
ALEXANDRIA TOWNSHIP

PLANNING COMMISSION

MEETING PACKET FOR
February 25, 2013



PRELIMINARY AGENDA
Alexandria Township Planning Commission
February 25, 2013
6:00 p.m. – Township Conference Room

Call to Order

Adopt Agenda

Approve Minutes – January 28, 2013

Public Hearing

1. Gregory J. Hill and Matthew J. Hill (G&M Advantage Auto Outlet Inc.), Applicants. Lambert Feda, Owner. Conditional use permit to increase the number of display cars from 15 to 60. Property located at 3505 State Highway 27E (new County Road 82). S/T/R 22-128-37 1.18 AC of G. Lot 1 S of RR Ex .09 AC. Parcel No. 03-1776-000.

Zoning Administrator's Report

New Business:

- 1.

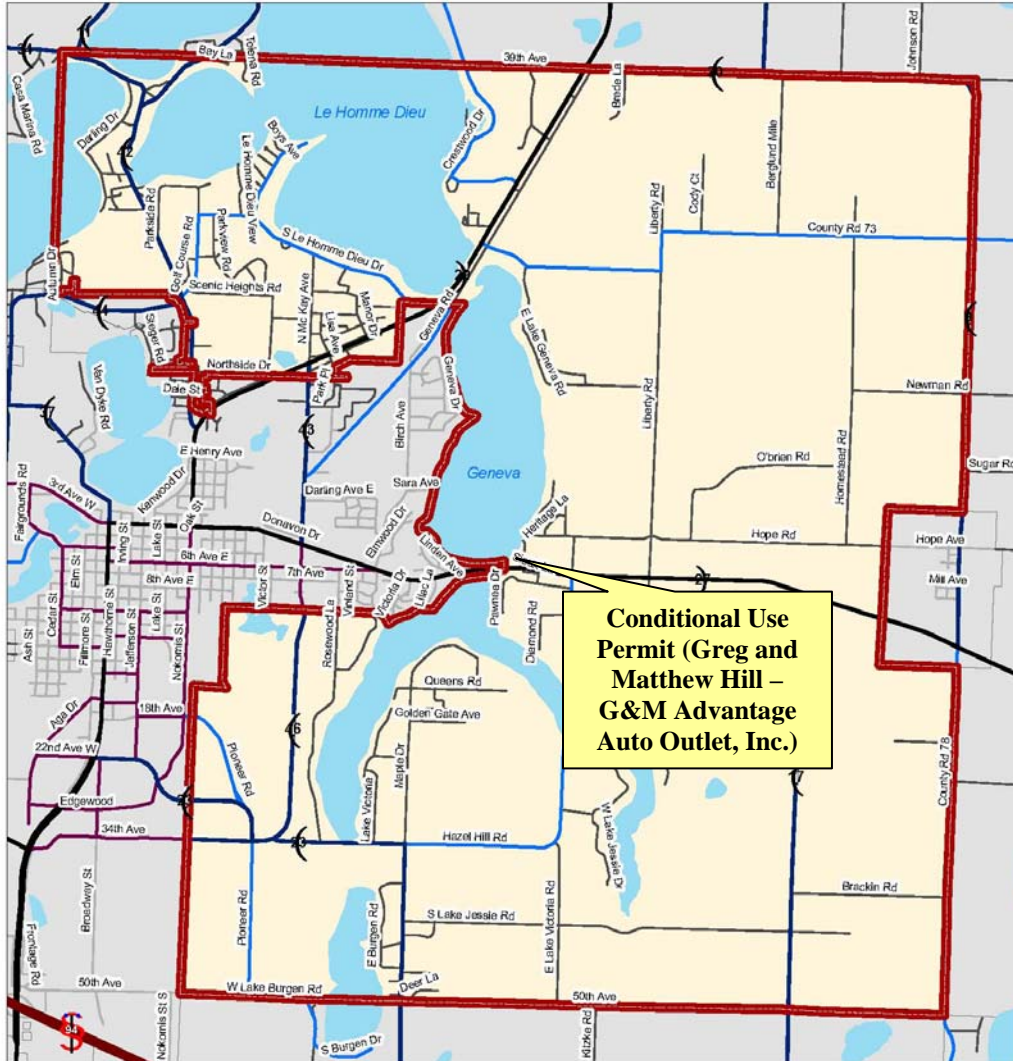
Old Business:

1. Sign Ordinance Update
2. (continued) Training – Developing Effective Comprehensive Plans
3. Discussion – Comprehensive Plan Update

Adjournment

**NOTE: This is a preliminary agenda, subject to change at any time.

LOCATION MAP FOR
February 25, 2013
ALEXANDRIA TOWNSHIP
PLANNING COMMISSION APPLICATIONS



The public hearing(s) will be held at the Township meeting room at 610 Fillmore Street, Alexandria beginning at 6:00pm. Enter in middle of building – same entrance for Trumm Home Medical and AAEDC.

STAFF REPORT

Application: Conditional use permit to increase the number of display cars at a used car sales business from 15 to 60.

Applicant: Gregory J. Hill and Matthew J. Hill (G&M Advantage Auto Outlet Inc.)

