



PLANNING COMMISSION

City Hall—Council Chambers, 3989 Central Ave NE

Tuesday, October 24, 2023

6:00 PM

AGENDA

ATTENDANCE INFORMATION FOR THE PUBLIC

Members of the public who wish to attend may do so in-person, by calling **1-312-626-6799** and entering meeting ID **810 9064 1596** or by Zoom at <https://us02web.zoom.us/j/81090641596>. For questions please call the Community Development Department at 763-706-3670.

CALL TO ORDER/ROLL CALL

APPROVE MINUTES

1. Approve July 5, 2023 Planning Commission Meeting Minutes.

MOTION: Move to approve the Planning Commission Meeting Minutes of July 5, 2023.

Approve October 3, 2023 Planning Commission Meeting Minutes.

MOTION: Move to approve the Planning Commission Meeting Minutes of October 3, 2023.

PUBLIC HEARINGS

2. Zoning Ordinance Amendment to Allow Limited Retail Sales in the Light Industrial (I-1) and General Industrial (I-2) Districts

MOTION: Move to waive the reading of draft Ordinance amendment No. 1690, there being ample copies available to the public.

MOTION: Move to recommend that the City Council approve draft Zoning Ordinance Amendment No. 1690 as presented.

OTHER BUSINESS

3. Review Purchase of 3851 Central Avenue NE.

MOTION: Move to waive the reading of Resolution 2023-PZ06, there being ample copies available to the public.

MOTION: Move to adopt Resolution 2023-PZ06, a resolution finding that the acquisition of certain land for redevelopment purposes by the Columbia Heights Economic Development Authority is consistent with the City of Columbia Heights' Comprehensive Plan.

4. Review Purchase of 3853 Central Avenue NE.

MOTION: Move to waive the reading of Resolution 2023-PZ05, there being ample copies

available to the public.

MOTION: Move to adopt Resolution 2023-PZ05, a resolution finding that the acquisition of certain land for redevelopment purposes by the Columbia Heights Economic Development Authority is consistent with the City of Columbia Heights' Comprehensive Plan.

ADJOURNMENT

Auxiliary aids or other accommodations for individuals with disabilities are available upon request when the request is made at least 72 hours in advance. Please contact Administration at 763-706-3610 to make arrangements.



PLANNING COMMISSION
 City Hall—Council Chambers, 590 40th Ave NE
 Wednesday, July 05, 2023
 6:00 PM

MINUTES

CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:00 pm by Chair Sahnaw.

Commissioners Present: Laurel Deneen, John Gianoulis, Tom Kaiser, Mike Novitsky, Eric Sahnaw, Mark Vargas, Clara Wolfe

Staff Present: Aaron Chirpich, Assistant City Manager/Community Development Director; Andrew Boucher, City Planner; and Alicia Howe, Administrative Assistant; Tim Stone, Architect and representative of CUP applicants

APPROVE MINUTES

1. **Approve May 2, 2023 Planning Commission Meeting Minutes.**
Motion by Wolfe, seconded by Novitsky, to approve the Planning Commission Meeting Minutes of May 2, 2023. All ayes of present. MOTION PASSED.

PUBLIC HEARINGS

2. **Conditional Use Permit to allow a Banquet Hall at 2201 37th Avenue NE.**
 Boucher stated Mohamed Abdulle and Abdul Salah have hired Tim Stone to represent them and requested approval of a conditional use permit to allow a banquet hall within a portion of an existing 42,000 square foot commercial building located at 2201 37th Avenue NE. The site, located north of 37th Avenue and west of McKinley Street, was previously occupied by the Unique Thrift Store.

Boucher noted the banquet hall is intended to provide assembly space for graduation, celebrations, weddings, receptions and similar events. The proposal is consistent with the City's 2040 Comprehensive Plan and uses allowed in the General Business (GB) District. Section 9.107(C)(54) imposes the following required conditions for a "banquet hall" use followed by Staff comments.

Boucher added that the space is one of four tenant spaces including an office, storage, retail furniture, and retail market.

Boucher displayed an image of the site layout and parking study to the Planning Commission. The two retail spaces will potentially change since they are speculative at the moment. The applicant has provided a parking study as one of the conditions of approval which showed the event center peak parking demand would occur at different peak parking demand times than the other uses. A total of 161 off-street parking spaces are

required of the five proposed uses. The parking study concludes that the existing parking supply will accommodate expected parking demand based on the uses having the different peaks at different hours so long as the capacity of the banquet hall does not exceed the occupant load. The applicant will be required to post the max occupancy of 311 people within the banquet space.

Boucher stated Staff is in agreement with the applicant that peak parking demands for the banquet hall will likely coincide with the lower parking demands for the other uses and believe the parking provided is sufficient. They expect the peak parking demand for the banquet hall to occur Fridays and Saturdays from 7:00 pm to 2:00 am while the retail stores will have peak parking demand during the work day.

Boucher mentioned the banquet hall specific development standards which include:

- New construction additions and exterior materials shall be compatible with those used in the immediate neighborhood.
 - The applicant is proposing no exterior building modifications at this time.
- An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the community.
 - There is existing fencing and some landscaping in between the multifamily residential areas that Staff believe is adequate at this time.
- The facility shall meet all applicable building and fire codes, and shall be licensed as required by the state or county.

Boucher added that there are no changes to the existing sites access locations, no exterior site modifications, parking meets City code and ADA requirements. The applicant will provides signs when the tenants and Staff have reviewed them administratively.

Boucher noted trash, handling and loading, will occur on the north side of the building and no activities of those kind are going to be used in the drive-thru lane. The use will be required to adhere to performance standards for odors, and sounds. If sounds can be observed from the neighboring properties or the right of way, then it is grounds for revoking or re-reviewing the Conditional Use Permit. Staff have not received any comments from neighboring properties owners regarding the development proposal.

Boucher stated the applicant was required to provide a transportation management plan to address off street parking, bus loading and unloading traffic control and the impact of the facility on the surrounding roadways. The applicant provided a parking study that was revised to be based on Columbia Heights City code. Staff is in agreement that the amount of parking provided is sufficient.

Boucher explained that all sidewalks and alleys are within 100 feet of the use shall be inspected regularly and cleared of any litter found thereon. Hall music or amplified sound shall not be audible from adjacent residential uses and must meet the requirements of City ordinances to ensure consistent enforcement by the Police Department.

Boucher reviewed the floor plan and noted both sections are allowed to hold 311 people per the occupancy code which will be required to be posted within the facility. Fire and Police have the ability to go in and inspect it.

Boucher explained the findings of facts which include:

- The banquet hall use is specifically listed as a conditional use in the General Business District under Section 9.110(E)(3)(c). This requirement has been satisfied.
- The proposed uses are permitted within the (GB) District and as conditioned, will bring harmony with the general purpose and intent of the Comprehensive Plan guiding the subject site for commercial use.
- The use will not impose hazards or disturbing influences on neighboring properties if conditions related to parking management and monitoring of performance standards are satisfied.
- The use will not substantially diminish the use of property in the immediate vicinity as the area includes both commercial and multiple family residential uses are not expected to negatively impact properties in the immediate vicinity.
- The proposed uses will occupy an existing building and with the likely exception of new site signage at some point, no exterior changes to the site and building design are proposed. Thus, the character of the neighborhood is not expected to change.
- The site is presently serviced by adequate utilities and services. No changes to public services or facilities are proposed.
- Adequate parking supply will be provided upon the subject site as required and described in the parking study. In this regard, steps are being taken to minimize potential traffic congestion on public streets which could result from overflow on-street parking.
- The use will not cause a negative cumulative effect, when considered in conjunction with the cumulative effect of other uses in the immediate vicinity.
- In review of the application materials and recognizing that the existing building setback along McKinley Street NE represents a legal nonconforming condition, the banquet hall and other uses comply (or will comply) with all other applicable GB, General Business District regulations.

Boucher stated it is Staff's recommendation for the Planning Commission to consider the following conditions of approval.

1. All new signage shall be subject to City review and approval.
2. Loading activities shall take place on the north side of the building and the former drive-up donation lane located south of the building shall not be used for loading activities.
3. All uses within the building shall comply with the standards governing the odor emissions as adopted and enforced by the Minnesota Pollution Control Agency and any applicable performance standards.
4. The applicant shall adhere to any and all recommendations provided by the Public Works Department.

5. The building shall meet all applicable building and fire codes.
6. The subject site and all adjacent streets and sidewalks within 100 feet of the site shall be inspected regularly for the purposes of removing any litter found thereon.
7. No music or amplified sounds which would be audible from adjacent residential uses shall be allowed on the subject site and the site will comply.
8. All required state and local codes, permits, licenses and inspections shall be met and be in full compliance; the use of the commercial kitchen is limited to licensed caterers and alcohol providers.
9. Music performance may be allowed as an accessory use to the banquet hall for a party, banquet, wedding, reception or other social events; music performances may not be the primary function.
10. Verify exterior lighting is in working order and appropriate for the site.
11. An emergency management plan is required and shall include on-site management; functioning security cameras with 30 days of digital storage and cover the parking lot, alley, main areas, and interior spaces; how the ingress/egress will be maintained; and parking lot management to ensure that odors, noise, and any on-site alcohol consumption does not occur outside of the building.

Sahnow asked if any of the Commissioners had any questions.

Kaiser asked why the property owner was not looking to make any exterior modifications or landscaping upgrades. He noted the applicant is ensuring that it fits with the neighborhood character but the neighborhood directly adjacent to the property is undergoing significant changes.

