
CITY OF LITTLE FALLS

BOARD OF ADJUSTMENT/ PLANNING COMMISSION

April 11, 2016



AGENDA
PLANNING COMMISSION
 Conference Room, City Hall
 April 11, 2016, 6:30 p.m.

P	A	Member	P	A	Member
		Kleinschmidt, James			Schilling, Kara
		Esse, Robert			Schulte, Ray
		Gosiak, Frank			Silbernick, Keith
		Hanfler, Jeremy			Oleson, Ben (Zoning Official)
					Kimman, Greg (City Engineer)

CALL TO ORDER: Planning Commission Chairperson

ADOPT THE AGENDA: April 11, 2016

APPROVAL OF MINUTES: March 14, 2016

PUBLIC HEARINGS:

- 1) Conditional use permit application to attach wireless communications equipment to two separate light poles in a B-3 Noncentral Business District. Light poles and equipment to be less than 40 ft in height. Applicant: SSC, agent for Verizon Wireless. Property Owner: Independent School District No. 482. Partial Legal Description: Part of Blocks 5, 6 and 7, Highland Outlots. Property Address: 1101 5th Avenue SE. Parcel number(s): 48.1973.000.

- 2) Amendment to City Code, Sections 11.05.D (R-1 One- And Two-Family Residential District), 11.05.F (R-1 One- And Two-Family Residential District), 11.05.G (R-3 Multiple-Family Residential District), 11.05.I (B-1 Limited Business District), 11.05.J (B-2 General Business District), 11.05.L (I-1 Industrial District (Light), 11.05.M (I-2 Industrial District (Heavy)), 11.05.N (Planned Unit Development District (PUD District)). The purpose of the amendments is to allow for certain uses deemed compatible with the relevant zoning districts as a conditional use if they are not otherwise listed. Applicant: City of Little Falls Planning Commission.

OLD BUSINESS:

- 1) Discussion – Regulation of Land Uses
 - a. Parking and use of recreational vehicles
 - b. Outdoor sale of items on residential properties
- 2) Comprehensive Plan update

NEW BUSINESS:

NEXT REGULAR MEETING: Monday, May 9, 2016

ADJOURNMENT:

MINUTES
PLANNING COMMISSION
 Conference Room, City Hall
 March 14, 2016, 6:30 p.m.

P	A	Member	P	A	Member
X		Kleinschmidt, James	X		Schilling, Kara
X		Esse, Robert		X	Schulte, Ray
X		Gosiak, Frank	X		Silbernick, Keith
X		Hanfler, Jeremy	X		Oleson, Ben (Zoning Official)
			X		Kimman, Greg (City Engineer)

CALL TO ORDER: 6:30 PM by chairman Gosiak

ADOPTED THE AGENDA: Motion was made by Hanfler and seconded by Silbernick to adopt agenda as presented. Motion carried

APPROVED THE MINUTES: A motion was made by Hanfler and seconded by Schilling to approve the minutes as presented. Motion carried

PUBLIC HEARINGS:

- 1) ~~APPLICATION WITHDRAWN-Conditional use permit application to operate a beauty salon open to the public and with retail sales from an assisted living/memory care facility in an R-3 Multiple Family Residential District. Applicant: Debra Kruzel/Highland Senior Living Holdings LLC. Partial Legal Description: Lots 1 and 2 and North 150 feet of Lots 11 and 12, Block Four of Highland Outlots, Section 8, Township 40, Range 32. Property Address: 1012 3rd Avenue NE. Parcel number(s): 48.1938.000.~~

OLD BUSINESS:

- 1) Discussion – Regulation of Land Uses
 - a. Parking and use of recreational vehicles was discussed and staff presented information from other cities. After some discussion it was decided staff would draft a proposal for us to look at next meeting.
 - b. Outdoor sale of items on residential properties; after discussion it was agreed staff would draft a proposal for the next meeting.
- 2) Comprehensive Plan update; zoning updates are needed and we will look at one chapter at a time to make changes.

NEW BUSINESS: There will be a public hearing next month on ordinance changes.

NEXT REGULAR MEETING: Monday, April 11, 2016

ADJOURNMENT: Motion to adjourn was made by Silbernick seconded by Esse. Motion carried, adjourned at 7:39 PM.

STAFF REPORT

Application: Conditional use permit application to attach wireless communications equipment to two separate light poles in a B-3 Noncentral Business District. Light poles and equipment to be less than 40 ft in height.

Applicant: SSC, agent for Verizon Wireless.

Background Information:

- Proposal:** The applicant is proposing to have “small cell” antennas/equipment installed by a cellular phone company on two light poles within the parking lot on either side of Little Falls High School. The antennas would be for the purpose of improving reception for cellular phones and similar equipment while freeing up bandwidth on the main towers used by the company in the area. The height of the equipment/light poles would both be under 40 feet.
 - Location:**
 - Partial Legal Description: Part of Blocks 5, 6 and 7, Highland Outlots.
 - Property Address: 1101 5th Ave SE
 - Parcel number(s): 48.1973.000
 - Property Owner:** Independent School District #482
-

Applicable Statutes/Ordinances/Court Decisions:

Little Falls City Code

11.04: ADMINISTRATION AND ENFORCEMENT

D. Conditional Uses:

1. Purpose: In order to give the district use regulations of this chapter the flexibility necessary to achieve the objectives of the comprehensive guide plan, in certain districts conditional uses are permitted, subject to the granting of a use permit. Conditional uses include those uses generally not suitable in a particular zoning district, but which may, under some circumstances, be suitable. When such circumstances exist, a conditional use permit may be granted. Conditions may be applied to issuance of the permit and a periodic review of the permit may be required. The permit shall be issued for a particular use and not for a particular person or firm. The cancellation of a permit shall be considered equivalent to a rezoning, and the same requirements and procedures shall apply.
2. Application, Referral To Planning Commission, Planning Commission Recommendation And Council Action: Except as otherwise noted in this subsection, the application and presentation requirements for conditional permits shall be the same as those for variances as provided in subsection C of this section.

3. Revocation: A violation of any condition set forth in a conditional use permit shall be a violation of this chapter and automatically terminate the conditional use permit.
4. Use Of Permit: Upon the issuance of a conditional use permit by the council, said permit shall be in force on a temporary basis for a period not to exceed one year from the date of issuance. If, during said one year period, the conditional use authorized by said conditional use permit has not been completed, said conditional use permit shall lapse and become void unless, during said one year period, the city council extends the period of time to complete said authorized use.
5. Lapse Of Conditional Use Permit: A conditional use permit shall lapse and become void if the conditional use for which the conditional use permit has been granted is discontinued for a period of one year, or if the use for which a conditional use permit was granted is changed for a period of one year to a use for which no conditional use permit is required.
6. Cancellation: A conditional use permit may be cancelled by following the requirements and procedures for an amendment to the zoning ordinance. (Ord. 18, 3rd Series, eff. 9-29-1986)

11.10: COMMUNICATIONS TOWERS:

B. Definitions: For the purposes of this section, the following terms, phrases, words and their derivations shall have the meanings given:

ANTENNA: Any structure, device or system of electrical conductors, that transmits or receives electromagnetic waves for the provision of cellular, paging, personal communications services (PCS) and microwave communications. Such structures and devices include, but are not limited to, directional antennas, such as panels, microwave dishes and satellite dishes, and omni-directional antennas, such as whips.

TELECOMMUNICATIONS FACILITIES: Cables, wires, lines, wave guides, antennas or any other equipment or facilities associated with the transmission or reception of telecommunications located or installed on or adjacent to a tower or antenna support structure. The term does not include: 1) a satellite earth station antenna two (2) meters in diameter or less located in an industrial or commercial district; 2) a satellite earth station antenna one meter or less in diameter, wherever located; and 3) a tower.

TOWER: Any ground or roof mounted pole, spire, structure, or combination thereof, that is designed and constructed primarily for the purpose of supporting one or more antennas, including guy towers, monopole towers and self-supporting lattice towers, including any support thereto.

WIRELESS COMMUNICATIONS: Any "personal wireless services", as defined in the federal communications act of 1996, including FCC licensed commercial wireless telecommunications services, such as cellular, personal communication services (PCS),

specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), global system of mobile communications (GSM), paging and similar services that currently exist or may be developed.

C. General Requirements:

1. All towers and antennas shall comply with all FCC and FAA rules and regulations.
2. Design and installation of all towers and antennas shall comply with the manufacturer's specifications and with ANS/TIA/EIA standards. Plans shall be designed, stamped and signed by a state licensed structural engineer.
3. Installation of all towers and antennas shall comply with all applicable state and local building and electrical codes.
4. For leased sites, written authorization for locating the wireless communication facilities from the property owner (fee title holder) must be provided as set forth in subsection H of this section.
5. All wireless communication facilities must be adequately insured for injury and property damage. Proof of insurance with the city named as an additional insured shall be provided.
6. All communication towers shall require a building permit before construction is allowed in any zoning district, and shall be anchored in a stationary position. Manufacturer's specifications for the antenna and supporting structure shall be attached to the building permit application.
7. Proposals to erect new towers and antennas shall be accompanied by any required federal, state or local agency licenses or applications for such licenses.
8. Only one tower is permitted on a parcel of land. Additional towers may be permitted with a conditional use permit if the additional tower is located within two hundred feet (200') of the existing tower and all other requirements of this chapter are met.
9. Tower designs are required to be an open framework or monopole configuration without the use of guy wires. The use of guy wires is prohibited in the design of new towers. Permanent platforms or structures, exclusive of antennas that serve to increase off site visibility, are prohibited.

D. Prohibitions:

1. No tower shall be over two hundred feet (200') in height.
2. All towers that exceed forty feet (40') in height shall stay a minimum of six hundred feet (600') from all residentially zoned property lines and public parks.
3. No advertising message or sign shall be affixed to any tower or antenna.
4. Towers and antennas shall not be artificially illuminated unless required by FCC or FAA regulations.

5. No part of any tower, antenna or other components shall extend across or over any right of way, public street, highway, sidewalk or property.

6. No part of any tower, antenna or other components shall extend beyond the fence enclosure as required under subsection G6 of this section.

7. No temporary mobile communications sites are permitted, except in the case of equipment failure, equipment testing, equipment replacement, or in the case of an emergency situation authorized by the city council or their designated representative.

E. District Requirements, Placement, Setbacks And Height:

2. Business Districts:

a. Placement: Towers erected in business districts shall require a conditional use permit and be situated in rear and side yards, without encroachment into front yard areas.

b. Setbacks:

(1) Towers shall meet the principal structure setbacks of the underlying zoning district. Setbacks from the property line and public rights of way to base perimeter of the tower shall be one hundred twenty five percent (125%) or greater of the tower and/or antenna height. This setback may be reduced if the tower is designed to collapse half the distance of the total height of the tower through engineered design, then the tower setback will be one hundred twenty five percent (125%) of half the tower and/or antenna height to the property line and/or public rights of way and planned public rights of way. The applicant must submit a report stamped by a state licensed structural engineer registered in the state that certifies that the tower is designed and engineered to collapse half the height of the tower upon failure, if the reduction of the setback is applied. Setback requirements may be reduced to property lines abutting property that cannot be developed due to the presence of wetlands or similar limitations by variance, if the intent of this subsection would be better served thereby.

(2) Towers shall not encroach any easements. Towers shall not be located closer to a public street than a principal structure, with the following exceptions: a) on sites adjacent to public streets on all sides, towers may be placed within a side yard abutting a local street; b) setback distances shall be measured starting from the base of the tower located nearest the property line; and c) a tower's setback may be reduced or its location in relation to a public street varied, at the sole discretion of the city council, to allow the integration of a tower onto an existing or proposed structure such as a church steeple, light standard, power line support device, or similar structure.

c. Tower Height: The maximum height, including antenna height, shall be one hundred feet (100') from ground level. No tower height shall exceed the distance from the base of the tower to the nearest overhead electrical power line. This setback may be reduced to one-half ($1/2$) the height of the tower if the applicant submits a report stamped by a state licensed structural engineer that certified that the tower is designed and engineered to collapse upon failure within the distance from the tower to the overhead electrical power line.

F. Construction Requirements:

1. Structural Standards And Wind Loading:

b. Business And Industrial Districts: Each tower shall be designed and built to withstand an eighty (80) mile per hour baseline wind speed with a minimum of one-half inch ($1/2$ " radial ice. If industry standards increase these requirements, all new or rebuilt towers shall conform to the new standards.

c. Towers: Tower designs shall conform to the latest structural standards and wind loading requirements of the most current Minnesota state building code. Support structures shall be grounded following manufacturer's specifications for grounds. Towers and antennas shall be designed to conform to accepted electrical engineering methods and practices and to comply with the most current provisions of the national electrical code. All towers shall be constructed to conform to the requirements of the occupational safety and health administration. Metal towers shall be constructed of or treated with corrosive resistant material. Wood poles shall be impregnated with decay resistant substances.

2. Antennas Mounted On Roofs, Walls And Existing Towers: The placement of a tower or antenna on roofs, walls and existing towers may be approved by building permit issuance, provided the towers or antennas meet the requirements of this chapter, after submittal of: a) a final site and building plan; and b) a report prepared by a state licensed structural engineer indicating that the existing structure or tower's suitability to accept the antenna, and the proposed method of affixing the antenna to the structure. Complete details of all fixtures and couplings, and the precise point of attachment shall be indicated.

G. General Standards And Design Requirements:

1. Colocation: A proposal for a new commercial wireless telecommunication service tower shall not be approved unless the city council or their designated representative finds that the telecommunication equipment planned for the proposed tower cannot be accommodated on an existing or approved tower within a one mile search radius ($1/2$ mile for towers under 200 feet in height, $1/4$ mile for towers under 80 feet in height) of the proposed tower due to one or more of the following reasons:

a. Structural Capacity: The planned equipment would exceed the structural capacity of the existing or approved tower or building, as documented by a state licensed structural engineer, and the existing or approved tower cannot be reinforced, modified or replaced to accommodate planned or equivalent equipment at a reasonable cost.

b. Interference: The planned equipment would cause interference materially impacting the usability of other existing or planned equipment at the tower or building as documented by a qualified and state licensed professional engineer, and the interference cannot be prevented at a reasonable cost.

c. Height: Existing or approved towers and buildings within the search radius cannot accommodate the planned equipment at a height necessary to function reasonably as documented by a qualified and state licensed professional engineer to serve commercial and residential needs in the city corporate boundaries.

d. Other Unforeseen Reasons: Other unforeseen reasons that make it infeasible to locate the planned telecommunications equipment upon an existing or approved tower or building.

e. Additional Users: Any proposed commercial wireless telecommunication service tower shall be designed structurally, electrically, and all respects, to accommodate both the applicant's antennas and comparable antennas for at least two (2) additional users if the tower is over one hundred feet (100') in height, or for at least one additional user if the tower is over sixty feet (60') in height. Towers must be designed to allow for future rearrangement of antennas upon the tower. The additional users shall be allowed to mount antennas upon the tower. The additional users shall be allowed to mount antennas of varying heights when the design is approved. Applicants for future antennas cannot be denied space on an existing tower unless mechanical, structural and regulatory factors prevent sharing. The tower owner and his or her successors shall allow the shared use of the tower if the additional user agrees in writing to meet reasonable terms and conditions for shared use.

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

Current Zoning:

- Subject Property: Noncentral Business District (B-3)
- Surrounding Properties: Mix of One- and Two-Family Residential District (R-1 and R-2), Multiple-Family Residential District (R-3) and Mobile Homes Residential District (R-4).

Current Land Use:

- Subject Property: Public school
- Surrounding Properties: Primarily residential.

Lot size: Approx. 68.32 acres

Sewer/Water: The property is connected to City sewer/water.

Natural Features:

Floodplain: The property is not within an identified floodplain.

Bluff/Steep Slopes: There are no steep slopes on the property.

Wetlands: There do not appear to be any wetlands on the property that would impact the proposal.

Planning Commission Action: The Planning Commission may approve the conditional use request, deny the request, or table the request if the Commission should need additional information from the applicant. If the Commission should approve or deny the request, it should state the findings which support either of these actions. If the

application is tabled, the Commission should provide specific direction as to what additional information is needed.

Staff Comments: As the Planning Commission considers this application, Staff would make the following comments:

1. The proposed communications equipment/antennas would be mounted new light poles that would be replacing existing light poles. The new light poles would not be higher than 40 feet and the antennas/equipment would be mounted a few feet lower than the light itself.
2. The approval of the equipment being placed on the light poles would be subject to review and approval by the Building Inspector.



March 15, 2016

Via FedEx

Mr. Greg Kimman
City Engineer
City of Little Falls
100 7th Avenue NE
Little Falls, MN 56345

Re: Conditional Use Permit and Variance Application, Verizon Wireless, Little Falls High School

Dear Mr. Kimman:

Please see the enclosed Conditional Use Permit and Variance Application for two (2) small-cell wireless communications facilities at Little Falls High School, 1001 5th Ave. SE. I'm submitting this application as agent for Verizon Wireless ("Verizon").

