



**LONG-RANGE PLANNING COMMISSION
MEETING AGENDA
January 27, 2014
6:00 p.m.**

1. Call to order
2. Approval of minutes from regular meeting on December 16, 2013
3. Draft Land Use Plan – review and discuss
 - a. South 371 Corridor
 - b. Industrial Districts
 - c. Key Properties
 - d. Growth Areas/Staging
4. Next Steps
5. Other Business - 2014 Meeting Dates
6. Next Meeting February 24, 2014
7. Adjourn

LONG RANGE PLANNING COMMISSION MINUTES
December 16, 2013

The meeting of the City of Baxter Long Range Planning Commission was called to order at 6:10 p.m. by Acting Chair Bob Ryan.

MEMBERS PRESENT: Cathy Clark, Bob Ryan, Jim Kalkofen, Rock Ylimeini

MEMBERS ABSENT: Chair Kevin Donnay, Mark Cross, Council Liaison Todd Holman and Lori Rubin

STAFF PRESENT: CD Director Josh Doty

OTHERS: Mayor Darrel Olson, Phil Carlson, Nathan Hall and Rick zumBrunnen

Approval of Minutes

Motion by Commissioner Ylimeini, second by Commissioner Kalkofen to approve the minutes of the November 25, 2013 meeting. Motion carried unanimously.

Goals & Policies-Review and Discuss

Acting Chair Ryan turned the floor over to Mr. Carlson. Mr. Carlson reviewed the items in the packet and indicated there were updates throughout the goals and policy portion of the comprehensive plan. He stated that the community forum will also include the draft land use map and future land use categories.

Mr. Carlson stated that transportation will be reviewed with the Public Works Director on December 17, 2013 and the Chamber on December 18, 2013.

Mr. Carlson asked the Commission if there were any questions/comments regarding the information in the packet.

Commissioner Ylimeini had a concern about Goal 2, No. 5 he stated that it makes it sound like the city needs a fund to help people put on new siding. Mr. Carlson said that some cities do have incentives however it is not a requirement. Commissioner Kalkofen asked about Goal 2, No. 3 who would be responsible for unique land and water features? Mr. Carlson stated it could be done through zoning and the developer is responsible to catalog what is on the property prior to development or the city could catalog natural resource features. Commissioner Kalkofen asked CD Director Doty if the city had anything on file currently. CD Director Doty stated there is a conservation overlay but nothing in the ordinances currently. Mr. Carlson stated that the Shoreland Overlay District may have some greater setbacks along lakes and rivers. Commissioner Kalkofen thought that this is a good goal to have in the comp. plan.

Commissioner Clarke asked if Goal 2, No. 4 was meant to state affordable for only seniors or if it should be changed. The Commission had a brief conversation regarding what "affordable" could

imply. Acting Chair Ryan stated that it does say “workforce” in that verbiage and he was comfortable with the verbiage. It was decided the verbiage would remain the same.

There was a brief conversation regarding the verbiage in the draft comp. plan. Acting Chair Ryan stated he liked the verbiage. As a P & Z Commissioner, it gives flexibility to find conditions for approval and denial. Acting Chair Ryan then went to Goal 4, No. 5 “identify and implement on road bicycle corridors along major roadways”. What if a developer comes in and asked when is the city going to do this? The Commission agreed to changing the language to “where feasible”. Commissioner Kalkofen asked if referencing Goal 5, No. 3 covers Goal 4, No. 5 and if Goal 5, No. 3 could possibly be removed? Acting Chair Ryan stated that one was transportation to locations and the other is for recreational biking. He stated that both points should remain with the additional verbiage.

Commissioner Ylimeini stated the Goal 5, No. 6 sounded like more signs going up and currently the city is taking down signs. The Commission asked how the city could limit trucks on roads. Acting Chair Ryan gave a few examples of how the current ordinance has kept semi-trucks off roads from overnight parking to a person receiving semi-loads of items for a home business. The ordinance helped to stop the activity in a residential district. The Commission discussed the need for No. 6 in the comp. plan however any route would require more signage.

Commissioner Kalkofen stated Goal 6, No. 1 could be reworded by saying “Reasonable expectation for future services.” making the sentence easier to read. Mr. Carlson acknowledged the change.

Acting Chair Ryan asked the Commission if they are ready to forward this onto the City Council, subject to the changes discussed this evening. The Commission agreed.

Mr. Carlson moved to the land use map and reviewed the map with the Commission. He introduced the idea of two different types of industrial districts. One was Industrial Business that is the heavier type of industrial district. The other was General Industrial such as warehouse office. Making two districts would keep some of the heavier industrial uses away from the 371 corridor. CD Director Doty indicated that currently Baxter has only one Industrial zone and it does reach the 371 corridor. Commissioner Clark asked if creating the two would keep heavier uses away from the so called “gateway”, CD Director Doty stated that was the intent. Commissioner Ylimeini stated that he understood the concept for some areas but some of this already exists. This would allow the City a little more guidance. The Commission noted a few areas that would need to be changed or clarified. Mr. Carlson stated that what is there now may not be there in 20-30 years, this guides the future.

Mr. Carlson moved to Rural Residential District and where should the line be placed to allow more sanitary sewer areas. Commissioner Ylimeini thought that the water could be run from the west industrial park down to Mapleton Rd. as there is a lift station at the end of Independence Rd. Mr. Carlson asked if the Camp Ripley buffer line should be considered the stopping point or not. Mayor Olson believed there was some funding involved in the Camp Ripley buffer and that would need to be looked into prior to moving the line. All property east of the line could be considered single family and not rural residential. Commissioner Ylimeini stated that it should be rural being it is harder to service with sewer and water. Acting Chair Ryan agreed that the line needed to stay in place and east of the line could be single family. Acting Chair Ryan stated that the funding question the Mayor presented should be looked into before finalizing the map.

CD Director Doty added that the Parks Commission is talking about additional park land for the Mississippi River Overlook Park or possibly creating a park east of the Camp Ripley buffer line.

Other Business

2014 Meeting Dates-Not discussed

Next Meeting

The next meeting is scheduled for January 27, 2014 at 6:00 p.m.

Due to the timeframe Acting Chair Ryan welcomed the members in the audience to the second community forum at 7:10 p.m. He then turned the floor over to Mr. Carlson who started the power point presentation. After the presentation the Commission and audience members held discussion with the audience members at map stations.

Adjournment

Motion by Acting Chair Ryan, second by Commissioner Kalkofen to adjourn the meeting and community forum at 8:10 p.m.

Approved by:

Respectfully submitted,

Acting Chair Bob Ryan

Shanna Newman
CD Technical Clerk

**CITY OF BAXTER, MINNESOTA
ORDINANCE 2013-__**

**AN ORDINANCE AMENDING THE TEXT OF TITLE 10 OF THE BAXTER
CITY CODE, ENTITLED BAXTER ZONING REGULATIONS**

THE CITY OF BAXTER ORDAINS:

SECTION 1. Amendments. The text of Chapter 3, Article F. "C1" Neighborhood Commercial District of Title 10 (Zoning Regulations) of the Baxter City Code is hereby repealed in its entirety and replaced with underlined material as follows:

ARTICLE F. C1 (NEIGHBORHOOD COMMERCIAL DISTRICT)

10-3F-1: PERMITTED USES:

The following neighborhood retail sales and service businesses with a ground floor footprint of thirty thousand (30,000) square feet or less supplying commodities or performing a service primarily for residents of the surrounding neighborhood:

- A. Bakeries; retail.
- B. Barbershops, Beauty Shops; other Personal Service Uses.
- C. Banks, savings loans, credit unions and the like (without drive-through).
- D. Civic Buildings such as city halls, fire stations and the like (without outside storage).
- E. Essential Services.
- F. Clinics including Multi-specialty outpatient clinic
- G. Convenience Stores (without motor fuel stations).
- H. Copy/printing services (excluding printing presses and publishing facilities)
- I. Drug stores and pharmacies (without drive-through).

- J. Dry cleaning and laundry pick-ups, self-service laundromats, incidental pressing, tailoring, repair and the like (without dry cleaning processing).
- K. Fitness centers and fitness-related studios such as karate, yoga, dance and the like (less than 5,000 square feet in size).
- L. Florists, Hobby, Craft or Variety Stores and the like.
- M. Hardware Stores.
- N. Offices; professional and medical
- O. Restaurants (without drive-through).
- P. Studios; art related.
- Q. Retail goods and services of a similar nature, as determined by the Zoning Administrator.

10-3F-2: ACCESSORY USES:

- A. Accessory uses incidental and customary to uses allowed in Section 10-3F-1 C-1 Permitted Uses shall not occupy more than thirty percent (30%) of the gross floor area of the principal building.
- B. Off street parking, loading and service entrances as regulated in Section 10-5-2 Special Provisions, Off Street Parking and Section 10-5-3 Special Provisions, Loading Standards.
- C. Accessory structures as regulated by Section 10-5-11 Special Provisions, Accessory Structures.
- D. Signs as regulated by Section 10-5-1 Special Provisions, Signs.
- E. Wireless communication towers as accessory to a permitted principal use subject to Title 9, Chapter 4 and Section 9-4-3.
- F. Adult Use, Accessory pursuant to Title 3, Chapter 4 of the Baxter City Code.