Tim Stone, architect and representative of the CUP applicants, replied that the majority of the frontage is parking. At this point the owner has done landscaping and re-striping and re-tarring of the existing parking lot area. He added he assumes the owner is planning on doing some painting.

Sahnow asked if Staff had additional discussions with Mr. Stone and the applicants about increasing the amount of lighting since the event center is anticipating having people there late at night.

Boucher replied there have not been discussions on increasing the lighting but have discussed ensuring the lighting is in working order and that is it appropriate for the uses surrounding it since there are residential areas adjacent to the property.

Sahnow asked if a lighting report would be included as a final submittal to the City. Boucher stated it could be included and added as a condition.

Sahnow proposed amending condition 10 to include that the lighting report is included with the submittal to the City.

Sahnow opened the public hearing.

There were no public comments.

Motion by Kaiser, seconded by Wolfe, to close the public hearing and waive the reading of draft Resolution attached, there being ample copies available to the public. All ayes of present. MOTION PASSED.

Motion by Kaiser, seconded by Wolfe, to recommend that the Planning Commission recommend to the City Council approval of the Conditional Use Permit as amended, subject to the conditions stated in the draft resolution with condition 10 being amended to include a light report. All ayes of present. MOTION PASSED.

OTHER BUSINESS

3. Review Purchase of 941 44th Avenue NE.

Boucher stated Pursuant to State Statue, Section 462.356, Subdivision 2, the Planning and Zoning Commission (the "Planning Commission") in and for the City is required to review and ultimately determine that the proposed acquisition of real property by the City's Economic Development Authority (EDA), conforms to the Comprehensive Plan of the City. Therefore, the EDA has requested that the Planning Commission review the acquisition of 941 44th Avenue NE, Columbia Heights, MN 55421 (the "Subject Property") to determine if its acquisition conforms to the Comprehensive Plan of the City.

Boucher added that the EDA has a long-standing practice of acquiring blighted single-family homes to facilitate scattered site redevelopment, and the proposed acquisition of the Subject Property responds to several goals and policies adopted in the Comprehensive Plan. Specifically, in Chapter 3: Land Use. Below are the specific goals and policies from the Comprehensive Plan that directly and indirectly correlate to the conformity of the proposed acquisition.

Boucher noted the land use and redevelopment goal is to provide mechanisms for successful redevelopment of vacant lands and targeted areas within the community. This includes:

1. Enhance the image and viability of the Central Avenue corridor while protecting and enhancing adjacent residential areas.
2. Encourage infill development that demonstrates compatibility with existing neighborhood characteristics in terms of quality, design, building height, placement, scale, and architectural quality.

Kaiser asked if the intent is to eventually become commercial since it is adjacent to a residential area.

Chirpich replied that it is commercially zoned. One of the EDA's long standing initiatives is to acquire the commercially zoned single-family homes along the corridor. It would be a hold for future commercial use in order to try to coordinate a land assembly with some of

the other commercial property owners in the vicinity. Staff expects an increased redevelopment pressure on the corner once the Rainbow site redevelops.

Deneen asked what was wrong with the home that brought it to the City's attention. Chirpich replied that he believed a Councilmember had heard that it was going to be for sale because the owner recently passed away. It is in significant disrepair and a candidate for demolition.

Motion by Kaiser, seconded by Novitsky, to waive the reading of Resolution 2023-PZ04, there being ample copies available to the public. All ayes of present. MOTION PASSED.

Motion by Wolfe, seconded by Vargas, to adopt Resolution 2023-PZ04, a resolution finding that the acquisition of certain land for redevelopment purposes by the Columbia Heights Economic Development Authority is consistent with the City of Columbia Heights' Comprehensive Plan. All ayes of present. MOTION PASSED.

RESOLUTION NO. 2023-PZ04

A RESOLUTION FINDING THAT THE ACQUISITION OF CERTAIN LAND FOR REDEVELOPMENT PURPOSES BY THE COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY IS CONSISTENT WITH THE CITY OF COLUMBIA HEIGHTS' COMPREHENSIVE PLAN.

WHEREAS, the Columbia Heights Economic Development Authority (the "Authority") proposes to purchase certain property (the "Property") located at 941 44th Avenue NE, (PID 36-30-24-22-0050) in the City of Columbia Heights (the "City") and described on the attached Exhibit A, for the purposes of eventual redevelopment; and

WHEREAS, Minnesota Statutes, Section 462.356, subd. 2 requires the City's Planning Commission to review the proposed acquisition or disposal of publicly-owned real property within the City prior to its acquisition or disposal, to determine whether in the opinion of the Planning Commission, such acquisition or disposal is consistent with the comprehensive municipal plan; and

NOW, THEREFORE BE IT RESOLVED, the Planning Commission has reviewed the proposed acquisition of the Property, and has determined that the Authority's purpose is to redevelop the Property, and that the proposed acquisition is therefore consistent with the City's comprehensive plan. BE IT FURTHER RESOLVED that this resolution be communicated to the Board of Commissioners of the Authority.

ORDER OF THE PLANNING COMMISSION

Passed this 5th day of July 2023.

Offered by: Wolfe
Seconded by: Vargas

Roll Call: All ayes. *Motion Passes.*

Chair

Alicia Howe, Administrative Assistant II

ADJOURNMENT

Motion by Wolfe, seconded by Vargas, to adjourn the meeting at 6:29 pm. All ayes. MOTION PASSED.

Respectfully submitted,



Alicia Howe, Administrative Assistant



PLANNING COMMISSION
Columbia Heights Public Library, 3939 Central Ave NE
Tuesday, October 3, 2023
6:00 PM

MINUTES

CALL TO ORDER/ROLL CALL

The meeting was unable to be called to order for lack of a quorum.

Commissioners Present: John Gianoulis, Mike Novitsky, and Eric Sahnou

Staff Present: Aaron Chirpich, Assistant City Manager/Community Development Director; Andrew Boucher, City Planner; and Alicia Howe, Administrative Assistant; Tim LaCroix of LaCroix Law, PLLC, applicant and representative of rezoning text amendment applicants

Staff waited 15 minutes until 6:15 pm and explained that the public hearing could not take place because of a lack of quorum as three of the seven Planning Commissioners were present.

Staff rescheduled the public hearing for the Southern Anoka Community Assistance, Inc.'s zoning text amendment application for Tuesday, October 24, 2023, at 6:00 PM in the City Council Chambers at City Hall; 3989 Central Avenue NE, Columbia Heights, MN 55421.

ADJOURNMENT

The meeting was adjourned at 6:20 pm with no formal action taken.

Respectfully submitted,

Andrew Boucher, City Planner



AGENDA SECTION	PUBLIC HEARINGS
MEETING DATE	OCTOBER 24, 2023

ITEM:	Zoning Ordinance Amendment to Allow Limited Retail Sales in the Light Industrial (I-1) and General Industrial (I-2) Districts	
DEPARTMENT:	Community Development	BY/DATE: Andrew Boucher, City Planner, 10/24/23

CASE NUMBER: 2023-PZ05
APPLICANT: Southern Anoka Community Assistance, Inc.
DEVELOPMENT: SACA Food Shelf and Thrift Store
LOCATION: 627 38th Avenue NE and 3905 California Street NE
REQUEST: Zoning Ordinance Amendment
PREPARED BY: Andrew Boucher, City Planner

INTRODUCTION:

Timothy M. LaCroix of LaCroix Law, PLLC representing Southern Anoka Community Assistance, Inc. (SACA), has requested approval of a Zoning Ordinance Amendment to accommodate the establishment of retail sales in the Light Industrial (I-1) and General Industrial (I-2) Districts. The applicant currently operates a food shelf (warehousing/distribution) upon a 6,825 square foot site located at 627 38th Avenue NE (at the intersection of 38th Avenue NE and Jefferson Street NE) and intends to relocate to a new site at 3905 California Street NE (west of Main Street NE and north of 39th Avenue NE), both of which are zoned for Light Industrial (I-1).

Retail sales have been limited, in the Industrial Districts, to motor vehicle part stores, pawnshops, and retail services where appointments are required (tattoos, body piercing, automobile repair). SACA previously operated a thrift store/retail component which was not a permitted use and has been discontinued. The applicant plans to relocate and repurpose an existing 24,500 square foot industrial building located on the site (previously occupied by “Lamott Properties LLC”) into a food shelf and thrift store. The proposed retail sales would be limited to products manufactured, processed, or delivered in bulk and repackaged for sale on the site, so long as the sales area does not exceed 20% of the gross floor area of the principal building and shall adhere to the performance standards set forth in Section 9.106.

The subject site (3905 California Street NE) is bordered on the north and west by industrial uses, Lomanki Park on the south, and on the east by single family dwellings. The other subject site (627 38th Avenue NE) has industrial property to the north, park and open space to the east, and the remainder of the property is surrounded by residential.

Both sites are zoned I-1, Light Industrial which currently does not make an allowance for general retail sales; as a result, the approval of a Zoning Ordinance Amendment to allow “limited retail sales” in the I-1 and I-2 Districts (as a permitted use) is required for the operation of the thrift store component. To be noted is that the requested Zoning Ordinance change would apply to all properties located within I-1, Light Industrial and I-2, General Industrial zoning districts.

Minor exterior modifications to the existing site and building entrance are proposed with the building entrance reconfigured for accessibility purposes from California Street to the northern end of the property through the parking lot. New signage should also be anticipated as part of the site redevelopment.

