnesota, a Minnesota municipal corporation, hereby certify that the above and foregoing Resolution No. 2017-XX is a true and correct copy of the Resolution as adopted by the City Council the 23rd day of October 2017 .

\_\_\_\_\_  
Duane E. Poppe, Mayor

\_\_\_\_\_  
LeAnn Larson, City Clerk



Exhibit A

Lot 5 except the South 1-3/4 feet thereof, Block 15, Osseo.