CITY OF SAINT PETER  
Board of Zoning Appeals & Adjustments  
Thursday, March 17, 2022 at 5:30 p.m.  
Governors Room – Saint Peter Community Center

I. Call To Order

II. Oath of Office

III. Approval of Agenda

IV. Approval of Minutes  
A. February 24, 2022

V. Public Hearing  
A. Hunt Plumbing & Drain (825 North Minnesota Avenue) – Construction Sales & Services. Conditional Use Permit

VI. New Business  
A. Hunt Plumbing & Drain (825 North Minnesota Avenue) – Construction Sales & Services. Conditional Use Permit

VII. Unfinished Business - NONE

VIII. Adjourn

Russ Wille  
Director of Community Development
Pursuant to due call and notice thereof, a meeting of the Board of Zoning Appeal and Adjustments of the City of Saint Peter was conducted on February 24, 2022.

A quorum present, Community Development Director Russ Wille called the meeting to order at 5:30 pm. Members present included: Larry Potts, Andy Davis, Dustin Sharstrom and Emily Bruflat. Member Darrell Pettis was absent. City staff present included Wille, City Administrator Todd Praffke and Administrative Secretary Cindy Moulton.

Oath of Office – Wille administered the Oath of Office to Potts, Davis, Sharstrom and Bruflat.

Approval of Agenda – A motion was made Davis, seconded by Sharstrom to approve the agenda. With all in favor, the agenda was approved as presented.

Election of Officers - A motion was made by Bruflat, seconded by Potts to nominate Davis as Chairperson. With the lack of additional nominations, the motion carried.

A motion was made by Bruflat, seconded by Sharstrom to nominate Potts as Vice Chairperson. With the lack of additional nominations, the motion carried.

Approval of Minutes – A motion was made by Sharstrom, seconded by Potts to approve the minutes of the December 7, 2021 meeting as submitted. With all in favor, the motion carried and the minutes were approved.

Public Hearing – City of Saint Peter (602 Sunrise Drive) Fire Station Conditional Use Permit

Wille stated that a new fire station will be constructed at the northwest corner of the intersection of Broadway Avenue and Sunrise Drive. The City is requesting the approval of a Conditional Use Permit and has submitted the appropriate application.

The property is currently zoned (C-5) Business/Professional Office. Wille stated that a fire station would be classified as “Safety Services” according to the zoning ordinance. He said that Safety Services may be allowed in the C-5 zoning district as a Conditional Use.

Wille indicated that the Planning and Zoning Commission has reviewed the seventeen (17) standards which must be considered for each proposed Conditional Use Permit as provided by the Zoning Ordinance. In reviewing those standard’s, the Commission did not see any conflicts or difficulties created by the fire station construction or operations and has recommended approval.

Potts asked how safety issues were going to be addressed at the intersection when there is a fire call.

Praffke stated that an electrical engineer is considering warning lights that would be activated by the fire trucks as they leave the station.
Bruflat inquired as to the safety measures that would be taken for the right-of-way roadway and walking trail.

Potts asked if the size of the roundabout was conducive to the size of the fire trucks.

Prafke stated that the outer apron on the roundabout allows for a larger area for trucks.

Prafke enlightened the Commission as to the use of the fire station. He indicated that it will not include living quarters because the fire fighters are volunteers. The station will be used intermittently for fire department meetings and training, but will not be available for use by the general public.

Davis opened the public hearing at 5:50 pm.

With no public comment, the public hearing Davis closed the public hearing at 5:51 pm.

**Public Hearing – City of Saint Peter (602 Sunrise Drive) Fire Station Conditional Use Permit**

A motion was made by Sharstrom, seconded by Potts to introduce Resolution No. 2022-04 entitled, "Resolution Granting A Conditional Use Permit Application Submitted By The City Of Saint Peter, Minnesota To Allow For The Establishment Of A Safety Services (Fire Station) Use Upon Lot 1, Block 1, Hilltop Additional (602 Sunrise Drive)". All members voting aye, the Resolution was passed and adopted.