10-3F-3: CONDITIONAL USES:

The following are conditional uses, subject to the conditions outlined in Section 10-7-4 Conditional Use Permit and the specific standards and criteria that may be cited for a specific use:

A. Adult Use, Principal, pursuant to Title 3, Chapter 4 of the Baxter City Code.

B. Car Washes.

1. The site shall provide stacking space for the car wash. The amount of stacking space shall take into account the type of car wash and the amount of time it takes to wash a vehicle. Stacking spaces shall not interfere with parking spaces or traffic circulation.
2. The exit from the car wash shall have a drainage system which is subject to the approval of the City and gives special consideration to the prevention of ice build-up during winter months.
3. Hours of operation shall be limited to between 7:00 a.m. and 10:00 p.m. daily.
4. A bypass lane shall be provided for each drive-through use, allowing cars to leave the drive-through lane from the stacking area.

C. Daycare Facility provided:

1. Unless exempted by the Zoning Administrator, where an outdoor play area of a Daycare Facility abuts any commercial or industrial use or zone, or public right-of-way, the Daycare Facility shall provide screening along the shared boundary of such uses, zones or public rights-of-way. All of the required fencing and screening shall comply with Section 10-4-4 Performance Standards, Visual Standards.
2. There shall be adequate off-street parking which shall be located separately from any outdoor play area. Parking areas shall be screened from view of surrounding and adjoining residential uses in compliance with Section 10-5-2 Special Provisions Off Street Parking.
3. When a day care facility is an accessory use within a structure containing another principal use, parking for each use shall be calculated separately for determining the total off-street parking spaces required. An exception to this requirement may be granted by the Zoning Administrator in instances where no increase in off-street parking demand will result.
4. Off-street loading space in compliance with Section 10-5-3 Special Provisions, Off Street Loading.

5. All signing and informational or visual communication devices shall be in compliance with Section 10-5-1 Special Provisions, Signs.
 6. The structure and operation shall be in compliance with State of Minnesota Department of Human Services regulations and shall be licensed accordingly.
- D. Funeral homes and mortuaries.
- E. Motor fuel stations in compliance with Section 10-5-6 Special Provisions, Motor Fuel Stations and the following:
1. That the area and location of space devoted to non-automotive merchandise sales shall be specified in the application and in the conditional use permit. Exterior sales or storage shall be only as allowed by the conditional use permit and shall be limited to 10 percent of the gross floor area of its associated principal use.
 2. The off-street loading space(s) and building access for delivery of goods shall be separate from customer parking and entrances and shall not cause conflicts with customer vehicles and pedestrian movements.
 3. Motor fuel facilities shall be installed in accordance with State and City standards. Additionally, adequate space shall be provided to access gas pumps and to allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations which do not conflict with circulation, access and other activities on the site. Fuel pumps shall be installed on pump islands.
 4. All buildings, canopies, and pump islands shall be located to comply with the minimum setback requirements of the C1 District.
 5. All canopy lighting for motor fuel station pump islands shall be recessed or shielded to provide a 90-degree cutoff. Illumination levels for pump islands shall not exceed 30-foot candles.
 6. Litter Control. The operation shall be responsible for litter control within 300 feet of the premises and litter control is to occur on a daily basis. Trash receptacles must be provided at a convenient location on site to facilitate litter control.
- F. Multi-business signs, as regulated in the Section 10-5-1 Special Provisions, Signs.
- G. Planned unit development (PUD) pursuant to chapter 6 of this title.

H. Residential care facilities such as nursing homes, assisted living facilities including community behavioral health hospital and similar facilities (excludes hospitals or similar institutions):

1. That no building be located less than thirty feet (30') from the side lot line and are screened in compliance with Section 10-4-4 Performance Standards, Visual Standards.
2. An off street rider drop-off and pick up drive is provided.
3. There is an additional ten feet (10') of setback for all parking areas if abutting or adjacent to a residential district and Adequate off street parking and access is provided in compliance with Section 10-5-2 Special Provisions, Off Street Parking.
4. Adequate off street loading and service entrances are provided in compliance with Section 10-5-3 Special Provisions, Off Street Loading.
5. The site and related parking and service shall be served by an arterial or collector street of sufficient capacity
6. On-site services shall be for residents of the facility only.
7. The site shall contain not less than six hundred (600) square feet of lot area for each person to be accommodated.
8. All signing and informational or visual communication devices shall be in compliance with Section 10-5-1 Special Provisions, Signs and shall not impact surrounding and abutting residential.

I. Veterinary; related indoor kennels provided:

1. All pens or cages must be completely enclosed within a building with the exception of incidental run areas that shall be limited to 10 percent of the gross floor area of its associated principal use, to a maximum of 5,000 square feet.
2. All indoor activity shall include soundproofing and odor control.
3. When abutting a residential use or district, the property shall be screened and landscaped in accordance with Section 10-4-4 Performance Requirements, Visual Standards.

J. Wireless communication towers as accessory to a permitted principal use subject to Title 9, Chapter 4.

10-3F-4: INTERIM USES:

The following are interim uses, subject to the conditions outlined in Chapter 7, Interim Uses and the specific standards and criteria that may be cited for a specific use:

- A. Buildings temporarily located for purposes of construction on the premises for a period not to exceed time necessary to complete said construction.
 - 1. All building and safety codes are met.

10-3F-5: LOT AREA, HEIGHT, LOT WIDTH, AND YARD REQUIREMENTS:

- A. Area Requirements. The following requirements shall be met in the C1 District. New development shall only be allowed when a full range of municipal services and facilities are available to serve the site. Properties may be subject to special requirements as noted in Article L of this Title (Shoreland Overlay District).

	With Public Sewer And Water
Minimum lot size	20,000 square feet
Minimum lot width	100 feet interior 120 feet corner
Minimum Principal Structure Setbacks:	
Front yard	30 feet.
Side yard	10 feet interior 30 feet abutting corner.
Rear yard	30 feet
Minimum accessory structures setback	10 feet
Maximum building height	35 feet
Maximum ground floor footprint	30,000 square feet
Maximum lot coverage	50 percent
Maximum impervious surface (other than shore land overlay district)	88 percent
Maximum impervious surface (shore land overlay district)	25 percent

- B. Fence, Screen Required: Wherever a C1 District abuts or is across the street from an R district, a fence or compact evergreen screen is required pursuant to Section 10-4-4 Performance Standards, Visual Standards.

SECTION 2. Amendments. The text of Chapter 3, Article G “C2” Regional Commercial District of Title 10 (Zoning Regulations) of the Baxter City Code is hereby repealed in its entirety and replaced with underlined material as follows:

ARTICLE G. C2 (REGIONAL COMMERCIAL DISTRICT)

10-3G-1: PERMITTED USES:

The following retail sales and service businesses supplying commodities or performing a service primarily for residents of the surrounding trade area:

- A. Auto accessory retail (not including service).
- B. Bakeries; retail.
- C. Banks, savings loans, credit unions and the like (without drive-through).
- D. Barbershops, Beauty Shops; other Personal Service Uses
- E. Bus/transit stations or terminals without vehicle storage.
- F. Civic Buildings such as city halls, fire stations and the like (without outside storage).
- G. Clinics including Multi-specialty outpatient clinic.
- H. Commercial Recreation, indoor (e.g. bowling alleys, roller rinks and the like).
- I. Convenience Stores (without motor fuel stations).
- J. Copy/printing services (excludes printing presses and publishing facilities).
- K. Department Stores.
- L. Drug stores and pharmacies (without drive-through).
- M. Dry cleaning and laundry pick-ups, self-service laundromats, incidental pressing, tailoring, repair and the like (without dry cleaning processing).
- N. Fitness centers and fitness-related studios such as karate, yoga, dance and the

like.

- O. Florists, Hobby, Craft or Variety Stores and the like.
- P. Essential Services.
- Q. Grocery Stores.
- R. Hardware Stores.
- S. Hotels and motels.
- T. Furniture and Household Appliance Stores.
- U. Liquor; Off-Sale.
- V. Offices; professional and medical
- W. Public and Private Clubs and Lodges.
- X. Plumbing, television, radio, electrical sales and related accessory repair.
- Y. Religious institutions (limited to worship and directly related social events).
- Z. Restaurant (without drive-through).
- AA. Reception halls/event centers/conference centers.
- BB. Sporting goods and similar retail sales.
- CC. Studios; art related.
- DD. Tobacco Specialty Store.
- EE. Retail goods and services of a similar nature, as determined by the Zoning Administrator.