Agenda Item: 4(a)

Background Information:

- **Proposal:** The applicants are operating a used car sales business that was originally approved by Alexandria Township in 2007. At that time, the applicant had requested between 5 and 15 cars on display for sale and was approved for up to fifteen. They were also approved for an 18" x 8' advertising sign. Specific conditions of approval included (see attached minutes from 2/26/2007 Planning Commission meeting for more detail):
 1. That any hazardous leaks and/or substances be immediately attended to;
 2. That the applicants contact MnDoT for any required approvals;
 3. That the hours of operation be established as 8am-9pm Monday through Saturday; and
 4. That the applicant be limited to no more than 15 display cars at any one time.
 5. That the applicant maintains the property in a neat appearance, consistent with the requirements of the Zoning Ordinance.
 6. That any signage for the business be limited to the space available on the existing sign structure and the face of the building. No signs shall be permitted elsewhere except in accordance with the requirements of Section V.A of the Zoning Ordinance.

The applicants have recently had approximately 20-30 vehicles displayed for sale and would like to increase the number of allowed vehicles for display to sixty (60).

- **Location:**
 - Property Address: 3505 State Highway 27E (new County Road 82)
 - Sec/Twp/Range: 22-128-37
 - Parcel Number(s): 03-1776-000

- **Zoning:** Urban Commercial/Residential Shoreland (RS)

- **Lot size:** Approx. 1.09 acres

Existing Impervious Coverage:

- Buildings: Approx. 7,665 sq ft (16.1%)
- Total: Approx. 32,700 sq ft (68.9%)

Proposed Impervious Coverage:

- Buildings: Approx. 7,665 sq ft (16.1%)
 - Total: Approx. 32,700 sq ft (68.9%)
- Septic System Status:** The property is connected to ALASD sewer.
- Natural Features:**
- Floodplain: The property is not within an identified floodplain.
- Bluff/Steep Slopes: The portion of the property where vehicles would be displayed for sale is very flat. There is a steep slope on the far western portion of the property that remains wooded and leads eventually into Lake Geneva.
- Wetlands: There do not appear to be any wetlands on the property.
- Permit History:**
- 1995 - Permit for 50' x 50' colored steel shed.
 - 1987 - Permit for 24' x 24' pole shed.
 - 1980 - Permit for 36' x 42' shop building.
 - 1974 - Permit for 32' x 70' storage shed.

Applicable Statutes/Ordinances:

SECTION VI. ADMINISTRATION

G. CONDITIONAL USE PERMIT.

1. Criteria for Granting Conditional Use Permits.

- a. In granting a conditional use permit, the Alexandria Town Board shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use upon the health, safety and general welfare of occupants or surrounding lands. Among other things, the following findings may be considered:
- (1.) The use will not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - (2.) The use will be sufficiently compatible or separated by distance or screening from adjacent agricultural or residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land.

- (3.) The structure and site shall have an appearance that will not have an adverse effect upon adjacent residential properties.
 - (4.) The use in the opinion of the Town Board is reasonably related to the overall needs of the Township and to the existing land use.
 - (5.) The use is consistent with the purposes of the Zoning Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use.
 - (6.) The use is in conformance with the Comprehensive Plan of the Township.
 - (7.) The use will not create a traffic hazard or congestion.
- b. Conditional uses allowable within shoreland areas shall be subject to the review and approval procedures of this subsection along with the following additional evaluation criteria and conditions:
- (1.) Evaluation Criteria. A thorough evaluation of the water body and the topographic, vegetation, and soils conditions on the site must be made to ensure:
 - (a.) The prevention of soil erosion or other possible pollution of public waters, both during and after construction.
 - (b.) The visibility of structures and other facilities as viewed from public waters is limited.
 - (c.) The site is adequate for water supply and on-site sewage treatment.
 - (d.) The types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercraft.
- c. Conditions Attached to Shoreland Conditional Use Permits. The Planning Commission, upon consideration of the criteria listed above and the purposes of this Ordinance, shall attach such conditions to the issuance of the conditional use permits as it deems necessary to fulfill the purposes of this Ordinance. Such conditions may include, but are not limited to, the following:

- (1.) Increased setbacks from the ordinary high water level.
- (2.) Limitations on the natural vegetation to be removed or the requirement that additional vegetation be planted.
- (3.) Special provisions for the location, design, and use of structures, sewage treatment systems, watercraft launching and docking areas, and vehicle parking areas.

SECTION III. ZONING DISTRICT REGULATIONS

B. Uses Permitted.^{1 2} The following set of tables establishes the uses permitted, permitted by conditional or interim use permit, or not permitted. **All uses are subject to the requirements or performance standards of this ordinance.** Performance standards applicable to uses in all zoning districts are given in Section V.

Key: A = Allowed, no permit required; P = A use allowed, but which may require a land use permit; CU = A use requiring a Conditional Use Permit; IU = A use requiring an Interim Use Permit; X = not permitted.

COMMERCIAL USES	RC R	RR	UR	RS	CS	C-U	C-R	I
Retail sales and/or service, with no outdoor storage	X	X	X	CU	CU	P	CU	CU
Retail sales and/or service, with outdoor storage	X	X	X	CU	CU	CU	CU	CU

C. Building Setback, Lot Area and Density Requirements and Regulations³

The following table establishes the set of dimensional standards that shall be applied within the zoning districts of Alexandria Township. These standards shall be interpreted as the minimum requirements for each district (see Section III.C.5 for dimensional standards within the Residential Shoreland District).