**Adjournment** - A motion was made by Bruflat, seconded by Sharstrom to adjourn. With all members voting aye, the meeting adjourned at approximately 5:52 pm.
To: Board of Zoning Appeals 
From: Russ Wille, Community Development Director 

ACTION / RECOMMENDATION

At the conclusion of a public hearing, adopt the attached resolution approving a Conditional Use Permit (CUP) for Hunt Plumbing & Drain to establish a Construction Sales & Services (Plumbing Contractor Shop) at 825 North Minnesota Avenue.

BACKGROUND

Community Bank owns the former Car Wash / Oil Change facility at 825 North Minnesota Avenue. Community Bank is contemplating the sale of the property to Hunt Plumbing & Drain which would propose to use the site as a plumbing contractor's shop and office. The sale is contingent upon the approval of a Conditional Use Permit.

Community Bank has provided written correspondence authorizing Joe Hunt to make application for the Conditional Use Permit, a copy of which is included in this agenda packet.

The property in question is irregularly (triangle) shaped and contains 56,628 square feet or 1.3 acres of land (see map). The property is zoned (C-4) Highway Service Commercial and is also subject to the regulations of the (GO) Gateway Overlay district.

A plumbing contractor's shop / office would be considered to be a Construction Sale & Services use classification. Such a use may be established in the C-4 zoning district as a Conditional Use.

The property has two vehicular access / egress points on the North Minnesota Avenue (Highway 169) right-of-way. The north entrance provides access to southbound 169 traffic and is shared with the City of Saint Peter's North Lift Station.

If the CUP is granted, Mr. Hunt would propose to repurpose the entire building. The three north car wash bays would be used for vehicular and materials indoor storage. New insulated overhead doors would be installed to enhance the energy efficiency of the structure.
The two south oil change bays would be converted into an office / storage use. The overhead doors would be removed and the voids filled with block. The entire exterior would then be painted a “battleship grey” color. The roof would be repainted blue and the appropriate business signage installed on the Minnesota Avenue and north rooftop.

All building alterations will be undertaken as per the regulations contained in the applicable building code. The Building Official's office will provide for review of the building permit and on-site inspections of the building renovations.

To enclose any outside storage of materials, a new fence would be proposed to be constructed and installed to the rear of the property. Gates to access the fenced off areas would be established on both the north and south side of the building.

Given that the property is located within the (G-O) Gateway Overlay district and is changing use classification from an Auto Washing / Service Station use to a Construction Sales & Services use, certain alterations would be necessary to come into compliance with the regulations of the GO district.

If the CUP is issued, Mr. Hunt would need to install a minimum amount of landscaping between the North Minnesota Avenue sidewalk and the parking lot on the property to come in to compliance with the GO regulations.

In Section 24-643, the Zoning Ordinance provides seventeen (17) standards which must be considered for each proposed Conditional Use Permit. I have included a copy of the standards for your review and consideration.

As they reviewed the Hunt Plumbing & Drain plans relative to the seventeen standards for a Conditional Use Permit, the Planning Commission did not see any inherent conflicts or difficulties created by the establishment of a Construction Sales & Services use at 825 North Minnesota Avenue.

As such, the Commission has recommended the approval of a Conditional Use permit in the absence of any conditions.
City of St. Peter Zoning Application

STREET LOCATION OF PROPERTY (address) 825 N. Minnesota Ave.

PROPERTY OWNER
Name Community Bank Phone # 625-1551
Address 951 Madison Ave., St. Peter, MN 56082

APPLICANT (If different from Owner)
Name Joe Hunt dba Hunt Plumbing Phone # 612-655-6615
Address 45994 Shanaska Creek Rd., St. Peter, MN 56082

Type of Request: (Please check one)
( ) Rezoning ( ) Conditional Use ( ) Variance
( ) Annexation ( ) Vacate Public Ways ( ) Application for Subdivision ( ) Other
( ) Number of Lots

Description of Request: Establish "Construction Sales & Services" 03
a conditional use e 825 N. Minnesota Ave.

Please attach a photo of the property in question and a site plan with dimensions. Application is not considered complete until fee is received.

