



**AGENDA**  
**PLANNING COMMISSION MEETING**  
**May 9, 2024 - 6:00 PM**  
**City Hall Council Chambers**

Members of the public can participate in person at Lakeville City Hall, 20195 Holyoke Avenue. Members of the public may join the meeting via Teams Meeting, **Meeting ID: 286 774 372 695, Passcode j5e5Lo** or by calling **Toll Number 1-323-433-2142; Conference ID: 829 831 485#**.

The Planning Commission meeting can be viewed live on Spectrum cable channel 180 or via web stream at [LakevilleMN.gov/LiveTV](http://LakevilleMN.gov/LiveTV). The Chair will allow for public comments and questions at the appropriate time.

1. Call to order, and flag pledge
2. Swearing in new Planning Commission member Alexander Cecchini
3. Roll Call
4. Approval of Minutes
  - a. April 25, 2024 Planning Commission meeting minutes
5. Announcements
6. Public Hearing
  - a. Debra Holman  
Consider the application of Debra Holman for an interim use permit to allow an apiary (bee keeping) in the RS-2, Single Family Residential District, located at 18005 Jacquard Path.
7. Staff Notices
  - a. The City Council meeting at which the above items may be considered will be held on May 20, 2024
  - b. The next Planning Commission meeting is scheduled for May 23, 2024
8. Adjourn
9. Worksession
  - a. Zoning Ordinance Amendments
    1. Chapter 19: Off Street Parking Requirements discussion

**CITY OF LAKEVILLE**  
**PLANNING COMMISSION MEETING MINUTES**  
**April 25, 2024**

Chair Majorowicz called the meeting to order at 6:00 p.m. in the Council Chambers at City Hall. The Pledge of Allegiance to the flag was given.

**Members Present:** Chair Jenna Majorowicz, Scott Einck, Pat Kaluza, Jason Swenson, Amanda Tinsley, Vice Chair Christine Zimmer, Patti Zuzek, Ex-Officio Jeff Hanson

**Members Absent:** None

**Staff Present:** Tina Goodroad, Community Development Director; Kris Jenson, Planning Manager; Frank Dempsey, Associate Planner; Daniel Licht, The Planning Company; Tina Morrow, Recording Secretary

**3. Election of Officers**

**Motion was made by Kaluza seconded by Swenson** to nominate Chair Majorowicz to continue office of Chair and to nominate Vice Chair Zimmer to continue office of Vice Chair, and to close the nominations.

**Ayes:** Zuzek, Kaluza, Tinsley, Majorowicz, Zimmer, Einck, Swenson

**Nays:** 0

**4. Approval of the Meeting Minutes**

The April 4, 2024 Planning Commission meeting minutes were approved as presented.

**5. Announcements**

Planning Manager Kris Jenson stated that the following was distributed to the Planning Commission at tonight's meeting:

- Email from neighboring homeowner, regarding Agenda Item 6a, Superior Sand and Gravel IUP.
- Agenda Item 6b, Zoning Ordinance Amendment, Revised language regarding commercial car washes in commercial and mixed-use districts.

## 6a. Superior Sand and Gravel

Chair Majorowicz opened the public hearing to consider the application of Superior Sand and Gravel for an interim use permit (IUP) for Mining and Excavation in the RM-2, Medium Density Residential District; RS-3, Single Family Residential District; RAO, Rural Agricultural Overlay District, and Shoreland Overlay District, located at 19250 Kenrick Avenue.

John Fritz, Operation Manager with Superior Sand and Gravel presented a brief overview of the project.

Planning Associate Frank Dempsey presented the planning report. Mr. Dempsey stated the applicant submitted an application for an interim use permit to allow mining and excavation, grading, filling, and aggregate processing operations on property located in the northeast quadrant of Kenrick Avenue and 195th Street at 19250 Kenrick Avenue. Centerpoint Energy has abandoned its 100-foot-wide utility easement and removed the high pressure gas main in 2023, leaving a wide area of rock, gravel and sand deposit that the applicant proposes to extract, process, and export from the site. Superior Sand and Gravel has been the site operator since 2020 to complete the final stages of mining, filling and rehabilitation of the property. Superior Sand and Gravel applied for an interim use permit in 2022 to allow continuation of mining and processing that included crushing and sorting of demolition bituminous and concrete, but the City Council denied that request.

The west one-third of the property is zoned RM-2, Medium Density Residential District, consistent with the 2040 Comprehensive Land Use Guide Plan. The west two-thirds of the property is zoned RS-3, Single Family Residential District. Both zoning categories are consistent with the 2040 Comprehensive Land Use Guide Plan. The property is located in MUSA Expansion Area B (2029-2038) for future development.

Superior Sand and Gravel proposes to excavate, crush, and sort the various aggregate deposits in the vicinity of the former gas main easement, and estimates a two-year timeframe to excavate and sort the various aggregate by size in preparation for export and a total of five years to complete property rehabilitation.

Mr. Dempsey outlined the hours of operation and the restrictions of the crushing operations and dust control outlined in the April 19, 2024 planning report. Noise generated from the site must be in compliance with the Minnesota Pollution Control Agency and the Federal Environmental Protection Agency rules and regulations.

Community Development Department staff recommends approval of the Superior Sand and Gravel interim use permit, subject to the nineteen stipulations listed in the April 19, 2024 planning report.

Chair Majorowicz opened the hearing to the public for comment.