	RCR	RR	UR	C-U	C-R	I
Maximum Lot Coverage - Impervious Surfaces						
	25%	25%	25%	75%	75%	75%

D. SHORELAND DISTRICT (RS & CS)⁴

¹ Amended 7/2/2007 (Resolution #07-09)

² Amended 12/7/2009 (Resolution #09-05) to reflect addition of interim uses

³ Amended 7/2/2007 (Resolution #07-09)

⁴ Amended 7/2/2007 (Resolution #07-09)

5. Building Setback and Lot Area Requirements and Regulations

	Gen. Dev. (GDS)
Maximum Lot Coverage - Impervious Surfaces	25%

SECTION V. PERFORMANCE STANDARDS

B. OUTDOOR STORAGE.

In all zoning use districts, all materials and equipment shall be stored within a building or fully screened so as not to be visible from adjoining properties and/or a public road except for the following: operable equipment for recreational use and equipment being temporarily used on the premises, agricultural equipment and materials if they are used or intended for use on the premises, off-street parking of operable passenger automobiles and pick-up trucks and storage of firewood for home heating.

D. SCREENING.

Where any business or industry (i.e., building, parking or storage) is located adjacent to property zoned for residential use or where residential housing exists or where it is located adjacent to a public or private institution or park and recreational area, that business or industry shall provide appropriate screening along the boundary of the residential property. Screening shall also be provided where a business or industry is across the street from a residential zone or residential housing.

The screening required in this section shall consist of earth mounds, berms or ground forms; fences and walls; landscaping (plant materials) or landscaped fixtures (such as timbers) used in combination or singularly so as to block direct visual access to an object. The use of discarded tires is an inappropriate form of screening material.

E. PARKING REQUIREMENTS.

1. Minimum Size Regulations

- a. Each space shall contain a minimum area of not less than three hundred thirty-five (335) square feet, a width of not less than nine (9) feet and a depth of not less than twenty (20) feet. Each space shall be adequately served by an access drive of at least twenty-six (26) feet in width.

7. Required Number of On-Site Parking Spaces.

- a. On-site parking area of sufficient size to provide parking for patrons, customers, suppliers, visitors and employees shall be

provided on the premises for each use. The minimum number of required on-site parking spaces for the following uses shall be as follows:

Land Use	Number of Parking Spaces	Unit Measure
Automotive, Trailer or Marine Sales and Service	1	800 Sq.Ft.

8. Loading and Unloading Requirements.

- a. Loading and unloading areas for goods, supplies and services shall be sufficient to meet the requirement for each use.

Staff Findings: The following findings of fact are presented by Staff for consideration by the Planning Commission:

1. **The use will not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area:**

Yes. The proposed increase in the number of display vehicles for sale has the potential to increase traffic in the immediate area if more customers come to the site to view vehicles for sale. However, the potential increase would not be expected to be overly burdensome to the existing road system. No appreciable increase in the demand for parks, schools or other public facilities or utilities would be expected from a used car sales business.

2. **The use will be sufficiently compatible or separated by distance or screening from adjacent agricultural or residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land:**

Needs discussion. The proposed business already exists, and this property has been used for commercial/industrial uses for many years. However, the increase in the number of display vehicles for sale will intensify the visual impact on the adjacent residentially-zoned areas across the road to the south.

3. **The structure and site shall have an appearance that will not have an adverse effect upon adjacent residential properties:**

Needs discussion. There is potential for the appearance of the lot to become a detriment to the area due to the increased number of vehicles displayed for sale - regardless of how neatly the vehicles are displayed or kept. Staff's understanding is that there will not be any auto repair on the site as part of the business and thus it is not expected that there will be significant storage of spare parts or other related materials that could become an eyesore.

4. **The use in the opinion of the Town Board is reasonably related to the overall needs of the Township and to the existing land use:**

Yes. The proposed use is generally related to the Township's desire to support businesses within the County, but the proposed use also has the potential to be a detriment to the nearby residentially zoned properties.

5. **The use is consistent with the purposes of the Zoning Ordinance and the purposes of the zoning district in which the applicant intends to located the proposed use:**

Needs discussion. The area of the proposed development has been zoned as "Commercial" in recognition of the long-term commercial use of properties along Highway 27. The purpose of this district is:

To provide for the establishment of commercial and service activities which draw from and serve customers from the entire community or region. (*Alexandria Township Zoning Ordinance, p. 5*)

However, the property is also located within the Residential Shoreland zoning district. The purpose of this district is:

Residential Shoreland (RS)

The Residential Shoreland district is intended to protect and regulate the residential use and development of the shorelands of public waters and thus preserve and enhance the quality of surface waters, conserve the natural environmental values of shorelands, and provide for the wise use of waters and related land resources. (*Alexandria Township Zoning Ordinance, p. 5*)

6. **The use is in conformance with the Comprehensive Plan of the Township:**

Needs discussion. The comprehensive plan identifies the area of the proposed development in the Future Land Use Map as Urban Residential:

Urban Residential: The purpose of this land use category is to provide opportunities for urban density housing in areas that are most readily served by urban infrastructure and services. This category is intended for areas that are currently served by Alexandria Area Sanitary Sewer District (ALASD) infrastructure or are within the identified future service area of ALASD. Within these areas, new residential development will be reviewed to ensure that the proposed density, dimensions, and layout of lots will allow for the efficient use of public infrastructure and the cost-effective provision of public services. A gross urban density of two to three dwelling units per acre or higher is intended for these areas. Proposed subdivisions that would create oversized lots would be reviewed to allow for a transition to urban densities of housing in an orderly and efficient manner. This may be accomplished through ghost platting, conservation subdivision

designs that cluster homes on urban-sized lots, provision of urban sewer or road infrastructure at the time of development, or by other appropriate means.