I. PROJECT OVERVIEW

This letter and the accompanying documents describe the two wireless communication facilities proposed by Verizon: one 32'-1" and one 39'-9" light pole replacement with attached antenna and related radio equipment. A hybrid power/fiber cable will connect the facility to a nearby Verizon communications tower, eliminating the need for any ground-mounted equipment at either location.

As the demand for data service on wireless communications networks continues to increase, Verizon's radio frequency (RF) engineering team determined that increased network capacity was needed at Little Falls High School to meet the needs of Verizon's customers. Small cells, such as the proposed facility, are a solution to this capacity problem, as they allow enhanced service to be targeted to a specific geographic area where wireless users are concentrated, such as colleges, schools, highway corridors, and event venues. By enhancing service in specific areas, small cells help to relieve demand on nearby traditional tower sites, which reduces the need to add more traditional towers in a given area. No other sites were considered for this project due to the large size of the school property, and the small geographic area in which small cells must be located.

II. SUPPORTING DOCUMENTATION AND CONCLUSION

The following items are enclosed:

- Completed application form
- Documentation of services to be provided, nearby existing sites, and FCC licensure
- Affidavit of compliance with the city's zoning ordinance
- One (1) 11" x 17" copy and one (1) 8.5" x 11" copy of plans
- Boundary and topographic surveys for each location

- Application fee check in the amount of \$325.00

Certain engineering documentation requested in Little Falls City Code Sec. 11.10(H)(4)(a) is not available as of the date of this filing, but will be provided with the building permit application for this project. Pole specifications are available at this time, and are enclosed, along with correspondence with the school district's electrical contractor.

With the filing of this application, I would appreciate your support for this project. Please contact me at 952-831-0131 or sfester@ssc.us.com with any questions as you review this application.

Sincerely,



Steve Fester
Agent for Verizon Wireless

cc: Amy Brandt, Verizon Wireless



Phone: 320-616-5500
Fax: 320-616-5505

Fee Paid _____ Date Filed _____ Receipt Number _____

Application For: REZONING, VARIANCE AND CONDITIONAL USE

Have you reviewed Chapter 11, Section 11.04 of the City Code dealing with zoning laws of the City of Little Falls? (available online: www.cityoflittlefalls.com)

Yes _____ No _____

Street Address of Property 1001 5th Ave SE

Legal Description of Property See Attached

Parcel Identification Number 48.1973.000

Owner - Name INDEPENDENT SCHOOL DISTRICT NO. 482
(Little Falls School District) Phone 320.632.2002
Address 1001 5th Avenue SE
City Little Falls State MN Zip 56345

Applicant (if other than owner) -

Name STEVE FESTER,
SSC, agent for Verizon Wireless Phone 612.462.2202
Address 7803 Glenroy Road, Suite 250
City Bloomington State MN Zip 55439

Type of Request - Rezoning _____ Variance Conditional Use Other _____

The following questions must be answered.

1. What changes are you proposing to make to this property?

Building: N/A - all proposed equipment is underground utility or pole-mounted

Landscaping: N/A

Parking/Signs: N/A

2. Describe the character of the area and the existing patterns and use of development in the

area. How is the proposal consistent with those patterns and uses? Verizon is proposing to replace two existing light standards in a parking lot with two light standards that will also accompany equipment for small cell wireless technology - antennas, radios and power converters. There will be no difference in ground space or parking, resulting in no changes to the use or character of this property.

3. Describe the impact on the character of the neighborhood in which the property is

located. There will be no impact on the neighborhood other than it will receive enhanced data coverage from the proposed small cell installations.

4. Describe the impact to the traffic on roads and highways in the vicinity, and the expected

traffic generated by the proposed use. Is there adequate off-street parking available to accommodate the proposal? There will be no traffic impact created by the installation of the proposed small cell sites. The sites do not require additional parking - a maintenance technician will only be called to the site for service issues or equipment upgrades.

5. What part of the City Zoning Ordinance creates a practical difficulty to the property in

question? What is the practical difficulty that prevents the land to be used in a reasonable way? Chapter 11.10: Communications Towers; C.8. - We cannot place our small cell nodes closer than 450' apart or there will be redundant coverage. 200' will not have any separation of service coverage and thus not provide adequate data coverage.

Use other side of page if necessary.

Mailing Address: City of Little Falls, P.O. Box 244, Little Falls, MN 56345

Description of Request Installation of 2 small cell wireless sites / replacement of existing light standards
Our requested applications are a Conditional Use Permit and Variance.

Reason for Request A variance is being requested because our proposed small cell nodes are farther than
200' apart (450'). This is a design standard that helps mitigate redundant coverage.

Present Zoning Classification B-3

Existing Use of Property Little Falls ISD482 - SCHOOL

Existing Use and Zoning of the Surrounding Area (two blocks) Commercial (B-3) to the north,
residential (R-1 and R-2) to the west, residential (R-2) to the south and residential (R-3 and R-4) to the east

Has a request for a variance, special use permit, or rezoning on the subject site - or any part thereof - been previously sought?

Yes _____ No When _____

Signature of Applicant/s Steve Festa

Date MARCH 11, 2016

I am the legal fee owner of the property described on this application and I consent to this application

Signature of owner/s Stephen O. Jones

Approved _____ Denied _____ by the Planning Commission on _____
Date

Approved _____ Denied _____ by the City Council on _____
Date

Mailing Address: City of Little Falls, P.O. Box 244, Little Falls, MN 56345



Phone: 320-616-5500
Fax: 320-616-5505

Fee Paid _____ Date Filed _____ Receipt Number _____

Application For: REZONING, VARIANCE AND CONDITIONAL USE

Have you reviewed Chapter 11, Section 11.04 of the City Code dealing with zoning laws of the City of Little Falls? (available online: www.cityoflittlefalls.com)

Yes X No _____

Street Address of Property 1001 5th Ave SE

Legal Description of Property See Attached

Parcel Identification Number 48.1973.000

Owner - Name INDEPENDENT SCHOOL DISTRICT NO. 482
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Address 1001 5th Avenue SE
City Little Falls State MN Zip 56345

Applicant (if other than owner) -

Name STEVE FESTER,
SSC, agent for Verizon Wireless Phone 612.462.2202
Address 7803 Glenroy Road, Suite 250
City Bloomington State MN Zip 55439

Type of Request - Rezoning _____ Variance X Conditional Use X Other _____

The following questions must be answered.

1. What changes are you proposing to make to this property?

Building: N/A - all proposed equipment is underground utility or pole-mounted

Landscaping: N/A

Parking/Signs: N/A

2. Describe the character of the area and the existing patterns and use of development in the area. How is the proposal consistent with those patterns and uses? Verizon is proposing

to replace two existing light standards in a parking lot with two light standards that will also accompany equipment for small cell wireless technology - antennas, radios and power converters. There will be no difference in ground space or parking, resulting in no changes to the use or character of this property.

3. Describe the impact on the character of the neighborhood in which the property is

located. There will be no impact on the neighborhood other than it will receive enhanced data coverage from the proposed small cell installations.

4. Describe the impact to the traffic on roads and highways in the vicinity, and the expected traffic generated by the proposed use. Is there adequate off-street parking available to accommodate the proposal? There will be no traffic impact created by the installation of the

proposed small cell sites. The sites do not require additional parking - a maintenance technician will only be called to the site for service issues or equipment upgrades.

5. What part of the City Zoning Ordinance creates a practical difficulty to the property in question? What is the practical difficulty that prevents the land to be used in a reasonable way? Chapter 11.10: Communications Towers; C.8. - We cannot place our small cell nodes

closer than 450' apart or there will be redundant coverage. 200' will not have any separation of service coverage and thus not provide adequate data coverage.

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Existing Use of Property Little Falls ISD482 - School

Existing Use and Zoning of the Surrounding Area (two blocks) Commercial (B-3) to the north,
residential (R-1 and R-2) to the west, residential (R-2) to the south and residential (R-3 and R-4) to the east

Has a request for a variance, special use permit, or rezoning on the subject site - or any part thereof - been previously sought?

Yes _____ No When _____

Signature of Applicant/s Steve Festa

Date MARCH 11, 2016

I am the legal fee owner of the property described on this application and I consent to this application

Signature of owner/s Stephen O. Jones

Approved _____ Denied _____ by the Planning Commission on _____
Date

Approved _____ Denied _____ by the City Council on _____
Date

Mailing Address: City of Little Falls, P.O. Box 244, Little Falls, MN 56345



SITE NAME: MN06 LITTLE FALLS HS SC1
SITE NUMBER: 20130992001
SITE TYPE: SMALL CELL
POLE TYPE: REPLACEMENT 30' LIGHT POLE

SITE INFORMATION

APPLICABLE ADDRESS:
 1001 5TH AVE SE
 LITTLE FALLS, MN 56256
 MORRISON COUNTY

LATITUDE & LONGITUDE:
 LAT: 49.24918339N
 LONG: -96.2269271W
 (PER IA CENTRIC 112)
 (PER IA CENTRIC 112)

ASSET OWNER:
 LITTLE FALLS SCHOOL DISTRICT

AREA MAP



LOCATION MAP



STRUCTURAL REVIEW

LIGHT POLE STRUCTURAL ANALYSIS TO BE COMPLETED BY OTHERS.

CONTRACTOR TO VERIFY STRUCTURE IS REPORT IN THE EXISTING. ANY DISCREPANCIES SHOULD BE RESOLVED PRIOR TO CONSTRUCTION.

LOCATION SCAN



APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
 -2012 INTERNATIONAL BUILDING CODE
 -2014 NATIONAL ELECTRIC CODE
 -1995 IBC-2003 OR LATEST EDITION
 IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

PROJECT DESCRIPTION

- INSTALL (1) PANEL ANTENNA.
- INSTALL (2) FEEDS W/ POWER CON. FEEDERS
- INSTALL (1) L.O.D. CENTER BREAKER BOX
- INSTALL (2) FIBER CABLES FROM PROPOSED 1-MMH TO BLDG.
- INSTALL (1) PROPOSED 12" x 30" CONCD

SHEET INDEX

NO:	SHEET TITLE
1-1	TITLE SHEET & PROJECT DATA
C-1	JOB PLAN
C-2	EXIST. WIRE SET PLAN
C-3	POLE B.E. PLAN
C-4	WORKING DETAILS
C-5	WORKING DETAILS
C-6	WORKING DETAILS
C-7	WORKING DETAILS
C-8	WORKING DETAILS
C-9	WORKING DETAILS
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C-11	WORKING DETAILS
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C-99	WORKING DETAILS
C-100	WORKING DETAILS

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

PROJECT DIRECTORY

LESSOR:
 MORRISON COUNTY
 1001 5TH AVE SE
 LITTLE FALLS, MN 56256
 PHONE: 507.241.4441

LESSEE:
 VERIZON WIRELESS
 1001 5TH AVE SE
 LITTLE FALLS, MN 56256
 PHONE: 507.241.4441

ENGINEERING COMPANY:
 EDGE CONSULTING ENGINEERS, INC.
 1100 UNIVERSITY AVENUE
 LITTLE FALLS, MN 56256
 PHONE: 507.241.4441

ENGINEERING COMPANY:
 EDGE CONSULTING ENGINEERS, INC.
 1100 UNIVERSITY AVENUE
 LITTLE FALLS, MN 56256
 PHONE: 507.241.4441

DRIVING DIRECTIONS

- FROM LITTLE FALLS AIRPORT LOUNGE:
 1379 Airport Road, Little Falls, MN 56256
1. Head south on Airport Rd toward 1379th St (Go 0.4 mi) 8. Turn left (Go 3.7 mi)
 2. Turn right onto 138th St (Go 0.5 mi)
 3. Continue onto Airport Rd (Go 0.6 mi)
 4. Turn left onto 138th St (Go 0.4 mi)
 5. Continue onto 138th St (Go 0.6 mi)
 6. Turn right onto 11th St (Go 0.1 mi)
 7. Continue onto 11th St (Go 0.1 mi)

ENGINEER OF RECORD

EDGE CONSULTING ENGINEERS, INC.
 1100 UNIVERSITY AVENUE
 LITTLE FALLS, MN 56256
 PHONE: 507.241.4441

Total Distance 2.8 miles
 Approx. Time: 7 min.



PROJECT #: 20130992001
 EDGE PROJECT NO: 11910
 DRAWN BY: KIG, JJP
 CHECKED BY: CGB

NO.	DESCRIPTION
1	1.3000 REVISION SHEET CELL DWG
2	1.3000 REVISION SHEET CELL DWG
3	1.3000 REVISION SHEET CELL DWG
4	1.3000 REVISION SHEET CELL DWG
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99	1.3000 REVISION SHEET CELL DWG
100	1.3000 REVISION SHEET CELL DWG

PRELIMINARY - NOT FOR CONSTRUCTION

IF ALL IS CORRECT AND YOU WANT TO PROCEED WITH THE PROJECT, PLEASE SIGN AND DATE THIS SHEET. SIGNATURE OF A LICENSED PROFESSIONAL ENGINEER IS REQUIRED ON THIS SHEET.

MN06 LITTLE FALLS HS SC1
 LITTLE FALLS, MINNESOTA
 REPLACEMENT LIGHT POLE
 SMALL CELL DRAWINGS

SHEET TITLE
 TITLE SHEET & PROJECT DATA
 SHEET NUMBER
 T-1



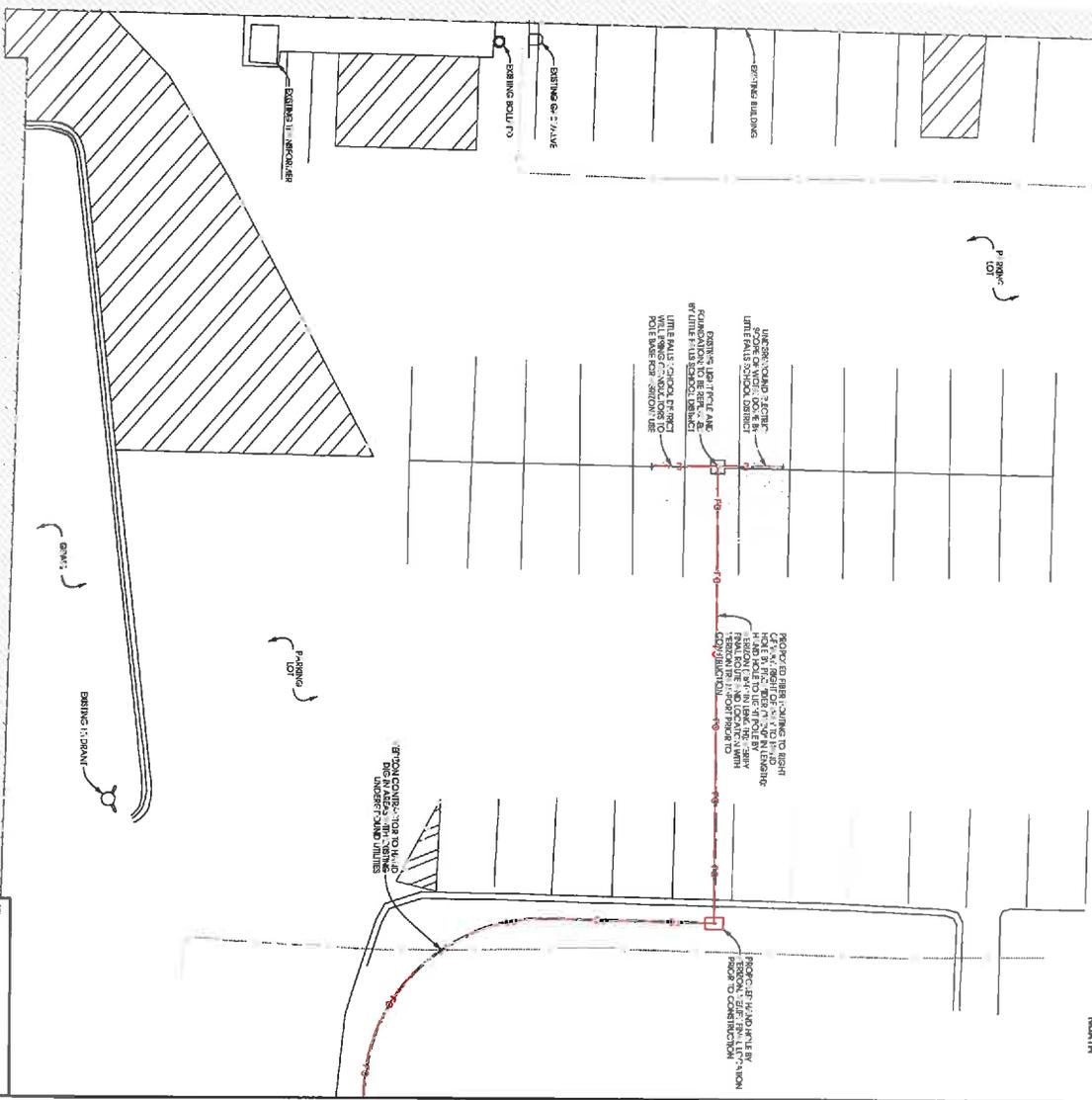
AERIAL OVERVIEW



**SITE OVERVIEW
[LOOKING NORTHWEST]**



**SITE OVERVIEW
[LOOKING EAST]**



**PRELIMINARY -
NOT FOR CONSTRUCTION**

IF A DESIGNER OR ENGINEER HAS BEEN
CONSULTED IN CONNECTION WITH THE
PREPARATION OF THESE DRAWINGS,
THEIR SIGNATURE AND SEAL SHALL BE
PLACED ON THESE DRAWINGS.

