



MAYOR AND COUNCIL COMMUNICATION

DATE: 2/16/2016

CONSENT/REGULAR

ITEM #:

MOTION

AGENDA ITEM: Hecker Commercial Wedding Ceremony Venue Interim Use Permit

SUBMITTED BY: Stephen Wensman, Planning Director

THROUGH: Clark Schroeder, Interim City Administrator

REVIEWED BY: Joan Ziertman

SUGGESTED ORDER OF BUSINESS:

- Introduction of Item Staff
- Report/Presentation..... Staff
- Questions from Council to Staff Mayor Facilitates
- Public Input, if Appropriate Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion..... Mayor & City Council
- Action on Motion..... Mayor Facilitates

SUMMARY AND ACTION REQUESTED:

Danielle Hecker is requesting a ten year Interim Use Permit to establish a commercial wedding ceremony venue as an accessory use on her residential property located at 11658 50th Street North. Staff and the Planning Commission recommend the City Council approve the request for a ten year interim use permit for a Commercial Wedding Ceremony Venue with the following motion:

“Move to recommend approval of Resolution 2016 ___ approving the ten year Interim Use Permit for a Commercial Wedding Ceremony Venue located at 11658 50th Street North with 13 conditions.”

BACKGROUND AND STAFF REPORT:

The Planning Commission held a public hearing on January 11, 2016, then was continued it to February 8, 2016 in order for the applicant to process a concurrent amendment to the Commercial Wedding Ceremony Venue ordinance. At the public hearing, Councilmember Smith spoke in support of the proposal. After the public hearing, Staff received several emails in support of the proposal.

The Planning Commission reviewed the proposal and their primary concerns and comments addressed the following issues:

- Potential noise
- Parking setback/screening
- Access management
- Public safety driveway requirements

- Right-of-way dedication.

Noise. After much discussion, the Planning Commission decided that staff's condition requiring conformance with city code addressed this concern.

Parking setback/screening. The Planning Commission discussed the impact of the commercial wedding ceremony venue parking setback to the future residential development proposed for the agricultural property (The Legends of Lake Elmo) to the north and east of the proposed. The adjacent parcel is presently Agricultural and the proposed ten foot parking setback complies with the ordinance. If the adjacent parcel were developed, the parking setback would be 100 feet. The Planning Commission wanted to adequately address the screening issue knowing the area will likely be developed as residential. In the end, the Planning Commission was satisfied that the screening would be adequately addressed by the future development with berming and landscaping and added a condition of approval to address this issue.

Access management. The Planning Commission supported the City Engineers access management recommendation to connect the commercial venue access to the internal roads of the future Legends of Lake Elmo development. The Planning Commission recommends that at the time the Legends of Lake Elmo is developed, an 18 foot, 7 ton driveway be installed to the north – northeast corner of the applicant's property. The 18 foot, 7 ton standard is to accommodate large emergency vehicles, such as a Fire Truck and wide enough to pass if a vehicle is parked or stalled there.

Public safety driveway requirements. The Planning Commission also supported the City Engineer and Fire Chief's request for a 7 ton –turnaround for emergency vehicles. The Commission recommended a 12 foot, 7 ton loop be installed on the site connected to the 18' wide, 7 ton driveway to the Legends road system.

Right-of-way dedication. The Planning Commission supported the City Engineer's recommendation for right of way dedication for a future trail along 50th Street N. The Planning Commission did not support the applicant having to construct the trail.

In Summary, the applicant's proposal meets the requirements of the amended Commercial Wedding Ceremony Venue ordinance. The Planning Commission amended staff's recommended conditions to address the above mentioned issues. The central issue remaining is the balancing of public safety concerns for access management and emergency vehicle driveway against the intent of the ordinance to preserve the rural character. The 50th Street access is the historic access to the property and the best location for the applicant's clients to find the venue. 50th Street is a collector and more suited to higher traffic volumes, whereas the future Legends of Lake Elmo road will be a residential road. The requirement for the 18 foot & 12 foot, 7 ton driveway is contrary to the applicant's intent and the intent of the ordinance to preserve the rural character.

FINDINGS OF FACT

In order for the City Council to approve the interim use permit, the following findings must be met:

1. The use is allowed as an interim use in the respective zoning district and conforms to standard zoning regulations.
2. The use will not adversely impact nearby properties through nuisance, noise, traffic, dust, or unsightliness and will not otherwise adversely impact the health, safety, and welfare of the

community. The site is located on a collector road, the site is surrounded by farmed rural residential land to the north (future proposed Legends Development).