Typical “lot-block” or “conservation” subdivision designs are both considered appropriate in these areas. Where sensitive or unique natural or cultural resources, such as wetlands, shoreland, etc. are present, a conservation subdivision design with lower densities that protects these resources may be required. Long-term commercial/industrial uses that are incompatible with residential uses should not be allowed in this district. (*Alexandria Township Comprehensive Plan, p. 22*)

7. **The use will not create a traffic hazard or congestion:**

Yes. The proposed use would involve some increased traffic turning onto Freedom Road than is currently the case. However, it is not expected to be a significant amount that would create a traffic hazard or congestion.

8. **Shoreland Specific Criteria:**

- a. Prevention of Soil Erosion/Pollution: The applicant has stated that there will not be any significant soil disturbance as a result of placing more vehicles on display, except that necessary to maintain the lot. The flat site where the vehicles would be on display should limit any erosion potential. Oil/antifreeze or other leaks should be repaired as soon as possible to prevent pollution issues.
- b. Limited Visibility of structures from public waters: The site is heavily screened from view from Lake Geneva – both because of distance and heavy tree cover in between.
- c. Adequate Water Supply/Sewage Treatment: The property is already served by a private well and ALASD sewer.
- d. Watercraft Impact on Public Safety: The proposed work will have no impact on watercraft use of the lake.

Planning Commission Direction: The Planning Commission may recommend approval of the conditional use request, denial of the request(s), or table the request(s) if the Commission should need additional information from the applicant. If the Commission should approve or deny the request, the Commission should state the findings which support either of these actions.

Staff Recommendation: Based on the findings of fact and discussion listed above, Staff recommends the Commission discuss whether the proposed increase in the number of vehicles (or some smaller increase) is appropriate for this area – which lies adjacent to residentially zoned property to the north (albeit well-screened), residential property to the south (across the highway), and in an area not identified for commercial use in the Township’s current Future Land Use Map.

If the conditional use is approved, Staff recommends consideration of the following conditions of approval:

1. That the applicant be limited to no more than ___ display cars at any one time.
2. That any hazardous leaks and/or substances be immediately attended to;
3. That the applicant maintains the property in a neat appearance, consistent with the requirements of the Zoning Ordinance.
4. That the business be operated during normal business hours only (Monday through Saturday, 8am-9pm).
5. That the property owner and applicant ensure that no further increase in impervious surfaces occurs. Generally, no area further than 240 feet west of the east property line shall be impervious.
6. That any signage for the business be limited to the space available on the existing sign structure and the face of the building. No signs shall be permitted elsewhere except in accordance with the requirements of Section V.A of the Zoning Ordinance.

Application # _____	Date Application Rec'd ____/____/____ (for office use only)	Fee Collected \$ <u>400.00</u>
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**ALEXANDRIA TOWNSHIP
CONDITIONAL USE APPLICATION**

Name of Applicant CitM Advantage Auto Outlet Inc Phone 320-760-7244
320-491-1384

Property Address (E911#) 3505 Hwy 27E Alex. Ma 56308 Gregory J. Hill
Matthew J. Hill

Mailing Address Same Local Phone 320-760-7244
(if different than above) (if different than above)

City, State, Zip Alexandria, Ma, 56308

Applicant is:		Title Holder of Property (if other than applicant)
Legal Owner	()	<u>Lambert Feda</u>
Contract Buyer	()	(Name)
Option Holder	()	<u>103 Runestone Place</u>
Agent	()	(Address)
Other <u>lessor</u>		<u>Alex Ma 56308</u>
		(City, State, Zip)

Signature of Legal Owner, authorizing application (required): Lambert J Feda
(By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): [Signature]
(By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Property ID # (9 digit # on Tax Statement) 03-1776-000

Full legal description of property involved in this request, including total acreage (required - attach separate sheet if necessary):
S/T/R 22-128-37 1.18 AC on E 6 Lot
1s of RREX-09 AC Parcel # 03 1776-000

Zoning District _____, Lake Name (if applicable) _____

What are you proposing for the property? State nature of request in detail:
Increase Cars displayed to 60 Vehicles

What changes (if any) are you proposing to make to this site?
Building: None
Landscaping: None
Parking/Signs: None

Pursuant to the Alexandria Township Zoning Ordinance, Section VI.G.1, the applicant should be prepared at the public hearing to discuss the following issues by explaining how the proposed Conditional Use will cause no significant adverse effects.

Please complete all of the following questions to the best of your ability (some questions may not apply, depending on the nature of your request):

1. Describe the impact of the proposed use on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area. If there is no impact, explain why.