10-3G-2: ACCESSORY USES:

- A. Accessory uses incidental and customary to uses allowed in Section 10-3G-1 C-2. Permitted Uses shall not occupy more than thirty percent (30%) of the gross floor area of the principal building.
- B. Off street parking, loading and service entrances as regulated in Section 10-5-2 Special Provisions, Off Street Parking and Section

10-5-3 Special Provisions, Loading Standards.

- C. Accessory structures as regulated by Section 10-5-11 Special Provisions, Accessory Structures.
- D. Signs as regulated by Section 10-5-1 Special Provisions, Signs.
- E. Adult Use, Accessory pursuant to Title 3, Chapter 4 of the Baxter City Code.
- F. Wireless communication towers as accessory to a permitted principal use subject to Title 9, Chapter 4 and Section 9-4-3.

10-3G-3: CONDITIONAL USES:

The following are conditional uses, subject to the conditions outlined in Section 10-7-4 Conditional Use Permit and the specific standards and criteria that may be cited for a specific use:

- A. Adult Use, Principal pursuant to Title 3, Chapter 4 of the Baxter City Code.
- B. Car Washes.
 - 1. The site shall provide stacking space for the car wash. The amount of stacking space shall take into account the type of car wash and the amount of time it takes to wash a vehicle. Stacking spaces shall not interfere with parking spaces or traffic circulation.
 - 2. The exit from the car wash shall have a drainage system which is subject to the approval of the City and gives special consideration to the prevention of ice build-up during winter months.
 - 3. Hours of operation shall be limited to between 7:00 a.m. and 10:00 p.m. daily.
 - 4. A bypass lane shall be provided for each drive-through use, allowing cars to leave the drive-through lane from the stacking area.
- C. Drive-through business subject to Section 10-5-4 Special Provisions, Drive-through Businesses provided:
 - 1. Adequate stacking distance shall be provided, as determined by the City Engineer, which does not interfere with other driving areas, parking spaces, or sidewalks.

2. Electronic speaker devices, if used, shall not be audible beyond the property being served and shall not be operated between the hours of ten (10:00) P.M. and seven (7:00) A.M, unless extended by the City Council as part of the conditional use permit.
3. Screening shall be provided of automobile headlights in the drive-through lane to adjacent properties subject to Section 10-4-4 Performance Requirements, Visual Standards. Such screening shall be at least three feet (3') in height and fully opaque, consisting of a wall, fence, dense vegetation, berm, or grade change.
4. A bypass lane shall be provided for each drive-through use, allowing cars to leave the drive-through lane from the stacking area.

D. Daycare Facility provided:

1. Unless exempted by the Zoning Administrator, where an outdoor play area of a Daycare Facility abuts any commercial or industrial use or zone, or public right-of-way, the Daycare Facility shall provide screening along the shared boundary of such uses, zones or public rights-of-way. All of the required fencing and screening shall comply with Section 10-4-4 Performance Standards, Visual Standards.
2. There shall be adequate off-street parking which shall be located separately from any outdoor play area. Parking areas shall be screened from view of surrounding and adjoining residential uses in compliance with Section 10-5-2 Special Provisions, Off Street Parking.
3. When a day care facility is an accessory use within a structure containing another principal use, parking for each use shall be calculated separately for determining the total off-street parking spaces required. An exception to this requirement may be granted by the Zoning Administrator in instances where no increase in off-street parking demand will result.
4. Off-street loading space in compliance with Section 10-5-3 Special Provisions, Off Street Loading.

5. All signing and informational or visual communication devices shall be in compliance with Section 10-5-1 Special Provisions, Signs.
6. The structure and operation shall be in compliance with State of Minnesota Department of Human Services regulations and shall be licensed accordingly.

E. Funeral homes and mortuaries.

F. Garden Center provided:

1. When abutting a residential use or district, the property shall be screened and landscaped in accordance with this Chapter. All structures shall be set back at least 100 feet from any residential property line.
2. On-site storage and use of pesticides and fertilizers shall meet the standards of the Minnesota Department of Agriculture.
3. Lighting shall comply with all ordinance requirements. If more than 25 percent of the greenhouse spaces are to be lit at night, they shall be screened from residential properties by use of a retractable curtain, landscaping, buildings or other methods to prevent light pollution, including sky glow.

G. Motor fuel stations in compliance with Section 10-5-6 Special Provisions, Motor Fuel Stations and the following:

1. That the area and location of space devoted to non-automotive merchandise sales shall be specified in the application and in the conditional use permit. Exterior sales or storage shall be only as allowed by the conditional use permit and shall be limited to 10 percent of the gross floor area of its associated principal use.
2. The off-street loading space(s) and building access for delivery of goods shall be separate from customer parking and entrances and shall not cause conflicts with customer vehicles and pedestrian movements.
3. Motor fuel facilities shall be installed in accordance with State and City standards. Additionally, adequate space shall be provided to access gas pumps and to allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations which do not conflict with circulation,

access and other activities on the site. Fuel pumps shall be installed on pump islands.

4. All buildings, canopies, and pump islands shall be located to comply with the minimum setback requirements of the C2 District.
5. All canopy lighting for motor fuel station pump islands shall be recessed or shielded to provide a 90-degree cutoff. Illumination levels for pump islands shall not exceed 30-foot candles.
6. Litter Control. The operation shall be responsible for litter control within 300 feet of the premises and litter control is to occur on a daily basis. Trash receptacles must be provided at a convenient location on site to facilitate litter control.

H. Motor Vehicle, Boat or Equipment Repair.

1. All servicing of vehicles and equipment shall occur entirely within the principal structure.
2. To the extent required by State law and regulations, painting shall be conducted in an approved paint booth, which thoroughly controls the emission of fumes, dust, or other particulated matter.
3. Storage and use of all flammable materials, including liquid and rags, shall conform with applicable provisions of the Minnesota Uniform Fire Code.
4. Parking, driveway, and circulation standards and requirements shall be subject to the review and approval of the City and shall be based upon the specific needs of the operation and shall accommodate large vehicle equipment and semi-trailer/tractor trucks.
5. The storage of damaged vehicles and vehicle parts and accessory equipment must be completely inside a principal or accessory building.
6. The sale of products other than those specifically mentioned in this Section shall be subject to a separate conditional use permit.

I. Motor Vehicle, Boats and Equipment Sales, including Manufactured Housing and Recreational Camping Vehicles, pursuant to Section 10-4-11 of this Title.

1. All sales shall occur on one lot.

2. Parking areas for the outside storage and sale of vehicles, boats and trailers, shall be on impervious surface, either bituminous, concrete, or approved equivalent.
 3. Interior concrete or asphalt curbs shall be constructed within the property to separate driving and parking areas from landscaped areas.
 4. All areas of the property not devoted to buildings or parking areas shall be landscaped in accordance with Section 10-4-4 Performance Standards, Visual Standards.
 5. Off-street parking shall be provided for customers and employees in accordance with Section 10-5-2 Off Street Parking, Special Provisions.
 6. Parking for a motor vehicle, boat, or trailer sales shall not be less than 9 feet wide by 18.5 feet in length.
- J. Multi-business signs, as regulated in the Section 10-5-1 Special Provisions, Signs.
- K. Planned unit development (PUD) pursuant to chapter 6 of this title.
- L. School.
1. The use when conducted entirely within a building.
 2. The site shall be served by a minor arterial or higher classification of roadway.
 3. A master plan shall be submitted that describes proposed physical development for the next five years and for the following five years. Said plan shall include a description of proposed development phases and plans, development priorities, the probable sequence of proposed development, estimated dates of construction and the anticipated interim use of property waiting to be developed.
 4. A transportation management plan shall be submitted to address off-street parking, bus loading and unloading, traffic control, and the impact of the facility on surrounding roadways.
- M. Veterinary and Pet Shop; related indoor kennels provided:
1. All pens or cages must be completely enclosed within a building with the exception of incidental run areas that shall be limited to 10 percent of the gross floor area of its associated principal use, to a maximum of 5,000 square feet.

2. All indoor activity shall include soundproofing and odor control.
3. When abutting a residential use or district, the property shall be screened and landscaped in accordance with Section 10-4-4 Performance Requirements, Visual Standards.

N. Wireless communication towers as accessory to a permitted principal use subject to Title 9, Chapter 4 and Section 9-4-3.

10-3G-4: INTERIM USES:

The following are interim uses, subject to the conditions outlined in Chapter 7, Interim Uses of this Ordinance and the specific standards and criteria that may be cited for a specific use:

- A. Buildings temporarily located for purposes of construction on the premises for a period not to exceed time necessary to complete said construction.
 1. All building and safety codes are met.

10-3G-5: LOT AREA, HEIGHT, LOT WIDTH, AND YARD REQUIREMENTS:

A. Area Requirements. The following requirements shall be met in the C2 District. New development shall only be allowed when a full range of municipal services and facilities are available to serve the site. Properties may be subject to special requirements as noted in Article L of this Title (Shoreland Overlay District).

