

CITY OF GEM LAKE, MN
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Gem Lake Planning Commission Meeting Minutes
5 November, 2014

The regular meeting of the Planning Commission of Gem Lake was called to order by Chairperson Benjamin Johnson on Wednesday, November 5, 2014 at 7:01 p.m. at the Gem Lake City Hall conference room.

The following members were present: Chairperson Ben Johnson and Planning Commissioners Beth Herzog, Arthur Pratt and Dan Marier. Commissioner Derek Wippich was not in attendance.

Planning Commission October Agenda: Chairperson Johnson asked for any changes, deletions, or added agenda items. None was given and upon motion by Commissioner Pratt and seconded by Commissioner Herzog; the November 5, 2014 agenda was approved. Ayes – 4, Nays – 0.

Planning Commission October 2014 Minutes: The October Planning Commission minutes were reviewed. Upon motion by Commissioner Herzog and seconded by Chairperson Johnson, the October Planning Commission minutes were approved. Ayes – 4, Nays – 0.

OLD BUSINESS

None

PUBLIC HEARING

Opened – 7:07 p.m., Closed – 7:13 p.m.

1. High Tech Auto Services – Application for Non-Conforming Use Permit
3599 Hoffman Road
Gem Lake, MN 55110

Representatives of High Tech Auto were present during the Public Hearing portion of the PC Meeting. Following the close of the Public Hearing, Commissioners then discussed the Non-Conforming Use Permit request for High Tech Auto Services. Under §17.5 of the City of Gem Lake Zoning Ordinance (#43k) and with direction from a Staff Report provided by White Bear Township Town Planner Tom Riedesel, the Commissioners reviewed the recommended conditions and discussed additions.

Section 9.6.5 of Ordinance #107 (now #107B) was modified to eliminate “automotive repair & service” and Appendix A relating to Non-Conforming uses was adopted. Non-Conforming Use Permits must be approved by the City for uses no longer considered allowed within the Gateway District.

The following Conditions were discussed and approved for recommendation to the Gem Lake City Council:

1. Permit is valid for 12 months from Effective Date.
2. Annual re-application, subject to review, is required in order to renew the permit.
3. Permit is effective January 1, 2015.
4. Permit expires Month Day, 2015.
5. Permit is non-transferable.
6. In the event that redevelopment plans are approved for the land the business is located on, this permit shall remain valid through the expiration date and shall be non-renewable thereafter.
7. This permit may be renewed a maximum of five (5) times.
8. Any complaints within the twelve months make the permit subject to revocation.
9. Installation of automotive accessories and minor auto repairs are permitted including, but not limited to, the following:
 - a. Auto Starters
 - b. New Tires and Wheels
 - c. Alternators
 - d. Batteries
 - e. Brakes
 - f. Tune-ups
 - g. Oil change
 - h. Wiper Blades
 - i. Bulb light replacement
 - j. Tire repair
10. All hazardous materials shall be stored in accordance with Federal, State and local laws and Ordinances and waste materials shall be disposed of by an approved environmental services company. Identification and contact information for the environmental services company shall be included on the annual application/re-application.
11. No new or used tires to be stored or displayed outside of the building.
12. Business will not be conducted between the hours of 10:00 p.m. and 6:00 a.m.
13. Business traffic shall enter and exit from Hoffman Rd, not County Rd E.
14. Trash containers shall be placed in a screened enclosure.
15. Two bays shall be open per one mechanical employee with a maximum of 4 bays.
16. There shall be a maximum of 5 parking spaces for this business which includes a handicap parking space.
17. Vehicles awaiting report shall not be stored outside for more than five (5) business days.
18. All Federal, State and local laws and Ordinances shall be complied with.

- k. The Planning Commission also reviewed the proposed amendments to Ordinance 69 and recommended that the City Council approve those changes.

It was recommended that if the City Council would like to add a provision regarding the exterior appearance of the business (in response to reported community concerns), the following language was suggested:

- 1. The exterior color of the building shall blend in with the décor of the area.

NEW BUSINESS

None

OPEN ITEMS

None

FUTURE MEETINGS:

Planning Commission Meeting: December 2, 2014 at 7:00 p.m.

ADJOURN:

Upon motion by Commissioner Herzog, and seconded by Commissioner Marier the November 5, 2014 regular meeting of the Planning Commission was adjourned at 7:25 p.m. Ayes – 4, Nays – 0.

APPROVED:

ATTEST:

Benjamin Johnson
Chairperson

ATTEST:

Art Pratt
Commissioner

**Gem Lake Planning Commission Meeting
5 November, 2014**

Sign In Sheet:

Angie Gonzalez

Joseph Corado