
CITY OF LITTLE FALLS

BOARD OF ADJUSTMENT/ PLANNING COMMISSION

August 8, 2016



AGENDA
PLANNING COMMISSION
 Conference Room, City Hall
 August 8, 2016, 6:30 p.m.

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

CALL TO ORDER: Planning Commission Chairperson

ADOPT THE AGENDA: August 8, 2016

APPROVAL OF MINUTES: July 11, 2016

PUBLIC HEARINGS:

- 1) Conditional use permit to construct an 11,560 sq ft addition to the west side of an existing public school building (Lincoln Elementary) in an R-3 Multiple Family Zoning District. Applicant: Little Falls School District ISD 482. Legal Description: Lots 1-16 of Water Power Co #2 and Block 70 of Thayer's Addition. Property Address: 300 6th Street SW. Parcel number(s): 49.0665.000 and 49.0335.000.
- 2) Amendment to City Code, Sections 11.03.B (Nonconforming Uses and Structures), 11.03.D (Accessory Buildings) and 11.03.E (Required Yards and Open Space). The purpose of the amendments are to lower the maximum allowed impervious coverage on residential zoned property, to eliminate a requirement to match average impervious coverage of nearby lots when building structures on a nonconforming lot, to eliminate an overall limit on combined floor area for detached accessory buildings in residential zoning districts, and to amend how structures, fences, trees, shrubs or other obstructions are regulated at street intersections. Applicant: City of Little Falls Planning Commission.

OLD BUSINESS:

NEW BUSINESS:

- 1) Upcoming GTS Training Session: Beyond the Basics of Planning & Zoning – Little Falls (Initiative Foundation, September 22 (8:30-4:30))

NEXT REGULAR MEETING: Monday, September 12, 2016

ADJOURNMENT:

MINUTES
PLANNING COMMISSION
 Conference Room, City Hall
 July 11, 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 Administrator)
			X		Kimman, Greg (City Engineer)

CALL TO ORDER: The meeting was called to order by Gosiak at 6:30 pm

ADOPT THE AGENDA: Motion was made by Kleinschmidt and seconded by Hanfler to adopt the agenda as presented. Motion carried.

APPROVAL OF MINUTES: Motion was made by Kleinschmidt and seconded by Hanfler to adopt the June 2016 minutes as presented. Motion carried.

PUBLIC HEARINGS:

- 1) Conditional use permit to replace an existing approximate 240 sq ft detached garage with a new 30' x 32' detached garage on a nonconforming lot of record. Applicant: David Thompson. Legal Description: Lot 2, Block 36 of Original Plat of Little Falls. Property Address: 608 2nd Street NE. Parcel number(s): 48.0324.000. Public hearing was opened at 6:41 pm. After discussion and input by the homeowner about the percentage of impervious surfaces on the lot, the hearing was closed at 7:12 pm. Issue was tabled due to lack of meeting requirement for impervious coverage and potential upcoming ordinance amendments that may affect application requirements.

OLD BUSINESS:

NEW BUSINESS:

- 1) Comprehensive Plan – Public Survey Initial Results were presented to the Commission.
- 2) Discussion – Possible Ordinance Amendments (Fences, Impervious Lot Coverage, Accessory Building Floor Space Limit, Building Setbacks for Small Buildings and other miscellaneous). The commission discussed the proposed amendments, as presented by Oleson and Kimman. After discussion and suggestions for changes, Staff was directed to schedule a public hearing for the August 8, 2016 meeting on the proposed amendments.
- 3) Schedule Meeting – Comprehensive Plan Public Input. Staff was directed to work with Commission members to set up a date for the meeting in the near future.

ADJOURNMENT: Motion was made by Silbernick and seconded by Schilling to adjourn at 8:41 pm. Motion Carried

STAFF REPORT

Application: Conditional use permit to construct an 11,560 sq ft addition to the west side of an existing public school building (Lincoln Elementary) in an R-3 Multiple Family Zoning District.

Applicant: Little Falls School District ISD 482

Background Information:

- Proposal:** The applicant is proposing to construct an 11,560 sq ft one-story addition to the west side of the existing Lincoln Elementary School in what is currently an open grass/play area. The purpose of the addition is for use by Early Childhood Education classrooms, program space, offices and related facilities.

An additional 14,700+ sq ft area of the northwest corner of the property would be converted to parking (22 spaces) and driving lanes/drop off area. Fenced outdoor play areas and a potential additional future addition are also identified on the applicant's site plan.

- Location:**
 - o Legal Description: Lots 1-16 of Water Power Co #2 and Block 70 of Thayer's Addition.
 - o Property Address: 300 6th Street SW.
 - o Parcel number(s): 49.0665.000 and 49.0335.000.
 - Property Owner:** Little Falls School District ISD 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)

11.05: ZONING DISTRICTS AND MAP:

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

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.

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

2. Conditional Uses:

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

G. R-3 Multiple-Family Residential District:

2. Conditional Uses:

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

11.07: SPECIAL PROVISIONS:

A. Off Street Parking And Loading Spaces:

2. Requirements: The location, design and use of off street parking, driveways and loading spaces shall be in compliance with the following requirements:

a. Application Of Off Street Parking Regulations: The regulations and requirements set forth in this section shall apply to the required and nonrequired off street parking facilities in all zoning districts.

(1) Site Plan Drawing Necessary: Applications for a change of use, new construction or expansion in all zoning districts, except one- and two-family residential zoning districts, shall be accompanied by a site plan drawn to scale and dimensioned and indicating the location of off street parking, loading spaces, driveways, and curb cuts in compliance with the requirements set forth in this section.

b. General Parking Provisions:

(3) Change Of Use Or Occupancy Of Buildings: Any change of use or occupancy of any building or buildings including additions thereto requiring more parking area shall not be permitted until there is furnished such additional parking spaces as required by these zoning regulations.

(7) Accessible Parking: Accessible parking spaces for the disabled shall be provided as required by the state building code.

c. Calculating Space:

(1) Number Of Spaces: When determining the number of required off street parking spaces results in a fraction, each fraction of one-half (1/2) or more shall constitute another space.

(2) Gross Floor Area: The term "gross floor area" for the purposes of calculating the number of off street parking spaces, shall be determined on the basis of the exterior floor dimensions of the building, structure, or use, times the number of floors, minus ten percent (10%).

g. Design And Maintenance Of Off Street Parking Areas:

(12) Required Spaces: Parking shall be provided according to the following schedule:

Principal Use Or Structure Served	Required Number Of Parking Spaces (Open Or Enclosed)
Day nurseries, commercial daycare	1 space per teacher on the largest shift plus 1 space per 10 students based on the maximum capacity of facility
Office buildings,	1 space per 300 square feet of gross area plus 1 space per

animal hospitals and clinics, professional offices and medical clinics	employee on largest shift
Schools	Elementary and junior high, 2 spaces per classroom; high school, 1 space per teacher and staff members on largest shift, plus 1 space per 5 students
Special uses not covered above	In the case of mixed uses, the parking facilities required shall be the sum of the requirements for the various individual uses computed separately in accordance with this section. Parking facilities for 1 use shall not be considered as providing the required parking facilities for any other use except that the city administrator or designee may consider the joint use of a parking area (other than residential) where it is known that because of a time element, the parking facilities will not be needed by more than 1 of the uses thereof at 1 time
Other structures or uses	For any and all uses or structures not specifically provided for in the foregoing, such parking spaces as the city administrator or designee shall determine to be necessary, considering all the parking generating factors involved

11.20: STORMWATER MANAGEMENT:

B. Applicability: Every applicant for a building permit, not exempted by subsection D of this section, or subdivision approval, or permit to allow land disturbing activities, must submit a stormwater management plan to the city. No building permit, subdivision approval or permit to allow land disturbing or development activities shall be issued until approval of the stormwater management plan or waiver of the approval requirement has been obtained in conformance with the provisions of this section.

C. Plan Approval: All plans shall be subject to approval by the city. The city shall consider issues of land usage, overall drainage for the city and existing stormwater facilities in approving any drainage plan. The city may reject any proposed plans if they do not meet the overall purpose of this section.

E. Waiver: The city council may waive any requirement of this section upon making a finding that compliance will impose an unnecessary hardship or the project does not have any significant alterations of existing stormwater conditions, and the waiver of such requirements will not adversely affect the standards and requirements of this section. The city council may require as a condition of the waiver such dedication or construction as may be necessary to

adequately meet said standards and requirements. The city council may require as condition of the waiver that the applicant make an in kind or monetary contribution to the development and maintenance of community stormwater management activities as designated by the city council.

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

1. **Current Zoning:**

- a. Subject Property: Multiple-Family Residential District (R-3)
- b. Surrounding Properties: Multiple-Family Residential District (R-3) to the west, north and east. One- and Two-Family Residential District (R-2) to the south.

2. **Current Land Use:**

- a. Subject Property: Public elementary school
- b. Surrounding Properties: Public school athletic fields/courts to the west and immediate north, mix of single-family residential, multiple family and parking lot otherwise.