*Evan Easton - 18924 Katrine Court*

*Mr. Easton mentioned the time frame of the proposed project, pointing out the interim use permit is for five years at which the grading is expected. He is suggesting that the project be completed prior to five years timeframe, due to the dust and noise in the surrounding neighborhood.*

**Motion was made by Zimmer seconded by Swenson** to close the public hearing at 6:16 p.m.

**Voice vote was taken on the motion.**

**Ayes – unanimous.**

Chair Majorowicz asked for comments from the Planning Commission. Discussion points included:

- Chair Majorowicz asked if it is possible to complete the proposed project in less than the five years' timeframe. Mr. Fritz stated the timeline depends on market demand and the economy.
- Vice Chair Zimmer inquired about a dust control requirement? Mr. Fritz stated they follow MPC dust guidelines for air quality and safety.
- Commissioner Einck was concerned about the grinding/crushing operations closer to Lake Marion.
- Commissioner Swenson commented on the necessity of local aggregate materials for use in area and regional construction including projects within the City of Lakeville.
- Mr. Dempsey mentioned for clarification that the mining/excavation operations will be over a two year period, as presented by the applicant, and the remaining time will be for export and import of material in for the final grading. Mr. Fritz confirmed the timeline of the proposed project.

**Motion was made by Swenson, seconded by Zimmer** to recommend to City Council approval of the Superior Sand and Gravel interim use permit subject to the following stipulations:

1. The boundaries of the processing, grading, and rehabilitation areas shall be limited to the areas identified in the approved plans.
2. Rehabilitation, grading, drainage, erosion and sedimentation control, and finished grades shall occur consistent with the Excavation and Grading plan prepared by Sathre-Berquist, Inc., dated October 23, 2023.

3. Perimeter side slopes shall be back filled to a maximum grade of 3:1 (33%). No Trespassing signs shall be installed and maintained at regular intervals at the perimeter of the mine adjacent to Kenrick Avenue and 195th Street.
4. Vegetation shall be reestablished as an ongoing part of the site rehabilitation. Ground vegetation shall consist of grass seed mixture.
5. Only clean compactable fill shall be imported to property.
6. Demolition concrete and bituminous shall not be imported to the property nor shall crushing of such materials be permitted.
7. The on-site stormwater basins constructed in 2011 shall be inspected and certified to be functional per the approved design to prevent soil and sand sediment from discharging to Lake Marion.
8. A site improvement performance agreement (SIPA) and annual permits shall be submitted by the applicant along with security as required by Title 7, Chapter 4 of the City Code and Section 11-5-13 of the Zoning Ordinance. A security deposit shall be submitted by the operator for each acre of land remaining to be rehabilitated in an amount approved by the City Council to complete the approved rehabilitation plan. The annual permit application shall include figures stating the amount of aggregate material exported from the property and fill material imported to the property.
9. Abandoned or inoperable machinery or equipment and rubbish shall not be stored on the site.
10. The maximum noise level at the perimeter of the site shall be within the limits set by the Minnesota Pollution Control Agency and the Federal Environmental Protection Agency.
11. Grading and hauling operations may occur between 7:00 a.m. and 7:00 p.m., Monday through Saturday. Crushing and processing operations shall not occur on Saturdays and Sundays.
12. Operators shall comply with all applicable city, county, state, and federal regulations for the protection of water quality, including the Minnesota Pollution Control Agency and Federal Environmental Protection Agency regulations for the protection of water quality. No waste products or processed residue shall be deposited in any lake, stream or natural drainage system.
13. All topsoil shall be retained at the site until complete rehabilitation of the site has taken place according to the rehabilitation plan. Slopes, graded areas and backfill areas shall be

surfaced with adequate topsoil to secure and hold ground cover. Such ground cover shall be tended as necessary until it is self-sustained.

14. Earthen screening berms along Kenrick Avenue and 195th Street shall remain in place during the life of the grading and rehabilitation operation. Earthen berms shall not be located within 50 feet of 195th Street and Kenrick Avenue.
15. Access to and from the site shall be exclusive to Kenrick Avenue.
16. Any flammable liquids stored on the site shall be in above ground storage containers and shall meet Minnesota Pollution Control and Fire Code requirements.
17. The first 400 feet of the access road shall remain paved with bituminous and shall be swept regularly to keep gravel off of Kenrick Avenue. Kenrick Avenue shall be swept regularly as needed. Any water used by the operator that is acquired from a City water hydrant will require a permit from the City.
18. Excavation is prohibited below an elevation of 1004 (sea level datum). The mining plan shall be revised to comply with this stipulation prior to City Council consideration of the interim use permit.
19. Rehabilitation of the property shall occur no later than December 31, 2029.

**Ayes:** Zuzek, Kaluza, Tinsley, Majorowicz, Zimmer, Einck, Swenson

**Nays:** 0

#### **6b. City of Lakeville**

Planning Consultant Daniel Licht presented the planning report. Mr. Licht stated that the staff annual review of the Zoning Ordinance, Subdivision Ordinance, and/or City Code to address issues identified in the course of ongoing administration of the City's development regulations and review of development applications. Mr. Licht stated that the Planning Commission held a work session on February 8, 2024 to discuss the list of topics compiled by City staff during the prior year to provide direction as to possible amendments. Mr. Licht has collaborated with City staff on drafting the proposed amendment language to address the comments provided by the Planning Commission, which are described in more detail in the April 18, 2024 planning report.

Community Development Department staff recommends the approval of the proposed amendments of the Subdivision Ordinance and Zoning Ordinance as presented.

Chair Majorowicz opened the hearing to the public for comment.

Alexander Cecchini - 10331 204th St W.

*Mr. Cecchini commented positively on the annual review of zoning ordinances.*

**Motion was made by Zimmer, seconded by Einck** to close the public hearing at 6:47 p.m.

**Voice vote was taken on the motion.**

**Ayes – unanimous.**

Chair Majorowicz asked for comments from the Planning Commission. Discussion points included:

- Commission Swenson commented on the handout regarding the revised language for car washes. Mr. Licht clarified that it applies to all car washes.

**Motion was made by Kaluza, seconded by Tinsley** to recommend to City Council the adoption of the Subdivision Ordinance and Zoning Ordinance amendments of the Lakeville City Code as presented.

There being no further business, the meeting was adjourned at 6:52 p.m.