	With Public Sewer And Water
Minimum lot size	20,000 square feet
Minimum lot width	100 feet interior 120 feet corner
Minimum Principal Structure Setbacks:	
Front yard	35 feet.
Side yard	10 feet interior 35 feet abutting corner.
Rear yard	30 feet

Minimum accessory structures setback	10 feet
Maximum lot coverage	50 percent
Maximum building height	45 feet
Maximum impervious surface (other than shore land overlay district)	88 percent
Maximum impervious surface (shore land overlay district)	25 percent

- B. Fence, Screen Required: Wherever a C2 district abuts or is across the street from an R district, a fence or compact evergreen screen is required pursuant to Section 10-4-4 Performance Standards, Visual Standards.

SECTION 3. Amendments. The text of Chapter 3, Article H. "OS" Office Service District of Title 10 (Zoning Regulations) of the Baxter City Code is hereby repealed in its entirety and replaced with underlined material as follows:

ARTICLE H. OS (OFFICE SERVICE DISTRICT)

10-3H-1: PERMITTED USES:

Offices and complementary service uses of a general nature conducted in a building no greater than one hundred twenty five thousand (125,000) gross square feet, except as may be approved by the City Council by Conditional Use Permit:

- A. Banks, savings loans, credit unions and the like (without drive-through).
- B. Barbershops, Beauty Shops; other Personal Service Uses.
- C. Bus/transit stations or terminals without vehicle storage.
- D. Civic Buildings such as city halls, fire stations and the like (without outside storage).
- E. Clinics including Multi-specialty outpatient clinic.
- F. Commercial Recreation, indoor (e.g. bowling alleys, roller rinks and the like).

- G. Convenience Stores (without motor fuel stations).
- H. Essential Services.
- I. Laboratories and Research Facilities.
- J. Manufacturing or assembly of products that produce no exterior noise glare, fumes, byproducts or wastes or creates other objectionable impact on the environment.
- K. Offices, professional and medical.
- L. Public and Private Clubs and Lodges.
- M. Religious institutions (limited to worship and directly related social events).
- N. Residential care facilities such as nursing homes, assisted living facilities including community behavioral health hospital and similar facilities (excludes hospitals or similar institutions).
- O. Radio and television stations or studios.
- P. Studios; art related.
- Q. Warehousing, wholesale offices and showrooms, excluding explosives and hazardous waste.
- R. Retail goods and services of a similar nature, as determined by the Zoning Administrator.

10-3H-2: ACCESSORY USES:

- A. Accessory uses incidental and customary to uses allowed in Section 10-3H-1, including retail, shall not occupy more than thirty percent (30%) of the gross floor area of the principal building.
- B. Off street parking, loading and service entrances as regulated in Section 10-5-2 Special Provisions, Off Street Parking and Section 10-5-3 Special Provisions, Loading Standards.
- C. Accessory structures as regulated by Section 10-5-11 Special Provisions, Accessory Structures.
- D. Signs as regulated by Section 10-5-1 Special Provisions, Signs.

- E. Wireless communication towers as accessory to a permitted principal use subject to Title 9, Chapter 4 and Section 9-4-3.
- F. Warehousing as accessory to the permitted principal use.

10-3H-3: CONDITIONAL USES:

The following are conditional uses, subject to the conditions outlined in Section 10-7-4 Conditional Use Permit and the specific standards and criteria that may be cited for a specific use:

- A. Daycare Facility provided:
 - 1. Unless exempted by the Zoning Administrator, where an outdoor play area of a Daycare Facility abuts any commercial or industrial use or zone, or public right-of-way, the Daycare Facility shall provide screening along the shared boundary of such uses, zones or public rights-of-way. All of the required fencing and screening shall comply with Section 10-4-4 Performance Standards, Visual Standards.
 - 2. There shall be adequate off-street parking which shall be located separately from any outdoor play area. Parking areas shall be screened from view of surrounding and adjoining residential uses in compliance with Section 10-5-2 Special Provisions Off Street Parking.
 - 3. When a day care facility is an accessory use within a structure containing another principal use, parking for each use shall be calculated separately for determining the total off-street parking spaces required. An exception to this requirement may be granted by the Zoning Administrator in instances where no increase in off-street parking demand will result.
 - 4. Off-street loading space in compliance with Section 10-5-3 Special Provisions Off Street Loading.
 - 5. All signing and informational or visual communication devices shall be in compliance with Section 10-5-1 Special Provisions Signs.
 - 6. The structure and operation shall be in compliance with State of Minnesota Department of Human Services regulations and shall be licensed accordingly.
- B. Drive-through business subject to Section 10-5-4 Special Provisions, Drive-Through Businesses provided:

1. Adequate stacking distance shall be provided, as determined by the City Engineer, which does not interfere with other driving areas, parking spaces, or sidewalks.
2. Electronic speaker devices, if used, shall not be audible beyond the property being served and shall not be operated between the hours of ten (10:00) P.M. and seven (7:00) A.M, unless extended by the City Council as part of the conditional use permit.
3. Screening shall be provided of automobile headlights in the drive-through lane to adjacent properties subject to Section 10-4-4 Performance Requirements, Visual Standards. Such screening shall be at least three feet (3') in height and fully opaque, consisting of a wall, fence, dense vegetation, berm, or grade change.
4. A bypass lane shall be provided for each drive-through use, allowing cars to leave the drive-through lane from the stacking area.

C. Hospitals, provided that:

1. The site and related parking and service entrances are served by an arterial or collector street of sufficient capacity to accommodate the traffic which will be generated.
2. An off street rider drop-off and pick up drive and entrance is provided.
3. Adequate off street parking is provided in compliance with Section 10-5-2 Special Provisions Off Street Parking. to include additional spots calculated for outpatient services;
4. Adequate off street loading is provided in compliance with Section 10-5-2 Special Provisions Off Street Parking.
5. Vehicular entrances to parking or service areas shall create a minimum of conflict with through traffic movement.
6. When abutting an R-1 or R-2 district, a buffer area with screening and landscaping in compliance with Section 10-4-4 Performance Standards Visual Standards of this title shall be provided.
7. When abutting an R-1 or R-2 district, side yards are double the minimum

requirement established for this district and are screened in compliance with Section 10-5-2 Special Provisions Off Street Parking.;

8. If across the street from an R-1 or R-2 district, the front yard setback depth shall be a minimum of forty five feet (45').
 9. All signing and information or visual communication devices shall be in compliance with Section 10-5-1 Special Provisions, Signs and shall not impact surrounding or abutting residential uses.
- D. Funeral homes and mortuaries.
- E. Multi-business signs, as regulated in the Section 10-5-1 Special Provisions, Signs.
- F. Planned unit development (PUD) pursuant to Chapter 6 of this title.
- G. School.
1. The use when conducted entirely within a building.
 2. The site shall be served by a minor arterial or higher classification of roadway.
 3. A master plan shall be submitted that describes proposed physical development for the next five years and for the following five years. Said plan shall include a description of proposed development phases and plans, development priorities, the probable sequence of proposed development, estimated dates of construction and the anticipated interim use of property waiting to be developed.
 4. A transportation management plan shall be submitted to address off-street parking, bus loading and unloading, traffic control, and the impact of the facility on surrounding roadways.
- H. Wireless communication towers as accessory to a permitted principal use subject to Title 9, Chapter 4.
- I. Veterinary; related indoor kennels provided:
1. All pens or cages must be completely enclosed within a building with the exception of incidental run areas that shall be limited to 10 percent of the gross floor area of its associated principal use, to a maximum of 5,000 square feet.
 2. All indoor activity shall include soundproofing and odor control.

3. When abutting a residential use or district, the property shall be screened and landscaped in accordance with Section 10-4-4 Performance Requirements, Visual Standards.

J. Office, retail goods and services of a similar nature.

10-3H-4: INTERIM USES:

The following are interim uses, subject to the conditions outlined in Chapter 7, Interim Uses and the specific standards and criteria that may be cited for a specific use:

- A. Buildings temporarily located for purposes of construction on the premises for a period not to exceed time necessary to complete said construction.
 1. All building and safety codes are met.

10-3H-5: LOT AREA, HEIGHT, LOT WIDTH, AND YARD REQUIREMENTS:

- A. Area Requirements. The following requirements shall be met in the OS District. New development shall only be allowed when a full range of municipal services and facilities are available to serve the site. Properties may be subject to special requirements as noted in Article L of this Title (Shoreland Overlay District).

	With Public Sewer And Water
Minimum lot size	20,000 square feet
Minimum lot width	100 feet interior 120 feet corner
Minimum Principal Structure Setbacks:	
Front yard	35 feet
Side yard	10 feet interior 35 feet abutting corner
Rear yard	30 feet
Accessory structures	10 feet

Maximum lot coverage	50 percent
Maximum building height	45 feet
Maximum impervious surface (other than shore land overlay district)	88 percent
Maximum impervious surface (shore land overlay district)	25 percent

B. Fence, Screen Required: Wherever a business district abuts or is across the street from an R district, a fence or compact evergreen screen is required pursuant to Section 10-4-4 Performance Standards, Visual Standards.

