

PLANNING COMMISSION AGENDA

Thursday, July 10, 2025

CITY OF DAYTON, MINNESOTA

12260 So. Diamond Lake Road, Dayton, MN 55327

REGULAR MEETING OF THE PLANNING COMMISSION – 6:30 P.M.

To Participate in the Meeting, please see cityofdaytonmn.com Calendar for Zoom Invitation.

-
- | | |
|------|---|
| 6:30 | 1. CALL TO ORDER |
| 6:30 | 2. PLEDGE OF ALLEGIANCE |
| | (Roll Call) |
| 6:30 | 3. ROLE OF THE PLANNING COMMISSION |
| | <i>The Planning Commission consists of five residents appointed by the City Council. The Commission administers the Comprehensive Plan, Zoning and Subdivision regulations. The Commission conducts Public Hearings and provides recommendations to the City Council. It is the City Council who may approve or deny land use applications.</i> |
| 6:35 | 4. OATH OF OFFICE |
| 6:40 | 5. APPROVAL OF AGENDA |
| 6:40 | 6. ELECTION OF CHAIRPERSON, VICE-CHAIRPERSON, SECRETARY |
| 6:45 | 7. CONSENT AGENDA |
| | <i>These routine or previously discussed items are enacted with one motion. Note: Commissioners absent from previous meetings may still vote to approve minutes.</i> |
| | A. Planning Commission Minutes, June 5, 2025 |
| 6:45 | 8. OPEN FORUM |
| | <i>Public comments are limited to 3 minutes <u>for non-agenda items</u>; state your name and address; No Commission action will be taken, and items will be referred to staff. Group commenters are asked to have one main speaker.</i> |
| 6:45 | 9. COUNCIL UPDATE |
| | A. June 10, 2025 |
| | B. June 24, 2025 |
| 6:50 | 10. PUBLIC HEARINGS |
| 6:50 | A. Site Plan Review, 17400 113 th Avenue (Spanier) |
| 7:10 | B. Site Plan Review 18100 118 th Avenue (Curbside Waste) |
| 7:30 | C. Comprehensive Plan Amendment, Ordinance Amendment related to the A-3 Agricultural district. |
| 7:30 | D. Discussion - 113th Avenue & East French Lake Road Moratorium |
| 8:30 | E. Ordinance Amendment – Exterior Lighting |
| 8:45 | F. Ordinance Amendment – Outdoor Storage |
| 9:00 | G. Ordinance Amendment – Accessory Buildings |
-

The City of Dayton's mission is to promote a thriving community and to provide residents with a safe and pleasant place to live while preserving our rural character, creating connections to our natural resources, and providing customer service that is efficient, fiscally responsible, and responsive.

- 9:15 **11. NOTICES AND ANNOUNCEMENTS**
 A. Staff & Commission Updates
- 9:25 **12. ADJOURNMENT** (Motion to Adjourn)



OATH OF OFFICE

CITY OF DAYTON COUNTIES OF HENNEPIN AND WRIGHT STATE OF MINNESOTA

I, Keith Grover, do solemnly swear or affirm that I will support the Constitution of the United States and the Constitution of the State of Minnesota, and that I will discharge faithfully the duties of the office for the City of Dayton as a Planning Commissioner in the Counties of Hennepin and Wright, the State of Minnesota, according to law and the best of my judgement and ability.

Keith Grover, Planning Commissioner

Subscribed and sworn to before me this 10th day of July, 2025.

Amy Benting, City Clerk

ITEM:

Election of Chairperson, Vice-Chairperson, Secretary

APPLICANT/PRESENTERS:

Jon Sevald, Community Development Director

PREPARED BY:

Jon Sevald, Community Development Director

BACKGROUND/OVERVIEW:

It is the intent of the City Code that the Planning Commission recommend a Chairperson, Vice-Chairperson, and Secretary (to be appointed by the City Council) to take affect July 1st.¹

Current Officers are; *Chairperson*: Peter DeMuth. *Vice-Chairperson*: Darren Browen.

Secretary: (none).

CRITICAL ISSUES:

None.

60/120-DAY RULE (IF APPLICABLE):

	60-Days	120-Days
(N/A)	(date)	(date)

RELATIONSHIP TO COUNCIL GOALS:

N/A

ROLE OF PLANNING COMMISSION:

Motion to Recommend _____ be appointed as Chairperson.

Motion to Recommend _____ be appointed as Vice-Chairperson.

Motion to Recommend _____ be appointed as Secretary.

RECOMMENDATION:

None.

ATTACHMENT(S):

None.

¹ City Code 32.16(C); (Meetings, officers, procedures); The Commission shall establish regular meeting dates. Special meetings may be called by any two members of the Commission upon three days' written notice to all members. The Commission shall establish such rules of procedure as may be deemed necessary. The Council shall select a Chairperson, Vice-Chairperson and Secretary from the Commission membership who shall serve for terms of one year, beginning July 1 of each year.

1. CALL TO ORDER

DeMuth called the June 5, 2025, Planning Commission meeting to order at 6:30 PM.

Present: Browen, DeMuth, Crosland, and Sargent

Absent: (none)

Also in Attendance: Mayor, Dennis Fisher; Jason Quisberg, City Engineer; Jon Sevald, Community Development Director; Hayden Stensgard, Associate Planner II

2. PLEDGE OF ALLEGIANCE

3. ROLE OF THE PLANNING COMMISSION

4. APPROVAL OF AGENDA

DeMuth asked if there were any changes or updates to the agenda. Sevald confirmed there were no changes.

***MOTION** by Browen, second by Crosland, to approve the agenda as presented. The motion passed 4-0.*

5. CONSENT AGENDA

A. Planning Commission Minutes, May 1, 2025

***MOTION** by Sargent, second by Browen, to approve the consent agenda. The motion passed 4-0.*

6. OPEN FORUM

No one present for open forum.

7. COUNCIL UPDATE

A. May 13, 2025

Fisher updated the May 13th council meeting. It included a closed session for firefighter hiring. The Lawndale easement remained unchanged after prior tabling. The quarterly financial report was unremarkable. Bernens concept plan suggestions were well received, with no significant changes. The yearly audit was unremarkable. The Ag preserve request was unremarkable. Approval of 2 full-time firefighters did not pass.

B. May 27, 2025

Fisher provided an update on the May 27th council meeting. The budget discussion noted a city capacity of roughly 8% this year. Spending over 8% would hike the tax rate, while spending below would lower it. The Parkway neighborhood infrastructure received loose guidance, with council members to send more input. Dayton Parkway

signals were reviewed. There were queries about southwest signals, funding, and northeast signals. The council approved half of the project design. An update to city code Chapter 31 on council meetings was approved, with minor tweaks.

Browen asked for clarification on the East French Lake Road/113th discussion, expressing the importance of determining the most efficient roadway design to maximize developable land. Quisberg responded that the process would be iterative, starting with road layouts and configurations, then incorporating different potential land uses.

Sevald mentioned the council had requested blank maps to create their own plans and offered to provide the same to the Planning Commission if desired. The commission agreed this would be helpful.

8. PUBLIC HEARINGS

A. Variance, 11250 East French Lake Road (Spaanem)

Stensgard presented the variance request for 11250 East French Lake Road related to an accessory structure height proposal exceeding the principal dwelling height. Key points included:

- The site is zoned A1 Agricultural district, 4.78 acres in size, and guided for Low Density Residential.
- The applicant is requesting to replace a structure lost in a fire in September 2024.
- The proposed accessory structure would be 25'- 2" tall, with a median roof pitch of about 20.5'. The current house's tallest point is 19'.
- The application was submitted after the 180-day window allowed by state statute to rebuild a nonconforming structure lost to fire.

Stensgard reviewed the three-part test for variances and noted staff's recommendation to approve the Variance while directing staff to look into potential discrepancies in the Zoning Ordinance between Residential and Agricultural districts for Accessory Structure heights.

The Commission discussed:

- The practical difficulties faced by the applicant due to insurance processes and timing
- Precedent set by previous Accessory Structures in the area
- Potential updates needed to the Zoning Ordinance

DeMuth opened the public hearing at 6:58 pm.

TJ Spaanem of 11250 East French Lake Road addressed the Commission and answered questions from the Commission. Spaanem explained the challenges faced in rebuilding after the fire and the reasons for the proposed structure's design.

Tim Zbikowski of 11270 East French Lake Road spoke in support of the Variance, noting the prevalence of similar structures in the area and the minimal impact on views.

DeMuth closed the public hearing at 7:08 pm.

The Commission continued discussion of the Variance.

***MOTION** by Brownen, second by Sargent, to approve the Variance for the Accessory Building height. The motion passed 4-0.*

B. Concept Plan Review, 18XXX 121st Avenue (Rogers Ops, LLC)

Stensgard presented a concept plan for a contractor's operation with accessory use outdoor storage at 18XXX 121st Avenue North. Key points included:

- The site is zoned I-1 Light Industrial, 8.43 acres in size.
- The proposal includes a 26,000 square foot building with 8,000 square feet of office space and 18,000 square feet of warehouse/shop area.
- The plan includes paved and gravel outdoor storage areas within an 8' fence.
- The applicant is requesting flexibility on surfacing requirements for a portion of the outdoor storage area.

The Commission discussed:

- Outdoor storage location and screening requirements
- Potential conflicts with adjacent property zoning
- Parking layout and fence placement
- Building design and materials

DeMuth opened the public hearing at 7:27 pm.

Mark Muller and Tim McShane, representing the applicant, addressed the Commission to provide additional details on the proposed use and site design.

DeMuth closed the public hearing at 8:09 pm.

No formal action was taken, as this was a Concept Plan review.

C. Dayton Interchange Business Center, Preliminary Plat, Site Plan Review (Scannell)

Sevald presented the Preliminary Plat and Site Plan review for the Dayton Interchange Business Center. Key points included:

- The project proposes to subdivide 2 lots into 1 14-acre lot and construct a 126,000 square foot office warehouse.
- Critical issues include trailer storage along County Road 81, building design, and landscaping standards.
- The project was previously approved in 2022 but not built due to market shifts and previous approvals have expired.
- The new plan flips the building orientation from the 2022 approval.

The Commission discussed:

- The appropriateness of trailer storage facing County Road 81
- Building design elements and compliance with City standards

- Landscaping requirements and potential adjustments

DeMuth opened the public hearing at 8:35 pm.

Scott Moe, representing Scannell Properties, addressed the Commission to explain the rationale behind the building orientation change and other design decisions.

DeMuth closed the public hearing at 8:44 pm.

***MOTION** by Browen, second by Sargent, to approve the Preliminary Plat and Site Plan as presented. The motion passed 4-0.*

11. NOTICES AND ANNOUNCEMENTS

A. Staff & Commission Updates

Sevald provided several updates:

- The citywide garage sale is upcoming this weekend.
- Family Fun Night is scheduled for June 12th at Elsie Stephens Park.
- An Elsie Stephens Park master plan update is in progress, with a community survey planned for the summer.
- The 113th Avenue and East French Lake Road moratorium is in effect, with concept plans being developed for land use and roadway corridors.
- The EDA is reviewing concept plans for redevelopment of a portion of the Old Village.
- There are vacancies on both the Planning Commission and EDA, with applications being accepted.
- Population estimates from the Met Council show Dayton's 2024 population at approximately 11,000, with significant growth since 2020.

The Commission agreed to move the next meeting from July 3rd to July 10th due to the holiday.

12. ADJOURNMENT (Motion to Adjourn)

***MOTION** by Crosland, second by Sargent, to adjourn the meeting. The motion passed unanimously.*

The meeting was adjourned at 8:59 PM.

ITEM:

Consideration of Approval of a Site Plan Review Application for a Proposed Building Expansion at 17400 113th Avenue North

APPLICANT:

Thomas Spanier

PREPARED BY:

Hayden Stensgard, Planner II

ACTION TO BE CONSIDERED

1. Motion to recommend adoption of Resolution XX-2025, Approving a Site Plan Application for Building Expansion at 17400 113th Ave N., based on the findings in said resolution and subject to the conditions therein.
2. Motion to recommend denial of a Site Plan Application for Building Expansion at 17400 113th Ave N., based on findings to be provided by the Planning Commission.
3. Motion to table action on the item, with direction to be provided by the Planning Commission.

REFERENCE AND BACKGROUND

Tom Spanier, owner of the subject property, has submitted a land use application requesting a site plan review of the property in connection with a 780 square foot office expansion of an existing shop/warehouse building. Any expansion of existing buildings in non-residential zoning districts requires a site plan review to be processed by the Planning Commission and City Council. Staff has reviewed the application and supporting plans , and has provided following summary:

ANALYSIS

Zoning and Land Use. The property is currently zoned I-1, Light Industrial, and is currently guided in the 2040 Comprehensive Plan as Business Park. The Business Park designation in the Comp Plan does allow for light-industrial uses. The principal use of the property is a Contractor's Operation, which is a permitted principal use in the I-1, that supports two different landscaping companies on site. The site has historically had outdoor storage on it as an accessory use, which is considered legally non-conforming. The existing outdoor storage is proposed by the property owner to be reduced in scale with the construction of the building expansion.

Architectural Design. The existing principal building is a 2,609 square foot warehouse/shop building that has metal siding and a metal roof. The applicant is proposing to add masonry around the bottom 4 feet of the existing building, consistent with exterior materials proposed for the entirety of the 780 sq. ft. office addition. The following excerpt details the allowable exterior materials for buildings in the industrial district.

Major exterior materials. Major exterior materials of all walls including face brick, stone, glass, stucco, synthetic stucco, fiber cement vertical panel siding, architectural concrete and precast panels shall be

acceptable as the major exterior wall surface when they are incorporated into an overall design of the building.¹

The proposed design is consistent with those of the I-1 district requirements, and with the addition of masonry on the existing building, also promotes compatibility of the two connecting structures built at separate times.

Parking. The site historically has not had delineated parking spaces, but with the proposed building expansion and resurfacing of the parking lot, the applicants are proposing a curbed parking lot at the front of the new office area. The applicant has shown in their plans a total of 5 spots, which is consistent with the requirements below for the proposed building, separated out by use:

Office, banks, public administration. One space for each 200 square feet of floor area.²

Industrial, warehouse, manufacturing, processing plant, storage, printing, publishing, handling of bulk goods, garden supply, and building material sales. One space for each employee on maximum shift or 1 space for each 2,000 square feet of floor area, whichever is greater.³

Given the layout of the site with the amount of maneuverability, as well as the nature of the principal use on site and it's lack of anticipated foot traffic by patrons, staff is comfortable with the proposed parking count on the property, and do not feel it is necessary to rework the site to accommodate on more identifiable space.

Outdoor Storage. The accessory outdoor storage has been historically legally non-conforming on this property. And the applicants have stated that there will be less equipment stored on the property in connection with these improvements. Staff views this as a reduction in the overall non-conforming accessory use of outdoor storage. The area for outdoor storage on the property is a mix of asphalt and gravel. The applicants proposed to remove the existing gravel pad in front of the building, and add asphalt directly adjacent to the building for a parking area and maneuvering area in front of the garage doors on the east side of the warehouse.

Landscaping. The applicant did not provide any detail related to additional landscaping on the site. There are minimal requirements for landscape plantings in connection with a building expansion, and will be a conditional of approval.

Lighting. The applicant did not submit a lighting plan for the building addition. The applicants will be required to submit a lighting plan for the site to verify compliance to the City's zoning ordinance.

Future of the Site. Staff has been working with the property owner to potentially acquire a portion of the site for a new roadway connecting 113th Ave N. to Dayton Parkway at the roundabout to the north.

¹ [1001.062 Subd. 1\(1\)\(c\)](#)

² [1001.19 Subd. 7\(2\)\(j\)\(2\)\(y\)](#)

³ [1001.19 Subd. 7\(2\)\(j\)\(2\)\(cc\)](#)

The picture shows that the proposed improvements to the site do not constrict the ability for the City to construct a road. It is anticipated the property owner will utilize the entire site until the roadway is constructed.

Site Plan Review. The zoning ordinance currently requires all new development or building construction/expansion in any non-residential zoning district to go through a Site Plan Review process with both the Planning Commission and City Council.⁴ Though a public hearing is not required for these specific applications, the Planning Commission and City Council are tasked with reviewing City staff's report for the proposed expansion, and consider approving or denying the site plan based on the following findings. The below section in *Italics* are staff's explanation for each finding.

- a. The proposed development is not in conflict with the Comprehensive Plan;

Being that this is an existing industrial site, guided Business Park in the Comprehensive Plan, this proposed building addition is not considered redevelopment of the site, and would not be in conflict with the Comprehensive Plan.



Figure 1 - Location of Potential Future Roadway

- b. The proposed development is not in conflict with the zoning district provisions;

This property has been operating in a legal non-conforming capacity related to the outdoor storage area on the site, and is proposing a reduction in the overall area of outdoor storage in connection with this site plan application. In compliance with the conditions of approval detailed within the resolution, Staff believes the overall changes to the property related to this site plan application are not in conflict with the I-1, Light Industrial Zoning District provisions.

- c. The proposed development is compatible with existing and anticipated future development; and

The existing use of the site is comparable in nature to the other industrial properties along 113th Avenue North, and the applicant is taking steps to prepare for an eventual roadway on the east side of this property. The proposed site plan does not hinder future development in the surrounding area.

⁴ [1001.28 Subd. 3\(1\)\(a\)](#)

- d. Conform to the exterior building material requirements of the Zoning Code.

The proposed building materials consist of brick masonry and a metal shake roof, consistent with building material requirements in the I-1, Light Industrial district. Additionally, the applicant is proposing to add brick masonry to a portion of the existing building, offering compatibility in materials and design with the proposed addition.

ROLE OF THE PLANNING COMMISSION

The role of the Planning Commission is to review the application at hand and provide a recommendation to the City Council for approval or denial.

STAFF'S RECOMMENDATION

Based on the information provided for the proposed building addition. Staff recommends approval of the site plan. The applicant is proposing overall improvements to the site beyond the proposed office addition, bringing this existing industrial property closer to a conforming status than it currently is. Staff recommends approval with the following conditions:

1. No outdoor storage is allowed in the front yard of the property.
2. Parking stall dimensions shall be revised to meet the code standard of 10' x 20'. Where overhang is possible, the parking stall length can be a minimum 18'.
3. The applicant shall submit a photometric verifying compliance with the City's lighting requirements. All lighting shall be downcast and not exceed 1.0 footcandle at any property line and any new pole-mounted lights on site shall not exceed 30 feet in height.
4. Trash enclosures on the property shall be completely screened from the public right-of-way.
5. Any new ground-mounted mechanical equipment in connection with the building addition shall be completely screened from the right-of-way.
6. A minimum 5-foot strip from the new building edge must be treated with decorative ground cover and/or foundation plantings (shrubs). Any area previously impervious surface that changes to pervious shall be seeded with grass.
7. The proposed parking area shall be curbed as per the plans and subject to approval by the City Engineer.
8. This approval shall be contingent on compliance with the City Engineer's review letter, dated June 27, 2025

SUPPORTING DATA

Aerial Photo

Draft Resolution No. XX-2025, approving Site Plan Application for 17400 113th Ave N.

Civil Plans and Building Elevations

City Engineer's Letter, dated June 27, 2025



**RESOLUTION NO. XX-2025
CITY OF DAYTON
COUNTIES OF HENNEPIN AND WRIGHT**

**RESOLUTION APPROVING SITE PLAN FOR BUILDING EXPANSION AT 17400 113TH
AVENUE NORTH**

BE IT RESOLVED, by the City Council of the City of Dayton, Minnesota, as follows:

WHEREAS, Thomas Spanier, (hereinafter referred to as the “Applicant”), owner of 17400 113th Ave N., has made an application for Site Plan approval for their use (hereinafter referred to as the “Application”). The parcel has a Property Identification Number 32-120-22-23-0004 and a legal description as follows:

Lot 5, Block 2, Dayton Industrial Park

WHEREAS, the City staff studied the matter, made a report, and provided other information to the Planning Commission and City Council; and

WHEREAS, the City Planning Commission reviewed the Application at its July 10, 2025 meeting where the Applicant was present and the Planning Commission recommended approval; and

WHEREAS, the City Council at its July 22, 2025 meeting reviewed and considered the application and City Council moved for approval of the Application.

NOW, THEREFORE, based upon the information from the public meeting, the testimony elicited and information received, the meetings of the City Council, reports of City Staff and information contained within the files and records of the City, the City Council for the City of Dayton makes the following:

FINDINGS:

- a. The proposed development is not in conflict with the Comprehensive Plan;

Being that this is an existing industrial site, guided Business Park in the Comprehensive Plan, this proposed building addition is not considered redevelopment of the site, and would not be considered in conflict with the Comprehensive Plan.

- b. The proposed development is not in conflict with the zoning district provisions;

This property has been operating in a legal non-conforming capacity related to the outdoor storage area on the site, and is proposing a reduction in the overall area of outdoor storage in connection with this site plan application. In compliance with the conditions of approval detailed within the resolution, Staff believes the overall changes to the property related to this site plan application are not in conflict with the I-1, Light Industrial Zoning District provisions.

- c. The proposed development is compatible with existing and anticipated future development; and

The existing use of the site is comparable in nature to the other industrial properties along 113th Avenue North, and the applicant is taking steps to prepare for an eventual roadway on the east side of this property. The proposed site plan does not hinder future development in the surrounding area.

- d. Conform to the exterior building material requirements of the Zoning Code.

The proposed building materials consist of brick masonry and a metal shake roof, consistent with building material requirements in the I-1, Light Industrial district. Additionally, the applicant is proposing to add brick masonry to a portion of the existing building, offering compatibility in materials and design with the proposed addition.

DECISION

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Dayton, based upon the information received and the above Findings, that the City Council does hereby **conditionally approve** the Applicant's request for Site Plan approval. The Applicant shall meet the following conditions to the satisfaction of the City:

1. No outdoor storage is allowed in the front yard of the property.
2. Parking stall dimensions shall be revised to meet the code standard of 10' x 20'. Where overhang is possible, the parking stall length can be a minimum 18'.
3. The applicant shall submit a photometric verifying compliance with the City's lighting requirements. All lighting shall be downcast and not exceed 1.0 footcandle at any property line and any new pole-mounted lights on site shall not exceed 30 feet in height.
4. Trash enclosures on the property shall be completely screened from the public right-of-way.
5. Any new ground-mounted mechanical equipment in connection with the building addition shall be completely screened from the right-of-way.
6. A minimum 5-foot strip from the new building edge must be treated with decorative ground cover and/or foundation plantings (shrubs). Any area previously impervious surface that changes to pervious shall be seeded with grass.
7. The proposed parking area shall be curbed as per the plans and subject to approval by the City Engineer.
8. This approval shall be contingent on compliance with the City Engineer's review letter, dated June 27, 2025.

Adopted this 22th day of July 2025, by the City of Dayton.

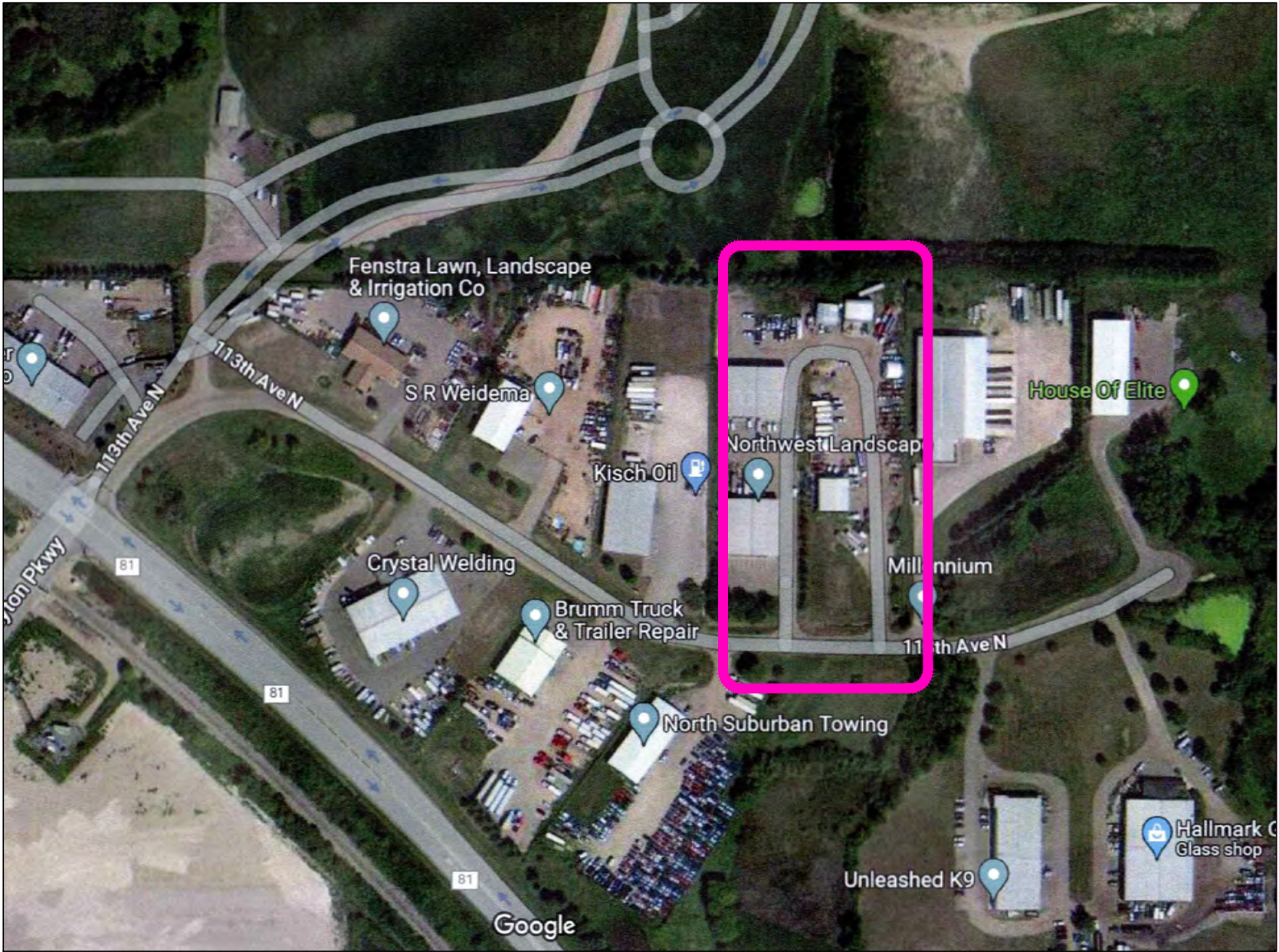
Mayor — Dennis Fisher

City Clerk — Amy Benting

Motion by X, Second by X

Resolution approved

MOTION DECLARED PASSED



PO
A00
Aerial Site Photo - 17400 113th Ave. N.

Not to Scale

GENERAL NOTES:

1. All mechanical and electrical work and drawings are submitted separately by the respective contractors. All submittals shall meet their respective codes.
2. Comply with requirements of laws, ordinances, rules, regulations, and orders of authorities having jurisdiction. Obtain permits, notices, and certificates, if requires.
3. It is intended that the Drawings form a guide for the Work to be accomplished under this Contract.
2. Immediately bring to the attention of the Architect and the Owner's Representative any discrepancies and/or questions regarding the Contract Documents.
3. The Prime Contractor and all Subcontractors shall supply all labor, transportation, material, apparatus, scaffolding and tools necessary for the proper execution of the Contract, and be responsible for the safe, proper and lawful performance of his equipment, maintenance and use of the same, as indicated on the Drawings or reasonably implied in accordance with the Contract Documents

CODE INFORMATION

Governing Codes :

All new and existing construction must be in compliance with all local and state code authority including but not limited to the following:

1. 2012 International Building Code as adopted by the State Code.
2. 2015 Minnesota State Building Code.
3. 2015 Minnesota State Plumbing Code.
4. 2017 National Electrical Code.
5. 2015 Minnesota Mechanical Code.
6. 2015 Minnesota Energy Code.
7. 2015 Minnesota State Fire Code.

Section 302.1 Use and Occupancy Classification

Occupancy Classification: BUSINESS GROUP S2

Section 601, Table 601 Type of Construction

Type of Construction: TYPE V-B

Section 503 General Building Height

Allowable Building Height: 25'-0"

Allowable Stories: 2 Actual Stories: 1 STORY

Section 503 General Building Area

Allowable Building Area: 13,500 SF

Section 1004, Table 1004.1.2 Occupant Load

Occupant Load Factor (OLF): 100 GROSS

Building Area: 8,000 SF

Number of Allowable Occupants: 80

Building Sprinklered

Sprinklered: NO

BUILDING/SITE AREAS (GROSS AREAS)

Existing Site Area 17400 113th Ave. N.	
174.25' x 625' -	108,906 SF
TOTAL SITE AREA	2.50 ACRES

Construction Site Area 174.25' x 240' -	41,820 SF
TOTAL CONSTRUCTION SITE AREA	0.96 ACRES

Existing Building Area Storage/Repair 17400 113th Ave. N.	2,609 SF
New Building Area Office	780 SF
TOTAL NEW CONSTRUCTION AREA	780 SF
TOTAL BUILDING AREA	3,389 SF

OWNER:

Dayton Properties
Thomas L & Barbara J Spanier
12510 Fletcher Lane
Rogers, MN 55314

NEW OFFICE ADDITION
to Storage/Repair Building
for Dayton Properties
17400 113th Ave. N.
Dayton, MN 55369

by

RJJ Architect, LLC

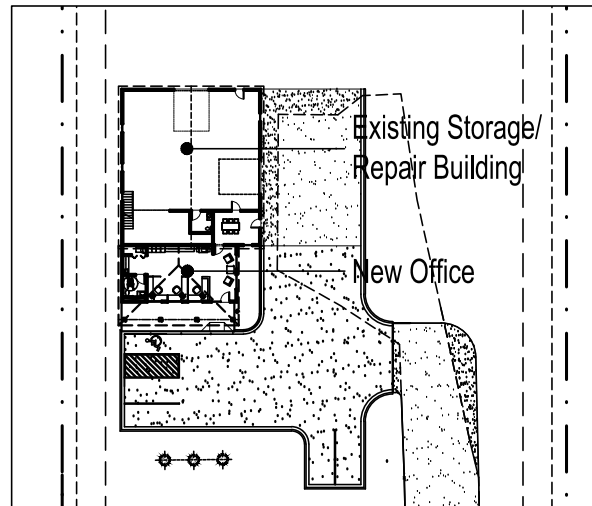
tel 612.759.9193

web www.rjjjohnson.net

Sheet Index

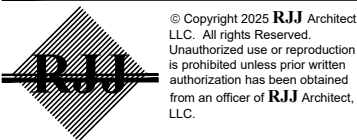
ARCHITECTURAL

- A00 Sheet Index, Code Information & Site Plan
A01a Existing Site showing Aerial Background
A01b Site Plans, Notes & Details
A01c Survey - existing buildings & site conditions
A01d Site Plan - showing new building addition & site cond.
A01e New Site Plan - showing construction area - 1"=10'-0".
A02 Existing Building Floor Plan
A03 Overall Floor Plan with New Addition
A04 Exterior Elevations - East, South, North, & West



PI
A00
Key Building Plan - 17400 113th Ave. N.