Applicant Signature ____________________________ Date 02/16/2022

*****************************************************************************************

Petition received with fee $ 400 on 02/16/2022 by QMN

Action of Variance Board (if request is for Variance) Date 03/17/2022

Action of Planning Commission Date 03/03/2022

Action of City Council Date N/A

Fee $ 400 Receipt Number #00529657 Date 02/16/2022
2/16/2022

Russ Wille
Community Development Director
City of St. Peter
227 South Front Street
Saint Peter, MN 56082

Russ Wille,

Community Bank Mankato is hereby granting permission to Joe Hunt to pursue attaining a conditional use permit on the property located at 825 Minnesota Avenue in St. Peter.

Please let me know if you have any questions regarding this approval.

Thank you.

Eric Boelter
Branch Manager/Vice President
Community Bank Mankato
507-385-2881
eric.boelter@cbfg.net
Fax (507) 625-1269
To Whom It May Concern,

Hunt Plumbing & Drain is in the process of purchasing the commercial address 825 N. Minnesota Ave, Saint Peter, MN, 56082. Previously known as a Car Wash/Quick Lube.

Hunt Plumbing & Drain’s intentions with said address and building are to convert the property into a service plumbing shop and office spaces (classified as construction sales and services). Things our business does.

- Plumbers will arrive at the property to transfer into their service vans in the morning and back later in the day to transfer back into their personal vehicles. Our normal hours of operation are 8:00 AM to 5:00 PM, Monday through Friday and 24/7 for emergency calls.
- Office personnel will have space inside the building.
- There is the possibility of a small display on the inside front office for walk in customers.
- Trailers and other misc. equipment will be hidden behind the property.
- Service vans and truck will sometimes be parked neatly outside of the fenced area.

We are looking to install new insulated overhead doors for the shop area. Block up the front side, south of the building and install windows for office spaces. Paint the block siding grey and change the color of the roof area blue with new signage. Finally, install fencing in the back area for contained storage and security, meeting all 17 Sec. 24-643 standards.

Hunt Plumbing & Drain will bring reliable plumbing and drain cleaning services for Saint Peter and surrounding area residents. It is our goal to grow with the City of Saint Peter in the years to come.

Sincerely,

Joseph Hunt
Owner
This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Saint Peter is not responsible for any inaccuracies herein contained.
Before

After
Before

After
825 N Minnesota Ave, St. Peter, MN 56082

* Line marked in red will be a fenced in area

* Line marked in yellow will be a gate
Sec. 24-643. - Standards.

No conditional use permit shall be granted by the Board of Appeals and Adjustments unless the Board shall find each of the following to be present:

(1) The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare of the community.

(2) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.

(3) In the case of existing relocated single-family dwellings, that the proposed use aesthetically blends in with the neighboring, existing permitted uses and special attention be given to the architectural style, scale and quality of construction of the proposed use.

(4) The establishment of the conditional use will not impede the normal and orderly development of improvements to the surrounding property for uses permitted in the district.

(5) Adequate utilities, access roads, drainage, parking or other necessary facilities have been or will be provided.

(6) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

(7) The use shall not include any activity involving the use or storage of flammable or explosive material unless protected by adequate firefighting and fire suppression equipment and by such safety devices as are normally used in handling of any such material.

(8) The use shall not include noise which is objectionable due to volume, frequency, pitch or beat unless muffled or otherwise controlled.

(9) The use shall not include vibration which is discernable without instrumentation on any adjoining parcel or property.

(10) The use shall not involve any malodorous gas or matter which is discernable on any adjoining property.

(11) The use shall not involve any pollution of the air by fly ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which causes soiling, discomfort or irritation.

(12) The use shall not involve any direct or reflective glare which is visible from any adjoining property or from any public street, road or highway.

(13) The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.

(14) The use shall not involve any activity substantially increasing the burden on any essential utility system or facilities unless provisions are made for any necessary adjustments.

(15) The use shall not interfere with the use or enjoyment of neighboring permitted uses. If such interference is found, provisions must be made for increased setbacks from property lines or screening of incompatible uses by the use of fences, berms or hedges.

(16) The ground coverage shall be such that no additional dust or stormwater runoff is generated by the conditional use.

(17) The use shall not create a hazard to vehicular or pedestrian traffic. If any such hazard is determined, provisions must be made to increase the required setback in regard to open air storage.