MANO, LITTLE PAULS HS SCI
LITTLE PAULS, MINNESOTA
REPLACEMENT LIGHT POLE
SMALL CELL DRAWINGS

SHEET TITLE
**ENLARGED SITE
PLAN**

SHEET NUMBER
C-2

Edge
Consulting Engineers, Inc.
1160 University Blvd. Ste. 100
St. Paul, MN 55108
Tel: 651.451.1100
Fax: 651.451.1101
www.edgeinc.com

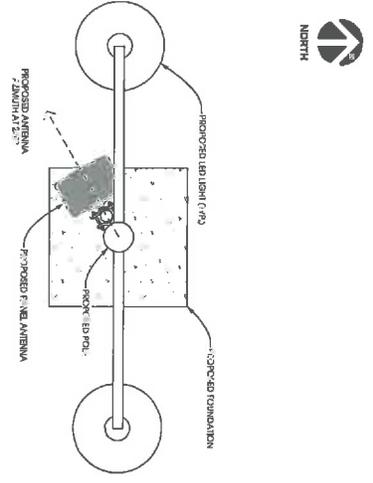
SSC
7100 Grand Ave
Bloomington, MN 55425
Tel: 612.885.1100
www.ssc.com

verizon

PROJECT NO:	201109292001	
EDGE PROJECT NO:	11910	
DRAWN BY:	KLG, JLP	
CHECKED BY:	OSD	
REV	DATE	DESCRIPTION
1	11/16/11	ISSUE FOR PERMIT
2	12/28/11	REVISIONS
3	1/23/12	REVISIONS
4	2/1/12	REVISIONS
5	2/1/12	REVISIONS
6	2/1/12	REVISIONS
7	2/1/12	REVISIONS
8	2/1/12	REVISIONS
9	2/1/12	REVISIONS
10	2/1/12	REVISIONS

NO.	DESCRIPTION	DATE	BY	CHKD.	REVISION
1	ISSUED FOR PERMIT	11/19/16	KLJ	KLJ	
2	ISSUED FOR CONSTRUCTION	11/19/16	KLJ	KLJ	
3	ISSUED FOR CONSTRUCTION	11/19/16	KLJ	KLJ	
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100	ISSUED FOR CONSTRUCTION	11/19/16	KLJ	KLJ	

A ANTENNA AND COAX
SCALE: NTS

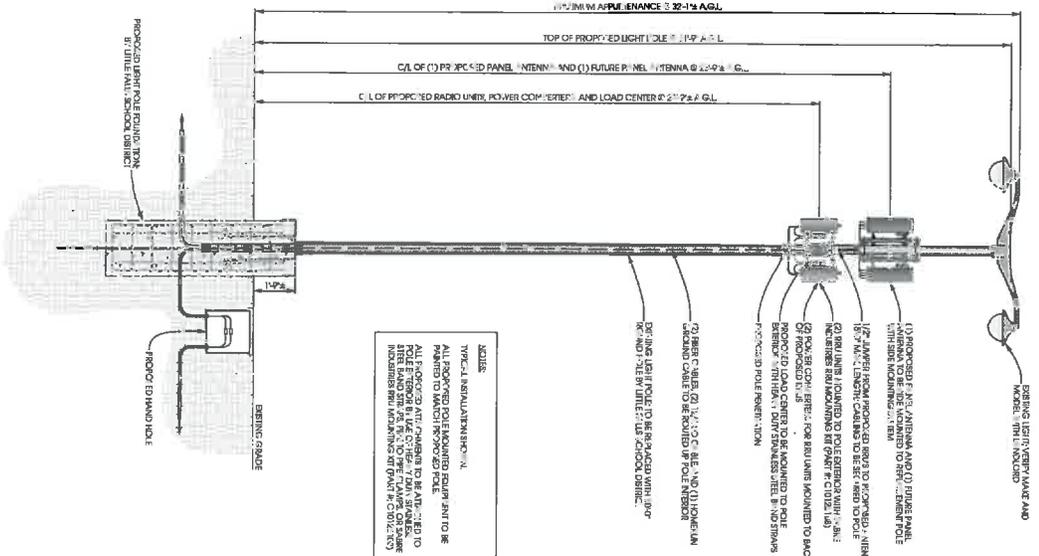


B ANTENNA ORIENTATION
SCALE: NTS



PROPOSED LIGHT POLE LOCATION

C LIGHT POLE ELEVATION
SCALE: 1/4" = 1'-0"



C LIGHT POLE ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED LIGHT POLE ELEVATION



PROJECT NO: 20110922001
EDGE PROJECT NO: 11910
DRAWN BY: KLG, JLP
CHECKED BY: OGD

REV.	DATE	DESCRIPTION
A	11/19/16	ISSUED FOR PERMIT
B	11/19/16	ISSUED FOR CONSTRUCTION
C	11/19/16	ISSUED FOR CONSTRUCTION

NOT FOR CONSTRUCTION
PRELIMINARY

THIS A DIVISION OF THE STATE OF MINNESOTA
UNDER THE PUBLIC WORKS ACT, THE
DESIGNER HAS REVIEWED THE
DRAWINGS TO THE BEST OF HIS
KNOWLEDGE AND BELIEVES THEM TO
COMPLY WITH THE REQUIREMENTS OF
THE MINNESOTA STATUTES.

MINDS LITTLE FALLS HS SC1
LITTLE FALLS, MINNESOTA
REPLY/COMMENT LIGHT POLE
SMALL CELL DRAWINGS

SHEET TITLE
POLE ELEVATION

SHEET NUMBER
A-1



SITE NAME: MN06 LITTLE FALLS HS SC1
SITE NUMBER: 20130992001
SITE TYPE: SMALL CELL
POLE TYPE: REPLACEMENT 30' LIGHT POLE

SITE INFORMATION

APPROXIMATE ADDRESS:
 1101 5TH AVE SE
 LITTLE FALLS, MN 55345
 MORRISON COUNTY

LATITUDE & LONGITUDE:
 LAT: 45° 58' 18.83"N
 LONG: 94° 20' 24.93"W
 (ROUND BEARING: 11463.91 ANSL
 OVER 1/4 SECTION 24)

ASSET OWNER:
 LITTLE FALLS SCHOOL DISTRICT

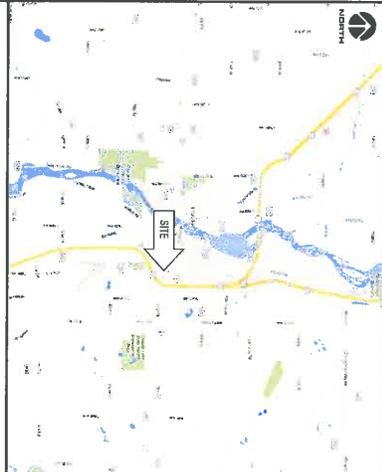
STRUCTURAL REVIEW

LIGHT POLE STRUCTURAL ANALYSIS TO BE COMPLETED BY OTHERS.
 CONTRACTOR TO REVIEW STRUCTURAL REPORT IN HIS ENTIRETY. ANY
 DISCREPANCIES OR CONCERNS SHOULD BE RESOLVED PRIOR TO CONSTRUCTION.

LOCATION SCAN



AREA MAP



LOCATION MAP



APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
 - 2012 INTERNATIONAL BUILDING CODE
 - 2014 NATIONAL ELECTRIC CODE
 - IAWA 2226 OR LATEST EDITION
 IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

PROJECT DESCRIPTION

- INSTALL (1) PANEL ANTENNA
- INSTALL (2) RADIOS W/ POWER CONVERTERS
- INSTALL (1) LOAD CENTER BREAKER BOX
- INSTALL (2) FIBER CABLES FROM PROPOSED MIMH TO RADIOS
- INSTALL (1) PROPOSED 1/2" S3 COND

SHEET INDEX

NO:	SHEET TITLE
1-1	TITLE SHEET & PROJECT DATA
C-1	SITE PLAN
C-2	EMBASED SITE PLAN
7-1	POLE ELEVATION
M-2	MOUNTING BRACKETS
A-4	ANTENNA DETAILS
A-5	CABLEING DETAILS
E-1	ELECTRICAL NOTIS
G-1	GROUNDING PLAN
G-2	GROUNDING DETAILS

PROJECT DIRECTORY

LESSOR:
 VISION WIRELESS
 100 CAMDEN AVENUE
 BLOOMINGTON, MN 55425
 PHONE: (763) 241-1441

BE ENGINEER:
 VISION WIRELESS
 100 CAMDEN AVENUE
 BLOOMINGTON, MN 55425
 PHONE: (763) 241-1441

SITE ACQUISITION:
 BRIDGE SITE CONSULTANTS, INC.
 7363 GLENROY RD
 BLOOMINGTON, MN 55429
 CONTACT: ANTHONY MORTINI

ENGINEERING COMPANY:
 EDGE CONSULTING ENGINEERS, INC.
 1755 S. JAMES PAUL
 LAKEVILLE, MN 56004
 PHONE: (656) 444-1449

DRIVING DIRECTIONS

FROM LITTLE FALLS AIRPORT (LONGS):
 13729 Airport Road, Little Falls, MN 55345

1. Head south on Airport Rd toward 133rd St (Go 0.4 mi) & Turn left (Go 354 ft)
2. Continue onto 133rd St (Go 0.7 mi)
3. Continue onto Airport Rd (Go 0.4 mi)
4. Turn left onto 138th St (Go 0.2 mi)
5. Continue onto 138th St/4th St SE (Go 0.6 mi)
6. Turn right onto 11th St SE (Go 0.1 mi)
7. Continue onto 11th St SE (Go 0.1 mi)

11" x 17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

THESE SITE PLANS APPLY TO ALL OF THE REQUIREMENTS CALLED OUT IN THE APPROPRIATE SPECIFICATIONS WHERE SITE IS LOCATED. ANTENNAS AND SUPPORT STRUCTURES WHERE SITE IS LOCATED. CONTRACTOR SHALL VERIFY ALL PLANS AND PERFORM DIMENSION/CHECKS ON SITE IMMEDIATELY UPON COMMENCEMENT OF ANY DISCREPANCIES PRIOR TO PERFORMING ANY WORK OR BE RESPONSIBLE FOR THE SAME.

ENGINEER OF RECORD

EDGE CONSULTING ENGINEERS, INC.
 1755 S. JAMES PAUL
 LAKEVILLE, MN 56004
 PHONE: (656) 444-1449

Total Distance 2.8 miles
 Approx. Time 7 min.

SHEET TITLE
 LITTLE FALLS, MINNESOTA
 REPLACEMENT LIGHT POLE
 SMALL CELL DRAWINGS

SHEET NUMBER
 T-1

Edge
 Consulting Engineers, Inc.
 1755 S. James Paul, Suite 105
 Lakeville, MN 56004
 (656) 444-1449
 www.edgeinc.com

SSC
 7363 Glenroy Rd
 Bloomington, MN 55429
 www.ssc.com

verizon

PROJECT NO: 20130992001
 EDGE PROJECT NO: 11910
 DRAWN BY: K.G. JPP
 CHECKED BY: OSG

REV.	DATE	DESCRIPTION
A	1/28/2015	ISSUE SMALL CELL DWSG 1/28
B	1/28/2015	ISSUE SMALL CELL DWSG 1/28
C	1/28/2015	ISSUE SMALL CELL DWSG 1/28
D	1/28/2015	ISSUE SMALL CELL DWSG 1/28

PRELIMINARY - NOT FOR CONSTRUCTION

IF A USER HAS ANY QUESTIONS REGARDING THESE DRAWINGS, PLEASE CONTACT THE DESIGNER OR THE PROJECT MANAGER IMMEDIATELY. THE USER SHALL BE RESPONSIBLE FOR THE SAME.



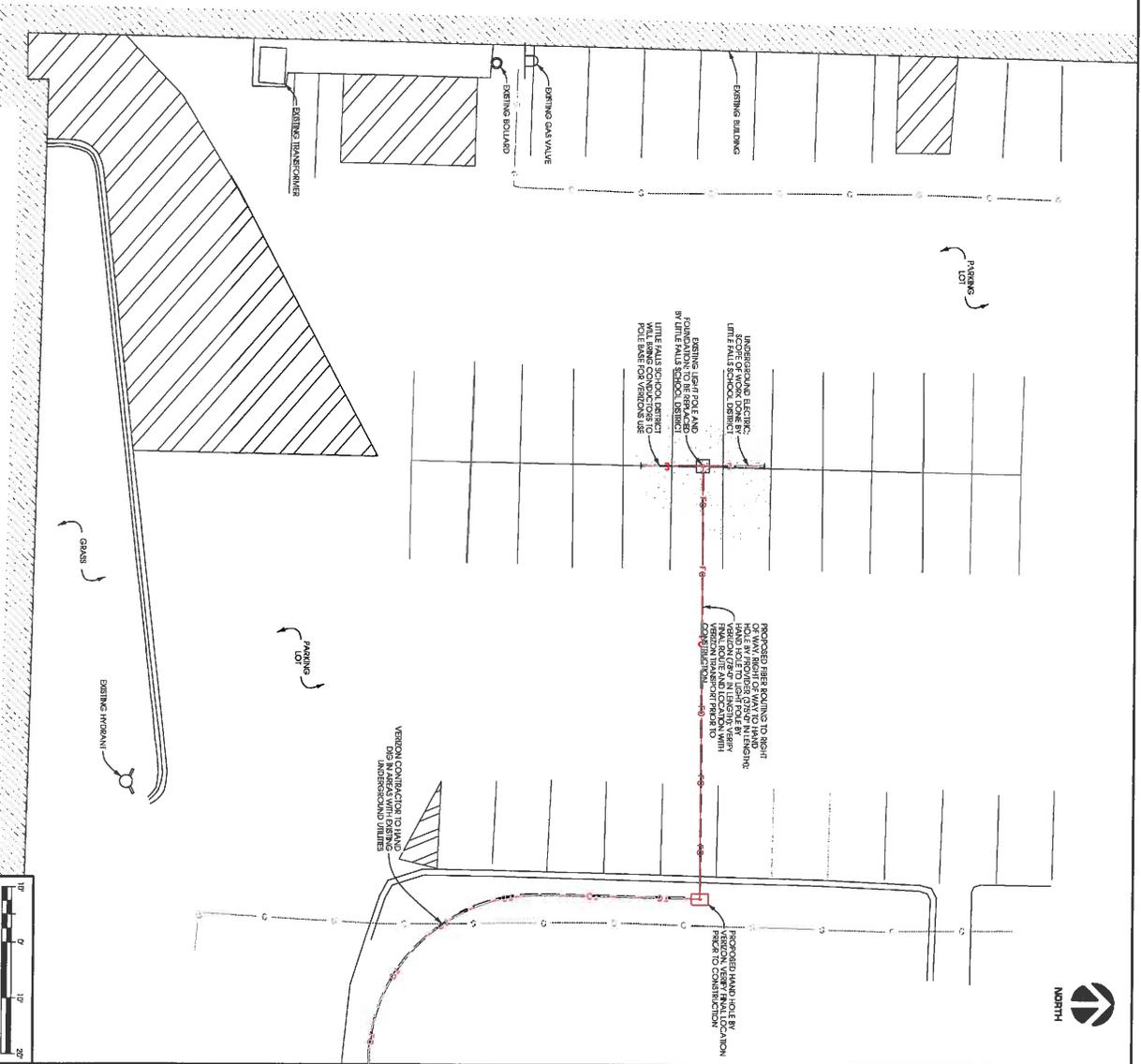
AERIAL OVERVIEW



**SITE OVERVIEW
[LOOKING NORTHWEST]**



**SITE OVERVIEW
[LOOKING EAST]**



SSC
7805 Gateway RD
Bloomington, MN 55420
www.ssc.com

Edge
Consulting Engineers, Inc.
17455 Sunrise Pointe Blvd #100
Eden Prairie, MN 55324
www.edgeinc.com

PROJECT NO: 2019092001
EDGE PROJECT NO: 11910
DRAWN BY: K.G. J.P.
CHECKED BY: O.S.D.

