

RESOLUTION NO. PC2022-010
A RESOLUTION OF THE CITY OF SHAKOPEE, MINNESOTA,
APPROVING A CONDITIONAL USE PERMIT FOR EXTERIOR STORAGE AND
VEHICLE SERVICE/REPAIR AT 1431 MARAS STREET

WHEREAS, Ryan and Randal Quiring of Q Carriers, applicant and property owner, have made application for a Conditional Use Permit to allow exterior storage and a vehicle repair/service operation in the Light Industry Zone (I-1); and

WHEREAS, the property which the request is being made is legally described as:

Lot 1, Block 1, Lloyd's Properties LLC; and

WHEREAS, all required public notices regarding the public hearing for the application were duly sent and posted and all persons appearing at the hearing have been given an opportunity to be heard thereon; and

WHEREAS, the Board of Adjustment and Appeals of the City of Shakopee did review this application on September 8, 2022 and adopted the following findings:

Conditional Use Permit Findings:

Criteria #1 The use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity;

Finding #1: The Board has not received any evidence that the use of the property for exterior storage and as a vehicle service/repair operation will be injurious to the use and enjoyment of other property in the vicinity, if conducted in accordance with proposed conditions. Exterior storage is located at multiple lots adjacent to the property that the applicant also owns, and all vehicle repair/service work will be conducted indoors.

Criteria #2 The approval of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses allowed in the area;

Finding #2: The Board finds that the conditional use permit for exterior storage and vehicle service/repair will not impede the normal and orderly development and improvement of surrounding property. All adjacent properties are industrially zoned properties.

Criteria #3 Adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided;

Finding#3: The Board finds that adequate utilities, access, drainage and other necessary facilities have been or will be provided for the site.

Criteria #4 The use is consistent with the purposes of the zone in which the applicant intends to locate the proposed use; and

Finding #4 The Board finds that this use is consistent with the purposes of the I-1, Light Industry Zone. The purpose of the Light Industry Zone is to provide an area for industrial, light manufacturing, and office uses which are generally not obtrusive and which serve as a transition between more intensive industrial sites and residential and business land uses. The proposed development is similar to the adjacent use of the property for exterior storage.

Criteria #5 The use is not in conflict with the Comprehensive Plan.

Finding #5 The Board finds that the use is not in conflict with the Comprehensive Plan. The comprehensive plan guides this property for Mixed Use Employment Center, which allows light industrial uses, such as exterior storage and a vehicle repair/service operation.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ADJUSTMENT AND APPEALS OF THE CITY OF SHAKOPEE, MINNESOTA, AS FOLLOWS:

That the conditional use permit for exterior storage and vehicle repair/service in the I-1, Light Industry Zone are hereby approved, subject to the following conditions:

1. The applicant must comply with the Engineering Department Memorandum dated July 18, 2022.
2. All unpermitted temporary structures (three total) shall be removed from the property.
3. The fence located on the property shall be repaired and maintained in good condition.
4. The lot shall not use more than 50% of the lot area for exterior storage.
5. The lot shall be surfaced entirely with asphalt, concrete, or Class 5 aggregate.
6. The applicant shall not store any vehicles which are unlicensed or inoperative for more than 7 days, except in appropriately designed and screened storage areas;
7. The applicant shall conduct all repair, assembly, disassembly, or maintenance of vehicles within a building, except for minor maintenance such as tire inflation, adding oil, and wiper replacement;
8. A 15' parking setback from Maras Street shall be applied and no parking or paving shall occur in this setback;
9. The applicant shall provide scaled drawings showing the 65 spots for trailers and tractor parking.

Adopted by the Shakopee Board of Adjustment and Appeals on the 4th day of August, 2022.

ATTEST:

BOAA Chairperson

Michael Kerski
Director of Planning & Development

PREPARED BY:
City of Shakopee
485 Gorman Street
Shakopee, MN 55379