Respectfully submitted,

Tina Morrow, Recording Secretary



# Memorandum

**To:** Planning Commission  
**From:** Frank Dempsey, AICP, Associate Planner  
**Date:** May 3, 2024  
**Subject:** Packet Material for the May 9, 2024 Planning Commission Meeting  
**Agenda Item:** Debra Holman Interim Use Permit  
**Application Action Deadline:** June 7, 2024

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## INTRODUCTION

Debra Holman has submitted an application for an interim use permit to allow an apiary (keeping of honeybees) accessory use on a single family home property located at 18005 Jacquard Path in the RS-2, Single Family Residential District. An apiary is allowed in a residential zoning district subject to 11-35-3.F.2 of the Zoning Ordinance.

The following exhibits are attached for your information:

## EXHIBITS

- A. Location Aerial Photo
- B. Zoning Map
- C. Property Survey and Location
- D. Photograph of Beehive and Location

### **Surrounding Land Uses and Zoning:**

- North – Dakota Heights (City Owned) Water Tower Property - 9.8 Acres – P/OS, Park/Open Space District
- South – Single Family Home (RS-2 District)
- East – Jacquard Path and Single Family Home (RS-2 District)
- West – Single Family Homes (RS-3 District)

### **STAFF ANALYSIS**

Debra Holman requests an interim use permit to allow up to two apiaries for the keeping of honeybees at the northwest corner of her property, adjacent to an existing storage shed. Apiaries are allowed in residential districts subject to approval of an interim use permit and in accordance with performance standards outlined in the Zoning Ordinance as the category of keeping animals. An interim use permit requires a public hearing, including notification by mail of all property owners within 500 feet of the property.

**History of Ordinance 979:** In 2017, at the request of citizens encouraging an ordinance to allow the keeping of bees, Planning Department staff completed a study of area cities and obtained the consultations of professional beekeepers to draft an amendment to the Zoning Ordinance that included performance criteria for the keeping of bees. The Planning Commission recommended adoption of regulations which was later approved by the City Council. This is the first request to come forward since adoption of the regulations.

#### **Interim Use Permit Performance Criteria.**

The proposed location of the honey beehive will be a minimum of 20 feet from the north and west property lines. 11-35-3.F.2 of the Zoning Ordinance includes certain performance criteria for the keeping of animals, as follows:

- a. Colony Density: The number of colonies allowed upon a lot shall be subject to the following limits:

| Lot Area                                  | Maximum Number Of Colonies |
|-------------------------------------------|----------------------------|
| <25,000 square feet                       | 2                          |
| 25,000 square feet to <40,000 square feet | 4                          |
| 40,000 square feet to <5 acres            | 6                          |
| 5 acres or greater                        | 8                          |

The subject property is 22,215 square feet in area which allows up to two hives. Debra Holman proposes one apiary (hive), initially, with a possible second hive in the same location in the future. Since two hives are allowed in accordance with the Zoning Ordinance, one additional hive is recommended to be permitted at the property owner's discretion, subject to compliance with Zoning Ordinance requirements.

b. Colony Location:

(1) A hive shall be located only within a rear yard. *The proposed hives will be located in the rear yard of the property near the northwest corner.*

(2) A hive shall be set back a minimum of twenty feet (20') from any lot line. *The hive location shall comply with minimum setback requirements as shown on the site plan.*

(3) A hive shall not encroach upon any wetland buffer or drainage and utility easement. *The proposed hives are not located within a wetland, wetland buffer, or drainage and utility easement.*

c. Performance Standards:

(1) Honeybee colonies shall be kept in hives with removable frames, which frames shall be kept in sound and usable condition.

*The hive is designed as a beehive with removable frames in compliance with Zoning Ordinance requirements.*

(2) A solid fence, wall, or dense vegetative barrier capable of interrupting the direct flight of bees shall be used to redirect the bee's flight pattern and prevent a direct line of flight from the hive entry into neighboring properties. The barrier shall start at the ground, be a minimum of six feet (6') in height, and shall extend beyond the direct line of sight from the entrance to the hive to the adjacent property.

*A dense stand of trees is located immediately adjacent to the proposed location of the beehives. The trees are located on the adjacent property in a far rear location of the adjacent property. As an alternative to installing landscaping or a fence on the Holman property, staff recommends a stipulation that a fence be installed by the property owner (Holman) if the adjacent trees are cleared or removed by the property owner immediately abutting the Holman property near where the proposed hives are to be located. There is also the option to locate the hive(s) adjacent to the east wall of the storage shed.*

(3) Each colony on the apiary site shall be provided with a convenient source of water located on the apiary site so long as colonies remain active outside the hive.

*A source of water shall be provided near the beehives at all times.*

(4) Materials from a hive or colony which might encourage the presence of honeybees, such as wax comb, shall be promptly disposed of in a sealed container or placed within a building or other bee-proof enclosure.

*The keeping of hive or colony materials shall be disposed or kept in accordance with Zoning Ordinance requirements.*

(5) For each colony permitted to be maintained under this section, there may also be maintained upon the same apiary site, one nucleus colony in a hive structure not to exceed one standard nine and five-eighths inch ( $9\frac{5}{8}$ " ) depth ten-frame hive body, with no supers.

A honey superstructure, or "super" is a box placed on a honeybee hive for the bees to store honey. Supers go on top of the brood boxes. Beekeepers may use a bee queen excluder between the honey super and brood box to stop the queen from laying eggs in the honeycomb.

There are three super sizes to choose from: shallow, medium, and deep.

Honey supers are measured in height:

- Deep ( $9\frac{5}{8}$  inches)
- Medium ( $6\frac{5}{8}$  inches)
- Shallow ( $5\frac{11}{16}$  inches)

(6) Beekeeping equipment shall be maintained in good condition. Unused beekeeping equipment must be protected to prevent occupancy by swarming honeybees.

(7) Hives shall be continuously managed to provide adequate living space for their resident honeybees in order to control swarming.

(8) In any instance in which a colony exhibits unusual aggressive behavior, it shall be the duty of the beekeeper to promptly implement appropriate actions to address the behavior. If requeening is required, queens shall be selected from European stock bred for gentleness and non-swarmling characteristics.