COMPREHENSIVE PLAN

The City’s 2040 Comprehensive Plan guides the subject site on California Street, as well as properties to the north and east for “industrial” development with low density residential along the west; the site on 38th Avenue is guided as “institutional” with additional industrial and institutional properties to the north and east as well as low and high density residential to the south and west. Most of the industrial zoned properties in the City are adjacent to residential land uses. The Plan describes the “industrial and institutional development” designations as follows:

Industrial: industrial land use will remain concentrated in the southwest corner of the city as well as immediately east of Huset Park. These areas currently include a mix of light industrial development and vehicle repair uses.

Institutional: classifications include any uses such as public/private K-12 schools, religious facilities, fire stations, libraries, water-system facilities, cemeteries, and any other City, County, and State-used and owned properties; there is currently no city zoning district defined and designated for institutional uses.

ZONING ORDINANCE AMENDMENT

The subject site is zoned I-1, Light Industrial. The purpose of the district is as follows:

To provide appropriate locations for industrial enterprises engaged in activities such as assembly, storage, warehousing and light manufacturing and further processing of materials first handled by general industry. These areas are located with easy access to arterial roadways and should be separated from residential uses by natural or manmade barriers.

To accommodate the proposed use, the applicant has requested the processing of a Zoning Ordinance amendment which would allow “limited retail sales” as a permitted use in the I-1, Limited Industrial District, and I-2, General Industrial District.

To be noted is that “retail sales” are presently allowed in all the City’s Commercial zoning districts as permitted uses in the General Business (GB) and Central Business District. “Limited retail sales” are also allowed in the Limited Business as a conditional use (but does not have specific development standards besides limiting the retail area square footage to 2,500 sq. ft.).

It is the opinion of Staff that limited retail sales can compatibly exist within I-1 and I-2 Districts provided various precautions are taken to address potential adverse impacts. While the Zoning Ordinance presently includes performance standards, Staff recommends that such standards be expanded to address potential adverse impacts to the residential uses in a more comprehensive manner.

In this regard, the following Zoning Ordinance modifications are recommended by Staff:

1. A new definition defining “limited retail sales” and to provide clarity regarding the scope and intensity of retail sales which read as follows (new/additional conditions recommended by Staff are highlighted in red):

RETAIL SALES, LIMITED (LIMITED RETAIL SALES). Retail sales of products manufactured, process, or delivered in bulk and repackaged for sale on the site, provided that the sales area does not exceed 20% of the gross floor area of the principal building and must adhere to the performance standards set forth in section 9.106.

2. A new use, *Retail Sales, Limited* added to the list of *Permitted uses* described in Section 9.111(D) I-1, Light Industrial District (2) and (E) I-2, General Industrial District (2):

(z) RETAIL SALES, LIMITED

Staff Review

The Public Works Department, Police Department, and Fire Department have been provided copies of the application materials and had no concerns introducing limited retail sales as a permitted use in the Light and General Industrial (I-1 and I-2) Zoning Districts.

FINDINGS OF FACT

Section 9.104 (F) of the Zoning Ordinance outlines certain findings of fact that must be met in order for the City to grant approval for a zoning amendment. The findings are as follows:

(a) The amendment is consistent with the comprehensive plan.

With general development standards imposed to endure compatibility, the amendment will be in harmony with the purpose of the Comprehensive Plan.

(b) The amendment is in the public interest and is not solely for the benefit of a single property owner.

The addition of limited retail sales as a use is applicable to multiple industrially zoned properties and is not solely for the benefit of a single property owner.

(c) Where the amendment is to change the zoning classification of a particular property, the existing use of the property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification.

Retail services and sales are currently allowed in the Light and General Industrial Districts by way of pawnshops, motor vehicles parts stores, and brewer taprooms all of which are more intense uses generating more business activity and traffic than the proposed addition of limited retail sales. Additionally, the retail uses allowed in these districts are typically complimentary of the other uses allowed.

(d) Where the amendment is to change the zoning classification of a particular property, there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its current zoning classification.

The amendment is not to change the zoning classification of a particular property, but to accommodate a use that is already allowed in different forms but for the same purpose of providing retail sales.

RECOMMENDATION

Staff recommends that the Planning Commission recommend the following to the City Council:

- A. Approval of the Zoning Ordinance Amendment which makes an allowance for limited retail sales as defined as a permitted use in the City’s I-1, Light Industrial District, and I-2, General Industrial District.

RECOMMENDED MOTION(S):

MOTION: Move to waive the reading of draft Ordinance amendment No. 1690, there being ample copies available to the public.

MOTION: Move to recommend that the City Council approve draft Zoning Ordinance Amendment No. 1690 as presented.

ATTACHMENT(S):

- [Draft Ordinance No. 1690](#)
- [Applicant Narrative](#)
- [Application](#)
- [Site Location Map \(38th\)](#)
- [Site Location Map \(California\)](#)
- [Site Plan](#)
- [Floor Plan](#)
- [Existing and Proposed Code](#)
- [Letter to Neighbors](#)
- [Public Hearing Notice](#)

ORDINANCE NO. 1690

AN ORDINANCE AMENDING CHAPTER 9.111 OF THE CITY CODE OF 2005
TO ESTABLISH LIMITED RETAIL SALES AS A PERMITTED USE
IN THE CITY'S I-1, LIGHT INDUSTRIAL ZONING DISTRICT, AND I-2, GENERAL INDUSTRIAL ZONING DISTRICT

The City of Columbia Heights does ordain:

Section 1

The definition of the term “Retail Sales, Limited,” as provided in Section 9.103 of the City Code of 2005, is hereby established to read as follows:

***RETAIL SALES, LIMITED (LIMITED RETAIL SALES).** Retail sales of products manufactured, process, or delivered in bulk and repackaged for sale on the site, provided that the sales area does not exceed 20% of the gross floor area of the principal building and must adhere to the performance standards set forth in section 9.106.*

Section 2

9.111 (D)(3) of the City Code of 2005 (I-1 District Permitted Uses) is hereby amended to read as follows, to wit:

- (2) *Permitted uses.* Except as specifically limited herein, the following uses are permitted within the I-1, Light Industrial District:
 - (a) Community center.
 - (b) Government office.
 - (c) Government maintenance facility.
 - (d) Government protective service facility.
 - (e) Public park and/or playground.
 - (f) Recreational facility, indoor.
 - (g) Recreational facility, outdoor.
 - (h) Automobile and motorcycle repair, major.
 - (i) Automobile and motorcycle repair, minor.
 - (j) Laboratory, medical.
 - (k) Office
 - (l) Studio, radio or television.
 - (m) Assembly, manufacturing and/or processing.
 - (n) Freight terminal.
 - (o) Maintenance facility.
 - (p) Office/showroom.
 - (q) Office/warehouse.
 - (r) Printing and/or publishing.
 - (s) Self-service storage facility.

- (t) Warehousing and/or distribution.
- (u) Pawnshops.
- (v) Tattoo shops.
- (w) Body piercing shops.
- (x) Motor vehicle parts store.
- (y) Brewer taproom.
- (z) Retail sales, limited*

Section 3

9.111 (E)(3) of the City Code of 2005 (I-2 District Permitted Uses) is hereby amended to read as follows, to wit:

(2) *Permitted uses.* Except as specifically limited herein, the following uses are permitted within the I-2, General Industrial District:

- (a) Community center.
- (b) Government office.
- (c) Government maintenance facility.
- (d) Government protective service facility.
- (e) Public park and/or playground.
- (f) Recreational facility, indoor.
- (g) Recreational facility, outdoor.
- (h) Automobile and motorcycle repair, major.
- (i) Automobile and motorcycle repair, minor.
- (j) Laboratory, medical.
- (k) Office
- (l) Studio, radio or television.
- (m) Assembly, manufacturing and/or processing.
- (n) Freight terminal.
- (o) Maintenance facility.
- (p) Office/showroom.
- (q) Office/warehouse.
- (r) Printing and/or publishing.
- (s) Self-service storage facility.
- (t) Warehousing and/or distribution.
- (u) Pawnshops.
- (v) Tattoo shops.
- (w) Body piercing shops.
- (x) Motor vehicle parts store.
- (y) Brewer taproom.
- (z) Retail sales, limited*

Section 4

This Ordinance shall be in full force and effect from and after 30 days after its passage.

First Reading:
Offered by:
Seconded by:
Roll Call:

Second Reading:
Offered by:
Seconded by:
Roll Call:

Date of Passage:

Amáda Márquez Simula, Mayor

Attest:

Sara Ion, City Clerk/Council Secretary



September 8, 2023

Andrew Boucher, City Planner
City of Columbia Heights
590 40th Ave NE
Columbia Heights, MN 55421
c/o aboucher@columbiaheightsmn.gov

VIA EMAIL ONLY

Re: Zoning Amendment Application

Dear Mr. Boucher,

This firm represents Southern Anoka Community Assistance, Inc. (“SACA”). This letter is attached to its application for Zoning Amendment. SACA is requesting that the City of Columbia Heights (the “City”) amend its code at Section 9.111 (D) to permit a thrift store within the I-1 Light Industrial District as either a permitted or conditional use.

As you know, SACA has operated a food shelf at its currently location at 627 38th NE, Columbia Heights, Minnesota for more than 47 years serving thousands of families each year. Originally begun as a free clothing closet, SACA has operated this clothing service as a thrift store offering low-cost clothing to the community at their current location since March of 2014. While the circumstances are unclear as to the City’s approval of the thrift store use at SACA’s current location, earlier this year the City directed SACA to stop operating the thrift store services to the community due to retail sales not being a permitted use in I-1 zoning. It must be pointed out that SACA’s provision of low-cost clothing, including winter coats, is a vital service for those in the community. This use has not placed any additional burden on the neighborhood, street trips, or parking at the property over the past 9 years.