3. The use will not adversely impact implementation of the Comprehensive Plan. The improvements respect the rural/agricultural nature of the area and zoning district. The use is accessory to the principle residential use.
4. The date or event that will terminate the use is identified with certainty. The applicant has specified in the application materials that the use will terminate once the property is sold or developed under future zoning. Staff is recommending a termination date of ten years from the date of approval.
5. The applicant has signed a consent agreement agreeing that the applicant, owner, operator, tenant and/or user has no entitlement to future reapproval of the interim use permit as well as agreeing that the interim use will not impose additional costs on the public if it is necessary for the public to fully or partially take the property in the future. A consent agreement will need to be approved by the City Council as a condition of approval.
6. The user agrees to all conditions that the City Council deems appropriate for permission of the use including the requirement of appropriate financial surety to cover the cost of removing the interim use and any interim structures upon the expiration of the interim use permit. This item can also be addressed as part of a consent agreement with the City.
7. There are no delinquent property taxes, special assessments, interest, or city utility fees due upon the subject parcel.

RECOMMENDATION:

Staff and the Planning Commission recommend the City Council approve the request for a ten year interim use permit for a Commercial Wedding Ceremony Venue with the following motion:

““Move to recommend approval of Resolution 2016- ___ approving the ten year Interim Use Permit for a Commercial Wedding Ceremony Venue located at 11658 50th Street North with 13 conditions.”

ATTACHMENT(S):

- Resolution ___ approving a ten year Interim Use Permit for a Commercial Wedding Ceremony Venue located at 11658 50th Street North
- Planning Commission packet 2/8/16
- ~~Planning Commission minutes 2/8/16~~
- Letters in Support

**CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA**

RESOLUTION NO. 2016- __

A RESOLUTION APPROVING AN INTERIM USE PERMIT FOR DANIELLE HECKER TO ESTABLISH A COMMERCIAL WEDDING CEREMONY VENUE AT 11658 50TH STREET N.

WHEREAS, the City of Lake Elmo has approved a Commercial Wedding Ceremony Venue ordinance on 2/21/13; and

WHEREAS, the Commercial Wedding Ceremony Venue ordinance was amended on 5/6/14, and on 3/19/16; and

WHEREAS, the applicant, Danielle Hecker, residing at 11658 50th Street N, applied for an Interim Use Permit to establish a Commercial Wedding Ceremony Venue as an accessory use on her property; and

WHEREAS, the Planning Commission held a public hearing on January 11, 2016, which was continued to February 8, 2016; and

WHEREAS, the Planning Commission found the proposed Interim Use adequately conforms to the following findings of fact:

- 1) The use is allowed as an interim use in the respective zoning district and conforms to standard zoning regulations.
- 2) The use will not adversely impact nearby properties through nuisance, noise, traffic, dust, or unsightliness and will not otherwise adversely impact the health, safety, and welfare of the community.
- 3) The use will not adversely impact implementation of the Comprehensive Plan.
- 4) The date or event that will terminate the use is identified with certainty. The applicant has specified in the application materials that the use will terminate once the property is sold or developed under future zoning.
- 5) The applicant has signed a consent agreement agreeing that the applicant, owner, operator, tenant and/or user has no entitlement to future reapproval of the interim use permit as well as agreeing that the interim use will not impose additional costs on the public if it is necessary for the public to fully or partially take the property in the future.
- 6) The user agrees to all conditions that the City Council deems appropriate for permission of the use including the requirement of appropriate financial surety to cover the cost of removing the interim use and any interim structures upon the expiration of the interim use permit.
- 7) There are no delinquent property taxes, special assessments, interest, or city utility fees due upon the subject parcel; and

WHEREAS, on February 8, 2016, the Planning Commission recommended the City Council approve the Interim Use Permit with 13 conditions; and

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the ten year Interim Use Permit to establish a Commercial Wedding Ceremony Venue at 11658 50th Street N with the following conditions:

- 1) That a parking attendant be on site to assist with cars arriving and exiting the site for each wedding ceremony event.
- 2) That the wedding ceremony venue maintain a contract to supply and maintain temporary sanitary facilities while in operation and that at least one temporary sanitary facility be handicapped accessible.
- 3) That the landscaped buffer on the north property line be comprised of a row of coniferous trees spaced a maximum of 16' on center.
- 4) That an erosion control plan be submitted and approved by the city engineer prior to approval issuance of the interim use permit.
- 5) That the approval be contingent on complying with the Valley Branch Watershed District permit.
- 6) The accessible parking stalls be comprised of a durable material, approved by the city engineer, and signed as handicapped parking with an accessible path connecting to the buildings and restrooms.
- 7) That the applicant maintain compliance with all applicable City Code standards for the duration of the interim use.
- 8) That the applicant enters into a consent agreement with the City in accordance with Section 154.107 of the City Code.
- 9) That the interim use is valid for a period of ten years and must be renewed by the City Council prior to the end of this time period in order to continue operating from the site.
- 10) That the existing driveway be used until a road is constructed to the east with a future residential development, at which time, a new access for the commercial wedding ceremony venue shall be constructed, to meet the City Engineer's recommendation in the Engineer's Memorandum dated 12/7/15, connecting to the new road.
- 11) That a circular 12 foot wide, 7 ton drive be constructed to provide emergency access to connect to the future 18 foot wide, 7 ton driveway, and that the drive be shown on the site plan.
- 12) The proposed parking location is allowed provided a written agreement is signed between the applicant and the developer of the future residential development to the north, north-east resulting in screening along the north property that is minimally a double staggered row of four season plantings such as Spruce.
- 13) That a 40' street right-of-way be granted to the city for 50th Street N to accommodate a future trail.