No new Impact, Currently we have cleaned up property & Maintained it neat & clean for 6 years

2. Describe the impact of the proposed use on adjacent agricultural or residentially zoned or used land. Describe how the use will be sufficiently compatible or separated by distance or screening so that existing homes will not be depreciated in value and so that there will be no deterrence to development of vacant land. If there is no impact, explain why.

No Impact, we would just like to increase inventory to 60 Vehicles (see map & display Area)

3. Describe whether the structure and site will have an appearance that would have an adverse effect upon adjacent residential properties. If there is no impact, explain why.

No Impact to changes expected

4. Describe how the proposed use will be reasonably related to the overall needs of the Township and to the existing land use.

This property is Currently Zoned for Retail & Commercial use. We would just be using all of Area now that Welding shop is gone.

5. Describe how the proposed use will be consistent with the purposes of the Zoning Ordinance and the purposes of the zoning district in which the use would be located.

Its only change would be number of Vehicles which is 60 proposed but will probably never reach that level till I retire in 8 yrs.

6. Discuss how the proposed use will be in conformance with the Comprehensive Plan of the Township.

It is very much better & cleaner than it's been for many many years we intend to keep it up.

7. Discuss whether the proposed use will create a traffic hazard or congestion. If there is no impact, explain why.

No Impact on traffic would stay the same or maybe increase slightly

If in Shoreland Areas, please complete all of the following questions:

1. Describe how soil erosion or other possible pollution of public waters will be prevented, both during and after construction.

No changes No lake, we don't have any water or sewer in our part of building

2. Describe how the visibility of structures and other facilities as viewed from public waters will be limited.

3. Discuss whether the site is adequate for water supply and on-site sewage treatment. Describe why.

4. Discuss whether the types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercraft. Explain why.

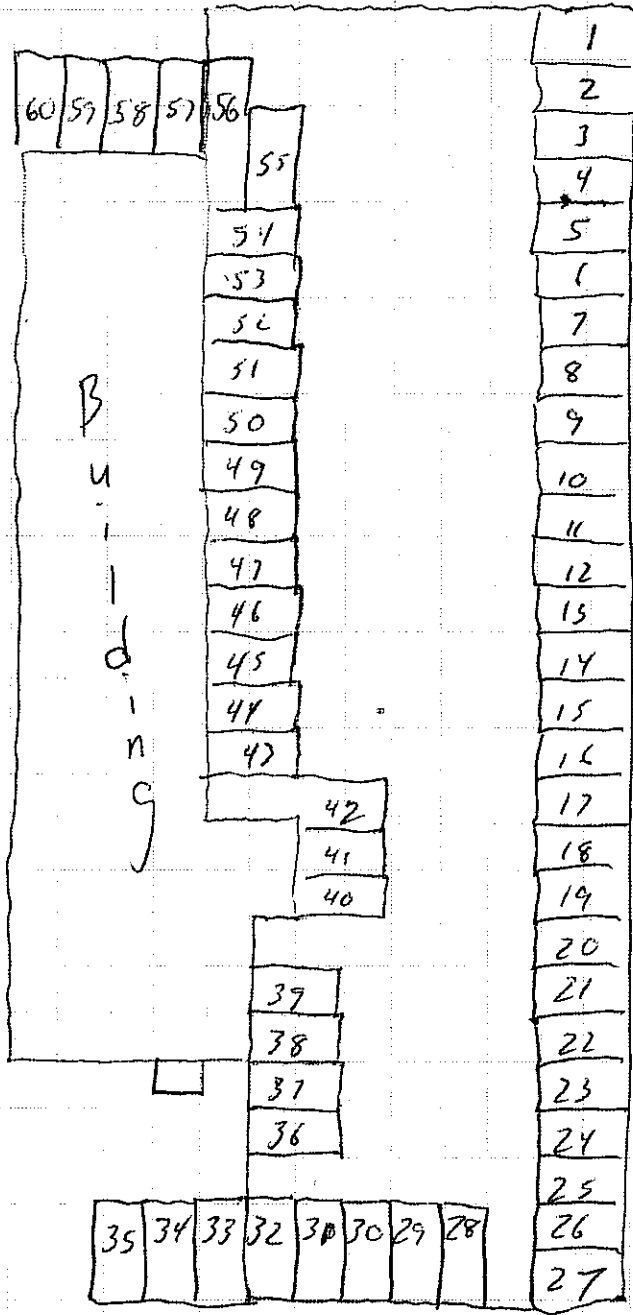
Freedom Road

$\frac{1}{4}$ " box = 10' x 10'

Property used
81' x 276'

Space enough for
60 cars +
lots of lot space
not being used.

Each car will have
10 x 20' Area.