As staff is also aware, SACA has recently purchased the property at 3905 California St NE, Columbia Heights, Minnesota to expand their services. SACA would like to continue to provide thrift store services to the community at this location. Staff has advised SACA that the only way to proceed with such a use is through a zoning code amendment. Therefore, SACA is requesting a zoning code amendment to the I-1 Light Industrial District zoning code which would permit a thrift store use as either a permitted or conditional use in I-1 zone. Below is SACA’s analysis and recommendation.

The current City code § 9.111 permits a number of uses in the I-1 which have incorporated in them a retail sales component, for example, automobile repair, auto parts stores, showrooms, pawnshops, tattoo and body piercing shops, and brewer taprooms. As well, a number of conditional uses also have a retail sales component, for example, outdoor sales, adult entertainment, and the newly approved animal kennel/shelter use which specifically has outlined in its CUP retail sales.

The City’s 2040 Comprehensive Plan continues to limit the industrial use in the southwest corner of the city where SACA’s new building is located. Given that the total thrift store space anticipated in either SACA’s current location and the new location is less than 20% of the total square footage, the same such limitation could also be implemented by the City if it chose to limit a thrift store use within the I-1 zoning district. Thus, the addition of a thrift store use is consistent with the redevelopment and continued

Mr. Boucher
September 8, 2023
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expansion of this area as outlined in the 2040 Comprehensive Plan.

Please let me know if you have any further comment or suggestion regarding this zoning amendment application.

Sincerely,

LACROIX LAW, PLLC



Timothy M. LaCroix
Attorney at Law

Encl.

COLUMBIA HEIGHTS

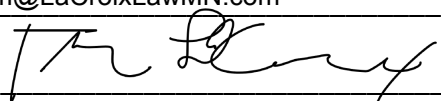
ZONING AMENDMENT APPLICATION ORDINANCE NO.: 9.104 (F)

This application is subject to review and acceptance by the City. Applications will be processed only if all required items are submitted.

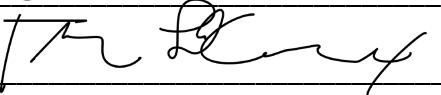
PROPERTY INFORMATION

Project Address/Location: 627 38th Ave NE, Columbia Heights and 3905 California St NE, Columbia Heights
Legal Description of property: See attachments
Present zoning of property: Both I-1
Proposed zoning of property: I-1
Section Number of text to be changed: Ordinance No 9.111 (D)

PROPERTY OWNER (As it appears on property title):

Company/Individual (please print): Southern Anoka Community Assistance, Inc.
Contact Person (please print): Timothy LaCroix
Mailing Address: 627 38th Ave NE
City: Columbia Heights State: MN Zip: 55421
Daytime Phone: 763-226-0758 Cell Phone: 763-226-0758
E-mail Address: Tim@LaCroixLawMN.com
Signature/Date:  9/5/2023

APPLICANT:

Company/Individual (please print): Southern Anoka Community Assistance, Inc.
Contact Person (please print): Timothy LaCroix
Mailing Address: 627 38th Ave NE
City: Columbia Heights State: MN Zip: 55421
Daytime Phone: 763-226-0758 Cell Phone: 763-226-0758
E-mail Address: Tim@LaCroixLawMN.com
Signature/Date:  9/5/2023

Disclaimer: Applicant's name, contact information and a summary of the proposed application may be made available on the city's website as part of public record.

COLUMBIA HEIGHTS

REASON FOR REQUEST *(please provide a written narrative that explains how the existing use of the property and the zoning classification of other properties within the general area are compatible with the proposed zoning classification. Also describe whether there has been a change in the character or trend of development in the general area that has taken place since the property was originally placed in its current zoning classification. If applicable, provide the existing text that you are requesting be changed and provide the proposed text.)*