REV.	DATE	DESCRIPTION
A	11/26/2019	PRELIM SMALL CELL DMS#1, L2
B	11/26/2019	PRELIM SMALL CELL DMS#2, L2
C	10/26/2019	PRELIM SMALL CELL DMS#3, L2

**PRELIMINARY -
NOT FOR CONSTRUCTION**

IF A RATED ITEM OF ANY TYPE OR ANY OTHER ITEM IS SHOWN AS BEING PROVIDED BY THE CONTRACTOR, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

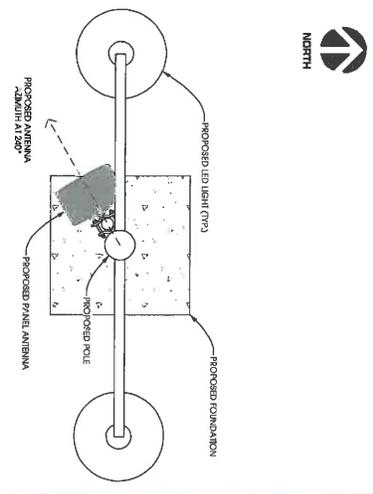
MANU, LITTLE FALLS HS SC1
LITTLE FALLS, MINNESOTA
REPLACEMENT LIGHT TOWER
SMALL CELL DRAWINGS

SHEET TITLE
**ENLARGED SITE
PLAN**

SHEET NUMBER
C-2

QUANTITY		CLASS		SECTION		MATERIAL		DETAIL		DATE	
NO.	DESCRIPTION	QTY	UNIT	NO.	UNIT	NO.	UNIT	NO.	UNIT	NO.	UNIT
100	PROPOSED LIGHT POLE	1	EA								
101	PROPOSED PANEL ANTENNA	1	EA								
102	PROPOSED FUTURE PANEL ANTENNA	1	EA								
103	PROPOSED RADIO UNITS, POWER CONVERTERS, AND LOAD CENTER	1	EA								
104	PROPOSED LED LIGHT FIXTURE	2	EA								
105	PROPOSED HAND HOLE	1	EA								
106	PROPOSED FOUNDATION	1	EA								
107	PROPOSED COAXIAL CABLE	1	EA								
108	PROPOSED RADIOMOUNTED ANTENNA	1	EA								
109	PROPOSED POWER CONVERTER	1	EA								
110	PROPOSED LOAD CENTER	1	EA								
111	PROPOSED STAINLESS STEEL BAND STRAP	1	EA								
112	PROPOSED RADIOMOUNTED ANTENNA	1	EA								
113	PROPOSED POWER CONVERTER	1	EA								
114	PROPOSED LOAD CENTER	1	EA								
115	PROPOSED STAINLESS STEEL BAND STRAP	1	EA								
116	PROPOSED RADIOMOUNTED ANTENNA	1	EA								
117	PROPOSED POWER CONVERTER	1	EA								
118	PROPOSED LOAD CENTER	1	EA								
119	PROPOSED STAINLESS STEEL BAND STRAP	1	EA								
120	PROPOSED RADIOMOUNTED ANTENNA	1	EA								
121	PROPOSED POWER CONVERTER	1	EA								
122	PROPOSED LOAD CENTER	1	EA								
123	PROPOSED STAINLESS STEEL BAND STRAP	1	EA								
124	PROPOSED RADIOMOUNTED ANTENNA	1	EA								
125	PROPOSED POWER CONVERTER	1	EA								
126	PROPOSED LOAD CENTER	1	EA								
127	PROPOSED STAINLESS STEEL BAND STRAP	1	EA								
128	PROPOSED RADIOMOUNTED ANTENNA	1	EA								
129	PROPOSED POWER CONVERTER	1	EA								
130	PROPOSED LOAD CENTER	1	EA								
131	PROPOSED STAINLESS STEEL BAND STRAP	1	EA								
132	PROPOSED RADIOMOUNTED ANTENNA	1	EA								
133	PROPOSED POWER CONVERTER	1	EA								
134	PROPOSED LOAD CENTER	1	EA								
135	PROPOSED STAINLESS STEEL BAND STRAP	1	EA								
136	PROPOSED RADIOMOUNTED ANTENNA	1	EA								
137	PROPOSED POWER CONVERTER	1	EA								
138	PROPOSED LOAD CENTER	1	EA								
139	PROPOSED STAINLESS STEEL BAND STRAP	1	EA								
140	PROPOSED RADIOMOUNTED ANTENNA	1	EA								
141	PROPOSED POWER CONVERTER	1	EA								
142	PROPOSED LOAD CENTER	1	EA								
143	PROPOSED STAINLESS STEEL BAND STRAP	1	EA								
144	PROPOSED RADIOMOUNTED ANTENNA	1	EA								
145	PROPOSED POWER CONVERTER	1	EA								
146	PROPOSED LOAD CENTER	1	EA								
147	PROPOSED STAINLESS STEEL BAND STRAP	1	EA								
148	PROPOSED RADIOMOUNTED ANTENNA	1	EA								
149	PROPOSED POWER CONVERTER	1	EA								
150	PROPOSED LOAD CENTER	1	EA								
151	PROPOSED STAINLESS STEEL BAND STRAP	1	EA								
152	PROPOSED RADIOMOUNTED ANTENNA	1	EA								
153	PROPOSED POWER CONVERTER	1	EA								
154	PROPOSED LOAD CENTER	1	EA								
155	PROPOSED STAINLESS STEEL BAND STRAP	1	EA								
156	PROPOSED RADIOMOUNTED ANTENNA	1	EA								
157	PROPOSED POWER CONVERTER	1	EA								
158	PROPOSED LOAD CENTER	1	EA								
159	PROPOSED STAINLESS STEEL BAND STRAP	1	EA								
160	PROPOSED RADIOMOUNTED ANTENNA	1	EA								
161	PROPOSED POWER CONVERTER	1	EA								
162	PROPOSED LOAD CENTER	1	EA								
163	PROPOSED STAINLESS STEEL BAND STRAP	1	EA								
164	PROPOSED RADIOMOUNTED ANTENNA	1	EA								
165	PROPOSED POWER CONVERTER	1	EA								
166	PROPOSED LOAD CENTER	1	EA								
167	PROPOSED STAINLESS STEEL BAND STRAP	1	EA								
168	PROPOSED RADIOMOUNTED ANTENNA	1	EA								
169	PROPOSED POWER CONVERTER	1	EA								
170	PROPOSED LOAD CENTER	1	EA								
171	PROPOSED STAINLESS STEEL BAND STRAP	1	EA								
172	PROPOSED RADIOMOUNTED ANTENNA	1	EA								
173	PROPOSED POWER CONVERTER	1	EA								
174	PROPOSED LOAD CENTER	1	EA								
175	PROPOSED STAINLESS STEEL BAND STRAP	1	EA								
176	PROPOSED RADIOMOUNTED ANTENNA	1	EA								
177	PROPOSED POWER CONVERTER	1	EA								
178	PROPOSED LOAD CENTER	1	EA								
179	PROPOSED STAINLESS STEEL BAND STRAP	1	EA								
180	PROPOSED RADIOMOUNTED ANTENNA	1	EA								
181	PROPOSED POWER CONVERTER	1	EA								
182	PROPOSED LOAD CENTER	1	EA								
183	PROPOSED STAINLESS STEEL BAND STRAP	1	EA								
184	PROPOSED RADIOMOUNTED ANTENNA	1	EA								
185	PROPOSED POWER CONVERTER	1	EA								
186	PROPOSED LOAD CENTER	1	EA								
187	PROPOSED STAINLESS STEEL BAND STRAP	1	EA								
188	PROPOSED RADIOMOUNTED ANTENNA	1	EA								
189	PROPOSED POWER CONVERTER	1	EA								
190	PROPOSED LOAD CENTER	1	EA								
191	PROPOSED STAINLESS STEEL BAND STRAP	1	EA								
192	PROPOSED RADIOMOUNTED ANTENNA	1	EA								
193	PROPOSED POWER CONVERTER	1	EA								
194	PROPOSED LOAD CENTER	1	EA								
195	PROPOSED STAINLESS STEEL BAND STRAP	1	EA								
196	PROPOSED RADIOMOUNTED ANTENNA	1	EA								
197	PROPOSED POWER CONVERTER	1	EA								
198	PROPOSED LOAD CENTER	1	EA								
199	PROPOSED STAINLESS STEEL BAND STRAP	1	EA								
200	PROPOSED RADIOMOUNTED ANTENNA	1	EA								

A ANTENNA AND COAX
SCALE: NIS

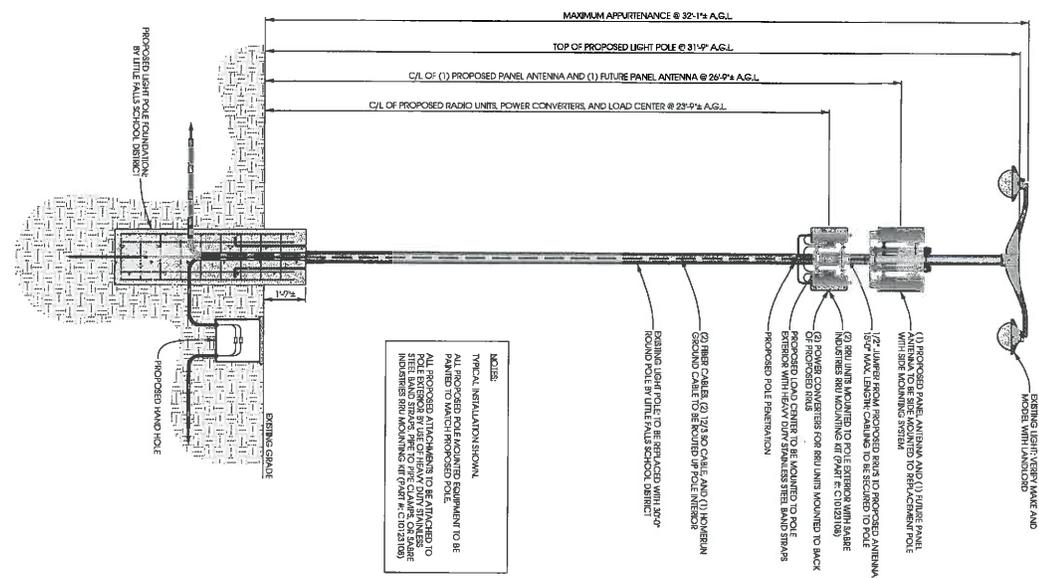


B ANTENNA ORIENTATION
SCALE: NIS



PROPOSED LIGHT POLE LOCATION

C LIGHT POLE ELEVATION
SCALE: 1 1/2" x 1 7/8" = 8'-0"
2 2/3" x 3/4" = 1" = 2'-0"



NOTES:
TYPICAL INSTALLATION SHOWN.
ALL PROPOSED EQUIPMENT TO BE PAINTED TO MATCH PROPOSED POLE.
ALL PROPOSED ATTACHMENTS TO BE ATTACHED TO THE EXISTING LIGHT POLE.
EXISTING LIGHT POLE TO BE REPLACED WITH NEW, EXISTING COAXIAL CABLE TO BE SECURED TO THE INSIDE OF THE POLE.
EXISTING COAXIAL CABLE TO BE SECURED TO THE INSIDE OF THE POLE.
EXISTING LIGHT POLE TO BE REPLACED WITH NEW, EXISTING COAXIAL CABLE TO BE SECURED TO THE INSIDE OF THE POLE.

7800 Gateway RD
Bloomington, MN 55420
www.ssc.com

Consulting Engineers, Inc.
1700 University Ave
Cassville, MN 55555
www.edgeconsulting.com

PROJECT NO: 20130922001
EDGE PROJECT NO: 1710
DRAWN BY: K.G. JLP
CHECKED BY: OGP

REV.	DATE	DESCRIPTION
A	1/26/2018	PRELIM SMALL CELL DWG#1 KAS
B	1/29/2018	PRELIM SMALL CELL DWG#2 JLP
C	1/29/2018	PRELIM SMALL CELL DWG#3 JLP
D	1/29/2018	PRELIM SMALL CELL DWG#4 JLP
E	1/29/2018	PRELIM SMALL CELL DWG#5 JLP

PRELIMINARY - NOT FOR CONSTRUCTION

IF IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF AN ENGINEER TO ALTER THIS DOCUMENT.

MND6 LITTLE FALLS HS SC1
LITTLE FALLS, MINNESOTA
REPLACE/INSTALL LIGHT POLE
SMALL CELL DRAWINGS

SHEET TITLE
POLE ELEVATION

SHEET NUMBER
A-1

© EDGE CONSULTING ENGINEERS, INC.



SITE NAME: MIND6 LITTLE FALLS HS SC2
SITE NUMBER: 20130992001
SITE TYPE: SMALL CELL
POLE TYPE: REPLACEMENT 35'-6" LIGHT POLE

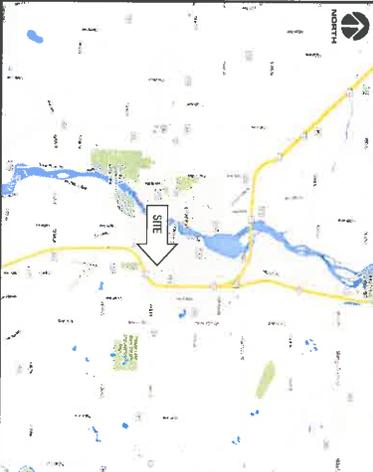
SITE INFORMATION

APPROXIMATE ADDRESS:
 1001 5TH AVE SE
 LITTLE FALLS, MN 56346
 MORRISON COUNTY

LATITUDE & LONGITUDE:
 LAT: 45.5819297 N
 LONG: 92.9114147 W
 GROUND ELEVATION: 1144.37 AMSL
 (PER IA CERTIFICAND)

ASSET OWNER:
 LITTLE FALLS SCHOOL DISTRICT

AREA MAP



STRUCTURAL REVIEW

LIGHT POLE STRUCTURAL ANALYSIS COMPLETED BY OTHERS.
 PROJECT #: XXXXX
 DATE: 05/04/2014

CONTRACTOR TO REVIEW STRUCTURAL REPORT IN ITS ENTIRETY. ANY DISCREPANCIES OR DISCREPANCIES BETWEEN THE REPORT AND THESE PLANS SHOULD BE RESOLVED PRIOR TO CONSTRUCTION.

LOCATION SCAN



LOCATION MAP



APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
 - 2012 INTERNATIONAL BUILDING CODE
 - 2014 NATIONAL ELECTRIC CODE
 - IAW-BL-22268 OR LATEST EDITION
 IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

PROJECT DESCRIPTION

- INSTALL (2) PANEL ANTENNA, (1) PROPOSED AND (1) R/ULRE
- INSTALL (2) RADIOS W/ POWER CONVERTERS
- INSTALL (1) LOAD CENTER BREAKER BOX
- INSTALL (2) FIBER CABLES FROM PROPOSED MMH-H TO RADIOS
- INSTALL (1) PROPOSED 12/3 SO CONDUIT

SHEET INDEX

NO:	SHEET TITLE
H-1	TITLE SHEET & PROJECT DATA
C-1	SITE PLAN
C-2	ENHANCED SITE PLAN
A-1	POLE ELEVATION
A-2	WORKING DETAILS
A-3	GROUNDING DETAILS
E-1	CABLEING DETAILS
E-2	ELECTRICAL NOISE
G-1	GROUNDING PLAN
G-2	GROUNDING DETAILS

PROJECT DIRECTORY

LESSOR:
 WILSON ENGINEERING
 7001 BURNHAY AVE
 LITTLE FALLS, MN 56346
 PHONE: 507.232.4471

BE ENGINEER:
 EDGE CONSULTING ENGINEERS, INC.
 1748 JAMES MAH
 ARLINGTON, MN 56201
 PHONE: 507.624.1449

SITE ACQUISITION:
 BE ENGINEERING CONSULTANTS, INC.
 7001 BURNHAY AVE
 LITTLE FALLS, MN 56346
 CONTACT: KAREN PROCHTA
 PHONE: 507.232.4471

DRIVING DIRECTIONS

- FROM LITTLE FALLS AIRPORT/LOUNGE:
 13799 Airport Road Exit 70N 55046
1. Head northwest on Airport Rd toward 138rd St (Go 0.3 mi)
 2. Turn left (Go 354 ft)
 3. Continue onto 138rd St (Go 1.7 mi)
 4. Turn left onto 138th St (Go 0.4 mi)
 5. Continue onto 138th St/4th St SE (Go 0.6 mi)
 6. Continue onto 11th St SE (Go 0.1 mi)
 7. Continue onto 11th St SE (Go 0.1 mi)
- 10th Distance: 2.6 miles
 Approx. Time: 7 mins

11"X17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

ENGINEER OF RECORD

EDGE CONSULTING ENGINEERS, INC.
 1748 JAMES MAH
 ARLINGTON, MN 56201
 PHONE: 507.624.1449

PRELIMINARY - NOT FOR CONSTRUCTION

IF A LOCAL JURISDICTION HAS ANY REGIONAL ORDINANCES THAT AFFECT THE DESIGN OF THIS PROJECT, THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING AND APPLYING SUCH ORDINANCES TO THE PROJECT.