Sign

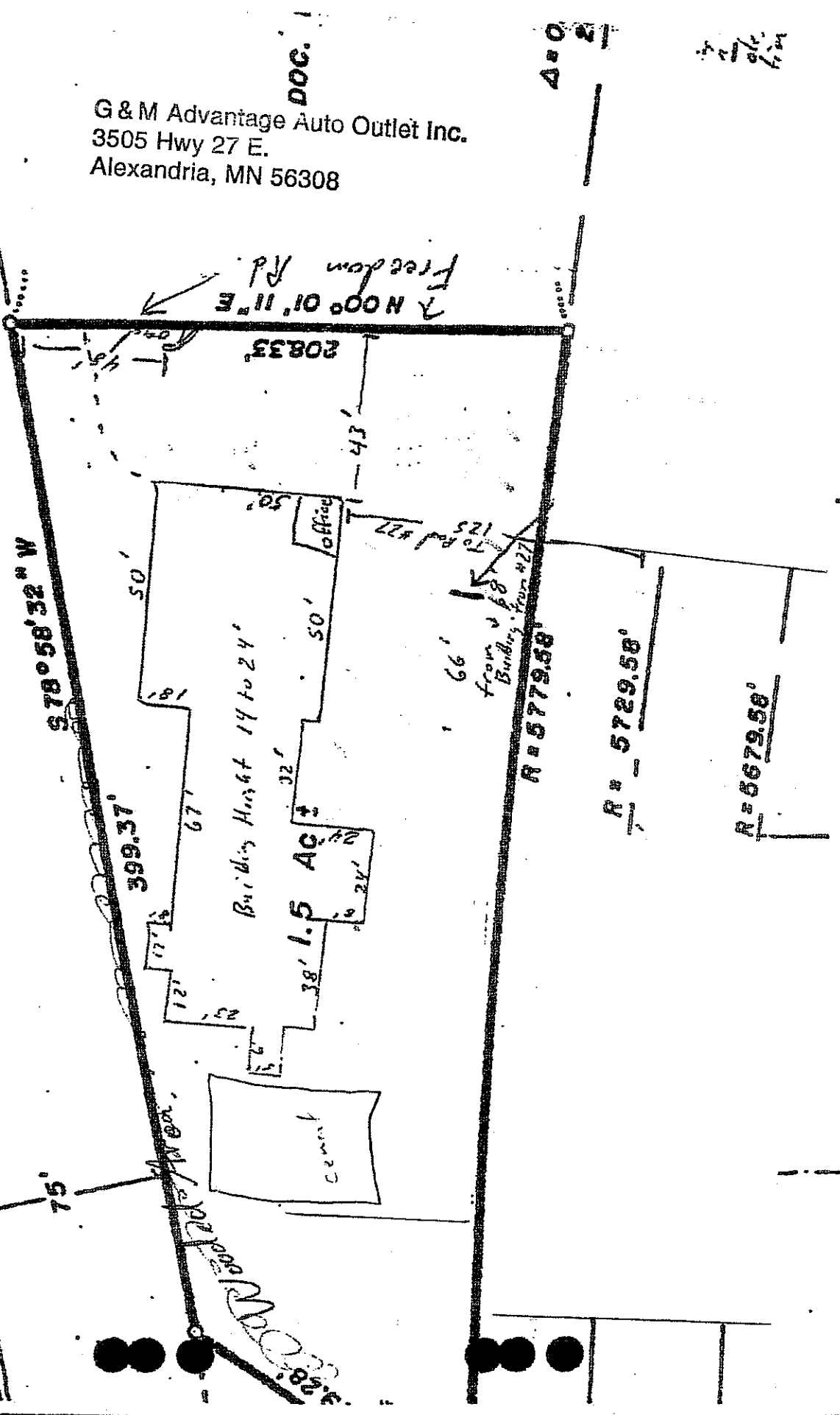
Hwy 27 E.