3. **Lot size:** Approximately 224,000 sq ft (5.14 acres)

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

5. **Natural Features:**

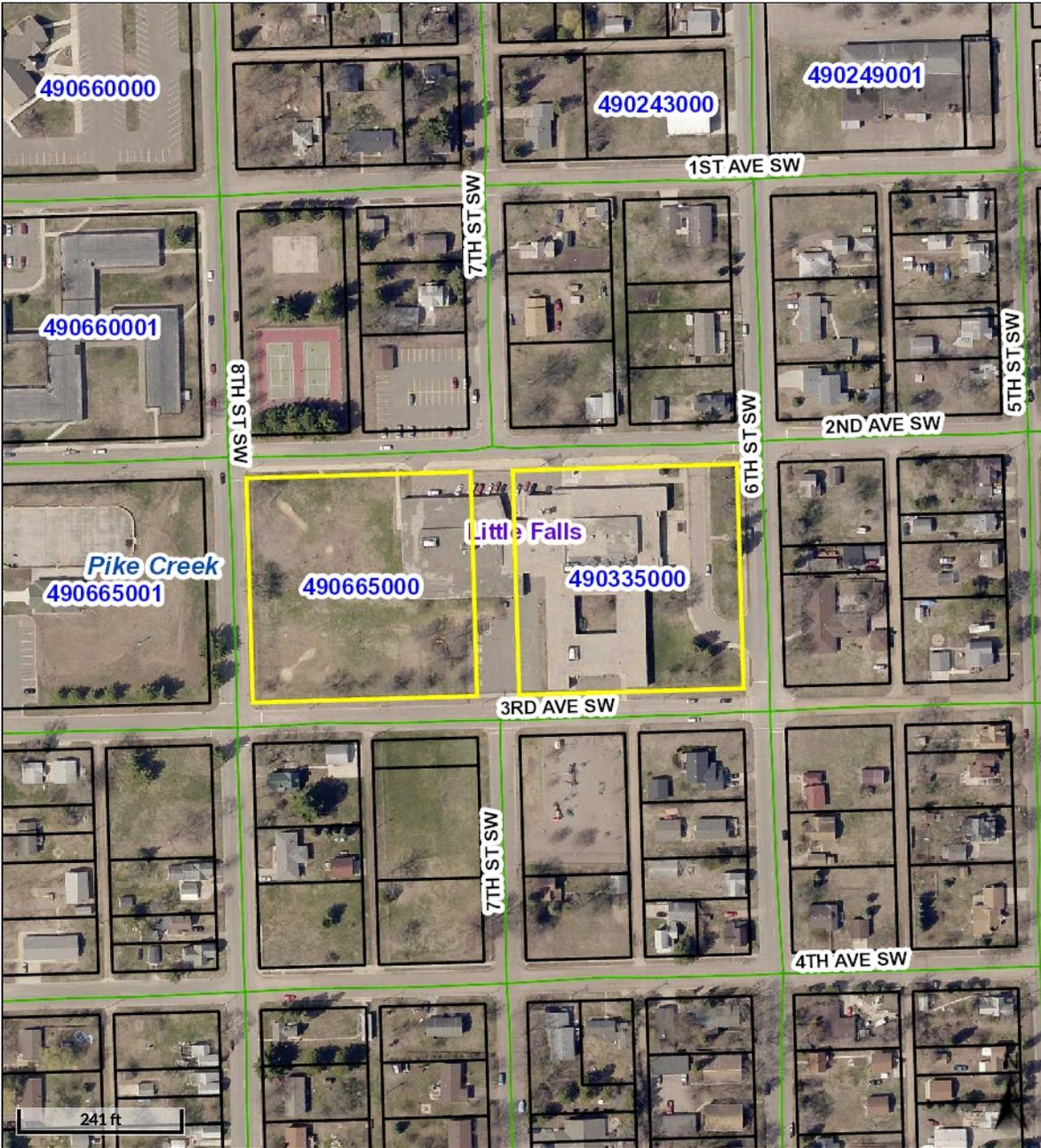
- a. Floodplain: The property is not within an identified floodplain.
- b. Bluff/Steep Slopes: There are no steep slopes on the property.
- c. Wetlands: There do not appear to be any wetlands on the property that would impact the proposal.

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.

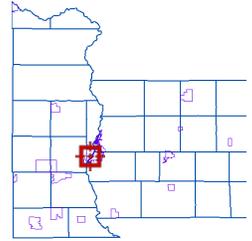
Staff Comments: As the Planning Commission considers this application, Staff would make the following comments:

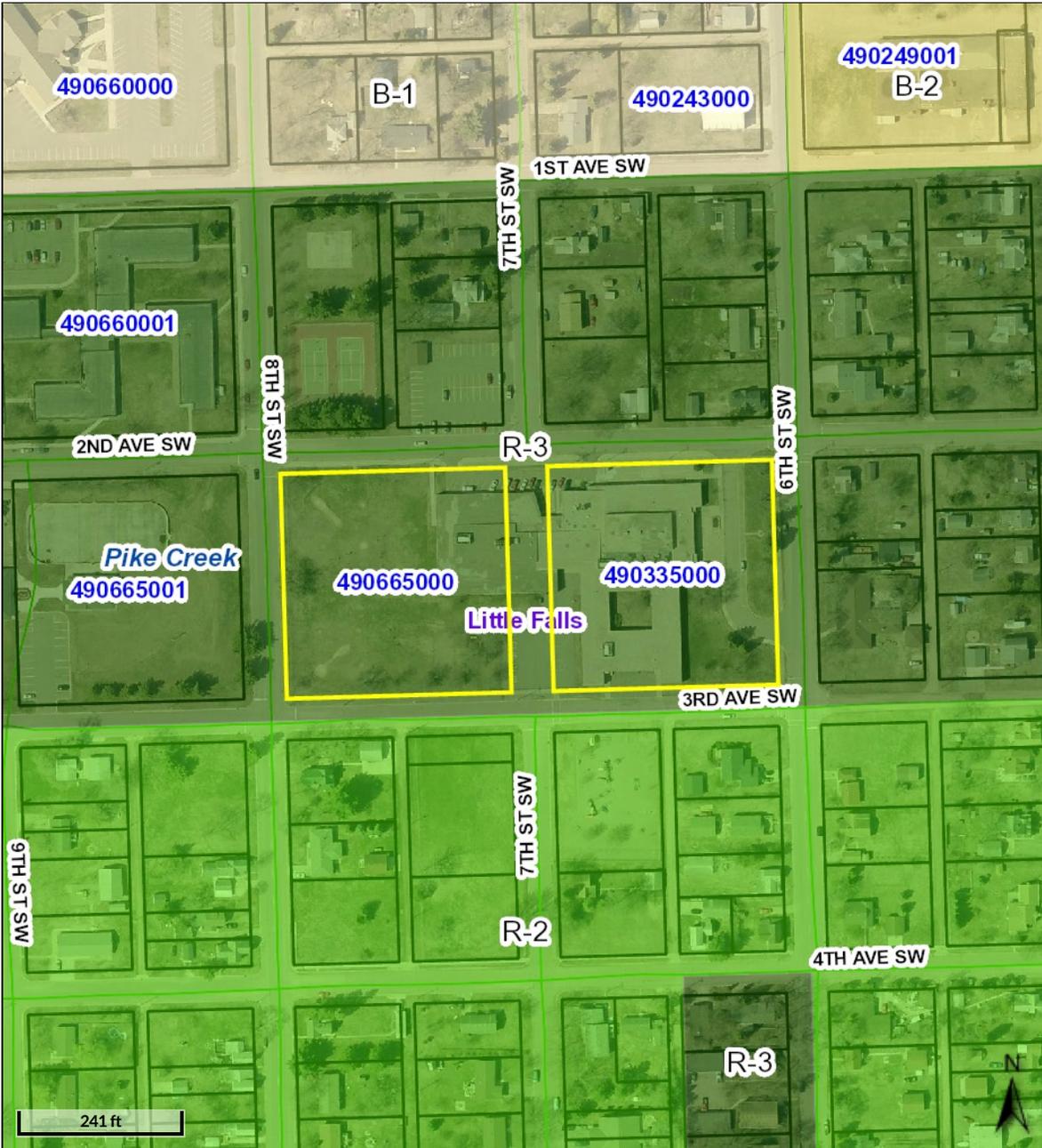
1. The Commission should clarify with the applicant and discuss whether the requested conditional use permit would include the “future addition” as noted on the site plan or just the addition that is identified for current construction.
2. All parking requirements of the City Code will need to be met.

- a. Required (Elementary Schools): 2 spaces per classroom (6 classrooms proposed = 12 spaces required)
 - b. Required (Office Buildings): 1 space per 300 sq ft plus 1 space per employee on largest shift (704 sq ft of office space * 90% + 2 employees = 4 spaces required)
 - c. Total Spaces Required = 16
 - d. Total Spaces Proposed = 22 (2 of which would be for the disabled)
3. All stormwater requirements of the City Code will need to be met.
 - a. The applicant has noted on the site plan a proposed storm pond location to the southwest of the proposed additions near the west property line (just north of the existing ball field).
 4. All requirements of the Building Code will need to be met.

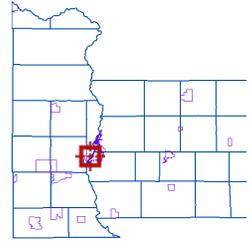


Overview





Overview



Legend

- Corporate Limits
- Political Township
- Parcels
- Main Roads**
 - State Highway
 - US Highway
 - Road Centerlines
- Streams**
 - <all other values>
 - Protected Stream
 - Protected Stream/County Ditch
 - Original Path
 - County Ditch
 - Protected Ditch
 - Protected Ditch/County Ditch
- Little Falls Zoning**
 - B-1
 - B-2
 - B-2,PUD
 - B-3
 - B-3,PUD
 - I-1
 - I-2
 - I-2,PUD
 - PUD
 - PUD-CH
 - PUD.M
 - R-1
 - R-1,PUD
 - R-1C
 - R-2
 - R-2,PUD
 - R-2.M
 - R-3
 - R-3,PUD

PJG GSK



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

Fee Paid 325⁰⁰

Date Filed 7-18-16

Receipt Number 82511

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 300 6th Street SW, Little Falls, MN 56345

Legal Description of Property _____

Block 070 of THAYER'S ADDN - THAYER'S ADDN (LINCOLN ELEMENTARY) BLK 70

WATER POWER CO #2 Lots 001 through 016 block 007 of WATER POWER CO #2 (LINCOLN ELEMENTARY) LOTS 1 THRU 16 BLK 7

Parcel Identification Number 490335000 and 490665000

Owner - Name Little Falls Schools ISD 482 Phone 320-632-2002

Address 1001 5th Ave. SE

City Little Falls State MN Zip 56345

Applicant (if other than owner) -

Name _____ Phone _____

Address _____

City _____ State _____ Zip _____

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

Description of Request Conditional use permit for Education use.