This resolution was adopted by the City Council of the City of Lake Elmo on this 16 day of February, 2016.

Mike Pearson, Mayor

ATTEST:

Julie Johnson, City Clerk



PLANNING COMMISSION
DATE: 2/8/2016
AGENDA ITEM: 5a – PUBLIC HEARING
CASE #2015-39

City of Lake Elmo Planning Department
Interim Use Permit Request: Commercial Wedding Ceremony Venue

To: **Planning Commission**
From: **Stephen Wensman, City Planner**
Meeting Date: **February 8, 2016**
Applicant: **Danielle Hecker**
Owner: **Daniel & Danielle Hecker**
Zoning: **RR (Rural Residential)**

Suggested Order of Business

- Introduction..... Planning Staff
- Report by Staff..... Planning Staff
- Questions from the Commission..... Chair & Commission Members
- Open the Public Hearing Chair
- Continue the Public Hearing to the February 8, 2016 meeting date..... Chair
- Discussion by the Commission Chair & Commission Members

Introductory Information

<i>Requested Permit:</i>	The applicant is requesting a 10 year Interim Use Permit to establish a commercial wedding ceremony venue. The public hearing was opened on January 11, 2016, then was continued to February 8, 2016 to allow the applicant to apply for an amendment to the Commercial Wedding Ceremony Venue ordinance.
<i>Application Summary:</i>	The requested interim use would allow a commercial wedding ceremony venue to be established on a ten acre rural residential property located at 11658 50 th Street North. The application details include the following:

Type of business: Commercial wedding ceremony venue.

On-Site Activity: wedding ceremonies within a renovated barn & temporary structures with turf parking.

Employees: 3-4 part time (estimated).

Proposed number of guests: Up to 200.

Use Frequency: 4 times per week, maximum, from May through October with a maximum 3 hour duration for any single ceremony.

Hours of operation: 10 am – 10 pm.

Attachments: Section 154.310 Standards for Accessory Use.

Applications submittal: Written Statement, Proposal letter, Site Plan and Exterior Illustrations.

City Engineer Memo dated December 7, 2015.

Findings & General Site Overview

Site Data: *Lot Size:* 10 acres

Existing Use: Residential

Existing Zoning: RR - Rural Residential

Property Identification Number (PID): 01.029.21.43.0002

The proposal site is the farmstead of the 200 acre Goetschl Farm which was constructed in 1912. In 2010, the applicant and her husband purchased ten acres containing the farmstead and the remainder was sold to a developer in 2013. Since purchasing the homestead, the applicant has renovated the home, removed 5 dilapidated sheds and 3 grain silos. The barn and granary will be completely renovated as part of this proposal to accommodate the wedding ceremony venue. This property is adjacent to the potential future Legends of Lake Elmo OP development.

Proposal Review: The applicant is requesting a 10 year Interim Use Permit because of the significant financial investment required to bring the site and buildings up to Code for public gatherings. The proposal will have a negative return on investment for the first five years and to get financing, a period of ten years is needed.

Minimum Criteria:

Under the ordinance, commercial wedding ceremony venues are an interim accessory use in the RR – Rural Residential zoning district on parcels greater than ten acres if meeting the following criteria:

- 1) The site was historically used as a farmstead for the surrounding agricultural land
- 2) The use will incorporate a barn or other historical agriculture building over 75 years of age for the wedding ceremonies.

The application meets the criteria for a commercial wedding ceremony venue because it has ten acres, it was the historic farmstead form the surrounding agricultural land, and the proposal incorporates the uses the farmstead's historic barn (Historic is not meant to mean it has a MN State historic designation status).

Noise:

The applicant will be purchasing a sound system for the venue and will cap the volume at 115dB. The applicant will enforce noise restrictions with the contractual agreement with customers and through use of posted signs. A planted tree barrier will also mitigate noise along the north boundary.

Traffic:

The applicant proposes to employ an attendant for each venue to direct traffic and to organize entering and exiting traffic. There is adequate distance between the parking area and 50th Street N for queuing of exiting traffic. The applicant will provide signs to direct and slow traffic on site and is proposing to post temporary directional signs in the right-of-way on either side of their driveway to direct guests to the driveway.

Sanitary Facilities:

The applicant is proposing to use rented sanitation facilities (port-a-potties) to with permanent wooden screens to be located adjacent an existing shed indicated on the site plan.