SECTION 4. Amendments. The text of Chapter 3, Article I. "I" Industry Office District of Title 10 (Zoning Regulations) of the Baxter City Code is hereby repealed in its entirety and replaced with underlined material as follows:

ARTICLE I. I (INDUSTRY OFFICE DISTRICT)

10-3I-1: PERMITTED USES:

- A. Bus/transit stations or terminals and maintenance garage.
- B. Brewery.
- C. Civic Buildings, city halls, fire stations, public works and the like.
- D. Commercial Recreation, indoor (e.g. bowling alleys, roller rinks and the like).
- E. Contractor operations, lumber yard/building material sales and the like.
- F. Distribution centers.
- G. Essential Services and Structures.
- H. Food Processing or Ice, cold storage plants, bottling works and the like.
- I. Laboratories and Research Facilities.
- J. Laundry, dry cleaning and dyeing plants.

- K. Manufacturing or assembly of products that produce no exterior noise, glare, fumes, byproducts or wastes or creates other objectionable impact on the environment.
- L. Motor Vehicle Detailing Shops
- M. Offices, professional and medical.
- N. Radio and television stations or studios.
- O. Studios; art.
- P. Warehousing, wholesale offices and showrooms, excluding explosives and hazardous waste.
- Q. Wireless Communications Towers subject to Title 9, Chapter 4 including Section 9-4-3.

10-3I-2: ACCESSORY USES:

No accessory structure or use of land shall be permitted except for one or more of the following uses:

- A. Accessory uses incidental and customary to uses allowed in Section 10-3I-1 in the I District, including retail, shall not occupy more than thirty percent (30%) of the gross floor area of the principal use.
- B. Accessory structures as regulated by Section 10-5-11 Special Provisions, Accessory Structures.
- C. Off street parking, loading and service entrances as regulated in Section 10-5-2 Special Provisions, Off Street Parking and Section 10-5-3 Special Provisions, Loading Standards.
- D. Signs as regulated by Section 10-5-1 Special Provisions, Signs.
- E. Adult Use, Accessory pursuant to Title 3, Chapter 4 of the Baxter City Code.
- F. Licensed brewer taproom as an accessory to a brewery with limited accessory retail space provided:
 - 1. The seating for the retail space is limited to no more than twelve (12) seats.
 - 2. The retail space is limited to four hundred (400) square feet.

3. The on-sale of any liquor is limited to beer brewed on site as allowed by a valid liquor license(s).
4. The off-sale of any liquor is limited to beer brewed on site as allowed by a valid liquor license(s).
5. The hours of both on-sale and off-sale liquor are limited to the legal hours of off-sale liquor. Off-sale liquor must be removed from the premises before the applicable off- sale closing time.
6. There must be adequate street capacity as determined by the city (for the purposes of determining adequate street capacity, the property must be served by an urban collector street or greater capacity road).
7. Any required state, or city licenses are obtained and remain valid for the respective use.
8. That there is not another brewer taproom within one thousand three hundred twenty feet (1,320') ($\frac{1}{4}$ mile) as measured between the main front entrances following the route of ordinary pedestrian travel.
9. There is adequate screening in compliance with Section Performance Standards Visual Standards.

10-3I-3: CONDITIONAL USES:

The following are conditional uses, subject to the conditions outlined in Section 10-7-4 Conditional Use Permit and the specific standards and criteria that may be cited for a specific use:

- A. Adult Use, Principal pursuant to Title 3, Chapter 4 of the Baxter City Code.
- B. Mini Storage/Self Storage Facilities.
 1. Units are to be used for dead storage only. Units are not to be used for retailing, auto repair, human habitation, or any commercial activity, except as allowed by this Section.
 2. Combining office and /or retail space with a self-service storage facility may be allowed by Conditional Use Permit.
 3. Storage of hazardous or flammable materials is prohibited.
 4. No exterior storage is allowed.

5. The facility shall be secured by either the walls of the structure and/or fencing. All doors on the units shall face inward and away from the street and property lines.
6. An on-site manager is allowed only where adequate sanitary facilities are provided, either through use of a septic system or through.

C. Motor Vehicle, Boat or Equipment Repair.

1. All servicing of vehicles and equipment shall occur entirely within the principal structure.
2. To the extent required by State law and regulations, painting shall be conducted in an approved paint booth, which thoroughly controls the emission of fumes, dust, or other particulated matter.
3. Storage and use of all flammable materials, including liquid and rags, shall conform with applicable provisions of the Minnesota Uniform Fire Code.
4. Parking, driveway, and circulation standards and requirements shall be subject to Section 10-5-2 Special Provisions, Off Street Parking and Section 10-5-3 Special Provisions, Loading Spaces and the review and approval of the City and shall be based upon the specific needs of the operation and shall accommodate large vehicle equipment and semi-trailer/tractor trucks.
5. The storage of damaged vehicles and vehicle parts and accessory equipment must be completely inside a principal or accessory building.
6. The sale of products other than those specifically mentioned in this Section 10-3I-2 (A) shall be subject to a separate conditional use permit.

D. Open storage, accessory to a principal use.

1. All applicable federal, state and/or county permits are obtained
2. Storage area is blacktop or concrete surfaced unless specifically approved by the City Council.
3. The storage area does not take up parking space or loading space as required for conformity to this Chapter.
4. The storage area is screened from public streets and surrounding properties.

E. Multi-business signs, as regulated in the Section 10-5-1 Special Provisions, Signs.

F. Planned unit development (PUD) pursuant to Chapter 6 of this title.

10-3I-4: INTERIM USES:

The following are interim uses, subject to the conditions outlined in Chapter 7 Interim Uses and the specific standards and criteria that may be cited for a specific use:

A. Buildings temporarily located for purposes of construction on the premises for a period not to exceed time necessary to complete said construction.

1. All building and safety codes are met.

10-3I-5: LOT AREA, HEIGHT, LOT WIDTH, AND YARD REQUIREMENTS:

A. Minimum Area Requirements. The following requirements shall be required in the I District. New development shall only be allowed when a full range of municipal services and facilities are available to serve the site. Properties may be subject to special requirements as noted in Article L of this Title (Shoreland Overlay District).

	With Public Sewer And Water
Minimum Lot size	20,000 square feet
Minimum Lot Area	50% of the lot area shall be occupied by buildings
Minimum Lot width	100 feet interior 120 feet corner
Minimum Principal Structure Setbacks:	
Front yard	35 feet.
Side yard	10 feet interior 35 feet abutting corner.
Rear yard	30 feet
Accessory structures	10 feet
Maximum lot coverage	50 percent
Maximum Building Height	45 feet

Maximum impervious surface (other than shore land overlay district)	88 percent
Maximum impervious surface (shore land overlay district)	25 percent

- B. Fence, Screen Required: Whenever an I district abuts an R district, a fence or compact evergreen screen is required pursuant to Section 10-4-4 Performance Standards, Visual Standards.

SECTION 5. Amendments. The text of Chapter 3, Article K "PB" Public Benefit District of Title 10 (Zoning Regulations) of the Baxter City Code is hereby repealed in its entirety and replaced with underlined material as follows:

ARTICLE K. PB (PUBLIC BENEFIT DISTRICT)

10-3K-1: PERMITTED USES:

- A. Cemeteries
- B. Civic Buildings, city halls, fire stations, public works and the like.
- C. Essential Services and Structures.
- D. Public, private parks and similar uses, including arboretum.
- E. Reception halls/event centers/conference centers.
- F. Wireless Communications Towers subject to Title 9, Chapter 4 including Section 9-4-3.

10-3K-2: ACCESSORY USES:

No accessory structure or use of land shall be permitted except for one or more of the following uses:

- A. Accessory uses incidental and customary to uses allowed in Section 10-3K-1 in the PB District, including retail, shall not occupy more than thirty percent (30%) of the gross floor area of the principal building.
- B. Accessory structures as regulated by Section 10-5-11 Special Provisions, Accessory Structures.

- C. Off street parking, loading and service entrances as regulated in Section 10-5-2 Special Provisions, Off Street Parking and Section 10-5-3 Special Provisions, Loading Standards.
- D. Signs as regulated by Section 10-5-1 Special Provisions, Signs.
- E. Urban agriculture.

10-3K-3: CONDITIONAL USES:

The following are conditional uses, subject to the conditions outlined in Section 10-7-4 Conditional Use Permit and the specific standards and criteria that may be cited for a specific use:

- A. Open storage, accessory to a principal use.
 - 1. All applicable federal, state and/or county permits are obtained
 - 2. Storage area is blacktop or concrete surfaced unless specifically approved by the City Council.
 - 3. The storage area does not take up parking space or loading space as required for conformity to this Chapter.
 - 4. The storage area is screened from public streets and surrounding properties.
- B. School.
 - 1. The use when conducted entirely within a building.
 - 2. The site shall be served by a minor arterial or higher classification of roadway.
 - 3. A master plan shall be submitted that describes proposed physical development for the next five years and for the following five years. Said plan shall include a description of proposed development phases and plans, development priorities, the probable sequence of proposed development, estimated dates of construction and the anticipated interim use of property waiting to be developed.
 - 4. A transportation management plan shall be submitted to address off-street parking, bus loading and unloading, traffic control, and the impact of the facility on surrounding roadways.