(9) Fruit trees and other flowering trees, which are located on an apiary site, shall not be sprayed, while in full bloom, with any substance which is injurious to honeybees.

d. Inspection: The premises for which an interim permit is issued in accordance with this subsection shall at all reasonable times be open to inspection by community service officers, the Zoning Administrator or other City official to determine compliance with the requirements of the permit, this section or other provisions of this title and this Code relating to public health, safety and welfare.

e. Termination: The interim use permit shall terminate in accordance with section 11-5-7 of this title or the transfer of ownership of the property to another party.

**Interim Use Requirements** - Section 11-5-5 of the Zoning Ordinance requires that an interim use permit comply with the following:

- A. Meet the standards of a conditional use permit set forth in subsection 11-4-3E of this title.

*See attached findings of fact.*

- B. Conform to the applicable general performance standards of Section 11-4-7 of this title.

*Staff has reviewed the performance standards in Section 11-4-7 and finds that the interim use permit application meets all applicable standards, including apiary zoning, location, setbacks, and screening.*

- C. The use is allowed as an interim use in the respective zoning district.

*The proposed apiary use is allowed in the RS-2, Single Family Residential District subject to approval of an interim use permit.*

- D. The date or event that will terminate the use can be identified with certainty.

*The interim use permit shall terminate upon a change of property ownership or when the apiary use has been discontinued for more than one year.*

- E. The use will not impose additional unreasonable costs on the public.

*The proposed apiary use will not impose unreasonable costs on the public.*

- F. The user agrees to any conditions that the city council deems appropriate for permission of the use.

*The applicant shall comply with the recommendations stipulated in the interim use permit as approved by the City Council.*

**Public Comment.** A nearby resident to the applicant contacted the Planning Department expressing concerns of having a concentration of bees near their property. A frequent visitor to their property is allergic to bee stings and requires immediate access to an epinephrin pen in the event of a bee sting. In consultation with the City Attorney, Community Development Department staff determined that insects are a naturally occurring condition of the environment whether or not the proposed hives are in the location proposed. It would also not be possible to keep an account of whether persons moving into a neighborhood may have adverse effects to bee

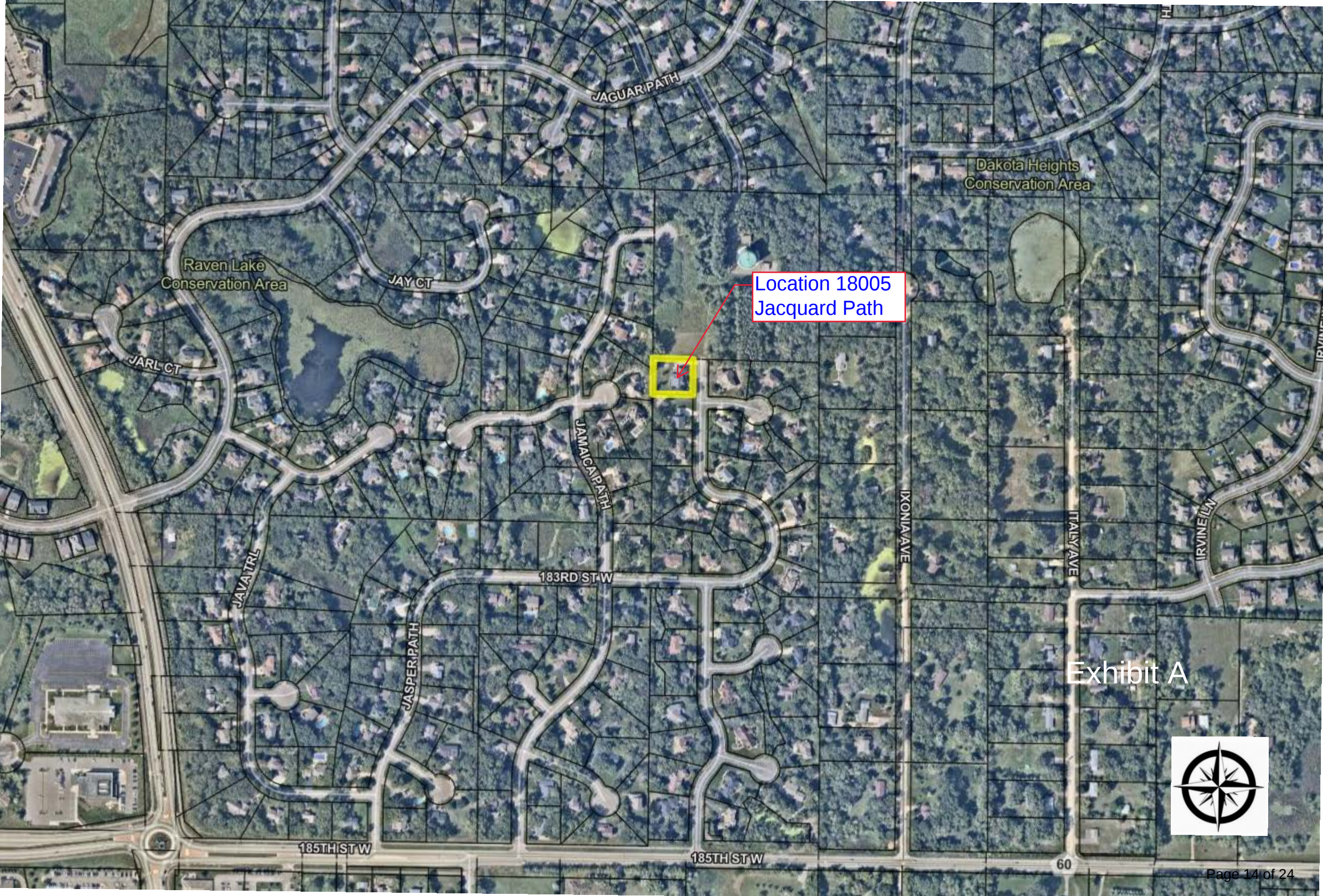
stings and whether someone was stung by a bee from any particular hive. At the time the Zoning Ordinance regulations were studied, debated, and expert input obtained, it was determined that apiaries (hives) are considered compatible with single family residential areas. The nearby resident noted that at least one city in the Twin Cities requires applicants planning to keep an apiary to obtain a majority of nearby resident approval to be submitted to the City. This requirement is not included in the City's ordinance. This practice has been determined to lack legal authority as courts have held that neighborhood opposition alone is not a valid basis for a particular city action. The City's discretion in reviewing the application for the IUP is limited to applying the applicable city code provisions to the facts related to the specific application.