Reason for Request Early Childcare addition to the existing Lincoln Elementary School

Present Zoning Classification R3

Existing Use of Property Lincoln Elementary School

Existing Use and Zoning of the Surrounding Area (two blocks) R3 & R2: single family residential,
senior living, city park

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

Yes x No _____

When 1965 - original school construction
1970 - addition to the school

Signature of Applicant/s _____

Date _____

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

Signature of owner/s _____

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

Description of Request conditional use permit for Education

Reason for Request Early childcare addition to the existing Lincoln Elementary School

Present Zoning Classification R3

Existing Use of Property Lincoln Elementary School

Existing Use and Zoning of the Surrounding Area (two blocks) R3 & R2: single family residential, senior living, city

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

Yes X No _____ When 1965 - original school construction
1970 - addition to the school

Signature of Applicant/s Stephen Jones

Date 7-18-16

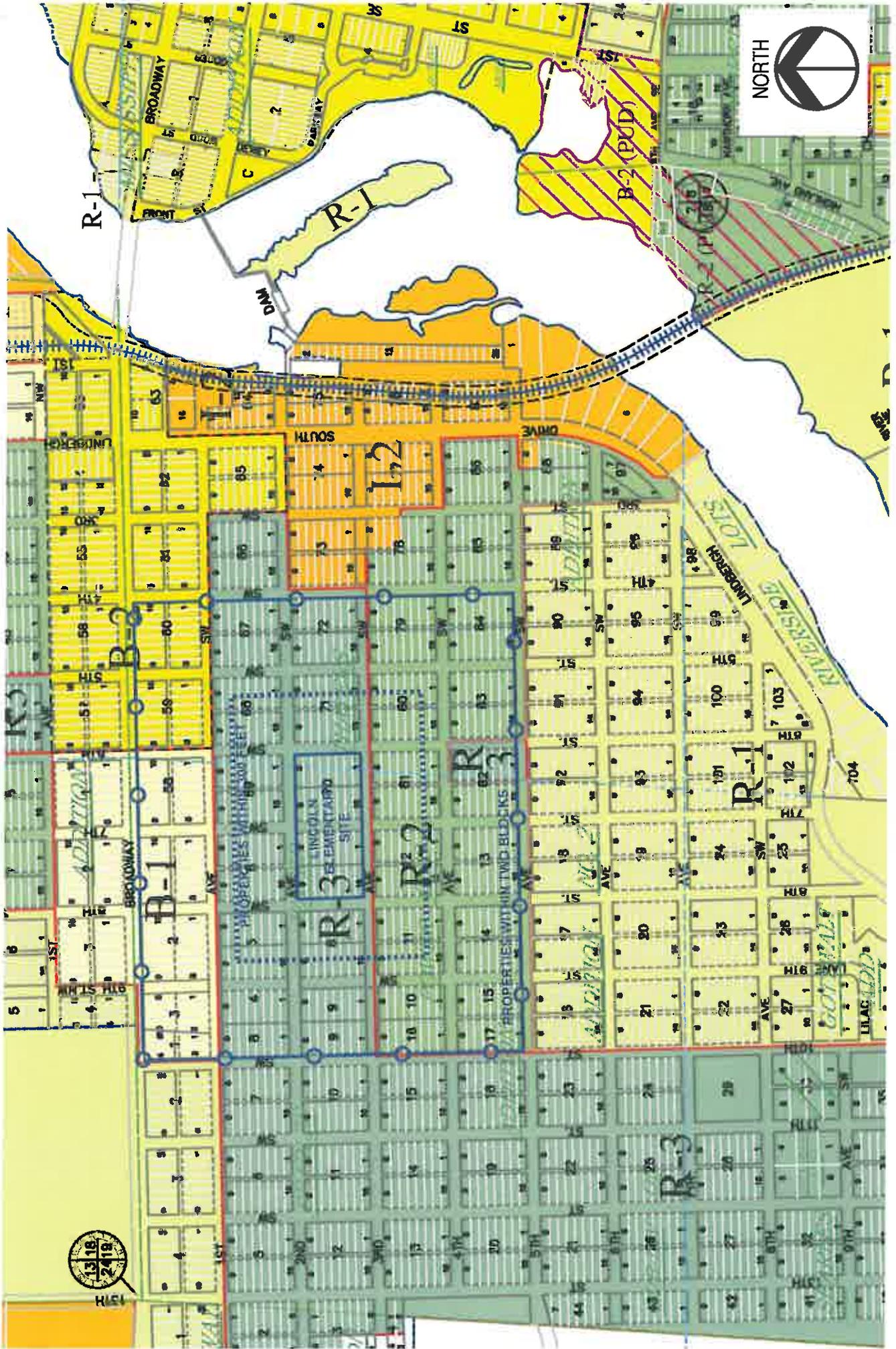
I am the legal fee owner of the property described on this application and I consent to this application

Signature of owner/s _____

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



13.18.
2019





Pictometry

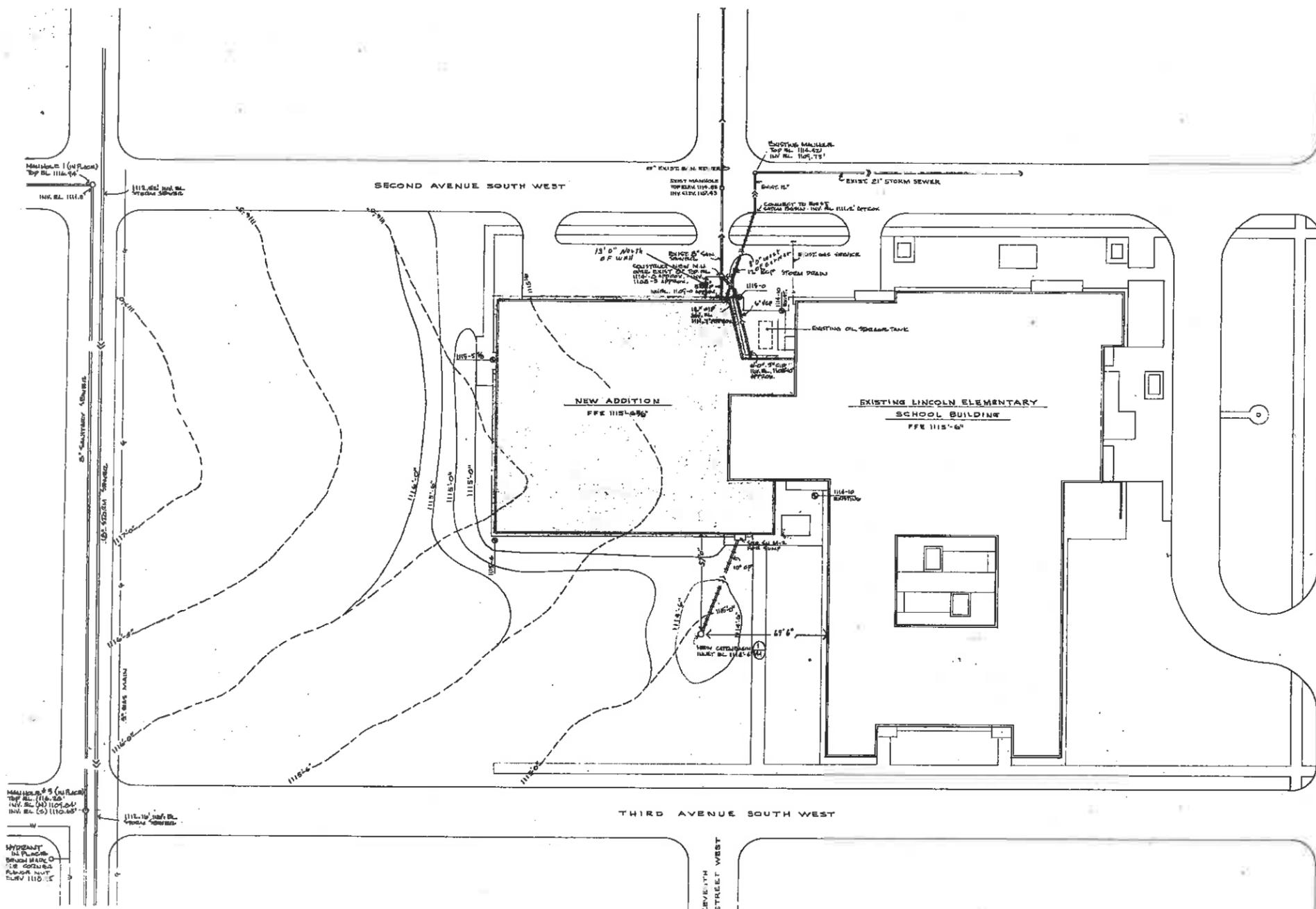


The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.