Access:

The proposal is to utilize the existing +/- 12' wide gravel driveway off of 50th Street N and to construct a new gravel driveway branching off of it that follows the east and north perimeter of the property with the destination being a turf parking area large enough to hold roughly 66 cars to the north of the barn. For 50th Street access management purposes, the City Engineer is recommending the commercial venue be required to connect its driveway to the future roadway internal to the Legends development to eliminate the commercial driveway access to 50th Street N. The Fire Department, because of public safety concerns, is recommending an 18' wide gravel drive with a 45' turnaround with a 7 ton design standard to accommodate emergency vehicle access. An alternative to the 45' turnaround could be a 2nd access to the future residential development to the north and east

Parking:

The performance standards for commercial wedding venues requires parking to be 100' from residential property lines. The surrounding properties are presently agricultural. The proposed grass parking is 11'-4" from the north residential property line.

This land use is both commercial and residential in nature. The commercial parking code, Section 154.210, requires:

“...a parking surface that is “durable including, but not limited to, hot asphalt, bituminous, or concrete” and “head in parking along property lines shall provide a bumper curb” Accessible parking stalls are also required.

The proposed parking does not meet the commercial code curbing, surfacing, and accessibility requirements. The turf parking fits with the intent of the ordinance, to promote rural character and it may be unreasonable to require a paved parking area for the facility. Alternative paving solutions may provide reinforcement to the turf if wear and erosion occur.

Also, accessible parking stalls will be required to be a durable surface, signed as handicapped parking, and an accessible path connecting the parking to the buildings and restroom facilities.

Lighting:

No site lighting has been proposed, but the applicant has stated that they will comply with city lighting regulations.

Buffering:

The applicant has proposed a row of coniferous trees along the north property line to screen views and to mitigate noise, and to create a separation between the turf parking and the property to the north.

Right-of-way:

The City Engineer is requesting a right of way easement for a future trail.

Required Findings:

In order for the City Council to approve the interim use permit, the following six findings must be met:

- 1) The use is allowed as an interim use in the respective zoning district and conforms to standard zoning regulations.
- 2) The use will not adversely impact nearby properties through nuisance, noise, traffic, dust, or unsightliness and will not otherwise adversely impact the health, safety, and welfare of the community. *The site is located on a collector road, the site is surrounded by farmed rural residential land to the north (future proposed Legends Development).*
- 3) The use will not adversely impact implementation of the Comprehensive Plan. *The improvements respect the rural/agricultural nature of the area and zoning district. The use is accessory to the principle residential use.*
- 4) The date or event that will terminate the use is identified with certainty. The applicant has specified in the application materials that the use will terminate once the property is sold or developed under future zoning. *Staff is recommending a termination date of ten years from the date of approval.*

- 5) The applicant has signed a consent agreement agreeing that the applicant, owner, operator, tenant and/or user has no entitlement to future reapproval of the interim use permit as well as agreeing that the interim use will not impose additional costs on the public if it is necessary for the public to fully or partially take the property in the future. ***A consent agreement will need to be approved by the City Council as a condition of approval.***
- 6) The user agrees to all conditions that the City Council deems appropriate for permission of the use including the requirement of appropriate financial surety to cover the cost of removing the interim use and any interim structures upon the expiration of the interim use permit. ***This item can also be addressed as part of a consent agreement with the City.***
- 7) There are no delinquent property taxes, special assessments, interest, or city utility fees due upon the subject parcel.

Recommendation:

- Conditions:*** Based on a review of the applicable code sections, Staff is recommending that the Planning Commission recommend approval of the interim use permit based on the following:
- 1) That a parking attendant be on site to assist with cars arriving and exiting the site for each wedding ceremony event.
 - 2) That the wedding ceremony venue maintain a contract to supply and maintain temporary sanitary facilities while in operation and that at least one temporary sanitary facility be handicapped accessible.
 - 3) That the landscaped buffer on the north property line be comprised of a row of coniferous trees with spaced a maximum of 16' on center.
 - 4) That an erosion control plan be submitted and approved by the city engineer prior to approval issuance of the interim use permit.
 - 5) That the approval be contingent on complying with the Valley Branch Watershed District permit.
 - 6) The accessible parking stalls be comprised of a durable material, approved by the city engineer, and signed as handicapped parking with an accessible path connecting to the buildings and restrooms.
 - 7) That the applicant maintain compliance with all applicable City Code standards for the duration of the interim use.
 - 8) That the applicant enters into a consent agreement with the City in accordance with Section 154.107 of the City Code.
 - 9) That the interim use is valid for a period of ten years and must be renewed by the City Council prior to the end of this time period in order to continue operating from the site.

- 10) That the access driveway be 18' wide and designed to a 7 ton standard to accommodate emergency service vehicles.
- 11) That a 45' wide turnaround be constructed to a 7 ton standard and shown on the site plan, or provide a secondary access when the property develops to the north and east to accommodate emergency service vehicles.
- 12) That a 40' street right-of-way be granted to the city for 50th Street N to accommodate a future trail.