MIND6 LITTLE FALLS HS SC2
 LITTLE FALLS, MN
 REPLACEMENT LIGHT POLE
 SMALL CELL DRAWINGS

SHEET TITLE
TITLE SHEET & PROJECT DATA
 SHEET NUMBER
T-1

7303 Genway RD
 Bloomington, MN 55425
 www.verizon.com

1748 James Mah Rd
 Arlington, MN 56201
 www.edge-engineers.com

PROJECT NO: 20130992001

EDGE PROJECT NO: 12690

DRAWN BY: KLG, JLP

CHECKED BY: OGS

REV	DATE	DESCRIPTION
A	1/28/2013	PRELIMINARY CELL DESIGN
B	1/29/2013	PRELIMINARY CELL DESIGN LIFE
C	5/20/2013	PRELIMINARY CELL DESIGN IIS



PROJECT NO: 20130992001
 EDGE PROJECT NO: 12490
 DRAWN BY: K.G. JIB
 CHECKED BY: O.G.

REV	DATE	DESCRIPTION
A	11/29/2019	PRELIM SMALL CELL DIMS/CKS
B	12/29/2019	PRELIM SMALL CELL DIMS/LP
C	12/29/2019	PRELIM SMALL CELL DIMS/IB

PRELIMINARY - NOT FOR CONSTRUCTION

IF IS A VIOLATION OF LAW FOR ANY PERSON, BUSINESS OR ENTITY TO REPRODUCE, TRANSMIT, OR OTHERWISE DISSEMINATE THE INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER, TO ALTER THE DOCUMENT.

MAN06 LITTLE FALLS HS SC2
 LITTLE FALLS, MN
 REPLACEMENT LIGHT POLE
 SMALL CELL DRAWINGS

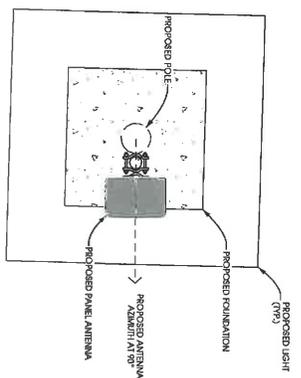
SHEET TITLE
SITE PLAN

SHEET NUMBER
C-1

© EDGE CONSULTING ENGINEERS, INC.

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	PROPOSED LIGHT POLE	1	EA	1,200.00	1,200.00
2	PROPOSED FOUNDATION	1	EA	1,500.00	1,500.00
3	PROPOSED ANTENNA	1	EA	1,000.00	1,000.00
4	PROPOSED ANTENNA MOUNTING	1	EA	500.00	500.00
5	PROPOSED ANTENNA FEEDLINE	1	EA	200.00	200.00
6	PROPOSED ANTENNA POWER SUPPLY	1	EA	1,000.00	1,000.00
7	PROPOSED ANTENNA COAX	1	EA	500.00	500.00
8	PROPOSED ANTENNA MOUNTING	1	EA	500.00	500.00
9	PROPOSED ANTENNA FEEDLINE	1	EA	200.00	200.00
10	PROPOSED ANTENNA POWER SUPPLY	1	EA	1,000.00	1,000.00
11	PROPOSED ANTENNA COAX	1	EA	500.00	500.00
12	PROPOSED ANTENNA MOUNTING	1	EA	500.00	500.00
13	PROPOSED ANTENNA FEEDLINE	1	EA	200.00	200.00
14	PROPOSED ANTENNA POWER SUPPLY	1	EA	1,000.00	1,000.00
15	PROPOSED ANTENNA COAX	1	EA	500.00	500.00
16	PROPOSED ANTENNA MOUNTING	1	EA	500.00	500.00
17	PROPOSED ANTENNA FEEDLINE	1	EA	200.00	200.00
18	PROPOSED ANTENNA POWER SUPPLY	1	EA	1,000.00	1,000.00
19	PROPOSED ANTENNA COAX	1	EA	500.00	500.00
20	PROPOSED ANTENNA MOUNTING	1	EA	500.00	500.00
21	PROPOSED ANTENNA FEEDLINE	1	EA	200.00	200.00
22	PROPOSED ANTENNA POWER SUPPLY	1	EA	1,000.00	1,000.00
23	PROPOSED ANTENNA COAX	1	EA	500.00	500.00
24	PROPOSED ANTENNA MOUNTING	1	EA	500.00	500.00
25	PROPOSED ANTENNA FEEDLINE	1	EA	200.00	200.00
26	PROPOSED ANTENNA POWER SUPPLY	1	EA	1,000.00	1,000.00
27	PROPOSED ANTENNA COAX	1	EA	500.00	500.00
28	PROPOSED ANTENNA MOUNTING	1	EA	500.00	500.00
29	PROPOSED ANTENNA FEEDLINE	1	EA	200.00	200.00
30	PROPOSED ANTENNA POWER SUPPLY	1	EA	1,000.00	1,000.00
31	PROPOSED ANTENNA COAX	1	EA	500.00	500.00
32	PROPOSED ANTENNA MOUNTING	1	EA	500.00	500.00
33	PROPOSED ANTENNA FEEDLINE	1	EA	200.00	200.00
34	PROPOSED ANTENNA POWER SUPPLY	1	EA	1,000.00	1,000.00
35	PROPOSED ANTENNA COAX	1	EA	500.00	500.00
36	PROPOSED ANTENNA MOUNTING	1	EA	500.00	500.00
37	PROPOSED ANTENNA FEEDLINE	1	EA	200.00	200.00
38	PROPOSED ANTENNA POWER SUPPLY	1	EA	1,000.00	1,000.00
39	PROPOSED ANTENNA COAX	1	EA	500.00	500.00
40	PROPOSED ANTENNA MOUNTING	1	EA	500.00	500.00
41	PROPOSED ANTENNA FEEDLINE	1	EA	200.00	200.00
42	PROPOSED ANTENNA POWER SUPPLY	1	EA	1,000.00	1,000.00
43	PROPOSED ANTENNA COAX	1	EA	500.00	500.00
44	PROPOSED ANTENNA MOUNTING	1	EA	500.00	500.00
45	PROPOSED ANTENNA FEEDLINE	1	EA	200.00	200.00
46	PROPOSED ANTENNA POWER SUPPLY	1	EA	1,000.00	1,000.00
47	PROPOSED ANTENNA COAX	1	EA	500.00	500.00
48	PROPOSED ANTENNA MOUNTING	1	EA	500.00	500.00
49	PROPOSED ANTENNA FEEDLINE	1	EA	200.00	200.00
50	PROPOSED ANTENNA POWER SUPPLY	1	EA	1,000.00	1,000.00

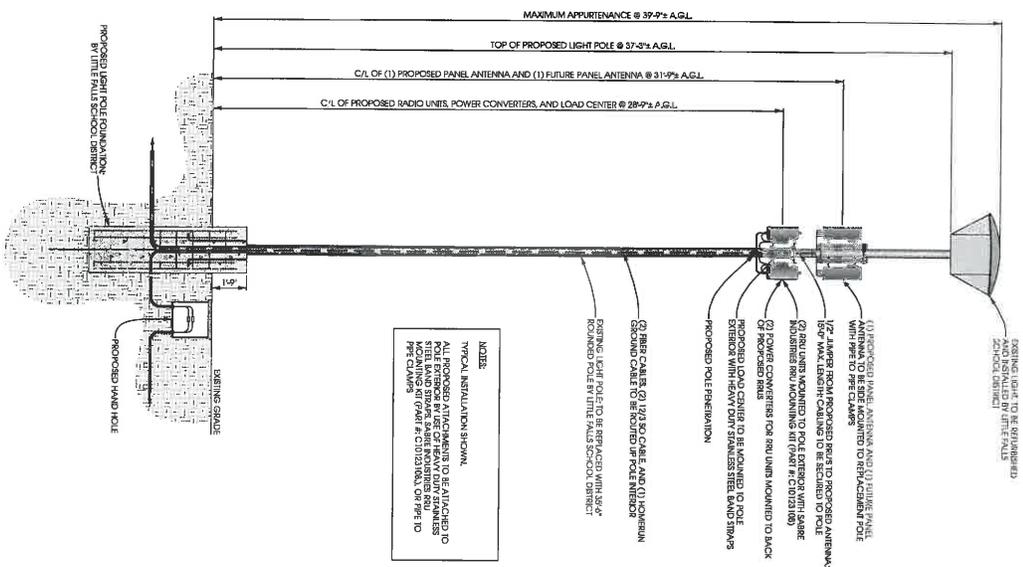
A ANTENNA AND COAX
SCALE: NIS



B ANTENNA ORIENTATION
SCALE: NIS



PROPOSED LIGHT POLE LOCATION



NOTES:
1. ALL PROPOSED ATTACHMENTS TO BE ATTACHED TO STEEL BRACKET BRACE AS SHOWN FROM THE SMALL CELL DRAWINGS.
2. THE LIGHT POLE SHALL BE INSTALLED ON THE EXISTING FOUNDATION.
3. THE LIGHT POLE SHALL BE INSTALLED ON THE EXISTING FOUNDATION.
4. THE LIGHT POLE SHALL BE INSTALLED ON THE EXISTING FOUNDATION.
5. THE LIGHT POLE SHALL BE INSTALLED ON THE EXISTING FOUNDATION.

C LIGHT POLE ELEVATION
SCALE: 1/4" = 1'-0"
2 1/2" x 3 1/2" - 1" = 9'-0"

7800 CHERRY RD
BOWLING GREEN, OH 43402
www.ssc.com

17500 Jamboree Park, Suite 105
Bowling Green, OH 43402
www.edgeconsulting.com

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NO: 20130929001

EDGE PROJECT NO: 12491

DRAWN BY: K.G. JIP

CHECKED BY: OGD

REV.	DATE	DESCRIPTION
A	1/10/2013	PRELIMINARY CELL DOWNSIZING
B	1/22/2013	PRELIMINARY CELL DOWNSIZING
C	1/24/2013	PRELIMINARY CELL DOWNSIZING
D	1/24/2013	PRELIMINARY CELL DOWNSIZING

IF A VENDOR OF ANY KIND ATTEMPTS TO INSTALL THE ANTENNA, LIGHT POLE, OR ANY OTHER EQUIPMENT ON THE EXISTING FOUNDATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

POLE ELEVATION

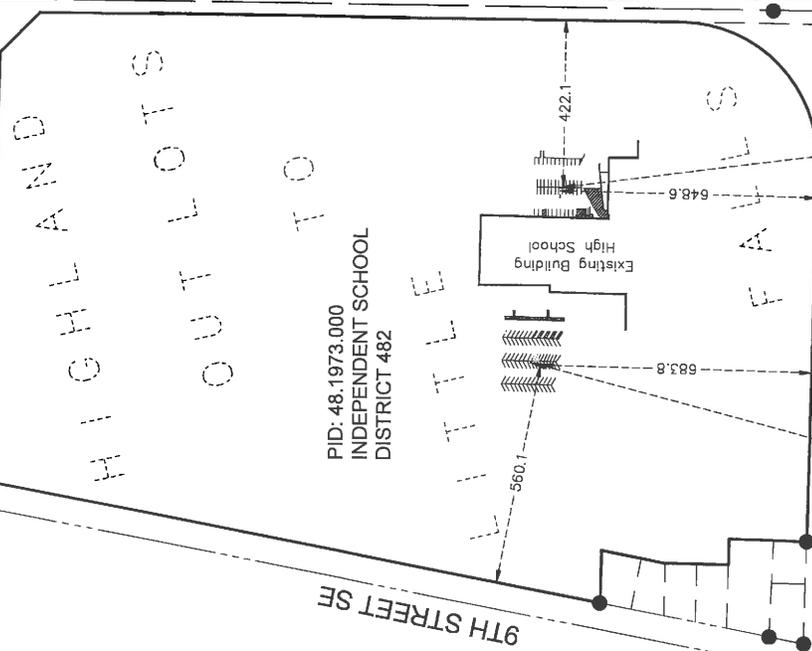
SHEET TITLE

SHEET NUMBER

A-1

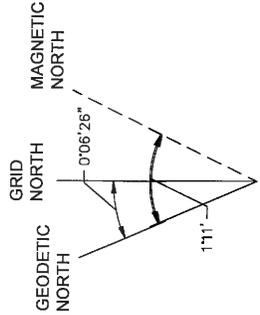
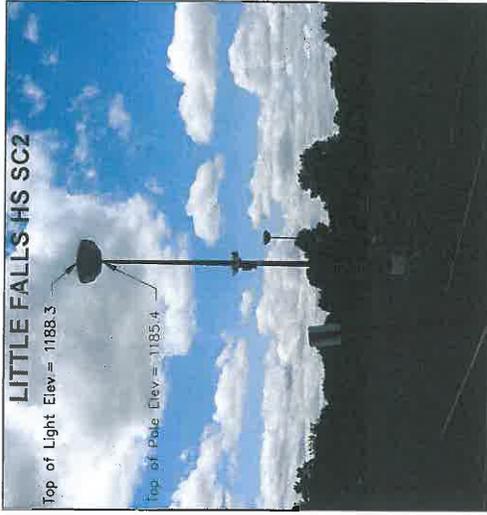
LITTLE FALLS HS

STATE TRUNK HIGHWAY NO. 27
1ST AVENUE NE



Existing Light Pole Center SC2
Ground Elevation= 1144.3 NAVD88
Top of Pole Elevation=1185.4 NAVD88
Top of Light Elevation=1180.7 NAVD88
Latitude =N45° 58' 19.07" NAD83
Longitude=W94° 20' 55.63" NAD83

Existing Light Pole Center SC1
Ground Elevation= 1148.3 NAVD88
Top of Pole Elevation=1180.7 NAVD88
Top of Light Elevation=1181.1 NAVD88
Latitude =N45° 58' 18.39" NAD83
Longitude=W94° 20' 49.37" NAD83



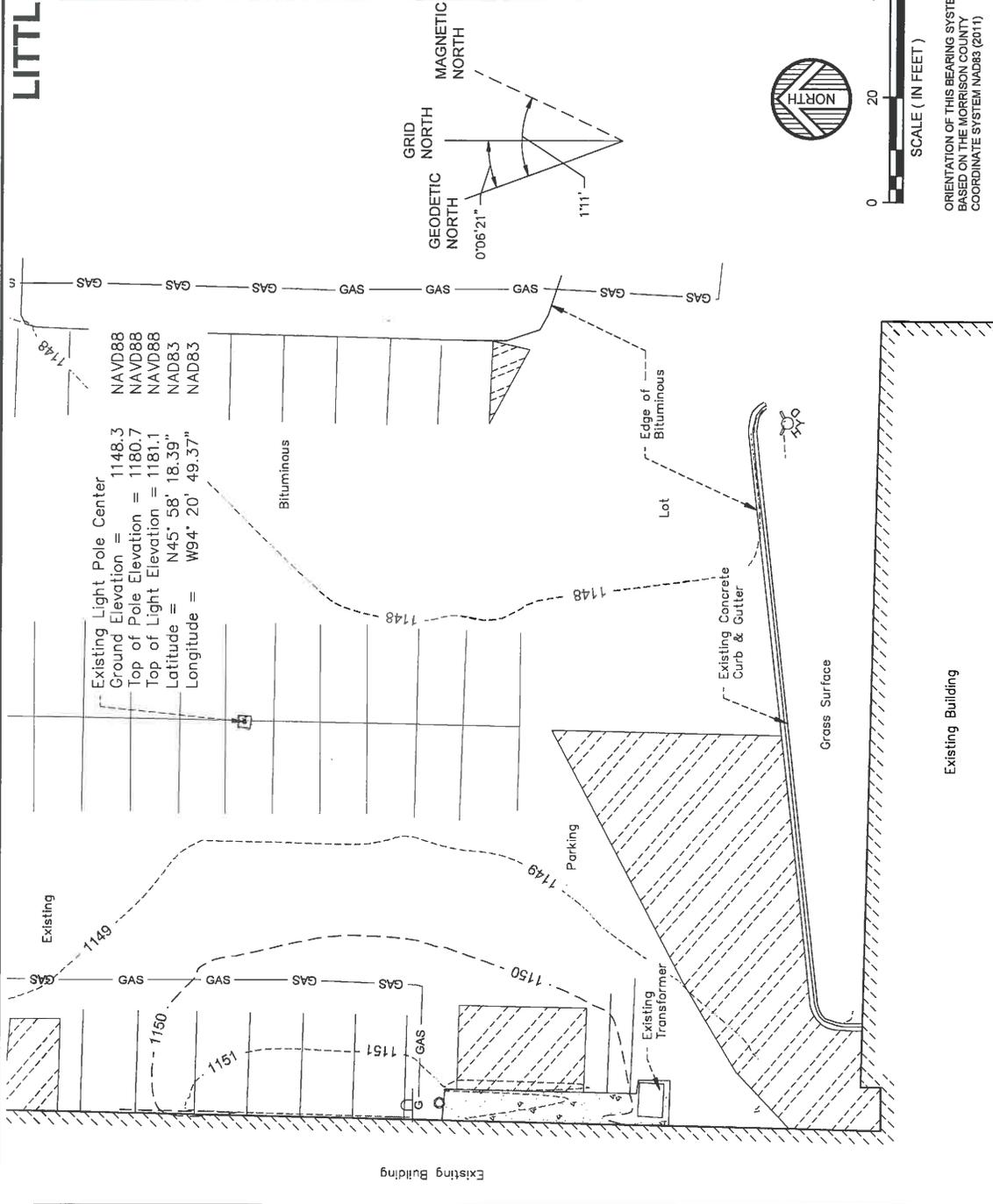
ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE MORRISON COUNTY
COORDINATE SYSTEM NAD83 (2011)

DATE	12/16/2018
SCALE	AS SHOWN
DRAWN BY	TJD
CHECKED BY	BNK
FILE NUMBER	48A1182

Edge
Consulting Engineers, Inc.

WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental

LITTLE FALLS HS SC1



LEGEND

- GUARD POST
- GAS METER
- WATER HYDRANT
- UNDERGROUND GAS
- CONCRETE SURFACE
- NO PARKING



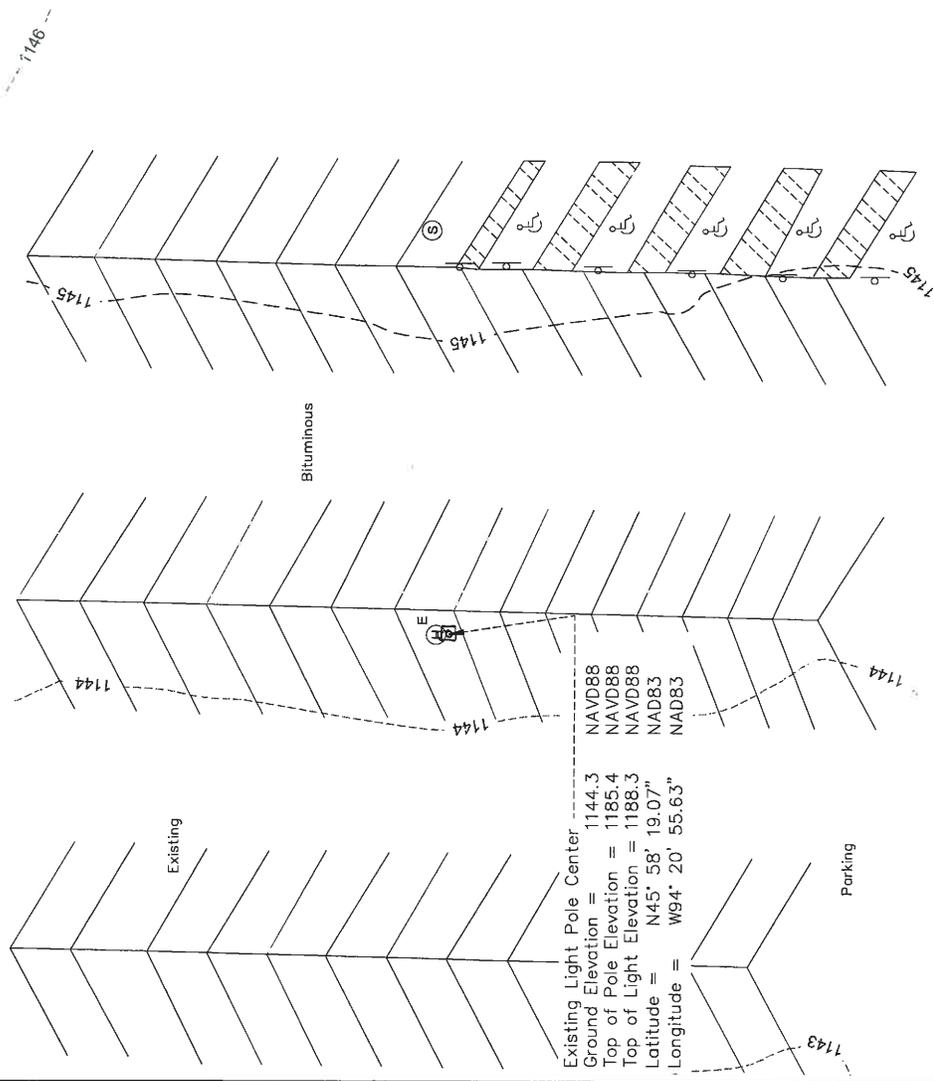
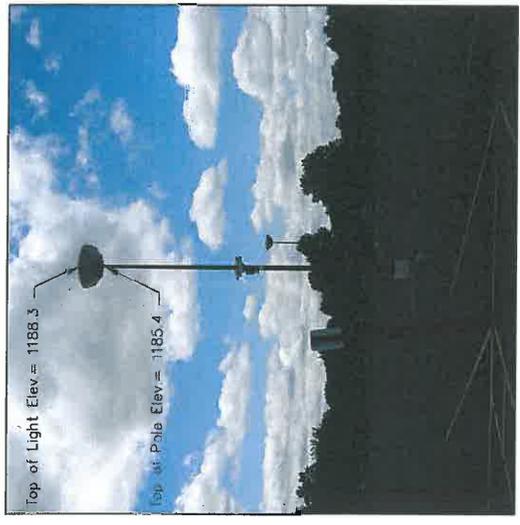
ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MORRISON COUNTY COORDINATE SYSTEM NAD83 (2011)

DATE:	APPROVED:
SCALE:	AS SHOWN
DRAWN BY:	TJD
CHECKED BY:	SMK
FILE NUMBER:	494A1582

Edge
Consulting Engineers, Inc.

WIDETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental

LITTLE FALLS HS SC2



Existing Light Pole Center
 Ground Elevation = 1144.3
 Top of Pole Elevation = 1185.4
 Top of Light Elevation = 1188.3
 Latitude = N45° 58' 19.07"
 Longitude = W94° 20' 55.63"

NAVD88
 NAVD88
 NAVD88
 NAD83
 NAD83

Bituminous

Existing

Parking

Lot

1143

1144

1145

1146

1147

1148

1149

1150

1151

1152

GRID NORTH
 MAGNETIC NORTH
 GEODETIC NORTH



111'

0°06'26"

0 20 40
 SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS
 BASED ON THE MORRISON COUNTY
 COORDINATE SYSTEM NAD83 (2011)

LEGEND

- SIGN - SINGLE POST
- SANITARY MANHOLE
- ELEC HANDHOLE
- HANDICAP PARKING
- CONCRETE SURFACE
- NO PARKING



DATE: 06/20/13
 SCALE: AS SHOWN
 DRAWN BY: TJD
 CHECKED BY: SJK
 FILE NUMBER: 49AA1692



Edge
 Consulting Engineers, Inc.



WIDSETH SMITH NOLTING
 Engineering | Architecture | Surveying | Environmental

STAFF REPORT

Public Hearing: Amendment to City Code, Sections 11.05.D (R-1 One- And Two-Family Residential District), 11.05.F (R-1 One- And Two-Family Residential District), 11.05.G (R-3 Multiple-Family Residential District), 11.05.I (B-1 Limited Business District), 11.05.J (B-2 General Business District), 11.05.L (I-1 Industrial District (Light), 11.05.M (I-2 Industrial District (Heavy)), 11.05.N (Planned Unit Development District (PUD District)). The purpose of the amendments is to allow for certain uses deemed compatible with the relevant zoning districts as a conditional use if they are not otherwise listed.

Applicant: City of Little Falls Planning Commission.

Background Information: Over the past several meetings, the Commission has begun discussing the need to update portions of the zoning ordinance relating to the listing of uses that are allowed within each zoning district – either as allowed (no permit needed), permitted (a permit is necessary) or conditional (a conditional use permit is necessary).

Based on input from the Commission at the March meeting, the attached represents proposed language that can be used in the interim while broader ordinance amendments are drafted and considered over the coming months.

Planning Commission Action: The Commission can recommend approval of the proposed amendments to the City Council or table the item for more revisions and review.

8. PUD.M District: Mississippi headwaters corridor; planned unit development district, PUD.M. (Ord. 126, 4th Series, eff. 5-17-1999)

9. PUD-CH District: Planned unit development; country homes, PUD-CH. (Ord. 80, 5th Series, eff. 8-18-2003)

B. Map: The boundaries of the zoning districts are hereby established as shown on that certain map entitled "zoning districts of the city of Little Falls", dated May 1989, which map is properly approved and filed, hereinafter referred to as the "zoning map". Said map, and all of the notations, references and other information shown thereon, shall have the same force and effect as if fully set down herein and are hereby incorporated by reference and made a part of this chapter. All amendments to the zoning map are on file in the city office. (Ord. 57, 3rd Series, eff. 6-12-1989)

C. Boundaries: Where any uncertainty exists as to the exact location of a boundary line, as shown on said zoning map, the location of such line shall be determined by the council. District boundary lines as indicated on said map follow lot lines, the centerline of streets or alleys, the centerlines of streets or alleys projected, the center of watercourses or the corporate limit lines, all as they exist upon the effective date hereof. If district boundary lines do not follow any of the above described lines, the district boundary lines are established as drawn on the zoning map. (Ord. 801, eff. 6-3-1974)

D. R-1 One- And Two-Family Residential District:

1. Permitted Uses Within Any R-1 One- And Two-Family Residential District: No structure or land shall be used, except for one or more of the following uses:

a. One- and two-family dwellings.

b. Rural and urban agriculture, market gardens, nurseries or greenhouses, including the sale of products raised on the premises; provided, that no products are exhibited for sale within fifteen feet (15') of any street right of way line.

c. Public parks, playgrounds and other uses of a supporting nature to such parks and playgrounds.

d. Essential services, buildings and structures.

e. The renting of rooms or the furnishing of table board in a dwelling occupied as a private residence when in compliance with the building code and approved by permit from the zoning administrator.

f. A residential facility serving six (6) or fewer persons and licensed by the state department of human services.

g. A daycare facility servicing fourteen (14) or fewer persons and licensed, if necessary, by the state department of human services.

h. A home occupation upon issuance of a home occupation permit. All home occupation permits must meet the following criteria:

- (1) The home occupation shall be engaged in only by persons residing within the dwelling or building within which the home occupation is conducted;
- (2) The home occupation shall be conducted within the principal residence, within a designated area, not comprising more than ten percent (10%), or one room, of the total floor area of the residence;
- (3) There shall be no evidence of the home occupation, other than signs permitted within residential or historic districts, visible outside the structures;
- (4) The home occupation shall not include over the counter, retail sales of merchandise produced off the property;
- (5) No more than three (3) parking spaces shall be used by the persons conducting the home occupation and customers at any one time;
- (6) The home occupation shall not generate additional motor vehicle or pedestrian traffic beyond normal residential use;
- (7) No equipment or process shall be used in the home occupation which generates noise, vibration, glare, dust, fumes, odors, or creates visual or electrical interference with radio or television reception outside the home;
- (8) No materials, supplies or stock in trade will be stored outside of the area designated for the home occupation;
- (9) The occupation shall not involve materials or mechanical equipment which are not part of normal residential use;
- (10) The home occupation shall not involve commercial delivery service other than parcel service and U.S. mail;
- (11) The home occupation shall not involve the use of explosives or highly combustible materials or the storage of hazardous materials;
- (12) Home occupation permits are not transferable;
- (13) No home occupation shall be operated from an accessory structure or garage, except by conditional use;
- (14) Home occupation permits are subject to review for compliance with this chapter. Should a violation occur, the permit is subject to revocation. (Ord. 801, eff. 6-3-1974; amd. Ord. 58, 3rd Series, eff. 12-12-1988; Ord. 125, 4th Series, eff. 9-14-1998)

2. Conditional Uses In Any R-1 One- And Two-Family Residential District: No structure or land shall be used for the following uses, except by conditional use permit:

- a. Public and private schools.

b. Churches, parish houses and other structures located on the same site which are integral parts of the church proper.

c. Buildings used exclusively for government purposes, whether city, county, state or federal, provided that no vehicle or equipment storage or repair shall be permitted.

d. Home occupations by conditional use permit;

(1) A home occupation which does not meet the criteria in subsection D1h of this section may be conducted following the issuance of a conditional use permit for a home occupation.

(2) In reviewing an application for a conditional use permit for a home occupation, the city shall consider the impact of the proposed home occupation on the character of the neighborhood, and shall impose such conditions as shall limit or eliminate such impact. In reviewing the impact of the proposed home occupation, the city shall consider such issues as the amount of space devoted to the occupation, the number of individuals participating in the occupation, the noise, glare and/or odor produced by the occupation, the street and/or pedestrian traffic generated by the occupation, and any other factors which impact on the residential character of the neighborhood. In the event that the city determines that the adverse impact cannot be limited or eliminated, the city shall deny the conditional use permit.

(3) Conditional use permits for home occupations are not transferable and are subject to revocation in the event that the permit holder conducts the home occupation contrary to the conditions placed on it in the conditional use permit.

e. Hospitals, nursing homes, homes for the aged (including assisted living, memory care or similar) and medical clinics; provided, that no building shall be located within fifty feet (50') of any property line.

f. Multiple dwellings; provided, however, that the building to be used for such conditional use had prior thereto been used for a public school, a private school, a church or other church purpose, excluding parish houses, an exclusive city, state or federal government purpose, a hospital, a nursing home, or a medical clinic.

g. Professional offices and offices or services of a general nature, including, but not limited to, doctors, dentists, lawyers, architects, engineers, accountants, insurance, real estate, government and nonprofit organizations, but not including operations involving more than ancillary retail sales related to the primary use, wholesale sales or warehousing; provided, however, that the building to be used for such conditional use had prior thereto been used for a public school, a private school, a church or other church purpose, excluding parish houses, an exclusive city, state or federal government purpose, a hospital, a nursing home, or a medical clinic.

h. Conditional agricultural, rural.

i. Golf course and country club, including buildings for clubhouses, pro shop, vehicle storage, equipment storage or repair shall be permitted on parcels of forty (40) acres or more. (Ord. 48, 3rd Series, eff. 4-18-1988; amd. Ord. 103, 3rd Series, eff. 3-11-1991; Ord. 125, 4th Series, eff. 9-14-1998)

j. Bed and breakfasts are allowed by conditional use permit in an R-1 zoning district as regulated in this section, subject to the following conditions:

(1) Parking must meet the requirements of section [11.07](#) of this chapter.

- (2) All guestrooms must be contained in the principal building.
- (3) Dining facilities are not open to the public but limited to residents, employees and registered guests.
- (4) The facility must be licensed by Morrison County public health and/or the Minnesota department of health.
- (5) Bed and breakfast uses in residential areas must be located at least six hundred feet (600') apart (approximately 2 blocks).
- (6) The facility must be inspected by the state fire marshal and the city building inspector every three (3) years at the time of license renewal by the Minnesota department of health.
- (7) The facility, if located in a residential zone district, shall appear outwardly to be a single-family dwelling, giving no appearance of a business use and is allowed a maximum of eight (8) square feet of signage.
- (8) The conditional use permit shall be transferable with the property pursuant to subsection [11.04D](#) of this chapter.

k. Bed and breakfasts with additional food service are allowed by conditional use permit in an R-1 zoning district as regulated in this section, subject to the following conditions:

- (1) Parking must meet the requirements of section [11.07](#) of this chapter. In addition must provide off street parking for all dining guests.
- (2) All guestrooms must be contained in the principal building.
- (3) Dining facilities are not open to the public but limited to residents, employees and registered guests or dining guests by appointment only.
- (4) Hours for dining by appointment will be limited to eight o'clock (8:00) A.M. to four o'clock (4:00) P.M.
- (5) Dining will be limited to ten (10) persons or less.
- (6) The facility must be licensed by Morrison County public health and/or the Minnesota department of health.
- (7) Bed and breakfast uses in residential areas must be located at least six hundred feet (600') apart (approximately 2 blocks).
- (8) The facility must be inspected by the state fire marshal and the city building inspector every three (3) years at the time of license renewal by the Minnesota department of health.
- (9) The facility, if located in a residential zone district, shall appear outwardly to be a single-family dwelling, giving no appearance of a business use and is allowed a maximum of eight (8) square feet of signage.
- (10) The conditional use permit shall be transferable with the property pursuant to subsection [11.04D](#) of this chapter. (Ord. 49, 6th Series, eff. 9-16-2013)

I. Other uses of the same general character as permitted or conditional uses listed above, provided they are deemed fitting or compatible to the district by the Planning Commission.

3. Permitted Accessory Uses In Any R-1 One- And Two-Family Residential District: No accessory structure or use of land shall be permitted, except for one or more of the following:

- a. Private garages and parking spaces.
- b. Signs as regulated in [chapter 5](#) of this code.
- c. Private swimming pool, tennis court or other recreational activity intended for the private use of the occupants of the dwellings located on the same site as the recreational use.
- d. Buildings temporarily located for the purpose of construction on the premises for a period not to exceed the time necessary for completion of said construction.
- e. Any other use customarily considered to be accessory to the foregoing permitted uses. (Ord. 801, eff. 6-3-1974; amd. Ord. 46, 5th Series, eff. 3-11-2002)

4. Lot Area, Floor Area, Height, Lot Width And Yard Requirements:

- a. No structure or building shall exceed three (3) stories or forty feet (40') in height, except as provided for in this chapter.
- b. The following minimum requirements shall be observed subject to additional requirements, exceptions and modifications contained in this chapter:

Lot Size		Lot Width		Front Yard	Rear Yard	Side Yard	
Interior	Corner	Interior	Corner			Interior	Corner
11,000 square feet	12,000 square feet	80 feet	80 feet	30 feet	35 feet	10 feet	15 feet

Minimum floor area for single-family dwelling: One thousand (1,000) square feet.