10-3K-4: INTERIM USES:

The following are interim uses, subject to the conditions outlined in Chapter 7 Interim Uses and the specific standards and criteria that may be cited for a specific use:

- A. Buildings temporarily located for purposes of construction on the premises for a period not to exceed time necessary to complete said construction.
 - 1. All building and safety codes are met.

10-3K-5: LOT AREA, HEIGHT, LOT WIDTH, AND YARD REQUIREMENTS:

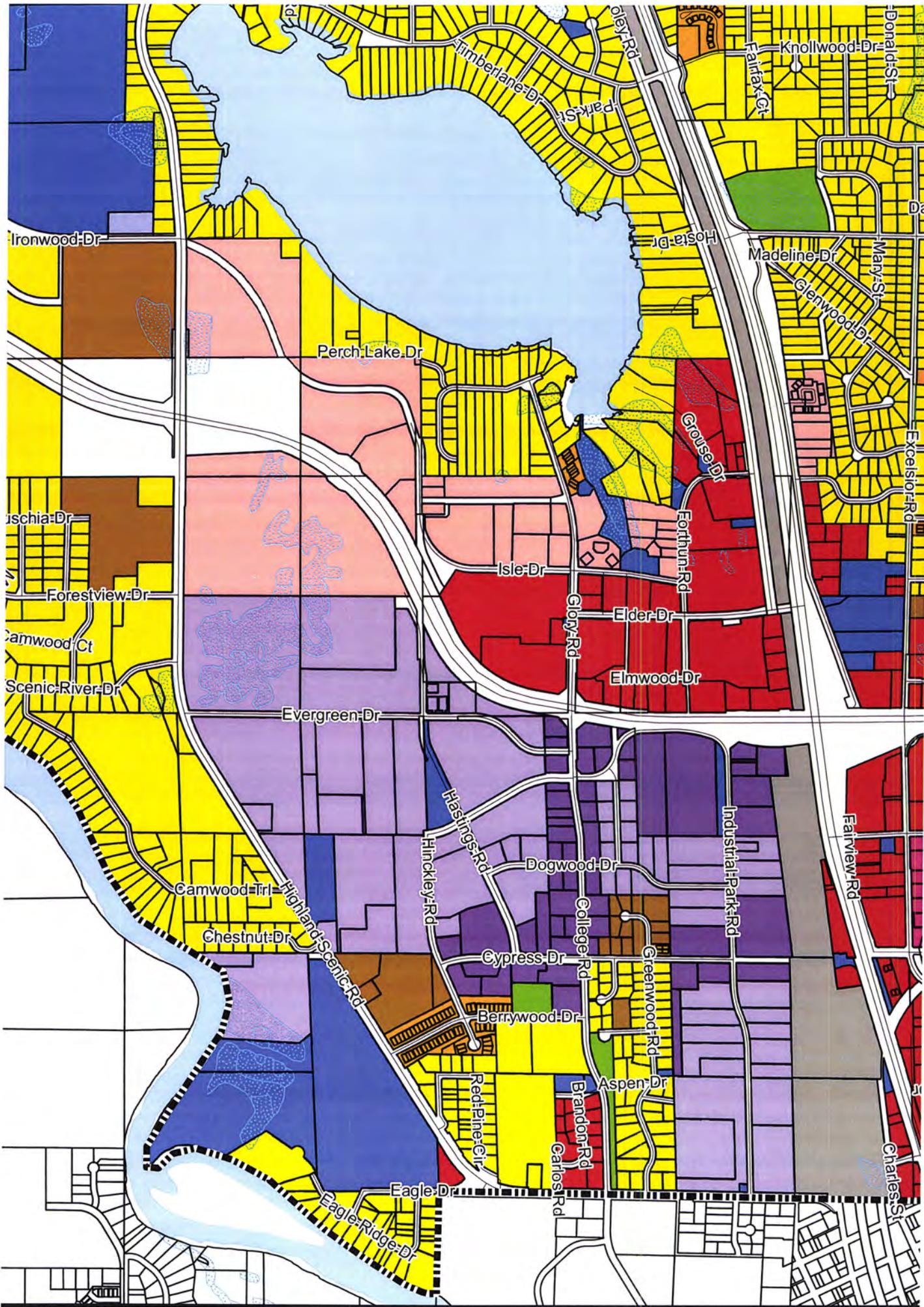
A. Minimum Area Requirements. The following requirements shall be required in the PB District. New development shall only be allowed when a full range of municipal services and facilities are available to serve the site. Properties may be subject to special requirements as noted in Article L of this Title (Shoreland Overlay District).

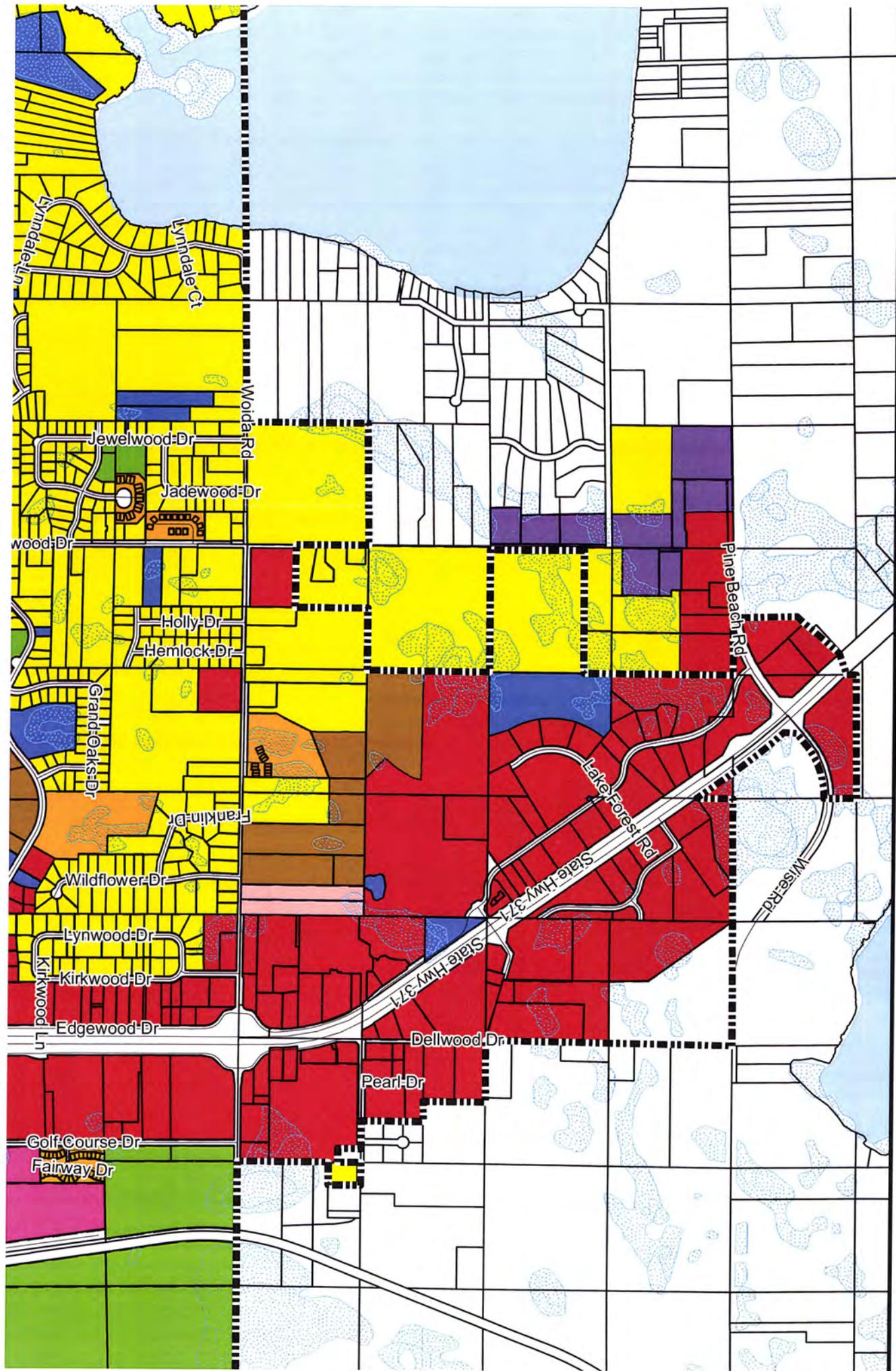
	With Public Sewer And Water
Minimum Lot size	20,000 square feet
Minimum Lot width	100 feet interior 120 feet corner
Minimum Principal Structure Setbacks:	
Front yard	40 feet.
Side yard	10 feet interior 40 feet abutting corner.
Rear yard	30 feet
Maximum lot coverage	50 percent
Maximum Building Height	45 feet