Not to Scale



© Copyright 2025 RJJ Architect, LLC. All rights Reserved. Unauthorized use or reproduction is prohibited unless prior written authorization has been obtained from an officer of RJJ Architect, LLC.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered PROFESSIONAL ENGINEER under the laws of the state of Minnesota.
registration no
date
signed

engineer

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered ARCHITECT under the laws of the state of Minnesota.
registration no 19877
date 20 May 2025
signed Robert J. Johnson

architect

RJJ
Architect, LLC
6729 Oak Grove Parkway N
Unit #401
Brooklyn Park, Minnesota 55445
cell phone: 612.759.9193

project

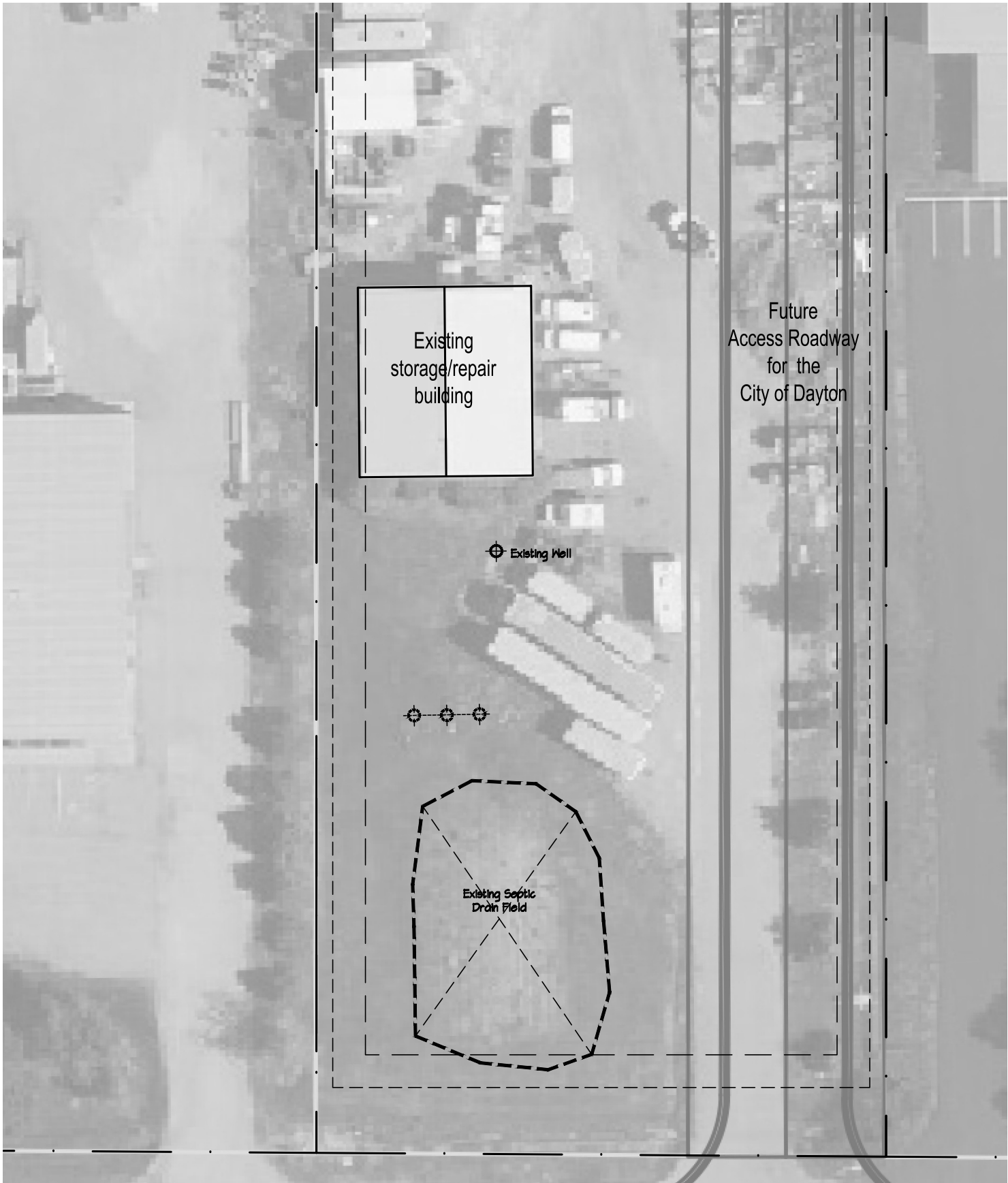
NEW BUILDING
Dayton Industrial Park
Office/Storage/Repair Building
17400 113th Ave. N.
Dayton, MN 55369

project number 2303
date 20 May 2025
revisions

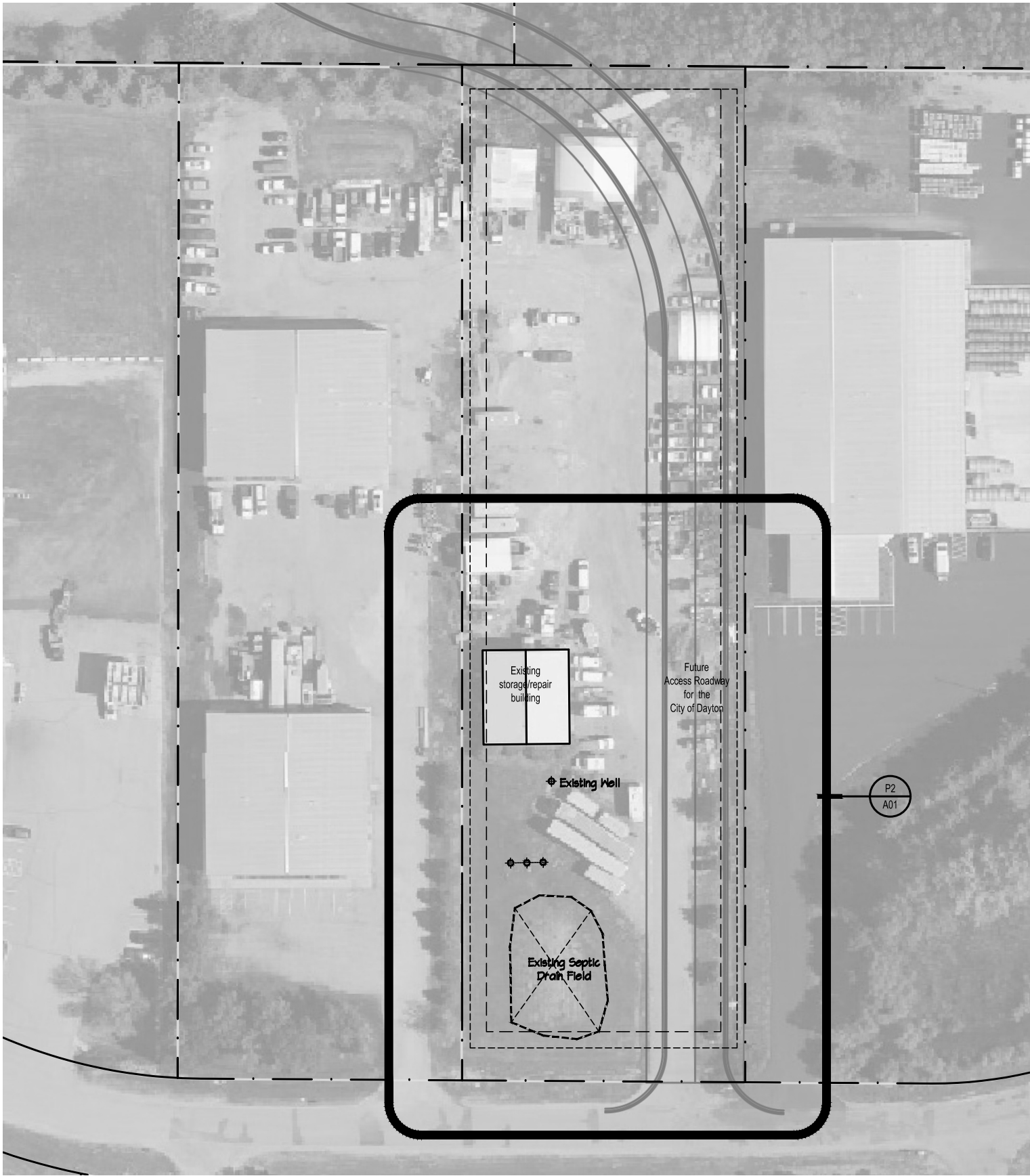
sheet title

Title Sheet

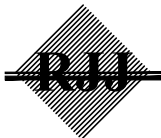
scale No Scale sheet 1 of 9
A00
file 2303WD-01



P2
A01 Existing Site Plan - 17400 113th Ave. N. - w/ arial view 1"=20'-0"



P1
A01 Existing Site Plan - 17400 113th Ave. N. - w/ arial view 1"=40'-0"



© Copyright 2024 RJJ Architect, LLC. All rights Reserved. Unauthorized use or reproduction is prohibited unless prior written authorization has been obtained from an officer of RJJ Architect, LLC.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered PROFESSIONAL ENGINEER under the laws of the state of Minnesota.
registration no. _____
date _____
signed _____

engineer

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered ARCHITECT under the laws of the state of Minnesota.
registration no. 12877
date 20 May 2025
signed Robert Johnson

architect

RJJ
Architect, LLC
6729 Oak Grove Parkway N
Unit #401
Brooklyn Park, Minnesota 55445
cell phone: 612 . 788 . 9183

project

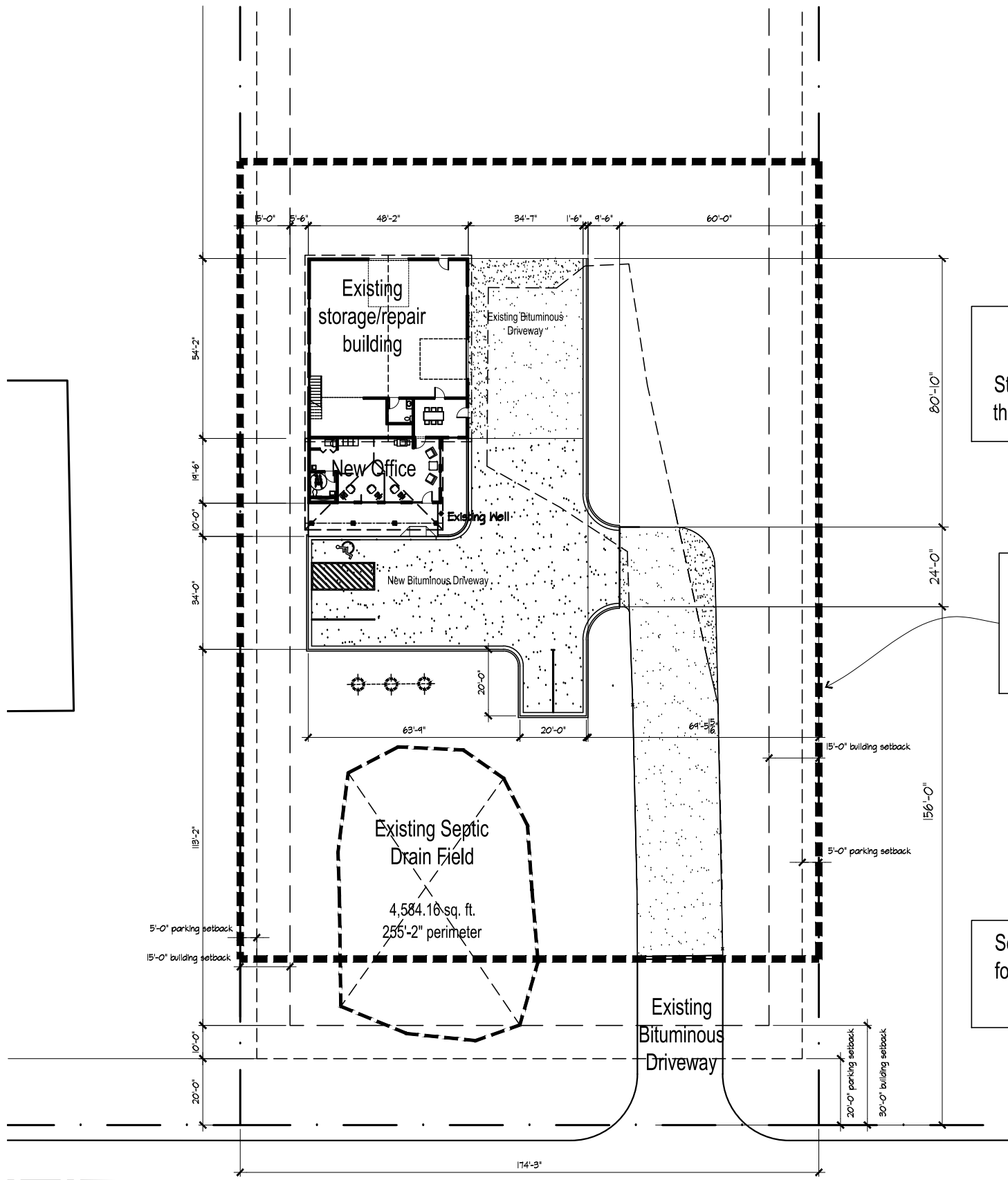
NEW BUILDING
Dayton Industrial Park
Office/Storage/Repair Building
17400 113th Ave. N.
Dayton, MN 55389

project number 2303
date 20 May 2025
revisions _____

sheet title

Existing Site Plan
Existing Site Plan
showing aerial background

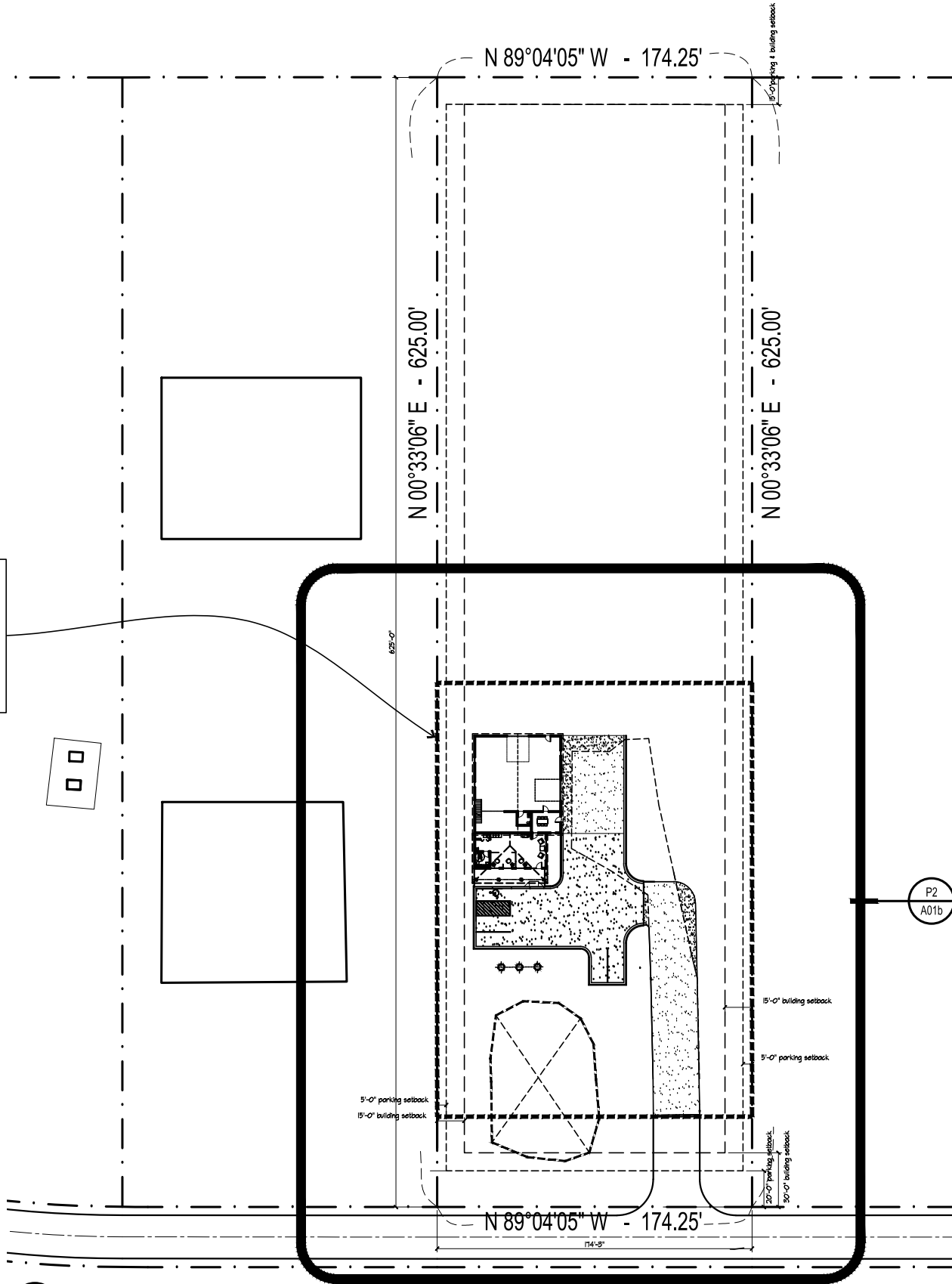
scale 1"=40' sheet 2 of 9
A01a
file 2303WD-01



All Survey Information
is as supplied by:
Stantec Civil Engineering
through the City of Dayton

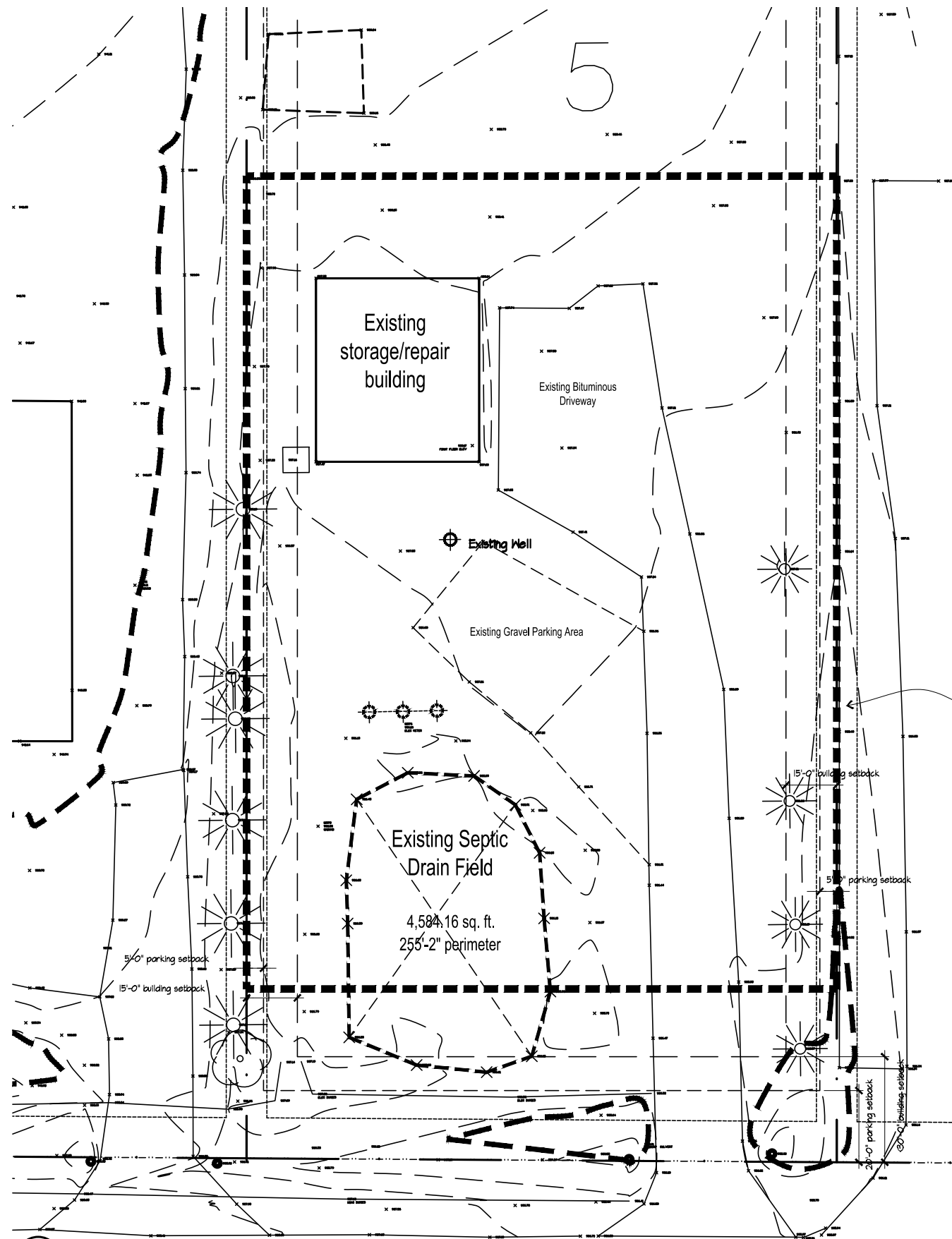
Total Construction Area
41,820 sq. ft.
174'-3" x 240'" perimeter
0.96 acres

See Sheets A01d & A01e
for new site plans for new
construction.

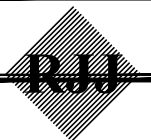


P2
A01b Site Plat Survey - 17400 113th Ave. N.

P1
A01b Site Plan - 17400 113th Ave. N.



P2
A01c Existing Site Plan - 17400 113th Ave. N. - w/ arial view



© Copyright 2025 RJJ Architect, LLC. All rights Reserved. Unauthorized use or reproduction is prohibited unless prior written authorization has been obtained from an officer of RJJ Architect, LLC.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered PROFESSIONAL ENGINEER under the laws of the state of Minnesota.
registration no
date
signed

engineer

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered ARCHITECT under the laws of the state of Minnesota.
registration no 18877
date 20 May 2025
signed Robert Johnson

architect

RJJ
Architect, LLC
6729 Oak Grove Parkway N
Unit 646N
Brooklyn Park, Minnesota 55445
cell phone: 612 . 788 . 9183

project

NEW BUILDING
Dayton Industrial Park
Office/Storage/Repair Building
17400 113th Ave. N.
Dayton, MN 55389

project number 2303
date 20 May 2025

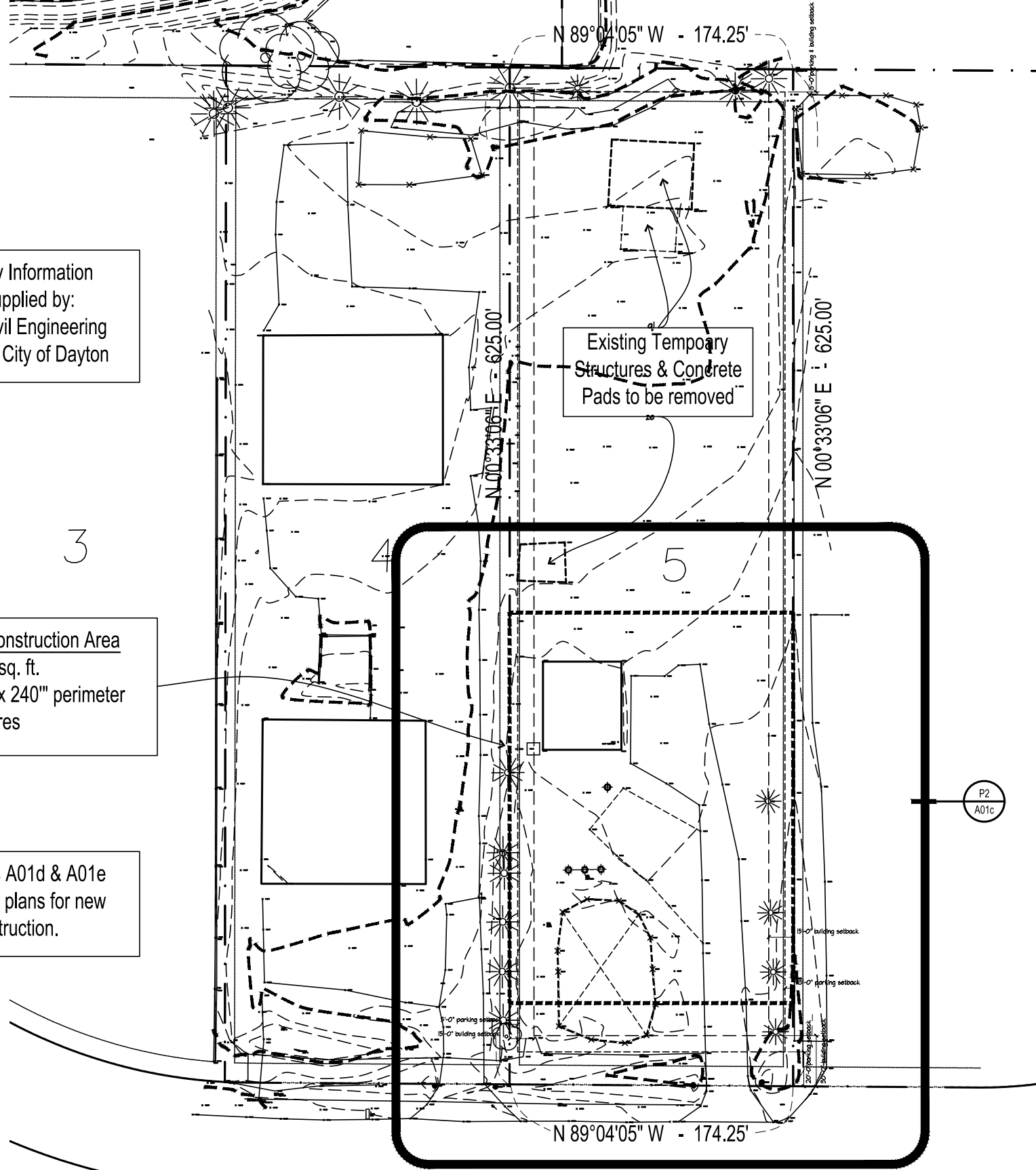
sheet title
Existing Site Plan
Existing Site Plan Survey - 1"= 40'-0"
Existing Site Plan Survey - 1"= 20'-0"

scale 1"=40'-0" sheet 4 of 9
A01c
file 2303WD-01

All Survey Information
is as supplied by:
Stantec Civil Engineering
through the City of Dayton

Total Construction Area
41,820 sq. ft.
174'-3" x 240'" perimeter
0.96 acres

See Sheets A01d & A01e
for new site plans for new
construction.