Minimum floor area for two-family dwelling: One thousand six hundred (1,600) square feet.

c. All habitable dwellings shall have a minimum width and length of twenty four feet (24') and a permanent foundation meeting latest edition of the Minnesota state building code. (Ord. 78, 2nd Series, eff. 1-24-1983)

E. R-1C Country Homes, One- And Two-Family Residential District:

1. Permitted Uses: Any use permitted in the R-1 one- and two-family residential district.

2. Conditional Uses: Any use permitted as a conditional use in the R-1 one- and two-family residential district.

3. Permitted Accessory Uses: Any accessory use permitted in the R-1 one- and two-family residential district.

4. Lot Area, Floor Area, Height, Lot Width And Yard Requirements:

a. No structure or building shall exceed three (3) stories or forty feet (40') in height, except as provided for in this chapter.

b. The following minimum requirements shall be observed subject to additional requirements, exceptions and modifications contained in this chapter:

Lot Size	Lot Width	Front Yard	Rear Yard	Side Yard Interior
16,000 square feet	100 feet	20 feet	10 feet	15 feet

c. Minimum floor area for single-family dwelling:

(1) One-story, single-family dwelling: One thousand (1,000) square feet.

(2) One-story, two-family dwelling: One thousand six hundred (1,600) square feet.

(3) Split level or two-story dwellings: Eight hundred sixty four (864) square feet per level.

d. All habitable buildings shall have a minimum width and length of twenty four feet (24') and permanent foundations meeting the latest edition of the Minnesota state building code at the time of construction.

e. Notwithstanding the foregoing, a lot shall be considered conforming, provided:

(1) The lot is at least twelve thousand (12,000) square feet in area; and

(2) The lot was a recorded lot of record in separate ownership on or before September 1, 2003, or with its incorporation into the city; and

(3) The lot was in compliance with applicable zoning ordinances at the time of its creation; and

(4) Any new structures will meet applicable setbacks. (Ord. 80, 5th Series, eff. 8-18-2003)

F. R-2 One- And Two-Family Residential District:

1. Permitted Uses:

a. Any use permitted in the R-1 district. (Ord. 801, eff. 6-3-1974; amd. Ord. 80, 5th Series, eff. 8-18-2003)

2. Conditional Uses:

a. Any use permitted as conditional in the R-1 district.

b. Multiple dwellings containing not more than four (4) dwelling units; provided, however, that the building to be used was in existence on the effective date hereof, and will provide a gross floor area of at least five hundred (500) square feet per dwelling unit and the ~~zoning board of appeals~~Planning Commission finds that by reason of its size and design or lack of demand, it cannot be beneficially used for any of the purposes for which buildings may lawfully be used under the provisions of this subsection and that when altered, in order to adopt it to the new use, the building will conform in character and type to other residences in the immediate neighborhood; and further provided, that the house to be converted is located on a lot with an area of at least nine thousand (9,000) square feet, plus six hundred fifty (650) square feet for each dwelling unit.

c. Heliports. (Ord. 801, eff. 6-3-1974; amd. Ord. 68, 3rd Series, eff. 7-10-1989; Ord. 80, 5th Series, eff. 8-18-2003)

d. Other uses of the same general character as permitted or conditional uses listed above, provided they are deemed fitting or compatible to the district by the Planning Commission.

3. Permitted Accessory Uses:

a. Any use permitted as accessory in the R-1 district.

4. Lot Area, Floor Area, Height, Lot Width And Yard Requirements: All uses in the R-2 district shall comply with the requirements of the R-1 district of this section, except as hereinafter modified:

Lot Size	Lot Width	Front Yard	Rear Yard	Side Yard	
				Interior	Corner
One- and two-family 9,000 square feet	60 feet	30 feet	30 feet	5 feet	15 feet

(Ord. 801, eff. 6-3-1974; amd. Ord. 80, 5th Series, eff. 8-18-2003)

a. Floor area per dwelling unit shall be as follows: for one-story dwellings, at least one thousand (1,000) square feet; for split level dwellings, minimum floor area per floor shall be eight hundred sixty four (864) square feet; for two-story dwellings, at least eight hundred sixty four (864) square feet. For two-family dwellings, the minimum floor area per dwelling unit shall be eight hundred (800) square feet. (Ord. 22, 5th Series, eff. 11-6-2000; amd. Ord. 80, 5th Series, eff. 8-18-2003)

G. R-3 Multiple-Family Residential District:

1. Permitted Uses:

a. Any use permitted in the R-2 district.

b. Multiple dwellings. (Ord. 801, eff. 6-3-1974; amd. Ord. 80, 5th Series, eff. 8-18-2003)

2. Conditional Uses:

a. Any use permitted as conditional in the R-2 district.

b. Commercial, retail and service facilities of an ancillary nature, ~~designed to serve the occupants~~ ehoused within a multiple dwelling complex, hospital, nursing home, or home for the aged (including assisted living, memory care or similar) having at least seventy five (75) units.

c. Motels.

d. A residential facility serving seven (7) through sixteen (16) persons and licensed by the state department of human services.

e. A daycare facility serving fifteen (15) through twenty five (25) persons and licensed by the state department of human services. (Ord. 801, eff. 6-3-1974; amd. Ord. 58, 3rd Series, eff. 12-12-1988; Ord. 80, 5th Series, eff. 8-18-2003)

f. Other uses of the same general character as permitted or conditional uses listed above, provided they are deemed fitting or compatible to the district by the Planning Commission.

3. Permitted Accessory Uses:

a. Any use permitted as accessory in the R-2 district. (Ord. 801, eff. 6-3-1974; amd. Ord. 80, 5th Series, eff. 8-18-2003)

4. Lot Area, Floor Area, Height, Lot Width And Yard Requirements:

a. There shall be no height restriction on buildings in the R-3 district, except that any structure exceeding three (3) stories or forty five feet (45') shall be set back from the nearest property line a distance equal to one-half ($\frac{1}{2}$) the building height.

b. A side yard abutting a street shall not be less than thirty feet (30') in width.

c. The following minimum requirements shall be observed, subject to additional requirements, exceptions and modifications contained in this chapter:

	Minimum Yard
Lot Area Per Dwelling Unit:	
One-family structure	9,000 square feet
Two-family structure	4,600 square feet
Three-family structure	4,000 square feet

Four-family structure	3,000 square feet
Multiple Dwellings With 5 Or More Units:	
Efficiency units	1,500 square feet
1 bedroom units	2,000 square feet
2 bedroom units	2,500 square feet

For each parking space provided within or under a multiple dwelling structure, subtract three hundred twenty five (325) square feet per unit from the minimum lot area requirements.

Floor Area Per Dwelling Unit:	
One-family structure	1,000 square feet
Two-family structure	600 square feet
Three-family or more structures:	
Efficiency units	500 square feet
1 bedroom units	600 square feet
2 bedroom units	750 square feet
Lot width at front setback line	60 feet
Front yard setback	30 feet
Side yard setback - interior	5 feet
Side yard setback - corner	15 feet
Rear yard setback	30 feet

d. All habitable dwellings shall have a minimum width and length of twenty four feet (24') and a permanent foundation meeting the latest edition of the Minnesota state building code. (Ord. 49, 3rd Series, eff. 5-30-1988; amd. Ord. 80, 5th Series, eff. 8-18-2003)

H. R-4 Mobile Homes Residential District:

1. Permitted Uses:

- a. Any use permitted in the R-3 district.
- b. "Mobile homes", as defined in section [11.02](#) of this chapter.
- c. Motels. (Ord. 801, eff. 6-3-1974; amd. Ord. 80, 5th Series, eff. 8-18-2003)

2. Conditional Uses:

- a. Recreational vehicles and mobile home sales.
- b. Retail or service outlets intended to serve occupants of the permitted uses.
- c. Any use permitted as conditional in the R-3 district. (Ord. 801, eff. 6-3-1974; amd. Ord. 72, 3rd Series, eff. 9-11-1989; Ord. 80, 5th Series, eff. 8-18-2003)

3. Permitted Accessory Uses:

- a. Administrative offices, recreation buildings and facilities, laundry and other uses of a supporting nature to a mobile home park.
- b. Temporary parking of recreational vehicles for occupancy; provided, that recreational vehicles shall be parked in a designated recreational camping area as defined in Minnesota Statutes Annotated 327.14, subdivision 8.
- c. Signs as regulated in [chapter 5](#) of this code. (Ord. 801, eff. 6-3-1974; amd. Ord. 46, 5th Series, eff. 3-11-2002; Ord. 80, 5th Series, eff. 8-18-2003)

4. Lot Area, Floor Area, Height, Lot Width And Yard Requirements:

- a. No structure or building shall exceed two (2) stories or thirty feet (30') in height, except as provided in this chapter.
- b. The following minimum requirements shall be observed, subject to additional requirements, exceptions and modifications contained in this chapter:
 - (1) Minnesota health department mobile home and recreational camping area law, chapter 327, sections 327.10-327.28.
 - (2) Minnesota health department regulations no. 152 governing mobile home parks and recreational camping areas.

I. B-1 Limited Business District:

1. Permitted Uses:

- a. Any uses permitted in the R-3 district.
- b. Municipal buildings, essential services, buildings and structures.
- c. Professional offices, including, but not limited to, doctors, dentists, lawyers, architects, engineers and accountants.
- d. Offices of a general nature where the employment within the building does not exceed fifty (50) persons and the operations do not include retail sales or warehousing from the site.
- e. Clinics for human care.
- f. Colleges, universities and professional and vocational institutes, schools, churches.
- g. Research centers.
- h. Antique or gift shop, appliances store, art and school supply store, auto accessory store, bakery goods sales and baking of goods for retail sales on premises, bank, barbershop, beauty shop, bicycle sales and repair, book office supply and stationery store, business office, candy, ice cream, popcorn, nuts, frozen dessert and soft drink shop but not of the drive-in type, camera and photographic supply and processing store, delicatessen and/or dairy store, department store, dry cleaning and laundry pick up station, including incidental pressing and repair, dry goods store, five and ten store, florist, furniture, gift or novelty store, grocery, fruit or vegetable store, hardware store, hobby store including handicraft classes, interior decorating, jewelry sales and repair store, laundromat of the self-service type, library, locksmith, meat market, but not including processing for a locker, music store, newsstand, paint, wallpaper sales, photographic studio, physical culture or dance studio, pipe and tobacco shop, post office, record shop, restaurant, cafe, tearoom, shoe sales and repair, small appliance repair shop, sporting goods store, variety store, wearing apparel shop, radio and television studio, art studio, interior decorating studio, photographic studio, music studio, and other businesses of similar nature or uses.

2. Conditional Uses:

- a. Any use permitted as conditional in the R-3 district.
- b. Nursing homes, rest homes or retirement homes.
- c. Funeral homes and mortuaries, theaters.
- d. Private clubs and lodges.
- e. Multiple dwellings as permitted and regulated herein.
- f. Tavern or liquor store.
- g. Theaters, but not of the drive-in type. (Ord. 801, eff. 6-3-1974; amd. Ord. 80, 5th Series, eff. 8-18-2003)
- h. A residential facility serving seventeen (17) persons or more and licensed by the state department of services.

i. A daycare facility serving twenty five (25) persons or more and licensed by the state department of human services. (Ord. 58, 3rd Series, eff. 12-12-1988; amd. Ord. 80, 5th Series, eff. 8-18-2003)

j. Construction offices.

k. Exterior storage of functional equipment, components or inventory used in the trade or business of any permitted or conditional use. (Ord. 61, 3rd Series, eff. 12-5-1988; amd. Ord. 80, 5th Series, eff. 8-18-2003)

[l. Other uses of the same general character as permitted or conditional uses listed above, provided they are deemed fitting or compatible to the district by the Planning Commission.](#)

3. Permitted Accessory Uses:

a. Private garages, off street parking and loading spaces as regulated in this chapter.

b. Signs as regulated in [chapter 5](#) of this code.

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

d. Decorative landscape features.

e. Any incidental repair or processing necessary to conduct a permitted principal use.

f. Public telephone booths. (Ord. 801, eff. 6-3-1974; amd. Ord. 46, 5th Series, 3-11-2002; Ord. 80, 5th Series, eff. 8-18-2003)

4. Lot Area, Floor Area, Height, Lot Width And Yard Requirements:

a. There shall be no height restrictions on buildings in the B-1 district, except that any structure exceeding three (3) stories or forty five feet (45') shall be set back from the nearest property line a distance equal to one-half ($\frac{1}{2}$) the building height. (Ord. 801, eff. 6-3-1974; amd. Ord. 80, 5th Series, eff. 8-18-2003)

b. Multiple dwellings in the B-1 district shall conform to the requirements set forth in the R-3 district. (Ord. 22, 5th Series, eff. 11-6-2000; amd. Ord. 80, 5th Series, eff. 8-18-2003)

c. The following minimum requirements shall be observed subject to additional requirements, exceptions and modifications contained in this chapter:

Lot Area	Lot Width	Front Yard	Rear Yard	Side Yard Interior	Side Yard Corner	Side Yard Adjacent To R
10,000 square feet	75 feet	30 feet	30 feet	10 feet	30 feet	25 feet

(Ord. 64, 4th Series, eff. 10-23-1995; amd. Ord. 80, 5th Series, eff. 8-18-2003)

J. B-2 General Business District:

1. Permitted Uses:

- a. Any permitted or conditional use in the B-1 district, except as limited in this section.
- b. Automobile and truck sales, auto repair, boats and marine equipment sales, building material and lumberyards, commercial greenhouses, garden supply stores, motels, motor hotels and hotels, newspaper printing and publishing, other printing and publishing, furniture and home furnishing stores, farm equipment sales, wholesale businesses including warehousing, retail shipping centers.
- c. Electrical service, heating, plumbing, appliance, upholstery, or air condition service shop. (Ord. 57, 3rd Series, eff. 6-12-1989; amd. Ord. 115, 3rd Series, eff. 11-11-1991; Ord. 80, 5th Series, eff. 8-18-2003)

2. Conditional Uses:

- a. Armories, convention halls, sport arenas and stadiums.
- b. Bowling alleys, billiard and pool rooms, drive-in theaters, skating rinks, dance halls, gymnasiums, YMCA, YWCA, nightclubs, liquor stores, fraternal organizations and similar uses.
- c. Bus terminals.
- d. Business or trade school when conducted entirely within a building.
- e. Drive-in business.
- f. Stone and monument sales.
- g. Animal hospital or clinic, kennel.
- h. Accessory structure or uses other than those listed as permitted.
- i. Motor fuel stations.
- j. Open sales or storage lots.
- k. Commercial uses on lots under one-half ($1/2$) acre in size if parking requirements cannot be met on the lot itself, or if a change in use, if the required number of parking spaces would increase over the previous use by more than four (4) spaces.
- l. Light assembly or light manufacturing. (Ord. 57, 3rd Series, eff. 6-12-1989; amd. Ord. 115, 3rd Series, eff. 11-11-1991; Ord. 22, 5th Series, eff. 11-6-2000; Ord. 80, 5th Series, eff. 8-18-2003)
- m. Other uses of the same general character as permitted or conditional uses listed above, provided they are deemed fitting or compatible to the district by the Planning Commission.

3. Permitted Accessory Uses:

- a. Any use permitted as accessory in the B-1 district as regulated herein.

4. Lot Area, Height, Lot Width And Yard Requirements:

- a. No front or side yard setback or height restrictions shall be required.
- b. All development uses in the B-2 district shall be architecturally designed so as to be as compatible as possible with the general architectural intent of the area in which it is located.

K. B-3 Noncentral Business District:

1. Permitted Uses:

- a. Any permitted use in the B-2 district, except as limited herein.

2. Conditional Uses:

- a. Any conditional use in the B-2 district, except as limited herein.

3. Permitted Accessory Uses:

- a. Any use permitted as accessory in the B-2 district as regulated herein.