## **RECOMMENDATION**

Community Development Department staff recommends approval of the Debra Holman interim use permit for an apiary (keeping of honeybees) as an accessory use on the single family home property located at 18005 Jacquard Path subject to the following stipulations:

1. The keeping of bees (apiary) shall comply with all requirements outlined in 11-35-3.F.2 of the Zoning Ordinance, as may be amended from time to time.
2. Not more than two apiaries shall be permitted on the subject property.
3. The apiary(s) shall meet all setback requirements.
4. A fence be installed by the property owner (Holman) if the adjacent trees are cleared or removed by the property owner immediately abutting the Holman property near where the proposed hive is located.
5. The interim use permit shall terminate upon a change of property ownership or when the apiary use has been discontinued for more than one year.

Findings of fact for the proposed interim use permit are attached.



Location 18005  
Jacquard Path

Exhibit A



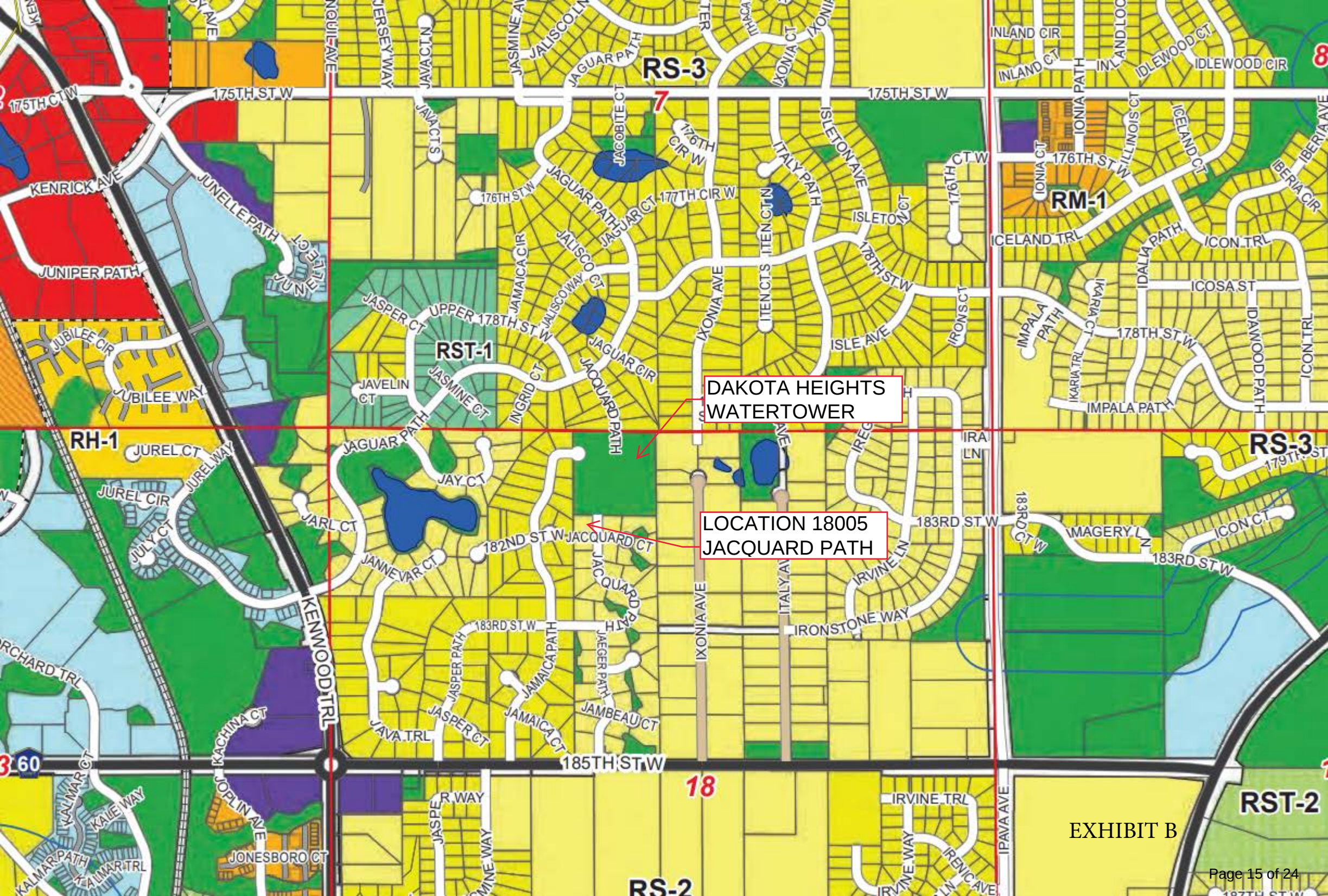


EXHIBIT B





EXHIBIT D

**CITY OF LAKEVILLE  
DAKOTA COUNTY, MINNESOTA**

**HOLMAN INTERIM USE PERMIT**

**FINDINGS OF FACT AND RECOMMENDATION**

On May 9, 2024 the Lakeville Planning Commission met at its regularly scheduled meeting to consider the application of Debra Holman for an interim use permit to allow an apiary (beekeeping) accessory use on a residential zoned property located at 18005 Jacquard Path. The Planning Commission held a public hearing on the proposed interim use permit preceded by published and mailed notice. The applicant was present and the Planning Commission heard testimony from all interested persons wishing to speak.