P1
A01c Existing Site Plan - 17400 113th Ave. N. - w/ arial view



RJJ
Architect, LLC
6729 Oak Grove Parkway N
Unit 646N
Brooklyn Park, Minnesota 55445
cell phone: 612 . 788 . 9183

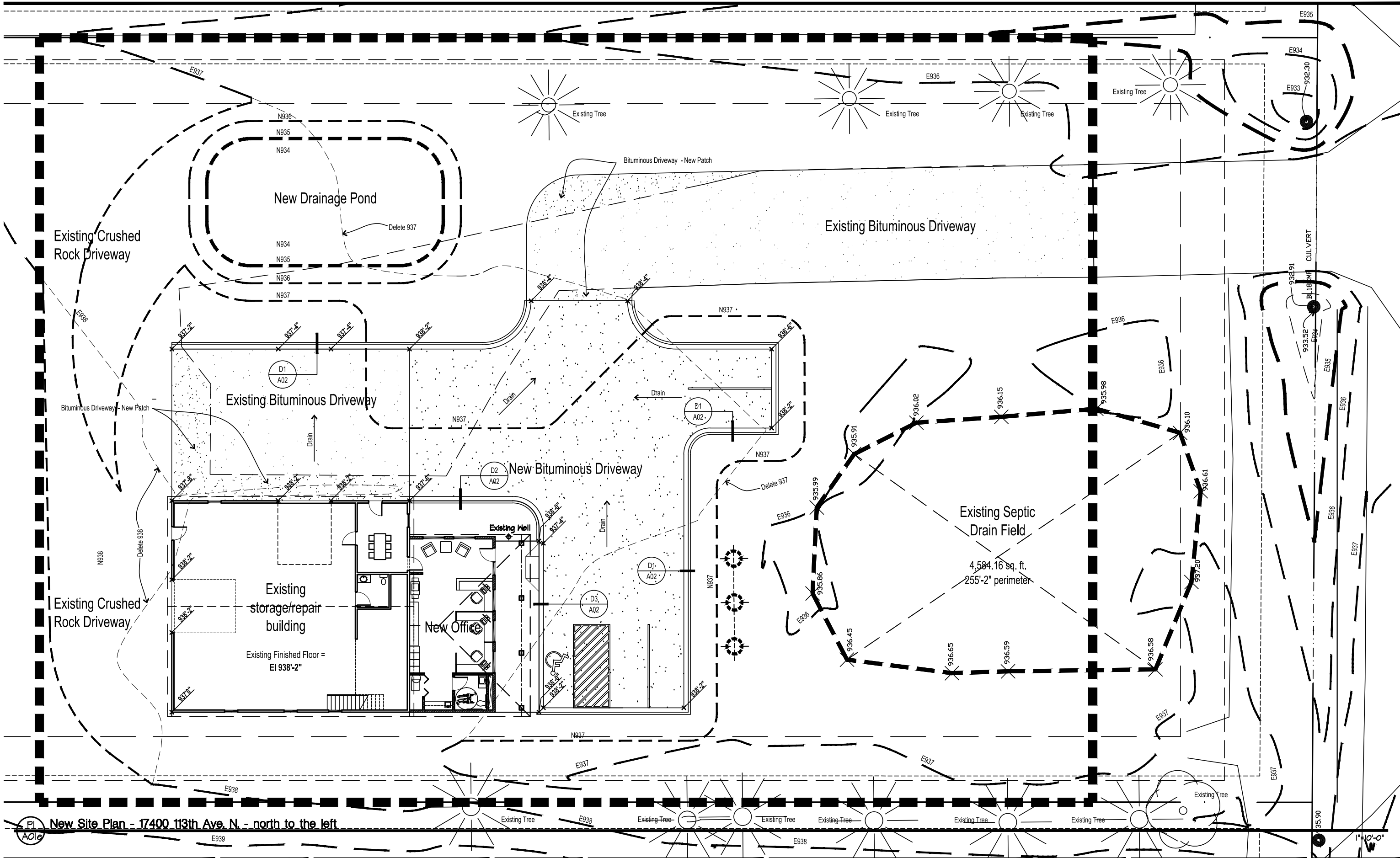
project

NEW BUILDING
Dayton Industrial Park
Office/Storage/Repair Building
17400 113th Ave. N.
Dayton, MN 55389

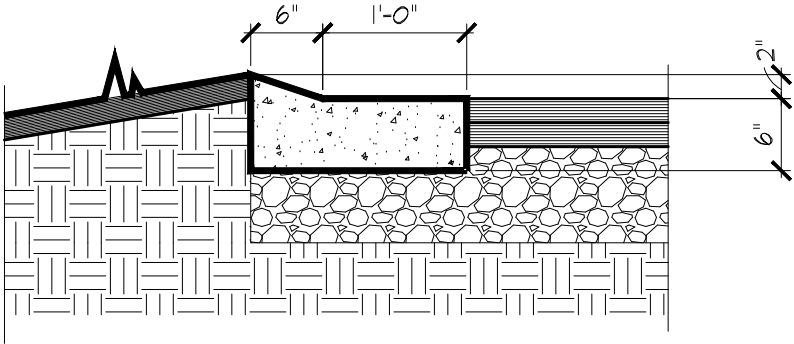
project number 2303
date 20 May 2025

sheet title
Existing Site Plan
Existing Site Plan Survey - 1"= 40'-0"
Existing Site Plan Survey - 1"= 20'-0"

scale 1"=40'-0" sheet 4 of 9
A01c
file 2303WD-01



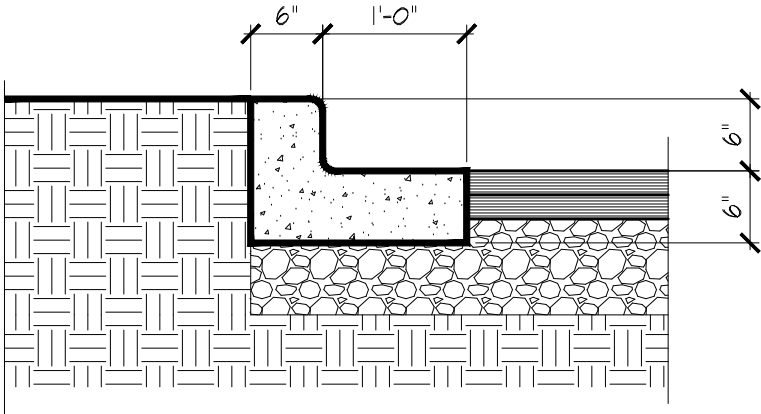
PI
A01e
New Site Plan - 17400 113th Ave. N. - north to the left



D1
A02

Typical Overflow Concrete Curb Detail

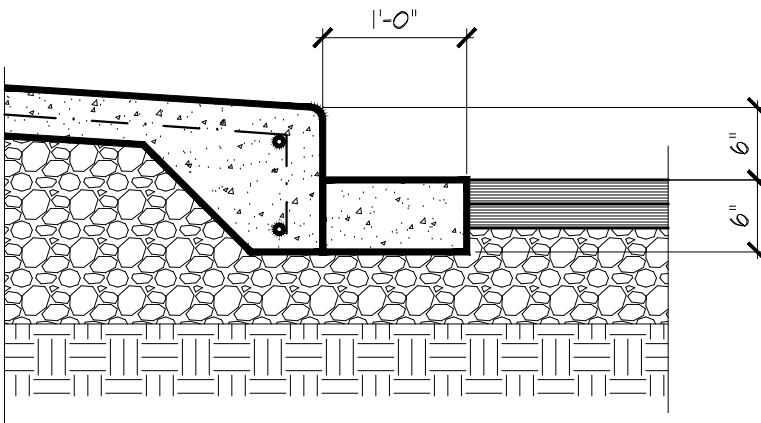
1 1/2"=1'-0"



D2
A02

Typical Concrete Curb & Gutter Detail at Planting Area

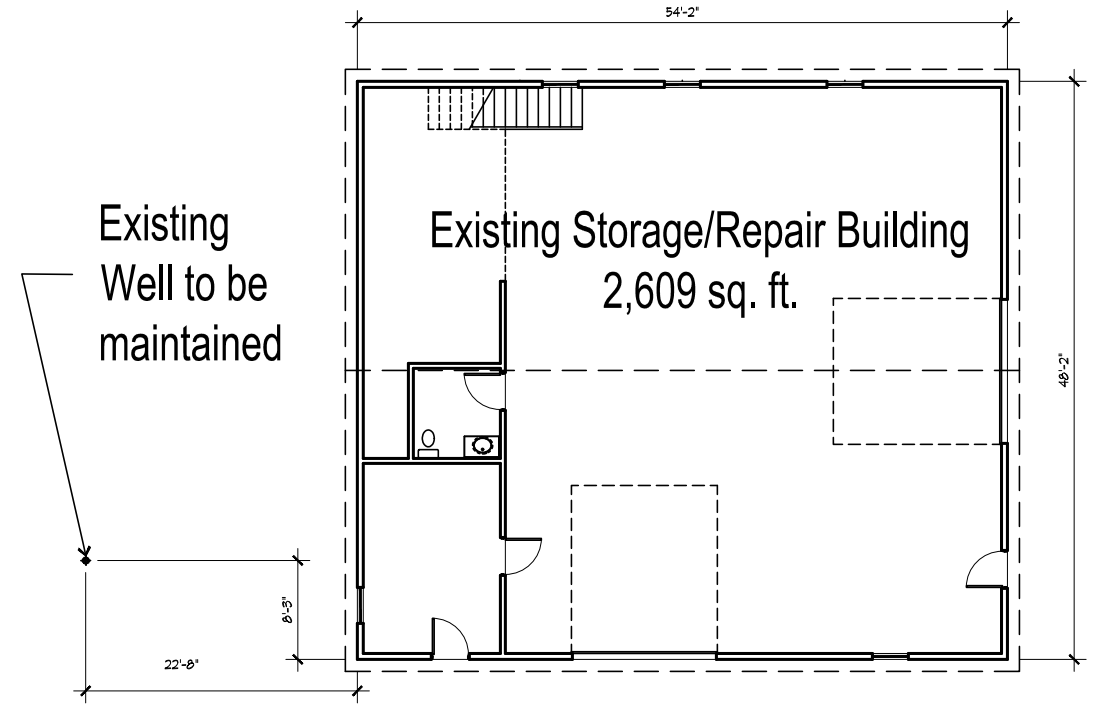
1 1/2"=1'-0"



D3
A02

Typical Concrete Curb & Gutter Detail at Outdoor Paton Edge

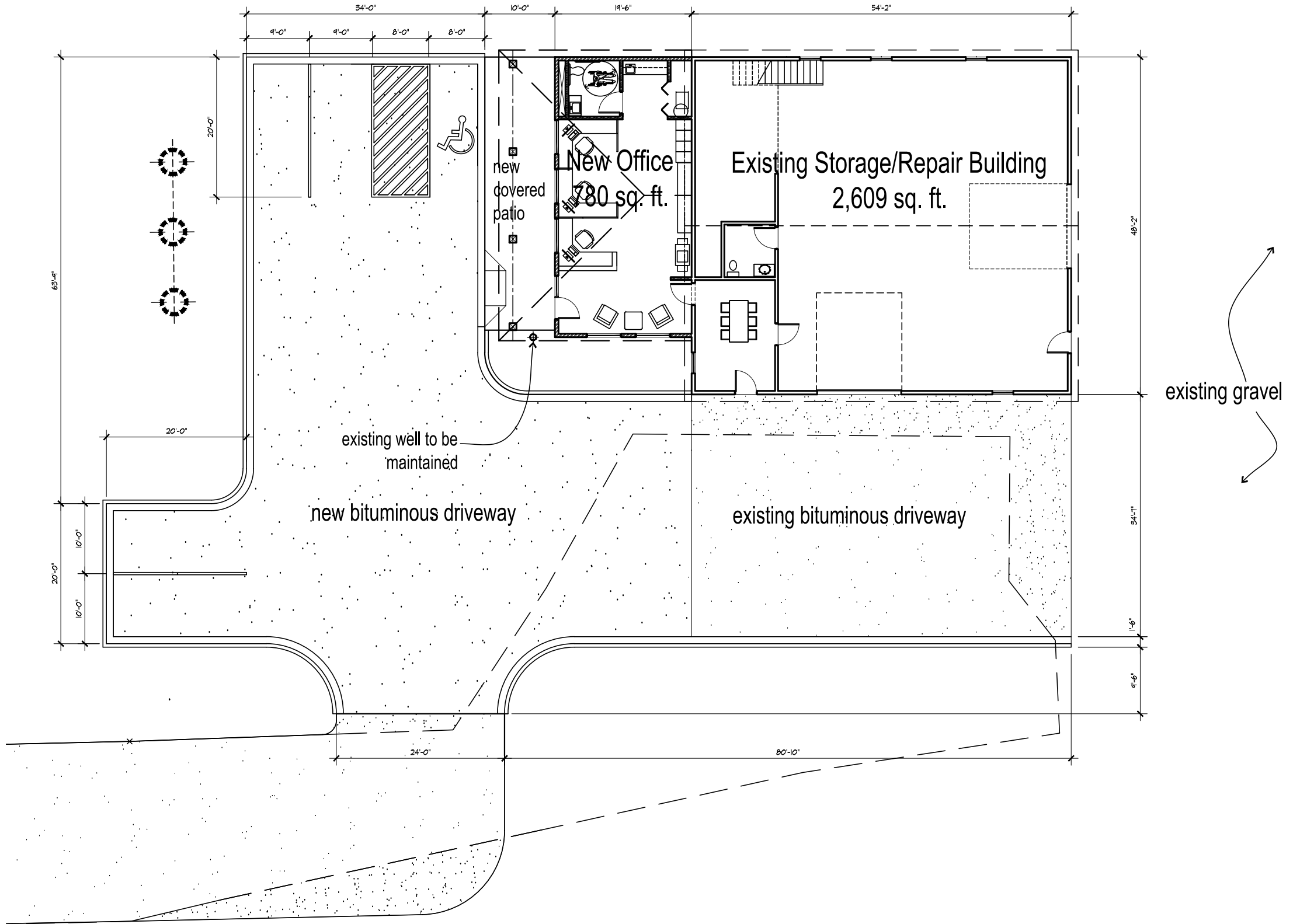
1 1/2"=1'-0"



P3
A02

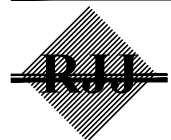
Existing Floor Plan 17400 113th Ave. N.

1/8"=1'-0"



P4 Repair/Storage Floor Plan - includes New Office and Existing Repair/Storage Building

1/8"=1'-0"



© Copyright 2025 RJJ Architect, LLC. All rights Reserved. Unauthorized use or reproduction is prohibited unless prior written authorization has been obtained from an officer of RJJ Architect, LLC.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered PROFESSIONAL ENGINEER under the laws of the state of Minnesota.
registration no
date
signed

engineer

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered ARCHITECT under the laws of the state of Minnesota.
registration no
date
signed

architect

RJJ
Architect, LLC
6729 Oak Grove Parkway N
Unit #401
Brooklyn Park, Minnesota 55445
cell phone: 612 . 788 . 9183

project

NEW BUILDING
Dayton Industrial Park
Office/Storage/Repair Building
17400 118th Ave. N.
Dayton, MN 55389

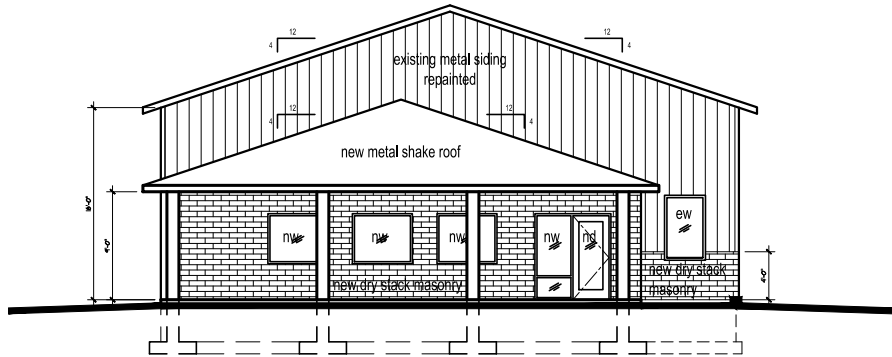
project number
date
revisions

sheet title

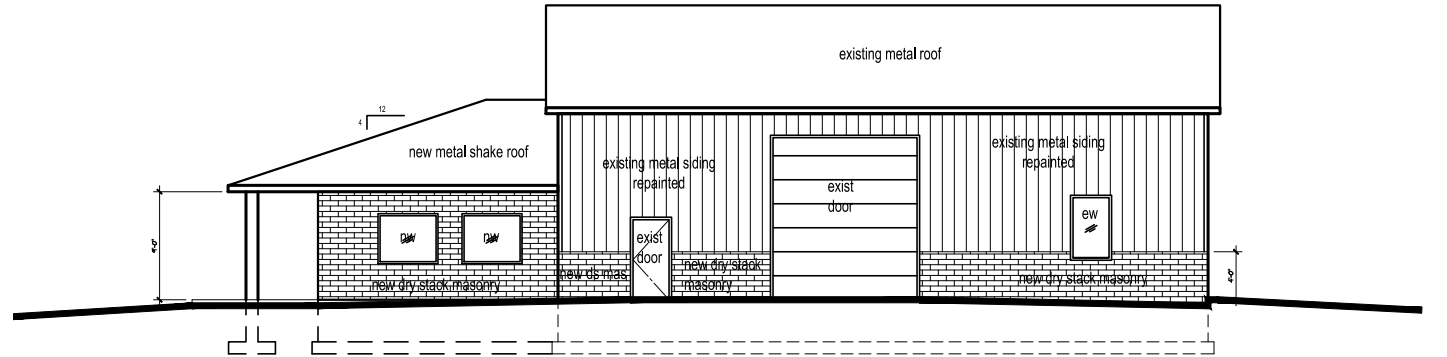
Floor Plan
New Office Floor Plan Addition
Existing Repair/Storage Floor Plan

scale 1/8"=1'-0" sheet 8 of 9

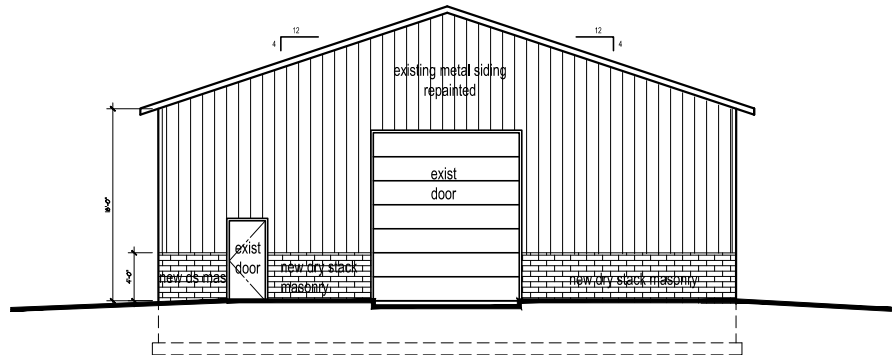




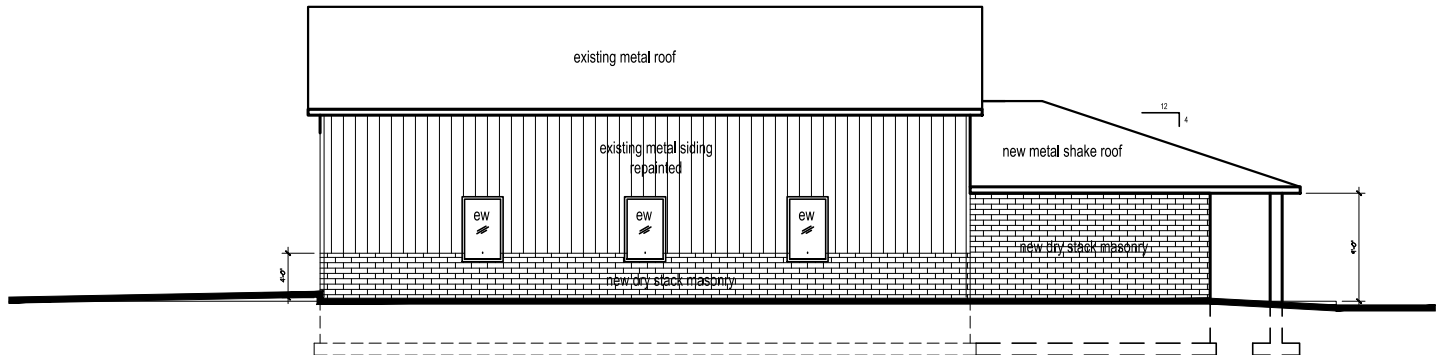
E2
A04 South Exterior Elevation 1/8"=1'-0"



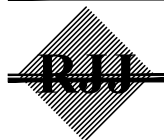
E1
A04 East Exterior Elevation 1/8"=1'-0"



E3
A04 North Exterior Elevation 1/8"=1'-0"



E3
A04 West Exterior Elevation 1/8"=1'-0"



© Copyright 2025 RJJ Architect, LLC. All rights Reserved. Unauthorized use or reproduction is prohibited unless prior written authorization has been obtained from an officer of RJJ Architect, LLC.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered PROFESSIONAL ENGINEER under the laws of the state of Minnesota.
registration no. _____
date _____
signed _____

engineer

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered ARCHITECT under the laws of the state of Minnesota.
registration no. 19877
date 20 May 2025
signed Robert E. Johnson

architect

RJJ
Architect, LLC
6729 Oak Grove Parkway N
Unit #461
Brooklyn Park, Minnesota 55445
cell phone: 612 . 769 . 9193

project

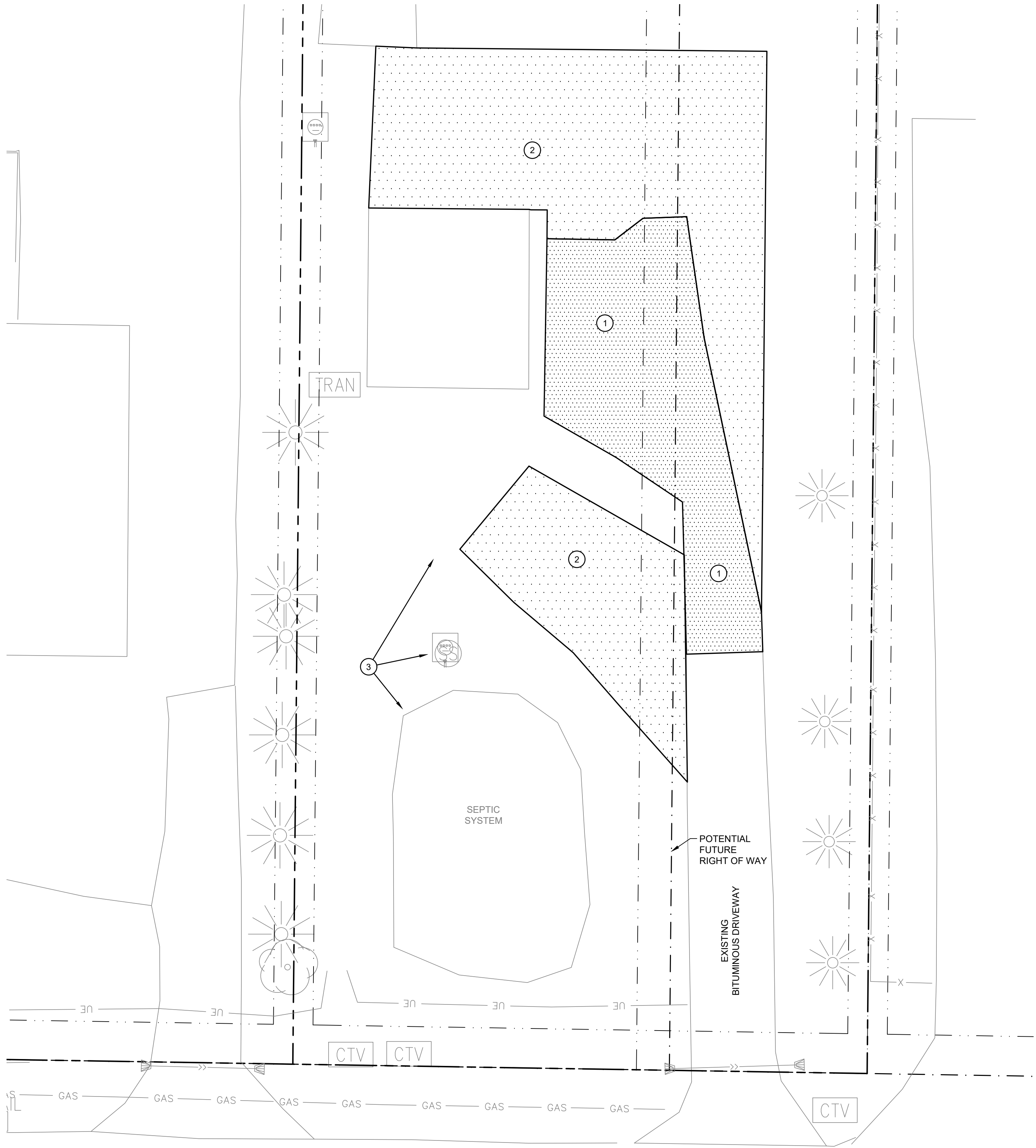
NEW BUILDING
Dayton Industrial Park
Office/Storage/Repair Building
17400 119th Ave. N.
Dayton, MN 55369

project number 2303
date 20 May 2025
revisions _____

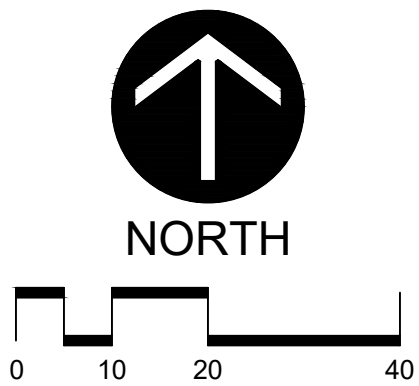
sheet title

Elevations
Exterior Elevations

scale 1/8"=1'-0" sheet 9 of 9
file 2303WD-01



113TH AVENUE N



SYMBOL LEGEND

- [Hatched Box] REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT SECTION
- [Dotted Box] REMOVE AND SALVAGE EXISTING GRAVEL PAVEMENT SECTION

KEY NOTES

- ① REMOVE AND DISPOSE OF BITUMINOUS PAVEMENT.
- ② REMOVE AND DISPOSE OF GRAVEL PAVEMENT.
- ③ PROTECT EXISTING SEPTIC SYSTEM, PIPING, AND ELECTRICAL (VERIFY LOCATIONS)

DEMOLITION NOTES

- Verify all existing utility locations.
- It is the responsibility of the Contractor to perform or coordinate all necessary utility demolitions and relocations from existing utility locations to all onsite amenities and buildings. These connections include, but are not limited to, water, sanitary sewer, cable tv, telephone, gas, electric, site lighting, etc.
- Prior to beginning work, contact Gopher State Onecall (651-454-0002) to locate utilities throughout the area under construction. The Contractor shall retain the services of a private utility locator to locate the private utilities.
- Sawcut along edges of pavements, sidewalks, and curbs to remain.
- All construction shall be performed in accordance with state and local standard specifications for construction.

PRELIMINARY NOT FOR CONSTRUCTION

Client:

DAYTON PROPERTIES
THOMAS L AND
BARBARA J SPANIER
12510 FLETCHER LANE
ROGERS, MN

Project Title:

OFFICE ADDITION
DAYTON INDUSTRIAL PARK
17400 113TH AVE N
DAYTON, MN

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

Thomas J. Herkenhoff

Thomas J. Herkenhoff, P.E.
Date: 05.16.25 Lic. No.: 25520

Rev.	Date	Description

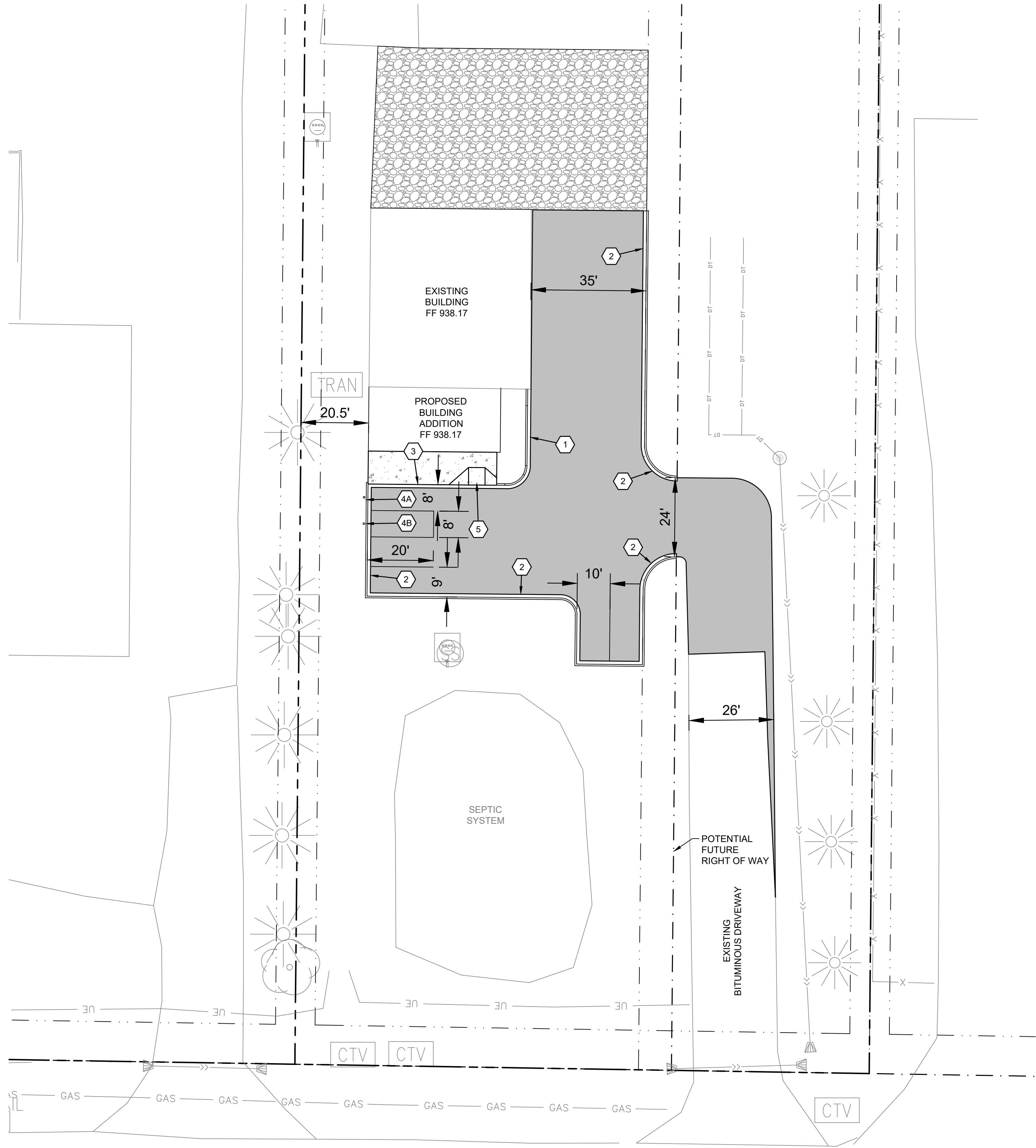
Project #: 12256044
Drawn By: TRK
Checked By: TJH
Issue Date: 05.16.25

Sheet Title:

DEMOLITION PLAN

Sheet:

C100



113TH AVENUE N

SYMBOL LEGEND

- NEW BITUMINOUS PAVEMENT SEE DETAIL 1/C500
- NEW CONCRETE PAVEMENT SEE DETAIL 2/C500
- 8" SALVAGED AND NEW GRAVEL (AS NECESSARY)

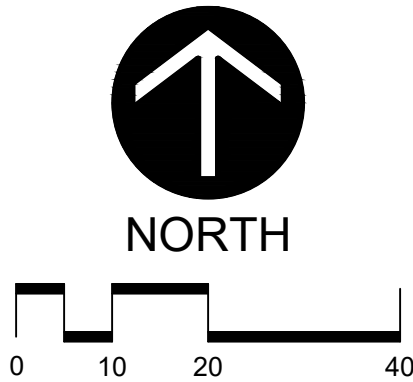
NOTE: THE CONCRETE JOINTS ARE SHOWN ONLY FOR GENERAL REFERENCE TO SIGNIFY LIGHT-DUTY CONCRETE PAVEMENT. ACTUAL JOINTS SHALL BE CONSTRUCTED PER PROJECT SPECIFICATIONS.