Staff recommends the Planning Commission recommend approval with the following motion:

Motion

“Motion to recommend approval of the interim use permit for a commercial wedding ceremony venue to be located at 11658 50th Street North with the x conditions”.

I.U.P

1. Complete: Land Use Form.

2. Written Statements:

a. Owner of Record

Daniel & Danielle Hecker
11658 50th St N, Lake Elmo MN
(612) 327-8561

a. Surveyor

Paul Johnson
12510 McKusick Rd. N
Stillwater, MN 55082
(651) 303-0025

a. Designer

Roger Tomten
Tomten Environmental Design
333 N. Main St., Ste. 201
Stillwater, MN 55082
[\(651\) 303-3275](tel:6513033275)

b. Address

11658 50th N, Lake Elmo MN
Rural Residential
10 acres
PID: 0102921430002

Legal Description: That part of the west half of the Southeast quarter of section 1, Township 29, Range 21, except the South 1725 feet of the east 505 feet thereof, Washington county, MN described as follows: Beginning at the southwest corner of said South 1725 feet of the East. 505 feet of the west half of the Southeast quarter; thence north 00 degrees, 21 minutes, 51 seconds west, Washington county coordinate system NAD B.

c. History

The Goetschl Farm, as recognized by many among the community, was built in 1912 and encompassed 200 acres. The land and outbuildings (barn, grainery, 3 silos, 2 pole sheds, corn bin, and 8 storage sheds) supported a large agricultural operation of dairy and crop farming until 2007. In 2010, the Hecker's became the 2nd owners of the property, purchasing the homestead and 10 acres with the remaining 190 acres being sold to a developer in 2013. In the past five years, we have completely renovated the home, removed 5 sheds that were in disrepair, and 3 silos. This proposed use is being sought to aide in the preservation and renovation of the farmstead outbuildings (Dairy barn and grainery). Without a newly defined use, the structures would fall further into disrepair and potentially disappear from the landscape. No intensive regrading of the site is proposed in order to retain the farmstead character.

d. Proposed Use

- i. Proposal Letter: See attachment (2.d.i)
- ii. Consent Agreement: See attachment (2.d.ii)

e. Justification of Use

- i. Ordinance NO. 08 - 107. Commercial Wedding Ceremony Venues allowable in RT, A, and RR.
- ii. Precautionary measures to mitigate disturbance to neighboring property owners.

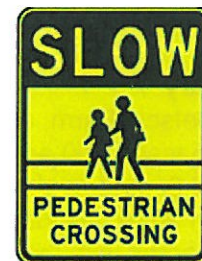
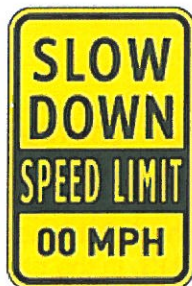
1. Noise*

- a. Owner will purchase sound system for venue use. This enables the owner to “cap” the volume and limit the sound decibel to 115dB.
- b. Owner will enforce noise regulation in the contractual agreement with the customer.
- c. Owner will plant a tree barrier on North boundary to help mitigate noise for future development.

2. Traffic*

- a. Owner will employ and staff a minimum of 1 attendant per each event to direct traffic. This will control and organize the flow of vehicles as they enter, park, and exit the venue.
- b. Traffic queuing will form in our driveway for entry/exit. The distance between the parking lot and entry/exit is approximately 1200 feet, which will encourage a safe, steady flow of vehicles regulated by a SLOW posted speed limit. This “waiting line” will be monitored by the attendant upon departure to mitigate congestion on 50th.
- c. Traffic metering by means of the attendant is a contingency plan if queuing isn’t sufficient enough for manageable distribution.
- d. Owner will post temporary signs indicating distance to driveway to mitigate turn-around traffic (1-hr prior, both directions of drive-way).

*Owner will post signs to mitigate speed, encourage caution for crossway, and enforce noise regulation.



3. Unsightliness

- a. Portable, rented sanitation facilities will have a temporary structure built to minimize the visual appearance.

b. Parking areas will remain grass and driveways will remain gravel (class 5) in lieu of blacktop or other impervious surfaces.

iii. The use is in-line with the comprehensive plan and supports:

- 1.** Preservation of rural lands
- 2.** Enhancement of community's rural sense of place

iv. Not applicable - Primary residence, structures are existing.

v. There are no delinquent property taxes, special assessments, interest, or City utility fees due (See Washington County records).

vi. Applicant is requesting interim use permit expiration date of 2025.

3. Tax record for verification of ownership (See attachment 3).

4. Address Labels (See attachment 4).

5. Survey (See attachment 5).

6. Landscape Plan (See attachment 6).

7. Architectural plans (See attachment 7).

8. Utilities & Service Plans.

a. Sanitary Sewers: N/A. Operator to contract for rented temporary sanitation facilities. Waste would be managed weekly by the professionally hired company.

b. Storm Sewers: Operator is not planning to do any intensive grading to parking area. The proposed grassy parking lot promotes the conveyance of storm water at a slower, controlled rate and acts as a filter medium removing pollutants and allowing stormwater infiltration. Currently, natural ditch formations efficiently transport the water. Catch-dams will be evaluated upon relocation of granery to mitigate any potential soil erosion with a civil engineer.

c. Water, gas lines, telephone lines, fire hydrants are not applicable.

d. Trash receptacles will be placed by the sanitation facilities and inside of the barn venue.