(Ord. No. 394(2nd Ser.), § 1(11.28), 11-26-2007)
RESOLUTION APPROVING A CONDITIONAL USE PERMIT APPLICATION SUBMITTED
BY HUNT PLUMBING & DRAIN TO ALLOW FOR THE ESTABLISHMENT OF A
CONSTRUCTION SALES & SERVICES (PLUMBING CONTRACTOR SHOP) USE AT 825
NORTH MINNESOTA AVENUE

WHEREAS, Joe Hunt d.b.a. Hunt Plumbing and Drain has submitted an application for a
Conditional Use Permit to allow for the establishment of a Construction Sales & Services
(Plumbing Contractor Shop) use upon property identified as 825 North Minnesota Avenue; and

WHEREAS, Hunt Plumbing and Drain has submitted the required and proper forms, and
has paid the fee established by the City Council to allow for a review of the petitioned
Conditional Use Permit; and

WHEREAS, the property in question is zoned (C-4) Highway Service Commercial and
Construction Sales and Services is included on the roster of potential Conditional Uses
within that zoning district; and

WHEREAS, Saint Peter City Code, Section 11.28, Subdivision 4, provides the seventeen
standards applicable to the review of any Conditional Use Permit and the Board of Zoning
Appeals & Adjustments has made the following findings of fact related to the application; and

WHEREAS, the establishment, maintenance or operation of the conditional use will not be
detrimental to, or endanger the public health, safety, comfort or general welfare of the
community; and

WHEREAS, the conditional use will not be injurious to the use and enjoyment of other
property in the immediate vicinity for the purpose already permitted, nor substantially diminish
and impair property values within the neighborhood; and

WHEREAS, the establishment of the conditional use will not impede the normal and orderly
development of improvements to the surrounding property for uses permitted in the district; and

WHEREAS, adequate utilities, access roads, drainage, parking and/or other necessary
facilities have been provided to the property in question; and

WHEREAS, adequate measures have been taken to provide ingress and egress so designed
as to minimize traffic congestion in the public streets; and
WHEREAS, the use does not include any activity involving the use or storage of flammable or explosive material; and

WHEREAS, the use does not include noise which is objectionable due to volume, frequency, pitch or beat; and

WHEREAS, the use does not include vibration which is discernable without instrumentation on any adjoining parcel or property; and

WHEREAS, the use does not involve any malodorous gas or matter which is discernable on any adjoining property; and

WHEREAS, the use does not involve any pollution of the air by fly-ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which causes soiling, discomfort or irritation; and

WHEREAS, the use does not involve any direct or reflective glare which is visible from any adjoining property or from any public street, road or highway; and

WHEREAS, the use does not involve any activity substantially increasing the movement of traffic on public streets: and.

WHEREAS, the use does not involve any activity substantially increasing the burden on any essential utility system or facilities; and

WHEREAS, the use does not interfere with the use or enjoyment of neighboring permitted uses; and

WHEREAS, the ground coverage is designed so no additional dust or storm water run-off is generated by the conditional use in a manner which negatively impacts neighboring properties; and

WHEREAS, the use would not be expected to create a hazard to vehicular or pedestrian traffic within the vicinity; and

WHEREAS, the Planning and Zoning Commission has reviewed and considered the Conditional Use Permit application and has recommended that the Board of Zoning Appeals & Adjustments grant the Conditional Use as petitioned by Hunt Plumbing & Drain.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS & ADJUSTMENTS OF THE CITY OF SAINT PETER, NICOLLET COUNTY, MINNESOTA, that:

1. The Board of Appeals & Adjustments unconditionally approves the Conditional Use Permit application submitted by Hunt Plumbing & Drain for the establishment of a Construction Sales & Service (Plumbing Contractor Shop) at 825 North Minnesota Avenue.
2. Additional landscaping must be installed and maintained between the North Minnesota Avenue sidewalk and parking lot to meet the minimum requirements of the (GO) Gateway Overlay district.

3. All exterior storage of equipment and materials shall be within the enclosed fence structure to the rear of the building.

Adopted by the Board of Zoning Appeals & Adjustments of the City of Saint Peter, Nicollet County, Minnesota this the 17th day of March, 2022.

__________________________
Andrew Davis
Chairperson

__________________________
Rosten Wille
Community Development Director