GENERAL

- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE

KEY NOTES

- 1 NEW TYPICAL CURB AND GUTTER AT PLANTING AREA, SEE ARCHITECTURAL DETAIL
- 2 NEW TYPICAL OVERFLOW CONCRETE CURB, SEE ARCHITECTURAL DETAIL
- 3 NEW CONCRETE CURB AND GUTTER AT OUTDOOR PATIO, SEE ARCHITECTURAL DETAIL
- 4 NEW PARKING SIGN AND POST, SEE DETAIL 8/C500
 - A: ADA PARKING
 - B: ADA ACCESS AISLE
- 5 NEW ACCESSIBLE CURB RAMP, SEE DETAIL 4/C500



PRELIMINARY NOT FOR CONSTRUCTION

Client:

DAYTON PROPERTIES
THOMAS L AND
BARBARA J SPANIER
12510 FLETCHER LANE
ROGERS, MN

Project Title:

OFFICE ADDITION
DAYTON INDUSTRIAL PARK
17400 113TH AVE N
DAYTON, MN

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

Thomas J. Herkenhoff

Thomas J. Herkenhoff, P.E.
Date: 05.16.25 Lic. No.: 25520

Rev.	Date	Description

Project #: 12256044
Drawn By: TRK
Checked By: TJH
Issue Date: 05.16.25

Sheet Title:

SITE PLAN

Sheet:

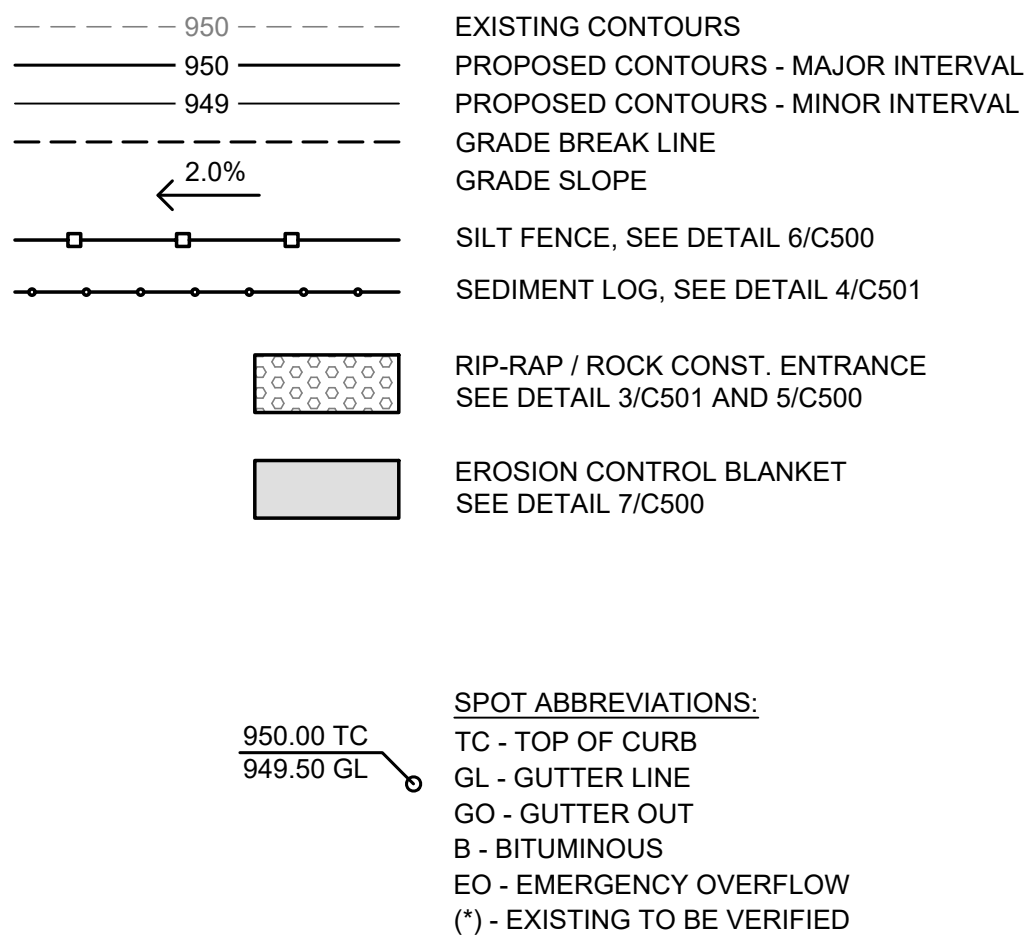
C200

Larson Engineering, Inc.
 3524 Labore Road
 White Bear Lake, MN 55110
 651.481.9120
 www.larsonengr.com

© 2024 Larson Engineering, Inc. All rights reserved.



SYMBOL LEGEND



KEY NOTES

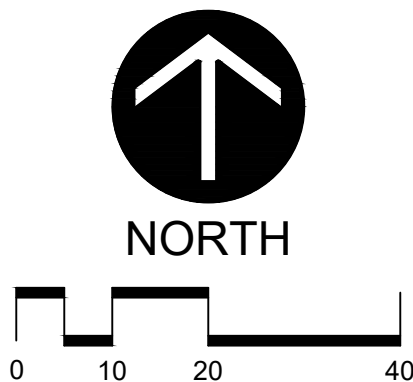
- 1 SILT FENCE, SEE DETAIL 6/C500
- 2 ROCK CONSTRUCTION ENTRANCE, SEE DETAIL 5/C500
- 3 EROSION CONTROL BLANKET, SEE DETAIL 7/C500
- 4 SEDIMENT LOG, SEE DETAIL 4/C501
- 5 RIP RAP, SEE DETAIL 3/C501


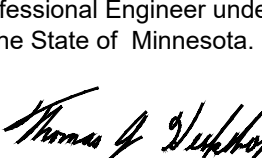
GRADING NOTES

1. Tree protection consisting of snow fence or safety fence located at the drip line shall be in place prior to beginning any grading or demolition work at the site.
2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. All disturbed areas to receive 5" of good quality topsoil and seed.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

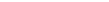
EROSION CONTROL NOTES

- Owner and Contractor shall obtain MPCA-NPDES permit. Contractor shall be responsible for all fees pertaining to this permit. The SWPPP shall be kept onsite at all times.
2. Install temporary erosion control measures (inlet protection, silt fence, and rock construction entrances) prior to beginning any excavation or demolition work at the site.
3. Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins, additional siltation fencing, and/or disk the soil parallel to the contours as deemed necessary to further control erosion. All changes shall be recorded in the SWPPP.
4. All construction site entrances shall be surfaced with crushed rock across the entire width of the entrance and from the entrance to a point 50' into the construction zone.
5. The toe of the silt fence shall be trenched in a minimum of 6". The trench backfill shall be compacted with a vibratory plate compactor.
6. All grading operations shall be conducted in a manner to minimize the potential for site erosion. Sediment control practices must be established on all down gradient perimeters before any up gradient land disturbing activities begin.
7. All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Temporary stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) and the constructed base components of roads, parking lots and similar surfaces are exempt from this requirement.
8. The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water. Stabilization of the remaining portions of any temporary or permanent ditches or swales must be complete within 14 days after connecting to a surface water and construction in that portion of the ditch has temporarily or permanently ceased.
9. Pipe outlets must be provided with energy dissipation within 24 hours of connection to surface water.
10. All riprap shall be installed with a filter material or soil separation fabric and comply with the Minnesota Department of Transportation Standard Specifications.
11. All storm sewers discharging into wetlands or water bodies shall outlet at or below the normal water level of the respective wetland or water body at an elevation where the downstream slope is 1 percent or flatter. The normal water level shall be the invert elevation of the outlet of the wetland or water body.
12. All storm sewer catch basins not needed for site drainage during construction shall be covered to prevent runoff from entering the storm sewer system. Catch basins necessary for site drainage during construction shall be provided with inlet protection.
13. In areas where concentrated flows occur (such as swales and areas in front of storm catch basins and intakes) the erosion control facilities shall be backed by stabilization structure to protect those facilities from the concentrated flows.
14. Inspect the construction site once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. All inspections shall be recorded in the SWPPP.
15. All BMPs must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the capacity of the BMP. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access. All repairs shall be recorded in the SWPPP.
16. If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts.
17. All soils tracked onto pavement shall be removed daily.
18. All infiltration areas must be inspected to ensure that no sediment from ongoing construction activity is reaching the infiltration area and these areas are protected from compaction due to construction equipment driving across the infiltration area.
19. Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater.
20. Collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal requirements.
21. Oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA regulations.
22. External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed onsite.
23. All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. A compacted clay liner that does not allow washout liquids to enter ground water is considered an impermeable liner. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with MPCA regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.
24. Upon completion of the project and stabilization of all graded areas, all temporary erosion control facilities (silt fences, hay bales, etc.) shall be removed from the site.
25. All permanent sedimentation basins must be restored to their design condition immediately following stabilization of the site.
26. Contractor shall submit Notice of Termination for MPCA-NPDES permit within 30 days after Final Stabilization.



<div style="display: flex; justify-content: space-around; align-items: center;"><div style="text-align: center;"> Larson Engineering, Inc. 3524 Labore Road White Bear Lake, MN 55110 651.481.9120 www.larsonengr.com</div><div style="text-align: center;">© 2024 Larson Engineering, Inc. All rights reserved.</div></div>																							
PRELIMINARY NOT FOR CONSTRUCTION																							
Project Title: <div style="text-align: center; padding: 10px;">OFFICE ADDITION DAYTON INDUSTRIAL PARK 17400 113TH AVE N DAYTON, MN</div>	Client: <div style="text-align: center; padding: 10px;">DAYTON PROPERTIES THOMAS L AND BARBARA J SPANIER 12510 FLETCHER LANE ROGERS, MN</div>																						
<p>I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.</p> <div style="text-align: center; margin: 10px 0;"></div> <p>Thomas J. Herkenhoff, P.E.</p> <div style="display: flex; justify-content: space-between;">Date: 05.16.25Lic. No.: 25520</div>																							
<table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th style="width: 20%;">Rev.</th><th style="width: 20%;">Date</th><th style="width: 80%;">Description</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table> <div style="margin-top: 10px;"><div style="display: flex; justify-content: space-between;">Project #:12256044</div><div style="display: flex; justify-content: space-between;">Drawn By:TRK</div><div style="display: flex; justify-content: space-between;">Checked By:TJH</div><div style="display: flex; justify-content: space-between;">Issue Date:05.16.25</div></div>			Rev.	Date	Description																		
Rev.	Date	Description																					
<div style="display: flex; justify-content: space-between;">Sheet Title:GRADING PLAN</div> <div style="margin-top: 20px; text-align: center;"><div style="display: flex; justify-content: space-between;">Sheet:C300</div></div>																							



	TELEPHONE LINE
	ELECTRIC OVERHEAD LINE
	ELECTRIC UNDERGROUND LINE
	FIBER OPTIC UNDERGROUND LINE
	NATURAL GAS UNDERGROUND LINE
	SANITARY SEWER PIPE
	STORM SEWER PIPE
	TELEPHONE UNDERGROUND LINE
	WATERMAIN PIPE
	DRAINWATER PIPE


1 OUTLET CONTROL STRUCTURE, SEE DETAIL 2/C501

2 FLARED END SECTION, SEE DETAIL 5/C501

3 FILTRATION BASIN, SEE DETAIL 1/C501

1. It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building, as well as to all onsite amenities. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
2. All service connections must be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.
3. The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
4. The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary precautions shall be made to avoid damage to existing utilities.
5. Storm sewer requires testing in accordance with Minnesota plumbing code 4714.1107 where located within 10 feet of waterlines or the building.
6. HDPE storm sewer piping shall meet ASTM F2306 and fittings shall meet ASTM D3212 joint pressure test. Installation shall meet ASTM C2321.
7. Maintain a minimum of 7 1/2" of cover over all water lines and sanitary sewer lines. Where 7 1/2" of cover is not provided, install 2" rigid polystyrene insulation (M/NDOT 3760) with a thermal resistance of at least 5 and a compressive strength of at least 25 psi. Insulation shall be 8" wide, centered over pipe with 6" sand cushion between pipe and insulation. Where depth is less than 5", use 4" of insulation.

Project Title:


Thomas J. Herkenhoff, P.E.
Date: 05.16.25 Lic. No.: 25520

Project #: 12256044
 Drawn By: TRK
 Checked By: TJH
 Issue Date: 05.16.25

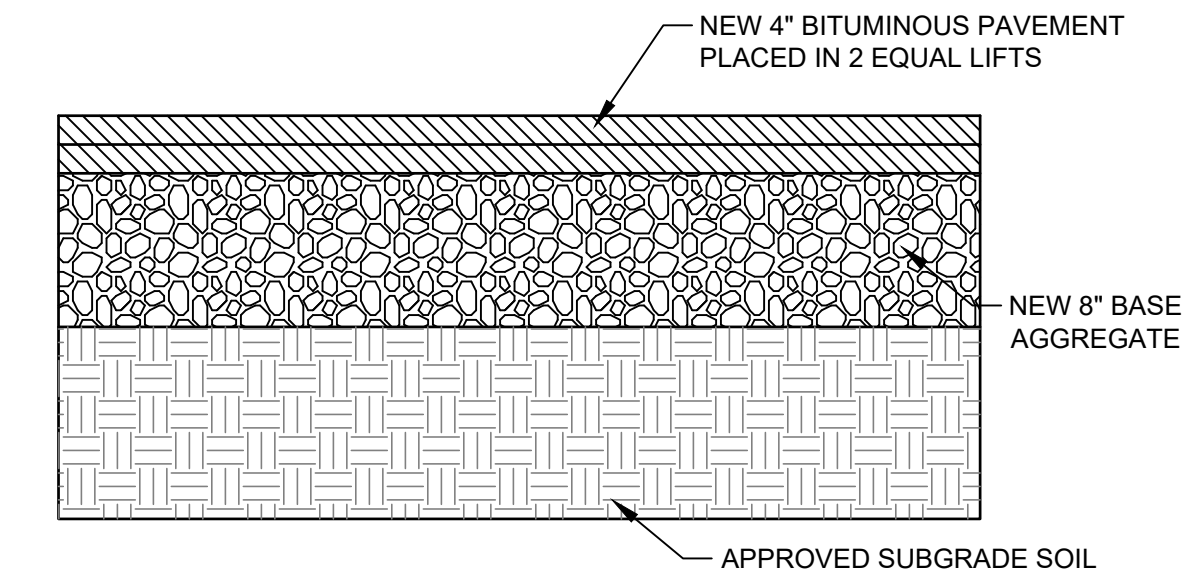
Sheet Title:

Sheet:

C400

DAYTON PROPERTIES
THOMAS L AND
BARBARA J SPANIER
12510 FLETCHER LANE
ROGERS, MN

ed Title: OFFICE ADDITION
DAYTON INDUSTRIAL PARK
17400 113TH AVE N
DAYTON, MN

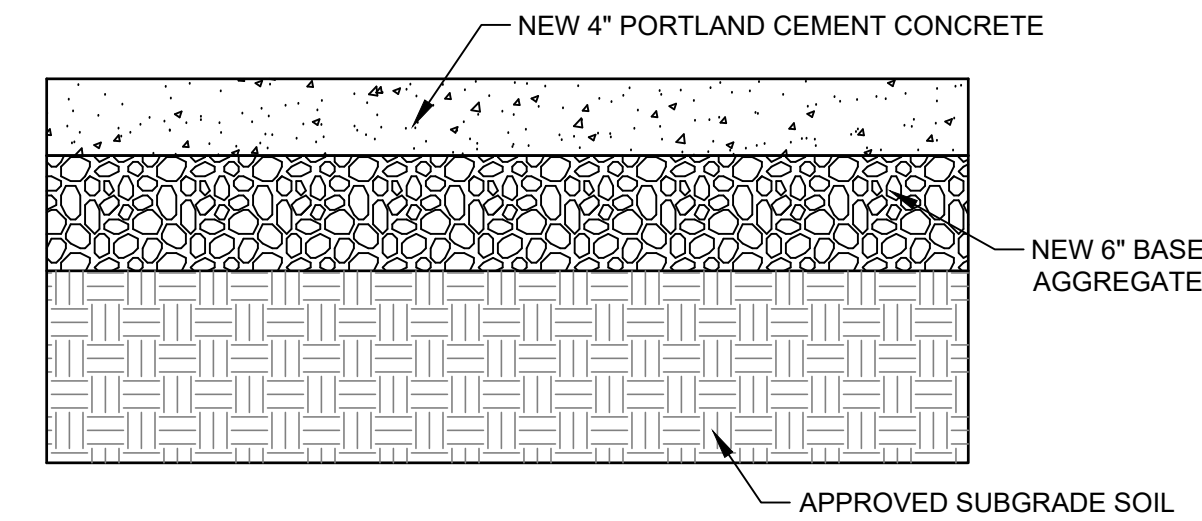


NOTE: VERIFY SECTION WITH GEOTECHNICAL ENGINEER OR OWNER.

BITUMINOUS PAVEMENT SECTION

1
C500

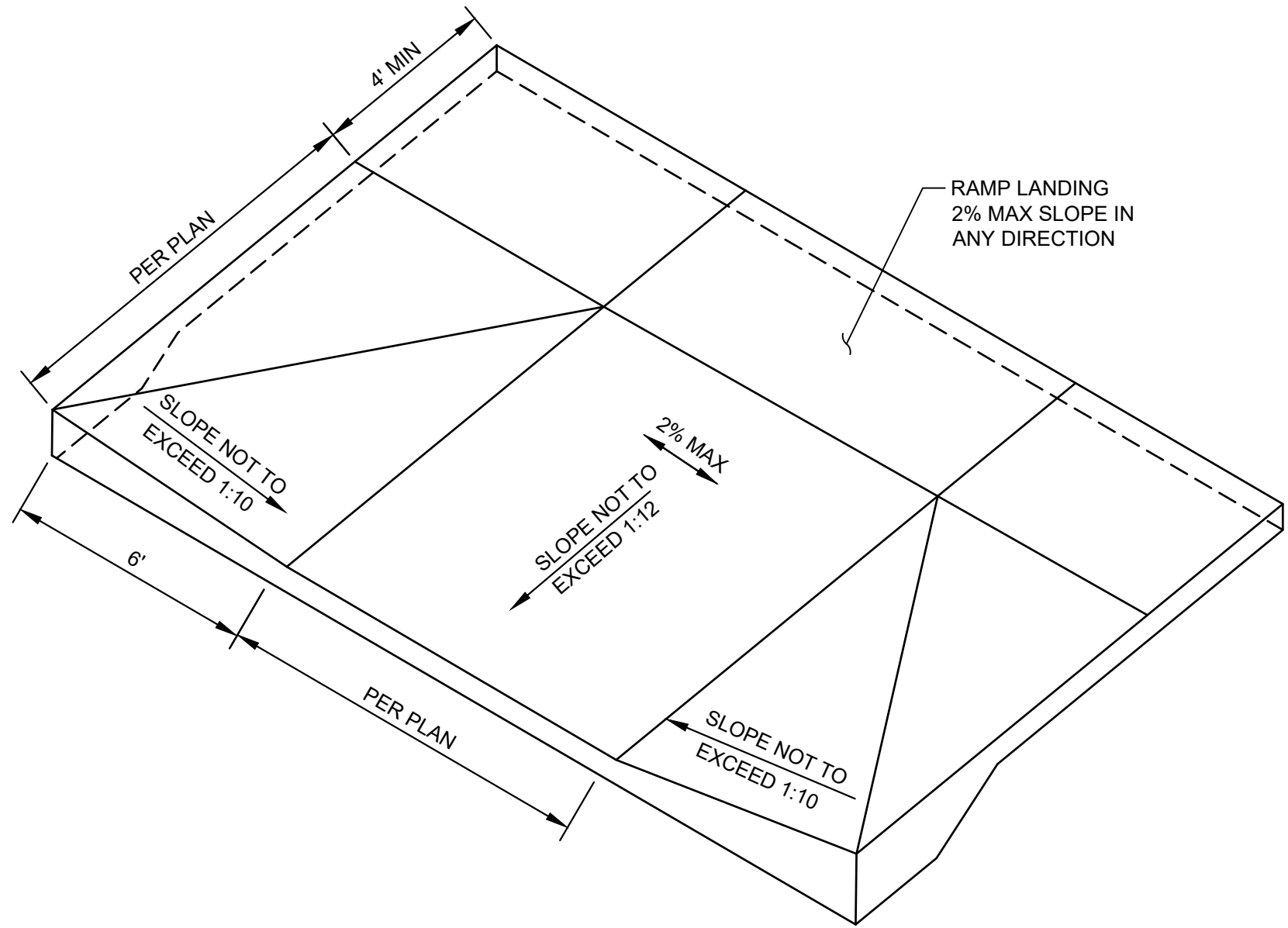
NOT TO SCALE



CONCRETE CONSTRUCTION DETAIL

2
C500

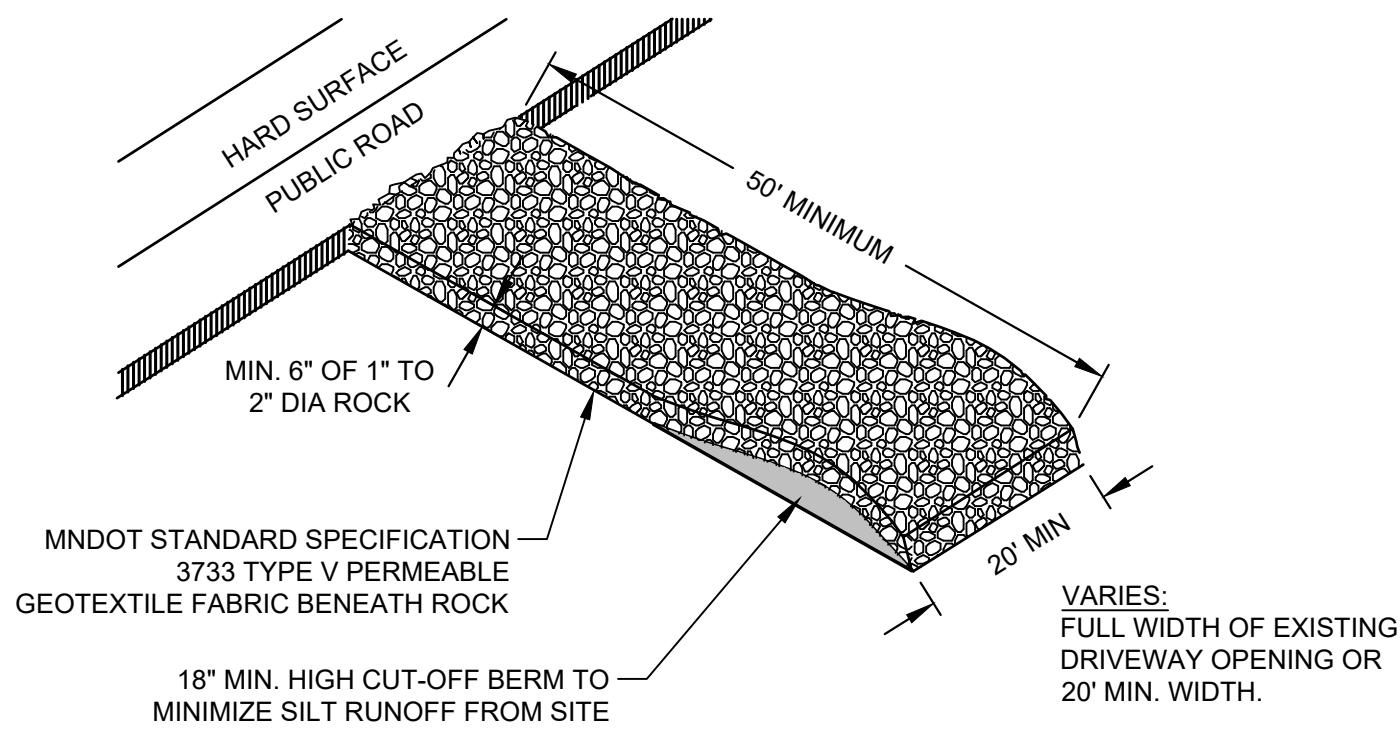
NOT TO SCALE



ACCESSIBLE RAMP DETAIL

4
C500

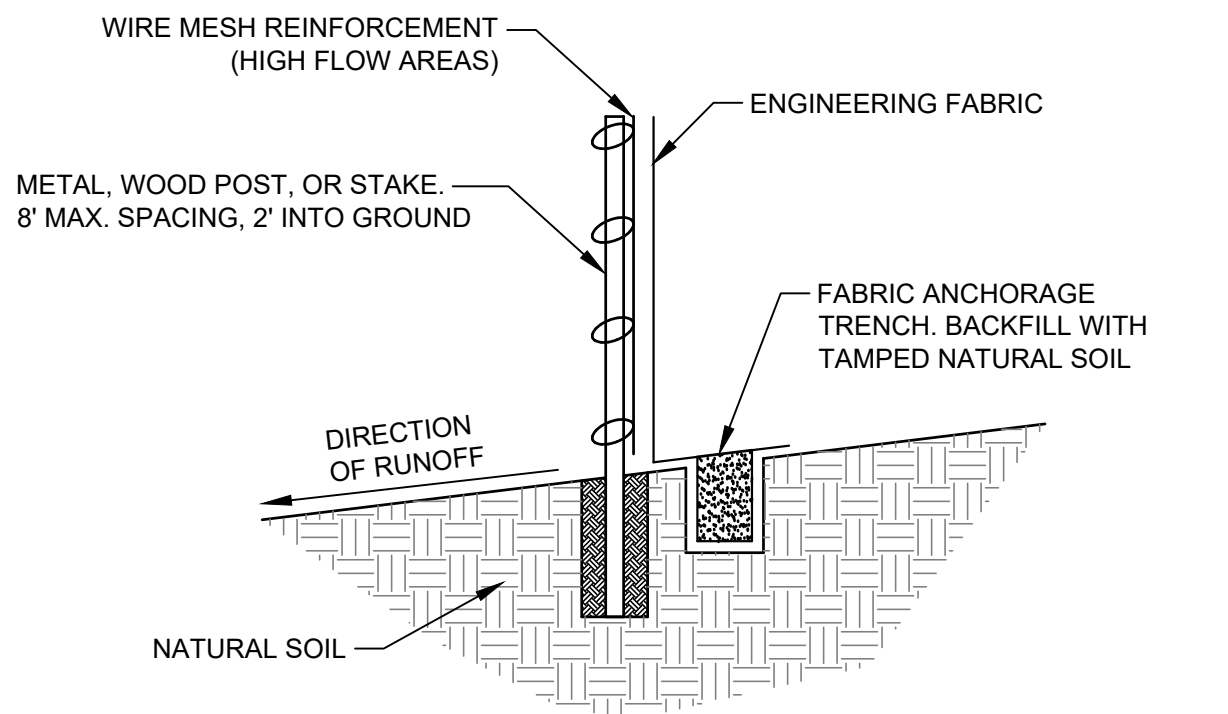
NOT TO SCALE



ROCK CONSTRUCTION ENTRANCE

5
C500

NOT TO SCALE

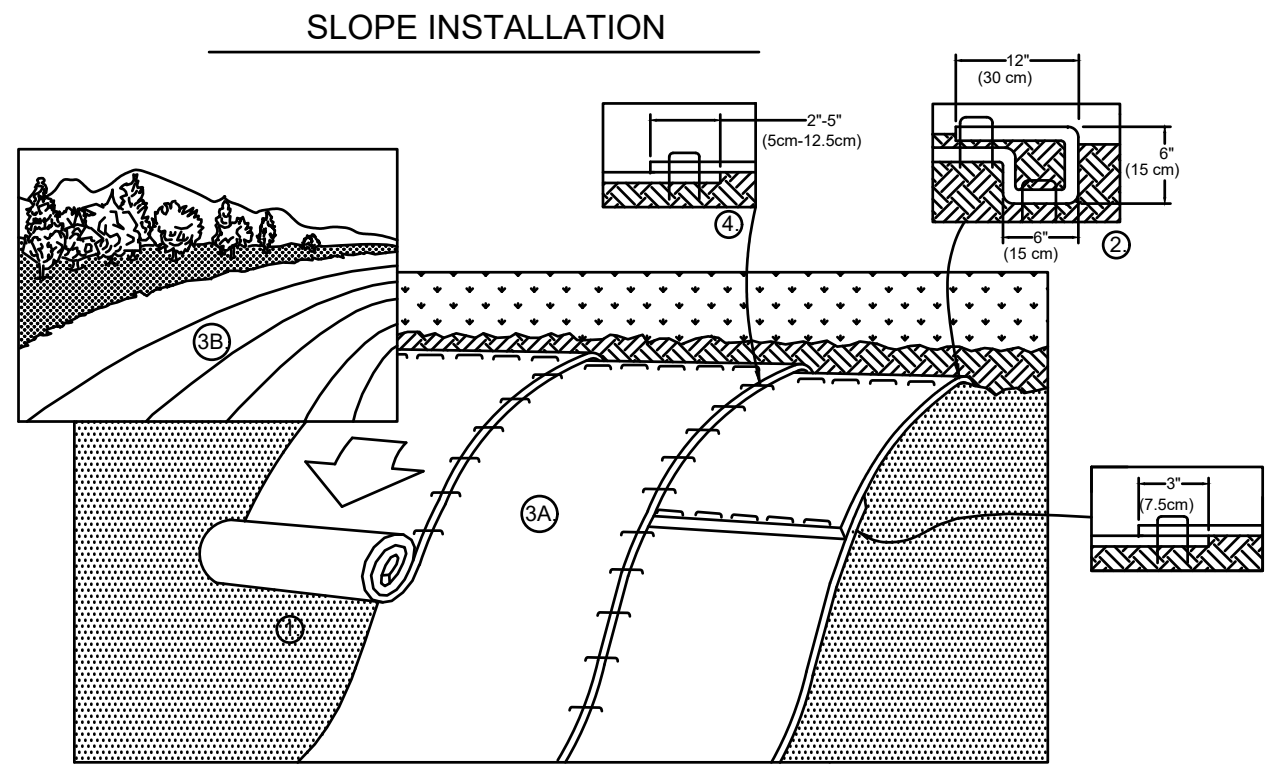


NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH WITH HOG RINGS, STEEL POSTS WITH WIRES, OR WOOD POSTS WITH STAPLES.