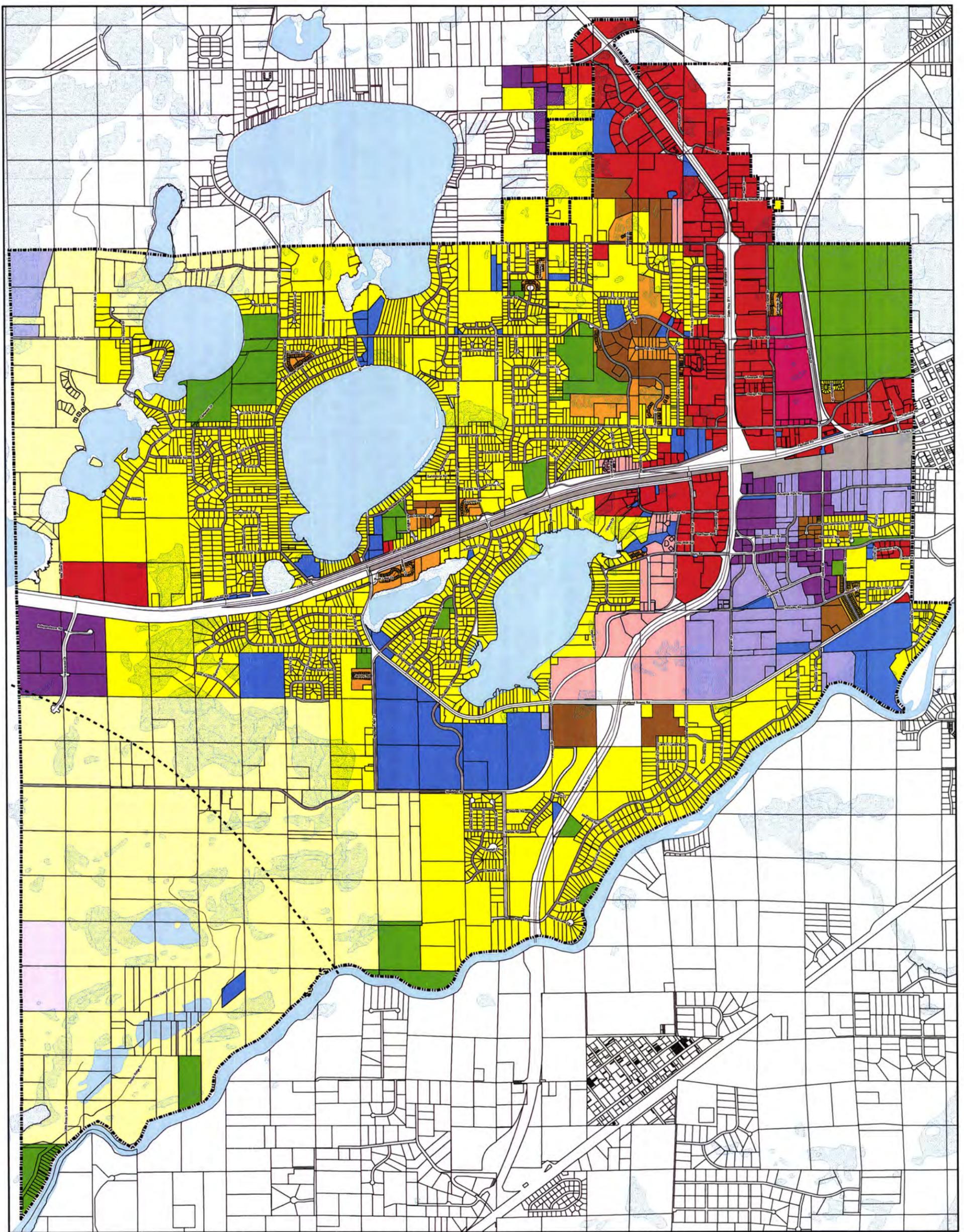
Section 6. Effective Date. This amendment shall take effect upon its passage.

WHEREUPON, said Ordinance is hereby declared adopted on this 19th day of November 2013.

Darrel Olson, Mayor







Preliminary Draft Future Land Use

City of Baxter Comprehensive Plan



- | | |
|----------------------------|----------------------------------|
| Municipal Boundary | General Industrial |
| Rural Residential | Industrial (Mining) |
| Single Family Residential | Public/Semi-Public/Institutional |
| Medium Density Residential | Utilities |
| High Density residential | Parks |
| Commercial | Railroad |
| Office Service | Open Water |
| Mixed Use | NWI Wetland |
| Industrial Business Park | Three-Mile Camp Ripley Buffer |