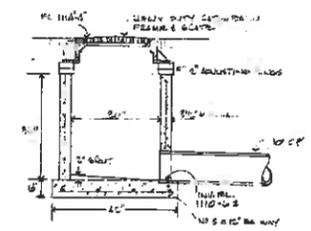
 Developed by
Schneider The Schneider Corporation

MECHANICAL SYMBOLS AND ABBREVIATIONS

—A—	SOIL, WASTE ABOVE GROUND	—D—	DATE VALVE
—S—	SAWTOOTH DRAIN UNDERGROUND	—G—	GLOBE VALVE
—D—	STORM DRAIN UNDERGROUND	—L—	CHECK VALVE
—V—	VCP SANITARY SERVICE	—A—	AUTOMATIC CONTROL MOTORISED VALVE
—CP—	COND. RETURN SERVICE	—S—	SOULDER WELD COUPLER
—V—	PLUMBING VENT - PLAN	—S—	STOP AND WASTE VALVE
—AV—	ACID VENT - PLAN	—S—	STEAMING
—H—	COLD WATER SUPPLY	—U—	UNION
—C—	HOT WATER SUPPLY	—G—	PERMANENT GAUGE
—CH—	CIRCULATING HOT WATER	—T—	THERMISTATE
—G—	GAS	—W—	WIRE CONNECTION (S.H. & ALL HYDRANT)
—HV—	HOT WATER HEATING SUPPLY	—E—	EXPANSION JOINT & GUIDES
—HW—	HOT WATER HEATING RETURN	—F—	FLOAT & THERMOSTATIC (F&T) TRAP
—LP—	LOW PRESSURE STREAM	—H—	THERMOSTAT (PNEUMATIC OR ELECTRONIC)
—L—	LOW PRESSURE COOL. RETURN	—E—	THERMOSTAT (ELECTRIC)
—D—	HEATING PUMP DISCHARGE		
—X—	DUCT SECTION (SUPPLY)	AV	ACID WASTE
—X—	DUCT SECTION (RETURN, RELIEF OUTDOOR AIR, EXHAUST)	AV	ACID VENT
—F—	FLEXIBLE CONNECTION	AHU	AIR HANDLING UNIT
—D—	DUCT SIZE (FIRST SIZE FOR SIZE SHOWN)	CO	CUTOFF
—D—	DUCT SIZE (2 DRS) IN DIRECTION OF AIR FLOW	CP	CAST IRON PIPE
—V—	VOLUME DAMPER	EG	EXHAUST GRILLE
—S—	SPLITTER DAMPER	ER	EXHAUST REGISTER
—D—	DUCT LINED WITH THERMAL & ACOUSTIC INSULATION	FD	FLOOR DRAIN
		HG	HOT GAS
		MSM	1000 BTU / HR
		MSH	MANHOLE
		PCV	POWER ROOF VENTILATOR
		PCP	CONCRETE PIPE
		RD	ROOF DRAIN
		RR	RETURN AIR REGISTER
		RL	REFRIGERANT LIQUID
		RS	REFRIGERANT SUCTION
		RG	RELIEF GRILLE
		SR	SUPPLY AIR REGISTER
		VCP	VITRIFIED CLAY PIPE
		VTR	VENT THROUGH ROOF



SITE PLAN
SCALE: 1" = 30'



1
M1
CATWALK BASIN
16" x 10" x 10"

1970 ADDITIONS AND ALTERATIONS TO
LINCOLN
ELEMENTARY SCHOOL

INDEPENDENT SCHOOL DISTRICT NO. 482
LITTLE FALLS, MINNESOTA

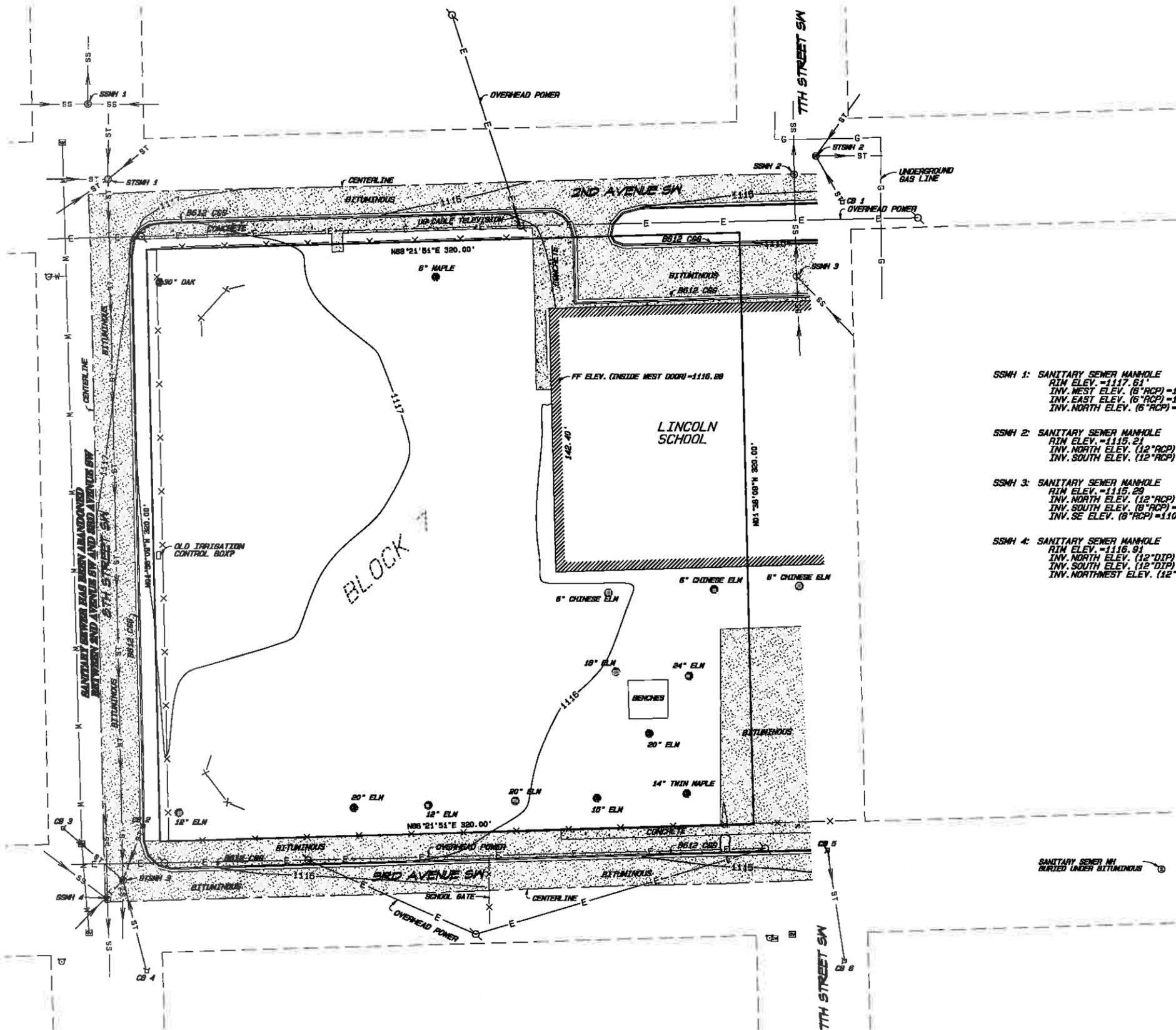
INDEX TO DRAWINGS

- M-1 SYMBOLS & ABBREVIATIONS - INDEX TO DRAWINGS - SITE PLAN
- M-2 FOUNDATION & TUNNEL PLAN - MECHANICAL ROOM PLAN
- M-3 FLOOR PLAN ALTERATIONS - FLOOR PLAN NEW ADDITION
- M-4 ROOF PLAN - EQUIPMENT SCHEDULES - DIAGRAMS - DETAILS

ARCHITECTURAL DRAWINGS FOR REFERENCE

- A-3 BLDG. CROSS SECTION - EXTERIOR ELEVATIONS - ETC.

BOUNDARY SURVEY AND SITE PLAN FOR ISD 482-LINCOLN ELEMENTARY SCHOOL



- ▲ SET MAG NAIL
- ⊗ CHISEL HOLE IN CONCRETE
- SET 1/2 INCH IRON PIPE CAPPED "FESTLER 22702"
- FOUND IRON MONUMENT
- ⊕ POWER POLE
- ⊗ LIGHT STANDARD
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM SEWER MANHOLE
- ⊙ CATCH BASIN MANHOLE
- ⊙ HYDRANT
- ⊙ GATE VALVE
- ⊙ CATCH BASIN

GOPHER STATE ONE CALL TICKET NUMBER: 161933831

- CHARTER COMMUNICATIONS (218) 821-7672
- CENTER POINT ENERGY (800) 722-9326
- CITY OF LITTLE FALLS (320) 616-8500
- CONSOLIDATED TELEPHONE (218) 821-7672
- MINNESOTA POWER (218) 568-4744
- CENTURYLINK (855) 742-6062

UTILITIES WERE LOCATED IN THE FIELD AS MARKED BY UTILITY COMPANIES

MANHOLE AND CATCH BASIN TABLE

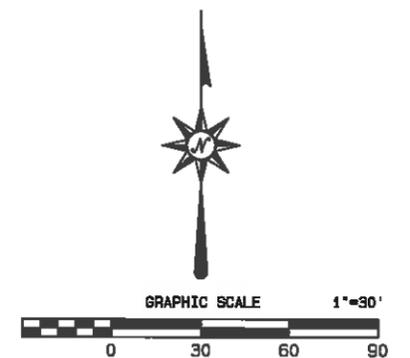
- SSMH 1: SANITARY SEWER MANHOLE**
RIM ELEV. =1117.61
INV. WEST ELEV. (8"RCP) =1110.71
INV. EAST ELEV. (6"RCP) =1110.71
INV. NORTH ELEV. (6"RCP) =1110.48
- SSMH 2: SANITARY SEWER MANHOLE**
RIM ELEV. =1115.21
INV. NORTH ELEV. (12"RCP) =1108.09
INV. SOUTH ELEV. (12"RCP) =1108.19
- SSMH 3: SANITARY SEWER MANHOLE**
RIM ELEV. =1115.29
INV. NORTH ELEV. (12"RCP) =1108.67
INV. SOUTH ELEV. (8"RCP) =1108.77
INV. SE ELEV. (8"RCP) =1108.77
- SSMH 4: SANITARY SEWER MANHOLE**
RIM ELEV. =1116.91
INV. NORTH ELEV. (12"DIP) =1110.51
INV. SOUTH ELEV. (12"DIP) =1110.26
INV. NORTHWEST ELEV. (12"PVC) =1110.76