SILT FENCE INSTALLATION DETAIL

6
C500

NOT TO SCALE

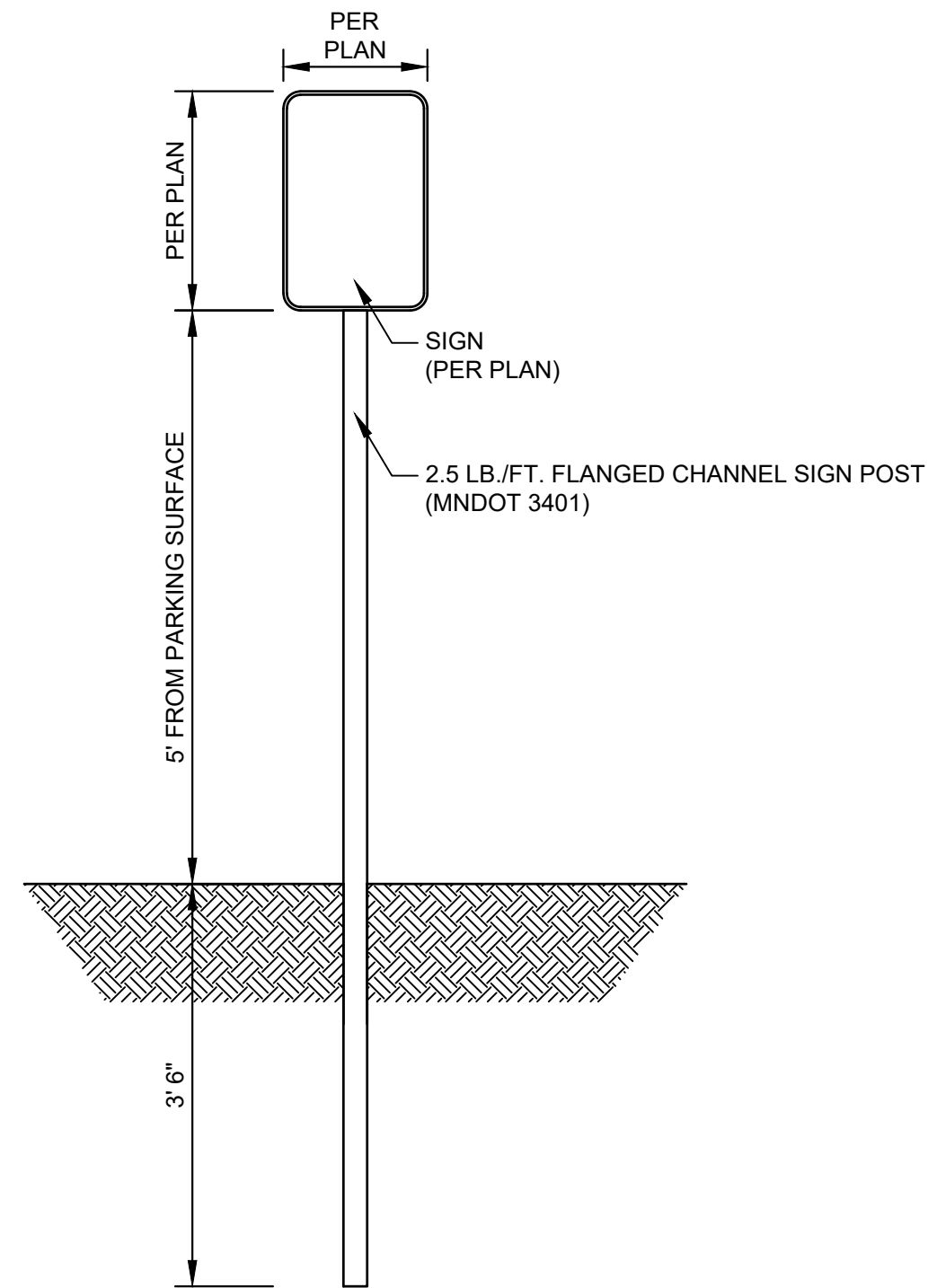


1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
3. ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
5. CONSECUTIVE RECP's SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH. NOTE: *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.

EROSION CONTROL BLANKET

7
C500

NOT TO SCALE



- NOTES:
1. ALL SIGNS TO BE INSTALLED IN ACCORDANCE WITH MMUTCD AND MNDOT CURRENT STANDARD SIGNS MANUAL.
 2. ALL SIGNS SHALL BE REVIEWED AND APPROVED BY OWNER/ENGINEER PRIOR TO CONSTRUCTION.
 3. SIGN POSTS TO BE 6" BEHIND THE BACK OF CURB, UNLESS OTHERWISE DIRECTED.

PARKING SIGN AND POST DETAIL

8
C500

NOT TO SCALE

PRELIMINARY NOT FOR CONSTRUCTION

Client:

DAYTON PROPERTIES
THOMAS L AND
BARBARA J SPANIER
12510 FLETCHER LANE
ROGERS, MN

Project Title:

OFFICE ADDITION
DAYTON INDUSTRIAL PARK
17400 113TH AVE N
DAYTON, MN

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

Thomas J. Herkenhoff

Thomas J. Herkenhoff, P.E.
Date: 05.16.25 Lic. No.: 25520

Rev.	Date	Description

Project #: 12256044
Drawn By: TRK
Checked By: TJH
Issue Date: 05.16.25

Sheet Title:

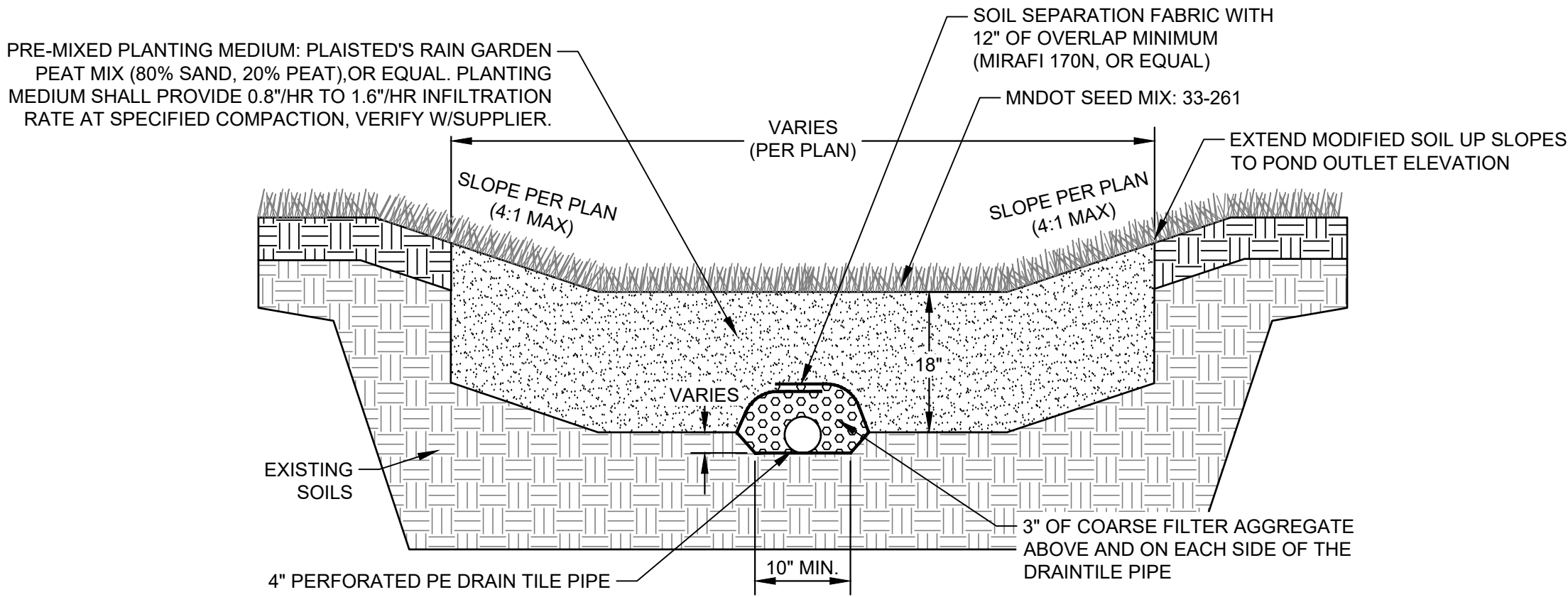
DETAILS

Sheet:

C500

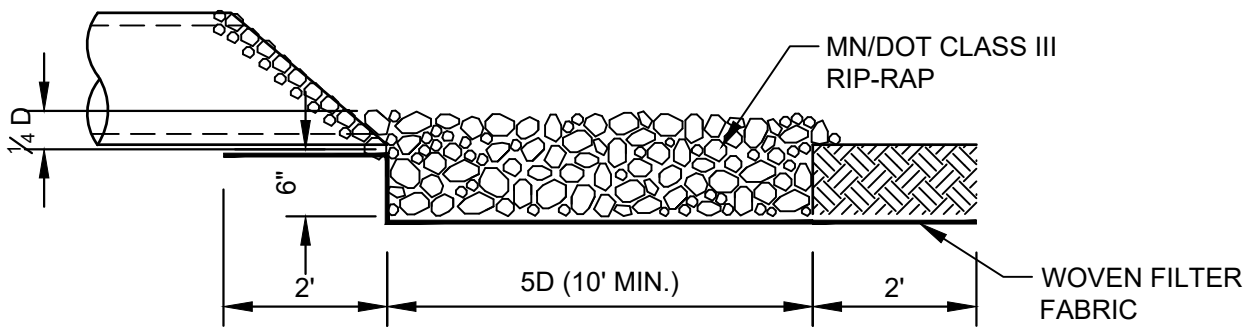
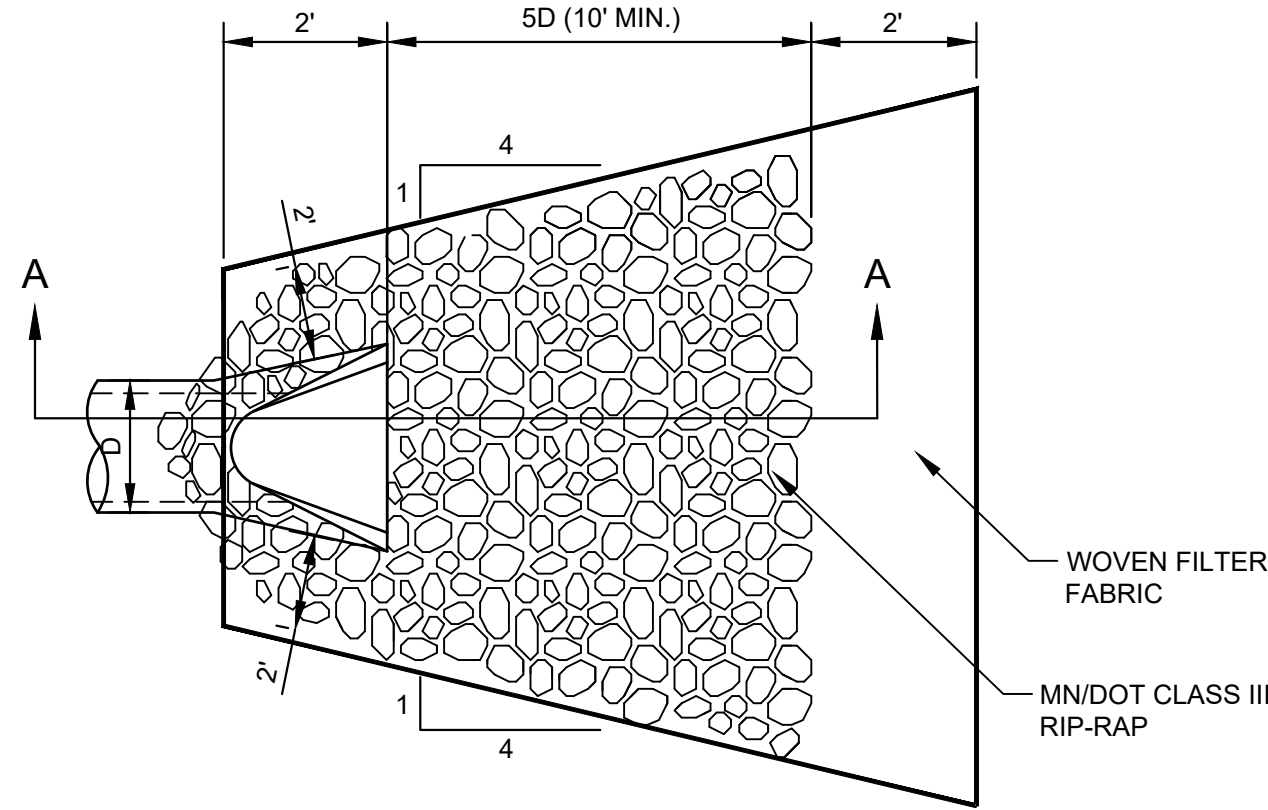
Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120
www.larsonengr.com

© 2024 Larson Engineering, Inc. All rights reserved.



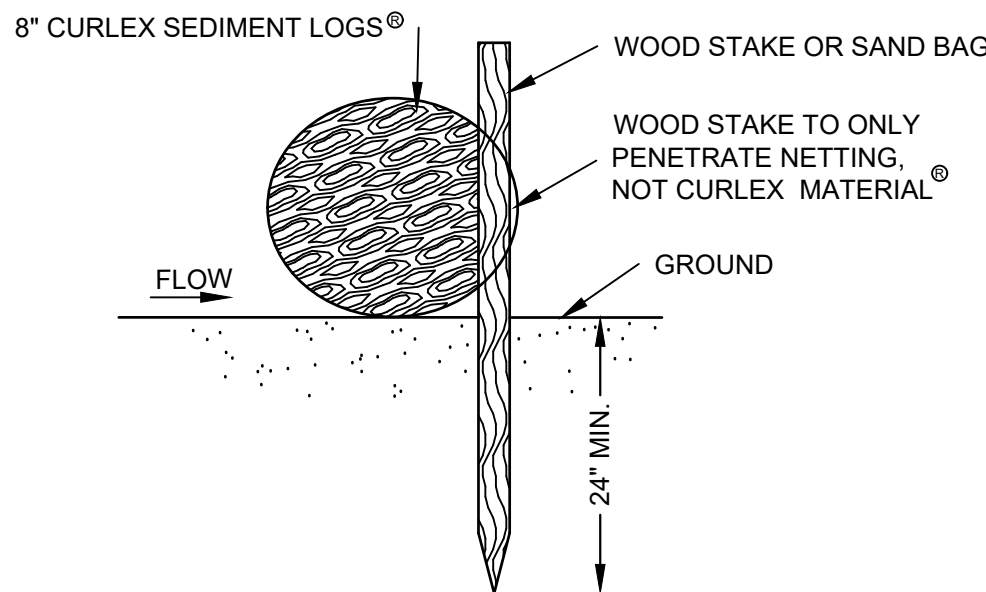
NOTES:
1. THE EXISTING SOILS SHALL BE PROTECTED FROM COMPACTION DUE TO CONSTRUCTION TRAFFIC. AREAS SHALL BE STAKED AND MARKED OFF, WITH ONLY LOW IMPACT EQUIPMENT (TRACKED OR SIMILAR) ALLOWED.

1
C501
FILTRATION BASIN DETAIL
NOT TO SCALE



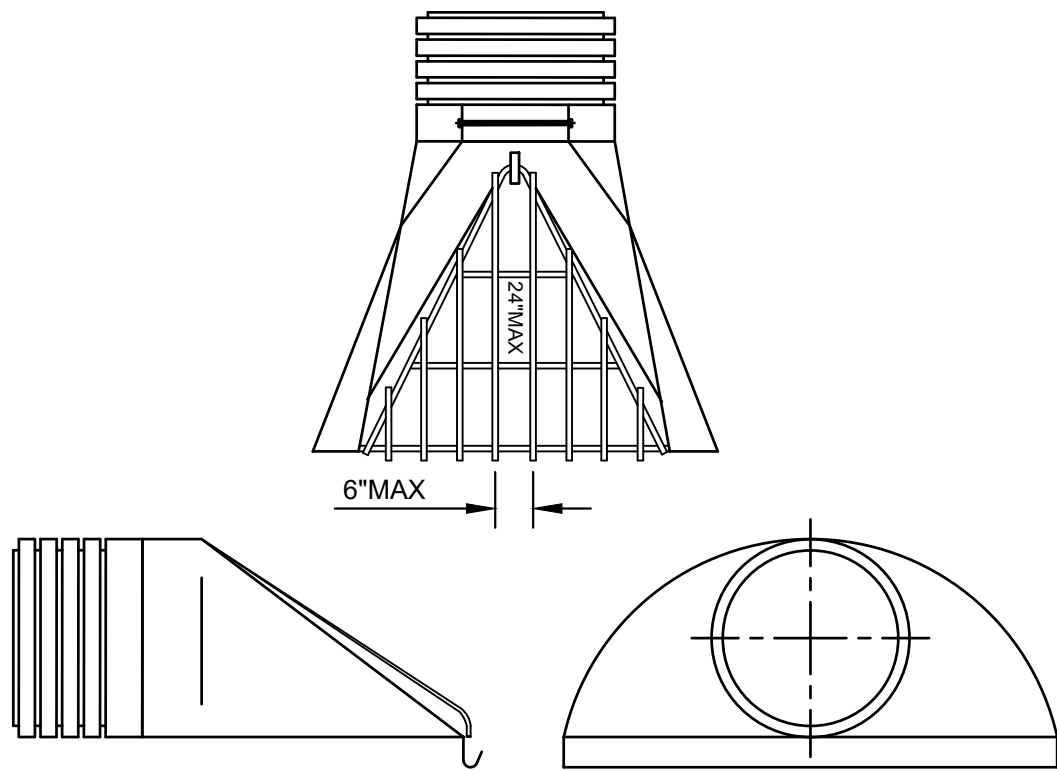
NOTE:
500X MIRAFI FABRIC OR EQUAL

3
C501
RIP-RAP AT OUTLETS
NOT TO SCALE



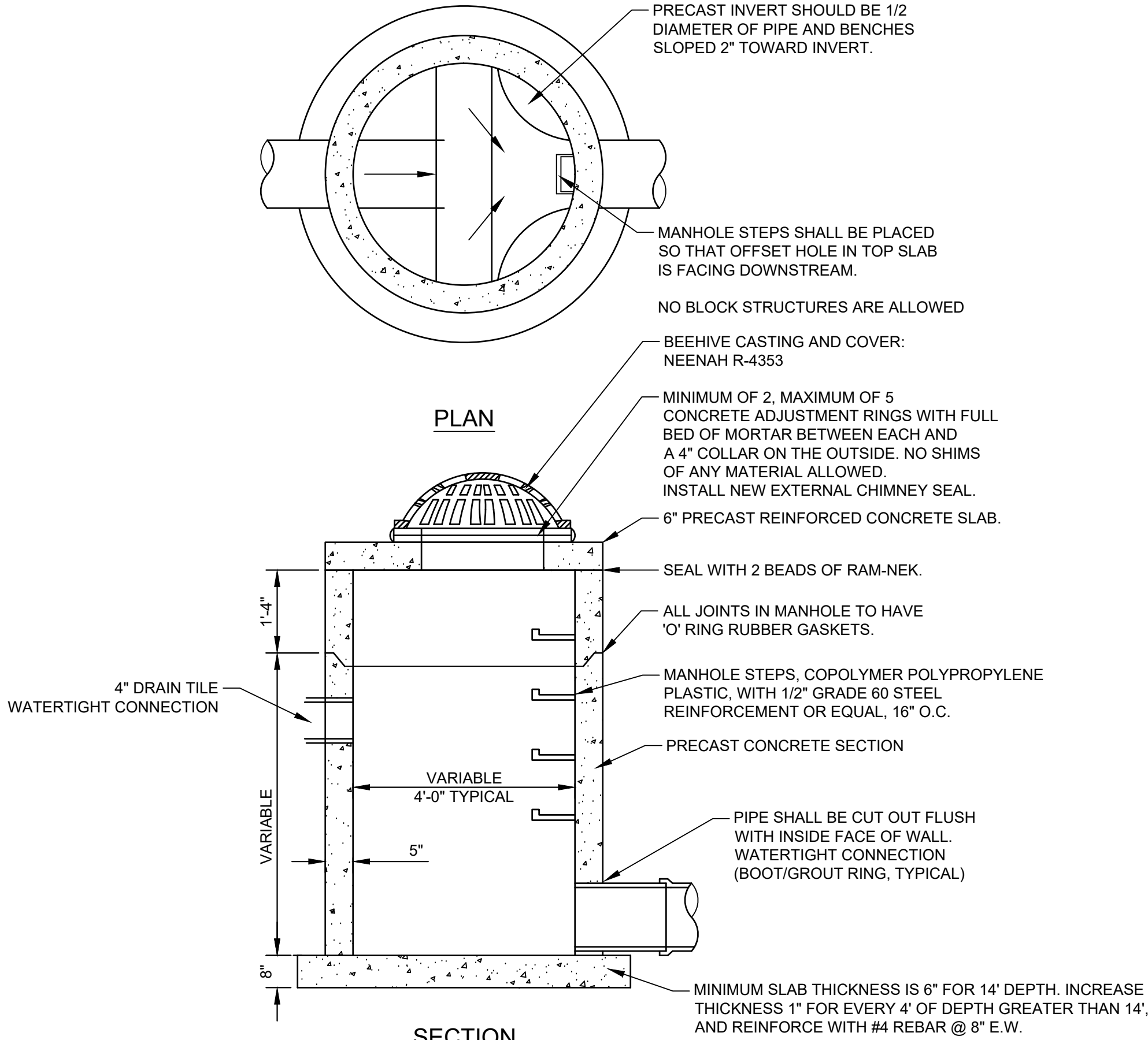
NOTES:
1. STAKE OR SAND BAG SPACING SHALL BE 2 FEET O.C.

4
C501
SEDIMENT LOG DETAIL
NOT TO SCALE



PROVIDE 3 CLIPS TO FASTEN TRASH GUARD TO F.E.S.
HOT DIP GALVANIZE AFTER FABRICATION.

5
C501
FLARED END SECTION DETAIL
NOT TO SCALE



2
C501
OUTLET CONTROL STRUCTURE
MANHOLE DETAIL
NOT TO SCALE

PRELIMINARY NOT FOR CONSTRUCTION

Client:

DAYTON PROPERTIES
THOMAS L AND
BARBARA J SPANIER
12510 FLETCHER LANE
ROGERS, MN

Project Title:

OFFICE ADDITION
DAYTON INDUSTRIAL PARK
17400 113TH AVE N
DAYTON, MN

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

Thomas J. Herkenhoff

Thomas J. Herkenhoff, P.E.

Date: 05.16.25 Lic. No.: 25520

Rev.	Date	Description

Project #: 12256044
Drawn By: TRK
Checked By: TJH
Issue Date: 05.16.25
Sheet Title:

DETAILS

Sheet:

C501

To:	Jon Sevald, Planning	From:	Jason Quisberg, Engineering Nick Findley, Engineering Ben Otto, Engineering
Project:	Dayton Industrial Park Office Addition	Date:	6/27/2025

Exhibits:

This Memorandum is based on a review of the following documents:

1. Land use and Development Application dated 5/21/2025, By RJJ Architect, 5 sheets
2. New Building Architectural Plans dated 5/20/2025, by RJJ Architect, 9 sheets
3. Dayton Industrial Park Office Addition Civil Plans dated 5/16/2025, by Larson Engineering, 6 sheets
4. Dayton Industrial Park Office Addition Civil Specifications dated May 14, 2025, by Larson Engineering, 73 sheets
5. Dayton Industrial Park Office Addition Stormwater Report dated May 14, 2025, by Larson Engineering, 31 sheets

Comments:General

1. Consistent with the review process, a comment response letter shall be provided in response to the following comments provided in this Memorandum in which the applicant provides a written response to each item.
2. In addition to engineering related comments per these plans, the proposed plans are subject to additional planning, zoning, land-use, and other applicable codes of the City of Dayton.

Site Plans

- ~~3. A number of the proposed parking stalls are shown less than the standard included within the code. Coordinate with planning regarding the requirements for this site.~~
4. For constructability it is recommended bituminous be placed with a minimum width of 2'. Currently there are areas that shown are shown terminating at a point which may make it difficult to ensure proper compaction.

Grading /Stormwater

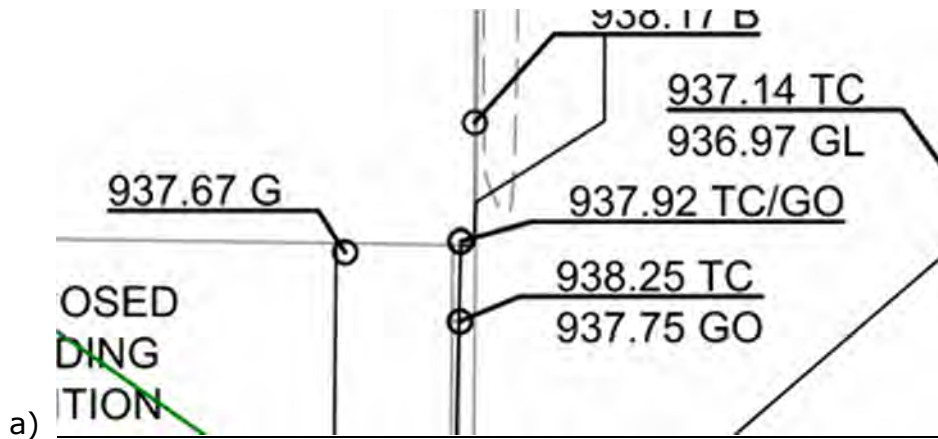
5. Drainage swales are currently shown as 1%, it is recommended that 2% be maintained to ensure proper drainage is maintained.
6. It appears that the drainage from the proposed curb at the connection to the existing building drains towards the building prior to draining to the curb cut. Drainage shall be conveyed away from the building.

June 27, 2025

Dayton Industrial Office Park Addition

Jon Sevald

Page 2 of 3



7. Provide additional information along the eastern edge of the property showing the drainage path of the EOF. Currently it appears the pond EOF would utilize the existing drainage swale rather than the proposed emergency overflow elevation.
8. Please update the drainage maps as follows:
 - a) Include offsite runoff onto the site from the north and west. Update drainage boundary to include offsite drainage.
 - b) Verify scales are correct on drainage maps. The current scale appears to be off by 20'.
 - c) Please provide subcatchment label on drainage figures showing total drainage area and impervious percentage or area.
9. Update existing model to use a CN value of 91 for areas north of the existing building. Current model is shown as grass however plans and aerial imagery show it as gravel.
10. The water surface elevation of the pond shall be at the lowest constructed outlet (935.84) instead of at the infiltration media (935).
11. Please provide the electronic HydroCAD model files.
12. The current biofiltration basin HWL could inundate part of the entrance driveway up to the 936 contour. The applicant may wish to revise storage to be contained within the basin, however this would be allowable if impacts are limited to the proposed site and no neighboring properties are affected.
13. Swales adjacent to existing and proposed buildings should be evaluated to ensure the they are sized appropriately to ensure adjacent buildings are not impacted by localized drainage.
14. Please include defined EOF location with spot elevation or grading shown on the plans. Provide a definitive EOF notch in which the drainage will be directed rather than overtopping the top of berm surrounding the pond.
15. Label rim and invert elevations on the OCS detail matching the designed model elevations.
16. Drain tile slopes shall be a minimum of 0.5%
17. Please update the filtration detail for the following:
 - a) Provide a minimum of 9" course filter aggregate and 3" of 1/4" pea gravel or washed rock above the drain tile invert.

June 27, 2025

Dayton Industrial Office Park Addition

Jon Sevald

Page 3 of 3

- b) Provide a minimum of 12" of filtration media above aggregate.
- c) Minimum drain tile size shall be 6"
- d) Remove soil separation fabric around the drain tile.

Watermain/Sanitary Sewer

- 18. Previous plans have shown the existing well within close proximity of the proposed building. This should be shown within the plans.

End of Comments

ITEM:

Concept Plan, 18100 118th Avenue (Curbside Waste)

APPLICANT/PRESENTERS:

Matt Herman, Curbside Waste
Jennefer Klennert, HDR

PREPARED BY:

Jon Sevald, Community Development Director

BACKGROUND/OVERVIEW:

Curbside Waste received a Conditional Use Permit (CUP) in 2022 for a Residential/Commercial Yard Waste Transfer Station. Operations began in April 2025.