FOR OFFICE USE ONLY

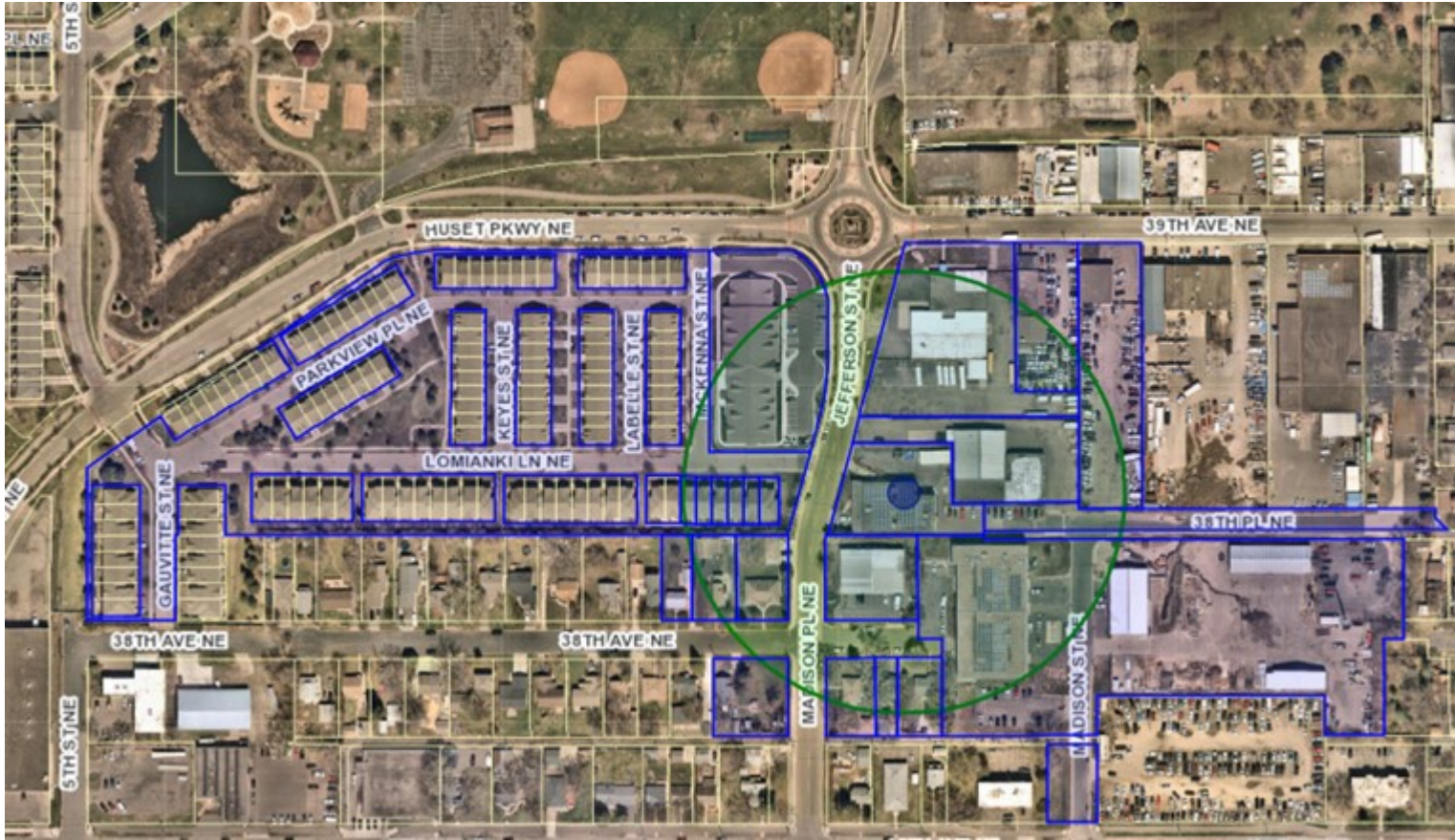
CASE NO: _____

APPLICATION REC'D BY: _____

\$1000 APPLICATION FEE REC'D: _____

DATE APPLICATION REC'D: _____

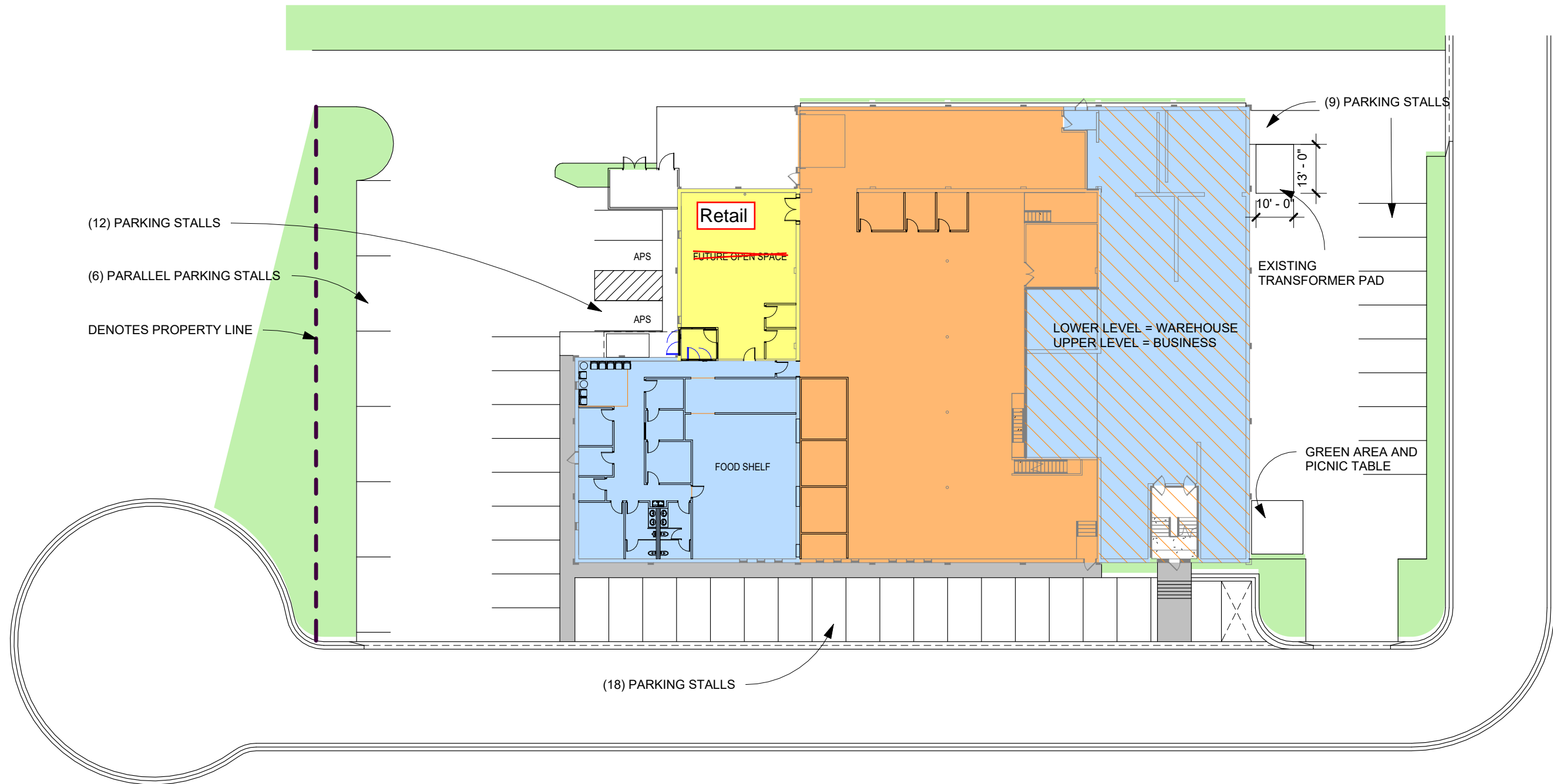
RECEIPT NUMBER: _____



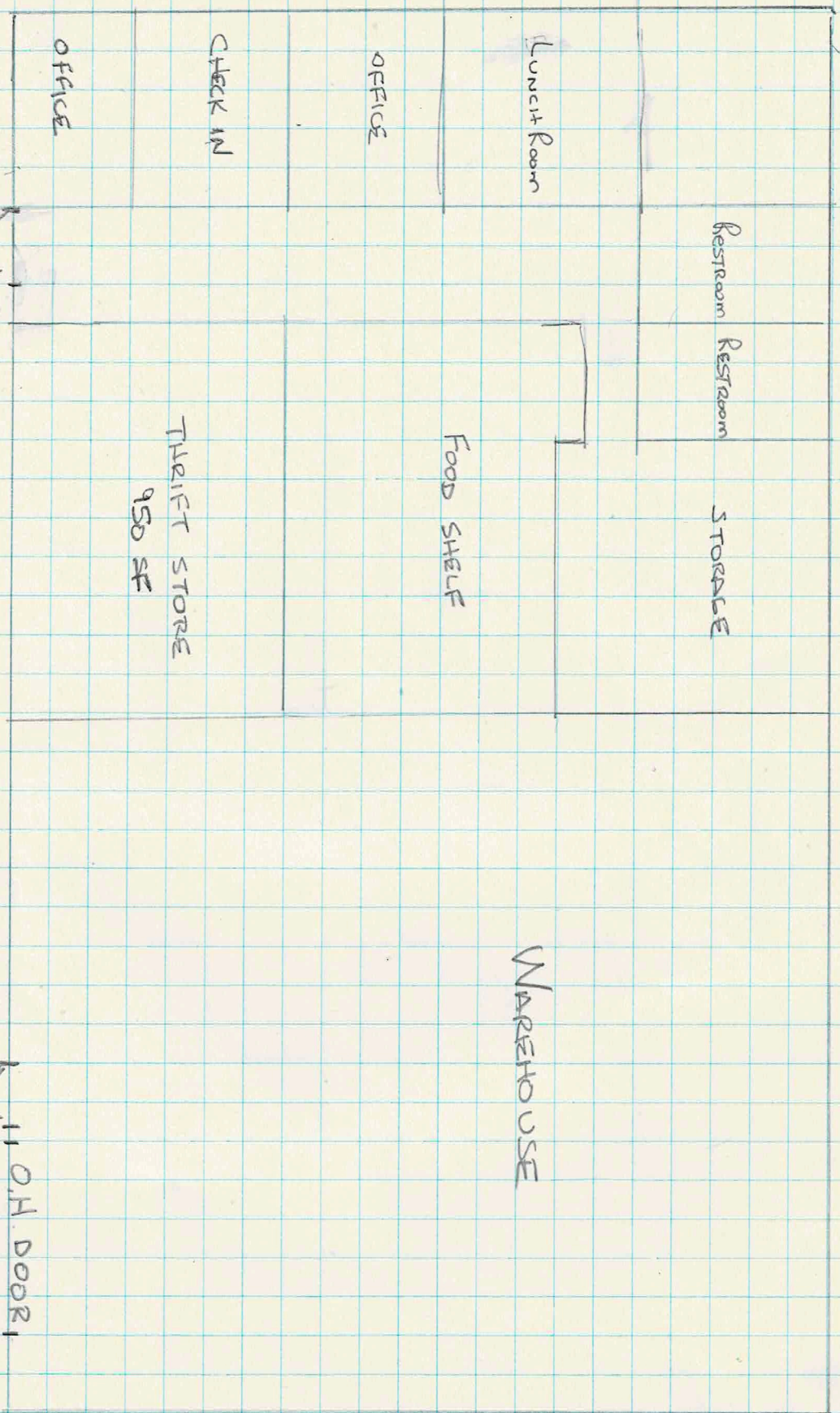


PARKING PER TYPE

RETAIL (1 per 300sf, gross)	1,485SF	= 5 spaces
OFFICE (1 per 300sf, gross)	8,775SF	= 30 spaces
WAREHOUSE (1 per 3000sf, gross)	14,385SF	= 5 spaces
TOTAL REQ		= 40 spaces (2 APS)
TOTAL SHOWN		= 45 spaces (2 APS)



1
A03 PARKING PLAN
SCALE: 1" = 30'-0"



THRIFT STORE: 950 SF
 BUDG TOTAL: 6500 SF

SACA
 627 38TH AVENUE

Existing Code

§ 9.111 INDUSTRIAL DISTRICTS.

(A) Purpose. The industrial districts are established to enhance the community’s tax base; provide employment opportunities; and accommodate industrial development while maintaining compatibility with surrounding areas.

(B) General provisions.

(1) Compliance with applicable regulations. Any use established in an industrial district after the effective date of this chapter shall comply will all applicable local, state and federal standards for such uses.

(2) Administration. The administration and enforcement of this section shall be in accordance with the provisions of § 9.104, Administration and Enforcement.

(3) Nonconformities. Nonconforming uses, structures, lots and signs within an Industrial District shall be subject to the provisions of § 9.105, Nonconformities.

(4) Compliance with general development standards. Any use established, expanded or modified in an industrial district after the effective date of this article shall comply with the applicable provisions of § 9.106, General Development Standards.

(5) Compliance with specific development standards. Any use established, expanded or modified in an industrial district after the effective date of this chapter that is identified in § 9.107, Specific Development Standards, shall comply with the applicable provisions of that section.

(6) Prohibited uses. Any use not listed as either permitted, conditional or accessory in a particular district or any use not determined by the Zoning Administrator to be substantially similar to a use listed as permitted, conditional or accessory shall be prohibited in that district.

(C) Lot dimension, height, and bulk requirements. Lot area, setback, height and lot coverage requirements for uses in the industrial districts shall be as specified in the following table:

I-1	I-2
I-1	
I-2	
Minimum Lot Area	
10,000 sq. ft.	
10,000 sq. ft.	

Minimum Lot Width

80 ft.

80 ft.

Minimum Lot Depth

Building Setback Requirements

Front yard

20 ft.

20 ft.

Side yard

12 ft.

12 ft.

Corner side yard

15 ft.

15 ft.

Rear yard

24 ft.

24 ft.

Parking Setback Requirements

Front yard

20 ft.

20 ft.

Side yard

5 ft.

5 ft.

Corner side yard

20 ft.

20 ft.

Rear yard

5 ft.

5 ft.

Maximum Height

Maximum Lot Coverage

Floor Area Ratio

1.0

1.0

(D) I-1, Light Industrial District.

(1) Purpose. The purpose of the I-1, Light Industrial District is to provide appropriate locations for industrial enterprises engaged in activities such as assembly, storage, warehousing and light manufacturing and further processing of materials first handled by general industry. These areas are located with easy access to arterial roadways and should be separated from residential uses by natural or manmade barriers.

(2) Permitted uses. Except as specifically limited herein, the following uses are permitted within the I-1, Light Industrial District:

- (a) Community center.
- (b) Government office.
- (c) Government maintenance facility.
- (d) Government protective service facility.
- (e) Public park and/or playground.
- (f) Recreational facility, indoor.
- (g) Recreational facility, outdoor.
- (h) Automobile and motorcycle repair, major.
- (i) Automobile and motorcycle repair, minor.
- (j) Laboratory, medical.
- (k) Office.
- (l) Studio, radio or television.
- (m) Assembly, manufacturing and/or processing.
- (n) Freight terminal.