**FINDINGS OF FACT**

1. The property is located in Planning District No. 2 of the 2040 Comprehensive Plan, which guides the property for low density residential uses.
2. The property is currently zoned RS-2, Single Family Residential District.
3. The legal description of the property is:

**Lot 8, Block 2, Wyldewood Oaks**

4. Section 11-4-3E of the City of Lakeville Zoning Ordinance provides that a conditional use permit may not be issued unless certain criteria are satisfied. Section 11-5-3 states that interim use permits shall be processed according to the standards and procedures for a conditional use permit. The criteria and our findings regarding them are:

- a. **The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan.**

*Finding: The proposed apiary accessory use is consistent with the policies and provisions for residential uses in Planning District 2 of the 2040 Comprehensive Land Use Plan.*

- b. **The proposed use is or will be compatible with present and future land uses of the area.**

*Finding: The proposed apiary accessory use will be compatible with existing and future land uses in the area given compliance with the interim use permit.*

- c. **The proposed use conforms with all performance standards contained in the Zoning Ordinance.**

*Finding: The proposed apiary accessory use will conform with all performance standards contained in the Zoning Ordinance and the City Code given compliance with the terms of the interim use permit.*

- d. **The proposed use can be accommodated with existing public services and will not overburden the City's service capacity.**

*Finding: The subject property is served with necessary public services for a residential use. The accessory use of an apiary will not overburden the City's service capacity.*

- e. **Traffic generation by the proposed use is within capabilities of streets serving the property.**

*Finding: The proposed apiary accessory use will not adversely impact streets serves the property.*

5. **The planning report dated May 3, 2024 prepared by Frank Dempsey, Associate Planner is incorporated herein.**

## **RECOMMENDATION**

The Planning Commission recommends that the City Council approve the interim use permit conditioned upon compliance with the planning report prepared by Associate Planner Frank Dempsey dated May 3, 2024.

**DATED:** May 9, 2024

## **LAKEVILLE PLANNING COMMISSION**

BY: \_\_\_\_\_  
Jenna Majorowicz, Chair



# Memorandum

**To:** Planning Commission  
**From:** Kris Jenson, Planning Manager  
**Date:** May 2, 2024  
**Subject:** Packet Material for the May 9, 2024 Planning Commission Work Session  
**Agenda Item:** Chapter 19: Off Street Parking Requirements discussion

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## BACKGROUND

The Planning Commission recently held a public hearing regarding Subdivision and Zoning ordinance updates for 2024, which the City Council will consider at their May 6 meeting. Community Development staff have identified Chapter 19, Off Street Parking Requirements, as one that has had many updates over the past 20 years and needs a comprehensive review to update the text to reflect the current environment, to be concise, and to be user-friendly for staff, developers, and residents alike.

The attached spreadsheet is a summary of parking requirements from 12 metro communities plus the city of Rochester. Rogers and Rochester recently updated their Zoning Ordinances, and Rosemount's City Council will consider adoption of an updated Zoning Ordinance on May 7. The other 10 communities are ones that staff routinely refer to when looking to see how other communities address an issue.

The spreadsheet includes 12 categories of parking requirements. Lakeville's requirements are at the top of the spreadsheet for comparison. The discussion at the work session will focus on not only what areas may need more or less parking than the current ordinance, but also how those numbers are calculated. As you will see, there are a variety of ways to do so.

A few abbreviations used on the table are as follows:

SF – square feet

DU – dwelling unit

Dr – doctor, in relation to medical/dental offices

GFA – gross floor area

BD – bedroom, in relation to multi-family housing

Other uses that we will discuss developing standards for include sacred communities, EV parking as a principal use, cross dock distribution centers, and whether parking credits should be granted for businesses with reserved pick-up spaces like Target, Wal-Mart, Panda Express, Raising Canes, etc.

|              | Retail                                                                                            | General Office                                               | Medical Office                          | Sit Down Restaurants                                                 | Fast Casual Restaurant                                   | Fast Food Restaurant                                     | Multi-Fam Housing                                  | Elem/Mid School                                  | Daycares                                  | Religious Inst.                                                                                 | Warehouse                                  | Manufacture                                                 |
|--------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------|----------------------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------|--------------------------------------------------|-------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------|
| Lakeville    | 1/200 SF                                                                                          | 1/200 SF                                                     | 1/200 SF                                | 1/40 SF dining + 1/80 SF kitchen                                     | 1/70 SF                                                  | 1/70 SF, coffee/donut shop = 1/50 SF                     | 2/DU when avg of 2 bd/DU or less, otherwise 2.5/DU | 1/7 students of capacity                         | 1/4 of licensed capacity                  | 1/3 of main hall capacity up to 1,000, 1/2.5 seats over 1,000 + spaces for adjoining facilities | 1/1,000 SF +1/company vehicle              | 1/350 SF + 1/company vehicle                                |
| Apple Valley | 1/150 SF up to 20K, then 1/200 SF                                                                 | < 6K = 1/150 SF, >6K = 1/200 SF                              | 3/Dr or 1/150 GFA, whichever is greater | 1/2.5 seats + 1/5 outdoor seats, excluding the first 10 seats        | 1/3 seats                                                | 1/3 seats                                                | 1.5/DU,+ 1 garage space                            |                                                  | 10 + 1/500 SF                             | 1/3.5 seats based on design cap. of main hall                                                   | Up to 6K= 1/400 SF, over 6K = 1/800 SF     | 4 + 1/800 SF                                                |
| Blaine       | 1/200 SF                                                                                          | Banks: 1/400 SF, Gen office: 1/250 SF                        | 1/150 SF                                | 1/40 bar area, 1/200 kitchen area, 1/100 remaining space             | 1/40 bar area, 1/200 kitchen area, 1/100 remaining space | 1/40 bar area, 1/200 kitchen area, 1/100 remaining space | 1/studio, 1.5/1 bd, 2/unit of all others           | 3/classroom + drop off space                     | 1/300 SF                                  | 1/4 seats of max capacity of main auditorium                                                    | 1/2000 SF or 1/2 emp, whichever is greater | 1/500 SF                                                    |
| Bloomington  | < 10K sq ft =1/180 GFA, up to 100K = 55 + 1/220, over 100K = 460+ 1/285                           | 1/285 GFA                                                    | 1/285 GFA                               | 1/3 + 1/3 cap. of meeting space + 1/5 outdoor seats                  | 1/3 + 1/3 cap. of meeting space + 1/5 outdoor seats      | 1/3 + 1/3 cap. of meeting space + 1/5 outdoor seats      | 1.6/up to 1 bd, 2/2+ bd                            | 1/800 GFA + 1/3 of gym capacity                  | 1.2/10 kids +1/caregiver on max shift     | 1/3 capacity                                                                                    | 1/1,000 GFA + 1/2,500 SF outdoor storage   | 1/500 GFA +1/2500 SF of outdoor storage                     |
| Burnsville   | Up to 50K = Min 5.5/Max 6/1,000 SF, 50K-100K= Min 4/Max 5/1,000 SF, 100K+ =Min 4.5/Max 5/1,000 SF | < 6K = Min 5/Max 5.5/1,000 SF, > 6K = Min 3.5/Max 4/1,000 SF | 6/1,000 SF                              | 1/3 seats or 1/100 SF, whichever is greater + 1/emp of largest shift |                                                          | 1/50 SF + 1/emp on largest shift                         | 1.5/DU + 0.25/unit guest                           | 1/staff member on largest shift + 1/2 classrooms | 1/teacher on largest shift + 1/6 students | 1/3 of max capacity                                                                             | < 15K = 1/500 SF, > 15K = 1/2,000 SF       | 4 + 1/800 SF + 1/2,500 SF outdoor storage + 1/fleet vehicle |
| Eagan        | 1/200 SF up to 10K, 1/250 SF - 10K-30K, 1/300 SF over 30K                                         | 1/150 SF of net leasable area                                | 3/Dr or 1/150 SF, whichever is greater  | 1/3 seats of design capacity                                         |                                                          |                                                          | 1 encl. space/unit                                 | 3/classroom                                      | 10 spaces + 1/500 SF                      | 1/3.5 seats based on designed capacity of main hall                                             | 1/400 SF up to 6K, 1/1,000 SF over 6K      | 1/500 SF                                                    |