- STSMH 1: STORM SEWER MANHOLE**
RIM ELEV. =1117.40
INV. NORTH ELEV. (12"RCP) =1113.30
INV. NORTHEAST ELEV. (12"RCP) =1113.30
INV. WEST ELEV. (12"RCP) =1112.90
INV. SOUTHWEST ELEV. (12"RCP) =1112.95
INV. SOUTH ELEV. (18"RCP) =1112.95
- STSMH 2: STORM SEWER MANHOLE**
RIM ELEV. =1114.87
INV. SOUTHEAST ELEV. (12"RCP) =1110.67
INV. EAST ELEV. (18"RCP) =1110.07
INV. NORTHEAST ELEV. (12"RCP) =1110.67
- STSMH 3: STORM SEWER MANHOLE**
RIM ELEV. =1118.73
INV. NORTH ELEV. (18"RCP) =1112.61
INV. SOUTH ELEV. (24"RCP) =1112.23
INV. NORTHWEST ELEV. (12"RCP) =1112.63
INV. SOUTHWEST ELEV. (12"RCP) =1112.73
INV. NORTHEAST ELEV. (12"RCP) =1112.73
INV. SOUTHEAST ELEV. (12"RCP) =1112.93

- CB 1: CATCH BASIN**
RIM ELEV. =1114.32
INV. NORTHWEST ELEV. (12"RCP) =1111.43
INV. SOUTH ELEV. (12"RCP) =1111.52
- CB 2: CATCH BASIN**
RIM ELEV. =1115.93
INV. SOUTHWEST ELEV. (12"RCP) =1113.11
- CB 3: CATCH BASIN**
RIM ELEV. =1115.71
- CB 4: CATCH BASIN**
RIM ELEV. =1116.68
INV. NORTHWEST ELEV. (12"RCP) =1113.47
- CB 5: CATCH BASIN**
RIM ELEV. (FILLED WITH SAND) =1114.20
- CB 6: CATCH BASIN**
RIM ELEV. =1113.62
INV. SOUTH ELEV. (15"RCP) =1109.77
INV. NORTH ELEV. (6"PVC) =1110.30
INV. NORTHEAST ELEV. (12"PVC) =1111.93

- SS SANITARY SEWER
- ST STORM SEWER
- UFO UNDERGROUND FIBER OPTIC
- G UNDERGROUND GAS LINE
- E OVERHEAD POWER
- UE UNDERGROUND POWER
- W WATER MAIN
- X CHAIN LINK FENCE

- ###.# TOP CURB
- ###.## FLOW LINE
- ###.# SPOT ELEVATION



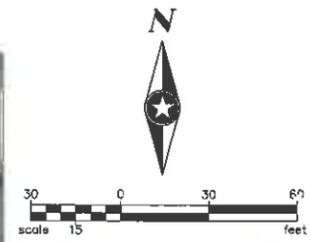
COORDINATE SYSTEM:
HORIZONTAL DATUM: NAD83 (1983)
VERTICAL DATUM: NAVD88

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Little Falls Community Schools

Lincoln Elementary School





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DESIGNER: _____			
CHECKED BY: _____			
DESIGN TEAM	NO.	BY	DATE
			REVISIONS

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Name, PE _____
Lic. No. _____

Date: ___/___/___

SEH
 PHONE: 320.229.4300
 1200 25TH AVENUE SOUTH
 P.O. BOX 1717
 ST. CLOUD, MN 56302-1717
 www.sehinc.com

**LITTLE FALLS,
MINNESOTA**

**PRELIMINARY SITE LAYOUT
LINCOLN ELEMENTARY**

FILE NO.	1
	1

LITTLE FALLS ISD 482 LINCOLN ELEMENTARY SCHOOL EARLY CHILDHOOD ADDITION & REMODELING

Little Falls, MN

SCHEMATIC DESIGN
06/08/2016



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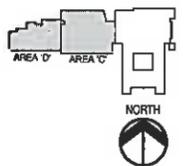
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PROJECT TITLE

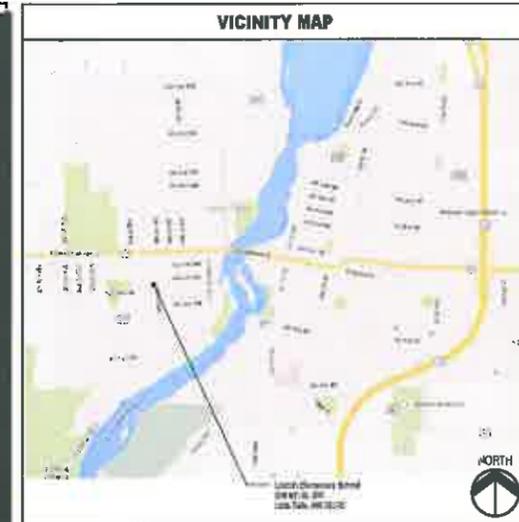
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LINCOLN ELEMENTARY
SCHOOL

EARLY CHILDHOOD
ADDITION &
REMODELING

Little Falls, MN

ISSUES



MARK	DATE	DESCRIPTION
ISSUE DATE	06/08/2016	DRAWN BY JWS
PROJECT #	05101274.00	CHECKED BY BEN

SHEET TITLE

COVER SHEET - 1

SHEET NUMBER

EMATIC DESIGN

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PROJECT ADDRESS:

LINCOLN ELEMENTARY SCHOOL
300 6th ST. SW
LITTLE FALLS, MN 55948

GOVERNING CODES:

- BUILDING**
 - 2015 MINNESOTA STATE BUILDING CODE - CHAPTER 1300
 - 2015 MINNESOTA STATE BUILDING CODE - CHAPTER 1305
 - INTERNATIONAL BUILDING CODE (IBC)
- ACCESSIBILITY**
 - 2015 MINNESOTA ACCESSIBILITY CODE - CHAPTER 1301
 - INTERNATIONAL BUILDING CODE (IBC) - CHAPTER 111
 - ICC A117.1 (2012)
- FIRE ALIVE SAFETY**
 - MINNESOTA FIRE CODE - CHAPTER 7011
 - 2006 INTERNATIONAL FIRE CODE
- MECHANICAL**
 - 2015 MINNESOTA MECHANICAL CODE - CHAPTER 1305
 - INTERNATIONAL MECHANICAL CODE (IMC)
- PLUMBING**
 - 2015 MINNESOTA PLUMBING CODE - CHAPTER 4715
 - UNIFORM PLUMBING CODE (UPC)
- ENERGY**
 - 2015 MINNESOTA STATE ENERGY CODE - CHAPTER 1320
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- FUEL AND GAS**
 - 2015 MINNESOTA MECHANICAL CODE - CHAPTER 1305
 - INTERNATIONAL FUEL GAS CODE (IFGC)

CODE SUMMARY

CHAPTER 3

Primary Occupancy Classification: E Classrooms
 Accessory Occupancy: B Offices, Kitchen and Restrooms
 A-2 Cafeteria
 A-2 Gymnasium
 * per paragraph 200.1.2 the Cafeteria (A-2) & Gymnasium (A-2) shall be considered part of the E occupancy

CHAPTER 5

BUILDING 1: Existing composite 1985 & 1978 construction
 * calculations per most restrictive Occupancy = E

Allowable Height: IBC Table 502 - 2 Stories, 35 ft
 * Section 502.2 Sprinkler Increase New Additions only = 3 Stories, 75 ft

Actual Height: Total Building Height = 18'-0"
 = 1 Story

Allowable Area: Section 506
 Table 503 = 14,500 sq ft

Equivalent Floor Area: 1 - Allowable Area per Story = 14,500 sq ft (14,500 x 1)
 Allowable area of story = 66,100 sq ft

Actual Area: First Floor = 61,341 sq ft

Occupancy Separation: Not Required as per Section 508.2 - Accessory Occupancies

BUILDING 2: New construction
 * calculations per most restrictive Occupancy = E

Allowable Height: IBC Table 502 - 2 Stories, 35 ft
 Section 502.2 Sprinkler Increase New Additions only = 3 Stories, 75 ft

Actual Height: Total Building Height = 18'-0"
 = 1 Story

Allowable Area: Section 506
 Table 503 = 14,500 sq ft

Equivalent Floor Area: 1 - Allowable Area per Story = 14,500 sq ft (14,500 x 1)
 Allowable area of story = 66,200 sq ft

Actual Area: First Floor = 11,517 sq ft

Occupancy Separation: Not Required as per Section 508.2 - Accessory Occupancies

CHAPTER 6

Type of Construction	Type I-IV	Building Element	Rating (in hours)
Fire resistance Rating Requirements (Table 601):	Type I-IV	Structural Frame	0
		Exterior Bearing Walls	0
		Interior Bearing Walls	0
		Exterior Non-Bearing Walls (see Table 602)	0
		Interior Non-Bearing Walls	0
		Floor Construction	0
		Roof Construction	0

CHAPTER 9

Fully Sprinklered - 903.2.3

CHAPTER 10

Egress Width (Section 1009): Occupancy = E

Travel Distance (Table 1015.2): 350 ft

Common Path Travel Distance (7' to 10' to 7' - 0')

Corridors (Table 1018.1):

E Doors (any) - Serving greater than 30 occupants with sprinkler system do not need to be used.