9. Electronic Files (See attachment 9).

Proposal Letter: #2.d.i.

The interim use would allow for wedding ceremonies (no receptions) to take place at the property located at 11658 50th St. N, Lake Elmo MN. This use provides a suitable and economically viable option to support the preservation and renovation of a historic barn structure and grainery.

In order to begin operations, the buildings (barn and grainery) will require major renovations to bring them up to current code for public gatherings. The financial investment required is estimated to have a negative ROI for the first five seasons under the assumption of a 75% fill rate. Considering this analysis, I am requesting the interim use permit expiration date of 2025 (10 years; 2016 partial year) and fully understand that violation of any ordinance restrictions is subject to review and/or permit suspension.

Event specifications:

- a. The number of guests would be set at a maximum capacity of 200 persons.
- b. Ceremonies would be a maximum of twice per calendar week.
- c. Employees are estimated to be 3-4 part-time positions. These positions would include responsibilities specific to traffic and security, cleaning & maintenance and event coordination.
- d. Operating hours would be allowable from 10AM until 10PM with all guests and staff vacating by 10PM.
- e. 2 portable, flushable on-site sanitation facilities will be provided. A wooden enclosure would be constructed to screen the facilities from neighboring properties and minimize unsightliness.
- f. Lighting to comply with Section 150.035 of the City Code
- g. Sound system will be purchased by Operator and capped at 115dB.
- h. Temporary structures or tents to be used in association with the planned events will be erected no more than one day prior to an event and must be removed no more than 72 hours following an event.
- i. Signage will include: Residential quiet zone; no honking; speed limit; and trash receptacles.
- j. Security/Traffic attendants will be staffed for duration of each event.
- k. Trash receptacles will be adequately provided in each structure and at sanitation facilities (adjacent to parking lot).
- l. Traffic Management Plan
- m. Sufficient liability coverage would be obtained/maintained before the start of operation.

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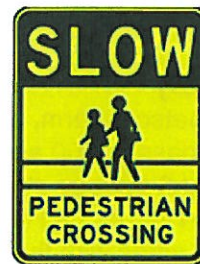
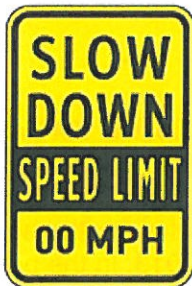
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- b. Owner will enforce noise regulation in the contractual agreement with the customer.
- c. Owner will plant a tree barrier on North boundary to help mitigate noise for future development.

2. Traffic*

- a. Owner will employ and staff a minimum of 1 attendant per each event to direct traffic. This will control and organize the flow of vehicles as they enter, park, and exit the venue.
- b. Traffic queuing will form in our driveway for entry/exit. The distance between the parking lot and entry/exit is approximately 1200 feet, which will encourage a safe, steady flow of vehicles regulated by a SLOW posted speed limit. This “waiting line” will be monitored by the attendant upon departure to mitigate congestion on 50th.
- c. Traffic metering by means of the attendant is a contingency plan if queuing isn’t sufficient enough for manageable distribution.
- d. Owner will post temporary signs indicating distance to driveway to mitigate turn-around traffic (1-hr prior, both directions of drive-way).

*Owner will post signs to mitigate speed, encourage caution for crossway, and enforce noise regulation.



3. Unsightliness

- a. Portable, rented sanitation facilities will have a temporary structure built to minimize the visual appearance.

b. Parking areas will remain grass and driveways will remain gravel (class 5) in lieu of blacktop or other impervious surfaces.

iii. The use is in-line with the comprehensive plan and supports:

1. Preservation of rural lands
2. Enhancement of community's rural sense of place

iv. Not applicable - Primary residence, structures are existing.

v. There are no delinquent property taxes, special assessments, interest, or City utility fees due (See Washington County records).

vi. Applicant is requesting interim use permit expiration date of 2025.

3. Tax record for verification of ownership (See attachment 3).

4. Address Labels (See attachment 4).

5. Survey (See attachment 5).

6. Landscape Plan (See attachment 6).

7. Architectural plans (See attachment 7).

8. Utilities & Service Plans.

a. Sanitary Sewers: N/A. Operator to contract for rented temporary sanitation facilities. Waste would be managed weekly by the professionally hired company.

b. Storm Sewers: Operator is not planning to do any intensive grading to parking area. The proposed grassy parking lot promotes the conveyance of storm water at a slower, controlled rate and acts as a filter medium removing pollutants and allowing stormwater infiltration. Currently, natural ditch formations efficiently transport the water. Catch-dams will be evaluated upon relocation of granery to mitigate any potential soil erosion with a civil engineer.

c. Water, gas lines, telephone lines, fire hydrants are not applicable.

d. Trash receptacles will be placed by the sanitation facilities and inside of the barn venue.