|              | Retail                                                                           | General Office                                                                                                                                                                     | Medical Office                          | Sit Down Restaurants                               | Fast Casual Restaurant | Fast Food Restaurant                  | Multi-Fam Housing                   | Elem/Mid School                                            | Daycares                                                        | Religious Inst.                    | Warehouse                                                    | Manufacture                                              |
|--------------|----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|----------------------------------------------------|------------------------|---------------------------------------|-------------------------------------|------------------------------------------------------------|-----------------------------------------------------------------|------------------------------------|--------------------------------------------------------------|----------------------------------------------------------|
| Eden Prairie | Up to 30K = 5/1,000 SF,<br>30K-200K = 4.5/1,000 SF,<br>200K+ = 4.25/1,000 SF     | Up to 60K = 5/1,000 SF,<br>60-70K = 4.9/1,000 SF,<br>70-80K = 4.8/1,000 SF,<br>80-90K = 4.7/1,000 SF,<br>90-100K = 4.6/1,000 SF,<br>100-150K = 4.2/1,000 SF,<br>150K+ = 4/1,000 SF |                                         | 1/2 seats                                          | 1/3 seats (no liquor)  | 1/2.5 seats                           | Studio = 1/DU, all others 2/DU      |                                                            | 1/emp on largest shift + 1/business vehicle + 1/6 kids capacity | 1/3 seats in largest assembly room | 0.5/1,000 GFA                                                | 3/1,000 GFA                                              |
| Maple Grove  | 1/200 SF                                                                         | 1/250 SF, min 3 spaces                                                                                                                                                             | 1/150 SF, min of 3 spaces               | 1/40 SF of dining & bar area, 1/80 SF kitchen area |                        | 1/150 SF, min of 15 spaces            | At least 2/DU                       | 1/classroom + 1/50 students                                |                                                                 | 1/3 seats of design capacity       | 1/2,000 SF + 1/emp on max shift + 1/company truck            | 1/350 SF + 1/company truck                               |
| Minnetonka   | 3/1,000 SF, min 5 spaces req.                                                    | 2.75/1,000 SF                                                                                                                                                                      | 3/1,000 SF, min 5 req.                  | 14/1,000 SF                                        | 10/1,000 SF (no DT)    | 9/1,000 SF (w/DT)                     | 1/bedroom + 1/10 units guest spaces | 2/classroom                                                | 2.5/1,000 SF                                                    | 10/1,000 SF of main assembly area  | 0.5/1,000 SF                                                 | 1/1,000 SF                                               |
| Plymouth     | 1/200 SF up to 100K + 1/350 SF above 100K                                        | 1/250 SF up to 100K, 1/350 SF above 100K                                                                                                                                           | 1/200 SF                                | 1/40 SF of dining/bar area + 1/80 SF of kitchen    |                        | 1/2.5 seats + 1/15 SF of counter area | 1.8/DU, 1 of which must be enclosed | 3/classroom                                                | 1/employee + 1/6 of licensed capacity                           | 1/3 seats of design capacity       | 1/2 emp of largest shift or 1/2,000 SF, whichever is greater | 1/emp or 1/350 SF, whichever is less + 1/company vehicle |
| Rochester    | Neigh: 1/200-300 SF, Small: 1/250-400 SF, Med: 1/250-300 SF, Large: 1/250-400 SF | Min 1/500 SF, Max 1/400 SF                                                                                                                                                         | Md Facility: Min 1/500 SF, Max 1/250 SF | Min 1/350 SF, max 1/250 SF                         |                        | Min 1/200 SF, max 1/100 SF            | Min 0.5/DU, Max 2/DU                | 1/10 seats in auditorium or 1/ class, whichever is greater | Min 1/500 SF, Max 1/250 SF                                      | Min 1/5 seats, Max 1/2.5 seats     | Light Industry: 1/1,000 SF                                   | Heavy Industry: 1/1,000 SF                               |