BURLINGTON
NORTHERN

G & M Advantage Auto Outlet Inc.
3505 Hwy 27 E.
Alexandria, MN 56308

DOC. 1

4=0



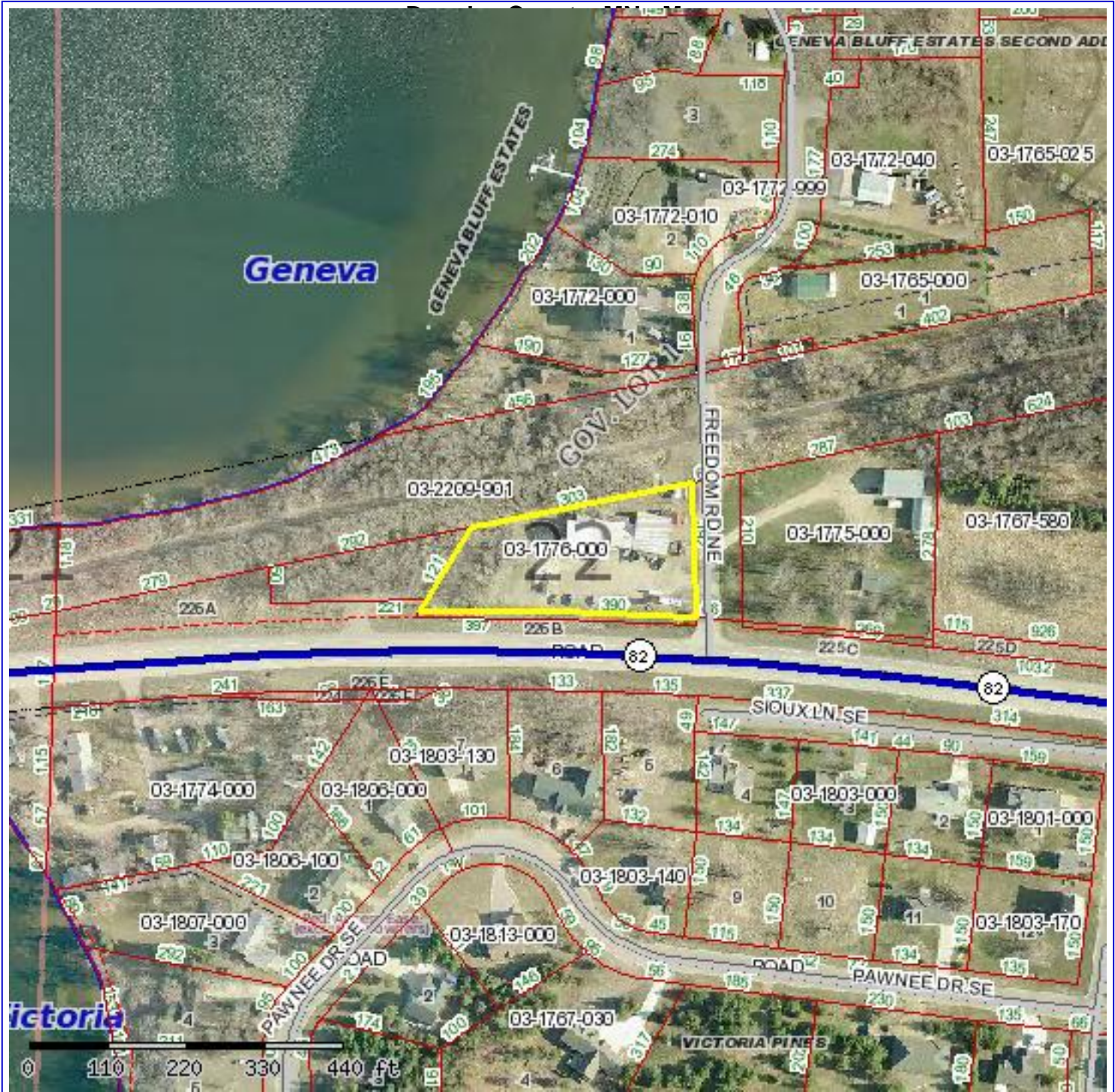
$R = 5779.58'$

$R = 5729.58'$

$R = 6679.58'$

9/16/12

Douglas County, MN - Map



PIN: 03-1776-000

Taxpayer: FEDA/LAMBERT F & HELEN J
GIS Acres: 1.21
Water Acres: 0.00
ROW Acres: 0.00
Section: 22
Township: 128
Range: 37

Tax Desc.: 1.18 AC OF G.LOT 1 S OF RR EX .09 AC
(PARCEL 225B MDOT R/W HWY 27) AC 1.09

Plat Desc.:
Other Interest:

Disclaimer: Douglas County does not warrant or guarantee the accuracy of the data.
The data is meant for reference purposes only and should not be used for official decisions.
If you have questions regarding the data presented in this map, please contact the Douglas County GIS Department.

Map created on Feb 12, 2013 3:12. This information is to be used for reference purposes only.
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ALEXANDRIA TOWNSHIP PLANNING COMMISSION
Alexandria, Minnesota 56308
Minutes of the meeting of February 26, 2007

A regular meeting, as well as a public hearing, of the Planning Commission of Alexandria Township was held on the 26th day of February, 2007 at the Alexandria Township Conference Room, 610 Fillmore Street.

ROLL CALL: Commission members present were John Knowles, Julie Feuling, Russ Niskanen, Larry Steidl and Lyle Hammerschmidt. Also present were Bonnie Fulghum, Deputy Clerk, Ben Oleson, Zoning Administrator, and applicants Gregory and Matthew Hill. As said members formed a quorum and the meeting was called to order by Chairman Knowles at 6:30 p.m.

Steidl, seconded by Niskanen, made a motion to approve the agenda with the addition of pumping of sewer systems as item no. 4 under New Business. Motion carried unanimously.

Niskanen, seconded by Feuling, made a motion to approve the minutes of the 1/22/07 meeting as written. Motion carried unanimously.

A motion was made by Steidl, seconded by Hammerschmidt, to recess the meeting at 6:35 p.m. to open up the public hearing on the conditional use application of Messrs. Hill and to reconvene at the end of the public hearing. Motion carried unanimously. Meeting recessed at 6:35 p.m.

Chairman Knowles entertained discussion on the conditional use permit for a used car lot, said property located at 3505 Highway 27 East. Zoning Administrator Oleson questioned whether the applicants had spoken with MnDot. Questions were asked of the applicants as to whether any consideration had been given regarding blacktop and the addition of a security light.

A statement was submitted by a resident, Jon Schneider. Chairman Knowles asked the deputy clerk to read the statement aloud. Some of the concerns voiced in the statement regarded debris that had collected in and around the property. The commission decided those concerns should be addressed separately, as it would be the responsibility of the property owner rather than of the applicants.

Motion made by Niskanen, seconded by Hammerschmidt, to recommend to the town board that this application be approved with the following conditions: 1) that any hazardous leaks and/or substances be immediately attended to; 2) that the applicants contact MnDot; 3) that the hours of operation be established as 8 a.m. to 9 p.m., Monday through Saturday; and 4) to include the recommendations in the staff report, nos. 1, 2 and 4. Roll call: Hammerschmidt – yes, Knowles – yes, Feuling – yes, Steidl – yes, Niskanen – yes. Motion carried unanimously.