9. Electronic Files (See attachment 9).

SCOPE OF PHASE ONE EXTERIOR REMODELING WORK ON EXISTING BARN:

SCOPE OF WORK;

THE WORK WILL BE DONE IN PHASES AND PRIORITIZED TO PRESERVE THE LONGEVITY OF THE STRUCTURE. THE LIST BELOW IS IN NO PARTICULAR ORDER AND WILL BE REFINED AS EACH PHASE IS DEFINED.

- REPLACE ROOF
- PATCH AND REPAIR
- NORTH ELEVATION;
 - PROVIDE HANDICAPPED ACCESSIBLE ENTRY, CODE COMPLIANT EXITING AND GREETING AREA
- WEST ELEVATION;
 - PROVIDE CODE COMPLIANT EXITING AS REQUIRED
- SOUTH ELEVATION;
 - INSTALL DAYLIGHTING / WINDOWS
 - INSTALL SLIDING BARN DOOR STYLE SHUTTERS
- EAST ELEVATION;
 - PROVIDE CODE COMPLIANT EXITING AS REQUIRED
- REPLACE DETERIORATED AND BROKEN TRIM, WINDOWS AND SIDING AS REQUIRED
- PATCH TO MATCH AS CLOSELY AS POSSIBLE, SIDING IN AREAS WHERE ADJACENT CONSTRUCTION WAS REMOVED
- INSTALL GUTTER AND DOWNSPOUT SYSTEM TO PROVIDE DRAINAGE AWAY FROM FOUNDATION OF BUILDING
- TUCK POINT EXISTING STONE FOUNDATION AS REQUIRED



EXISTING BARN VIEWED FROM NORTHWEST



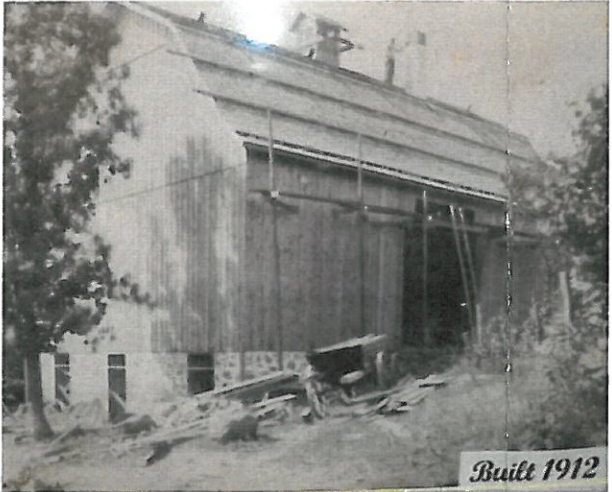
EXISTING BARN VIEWED FROM SOUTHEAST



PROPOSED BARN VIEWED FROM NORTHWEST
ADDED NORTH ENTRY, DECK/PATIO WITH HANDICAPPED ACCESS



PROPOSED BARN VIEWED FROM SOUTHEAST
SIDING IMPROVEMENTS TO REMEDY REMOVED ACCESSORY STRUCTURES



HISTORIC PHOTO OF DAIRY BARN UNDER CONSTRUCTION



PROPOSED BARN VIEWED FROM SOUTHEAST
BARN DOORS OPENED TO EXPOSE NEW WINDOWS ON SOUTH ELEVATION

TOMTEN
ENVIRONMENTAL
DESIGN
333 North Main Street, Suite 207
St. Paul, MN 55102
651-308-3275
tomten@tomten.com



ALTERATIONS TO THE PROPERTY OF;
DANIELLE HECKER
11658 50TH STREET NORTH
LAKE ELMO, MN 55042
612-327-8561

Revisions	
Item	Date

Sheet Information
BARN RENOVATION

Project No: _____ Drawing No: _____
 Drawn By: RLT
 Checked By: **A1**
 Date: 11-04-15

MEMORANDUM

FOCUS ENGINEERING, inc.

Cara Geheren, P.E. 651.300.4261
Jack Griffin, P.E. 651.300.4264
Ryan Stempski, P.E. 651.300.4267
Chad Isakson, P.E. 651.300.4285

Date: December 7, 2015

To: Stephen Wensman, City
Cc: Planner Ben Gozola, Senior Planner, Sambatek
From: Jack Griffin, P.E., City Engineer

Re: Commercial Wedding Ceremony Venue
IUP Plan Review

Engineering has reviewed the Commercial Wedding Venue Site Plan. The submittal consisted of the following documentation prepared by Tomten Environmental Design:

- Site Plan, dated November 4, 2015.
 - IUP Application.
-

STATUS/FINDINGS: Engineering has prepared the following comments for consideration.