PLUMBING FIXTURE REQUIREMENTS

CHAPTER 29

IBC Table 2902.1 - Educational

BUILDING 1: Existing composite 1985 & 1978 construction

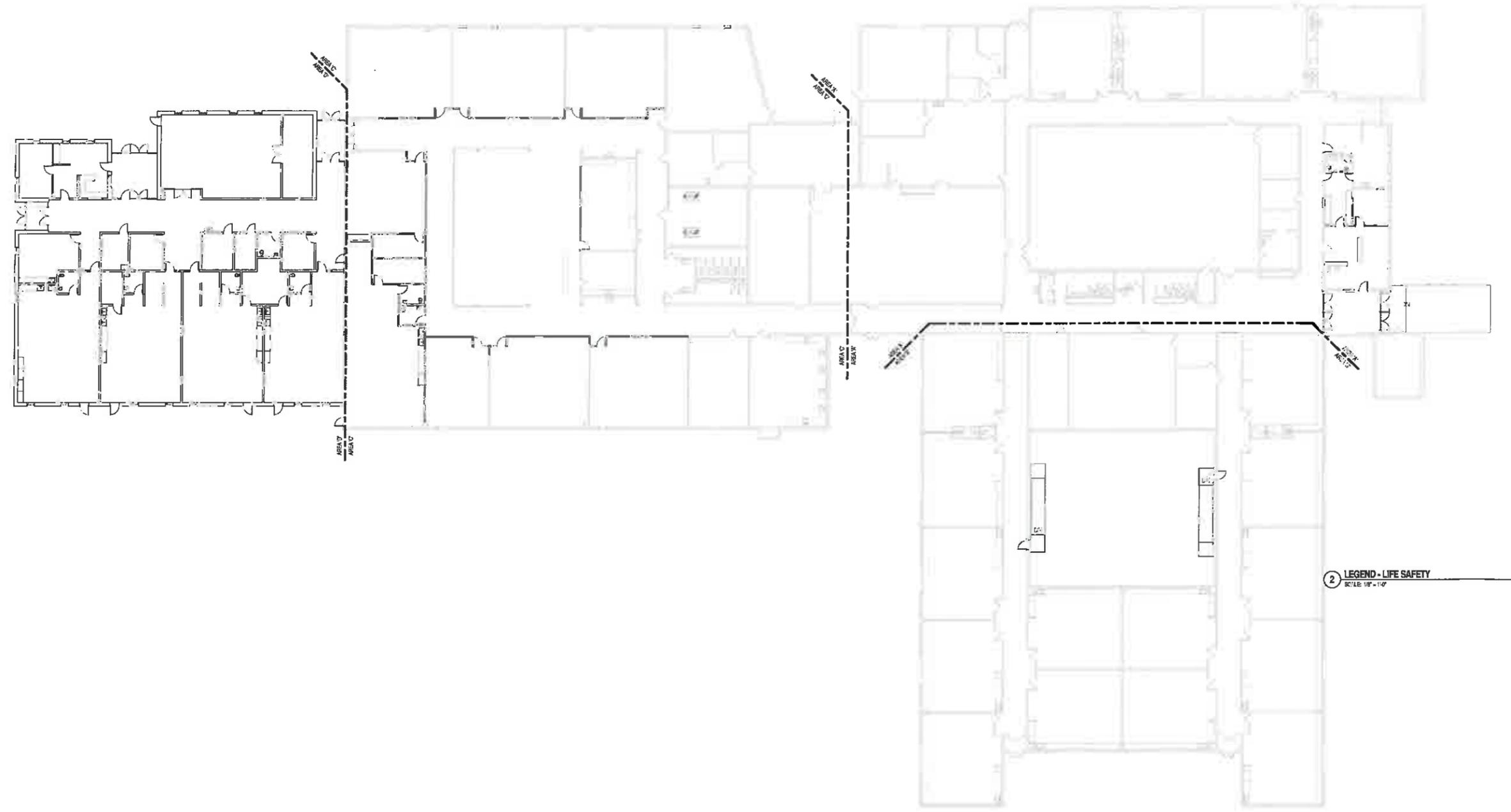
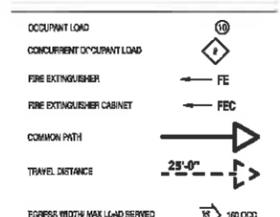
Fixture	Existing	Req'd Per Table 2902.1	Proposed
W.C. Men	5 / 10 (stubs)	15	3 / 10 (stubs)
W.C. Women	10	15	0
LAV. Men	0	15	0
LAV. Women	0	15	0
Urinal Toilet Rooms	15	0	15
Drinking Fountains	1	0	0

* Changes are being made to accommodate ADA Accessibility. Changes to be made during the second phase of work "General Remodeling".

BUILDING 2: New construction

Fixture	Req'd Per Table 2902.1	Proposed
W.C. Men	0	0
W.C. Women	0	0
LAV. Men	0	0
LAV. Women	0	0
Urinal Toilet Rooms	4	5
Drinking Fountains	2	2

* One ADA Accessible Toilet for each classroom.
 * One general ADA Accessible Toilet "Lobby".



2 LEGEND - LIFE SAFETY
 SCALE: 1/8" = 1'-0"



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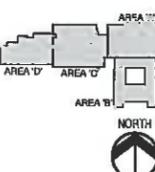
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PROJECT TITLE

LITTLE FALLS ISD 482

LINCOLN ELEMENTARY SCHOOL

EARLY CHILDHOOD ADDITION & REMODELING

Little Falls, MN

SCALE

DATE	DESCRIPTION
05/05/2016	Author
05/12/16.00	Checked by
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SHEET TITLE

CODE PLAN

SHEET NUMBER

101

EMMETT DESIGN



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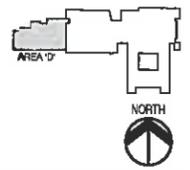
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LINCOLN ELEMENTARY
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ISSUE DATE	06/02/2015	DRW-4 BY Author
PROJECT #	05161274.00	CHECKED BY Checker

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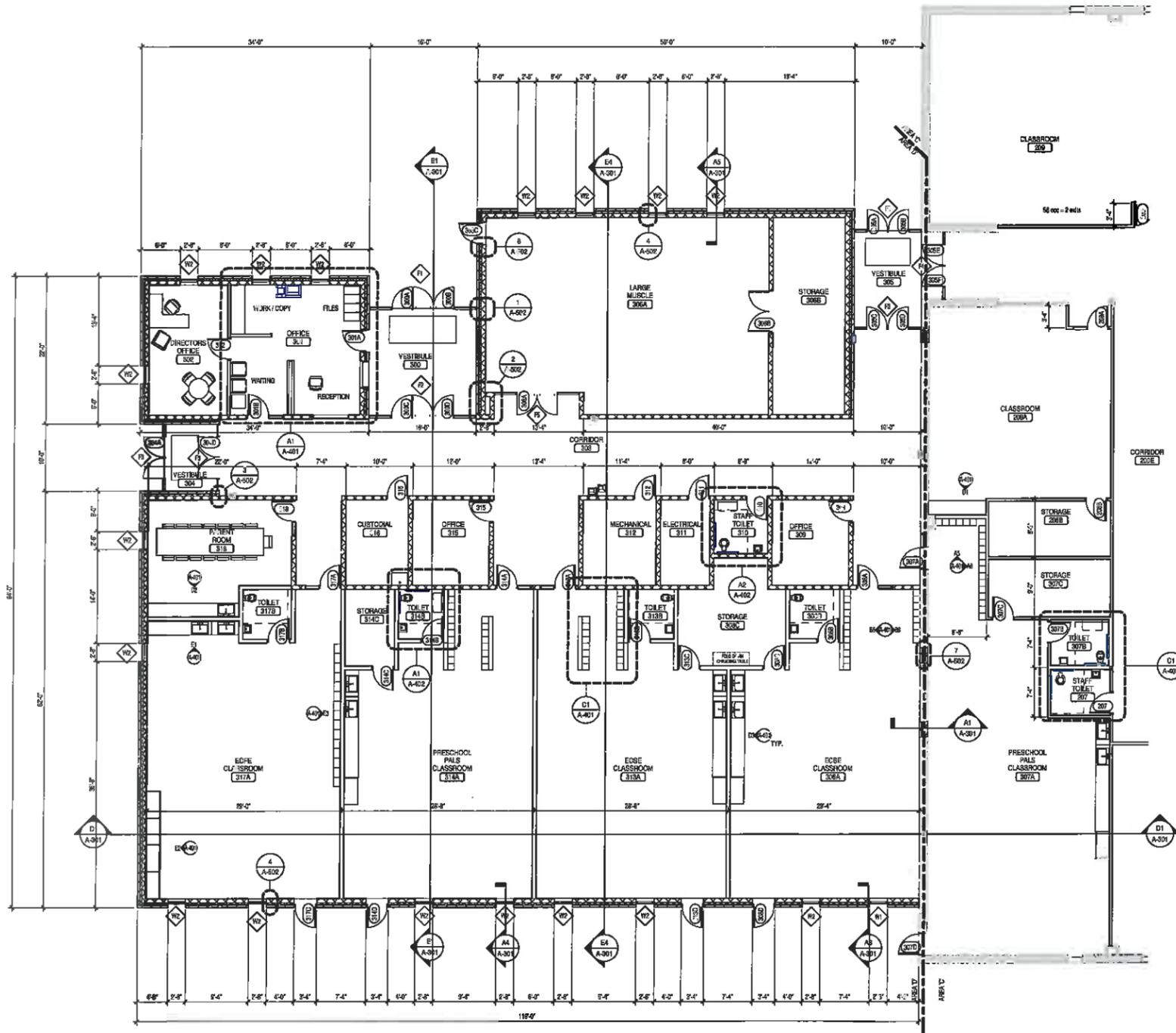
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FIRST LEVEL FLOOR
PLAN - AREA 'D'

SHEET NUMBER

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NORTH



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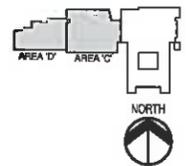
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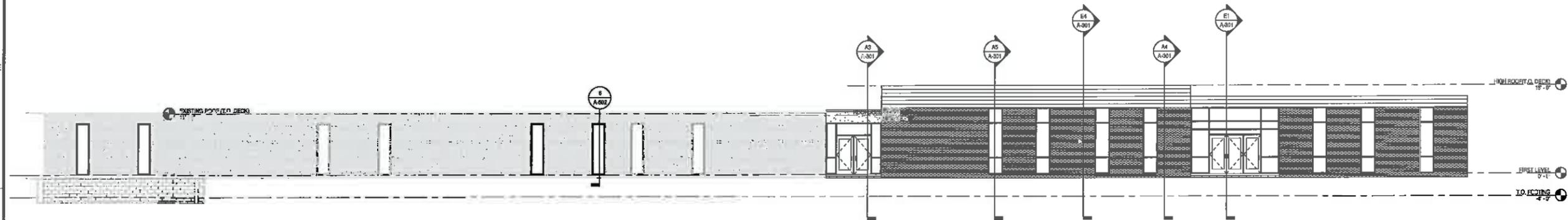
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PROJECT #	051818274.00	CHECKED BY Checker