|           | Retail                   | General Office | Medical Office                  | Sit Down Restaurants                      | Fast Casual Restaurant                                               | Fast Food Restaurant                                                 | Multi-Fam Housing                                           | Elem/Mid School                                                         | Daycares                                                                  | Religious Inst.                                      | Warehouse                                                | Manufacture                          |
|-----------|--------------------------|----------------|---------------------------------|-------------------------------------------|----------------------------------------------------------------------|----------------------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------------|------------------------------------------------------|----------------------------------------------------------|--------------------------------------|
| Rogers    | 1/200 SF                 | 1/200 SF       | 6/DR at max bldg cap. per shift | 1/40 SF dining, 1/80 SF kitchen/prep area | 1/15 SF counter/wait area, 1/40 SF dining, 1/80 SF kitchen/prep area | 1/15 SF counter/wait area, 1/40 SF dining, 1/80 SF kitchen/prep area | 2/DU, 1/2 of spaces enclosed                                | 3 per classroom                                                         | 1/450 SF                                                                  | 1/3 seats or 5' of pew length                        | 1/2 emp on max shift or 1/2,000 SF, whichever is greater | 1/1,000 SF < 10K<br>1/1,500 SF > 10K |
| Rosemount | 1/300 GFA                | 1/300 GFA      | 5/DR + 1/300 GFA                | 1/4 persons of max capacity               | 1/4 persons of max capacity                                          | 1/4 persons of max capacity                                          | 1.25/studio or 1 bd, 1.75/2 bd, 2/3+ bd, 1 guest space/5 DU | Elem: 1/classroom +1/50 students<br>Middle: 1/classroom + 1/20 students | 1/classroom, +spaces for vans & busses, 1 off-street loading space/5 kids | 1/4 persons of max capacity                          | 1/2,000 GFA                                              | 1/1,000 GFA                          |
| Woodbury  | 1/185 retail floor space | 1/200 GFA      | 1/200 GFA                       | 1/2 seats + employee parking              |                                                                      | 1/2 seats + employee parking                                         | 2.5/DU or 2/DUu if 1 space enclosed                         | 3/Classroom +1/100 students                                             | 1/200 GFA                                                                 | 1/2 seating capacity + provisions for accessory uses | 1/emp on max shift or 1/2,000 GFA, whichever is greater  |                                      |

Develop standards for:  
Retail store/restaurant pick up spaces, EV parking as permitted use, sacred communities, cross doc distribution

Links:

Apple Valley [https://codelibrary.amlegal.com/codes/applevalley/latest/applevalley\\_mn/0-0-0-8144](https://codelibrary.amlegal.com/codes/applevalley/latest/applevalley_mn/0-0-0-8144)

Blaine [https://library.municode.com/mn/blaine/codes/code\\_of\\_ordinances%20?nodeId=PTIIBLZOOR\\_CH33PEST\\_33.13PA](https://library.municode.com/mn/blaine/codes/code_of_ordinances%20?nodeId=PTIIBLZOOR_CH33PEST_33.13PA)

Bloomington [https://codelibrary.amlegal.com/codes/bloomington/latest/bloomington\\_mn/0-0-0-109945](https://codelibrary.amlegal.com/codes/bloomington/latest/bloomington_mn/0-0-0-109945)

Burnsville <https://burnsville.municipalcodeonline.com/book?type=ordinances#name=10-7-26: General Parking And Access Requirements>

Eagan [https://library.municode.com/mn/eagan/codes/code\\_of\\_ordinances?nodeId=CICO\\_CH11LAUSREZO\\_S11.70PEST](https://library.municode.com/mn/eagan/codes/code_of_ordinances?nodeId=CICO_CH11LAUSREZO_S11.70PEST)

Eden Prairie [https://library.municode.com/mn/eden\\_prairie/codes/code\\_of\\_ordinances?nodeId=CH11LAUSREZO\\_S11.43OREPALO](https://library.municode.com/mn/eden_prairie/codes/code_of_ordinances?nodeId=CH11LAUSREZO_S11.43OREPALO)

Maple Grove [https://library.municode.com/mn/maple\\_grove/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH36ZO\\_ARTIXOREPALOFA\\_S36-868RENUPASP](https://library.municode.com/mn/maple_grove/codes/code_of_ordinances?nodeId=COOR_CH36ZO_ARTIXOREPALOFA_S36-868RENUPASP)

Minnetonka [https://codelibrary.amlegal.com/codes/minnetonka/latest/minnetonka\\_mn/0-0-0-30577](https://codelibrary.amlegal.com/codes/minnetonka/latest/minnetonka_mn/0-0-0-30577)

Plymouth [https://library.municode.com/mn/plymouth/codes/code\\_of\\_ordinances?nodeId=CHXXIZOOR\\_CHXXIZOOR\\_S21135OREPALO\\_21135.11NUOREPASPRE](https://library.municode.com/mn/plymouth/codes/code_of_ordinances?nodeId=CHXXIZOOR_CHXXIZOOR_S21135OREPALO_21135.11NUOREPASPRE)

Rochester <https://www.rochestermn.gov/home/showpublisheddocument/36333/638344356246400000>

Rogers [https://rogers.municipalcodeonline.com/book?type=ordinances#name=Sec\\_125-86 - Parking](https://rogers.municipalcodeonline.com/book?type=ordinances#name=Sec_125-86_-_Parking)

Rosemount (prc <https://hkgi.konveio.com/rosemount-zoning-subdivision-code>

Woodbury [https://library.municode.com/mn/woodbury/codes/code\\_of\\_ordinances?nodeId=CICO\\_CH24ZO\\_ARTVSUDIRE\\_DIV2OREPALO\\_S24-242OREPASPRE](https://library.municode.com/mn/woodbury/codes/code_of_ordinances?nodeId=CICO_CH24ZO_ARTVSUDIRE_DIV2OREPALO_S24-242OREPASPRE)