In April 2025, Curbside applied to the Minnesota Pollution Control Agency (MPCA) to accept construction and demolition waste, municipal solid waste, and single-stream recycling. The project will require an Environmental Assessment Worksheet (EAW), Ordinance Amendment, and Conditional Use Permit. No physical changes to the site or buildings are planned. The only change is the type of waste that could be accepted. Currently, the facility is operating at about 25%-30% capacity (10 trucks per day) but can handle 30-40 trucks per day. The alternative to not diversifying types of waste is to bring in more yard waste trucks. The capacity would still be 40 trucks per day, but all yard-waste vs. trucks of varying wastes.

The 2022 CUP prohibits yard waste from being stored on-site or overnight.¹ In practice, yard waste is delivered in the afternoons and transferred to other facilities the next morning.

Similar facilities include:

- Waste Management Transfer Station (Maple Grove)
- Hennepin County Recycling Center and Transfer Station (Brooklyn Park)
- Republic Services Transfer Station (Blaine)

CRITICAL ISSUES:

EAW

Curbside will submit an Environmental Assessment Worksheet (EAW) application. The Environmental Quality Board (EQB) will serve as the Local Government Unit (LGU), taking action on the EAW. The City's role will be to provide comments (similar to public comments). The EAW process will take 12-14 months. No city action can take place until the EQB takes action on the EAW.

Ordinance Amendment

The property is zoned I-1 Light Industrial. *Commercial and Residential Yard Waste Transfer Station requires a Conditional*

¹ Resolution 79-2022

Use Permit (CUP)². The City Code would be amended to allow other types of waste as a CUP in the I-1 district.

Conditional Use Permit

Concurrent or after the City Code amendment, a CUP could be approved. Conditions should include restrictions that would alleviate potential nuisances, e.g. litter, odor.

Staff is not aware of any neighbor complaints specific to Curbside.

60/120-DAY RULE (IF APPLICABLE):

	60-Days	120-Days
Concept Plan Review	Jul 29, 2025	Sep 29, 2025

RELATIONSHIP TO COUNCIL GOALS:

Encourage Diversity and Manage Thoughtful Development

- *Encourage healthy lifespan of both residential and commercial operations*
- *Healthy Commercial Sector with services and job growth*

ROLE OF PLANNING COMMISSION:

Conduct a Public Hearing. As a Concept Plan, there typically is not the level of detail expected with a CUP/IUP, Site Plan, or Preliminary Plat. Commissioners should provide individual comments and suggestions. The general intent is for the City Council/Planning Commission members to provide feedback if there is support for the project, prior to the applicant spending money on detailed plans and formal applications.

RECOMMENDATION:

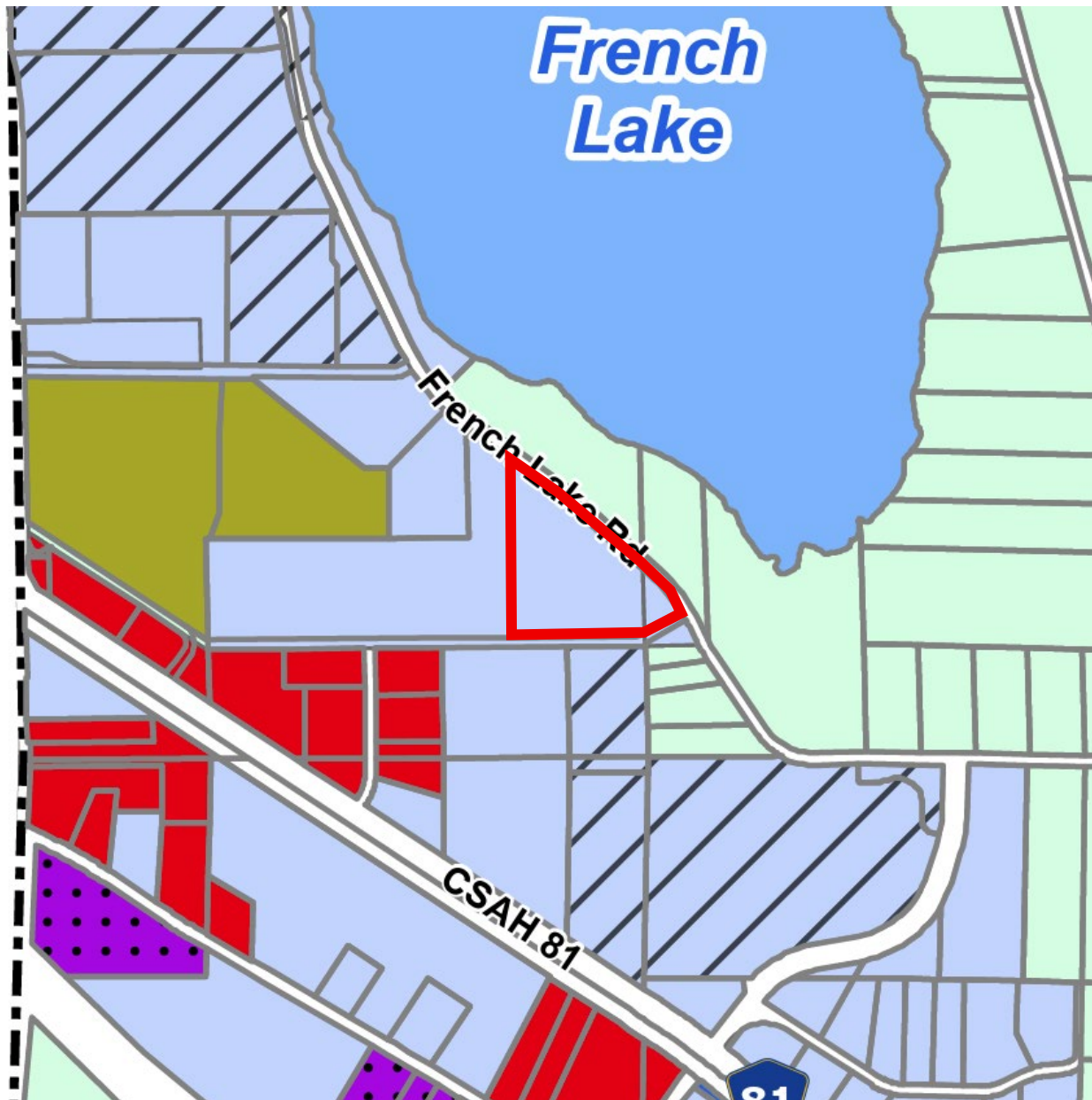
None.

ATTACHMENT(S):

Public Hearing notification map
Zoning Map
Aerial Photo
Site Photos
Landscape Plan, Oct 24, 2022
Applicant's Narrative
Resolution 79-2022

² Ordinance 2022-19; *Regarding Commercial and Residential Yard Waste as a Conditional Use in the I-1 Industrial Zoning District.*

ZONING MAP



Legend

- | | |
|-------------------------------------|---|
| A-1 Agricultural District | R-1A Single Family Residential |
| A-2 Agricultural District | R-2 Single Family District (90,000 Sf, Unsewered) |
| B-2 Neighborhood Business District | R-3 Single Family and Attached Residential |
| B-3 General Business District | R-E Single Family District (5 Ac, Unsewered) |
| B-4 Commercial/ Industrial District | R-M Medium Density Residential District |
| B-P Business Park District | R-MH Mobile Home District |
| ES Essential Service District | R-O Old Village Residential |
| GMU-4 Balsam Lane | S-A Special Agriculture District |
| GMU-5 Southwest Mixed-Use | GMU-3 Historic Village |
| I-1 Light Industrial District | City Boundary |
| P-R Public Recreation District | PUD |
| R-1 Single Family District | County Parcels |

AERIAL PHOTO



SITE PHOTOS



Curbside, west entrance. Circle = Transfer Station. Office and maintenance shop at right (photo Jul 3, 2025).



Intersection of West French Lake Road & 118th Avenue, looking west. Circle = Transfer Station (Photo Jul 3, 2025).

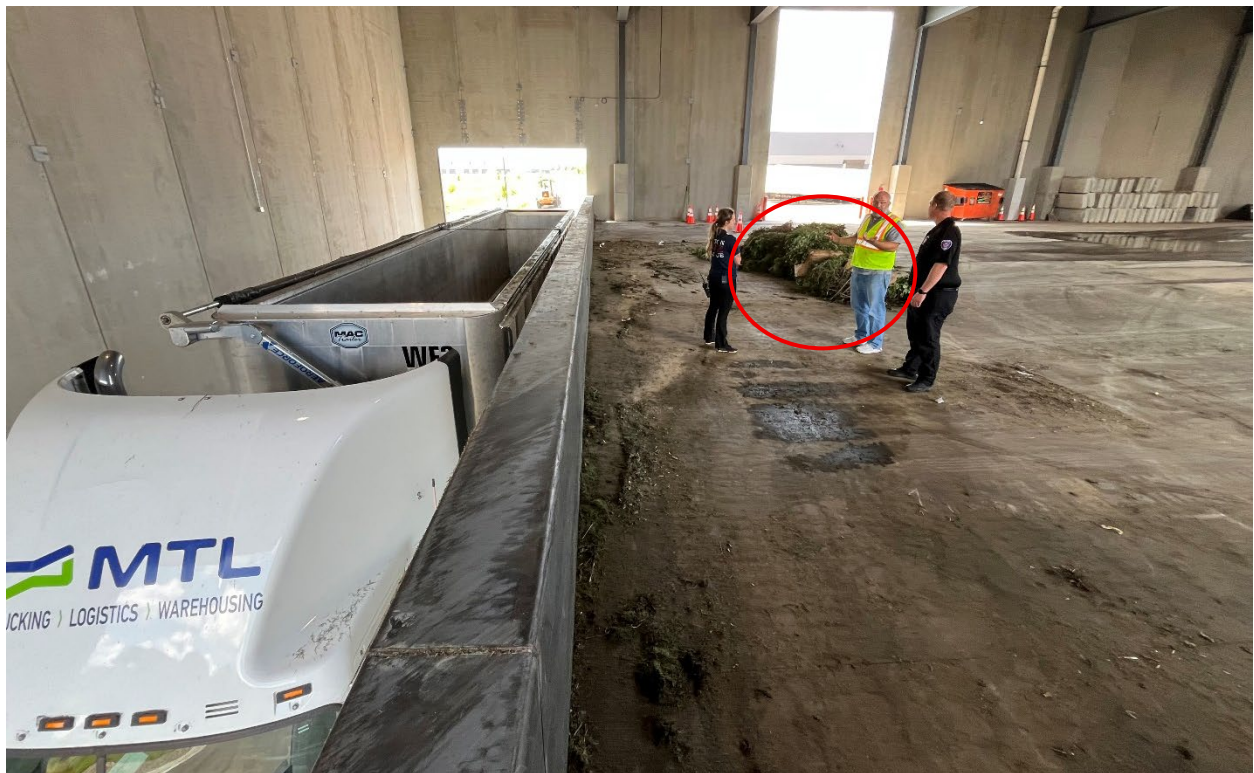


Curbside Transfer Station as seen from neighboring home, 11950 West French Lake Road (Jacques) (Photo Jul 3, 2025).

PLANNING COMMISSION MEETING



Curbside Transfer Station. Yard waste (circle) is trucked into the building and dropped on the floor. If additional types of wastes are added, Curbside would build bins against the push wall (left) for dropping. Then transfer waste from the bins into trucks (photo Jul 3, 2025).

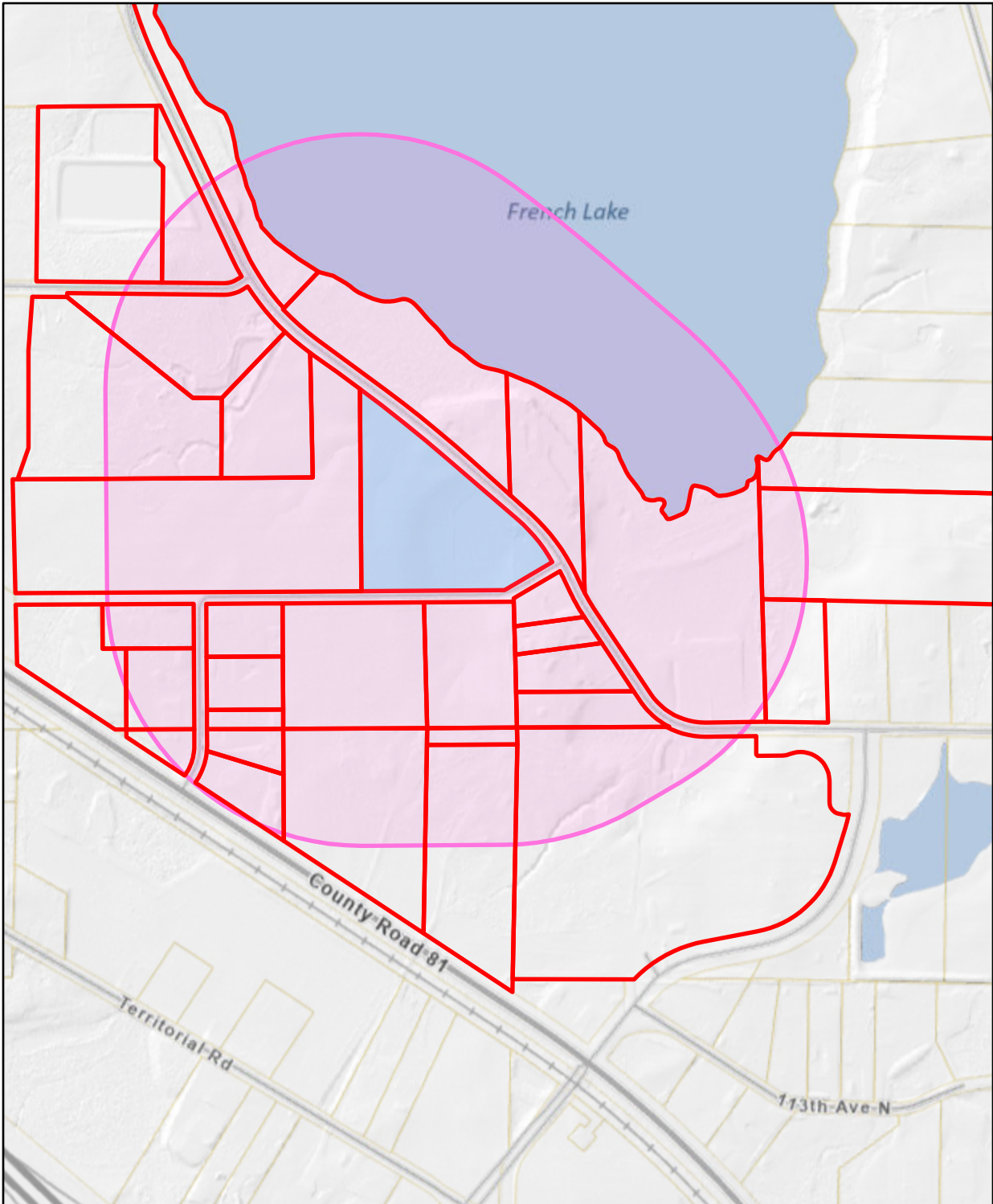


Curbside Waste Transfer Station. Yard waste on floor (circle) from a 1-ton truck, to be transferred into awaiting semi-trailer (Photo Jul 3, 2025).



Hennepin County Locate & Notify Map

Date: 6/23/2025



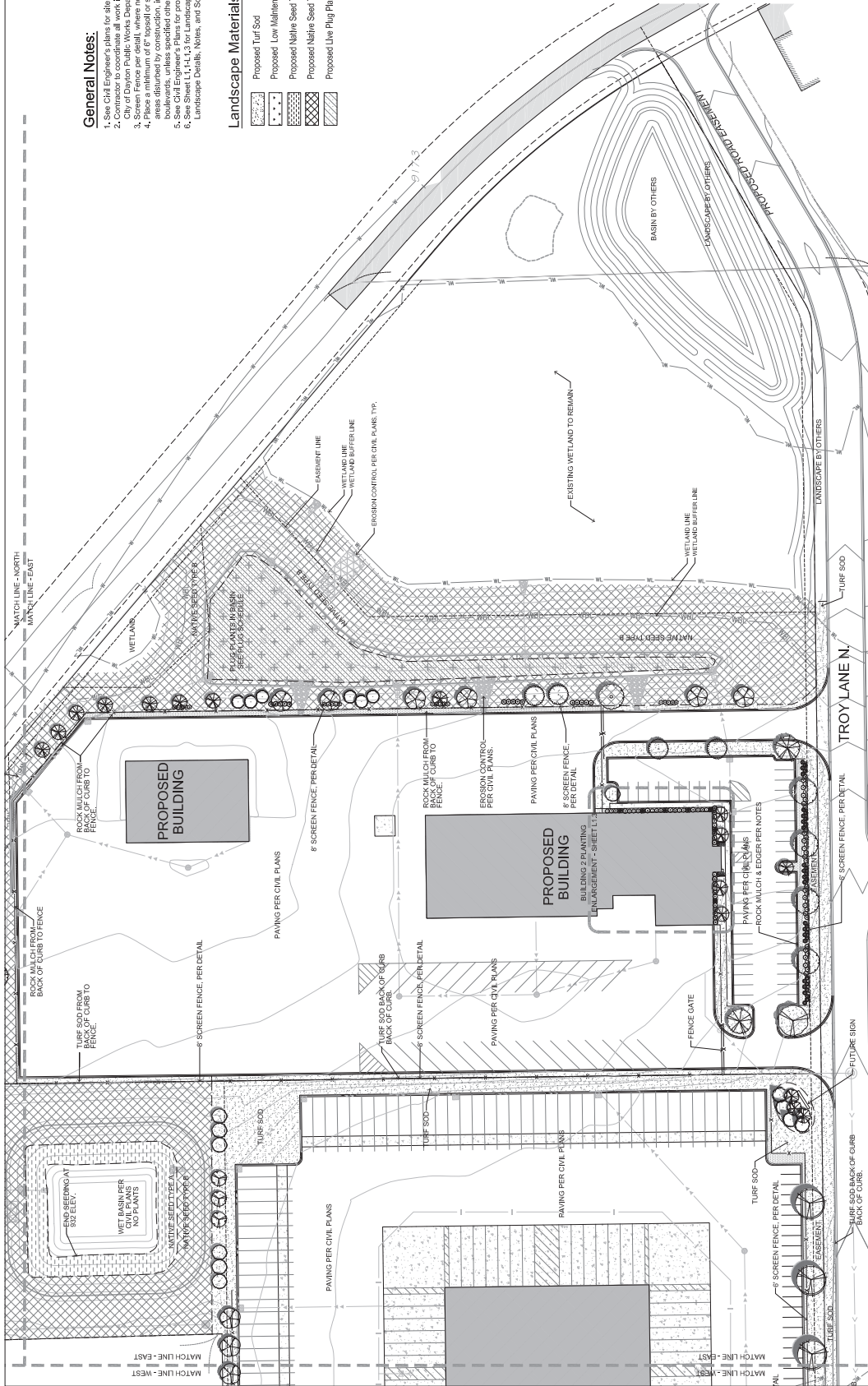
Buffer Size: 1320

Map Comments:

0 205 410 820 Feet
|-----|-----|-----|-----|

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

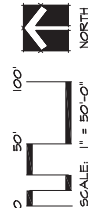


- General Notes:**
1. See Civil Engineer's plans for site plan layout and dimensions.
 2. Contractor to coordinate all work in the city right-of-way with City of Dayton Public Works Department.
 3. Screen Fence per detail, where noted on plan.
 4. Proposed Live Plug Plant Area - See Schedule on all boulevards, unless specified otherwise.
 5. See Civil Engineer's Plans for proposed grading & utilities.
 6. Proposed Live Plug Plant Area - See Schedule on all boulevards, unless specified otherwise.
 7. See Civil Engineer's Plans for proposed grading & utilities.
 8. See Civil Engineer's Plans for proposed grading & utilities.
 9. See Civil Engineer's Plans for proposed grading & utilities.
 10. See Civil Engineer's Plans for proposed grading & utilities.

Landscape Materials Legend:

- Proposed Turf Sod
- Proposed Low Maintenance Turf - MNDOT 25-131
- Proposed Native Seed Type A - MNDOT 33-261
- Proposed Native Seed Type B - MNDOT 35-221
- Proposed Live Plug Plant Area - See Schedule

LANDSCAPE PLAN - EAST:



CALYX DESIGN GROUP, INC.
475 CLEVELAND AVE. N. SUITE 101A, ST PAUL, MN 55104
www.calyxdesigngroup.com

DESIGNED BY:	IL
DRAWN BY:	IL
CHECKED BY:	BH
DATE:	10/24/2023
LC NO.:	60564
PROJECT:	MTL ADDITION TROY LANE NORTH DAYTON, MINNESOTA
SHEET NO.:	L1.2

DEMARC
LAND SURVEYING & ENGINEERING
7601 73RD AVENUE N. BROOKLYN PARK, MN 55428
PHONE: 763.433.5522
www.demarcinc.com

REVISIONS	DATE	BY	DESCRIPTION
1	10/24/2023	IL	ISSUED SET
2	10/24/2023	IL	ISSUED SET
3	10/24/2023	IL	ISSUED SET
4	10/24/2023	IL	ISSUED SET

I, HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT IN THE STATE OF MINNESOTA.

Curbside Waste Dayton Transfer Station

Additional Material Type Request Summary

DRAFT- emailed to staff on 5/30/2025

Concept Plan Summary

Curbside Waste is seeking approval from the City of Dayton to transfer a combination of construction and demolition debris (C&D), municipal solid waste (trash), recycling and source separated organics (food waste) from our transfer station at 118th Ave N.

Accepting these additional material types can be done without any impact on residents. Approving additional material types will not increase traffic, odor or litter issues around the site. The existing transfer station is a fully constructed, fully enclosed, 21,600 square foot building. Primary construction was completed in 2024. The exterior doors are currently under construction and will be installed in the summer of 2025.

Summary and Background

In November of 2022 we received approval from the City of Dayton for an industrial guided property including eleven application requests, one of which was a CUP/IUP for a residential/commercial yard waste transfer station. Since receiving that approval, we have constructed the Curbside Waste headquarters, office, call center, maintenance shop and transfer station at 18150 118th Ave N. The site began operations in 2024, and the transfer station became operational at the start of the yard waste season in April of 2025.

We are seeking the ability to receive and transfer additional material types at this location to respond to a changing business climate and ever-changing solid waste and recycling system and regulations.

The metropolitan area solid waste and recycling systems has faced many challenges and changes since 2022. Changes in the recycling commodity markets, commercial driver shortages, inflation, rising equipment costs and changing regulations have created pressure across industry. Regulatory requirements to collect residential and commercial organics, future recycling changes caused by the recently passed Extended Producer Responsibility Legislation and the potential closure of the Hennepin County Energy Recovery Center (HERC) leave us facing a long period of uncertainty.

Having the ability to receive and transport different material types will provide our team with the flexibility to continue collecting and responsibly managing, trash, recycling, organics, yard waste and demolition debris in an uncertain future. Our primary goal is to

have the infrastructure necessary to help state and local governments meet their aggressive sustainability goals now and in the future.

Current Transfer Station Operations Summary and Design Capacity

Operation of the yard waste transfer station started in April of 2025. We are currently managing yard waste from our fleet of yard waste collection trucks and trucks from other companies that are in the area. Yard waste is dumped on the tipping-floor and loaded into semi-trailers for final transportation to a composting facility. We are currently loading and shipping out two or three transfer loads per day from the facility. Trailers are filled each afternoon and hauled to the compost facility the next morning. Little if any material remains on the tipping floor overnight. As the operation grows, we will add additional trailer capacity to increase storage.

The current transfer station design can accommodate approximately 300-400 tons per day of material; the weight varies based on the weight/density of different material types. The current building design can manage yard waste coming in from 30-40 collection vehicles per day. We currently only operate approximately 10 yard waste trucks during the yard waste season (April to November). Bringing the transfer station to its full capacity with only yard waste would require bringing 30 trucks per day from other haulers in the area.

Current Site Vehicle Operations Summary

Curbside Waste manages a fleet of just over 55 collection-vehicles from the Dayton location. On any given day we have trucks running commercial trash and recycling routes, residential trash, residential recycling, residential organics, residential yard waste routes as well as roll-of trucks collecting C&D. The table below shows the number of trucks that collect each material type, each day:

Truck/Route Type	Trucks Per Day
Commercial (Front Load)	6-8
Residential Trash	26-27
Residential Recycling	3-5
Residential Yard Waste	9-11 (seasonal Apr-Nov)
Residential Organics	1-2
Roll-off (C&D)	2-3

Because these trucks already start and end their day at the Dayton location, they can drop their final load of the day at the transfer station with no increase in traffic to or from the site.

Potential Future Transfer Station Operations

We are seeking the flexibility to accept and transfer additional materials from our Dayton transfer station. We would like to be able to accept a combination of construction and demolition debris (C&D), municipal solid waste (trash), recycling and source separated organics (food waste) in addition to yard waste.

To accommodate the different material types, we would divide the storage areas of the existing building footprint into separate bunkers for different material types. No external construction or building expansion would take place as a result of this request.

The materials we receive at the building may change over time and would definitely change seasonally. When yard waste season ends in the fall, we would increase delivery of MSW, recycling or C&D to continue utilizing the facility in the winter months. As we change material types we cannot change the capacity of the building so the total amount of material and the number of trucks will not change, just the types of material.

Source separated organics or food waste would likely never be a large portion of the incoming waste stream as we have a reliable outlet for the material at the Brooklyn Park Transfer Station, but we would like flexibility to transfer small amounts of organics in the future. Organics would not likely be placed in a bunker but would be more likely to have a designated roll off container or dumpster located inside the transfer building.

With multiple material types our goal would be to load the material received every afternoon onto trailers for transportation to the final disposal or processing site the next day. There may be times that some material is stored over night or over a weekend if it cannot be loaded onto transfer trailers at the end of the day or the week. The facility is not large enough to facilitate any longer term storage of materials onsite. Short term storage of material overnight or over a weekend will not have any negative impact on residents or the community.

Odor and Litter Control

Managing odor and litter are two primary focuses of any transfer station operation. We feel that we can successfully manage litter and odor concerns for multiple material types just as we have while receiving yard waste. Our operational plan of moving material through the facility as quickly as possible is our primary defense against litter and odor. Quickly moving material offsite is critical and the relatively small size of our facility requires quick movement of material.

In the next month we will have full coverage doors installed on all six openings to the transfer station. The doors will serve as another major tool to prevent odor and litter

concerns. We have also developed operational plans to strategically deliver materials to the facility using only 2 of the 4 doors on days when wind speeds are high and could potentially blow material outside the building.

Our entire site is fenced with chain link fence that has an outward facing barbed wire arm on top. We feel this fence will go a long way toward keeping any litter that does leave the building on our site where it can easily be removed. If needed we would add a second barbed wire arm that is leaning inward instead of outward to capture additional litter.

In addition to practices designed to prevent litter we also have staff who are assigned on a daily or weekly basis to walk the perimeter of the site and make sure all litter is picked up. We have not needed to expand this litter removal outside of our property but would dedicate staff time to this task if needed.

Fire Suppression and Other Site-Specific Requirements

The transfer station is currently plumbed for a water-based fire protection system, but this system has not yet been designed or installed. We are happy to work with the Fire Chief and other experts to design and implement a suitable system for the site. We are also in the process of receiving price quotes for a state-of-the-art, remotely operated fire suppression system that could work alongside or in place of a traditional water-based deluge system.

Fire suppression system design is one of the many site-specific design and operational requirements that we have time to finalize. Should the city choose to allow curbside to pursue this concept plan, we would work with the City, County and multiple State Agencies to complete an Environmental Assessment Worksheet and ultimately need to apply for an operational permit from the MPCA.

We are confident that through these review and approval processes we will be able to define site design and operational requirements that will be satisfactory for the City of Dayton. We are also interested in clarifying some operational requirements in the existing CUP/IUP.

**CITY OF DAYTON
COUNTIES OF HENNEPIN AND WRIGHT
STATE OF MINNESOTA**

**RESOLUTION NO. 79-2022
GRANTING DEVELOPMENT APPROVAL OF AN INDUSTRIALLY GUIDED
PROPERTY INCLUDING ELEVEN APPLICATION REQUESTS FOR MASTER
FAMILY INVESTMENTS**

WHEREAS, Master Family Investments, (hereinafter referred to as the “Applicant”) has made multiple applications for:

1. a rezoning from A-1 to L-1,
2. a zoning text amendment to Section 1001.063, Subd. 1 allowing for residential/commercial yard waste transfer stations in the Light Industrial zoning district (L-1),
3. a preliminary plat to be known as MTL addition,
4. a site plan approval,
5. a conditional use permit (CUP) for an industrial use in the French Lake Shoreland Overlay District,
6. a CUP for outdoor storage of semi-trailers on Lot 1,
7. a CUP for outdoor storage of dumpsters, vats, containers, roll offs and other storage bins on two acres of impervious surface on Lot 2,
8. a CUP for a detached industrial accessory building on Lot 1,
9. a CUP for a detached industrial accessory building on Lot 2,
10. a CUP or IUP for a residential/commercial yard waste transfer station on Lot 2 and
11. a CUP for a Motor Freight Terminal and maintenance garage in the I-1 zoning district.

(Hereinafter referred to as the “Applications”) for the development of four industrial buildings on property legally described on attached Exhibit 1 (hereinafter referred to as the “Property”).