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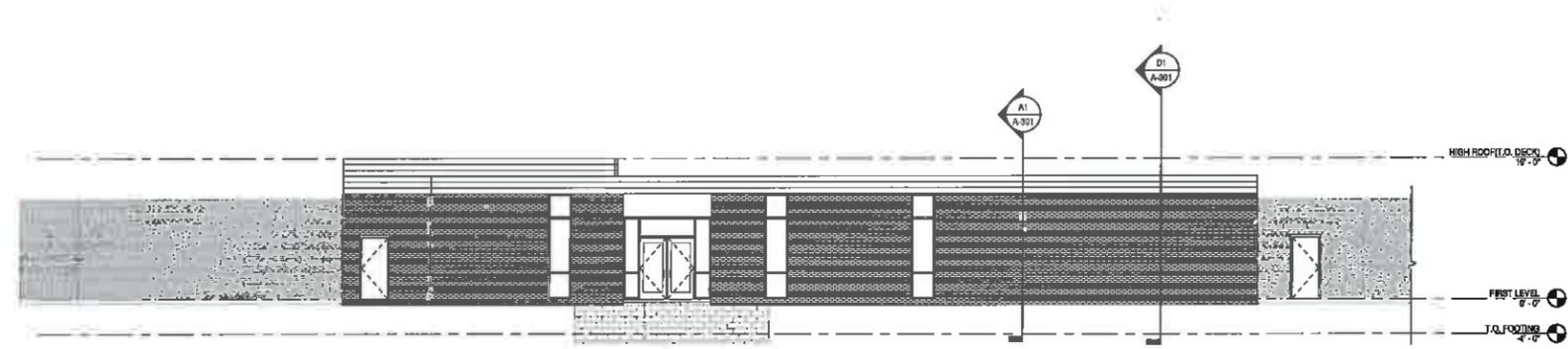
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

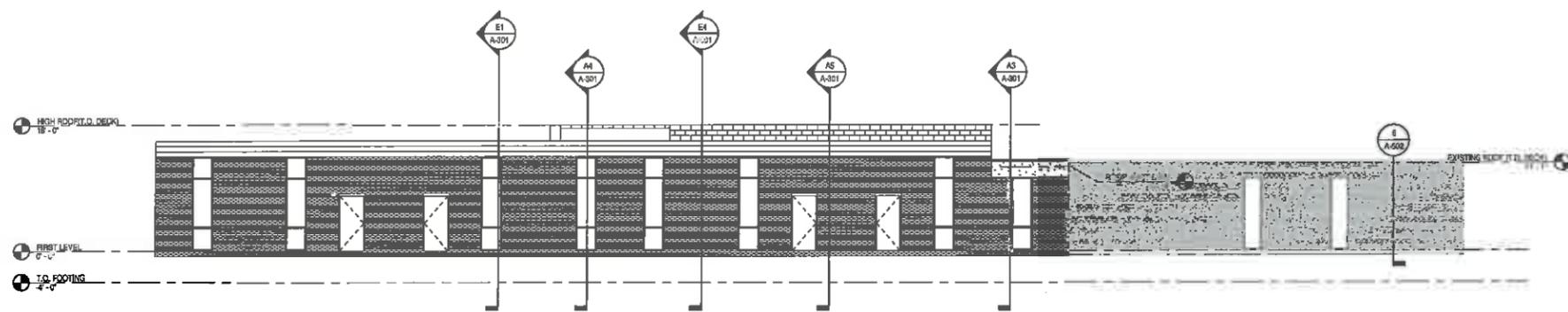
EMATIC DESIGN



D1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



C1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



STAFF REPORT

Public Hearing: Amendment to City Code, Sections 11.03.B (Nonconforming Uses and Structures), 11.03.D (Accessory Buildings) and 11.03.E (Required Yards and Open Space). The purpose of the amendments are to lower the maximum allowed impervious coverage on residential zoned property, to eliminate a requirement to match average impervious coverage of nearby lots when building structures on a nonconforming lot, to eliminate an overall limit on combined floor area for detached accessory buildings in residential zoning districts, and to amend how structures, fences, trees, shrubs or other obstructions are regulated at street intersections.

Applicant: City of Little Falls Planning Commission

Background Information: At the July 11, 2016 meeting of the Planning Commission, there was discussion regarding a number of possible ordinance amendments relating to accessory building regulations, regulation of new structures on certain nonconforming lots, impervious coverage regulations and fence regulations. The attached proposed amendments are based on that discussion and research by Staff. These amendments are the subject of the public hearing for the August 8, 2016 Plannign Commission meeting.

Note that one of the proposed changes regarding fence regulations mentions the possibility of an “interim use permit” for allowing certain fences to be located closer to an intersection that would otherwise be allowed. Interim use permits are essentially the equivalent of a conditional use permit, except they specifically allow for a time limit/expiration to be placed on the approval. The current City Code does not authorize the use of interim use permits, although state law does. If the Commission wishes to make use of the interim use permit option for fences or any other future regulations, a separate public hearing will need to be held to adopt that authority into the city Code.

The proposed amendments can be summarized as follows:

1. New structures on nonconforming lots:
 - a. Add a requirement that any such construction meet the impervious coverage limits elsewhere in the Code;
 - b. Eliminate a requirement that any such construction have impervious coverage equal to or less than the average impervious coverage of lots within 100 feet.
 - c. Add a requirement that impervious coverage be limited in residential zoning districts to 33 percent for small lots and a declining percentage as lot size increases (down from the current 75% limit).
2. Accessory buildings on residential lots:
 - a. Eliminate a requirement that all detached accessory buildings combined on a lot be limited to a combined total floor area of 1,400 sq ft.
 - b. Limit the size of any one detached accessory building to 1,400 sq ft.

- c. Clarify that the above measurement is based on the outside dimensions of a building.
3. Fence regulations:
- a. For fences located in front yards at street intersections, the retain the current requirement that fences not obstruct views 25 ft back from the intersecting lot lines at the street corner for uncontrolled intersections;
 - b. For controlled intersections (2 or more stop signs/lights), reduce the distance noted above to 10 feet from the intersecting lot lines, unless an interim use permit is granted allow for a lesser setback after consideration of a number of safety factors.
 - i. The interim use permit would allow for the city to state that the permit to have the fence closer would expire should certain conditions change (i.e. the intersection was changed from controlled to uncontrolled).
 - c. Related to the proposed fence regulations, City Staff is also seeking comment on a proposal to allow for up to 6 ft fence height on all property lines (current regulations limit the height in a front yard to 4 feet). This change would require a separate public hearing.

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.

Staff Comments: If the Commission wishes to pass the above proposed changes, it can recommend doing so tonight. Some of the changes (the use of interim use permits for certain fences and the increase in height allowed in the front yard from 4 ft to 6 ft would not be implementable until a separate public hearing were held on those items, which could occur at the September Planning Commission/City Council meetings).

any kind, the regulations which are more restrictive, or which impose higher standards or requirements, shall prevail. No structure shall be erected, converted, enlarged, reconstructed or altered, and no structure or land shall be used for any purpose, nor in any manner, which is not in conformity with the provisions of this chapter.

B. Nonconforming Uses And Structures:

1. Any structure or use lawfully existing upon the effective date hereof may be continued at the size and in a manner of operation existing upon such date, except as hereinafter specified.
2. Nothing in this chapter shall prevent the placing of a structure in safe condition when such structure is declared unsafe by the building inspector. (Ord. 801, eff. 6-3-1974)
3. When any unlawful nonconforming structure, or use of any structure or land, in any district, is discontinued for a period of more than one year, or is changed to a conforming use, any future use of said structure or land shall be in conformity with the provisions of this chapter.
4. When any nonconforming structure is destroyed by fire or other peril, such as collapse, explosion, public enemy, act of war or act of God to the extent of greater than fifty percent (50%) of its market value, is in need of replacement or substantial remodeling, and no building permit has been applied for within one hundred eighty (180) days of when the property is damaged, in this case, the city may impose reasonable conditions upon a building permit in order to mitigate any newly created impact on adjacent property. (Ord. 124, 5th Series, eff. 7-17-2006)
5. Any lawful nonconforming use of land not involving a structure and any lawful nonconforming use involving a structure with an assessor's market valuation upon the effective date hereof of one thousand dollars (\$1,000.00), or less, may be continued for a period of thirty six (36) months after the effective date hereof, whereupon such nonconforming use shall cease. All nonconforming signs that are in existence upon the effective date hereof may remain as a nonconforming use. After this date, no existing sign shall be relocated, reconstructed or altered, except in accordance with the provisions of this chapter and sign regulations in the construction chapter of this code.
6. Any structure which will, under this chapter, become nonconforming but for which a building permit has been lawfully granted prior to the effective date hereof, or of amendments thereto, may be completed in accordance with the approved plans; provided construction is started within sixty (60) days of the effective date hereof, or amendment thereof, and continues to completion within one year. Such structure shall thereafter be a legally existing nonconforming structure. (Ord. 801, eff. 6-3-1974)
7. A lawful nonconforming use of a structure or parcel of land may be changed to a similar nonconforming use or to a less intense nonconforming use. (Ord. 124, 5th Series, eff. 7-17-2006)
8. Normal maintenance of a building or other structure containing or related to a lawful nonconforming use is permitted, including necessary nonstructural repairs and incidental alterations which do not extend or intensify the nonconforming use. (Ord. 801, eff. 6-3-1974)
9. As of the date of adoption hereof, onetime alterations and additions may be made to a building located on a nonconforming lot that contains lawful residential units when it will improve the livability

thereof. A conditional use permit may be issued, provided the alterations/additions meet all of the following items, and the property owner applies for and is granted a conditional use permit:

a. No other owner has previously used the onetime addition. Nonconforming structures are only allowed one occasion to expand during the lifetime of the structure and not one occasion per owner.

b. Any alteration or addition must meet the setback, impervious coverage and other requirements of the zoning district that the nonconforming lot is located in.