- (o) Maintenance facility.
- (p) Office/showroom.
- (q) Office/warehouse.
- (r) Printing and/or publishing.
- (s) Self-service storage facility.
- (t) Warehousing and/or distribution.
- (u) Pawnshops.
- (v) Tattoo shops.
- (w) Body piercing shops.
- (x) Motor vehicle parts store.
- (y) Brewer taproom.

(3) Conditional uses. Except as specifically limited herein, the following uses may be allowed in the I-1, Light Industrial District, subject to the regulations set forth for conditional uses in § 9.104, Administration and Enforcement, and the regulations for specific uses set forth in § 9.107, Specific Development Standards:

- (a) Caretaker's residence.
- (b) Outdoor sales and/or display.
- (c) Outdoor storage.
- (d) Parking ramp.
- (e) Concrete, asphalt or rock crushing operation.
- (f) Salvage operation/transfer station.
- (g) Adult entertainment use.
- (h) State licensed residential care facility, correctional.
- (i) Fences greater than seven feet in height.
- (j) Barbed wire fences.

(4) Permitted accessory uses. Except as specifically limited herein, the following accessory uses shall be permitted in the I-2, Light Industrial District:

- (a) Off-street parking and loading areas.
- (b) Landscaping and other horticultural uses.
- (c) Temporary construction buildings.

(d) Signs as regulated by § 9.106.

(E) I-2, General Industrial District.

(1) Purpose. The purpose of the I-2, General Industrial District is to provide appropriate locations for industrial enterprises engaged in activities such as manufacturing, processing, assembly, storage and warehousing, which, because of their size and/or nature, require isolation from non- industrial uses. These areas are located with easy access to arterial roadways or railroads and should be separated from non-industrial uses by natural or manmade barriers.

(2) Permitted uses. Except as specifically limited herein, the following uses are permitted within the I-2, General Industrial District:

- (a) Community center.
- (b) Government office.
- (c) Government maintenance facility.
- (d) Government protective service facility.
- (e) Public park and/or playground.
- (f) Recreational facility, indoor.
- (g) Recreational facility, outdoor.
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- (i) Automobile and motorcycle repair, minor.
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- (k) Office.
- (l) Studio, radio or television.
- (m) Assembly, manufacturing and/or processing.
- (n) Freight terminal.
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- (t) Warehousing and/or distribution.

- (u) Pawnshops.
- (v) Tattoo shops.
- (w) Body piercing shops.
- (x) Motor vehicle parts store.
- (y) Brewer taproom.

(3) Conditional uses. Except as specifically limited herein, the following uses may be allowed in the I-2, General Industrial District, subject to the regulations set forth for conditional uses in § 9.104, Administration and Enforcement, and the regulations for specific uses set forth in § 9.107, Specific Development Standards:

- (a) Caretaker's residence.
- (b) Outdoor sales and/or display.
- (c) Outdoor storage.
- (d) Parking ramp.
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- (f) Salvage operation/transfer station.
- (g) Adult entertainment use.
- (h) State licensed residential care facility, correctional.
- (i) Fences greater than seven feet in height.
- (j) Barbed wire fences.

(4) Permitted accessory uses. Except as specifically limited herein, the following accessory uses shall be permitted in the I-2, Light Industrial District:

- (a) Off-street parking and loading areas.
- (b) Landscaping and other horticultural uses.
- (c) Temporary construction buildings.
- (d) Signs as regulated by § 9.106.

(Ord. 1428, passed 5-29-01; Am. Ord. 1516, passed 10-23-06; Am. Ord. 1594, passed 4-25-11; Am. Ord. 1626, passed 5-9-16; Am. Ord. 1638, passed 2-27-17)

**Proposed Text Amendment
(Identified in Red)**

§ 9.111 INDUSTRIAL DISTRICTS.

(A) Purpose. The industrial districts are established to enhance the community’s tax base; provide employment opportunities; and accommodate industrial development while maintaining compatibility with surrounding areas.

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I-1		
I-2		
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	10,000 sq. ft.	
		10,000 sq. ft.

Minimum Lot Width

80 ft.

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Minimum Lot Depth

Building Setback Requirements

Front yard

20 ft.

20 ft.

Side yard

12 ft.

12 ft.

Corner side yard

15 ft.

15 ft.

Rear yard

24 ft.

24 ft.

Parking Setback Requirements

Front yard

20 ft.

20 ft.

Side yard

5 ft.

5 ft.

Corner side yard

20 ft.

20 ft.

Rear yard

5 ft.

5 ft.

Maximum Height

Maximum Lot Coverage

Floor Area Ratio

1.0

1.0

(D) I-1, Light Industrial District.

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- (d) Government protective service facility.
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- (f) Recreational facility, indoor.
- (g) Recreational facility, outdoor.
- (h) Automobile and motorcycle repair, major.
- (i) Automobile and motorcycle repair, minor.
- (j) Laboratory, medical.
- (k) Office.
- (l) Studio, radio or television.
- (m) Assembly, manufacturing and/or processing.
- (n) Freight terminal.

- (o) Maintenance facility.
- (p) Office/showroom.
- (q) Office/warehouse.
- (r) Printing and/or publishing.
- (s) Self-service storage facility.
- (t) Warehousing and/or distribution.
- (u) Pawnshops.
- (v) Tattoo shops.
- (w) Body piercing shops.
- (x) Motor vehicle parts store.
- (y) Brewer taproom.

(z) Thrift Store.

(3) Conditional uses. Except as specifically limited herein, the following uses may be allowed in the I-1, Light Industrial District, subject to the regulations set forth for conditional uses in § 9.104, Administration and Enforcement, and the regulations for specific uses set forth in § 9.107, Specific Development Standards:

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- (b) Outdoor sales and/or display.
- (c) Outdoor storage.
- (d) Parking ramp.
- (e) Concrete, asphalt or rock crushing operation.
- (f) Salvage operation/transfer station.
- (g) Adult entertainment use.
- (h) State licensed residential care facility, correctional.
- (i) Fences greater than seven feet in height.
- (j) Barbed wire fences.

(4) Permitted accessory uses. Except as specifically limited herein, the following accessory uses shall be permitted in the I-2, Light Industrial District:

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- (b) Landscaping and other horticultural uses.

(c) Temporary construction buildings.

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- (b) Government office.
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- (d) Government protective service facility.
- (e) Public park and/or playground.
- (f) Recreational facility, indoor.
- (g) Recreational facility, outdoor.
- (h) Automobile and motorcycle repair, major.
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(Ord. 1428, passed 5-29-01; Am. Ord. 1516, passed 10-23-06; Am. Ord. 1594, passed 4-25-11; Am. Ord. 1626, passed 5-9-16; Am. Ord. 1638, passed 2-27-17)



**CITY OF
COLUMBIA HEIGHTS
PLANNING COMMISSION**

**NOTICE OF
PUBLIC HEARING**

Notice is hereby given that the Planning Commission of the City of Columbia Heights will conduct a public hearing at the Columbia Heights Public Library at 3939 Central Avenue Northeast on Tuesday, October 3rd, 2023, at 6:00 p.m. The order of business is as follows:

A proposed Amendment to the City's Zoning Code as it relates to conditional uses within the Light Industrial (I-1) and General Industrial (I-2) District. The proposed amendment seeks to add Thrift Shop and/or Retail Sales to the Light Industrial and General Industrial Districts as permitted uses. Section 9.104 (F) of the Zoning Ordinance requires the Planning Commission to hold a public hearing to consider the Zoning Text Amendment and submit its recommendation to the City Council.

Notice is hereby given that all persons having an interest will be given an opportunity to be heard. For questions, contact Andrew Boucher, City Planner, at (763) 706-3673.

Published in
The Life
September 22, 2023
1342682

-Public Notice Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below. Please proof read carefully. If changes are needed, please contact us prior to deadline at Cambridge (763) 691-6000 or email at publicnotice@apgecm.com

Date: 09/18/23
Account #: 414681
Customer: CITY OF COLUMBIA HEIGHTS
Address: 3989 CENTRAL AVE NE
COLUMBIA HEIGHTS
Telephone: (763) 767-6580
Fax: (763) 706-3637

Publications:
BSLP Col Hght Frid Life

Ad ID: 1342682
Copy Line: Oct 3 PH City Code Amendment
PO Number:
Start: 09/22/23
Stop: 09/22/2023
Total Cost: \$60.50
of Lines: 43
Total Depth: 4.806
of Inserts: 1
Ad Class: 150
Phone # (763) 691-6000
Email: publicnotice@apgecm.com
Rep No: CA700

Contract-Gross

**CITY OF COLUMBIA HEIGHTS
PLANNING COMMISSION**

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Columbia Heights will conduct a public hearing in the City Council Chambers at 3989 Central Avenue Northeast on Tuesday, October 24th, 2023, at 6:00 p.m. The order of business is as follows:

A proposed Amendment to the City's Zoning Code as it relates to conditional uses within the Light Industrial (I-1) and General Industrial (I-2) District. The proposed amendment seeks to add Thrift Shop and/or Retail Sales to the Light Industrial and General Industrial Districts as permitted uses. Section 9.104 (F) of the Zoning Ordinance requires the Planning Commission to hold a public hearing to consider the Zoning Text Amendment and submit its recommendation to the City Council.

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City of Columbia Heights | *Community Development Department*

3989 Central Avenue NE, Columbia Heights, MN 55421 ▪ Ph: 763-706-3670 ▪ Fax: 763-706-3671 ▪
www.columbiaheightsmn.gov

NOTICE OF PUBLIC HEARING

Date of Hearing: Tuesday, October 24, 2023

Subject: Public Hearing Notice – Zoning Text Amendment to allow Retail Sales and/or Thrift Shop as a Conditional Use in the Light Industrial (I-1) and General Industrial (I-2) District.