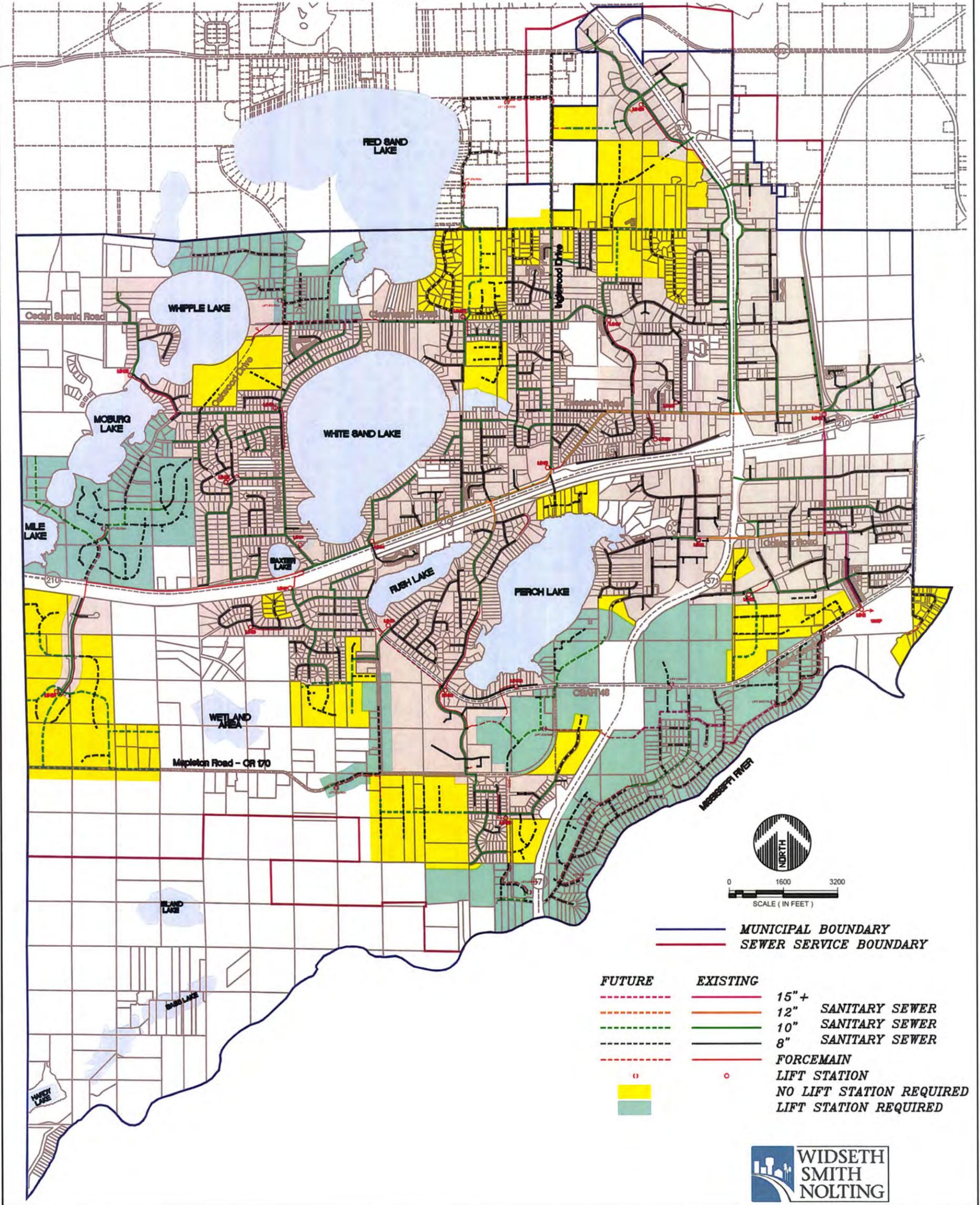
December 13, 2013



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DECEMBER, 2019

CITY OF BAXTER SANITARY SEWER MAP



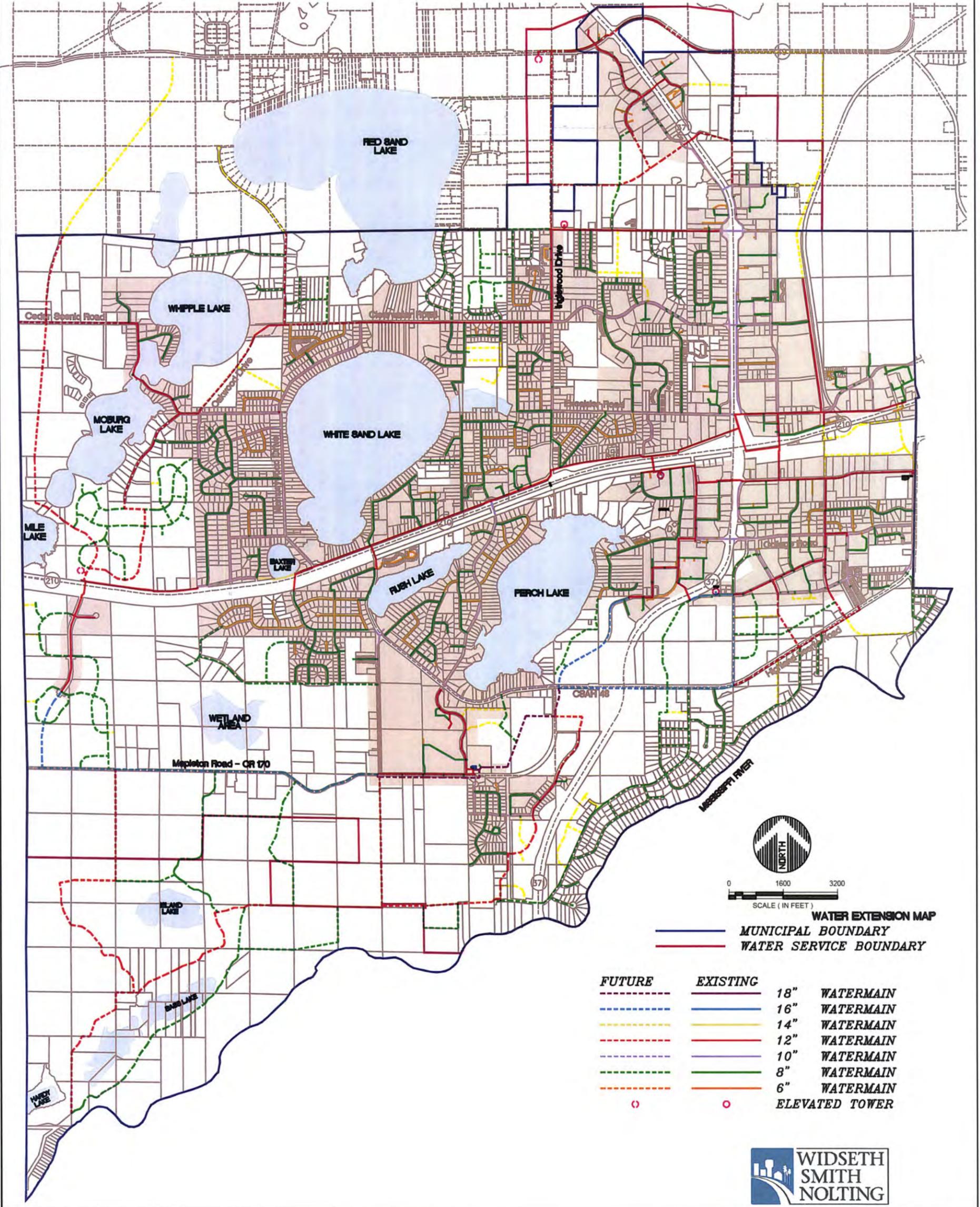
— MUNICIPAL BOUNDARY
— SEWER SERVICE BOUNDARY

FUTURE	EXISTING	
---	—	15" +
---	—	12" SANITARY SEWER
---	—	10" SANITARY SEWER
---	—	8" SANITARY SEWER
---	—	FORCEMAIN
○	○	LIFT STATION
■		NO LIFT STATION REQUIRED
■		LIFT STATION REQUIRED

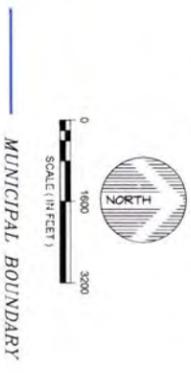
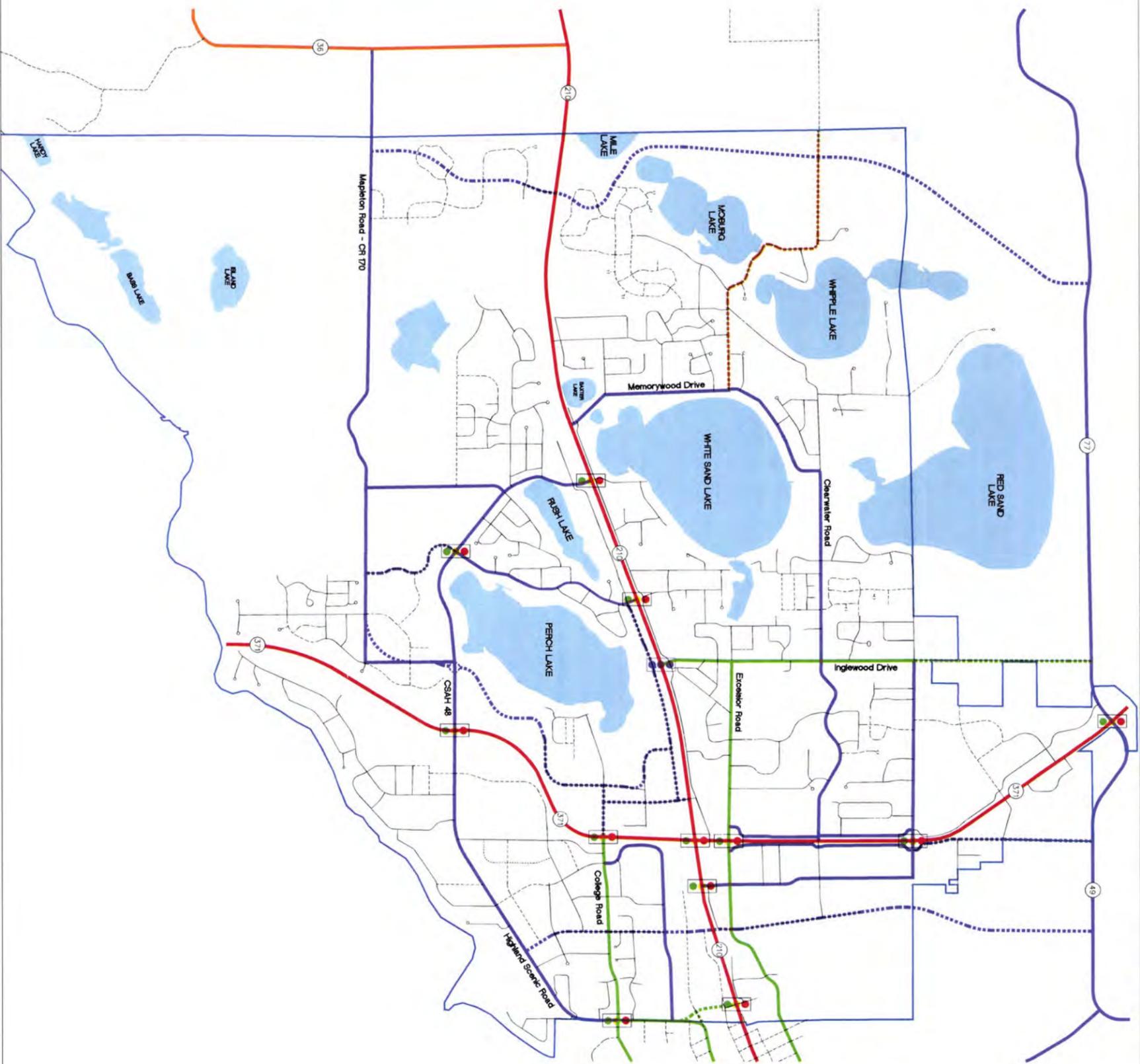


DECEMBER, 2018

CITY OF BAXTER WATER MAP



CITY OF BAXTER FUNCTIONAL CLASSIFICATION STREET MAP



— MUNICIPAL BOUNDARY

- | | | |
|---------------|-----------------|--|
| FUTURE | EXISTING | |
| | | PRINCIPAL ARTERIAL |
| | | MINOR ARTERIAL |
| | | URBAN COLLECTOR |
| | | RURAL MINOR COLLECTOR |
| | | LOCAL |
| | | PRIVATE ROADWAY
SIGNALIZED INTERSECTION |



Long Range Planning Commission
2014 Meeting Dates

Meets fourth Monday of each month at 6:00 p.m.

January 27

February 24

March 24

April 28

May 19** Moved up 1 week due to Memorial Day

June 23

July 28

August 25

September 22

October 27

November 24

December 22