~~c. The nonimpervious surface percentage must be equal to or greater than the abutting property's nonimpervious surface percentage average after the completion of the addition. Abutting properties are those properties that are zoned as residential and are within a one hundred foot (100') radius of the property in question.~~

d. The size of the addition is less than fifty percent (50%) of the principal structure, as measured in square feet of the outside dimensions of the principal structure.

e. Any alteration or addition cannot create new nonconformities or increase the parking requirements.

10. In addition to the onetime addition or alteration of the principal structure, an accessory structure may be added. A conditional use permit may be issued, provided the accessory structure meets the following items and the property owner(s) applies for and is granted a conditional use permit:

a. Any accessory structure must meet the setback, impervious coverage and other requirements of the zoning district that the nonconforming lot is in.

~~b. The nonimpervious surface percentage must be equal to or greater than the abutting properties' nonimpervious surface percentage average, after the completion of the accessory structure. Abutting properties are those properties that are zoned as residential and are within a one hundred foot (100') radius of the property in question.~~

~~c. The type of accessory structure must match the style, type and appearance of the principal structure located on the lot.~~

d. The enlargement or replacement does not create new nonconformities or increase in parking requirements. (Ord. 151, 5th Series, eff. 12-3-2007)

C. Lot Provisions:

1. A lot of record existing upon the effective date hereof in an R residential district, which does not meet the requirements of this chapter as to area or width, may be utilized for single-family detached dwelling purposes, provided the measurements of such area and width are within seventy percent (70%) of the requirements of this chapter, but said lot of record shall not be more intensively developed unless combined with one or more abutting lots or portions thereof so as to create a lot meeting the requirements of this chapter. (Ord. 801, eff. 6-3-1974)

2. Except in the case of planned unit developments as provided for herein, or in zoning district B-3 noncentral business district by conditional use permit, not more than one principal building shall be located on a zoning lot. (Ord. 117, 5th Series, eff. 2-13-2006)

D. Accessory Buildings:

1. No accessory building or structure shall be constructed on any lot prior to the time of construction of the principal building to which it is accessory.
2. No accessory building shall exceed the height of the principal building. However, in no case shall such accessory building exceed eighteen feet (18') in height in any residential (R) district.
3. In all residential (R) districts no single accessory building ~~or buildings~~ shall exceed one thousand four hundred (1,400) square feet of combined floor area, as measured by the outside dimensions of the structure except by conditional use permit.
4. No detached garages or other accessory buildings shall be located other than within the principal or accessory setback within any residential (R) district.
5. All accessory buildings on through lots located in all residential (R) districts shall require a conditional use permit.
6. No cellar, basement, tent, recreational vehicle, mobile home or accessory building shall at any time be used as an occupied dwelling, except mobile homes located in an approved mobile home park or as otherwise allowed by the City Code.
7. Accessory buildings in the limited business district B-1, general business district B-2, noncentral business district B-3, industrial district I-1 (light) and industrial district I-2 (heavy), may be located any place to the rear of the principal building, subject to the building code and the fire zone regulations. Accessory buildings in the noncentral business district B-3 may be located beside or in front of the principal building by conditional use permit.
8. In all residential (R) districts accessory structures or buildings of a factory painted or vinyl coated corrugated metal siding and/or roofing are permitted, but shall include ~~boxed~~ eaves.

E. Required Yards And Open Space:

1. No yard or other open space shall be reduced in area or dimension so as to make such yard or other open space less than the minimum required by this chapter, and if the existing yard or other open space as existing is less than the minimum required, it shall not be further reduced.
2. No required yard or other open space allocated to a building or dwelling group shall be used to satisfy yard, other open space or minimum lot area requirement for any other building.
3. The following shall not be considered to be encroachments on yard requirements:
 - a. Chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, mechanical devices, cornices, eaves, gutters and the like, provided they do not extend more than two and one-half feet (2¹/₂'), and off street parking, except as hereinafter regulated.

b. Yard lights and nameplate signs for one- and two-family dwellings, lights for illuminating parking areas, loading areas or yards for safety and security purposes, provided the direct source of light is not visible from the public right of way or adjacent residential property, may be located to within five feet (5') of the front lot line. (Ord. 56, 6th Series, eff. 5-5-2014)

c. Terraces, steps, uncovered porches, decks, stoops or similar structures, which do not extend above the height of the ground floor level of the principal building and maintain a two foot (2') minimum side yard and fifteen foot (15') street or avenue setback.

d. In side or rear yards only, bays not to exceed a depth of two feet (2') nor contain an area of more than twenty (20) square feet, fire escapes not to exceed a width of three feet (3') and open off street parking. (Ord. 67, 6th Series, eff. 11-17-2014)

e. Rear yard only, balconies, accessory structures, except that no structure shall be closer than ten feet (10') from the rear lot line, breezeways, detached outdoor picnic shelters and recreational equipment, except as regulated hereinafter.

f. In side yards only, accessory structures, except that no accessory structure shall be closer than five feet (5') from any interior side lot line and on a corner lot in all residential (R) districts, shall not be closer than fifteen feet (15') from a side lot line adjacent to a street or avenue.

4. On a corner lot, unless an interim use permit is granted, nothing shall be placed or allowed to grow in such a manner as ~~materially~~ to materially impede vision between a height of two and one-half feet (2^{1/2}') and ten feet (10') above the centerline grades of the intersecting streets. For uncontrolled intersections, the regulated area shall extend to the triangle created by connecting the end points of the lines within twenty five feet (25') of the street intersecting right of way lines and for controlled intersections within ten feet (10') of the street intersecting right of way lines. In granting an interim use permit for a taller fence, structure or vegetation, the City Council shall find that the proposed structure would not materially impede vision at the heights noted above after considering traffic speeds approaching the intersection, average daily traffic counts (if known), topography, existing building locations, the level of current and/or anticipated future control (e.g. stop or yield signs) at an intersection, accepted engineering standards and other factors considered relevant by the City Engineer and/or City emergency service personnel.

5. In no event shall off street parking spaces, driveways, structures of any type, buildings or other impervious features in any residential district cover more than ~~seventy five percent (75%)~~ thirty-three percent (33%) of up to the first 12,000 sq ft of lot area and an additional ten percent (10%) of any square footage above 12,000 sq ft. ~~resulting in less than twenty five percent (25%) landscaped area in residential districts.~~

6. In rear yards, recreational and laundry drying equipment, picnic tables, open arbors and trellises, balconies, breezeways, porches, detached outdoor living rooms and outdoor eating facilities provided these are not less than two feet (2') from any lot line.

7. Height limitations shall not apply to barns, silos and other structures on farms, to church spires, belfries, cupolas and domes, monuments, chimneys and smokestacks, flagpoles, public facilities and public utility facilities, transmission towers of commercial and private radio broadcasting stations,

2016 Land Use Training & Education Program



Beyond the Basics of Planning & Zoning: Variances and More!

When and Where:

- **Thursday, September 1 - St. Paul**, The League of Minnesota Cities
- **Tuesday, September 13 - Owatonna**, Owatonna Public Utilities Building
- **Thursday, September 22 - Little Falls**, The Initiative Foundation
This session is co-presented by the NJPA

Time: All sessions will be held from 9:00am - 4:30pm (Check-in begins at 8:30am)

Fee: \$150 (includes lunch and materials)

AICP CM credits: 5.5



Participants learn how planning and zoning tools are used to deal with a wide variety of development issues influencing a community's built environment. The complexities of variances are a major focus. Presenters cover the what, when, and why (complete with "how-tos" and "how-not-tos") with numerous examples and case studies.

- Quick review: History of planning, comprehensive planning, zoning tools, and public health
- Innovative ways to guide land use and development, from PUDs and performance zoning to design guidelines and "cutting edge" applications
- Sustainability-what it is and how to apply sustainable principles to planning and zoning
- The environmental review process-EAWs, EISs, and AUARDs: tools to expedite careful review of complex projects
- Detailed discussion of zoning tools to handle various development, health, and social issues
- Legal issues more in depth: How to implement the comprehensive plan via zoning and subdivision ordinances? What to require for variances? When to grant conditional uses? When to use interim use permits? How to treat nonconforming uses? When to require easements?
- Case studies-actual urban, suburban and rural situations
- Answers to your questions on community zoning issues

Audience: Those who have a solid general knowledge of the planning process (1-2 years on the council, board or zoning/planning commission).

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Presenters:

Phil Carlson has consulted on planning issues for over 35 years with the St. Paul firm Stantec (formerly Bonestroo and DSU). He has helped prepare comprehensive plans, neighborhood plans, corridor studies, brownfield redevelopment plans and zoning ordinances for numerous communities in the region, including Burnsville, Blaine, Vadnais Heights, St. Cloud, Alexandria, Baxter, Green Bay, Wisconsin, Minot, North Dakota and Marshalltown, Iowa. He prepared some of the region's first form-based codes, including Burnsville's Heart of the City and West St. Paul's Robert Street corridor. He is frequently called as an expert witness in planning and zoning cases.

Kori Land is a shareholder at LeVander, Gillen & Miller, located in South St. Paul, Minnesota. She is the City Attorney for the cities of West St. Paul, South St. Paul, Cottage Grove and Randolph. Ms. Land is the Chair of her Firm's Municipal Practice Group, a past president of the Minnesota City Attorneys' Association and a frequent speaker for newly elected officials and land use training seminars.

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