Subject Property: All Light Industrial (I-1) and General Industrial (I-2) Zoning District properties

Project Site:
627 38th Avenue NE (PID: 35-30-24-43-0009)
3905 California Street NE (PID: 34-30-24-41-0020)

Dear Resident/Affected Property Owner:

The City of Columbia Heights has received an application for a Zoning Text Amendment to allow for Southern Anoka Community Assistance, Inc. to operate limited retail sales as a permitted use within the Light Industrial (I-1) and General Industrial (I-2) Zoning Districts, per Code Section 9.111 (D)(2)(z) and (E)(2)(z). Section 9.104 (F) of the Zoning Ordinance requires the Planning Commission to hold a public hearing and provide a recommendation that the City Council approve or deny the application.

You are receiving this notice because the property that you own (Affected Property), and/or reside in, is located within 350 feet of the Project Site (627 38th Avenue NE or 3905 California Street NE). **The Planning Commission of the City of Columbia Heights will hold a Public Hearing on this matter on Tuesday, October 24, 2023 at 6:00 p.m. in the City Council Chambers at City Hall, located at 3989 Central Avenue NE.** A full copy of the application is on file at City Hall and is available for review upon request.

You are welcomed and encouraged to participate in the Public Hearing for this matter by attending the October 24, 2023 Planning Commission meeting. If you cannot attend the meeting, but would like to provide input, you can submit correspondence via email to aboucher@columbiaheightsmn.gov or by mail at:

City of Columbia Heights
Attn: Community Development
3989 Central Avenue NE
Columbia Heights, MN 55421

You can also participate in the meeting live and online by using Zoom at the login link below or call-in:

Join Zoom Meeting Online

www.zoom.us

Meeting ID: **810 9064 1596**

Dial-in for Zoom Meeting

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

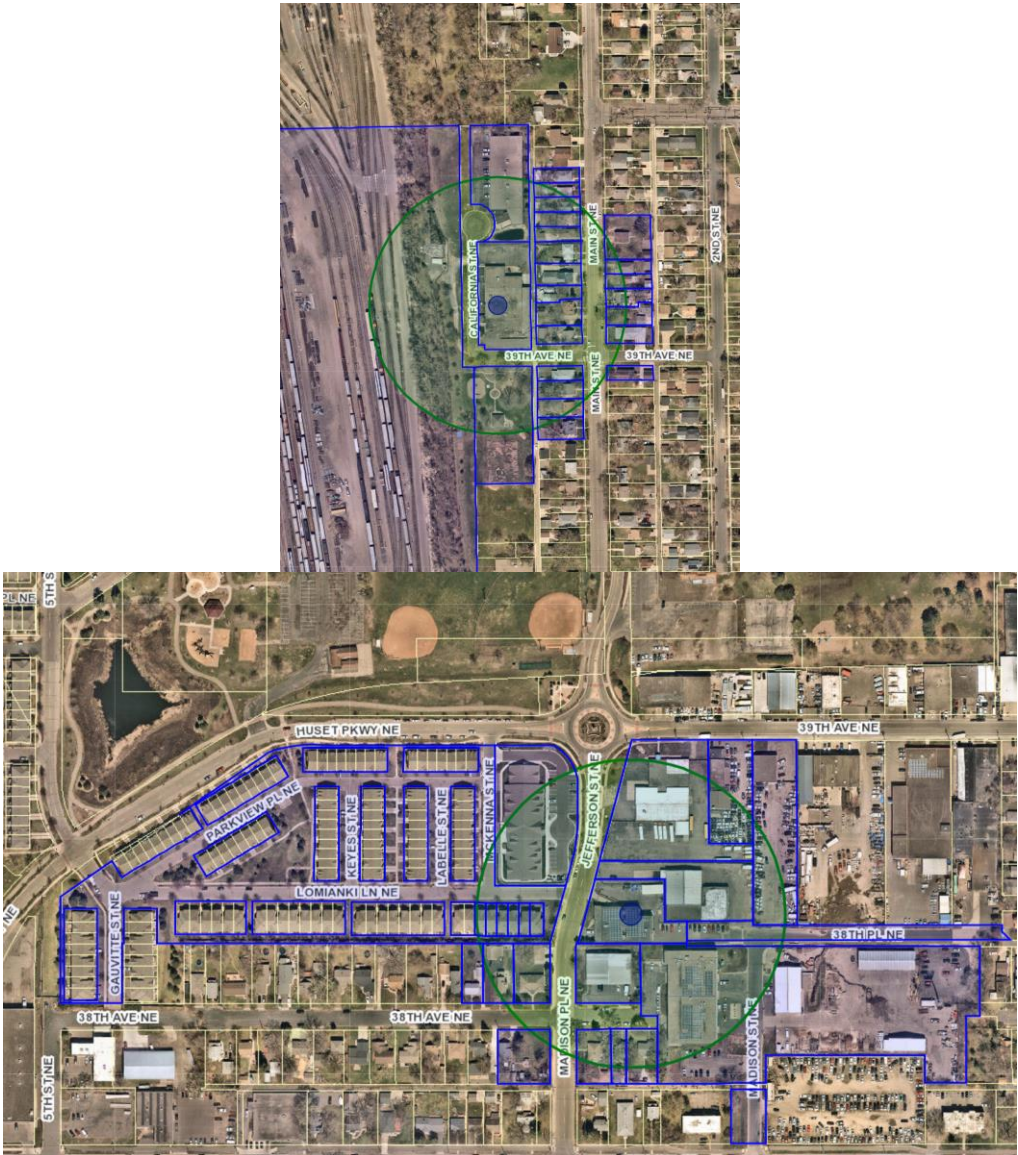
If you have any questions about this proposal, please do not hesitate to contact the City of Columbia Heights Community Development Division at (763) 706-3673.

Sincerely,

Andrew Boucher
Community Development Planner, City of Columbia Heights

**** Landowners (Commercial and Residential):** If you do not reside on the Affected Property, located 350 feet from the Subject Property, it is your responsibility to share this notice with your tenants. This notice should be posted in a public place on your property or mailed directly to the tenants residing or leasing space on the Affected Property.

-SUBJECT PROPERTY LOCATIONS-





Not Actual Size

**CITY OF
COLUMBIA HEIGHTS
PLANNING COMMISSION**

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PUBLIC HEARING**

Notice is hereby given that the Planning Commission of the City of Columbia Heights will conduct a public hearing in the City Council Chambers at 3989 Central Avenue Northeast on Tuesday, October 24th, 2023, at 6:00 p.m. The order of business is as follows:

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Notice is hereby given that all persons having an interest will be given an opportunity to be heard. For questions, contact Andrew Boucher, City Planner, at (763) 706-3673.

Published in
The Life
October 13, 2023
1346520

-Public Notice Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below. Please proof read carefully. If changes are needed, please contact us prior to deadline at Cambridge (763) 691-6000 or email at publicnotice@apgecm.com

Date: 10/05/23
Account #: 414681
Customer: CITY OF COLUMBIA HEIGHTS
Address: 3989 CENTRAL AVE NE
COLUMBIA HEIGHTS
Telephone: (763) 767-6580
Fax: (763) 706-3637

Publications:
BSLP Col Hght Frid Life

Ad ID: 1346520
Copy Line: Oct 24 PH Zoning Code Amendmen
PO Number:
Start: 10/13/23
Stop: 10/13/2023
Total Cost: \$60.50
of Lines: 43
Total Depth: 4.806
of Inserts: 1
Ad Class: 150
Phone # (763) 691-6000
Email: publicnotice@apgecm.com
Rep No: CA700

Contract-Gross



City of Columbia Heights | *Community Development*

3989 Central Avenue NE, Columbia Heights, MN 55421 ▪ Ph: 763-706-3670 ▪ www.columbiaheightsmn.gov

October 10, 2023

Timothy LaCroix – Southern Anoka Community Assistance, Inc.
627 38th Avenue Northeast
Columbia Heights, MN 55421

RE: Zoning Text Amendment Application – Minnesota Statute 15.99, 60-Day Rule

Dear Mr. LaCroix:

Minnesota Statutes 15.99 requires that a city either approve or deny a land use case within 60 days. An exception in the statute gives the city another 60 days, or a total of 120 days, if additional time is needed due to unforeseen variables or complications.

Because of the additional time needed to complete your land use case, the City of Columbia Heights is utilizing the exception in the statute by formally extending the decision date of your land use case another 60 days, or a total of 120 days from the date of your application. The application was deemed complete on September 11, 2023, and was scheduled to be heard at the October 3, 2023, Planning Commission. Due to a lack of quorum, there was no action able to be taken and the meeting was rescheduled for October 24, 2023, with a first reading of the ordinance occurring at the November 13, 2023, City Council meeting and the second reading at the November 27, 2023 City Council meeting.

Please sign the letter below stating that you concur with this action and return it to my attention acknowledging the extension of the review process to a maximum of January 9, 2024.

If you have any questions or would like to discuss this matter, feel free to contact me at (763) – 706 – 3673 or aboucher@columbiaheightsmn.gov.

Sincerely,

Andrew Boucher
City Planner

CC: Aaron Chirpich, Community Development Director

[Letter to]

[Date]

Page 2

Item 2.

Page 2

I authorize the extension of the decision date for my land use case to 120 days under Minn. Stat. § 15.99.