WHEREAS, the City staff studied the matter, reports were issued and information was provided to the Planning Commission regarding the Applications; and

WHEREAS, the Planning Commission at its November 3, 2022, meeting recommended approval of all 11 Application requests to the City Council; and

WHEREAS, the City staff organized the Planning Commission comments and actions into a report, the report was issued and information was provided to the City Council regarding the Applications; and

WHEREAS, the City Council at its November 22, 2022, meeting approved the Applications as recommended by staff and the Planning Commission; and

NOW, THEREFORE, based upon the testimony elicited and information received, the City Council for the City of Dayton makes the following:

FINDINGS

- A. The applicant presented a concept plan to the City in 2020 and again late in 2021 and the Planning Commission and City council provided favorable and constructive comments, and the Applications significantly reflect the concept review comments.
- B. The rezoning application brings the property into conformance with the adopted 2040 Comprehensive plan.
- C. The community has recognized that the Property is located in an area of the community that that with develop with similar industrial uses.
- D. The surrounding transportation network was identified as being sufficient to support the development proposed in the applications.
- E. The surrounding public utilities are adequate to serve the approved uses.
- F. The requested Conditional use permit requests for outdoor storage on both lots is in conformance with the recently deliberated and adopted ordinance amendments related to outdoor storage in industrial districts.
- G. The approved residential and commercial yard waste transfer station will provide a desired and beneficial service to the residential and business facets of the community.
- H. The Applications in combination allow the Applicant to consolidate current business operations within one site within the City of Dayton instead of in other neighboring communities within the region.
- I. The Applications in their combination will provide a positive tax benefit to the community.
- J. Minn. Stat. §462.358, grants the City, for the purpose of protecting and promoting the public health, safety and general welfare, the authority to adopt subdivision regulations providing for the orderly, economic and safe development of land within the City.
- K. The City Council has adopted Subdivision Regulations for the orderly, economic and safe development of land within the City.

- L. Dayton City Code §1002.02 states that “no land shall be subdivided without complying with the provisions of [Chapter 1002]”.
- M. The proposed subdivision of the Property is governed by Dayton City Code Chapter 1002.
- N. The preliminary plat as approved provides additional public road right-of-way and drainage and utility easements that will serve to better the interests of the residential and business facets of the community.
- O. The Final Plans are governed by Dayton City Code 1001.10.
- P. The Applicant has submitted the Development Plans for the City’s review and approval.
- Q. The Preliminary Plat meets the City Code requirements, and the approved Civil Plans meet the City Code requirements, provided they are subject to and satisfies the conditions set forth in this Resolution and final review by City Engineers and City Planner.
- R. The Park dedication requirement was found to be appropriate based the employees of the site having access to a sound park and open space system that promotes health and well being. Furthermore, a portion of the property is located in the French Lake Shoreland Overlay district, and the City has public park and open space improvements planned within the overlay.

DECISION

NOW, THEREFORE, and based upon the information received and the above Findings it is resolved by the City Council of the City of Dayton as follows:

1. Rezoning

The request to rezone parcel number 3012022340001 from A1 to L1 is hereby approved, subject to the following conditions:

- 1. The development agreement must be signed by the property owner and approved by the City prior to the publication of the rezoning approval.

2. Zoning Text Amendment

The zoning text amendment to Section 1001.063 Subd 1 allowing for residential/commercial yard waste transfer stations as a conditional use permit (CUP) in the Light Industrial zoning district (L-1) is hereby approved, subject to the following conditions:

1. The property shall be a minimum of 15 acres.
2. Yard waste is prohibited from remaining on the site overnight.
3. All vats, dumpsters or other storage containers and trucks shall be routinely cleaned, sanitized and kept in good repair.
4. All vats, dumpsters or other storage containers and trucks shall be stored or parked in an orderly fashion.
5. There shall be no noticeable and continuous noxious odors associated with the use.
6. Outside storage of yard waste shall only be permitted in areas as defined on the approved site plan.
7. Outside storage of yard waste within vats, dumpsters, or other storage containers not queued for transfer during normal business hours is prohibited.
8. Any notifications by the city for violations of the conditions approved with this CUP shall be immediately corrected. In accordance with section 1001.23 Subd.1(5) of the Zoning Ordinance. The failure to comply with the city correction notifications will be cause for the CUP to be reviewed by the City Council and be subject to potential revocation.
9. If the transfer station use is discontinued for a period of at least 6 months, any further use of the property shall conform to the requirements of Section 1001.63 Subd 6. The discontinued conditional use shall not begin operations again without first obtaining approval of a new conditional use permit as required in section 1001.23 Subd. 1 (4) b of the Zoning Ordinance.

3. Preliminary Plat

The preliminary plat is hereby approved, subject to the following conditions.

1. All required drainage and utility easements and public right of way shall be identified on the final plat.
2. The plat shall be revised to include both central stormwater basins in Lot 1
3. A 30-foot wide public drainage and utility easement needs to be platted between lots 1 and two over the sewer line.
4. A 60-foot ROW, along the south property boundary, should be appropriate – essentially an extension of the ROW dedicated for the Troy Lane extension (to the west property line).

5. Prior to recording the final plat, the applicant shall supply park/trail dedication as cash-in-lieu of land in the amount required in the City's annual fee schedule current at the time of development.
6. Prior to the recording the final plat, the applicant shall enter into a development agreement and shall pay Park Dedication fees for the platted Lot and all applicable sanitary sewer, water, and stormwater development fees prior to grading the site.
7. Upon approval of the preliminary plat, the applicant may obtain an early grading permit with the submittal of signed grading and erosion control plans, required stormwater management permits and a surety.
8. A stormwater management agreement is required between the city and the owners of Lot 1 and 2. This agreement must be signed and recorded with Hennepin County prior to the release of final plat for recording.
9. For drainage and utility purposes on all lot lines, over ponds, wetlands and other utilities, as required by the City Engineer.
10. Proposed Troy Lane extension.
11. Access for temporary traffic features as necessary.
12. Any road right-of-way or trail easements requested by any governmental agency and/or those shown on the Final Plat; and
13. Any public trails shall be dedicated to the City.

4. Site Plan Lots 1 and 2

The site plan for Lot 1 and 2 is hereby approved, subject to the following conditions.

1. The applicant shall provide revised landscape plans:
 - a. Perimeter screening of the outdoor storage area shall be a minimum of eight feet and may be achieved through a combination of fencing, landscaping, berming and building placement.
 - b. Grade level view sections of the landscaping shall also be provided.

2. The plans need to reflect the construction of a 24-inch trunk sanitary sewer between Lots 1 and 2 for their entire depth.
3. The City of Dayton's detail sheets shall be utilized on all construction documents.
4. All required parking areas shall contain exterior and interior landscaping per Section 1001.24.
5. Extended truck idling is prohibited on Lots 1 and 2.
6. The identified passenger vehicular parking area striping shall be annually maintained
7. The total permitted semi trailer parking/storage permitted on Lot 1 is 360 spaces. This includes 111 of those spaces per the ordinance calculation formula shown as blue on the parking detail exhibit, 127 spaces per the CUP calculation formula shown as red on the parking detail exhibit and 122 operational stalls at the truck dock areas shown as pink on the parking detail exhibit.
8. Trailers located at the truck docking areas would be permitted to be connected to fleet semi tractors for extended periods of time.
9. Trailers located in the CUP Outdoor storage area are prohibited from being connected to fleet semi tractors for extended periods of time.
10. All required vehicular and truck parking spots shall be initially striped during site improvements and maintained annually thereafter.
11. All trash, recyclable materials, and trash and recyclable materials handling equipment shall be stored within the principal structure; 100% screened from public view by the principal building; or stored within an accessory structure constructed of building materials compatible with the principal structure enclosed by a roof, and overhead door on tracks. Compactors shall be 100% screened from eye level view from public streets and adjacent properties. The plans shall be updated to show compliance.
12. All Mechanical equipment shall be screened in accordance with section 1001.62 Subd. 1 (5) of the code.

13. A financial guarantee in the amount of 150 percent of the cost estimate for the landscaping is required to be submitted with the first building permit. The surety will be retained by the City for one year after notification on the installation of the landscaping to ensure the planting and survival of the required landscaping. The surety may be reduced by 50 percent after the required materials are planted, and the City is notified in writing.
14. All pole mounted lighting on the property shall be limited to 20 feet in height and the fixtures shall be hooded and downcast. A lighting metrics study is required to be included with the building permit application.
15. The applicant/developer shall meet all engineering conditions and make all plan changes as noted in the engineering memos prior to approval of the final plat. All construction and engineering plans (grading, erosion control, stormwater, street, utility, etc.) shall be reviewed and approved by the City Engineer, Planner, and Public Works director, prior to issuance of grading/building permits.
16. The final fence construction material shall be approved by the Zoning Administrator.
17. A sign permit shall be reviewed and permitted prior to installation and shall meet zoning code requirements and/or the deviations approved within this Resolution.
18. The routine hours of operation shall be limited to 7 am to 7 pm weekdays.
19. The corners of building 2 between the Dock parking areas should be landscaped and irrigated.

5. CUP 1 – Shoreland Overlay Development

A CUP for the construction of an industrial use in the French Lake Shoreland Overlay district is hereby approved, subject to the following conditions.

1. There shall be no expansion into the shoreland district without a CUP amendment.
2. Any identified negative impacts to the shoreland overlay shall be mitigated upon written notice from the City.

6. CUP 2- Outdoor storage Lot 1

A CUP for outdoor storage of 127 trailers on two acres is hereby approved, subject to the following conditions.

1. The outdoor storage use shall be permitted for the life of the building.
2. The outside storage is maintained in a neat and orderly manner in the designated storage spaces.
3. Outside storage of materials other than approved storage items is not permitted.
4. The approved storage items must be maintained in a good and workmanship like manner at all times.
5. From all property lines, there shall be no noticeable and continuous noxious odors associated with the use. All vats, dumpsters or other storage containers and trucks shall be routinely cleaned, sanitized and kept in good repair.
6. Provide elevation profile details of the exterior storage area from all adjacent public roads.

7. CUP 3- Outdoor storage Lot 2

A CUP for outdoor storage of dumpsters, vats, containers, roll offs and other storage bins on the identified two acres of impervious surface on Lot 2 is hereby approved, subject to the following conditions.

1. The outdoor storage use shall be permitted for the life of the building.
2. The outside storage is maintained in a neat and orderly manner.
3. Outside storage of materials other than dumpsters, vats, containers, roll offs and other storage bins is not permitted.
4. The trailers must be organized neatly and maintained properly.
5. Provide elevation profile details of the exterior storage area from all adjacent public roads.

8. CUP 4 – Detached accessory Building Lot 1

A CUP for the construction of a detached accessory structure on Lot 1 is hereby approved, subject to the following conditions.

1. The exterior design of the detached accessory structure shall match the principal structure in design and the same color palette.
2. Revised building elevations and colored renderings shall be submitted with the building permit to ensure compliance with the approval conditions.
3. The structure is prohibited from being occupied and utilized with a use not related to the principal use on the lot.
4. The routine hours of operation in the building shall be limited to 7 am to 7pm weekdays.
5. All site plan approval conditions must be met.

9. CUP 5 – Detached accessory Building Lot 2

A CUP for the construction of a detached accessory structure on Lot 2 is hereby approved, subject to the following conditions.

1. The exterior design of the detached accessory structure shall match the principal structure in design and the same color palette.
2. Revised building elevations and colored renderings reflecting condition 1 above shall be submitted with the building permit.
3. The structure is prohibited from being occupied and utilized with a use not related to the principal use on the lot.
4. The routine hours of operation in the building shall be limited to 7 am to 7pm weekdays.
5. All site plan approval conditions must be met.

10. CUP 6- Transfer Station

A CUP for the operation of a residential/commercial yard waste transfer station on Lot 2, is hereby approved, subject to the following conditions.

1. Yard waste is prohibited from remaining on the site overnight.
2. All vats, dumpsters or other storage containers and trucks shall be routinely cleaned, sanitized and kept in good repair.

3. All vats, dumpsters or other storage containers and trucks shall be stored or parked in an orderly fashion.
4. There shall be no noticeable and continuous noxious odors associated with the use.
5. Outside storage of vats, dumpsters or other storage containers and trucks shall only be permitted in the outdoor storage area as defined on the approved site plan.
6. Outside storage of yard waste within vats, dumpsters, or other storage containers not queued for transfer during normal business hours is prohibited.
7. Any notifications by the city for violations of the conditions approved with this CUP shall be immediately corrected. In accordance with section 1001.23 Subd.1(5) of the Zoning Ordinance. The failure to comply with the city correction notifications will be cause for the CUP to be reviewed by the City Council and be subject to potential revocation.
8. If the transfer station use is discontinued for a period of at least 12 months, any further use of the property shall conform to the requirements of Section 1001.63 Subd 6. The discontinued conditional use shall not begin operations again without first obtaining approval of a new conditional use permit as required in section 1001.23 Subd. 1 (4) b of the Zoning Ordinance.
9. The applicant shall provide a revised architectural plan:
 - a. Confirm the height of the building.
 - b. Material colors shall be provided.
 - c. Compliance with the required design elements.
 - d. The location of trash and recyclable material storage and related equipment.

11. CUP 7 Motor freight terminal and maintenance garage

CUP 7 for a Motor Freight Terminal and maintenance garage residential/commercial yard waste transfer station on Lot 2, is hereby approved, subject to the following conditions.

1. The only motor freight vehicles permitted to be operated, stored and repaired are those owned by or leased by the property owner and are utilized in conjunction with the permitted use.
2. All major vehicle repair shall be conducted within the building except for incidental small service tasks.
3. Engine racing or other loud continuous noise is prohibited. No exterior storage of mechanical vehicle parts or tires is permitted.
4. The site exterior must be maintained in a neat and orderly fashion.
5. Maintenance activities outside the building shall be limited to the hours of 7 am to 10 pm.
6. Maintenance activities inside the building with the doors open shall be prohibited between the hours of 7 pm to 7 am.

NOW, THEREFORE BE IT FURTHER RESOLVED, The Developer shall comply with, to the satisfaction of the City Engineer and City Planner, the following:

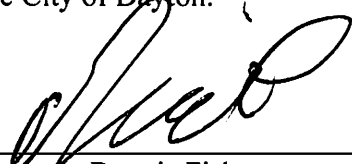
- a. Any and all permits required by any governmental subdivision or agency having jurisdiction over the development of the Property shall be obtained by Developer.
- b. A lighting plan shall be submitted, subject to review and approval by the City, prior to installation.
- c. All proposed building elevations shall be submitted, subject to review and approval by City Staff, prior to issuance of a building permit.
- d. As a condition of obtaining and maintaining a certificate of occupancy for a buildable lot, the buildable lot must be connected to sanitary sewer and municipal water.
- e. The Property shall, at all times shall be subject to the conditional use permit Approvals in this resolution. Failure on any part of this condition can be cause for the conditional use permits to be brought before the city Council for review and appropriate action, including termination.
- f. Developer shall comply, to the satisfaction of the City Engineer, with all requirements and recommendations in the Memorandums from Stantec, the City's Consulting Engineer and subsequent engineering memos. Revised plans shall be submitted and approved by the City Engineers prior to the pre-construction meeting.

- g. Applicant/developer shall ensure sidewalks, and screening are added to plans per the preliminary plat approval conditions.
- h. Construction, use and maintenance of the Property shall comply with, at all times, this Resolution, further approvals of the City Council, the Plans, and federal, state and local rules and regulations.
- i. The Developer's cash obligation for park dedication shall be cash in lieu of land dedication development, based on the finding that employees of this development shall benefit from the parks and trails in the City of Dayton, and based on the property being partially located within the French River Shoreland Overlay District and the City has established plans to improve public access within this overlay district.
- j. The park dedication fee as set forth above shall be paid prior to the Final Plat being released for filing at the Hennepin County Government Center.
- k. Developer shall make payment, prior to release of the Final Plat, at the rate applicable at the time of development and as identified in the development agreement.
- l. The Developer shall provide, before the Final Plat will be released, an updated and certified Abstract of Title and/or Registered Property Abstract as required by Minn. Stat. §505.03, or in the alternative, the Developer may provide a Commitment for a Title Insurance Policy for the Property naming the City as the proposed insured and with the amount of coverage for this policy being equal to \$100,000.00 per acre dedicated to the City (including but not limited to streets, rights-of-way, and drainage and utility easements). \$100,000.00 per dedicated acre represents the coverage amount formula approved by the City for the year 2022. If the Final Plat is not released for filing in the year 2022, the above-referenced policy coverage amount shall be adjusted based upon the formula approved by City for the year in which the Final Plat is actually released for filing with the Hennepin County Recorder. The above-mentioned evidence of title shall be subject to the review and approval of the City Attorney to determine what entities must execute the Final Plat and other documents to be recorded against the Property. In the event the Developer provides the City with a Commitment for a Title Insurance Policy, the Developer shall cause a Title Insurance Policy to be issued consistent with the Commitment for a Title Insurance Policy provided by the Developer and the requirements of the City Attorney and with an effective date on which the Final Plat is recorded (the City will not issue any certificate of occupancies until it is provided with said Title Insurance Policy). Further, Developer shall provide the City with evidence, which sufficiency shall be determined by the City, that all documents required to be recorded pursuant to this Resolution and by the

City Attorney are recorded and all conditions for release of the Final Plat has been met prior to the City processing or approving any building permits or other permits applicable to the development of the Property with the exception of a grading permit, which may be issued upon submittal of adequate surety.

- m. The Developer shall pay at time of final plat an escrow deposit in an amount of 3% of the remaining estimated Construction Costs as determined by the City and City Fee Schedule. This escrow shall be used for all reasonable expenses, related to review, analysis, processing, monitoring, administration and approvals as determined by the City, that the City incurs in relation to this development and City Resolutions. Said expenses shall include, but are not limited to, staff time, including, but not limited to, hourly wage, overhead and benefits, engineering, legal and other consulting fees incurred in relation to the development and its construction activities. Should the escrow deposit be exhausted, the Developer shall submit additional deposits of 3% of the remaining work for the phase as determined by the City Engineer(s).

Adopted this 22nd day of November 2022, by the City of Dayton.



Mayor - Dennis Fisher



City Clerk Amy Benting

Motion by Councilmember Gustafson, Second by Councilmember Salonek.

EXHIBIT 1

for Resolution 79-2022

LEGAL DESCRIPTION OF THE PROPERTY

The North Half of the Southeast Quarter of the Southwest Quarter and that part of the North Half of the Southwest Quarter of the Southeast Quarter lying Southwesterly of Town Road (now known as French Lake Road West) also, that part of Government Lot 3 lying East of the West 261.95 feet thereof and Southwesterly of Town Road (now known as French Lake Road West) all in Section 30, Township 120, Range 22, Hennepin County, Minnesota.

Subject to easement and restrictions of record, if any.

AND

That part of Government Lot 4 in Section 30, Township 120, Range 22, Hennepin County, Minnesota described as follows:

Commencing at the southwest corner of said Government Lot 4; thence North 01 degrees 46 minutes

32 seconds West, assumed bearing, along the West line of said Government Lot 4 a distance of 524.7

feet to the actual point of beginning; thence continuing North 01 degrees 46 minutes 32 seconds West along the said West line to the centerline of French Lake Road; thence Southeasterly along said

centerline to a point on a line bearing North 82 degrees 13 minutes 28 seconds East from the point of

beginning; thence South 82 degrees 13 minutes 28 seconds West to the point of beginning.

Which lies Northwesterly of the following described line:

Commencing at the southwest corner of said Government Lot 4; thence North 01 degrees 46 minutes

32 seconds West, assumed bearing, along the West line of said Government Lot 4 a distance of 673.14 feet to the point of beginning of the line to be described; thence North 59 degrees 15 minutes

27 seconds East 306.59 feet to the centerline of said French Lake Road and said line there terminating. Subject to 40 foot right of way for French Lake Road per Warranty Deed Doc. No. 11118161.

ITEM:

Comprehensive Plan Amendment, Ordinance Amendment related to the A-3 Agricultural district

APPLICANT/PRESENTERS:

Jon Sevald, Community Development Director

PREPARED BY:

Jon Sevald, Community Development Director

BACKGROUND/OVERVIEW:

The A-3 Agricultural District was adopted in March 2025.¹ Since adoption, the Metcouncil has expressed concerns regarding inconsistencies with the Comprehensive Plan. Staff intends to bring this matter to the Planning Commission after discussing with the City Council. A Public Hearing notice was prematurely published prior to the matter being ready to be discussed. Staff is requesting that the Commission Table the Public Hearing.

CRITICAL ISSUES:

N/A

60/120-DAY RULE (IF APPLICABLE):

N/A	60-Days	120-Days
(type of application)	(date)	(date)

RELATIONSHIP TO COUNCIL GOALS:

Build and Maintain Quality Infrastructure

Encourage Diversity and Manage Thoughtful Development

Maintain and Enhance the Natural and Rural Community Connection

ROLE OF PLANNING COMMISSION:

Table the Public Hearing.

RECOMMENDATION:

Staff recommends Tabling the Public Hearing

ATTACHMENT(S):

(none)

¹ Ordinance 17-2025.

ITEM:

Discussion – 113th Avenue & East French Lake Road Moratorium

APPLICANT/PRESENTERS:

Jason Quisberg, City Engineer
Jon Sevald, Community Development Director

PREPARED BY:

Jason Quisberg, City Engineer
Nick Findley, Civil Engineer

BACKGROUND/OVERVIEW:

On April 22, 2025, the City Council adopted a six-month Interim Ordinance (Moratorium) prohibiting approval of subdivisions within an area around 113th Avenue and East French Lake Road to allow the City time to study future land use and transportation.¹

Attached are three concept plans; (1) Residential Heavy; (2) Industrial Heavy; and (3) Industrial Heavy with 113th Avenue extension. Each concept plan took into consideration previous plans submitted by developers. On properties where no development plans are known, Staff made assumptions.

CRITICAL ISSUES:

Streets & Land Use

Oppidan has delayed submittal of a Preliminary Plat, pending the City Council's direction if 113th Avenue should be extended (vs. east-west street through Oppidan project). Prior to continuing, the city should decide what is the highest & best land use in this area, and where should streets connect. As a city initiated concept plan, Developers will submit proposals of what works best for them. The attached concept plans are examples of what *could* be built, not what *will* be built.

RELATIONSHIP TO COUNCIL GOALS:

Build and Maintain Quality Infrastructure

- *Establish comprehensive roadway system*

Encourage Diversity and Manage Thoughtful Development

- *Create a variety of housing options*
- *Healthy Commercial Sector with services and job growth*

Maintain and Enhance the Natural and Rural Community Connection

- *Facilitate an interconnected trail system*

ROLE OF PLANNING COMMISSION:

Discuss the concept plans and direction of any revisions.

¹ Ordinance 2025-11; *Adoption of an Interim Ordinance prohibiting the approval of land subdivisions in the general area of 113th Avenue and East French Lake Road*

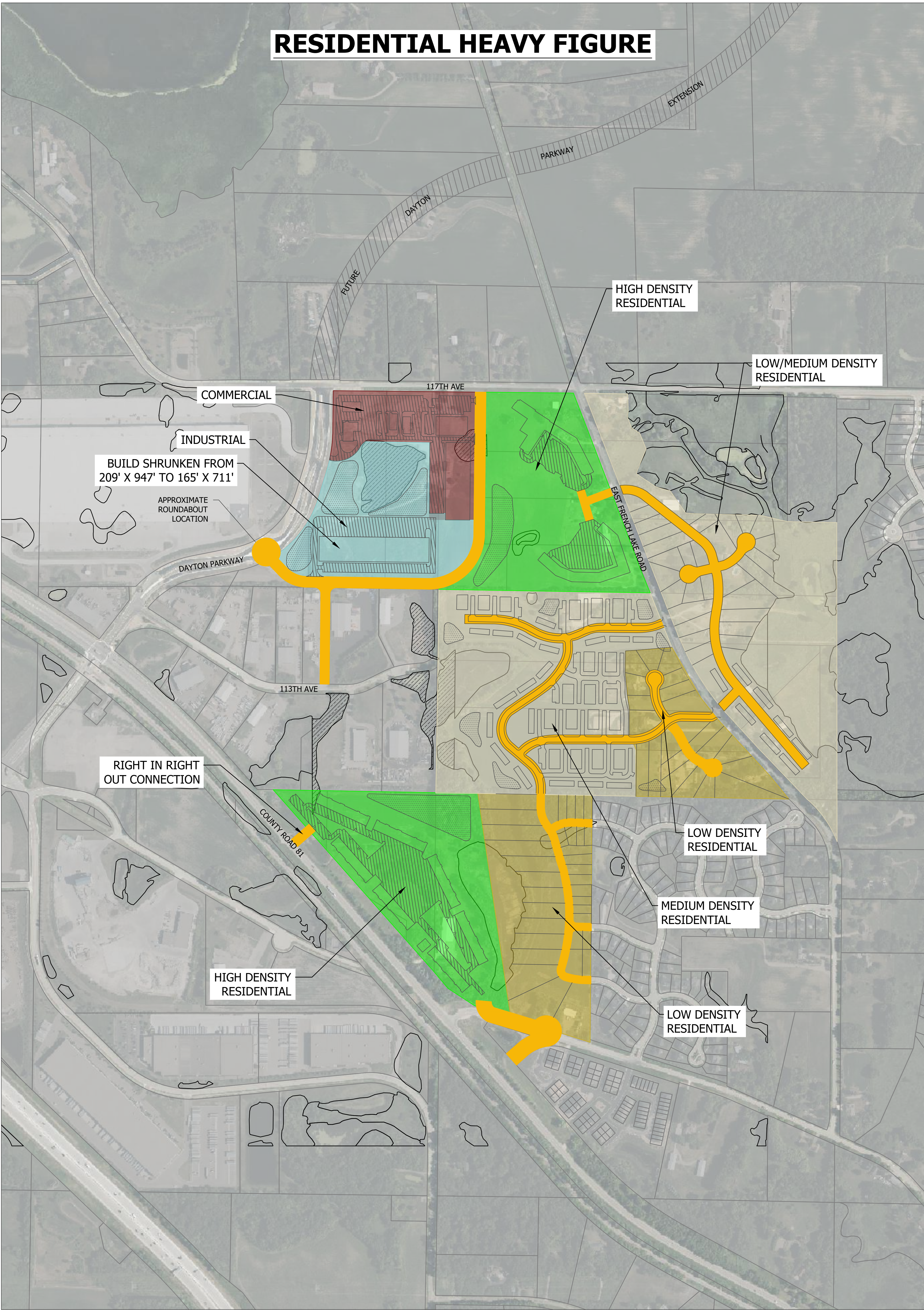
RECOMMENDATION:

None.