4. Lot Area, Height, Lot Width And Area Requirements:

- a. Minimum Requirements: The following minimum requirements shall be observed subject to additional requirements, exceptions and modifications contained in this chapter. (Ord. 57, 3rd Series, 6-12-1989; amd. Ord. 80, 5th Series, eff. 8-18-2003)

b. Requirements Of Uses:

- (1) Commercial uses shall be governed by the following setbacks and lot areas, unless a conditional use permit is issued:

Lot Area	Lot Width	Front Yard	Rear Yard	Side Yard Interior	Side Yard Corner	Side Yard Adjacent To R District Or Existing Residential Use
1 acre, excluding road right of way	150 feet	50 feet	40 feet	10 feet	50 feet	40 feet

(Ord. 64, 4th Series, eff. 10-23-1995; amd. Ord. 80, 5th Series, eff. 8-18-2003)

- (2) Residential uses shall be governed by lot size and setback requirements as provided in R-2 districts. (Ord. 57, 3rd Series, eff. 6-12-1989; amd. Ord. 80, 5th Series, eff. 8-18-2003)

- (3) Businesses within a B-3 district may construct an overhead canopy or structure for weather protection, attached or freestanding, as long as the structure maintains a ten foot (10') setback from the street right of way line and a twenty foot (20') setback from an adjacent property line. (Ord. 22, 5th Series, eff. 11-6-2000; amd. Ord. 80, 5th Series, eff. 8-18-2003)

c. Height Restrictions: There shall be no height restrictions on buildings in the B-3 district, except that for every foot that a building exceeds thirty feet (30'), an additional foot of setback shall be provided from the nearest property line.

d. Architectural Design: All development uses in the B-3 district shall be architecturally designed so as to be compatible as possible with the general architectural intent of the area in which it is located.

e. Landscaping For Commercial Uses:

(1) Each site shall have a front yard not less than twenty feet (20') in depth across the entire frontage; this yard shall be landscaped except for necessary driveway and sidewalk needs which shall not exceed one-half ($\frac{1}{2}$) the width of the site.

(2) A minimum of five feet (5') of the side yard setback shall be landscaped and maintained as green space along the total length of the side property lines.

(3) All areas shall be landscaped in accordance with a landscaping plan. (Ord. 57, 3rd Series, eff. 6-12-1989; amd. Ord. 80, 5th Series, eff. 8-18-2003)

L. I-1 Industrial District (Light):

1. Permitted Uses:

a. Conducting a process, fabrication, wholesale operation, manufacturing or providing a service, including any of the following or similar uses meeting the performance standards applicable to the I-1 district; provided, that all development uses in the I-1 district are conducted wholly within a building. Any uses permitted in the B-3 district.

b. Machine shops.

c. Paper products from previously processed paper.

d. Radio and television studios.

e. Research laboratories.

f. Electronics assembly and testing.

g. Warehousing and wholesaling.

2. Conditional Uses:

a. Any use permitted as conditional in the B-3 district.

b. Trucking and freight terminals.

c. Motor fuel stations.

d. Open sales lot, provided that all open storage be screened by a fence or compact evergreen hedge at least fifty percent (50%) opaque and at least six feet (6') high.

e. Any accessory structures or uses other than those listed as permitted. (Ord. 801, eff. 6-3-1974; amd. Ord. 80, 5th Series, eff. 8-18-2003)

f. Other uses of the same general character as permitted or conditional uses listed above, provided they are deemed fitting or compatible to the district by the Planning Commission.

3. Permitted Accessory Uses:

a. Off street parking and loading as regulated in this chapter.

b. Signs as regulated in [chapter 5](#) of this code.

c. Residence for night watchman or other security personnel. (Ord. 801, eff. 6-3-1974; amd. Ord. 46, 5th Series, eff. 3-11-2002; Ord. 80, 5th Series, eff. 8-18-2003)

4. Lot Area, Height, Lot Width, And Yard Requirements:

a. The following minimum requirements shall be observed subject to minimum requirements, exceptions and modifications contained in this chapter:

Lot Size	Lot Width	Front Yard	Rear Yard	Side Yard Interior	Side Yard Corner	Adjacent To R
24,000 square feet	100 feet	40 feet	30 feet	10 percent of lot width	40 feet	40 feet

b. There shall be no height restrictions on buildings in the I-1 district, except that for every foot that a building exceeds thirty feet (30'), an additional foot of setback shall be provided from the nearest property line.

M. I-2 Industrial District (Heavy):

1. Permitted Uses:

a. Any use permitted in the I-1 district regulated herein.

b. The manufacturing, compounding, assembly, packaging, treatment or storage of the following products or materials not likely to meet the performance standards outlined in this chapter.

c. Brewing, fiberglass, cement, stonecutting, brick, glass, batteries, ceramic products, millworking, metal polishing and plating, paint (pigment manufacturing), boat manufacturing, vinegar works, rubber products, plastics, meatpacking, flour, feed and grain milling, vegetable canning and processing, lime, gypsum and plaster of Paris, and similar uses.

2. Conditional Uses:

a. Coal, tar, creosote or asphalt processing or distillation.

b. Acid manufacture.

c. Storage, utilization or manufacture of material or products which could decompose by detonation, including, but not limited to, dynamite, trinitrotoluene (TNT), nitroglycerin, guncotton, blasting caps and cartridge primers.

d. Auto wrecking or salvage yard, junkyard, used auto parts and similar uses; provided, that the use is screened by a fence or compact evergreen hedge which is at least fifty percent (50%) opaque and at least six feet (6') high.

e. Incineration or reduction of waste material other than customarily incidental to a principal use.

f. Kilns or other heat processes fired by means other than electricity.

g. Commercial stockyards and slaughtering of animals.

h. Crude oil, gasoline, liquid fertilizer or other liquid storage tanks containing hazardous, flammable or otherwise potentially dangerous liquids or gases.

i. Other uses of the same general character as permitted or conditional uses listed above, provided they are deemed fitting or compatible to the district by the Planning Commission.

3. Permitted Accessory Uses:

a. Any use permitted as accessory in the I-1 district as regulated herein.

4. Lot Area, Height, Lot Width And Yard Requirements:

a. The following minimum requirements shall be observed subject to additional requirements, exceptions and modifications contained in this chapter:

Lot Size	Lot Width	Front Yard	Rear Yard	Rear Yard Adjacent To R	Side Yard		Adjacent To R
					Interior	Corner	
1 acre	150 feet	40 feet	30 feet	70 feet	10 percent of lot width	40 feet	70 feet

b. There shall be no height restriction on buildings in the I-2 district. (Ord. 801, eff. 6-3-1974; amd. Ord. 80, 5th Series, eff. 8-18-2003)

N. Planned Unit Development District (PUD District):

1. Purpose: This mixed use district is created specifically to protect existing landscape features, to preserve open space, to sensitively integrate development with the natural landscape, to appropriately space accesses to public street systems and to require the planning of an entire land ownership as a unit rather than permit piecemeal or scattered development on a lot by lot basis.

2. Uses Permitted By Planned Unit Development (PUD): Within the planned unit development district (PUD district), no structures or land shall be used except for one or more of the following uses, which uses shall be permitted only by planned unit development (PUD) procedures and subject to all stated conditions:

a. Golf courses which include the following customary accessory uses, activities and facilities:

(1) Commercial recreation.

(2) Food and drink concessions, etc.

(3) Maintenance, storage and equipment facilities.

(4) Off street parking.

(5) Private clubs.

(6) Signage. (Ord. 116, 3rd Series, eff. 3-23-1992; amd. Ord. 80, 5th Series, eff. 8-18-2003)

b. Clubs and lodges including fraternal organizations, YMCAs and YWCAs, health and athletic clubs. (Ord. 33, 3rd Series, eff. 9-28-1987; amd. Ord. 80, 5th Series, eff. 8-18-2003)

c. Minor commercial recreation, including, but not limited to, the following:

(1) Bowling alleys.

(2) Miniature golf courses.

(3) Roller skating rinks.

(4) Ice skating rinks and hockey facilities.

(5) Campgrounds and recreational vehicle parks. (Ord. 116, 3rd Series, eff. 3-23-1992; amd. Ord. 80, 5th Series, eff. 8-18-2003)

d. Community park, recreation and open space uses which do not conflict with racetrack operations.

e. Essential services.

f. Horse care uses, including boarding, training, showing, grooming and veterinary clinic facilities.

g. Hotels, motels and conference centers, including such customary accessory uses as internalized retail and entertainment facilities, provided such uses:

(1) Are an integral part of the principal use;

(2) Have no entrance except from within the principal building;

(3) Display all internal signage on the ground floor level of the building; and

(4) Occupy not more than twenty five percent (25%) of the ground floor area.

h. Light industrial uses, but specifically limited to office showroom, corporate offices, research and development laboratories, warehousing and light assembly type maintenance.

- i. Offices: business, corporate and professional.
- j. Public buildings.
- k. Public or private utility facilities, including, but not limited to, buildings, structures and equipment.
- l. Restaurants, excluding fast food and drive-in restaurants.
- m. Rural agriculture.
- n. Signage as permitted by section [5.30](#) of this code. (Ord. 33, 3rd Series, eff. 9-28-1987; amd. Ord. 80, 5th Series, eff. 8-18-2003)
- o. Fairgrounds, including facilities for temporary amusement parks, exhibitions and contests. (Ord. 116, 3rd Series, eff. 3-23-1992; amd. Ord. 80, 5th Series, eff. 8-18-2003)
- p. Other uses of the same general character as permitted or conditional uses listed above, provided they are deemed fitting or compatible to the district by the Planning Commission.

3. Lot Area, Width And Coverage; Building Height, Yard And Access Spacing Requirements:

Minimum lot size	1 acre
Minimum lot width	300 feet
Minimum yards:	
Front	50 feet
Side	25 feet
Rear	30 feet (50 feet when abutting a residential zone)
Maximum hard surface:	
Lot coverage	80 percent

(Ord. 33, 3rd Series, eff. 9-28-1987; amd. Ord. 80, 5th Series, eff. 8-18-2003)

4. Performance Standards:

- a. Acceptable Building Materials: Exterior building materials should be incorporated into an architectural design which is consistent with the standards developed in the planned unit development district (PUD district). (Ord. 33, 3rd Series, eff. 9-28-1987; amd. Ord. 116, 3rd Series, eff. 3-23-1992; Ord. 80, 5th Series, eff. 8-18-2003)

STAFF REPORT

Issue: Regulation of Land Uses

Background Information: Over the past several meetings, the Commission has begun discussing the need to update portions of the zoning ordinance relating to the listing of uses that are allowed within each zoning district – either as allowed (no permit needed), permitted (a permit is necessary) or conditional (a conditional use permit is necessary).

The attached represents draft language relating to two particular issues based on input from the March meeting: Parking of recreational vehicles on property while being used as a temporary dwelling and parking of vehicles on residential properties.

These are for further discussion. Ultimately, if the ordinance is to be amended, a public hearing would need to be scheduled.

Planning Commission Action: At this time, the issue is only for discussion. If the Planning Commission feels that it would like to initiate an ordinance amendment, it can direct the Staff to do so. If it would like Staff to research specific questions relating to this issue, it can do so as well.

(2) Temporary ground cover, such as mulch, is used until a permanent ground cover, such as sod, is planted;

(3) Methods to prevent erosion and to trap sediment are employed;

(4) Fill is stabilized to accepted engineering standards;

(5) Fill or excavated material is not placed in a manner that creates an unstable slope;

(6) Plans to place fill or excavated material on steep slopes is reviewed by a licensed engineer for continued slope stability and in no case may create finished slopes of thirty percent (30%) or greater;

(7) Fill or excavated materials are not placed in bluff impact zones;

(8) Disturbed areas are restored in the same building season.

c. Altering Current Or Cross Section Of Public Waters: Excavation of material from filling in construction of any permanent structures or navigational obstructions, or any work that will change or diminish the course, current or cross section of the Mississippi River is prohibited, unless authorized by a permit from the commissioner of natural resources or the army corps of engineers.

d. Drainage Or Filling Of Wetlands: Drainage or filling in of wetlands is not allowed within the Mississippi headwaters corridor under this section, except by conditional use permit, and upon notification to and approval by the soil and water conservation district. (Ord. 126, 4th Series, eff. 5-17-1999; amd. Ord. 80, 5th Series, eff. 8-18-2003; Ord. 83, 5th Series, eff. 9-22-2003)

Q. Performance Standards And Special Provisions: All permitted uses, conditional uses and accessory uses in the residential district, the business district and the industrial districts shall also meet all of the requirements of sections [11.06](#) and [11.07](#) of this chapter. (Ord. 33, 3rd Series, eff. 9-28-1987; amd. Ord. 126, 4th Series, eff. 5-17-1999; Ord. 80, 5th Series, eff. 8-18-2003; Ord. 83, 5th Series, eff. 9-22-2003)

11.06: PERFORMANCE STANDARDS:

A. Purpose: The guiding of urban development so as to develop a compatible relationship of uses depends upon certain standards being maintained. Uses permitted in the various districts, conditional uses and accessory uses shall conform to the following standards. These standards shall apply in all districts.

B. Glare Or Heat: Any use requiring an operation producing an intense heat or light transmission shall be performed with the necessary shielding to prevent such heat or light from being detectable at the lot line of the site on which the use is located. Lighting in all instances shall be diffused or directed away from R districts and public streets.

C. Explosives: Any use requiring the storage, utilization or manufacturing of products which could decompose by detonation shall be located not less than four hundred feet (400') from any R district line; provided, that this subsection shall not apply to the storage or usage of liquified petroleum or natural gas for normal residential or business purposes.

D. Screening:

1. Screening shall be required in residential zones where: a) an off street parking area contains more than four (4) parking spaces and is within thirty feet (30') of an adjoining residential lot line; and b) where the driveway to a parking area of more than six (6) parking spaces is within fifteen feet (15') of an adjoining residential lot line.

2. Where any business or industrial use (structure, parking or storage) is adjacent to property zoned or developed for residential use, that business or industry shall provide 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, but not on that side of a business or industry considered to be the front as determined by the zoning administrator.

3. The screening required herein shall consist of a solid fence or wall at least fifty percent (50%) opaque not less than five feet (5') nor more than six feet (6') in height, but shall not extend within fifteen feet (15') of any street or driveway opening onto a street. The screening shall be placed along the property lines, or in case of screening along a street, fifteen feet (15') from the street right of way, with landscaping (trees, shrubs, grass and other planting) between the screening and the pavement. A louvered fence shall be considered solid if it blocks direct vision. Planting of a type approved by the planning commission may also be required in addition to or in lieu of fencing.

E. Maintenance: In all districts, all structures, required landscaping and fences shall be maintained so as not to be unsightly or present harmful health or safety conditions.

F. Exterior Storage: In all R districts, all materials and equipment shall be stored within a building or fully screened so as not to be visible from adjoining properties, except for the following: laundry drying and recreational equipment, construction and landscaping materials and equipment currently being used or intended for use on the premises and off street parking, except as otherwise regulated herein. Boats and unoccupied trailers, less than twenty feet (20') in length, are permissible if stored in the rear yard more than ten feet (10') distant from any property line. In the R1 or R2 zoning district, no more than four (4) vehicles shall be stored within view of a public street, sidewalk, trail or other public way unless it is within a building or otherwise fully screened. No more than two (2) vehicles may be parked except on an improved surface (compacted gravel, concrete, pavement, etc...). Existing uses shall comply with this provision within twelve (12) months following the effective date hereof.

material from the site, the condition in which the site shall be left upon completion, and such permit shall not be granted for a period of longer than twelve (12) months.

K. Vacated Streets: Whenever any street, alley, easement or public way is vacated by official action, the zoning district abutting the centerline of the said vacated area shall not be affected by such processing.

L. Dwelling Units Prohibited: No cellar, garage, tent, trailer, basement with unfinished structure above, or accessory building, shall at any time be used as a dwelling unit, except trailers located in an approved mobile home park. The basement portion of a finished home or apartment building may be used for normal eating and sleeping purposes, provided it is properly dampproofed, has suitable fire protection and exits, and is otherwise approved by the building inspector.

A recreational vehicle shall not be considered a dwelling unit if it is located on a property that contains a primary dwelling (or where a dwelling is under active construction) for fourteen (14) days or less and is road ready and currently licensed. This time frame may be extended up to 180 days between April 1 and October 31 upon approval by the Zoning Administrator after a written request by the property owner has been made.

M. Relocated Structures: Before any house or other structure is moved onto a vacant lot, the zoning administrator shall report to the council whether the structure will be compatible with other development in the area. If the council concurs with the decision of the zoning administrator that a structure would depreciate the area into which it is to be moved, it may withhold issuance of a permit for such relocation. The applicant shall submit photographs taken from two (2) or more angles of the structure to be moved and photos of the lot on which the structure is to be located, together with adjacent lots and structures. These requirements do not apply to construction sheds or other temporary structures to be located on a lot for eighteen (18) months or less. (Ord. 801, eff. 6-3-1974)

N. Planned Unit Developments: Planned developments shall include all developments having two (2) or more principal uses or structures on a single parcel of land and may include townhouses, apartment projects involving more than one building, residential subdivision submitted under "density zoning" provisions, multi-use structures such as an apartment building with retail at ground floor level, all development located within the planned unit development district (PUD district) and similar projects. Such developments may be excluded from certain requirements of this chapter, provided the development meets the requirements of subsection [11.07D](#) of this chapter.

1. A complete detailed plan is submitted to the zoning administrator showing the location of all proposed structures, driveways, landscaping, parking, screening, sidewalks, access drives, land uses and such other information as may be requested. It is the intent of this subsection to provide a means to allow design flexibility by substantial variances from the provisions of this chapter, including uses, setbacks, height and similar regulations, but not including parking requirements, off street loading,