A motion was made by Feuling, seconded by Hammerschmidt, to reconvene the meeting. Motion carried unanimously. Meeting reconvened at 7:10 p.m.

New Business:

Zoning Administrator Oleson gave a brief synopsis on special conditions for residential programs (for group homes). This was at the request of Mike Woods, Douglas County Social Services Director. Oleson provided copies of MN Statute 245A.11 to those who desired it.

Oleson reviewed the data in the 2006 Land and Resource Management Annual Report.

Commissioner Niskanen advocated for a transportation committee. He stated that this was at the request of the subcommittee. The purpose of this committee would be to establish road priorities and speak into road construction matters as it relates to density, development, traffic and road capacity. Proposed committee members would include the township engineer, township zoning administrator, township roads supervisor Dahlheimer, and two planning commission members. Chairman Knowles asked for volunteers to serve on this committee. Commission members Niskanen and Steidl requested to serve. Zoning Administrator Oleson to bring this proposal to the town board at their next meeting.



Minnesota Department of Transportation

District 4 Property Mgmt Supervisor
Jim Utecht
1000 Hwy. 10 West

Office Telephone: 218/846-7950
Fax: 218/847-1583

February 14, 2013

Mr. Ben Oleson
Alexandria Township Zoning Administrator
PO Box 445
Alexandria, MN 56308

RE: Gregory & Matthew Hill Conditional Use Application

Dear Mr. Oleson:

Mn/DOT has received your Notice of Public Hearing concerning the Greg and Matt Hill Conditional Use Permit Application. We have the following comments:

- 1) Minnesota State Highway 27, from Interstate 94 to Osakis, has been turned back to Douglas County and has been renamed Douglas County Highway 82. Mn/DOT retains jurisdiction on this highway for the purpose of administering Outdoor Advertising Devices. On premise signs advertising the business taking place are not affected but any signs advertising business off the premises must meet specifications and requires a permit through our office.
- 2) All businesses are prohibited from using Douglas County Highway 82 road right-of-way to conduct business; this includes the encroachment of vehicles or equipment.
- 3) All businesses are prohibited from encroaching on Mn/DOT Railbank Property, which abuts this parcel on the north side, to conduct business; this includes the encroachment of vehicles or equipment. There is currently a recreational trail along this property.

Please call me at (218) 846-7950 if you have any questions or comments.

Thank you,

A handwritten signature in black ink that reads 'Jim Utecht'.

Jim Utecht
Mn/DOT District 4
Property Management Supervisor

cc:
file

Mark & Mary Sponsler
16 Freedom Road NE
Alexandria, MN 56308
612-396-5227

February 20, 2013

Mr. Ben Oleson
Alexandria Township Zoning Administrator
PO Box 445
Alexandria, MN 56308

RE: Gregory & Matthew Hill Conditional Use Application

Dear Mr. Oleson,

We are owners of the residential property at 16 Freedom Road NE, Alexandria, MN 56308. Our property is the first residential property immediately north of G&M Advantage Auto Outlet.

We are writing to express our opposition to the proposed Conditional Use Application submitted by Mr. Gregory Hill on behalf of G&M Advantage Auto Outlet, 3505 Highway 27 East, Alexandria, MN, 56308. Our objection to this change in use of the site is based on the following points:

- G&M Advantage Auto Outlet currently maintains 20-25 vehicles on the property at any given time, above the number allowed per the 2007 approval.
- Allowing G&M Advantage Auto Outlet to triple the number of vehicles on the property will create an eyesore and have negative impact on residential property values both to the north of this location as well as to the south, across Highway 27 East.
- Allowing G&M Auto Outlet to increase the number of vehicles on the property will significantly increase traffic into and out of Freedom Road NE from Highway 27, creating a safety hazard.
- Long term the presence of a commercial enterprise such as G&M Advantage Auto Outlet does not seem compatible with the stated long term residential use for this area, therefore allowing expansion of such a commercial enterprise does not make sense strategically.

While we recognize Alexandria Township's interest in supporting business in the community, we do not believe this request is aligned to the long term interests of this particular area of the township. We respectfully suggest that there are a number of alternative locations in the Alexandria area which are already zoned for commercial purposes that would be better suited to the plans G&M Advantage Auto Outlet have for expanding their business.

We are happy to discuss this with you directly, however due to other commitments will be unable to attend the scheduled meeting on this matter February 25.

Best regards,



Mark Sponsler

Rec'd
2-25-13

Joel and Connie Mondry
308 E Lake Geneva Rd NE
Alexandria, MN 56308

Ben Oleson, Zoning Administrator
Alexandria Township Planning Commission
610 Fillmore St
Alexandria, MN ⁵⁶45308

Dear Mr. Oleson:

Regarding the conditional use application of Gregory and Matthew Hill, we would not like to see additional cars put in that location. In our opinion it would detract aesthetically from our neighborhood. It would also seem that the location itself would be crowded with that number of vehicles and would further increase the detraction.

One of the main attractions to visitors and those people moving into the Alexandria community is of course the beauty of the lakes and a commercial venture of that size would certainly be a deterrent to others moving into our neighborhood. This could adversely affect our property values. We would therefore strongly oppose the granting of the conditional use proposal.

Sincerely,

Joel E. Mondry 2/19/2013
Connie Mondry 2/19/2013