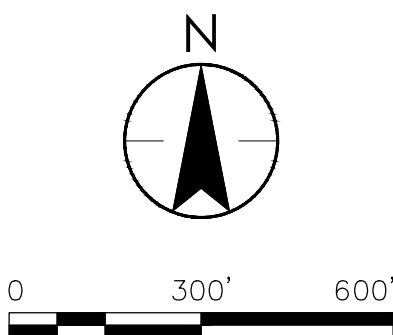
ATTACHMENT(S):

Concept Plans

RESIDENTIAL HEAVY FIGURE



- DELINEATED WETLANDS
- NWI WETLANDS
- AREAS NOT INCLUDED IN THE STUDY
- FUTURE POTENTIAL LOCATIONS OF STORM WATER PONDS
- FUTURE POTENTIAL LOCATION OF PARKING LOTS



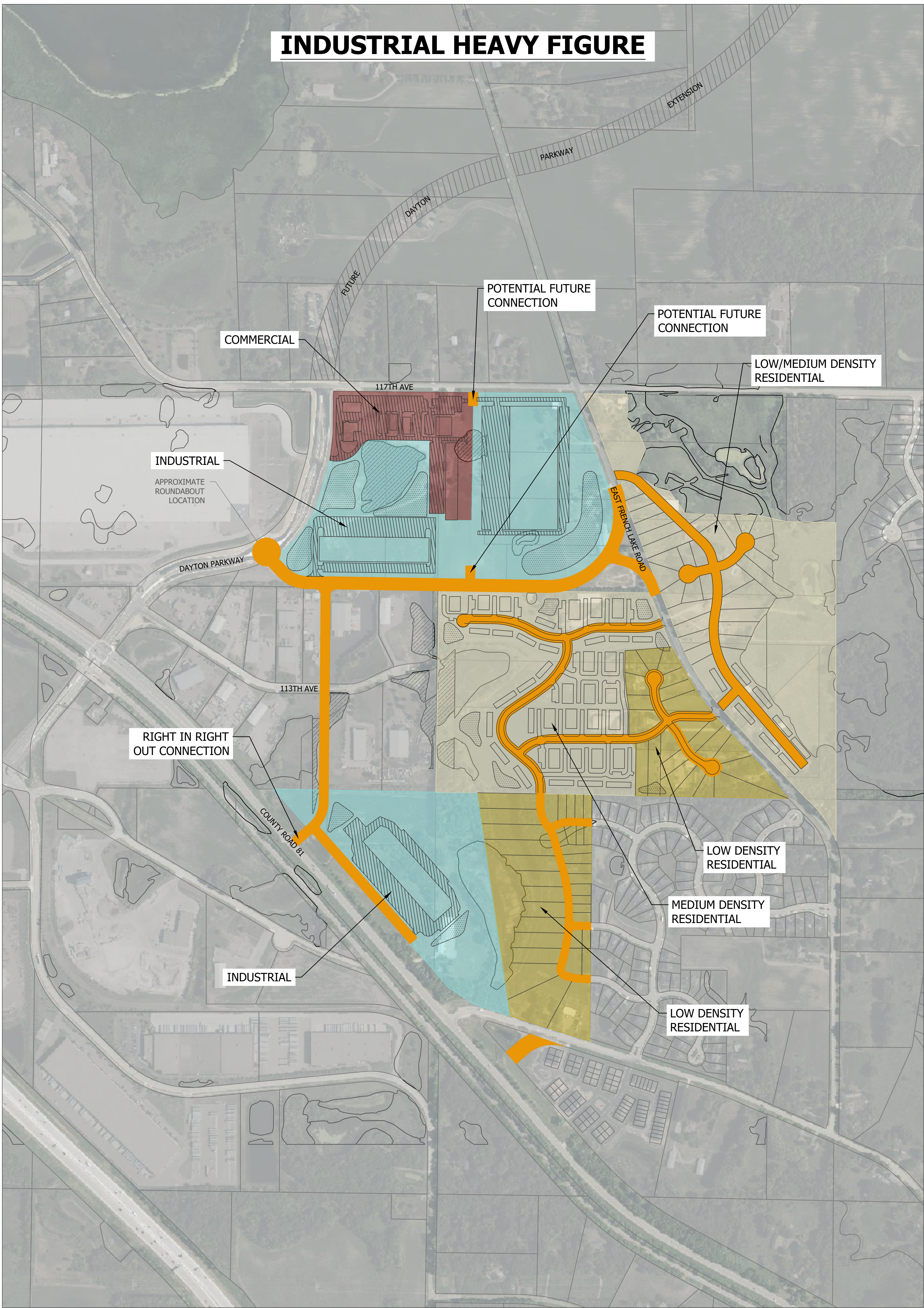
SHEET TITLE

CITY OF DAYTON

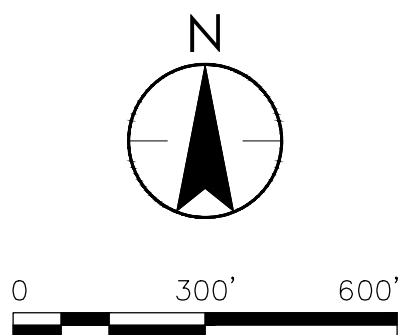
EFLR MORATORIUM AREA

FIGURE 1

INDUSTRIAL HEAVY FIGURE



- DELINEATED WETLANDS
- NWI WETLANDS
- AREAS NOT INCLUDED IN THE STUDY
- FUTURE POTENTIAL LOCATIONS OF STORM WATER PONDS
- FUTURE POTENTIAL LOCATION OF PARKING LOTS



SHEET TITLE

CITY OF DAYTON

EFLR MORATORIUM AREA

FIGURE 2

113TH EXTENSION FIGURE

COMMERCIAL

117TH AVE

POTENTIAL FUTURE CONNECTION

INDUSTRIAL

APPROXIMATE ROUNDABOUT LOCATION

DAYTON PARKWAY

113TH AVE

RIGHT IN RIGHT OUT CONNECTION

COUNTY ROAD 81

INDUSTRIAL

FUTURE DAYTON PARKWAY

DAYTON PARKWAY

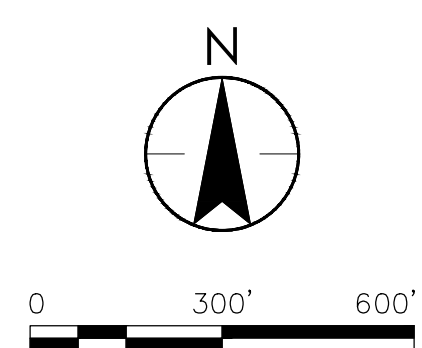
EAST FRENCH LAKE ROAD

LOW/MEDIUM DENSITY RESIDENTIAL

LOW DENSITY RESIDENTIAL

MEDIUM DENSITY RESIDENTIAL

LOW DENSITY RESIDENTIAL



CITY OF DAYTON
EFLR MORATORIUM AREA



733 Marquette Avenue, Suite 1000
Minneapolis, MN 55402
www.stantec.com

ITEM:

Consideration of an Amendment to the Dayton Zoning & Subdivision Code Section 1001.14 related to Exterior Lighting

PREPARED BY:

Hayden Stensgard, Planner II

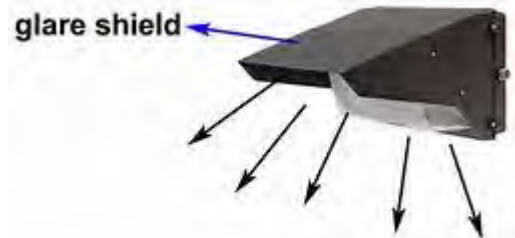
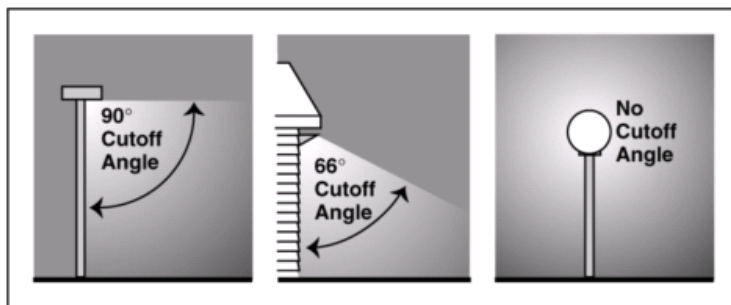
BACKGROUND:

In February, the City Council directed staff to look into an ordinance amendment solidifying exterior lighting standards in the Zoning and Subdivision Ordinance for all properties within Dayton. Historically, the City has not had regulations established in the code for single-family properties, and the requirements for lighting standards on commercial and industrial districts have been included as conditions related to approval of a proposed development. The proposed ordinance addresses lighting requirements in all districts within the City, with specific guidelines relevant to each type of use. Staff drafted the ordinance attached to this report to establish general standards for exterior lighting, as well as to promote the City as a Dark Sky Community as noted within the 2040 Comprehensive Plan, and to provide protection to surrounding properties regarding nuisances caused by exterior lighting.

ANALYSIS

To promote the City's designation in the Comprehensive Plan as a Dark Sky Community, all lighting would be required to be downcast with a cutoff angle of 90 degrees at maximum. This would prohibit any light being cast upward, except for specific exemptions noted in the proposed ordinance. Below are a couple of examples of down-casted lights with cutoffs, as well as wall-pack lights typically situated over entry points to buildings with shields that downcast the light being emitted.

The draft ordinance measures trespassing light in the form of footcandles, a common industry standard that can be shown via a Photometric Plan, which is a standard component of a construction plan set submitted for a development proposal. Footcandles are currently defined in the Zoning Ordinance as follows:



full cutoff



Footcandle. A unit of illumination produced on a surface, all points of which is 1 foot from a uniform point source of 1 candle.

PLANNING COMMISSION REGULAR MEETING

An important note regarding footcandles is that the amount of illumination produced on a surface is different than the actual visibility of lights. An example of this is that there are lights in the industrial park that may be visible from afar, but will have a reading of 0 footcandles from the area you view the light from, because the specific light does not illuminate the ground in that specific area. In some trials Staff has done with footcandle readings, .5 footcandles or less means that a shadow cast on the ground from a light is barely visible. As footcandle readings increase, the shadow cast by light becomes more and more apparent.

When establishing maximum illumination levels for each given use within the City. Staff found that when single-family residential is addressed in an exterior lighting ordinance, the common standard is not more than .5 footcandles at the property line when adjacent to other single-family residential. For commercial and industrial properties, including parking areas, when adjacent to similar uses, the common standard found is no more than 1 footcandle at the property line. When a commercial or industrial use is adjacent to single-family residential, Staff proposes matching the minimum standards already established for outdoor display and outdoor storage in those districts at no more than .1 footcandle at the adjacent property line. This requirement is proposed to further hinder any potential intensities brought onto a residential property when an industrial or commercial use is directly adjacent. When it's single-family residential to single-family residential, properties are situated much closer together, and the maximum of .5 footcandles allows flexibility to the residents regarding illuminating their properties, as long as they can meet the other standards established within this ordinance (Ex. Downcasting).

WHERE DID WE LEAVE THIS IN MAY?

The Planning Commission first discussed this item at their May meeting, and moved to table action as they wanted some touch-ups to the proposed ordinance before moving forward to the City Council. Based on the conversation had at the May meeting, staff has revised the ordinance, addressing the following:

Changes to Exemptions:

- Architectural lighting was removed from the upcasting exemption, uplighting the American Flag is still exempt
- Adding Holiday lighting to the uplighting exemption, but it is still required not to trespass onto adjacent properties
- All stadium lighting, new and existing, is exempt from the height standards (typically 60 feet or taller).
- Street lights are required to be downcasted.
- Wall lighting on single-family residential exemption from upcasting regulation, provided it is installed under a porch, eave, or some other portion of a building that does not allow for light to be projected into the sky. Such wall lighting would still be prohibited from trespassing light onto adjacent properties.

Other changes and discussions by the Planning Commission:

- Minimum requirements section to refer to MN State Building Code.
- There was a discussion on whether the residential portion of this ordinance be included in the City Code under nuisances rather than in the zoning ordinance. Staff recommends keeping this section in the zoning ordinance, as the regulatory nature of this section reflects

PLANNING COMMISSION REGULAR MEETING

other parts of the zoning ordinance, as well as it establishes a single place to view lighting standards for the City.

RELATIONSHIP TO COUNCIL GOALS

Not specific to any City Council goals.

ROLE OF THE PLANNING COMMISSION

The Planning Commission should have a discussion on the amendment at hand, and consider providing a recommendation to the City Council.

A Public Hearing notice was published in The Press on April 17, 2025. A public hearing was previously held on this tabled item in May.

RECOMMENDATION:

Staff believes that if the Planning Commission and City Council feel that regulating exterior lighting in single-family residential districts is appropriate, the proposed ordinance addresses the concerns related to light trespassing on other properties, while at the same time not establishing too many limitations on how residents choose to light their properties. Addressing single-family residential properties and their exterior lighting is consistent with what is addressed by other Dark Sky Communities. Staff recommends that the Planning Commission engage in a discussion on the proposed amendment and provide a recommendation to the City Council.

ACTION:

The Planning Commission has the following options:

- A. Motion to recommend **approval** of the Ordinance Amendment as written.
- B. Motion to recommend **approval** of the Ordinance Amendment with revision identified by the Planning Commission
- C. Motion to recommend **denial** of the Ordinance with findings of fact to be provided by the Planning Commission.
- D. Motion to **table** action on the item with direction to be provided to the applicant and staff by the Planning Commission.

ATTACHMENT(S):

Draft Ordinance Amendment

ORDINANCE NO. 2025-XX
CITY OF DAYTON
HENNEPIN AND WRIGHT COUNTIES, MINNESOTA
STATE OF MINNESOTA

**AN ORDINANCE AMENDING THE DAYTON ZONING AND SUBDIVISION CODE
RELATED TO EXTERIOR LIGHTING**

SECTION 1. AMENDMENT. Dayton Zoning and Subdivision Code Section 1001.14 General Regulation, Additional Requirements, Exceptions and Modifications, is hereby amended by adding the underlined material as follows:

**1001.14 GENERAL REGULATIONS, ADDITIONAL REQUIREMENTS,
EXCEPTIONS AND MODIFICATIONS.**

...

Subd. 2 Standards

~~—(1) *Glare.* Glare, whether direct or reflected, such as from floodlights or high temperature processes, and as differentiated from general illumination, shall not be visible at any property line so as to obstruct traffic.~~

~~—(2) *Exterior Lighting.* Any lights used for exterior illumination, shall not be visible at any property line so as to obstruct traffic.~~

(31) *Vibration.*

a. Vibration shall not be discernible at any property line to the human sense of feeling for 3 minutes or more duration in any 1 hour.

b. Vibration of any kind shall not produce at any time an acceleration of more than 0.1 gravities or shall result in any combination of amplitudes and frequencies beyond the safe range of Table VII United States Bureau of Mines Bulletin No. 422, “Seismic Effects of Quarry Blasting,” on any structure.

c. The methods and equations of Bulletin No. 422 shall be used to compute all values for the enforcement of this provision. The bulletin is incorporated herein by reference.

(42) *Noise, odors, smoke, dust, fumes, water and waste.*

a. The design, construction and performance of all nonresidential uses shall be in conformance with City, eCounty, and State of Minnesota standards and regulations.

b. The storage of trash shall be within principal buildings or otherwise shall be within an accessory enclosure complete with roof and walls of the same exterior finish as the main structure and screened from all Residential Districts with an adequate buffer.

(53) *Accessory bBuildings.* The exterior finish and design of all accessory buildings shall match the exterior design and materials of the principal building or dwelling.

...

Subd. 12 Exterior Lighting

(1) Purpose. The purpose of this section is to promote the City of Dayton's designation as a Dark Sky Community by limiting light spillage and glare to ensure the safety of motorists and pedestrians, and to ensure lighting does not adversely affect land uses on adjacent properties. More specifically, this section is intended to:

a. Regulate exterior lighting to mitigate adverse impacts. Regulate exterior lighting to assure that excessive light spillage and glare are not directed at adjacent properties, neighboring areas, and motorists;

b. Ensure proper insulation. Ensure that all site lighting is designed and installed to maintain adequate lighting levels on site while limiting negative lighting impacts on adjacent lands; and

c. Provide security. Provide security for persons and land.

(2) Applicability.

a. In general. The provisions of this section shall apply to all development in the city unless exempted in accordance with § 1001.14 Subd. 12(3) below. For new development, including new signs, the Community Development Department may require specification plans and light distribution plans (photometric) to verify compliance with these standards. Where regulations of this section are in conflict with other sections of the City Code, the more restrictive requirement shall apply.

b. It is the responsibility of every installer of lighting and every owner or occupant of property on which a light source is located to comply with the provisions of this section.

(3) Exemptions. The following are exempt from specific portions of the exterior lighting standards of this section.

a. Athletic field lighting is exempt from the height standards;

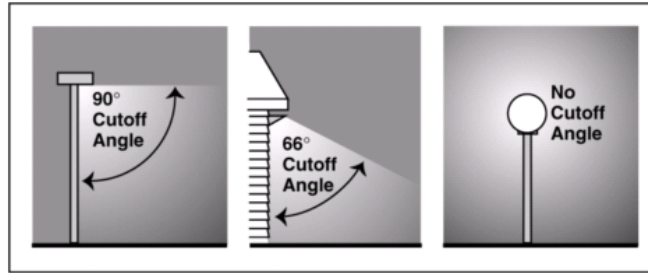
b. City-owned, -operated, or -maintained street lights located within a street right-of-way or other easement granted to the city are exempt from the footcandle standards at property lines.

c. Holiday displays and decorations are exempt from the down-casting standards.

d. Wall lights on single-family residential is exempt from the down-casting standards of this ordinance, provided it is installed under cover, such as a porch, eave, or another portion of a building so light from the source is not projected into the sky.

(4) General standards for exterior lighting.

a. Illumination direction. In all districts, lighting shall be directed downward with a cutoff angle no greater than 90 degrees. In addition, upwardly-directed lighting shall not be used to illuminate structures.



b. Glare. Glare, whether direct or reflected, such as from floodlights or high temperature processes, and as differentiated from general illumination, shall not be visible at any property line so as to obstruct traffic by complying with the maximum illumination levels allowed herein.

c. Maximum lighting height. Except for outdoor sports fields or performance areas, the height of outdoor lighting, whether mounted on poles or walls or by other means, shall be no greater than the height of the principal building in residential and agricultural districts and no greater than 30 feet in commercial, industrial, and general mixed-use districts.

(5) Shielding and fixtures.

a. Exterior. Light fixtures shall be shielded and use full cut-off lenses or hoods to prevent glare or spillover from the project site onto adjacent lands and streets.

b. Canopies. No light source in a canopy structure shall extend downward further than the lowest edge of the canopy ceiling.

(6) Maximum illumination levels. All outdoor lighting and indoor lighting visible from outside shall be designed and located so that the maximum illumination measured in footcandles at ground level at a property line shall not exceed the standards in the table below, *Maximum Illumination Levels*. Cut-off lighting shall be designed to direct light downward (e.g., shoe box style).

<u>Type of Use</u>	<u>Maximum Illumination (footcandle)</u>
<u>Single-Family Residential, Agricultural</u>	<u>0.5 at property line</u>
<u>Multi-family Residential, Commercial, Industrial, or Civic and Institutional*</u>	<u>1.0 at property line</u>
<u>Parking lots*</u>	<u>1.0 at property line</u>
<u>*When adjacent to single-family residential or agricultural, maximum illumination shall not exceed .1 footcandle at the property line.</u>	

(7) Wall pack lights. Wall packs on buildings may be used at entrances to a building to light unsafe areas. They are not intended to draw attention to the building or provide general building or site lighting. Wall packs on the exterior of the building shall be fully shielded (e.g., true cut-off type bulb or light source not visible from off-site) to direct the light vertically downward. Wall pack light sources that trespass light on any location off the site are prohibited.

(8) Illumination of outdoor sports fields and performance areas. Lighting of outdoor sports fields and performance areas shall comply with the following standards:

a. Glare control package. All lighting fixtures shall be equipped with an existing glare control package (e.g., louvers, shields, or similar devices) and aimed so that their beams are directed and fall within the primary playing or performance area.

b. Hours of operation. The lighting system for any game or event shall be extinguished within 30 minutes after the end of the game or event.

(9) Sign lighting. Lighting fixtures illuminating signs shall comply with the standards of this section, and exterior light sources shall be aimed and shielded so that direct illumination is focused exclusively on the sign face and the light source is not visible from off-site areas. A light distribution plan or other information demonstrating compliance with the lighting requirements of this chapter may be required.

(10) Minimum Standards for Lighting. See Minnesota State Building Code.

SECTION 2. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Adopted by the City Council of the City of Dayton this 22nd day of July 2025.

Mayor Dennis Fisher

ATTEST:

Amy Benting, City Clerk

Motion by _____ Seconded by _____

Motion passed _____

Published in THE PRESS on _____.

ITEM:

Consideration of an Amendment to the Dayton Zoning Code Section 1001.062 Special Requirements in All Industrial Districts, related to Outdoor Storage Surfacing Requirements

PREPARED BY:

Hayden Stensgard, Planner II

BACKGROUND:

Following the review of a Concept Preliminary Plat for a contractor's operation in the I-1, Light Industrial District, the City Council directed staff to explore an ordinance amendment addressing the surfacing requirements for outdoor storage areas in the I-1, Light Industrial District. The concept plan proposed a portion of the outdoor storage area to be surfaced with class II aggregate material due to limiting potential damage to paved surfaces when maneuvering the site with tracked equipment. Both the Planning Commission and City Council expressed verbal support for the use of the material, but did not wish to proceed with a Variance from this standard, nor review the plan as part of a Planned Unit Development, essentially the only two options that offer flexibility from the Zoning Ordinance. Subsequently, City staff has drafted an amendment to this section of the ordinance to allow for flexibility from the current surfacing standards for outdoor storage.

ANALYSIS:

Outdoor storage in industrial districts within the City are allowed as an accessory use by way of a Conditional Use Permit. Currently, the standards in the code only allow for outdoor storage to be surfaced with a paved material, such as asphalt or concrete. The code does not allow for the use of other surfacing material. The proposed code amendments read as part of the ordinance as follows:

b. The outdoor storage area shall be paved, fenced, and adequately screened. Screening shall be at a minimum of 8 feet in height, at time of installation from street level view and around the perimeter of the open storage area by means of a combination of fencing, landscaping, berming, and/or building placement. Landscaping shall be placed outside and along the perimeter of the fence to soften the appearance of the fence. Landscaping shall consist of a minimum of 2 trees and 5-10 shrubs per 100 feet of fence.

1. Consideration may be given to allow a portion of the outdoor storage area to be surfaced with crushed aggregate or recycled asphalt through the Conditional Use Permit review. Such surfacing shall be of a dustless material.

Being that all new outdoor storage accessory uses require a Conditional Use Permit, the opportunity for the Planning Commission and City Council to review these on a case-by-case basis is already established. Similar to most surrounding communities requiring a Conditional Use Permit for Outdoor Storage as an Accessory Use, below is also a table that compares surfacing requirements in those surrounding communities.

City	Surfacing Requirements for Outdoor Storage
Anoka	Must be a dustless material.
Brooklyn Park	Must be paved.

PLANNING COMMISSION REGULAR MEETING

Champlin	May not permit new outdoor storage.
Corcoran	Requires paving unless approved by the City Council.
Maple Grove	Must be paved.
Ramsey	Paved or dustless material in I-2. Requires paving in I-1.
Rogers	Must be paved.

Allowing for dustless materials when surfacing outdoor storage areas in Dayton would not appear to set a precedent in the area, as Ramsey, Corcoran, and Anoka allow this in some capacity. This does put the responsibility on City staff to work with developers on identifying an area of non-paved area with an understandable reason, and the Planning Commission and City Council would bear the responsibility of determining whether such request is reasonable in nature by way of the Conditional Use Permit.

RELATIONSHIP TO COUNCIL GOALS

Not specific to any City Council goals.

ROLE OF THE PLANNING COMMISSION

The Planning Commission should hold a public hearing on this matter, have a discussion on the amendment at hand, and consider providing a recommendation to the City Council.

A Public Hearing notice was published in The Star Tribune on Saturday, June 28, 2025.

RECOMMENDATION:

If the Planning Commission and City Council feel that flexibility should be offered in regard to surfacing requirements for Outdoor Storage in the I-1 District, staff recommends approval of the ordinance amendment as written.

ACTION:

The Planning Commission has the following options:

- A. Motion to recommend **approval** of the Ordinance Amendment as written.
- B. Motion to recommend **approval** of the Ordinance Amendment with revision identified by the Planning Commission
- C. Motion to recommend **denial** of the Ordinance with findings of fact to be provided by the Planning Commission.
- D. Motion to **table** action on the item with direction to be provided to the applicant and staff by the Planning Commission.

ATTACHMENT(S):

Draft Ordinance Amendment

ORDINANCE NO. 2025-XX
CITY OF DAYTON
HENNEPIN AND WRIGHT COUNTIES, MINNESOTA
STATE OF MINNESOTA

**AN ORDINANCE AMENDING THE DAYTON ZONING ORDINANCE SECTION
1001.062 SPECIAL REQUIREMENTS IN ALL INDUSTRIAL DISTRICTS**

SECTION 1. AMENDMENT. Dayton Zoning and Subdivision Code Section 1001.062 Special Requirements in All Industrial Districts is hereby amended by adding the underlined material as follows:

1001.062 SPECIAL REQUIREMENTS IN ALL INDUSTRIAL DISTRICTS

...

(4) Outdoor storage, which is accessory to the principal use, shall be subject to the following standards:

a. A permanent structure is required on the parcel.

b. The outdoor storage area shall be paved, fenced, and adequately screened. Screening shall be at a minimum of 8 feet in height, at time of installation from street level view and around the perimeter of the open storage area by means of a combination of fencing, landscaping, berming, and/or building placement. Landscaping shall be placed outside and along the perimeter of the fence to soften the appearance of the fence. Landscaping shall consist of a minimum of 2 trees and 5-10 shrubs per 100 feet of fence.

1. Consideration may be given to allow a portion of the outdoor storage area to be surfaced with crushed aggregate or recycled asphalt through the Conditional Use Permit review. Such surfacing shall be of a dustless material.

c. The area devoted to outdoor storage shall be limited to 20% of the net area or the net land area of 2 acres of the lot as measured by the fenced, paved area excluding drive aisles in the fenced area to service the improvements (i.e. vehicle parking stalls to meet the parking requirement and/or loading areas associated with docks or drive-in doors) and shall be limited to the smaller of the 2 measurements.

d. Pole mounted lighting shall be limited to 20 feet in height. All light fixtures shall be downcast style fixtures. Reflected glare or spill light from all exterior lighting shall not exceed 0.1 foot-candle measurement on the property line when adjoining residential zoned and 1 foot-candle measure on the property line when such line adjoins a similar zone and land use.

e. All non-storage parking areas shall comply with the parking lot landscape requirements in Section [1001.19](#).

f. Business activities related to the outdoor storage area shall be limited to 7:00 a.m. to 10:00 p.m. for those abutting a residential property line. Vehicles shall not be left idling for long periods of time.

g. Developer shall submit site plans and sections illustrating sightlines from grade level view of properties and public view through the Conditional Use Permit process.

h. The site plan for the outdoor storage area shall be subject to review by the City Engineer for applicable stormwater management requirements.

i. Outdoor Storage areas shall not be adjacent to roads classified as either major or minor arterials and the storage area shall not abut any land guided residential.

...

SECTION 2. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Adopted by the City Council of the City of Dayton this 22nd day of July 2025.

Mayor Dennis Fisher

ATTEST:

Amy Benting, City Clerk

Motion by _____ Seconded by _____

Motion passed _____

Published in THE PRESS on _____.

ITEM:

Consideration of an Amendment to the Dayton Zoning Code Section 1001.35 Accessory Buildings and Structures, related to Accessory Building Height in the Agricultural Districts.

PREPARED BY:

Hayden Stensgard, Planner II

BACKGROUND:

Stemming from a building permit recently submitted to construct an accessory building in the A-1, Agricultural District, it was found that these structures in Agricultural districts are limited to the height of the principal dwelling on the property, and the only means to exceed that height is through the Variance process. Whereas, the residential districts allow for accessory structures to exceed the principal dwelling height through a Conditional Use Permit, not to exceed 35 feet, which is the standard maximum for principal dwelling height in residential districts. Upon review of a Variance request for that previously mentioned building permit, the Planning Commission and City Council agreed that this is a discrepancy in the code language that sets a more limited standard in the agricultural districts than the residential district related to accessory structures, and directed staff to address this discrepancy through an amendment to the Zoning Ordinance.

ANALYSIS:

The proposed ordinance amendment directly reflects the standards for accessory structure height in the residential districts for the agricultural districts. Property owners would be able to apply for a building permit for an accessory structure matching the height of the principal dwelling on the property, or less, without needing a Conditional Use Permit. If they wish to propose a building exceeding that height, a Conditional Use Permit would be required. Through the Conditional Use Permit process, the expectation is to review the CUP request with the identified height of the accessory structure at the time of application submittal, rather than reviewing it as an arbitrary height not to exceed 35 feet.

(1) *Conditional use permit.* No building permit shall be issued for the construction of detached accessory buildings on an agriculture-zoned parcel exceeding the limits stated below and the underlying zoning district's impervious surface limit, except by conditional use permit.

<i>A-1, Agricultural District</i>	
<i>A-2, Agricultural District</i>	
<i>S-A, Special Agricultural District</i>	
<i>Setbacks</i>	
Front, side or rear to a street	30 feet
Front, side or rear to an arterial street	50 feet
Side yard	10 feet
Rear yard	10 feet
*Accessory building height shall not exceed the principal dwelling height be limited to the height of the principal dwelling on the property, or 35 feet, whichever is less.	

PLANNING COMMISSION REGULAR MEETING

RELATIONSHIP TO COUNCIL GOALS

Not specific to any City Council goals.

ROLE OF THE PLANNING COMMISSION

The Planning Commission should hold a public hearing on this matter, have a discussion on the amendment at hand, and consider providing a recommendation to the City Council.

A Public Hearing notice was published in The Star Tribune on Saturday, June 28, 2025.

RECOMMENDATION:

Staff recommends approval of the ordinance amendment as written.

ACTION:

The Planning Commission has the following options:

- A. Motion to recommend **approval** of the Ordinance Amendment as written.
- B. Motion to recommend **approval** of the Ordinance Amendment with revision identified by the Planning Commission
- C. Motion to recommend **denial** of the Ordinance with findings of fact to be provided by the Planning Commission.
- D. Motion to **table** action on the item with direction to be provided to the applicant and staff by the Planning Commission.

ATTACHMENT(S):

Draft Ordinance Amendment

ORDINANCE NO. 2025-XX
CITY OF DAYTON
HENNEPIN AND WRIGHT COUNTIES, MINNESOTA
STATE OF MINNESOTA

AN ORDINANCE AMENDING THE DAYTON ZONING ORDINANCE SECTION
1001.35 ACCESSORY STRUCTURES AND BUILDINGS

SECTION 1. AMENDMENT. Dayton Zoning and Subdivision Code Section 1001.35 Accessory Buildings and Structures is hereby amended by adding the underlined material as follows:

1001.35 ACCESSORY BUILDINGS AND STRUCTURES

...

Subd. 4 Agricultural Districts

(1) *Conditional use permit.* No building permit shall be issued for the construction of detached accessory buildings on an agriculture-zoned parcel exceeding the limits stated below and the underlying zoning district's impervious surface limit, except by conditional use permit.

(2) *Site plan approval.*

a. *Building permit required.* Detached accessory buildings greater than 200 square feet in floor area shall require a building permit. The Building Official shall review the site plan and construction drawings to determine compliance with the Building Code and other applicable ordinances, laws, and regulations.

(3) *Setbacks and encroachment.*

<i>A-1, Agricultural District</i>	
<i>A-2, Agricultural District</i>	
<i>S-A, Special Agricultural District</i>	
<i>Setbacks</i>	
Front, side or rear to a street	30 feet
Front, side or rear to an arterial street	50 feet
Side yard	10 feet
Rear yard	10 feet
*Accessory building height shall not exceed the principal dwelling height <u>be limited to the height of the principal dwelling on the property, or 35 feet, whichever is less.</u>	

(4) *Accessory building performance standards.*

a. Accessory buildings and structures constructed for agricultural purposes in Agricultural Districts (A-1, A-2, S-A) are permitted as impervious coverage allows in Section 1001.05 Subdivisions 9 and 10.

b. On parcels of less than 1 acre there shall be no more than 2 detached accessory structures and the total area of all detached accessory buildings shall not exceed the footprint of the principal dwelling.

c. The footprint of the principal building includes attached garage area, if any.

d. The exterior materials for residential accessory buildings must be comparable to the exterior materials of the principal dwelling on lots below 1 acre in size.

e. No new accessory structures are permitted on the non-homestead outlot. Existing structures at the time of creation of the outlot will become legal non-conforming structure.

...

SECTION 2. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Adopted by the City Council of the City of Dayton this 22nd day of July 2025.

Mayor Dennis Fisher

ATTEST:

Amy Benting, City Clerk

Motion by _____ Seconded by _____

Motion passed _____

Published in THE PRESS on _____.