1. 50th Street access management. As a commercial driveway to the Wedding Venue access spacing requirements are not met with respect to the proposed Legends development. Safety along 50th Street must be appropriately managed along the entire corridor as opportunities arise. With the potential Legends development adjacent to this site, adequate access management spacing must be managed between the two proposals. It is recommended that the existing farm parcel (Hecker) be required to connect its driveway to the new roadway internal to the Legends development to eliminate the commercial driveway access to 50th Street N. This is required to meet current access spacing guidelines should the Hecker parcel become a commercial use. It also appears that this can be accomplished without requiring the commercial use driveway traffic to route through the residential neighborhood by requiring the driveway connection close to 50th Street.
2. 50th Street Pedestrian facilities: A bituminous trail should be incorporated along the north boulevard of 50th Street N. to improve pedestrian safety and work toward future trail connectivity. Segments of a bituminous trail currently exist along 50th Street N. alternating from the north to south side of the road. As traffic continues to increase on 50th Street N. it is critical for the City to create a continuous bituminous trail along the north side of 50th Street, from Old TH5 to Lake Elmo Avenue. The applicant should be required to dedicate the necessary R/W (if necessary) and construct a trail segment across the applicant's property.
3. Commercial driveway requirements. The proposed commercial driveway should be a minimum of 18 feet in width and be designed as a 7-ton roadway. The driveway should be able to accommodate a turnaround with a minimum 45-foot radius or have secondary access. The intersection at 50th Street N. if allowed to remain, should be reconstructed at 90-degrees to improve sight lines.
4. Stormwater Management & Erosion Control. If approved, the applicant must submit an erosion control plan to be reviewed and approved by the City. The application should also provide the total area of disturbance, and total area of new impervious surface to determine if a stormwater management plan is required.
5. Fire Safety. Should watermain be required for fire suppression, engineering will need to review and comment on watermain facilities and easement requirements interior to the site.

From: [Anthony Yorga](#)
To: [Stephen Wensman](#)
Cc: mandy@clairmontbuilders.com
Subject: Wedding Hall Support
Date: Thursday, February 11, 2016 12:58:47 PM

I am writing to inform you about my opinion on the Martin Goetschl Family Dairy Barn.

I think that Danielle Hecker's request to restore and preserve the history of the family barn is very honorable and respectful to the family as well the Lake Elmo Community. She will be preserving the barn into something memorable and beautiful for the community and future members of the Lake Elmo Neighborhood.

I grew up in Lake Elmo my entire life and I plan on buying a home in the Lake Elmo area in the near future. And now that I heard about this idea of a wedding hall, I would want nothing more than to be married in a city that I have the best memories in and build a family around that community and history.

I think this is exactly what Lake Elmo needs- more restored history vs. random housing developments.

I would hate to see this part of history go to waste with further disrepair or fall into development.

In support,

Tony Yorga
1969 Mendel ave n
Lake Elmo, MN, 55042

To Whom This May Concern,

I would like to share that my family and I fully endorse the barn restoration project at 11658 50th Street North in Lake Elmo. I have met with Danielle Hecker, owner of the property, several times. I fully understand the scope of the project and believe it would be a beautiful addition to our community. The project encompasses the desires of the Lake Elmo community in preservation, restoration and a welcoming site for visitors. I believe the history of this property deserves to be restored.

Not only am I a neighbor that lives in Tana Ridge, but I am a Realtor that is working on the Wildflower project in Lake Elmo. I fully understand the scope of changes that Lake Elmo is about to experience and the importance of restoration projects, similar to what Danielle Hecker is trying to accomplish. Lake Elmo needs more restoration and preservation along our beautiful landscape. We need to honor the family before Danielle that made Lake Elmo what it is today.

We are in full support of the barn restoration and wedding venue at 11658 50th Street North in Lake Elmo. We look forward to this project coming to fruition.

Sincerely,

Jodi Klepac

Current Resident at 4847 Lily Avenue N in Lake Elmo
Employee of Edina Realty 520 Commons Drive in Woodbury
651-226-2672

YocumRealEstateGroup@EdinaRealty.com

From: [Adam Ostlund](#)
To: [Stephen Wensman](#)
Subject: 50th St farm restoration support
Date: Wednesday, February 10, 2016 10:18:40 AM

To whom it may concern,

I am writing to you today to share my opinion on the restoration and the use of the barn on 11658 50th street north. As a life long member of Lake Elmo Minnesota, I would like to see as much of the original history of the city preserved. The 50th street barn is a historical icon from the original Lake Elmo and its presence should be continued. I support the idea of restoring the barn to serve as a venue for wedding ceremonies because it would be a beautiful way to represent the history of Lake Elmo, while providing joy to people in the future.

Thank you for your time,

- Adam.C. Ostlund

12101 18th Street North

Lake Elmo, MN, 55042