Timothy LaCroix



AGENDA SECTION	OTHER BUSINESS
MEETING DATE	OCTOBER 3, 2023

ITEM:	Review Purchase of 3851 Central Avenue NE	
DEPARTMENT:	Community Development	BY/DATE: Aaron Chirpich, CD Director/Assistant City Manager – 10/03/2023

CASE NUMBER: N/A

APPLICANT: N/A

DEVELOPMENT: N/A

LOCATION: 3851 Central Avenue NE

REQUEST: Review the acquisition of 3851 Central Avenue NE, and determine if it conforms to the City’s Comprehensive Plan

PREPARED BY: Aaron Chirpich, Community Development Director/Assistant City Manager

INTRODUCTION:

Pursuant to State Statute, Section 462.356, Subdivision 2, the Planning and Zoning Commission (the “Planning Commission”) in and for the City is required to review and ultimately determine that the proposed acquisition of real property by the City’s Economic Development Authority (EDA), conforms to the Comprehensive Plan of the City. Therefore, the EDA has requested that the Planning Commission review the acquisition of 3851 Central Avenue NE, Columbia Heights, MN 55421 (the “Subject Property”) to determine if its acquisition conforms to the Comprehensive Plan of the City.

COMPREHENSIVE PLAN:

The EDA has a long-standing practice of acquiring blighted and functionally obsolete properties to facilitate scattered site redevelopment, and the proposed acquisition of the Subject Property responds to several goals and policies adopted in the Comprehensive Plan. Specifically, in Chapter 3: Land Use. Below are the specific goals and policies from the Comprehensive Plan that directly and indirectly correlate to the conformity of the proposed acquisition.

LAND USE AND REDEVELOPMENT

Goal: Provide mechanisms for successful redevelopment of vacant lands and targeted areas within the community.

1. *Enhance the image and viability of the Central Avenue corridor while protecting and enhancing adjacent residential areas.*
2. *Encourage infill development that demonstrates compatibility with existing neighborhood characteristics in terms of quality, design, building height, placement, scale, and architectural quality.*

RECOMMENDATION

Motion: Move to adopt Resolution 2023-PZ06, a resolution finding that the proposed acquisition of certain land for redevelopment purposes by the Columbia Heights Economic Development Authority is consistent with the City of Columbia Heights' Comprehensive Plan.

RECOMMENDED MOTION(S):

MOTION: Move to waive the reading of Resolution 2023-PZ06, there being ample copies available to the public.

MOTION: Move to adopt Resolution 2023-PZ06, a resolution finding that the acquisition of certain land for redevelopment purposes by the Columbia Heights Economic Development Authority is consistent with the City of Columbia Heights' Comprehensive Plan.

ATTACHMENT(S):

- Resolution 2023-PZ06
- Location Map

A RESOLUTION FINDING THAT THE ACQUISITION OF CERTAIN LAND FOR REDEVELOPMENT PURPOSES BY THE COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY IS CONSISTENT WITH THE CITY OF COLUMBIA HEIGHTS' COMPREHENSIVE PLAN.

WHEREAS, the Columbia Heights Economic Development Authority (the "Authority") proposes to purchase certain property (the "Property") located at 3851 Central Avenue NE, (PID 36-30-24-33-0011) in the City of Columbia Heights (the "City") and described on the attached Exhibit A, for the purposes of eventual redevelopment; and

WHEREAS, Minnesota Statutes, Section 462.356, subd. 2 requires the City's Planning Commission to review the proposed acquisition or disposal of publicly-owned real property within the City prior to its acquisition or disposal, to determine whether in the opinion of the Planning Commission, such acquisition or disposal is consistent with the comprehensive municipal plan; and

NOW, THEREFORE BE IT RESOLVED, the Planning Commission has reviewed the proposed acquisition of the Property, and has determined that the Authority's purpose is to redevelop the Property, and that the proposed acquisition is therefore consistent with the City's comprehensive plan.

BE IT FURTHER RESOLVED that this resolution be communicated to the Board of Commissioners of the Authority.

ORDER OF THE PLANNING COMMISSION

Passed this 3 rd day of October, 2023	
Offered by:	
Seconded by:	
Roll Call:	
Attest:	_____
Secretary	Chairperson

EXHIBIT A
Description of Property

Item 3.

LOT 16 CENTRAL AVE SUB, ANOKA COUNTY, MINNESOTA.

Anoka County Parcel Viewer

Item 3.



Parcel Information:

36-30-24-33-0011
3851 CENTRAL AVE NE
COLUMBIA HEIGHTS
MN 55421
Plat: CENTRAL AVENUE SUBDIVISION

Approx. Acres: 0.12

Commissioner: MANDY MEISNER

Owner Information:

MPH CENTRAL LLC
3853 CENTRAL AVE NE
COLUMBIA HEIGHTS
MN
55421





AGENDA SECTION	OTHER BUSINESS
MEETING DATE	OCTOBER 3, 2023

ITEM:	Review Purchase of 3853 Central Avenue NE	
DEPARTMENT:	Community Development	BY/DATE: Aaron Chirpich, CD Director/Assistant City Manager – 10/03/2023

CASE NUMBER: N/A

APPLICANT: N/A

DEVELOPMENT: N/A

LOCATION: 3853 Central Avenue NE

REQUEST: Review the acquisition of 3853 Central Avenue NE, and determine if it conforms to the City’s Comprehensive Plan

PREPARED BY: Aaron Chirpich, Community Development Director/Assistant City Manager

INTRODUCTION:

Pursuant to State Statute, Section 462.356, Subdivision 2, the Planning and Zoning Commission (the “Planning Commission”) in and for the City is required to review and ultimately determine that the proposed acquisition of real property by the City’s Economic Development Authority (EDA), conforms to the Comprehensive Plan of the City. Therefore, the EDA has requested that the Planning Commission review the acquisition of 3853 Central Avenue NE, Columbia Heights, MN 55421 (the “Subject Property”) to determine if its acquisition conforms to the Comprehensive Plan of the City.

COMPREHENSIVE PLAN:

The EDA has a long-standing practice of acquiring blighted single-family homes to facilitate scattered site redevelopment, and the proposed acquisition of the Subject Property responds to several goals and policies adopted in the Comprehensive Plan. Specifically, in Chapter 3: Land Use. Below are the specific goals and policies from the Comprehensive Plan that directly and indirectly correlate to the conformity of the proposed acquisition.

LAND USE AND REDEVELOPMENT

Goal: Provide mechanisms for successful redevelopment of vacant lands and targeted areas within the community.

1. *Enhance the image and viability of the Central Avenue corridor while protecting and enhancing adjacent residential areas.*
2. *Encourage infill development that demonstrates compatibility with existing neighborhood characteristics in terms of quality, design, building height, placement, scale, and architectural quality.*

RECOMMENDATION

Motion: Move to adopt Resolution 2023-PZ05, a resolution finding that the proposed acquisition of certain land for redevelopment purposes by the Columbia Heights Economic Development Authority is consistent with the City of Columbia Heights’ Comprehensive Plan.

<p>RECOMMENDED MOTION(S):</p>
<p>MOTION: Move to waive the reading of Resolution 2023-PZ05, there being ample copies available to the public.</p>
<p>MOTION: Move to adopt Resolution 2023-PZ05, a resolution finding that the acquisition of certain land for redevelopment purposes by the Columbia Heights Economic Development Authority is consistent with the City of Columbia Heights’ Comprehensive Plan.</p>

ATTACHMENT(S):

- Resolution 2023-PZ05
- Location Map

A RESOLUTION FINDING THAT THE ACQUISITION OF CERTAIN LAND FOR REDEVELOPMENT PURPOSES BY THE COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY IS CONSISTENT WITH THE CITY OF COLUMBIA HEIGHTS' COMPREHENSIVE PLAN.

WHEREAS, the Columbia Heights Economic Development Authority (the "Authority") proposes to purchase certain property (the "Property") located at 3853 Central Avenue NE, (PID 36-30-24-33-0159) in the City of Columbia Heights (the "City") and described on the attached Exhibit A, for the purposes of eventual redevelopment; and

WHEREAS, Minnesota Statutes, Section 462.356, subd. 2 requires the City's Planning Commission to review the proposed acquisition or disposal of publicly-owned real property within the City prior to its acquisition or disposal, to determine whether in the opinion of the Planning Commission, such acquisition or disposal is consistent with the comprehensive municipal plan; and

NOW, THEREFORE BE IT RESOLVED, the Planning Commission has reviewed the proposed acquisition of the Property, and has determined that the Authority's purpose is to redevelop the Property, and that the proposed acquisition is therefore consistent with the City's comprehensive plan.

BE IT FURTHER RESOLVED that this resolution be communicated to the Board of Commissioners of the Authority.

ORDER OF THE PLANNING COMMISSION

Passed this 3 rd day of October, 2023	
Offered by:	
Seconded by:	
Roll Call:	
Attest:	_____
_____	Chairperson
Secretary	

EXHIBIT A
Description of Property

Item 4.

LOTS 17 & 18 CENTRAL AVE SUBDIVISION, EX RD, SUBJ TO EASE OF REC, ANOKA COUNTY, MINNESOTA.

Anoka County Parcel Viewer

Item 4.



Parcel Information:

36-30-24-33-0159
3853 CENTRAL AVE NE
COLUMBIA HEIGHTS
MN 55421

Plat: CENTRAL AVENUE SUBDIVISION

Approx. Acres: 0.2117781
Commissioner: MANDY MEISNER

Owner Information:

MPH CENTRAL LLC
3853 CENTRAL AVE NE
COLUMBIA HEIGHTS
MN
55421

