



City of Greenfield
7738 Commerce Circle
Planning Commission Workshop Agenda
October 13, 2020
5:30 p.m.

**Note: Due to COVID-19 Pandemic, the Emergency Management Director declares that it is not safe for the public to attend. Per Statute 13D.021 some members may appear telephonically. The meeting is available to listen to remotely. Contact City Hall for Zoom Information*

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B. Manufactured Homes and Mobile Home Parks	
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MEMORANDUM

Hoisington Koegler Group Inc.



To: Greenfield Planning Commission
From: Brad Scheib, Consulting Planner
Subject: Zoning Code Update – Zoning Maps and remaining discussion items.
Date: 10/07/2020

Hello all. Attached are the following items:

1. A series of Maps depicting recommended zoning district mapping changes. These maps include a composite map and a series of Individual maps that break out key changes focusing on the more significant changes. The maps reflect current zoning with the proposed changes color coded by recommended new district.
 - a. Rural residential and Ag Preserve. This map shows how the Rural Residential lands in the expansion area are proposed to be rezoned and how the approximately 160 acres bound by Highway 55, CR 92, Rebecca Park Trail and Vernon Street will be rezoned. With this parcel, it ultimately will change when someone proposes to subdivide the property and a more specific development proposal comes forth. But with the ending of ag preserve, this rezoning reflects a rezoning consistent with the comp plan. Note for the Village Center, we will discuss B1 as a starting point.
 - b. Proposed Residential Townhouse Changes. Note we show R3 for townhomes and R4 for the part of the Kettering Creek PUD that reflects the multi-family building included as part of the approved PUD.
 - c. Proposed General Business Changes. This breaks out the General Business district into B1 and B2 districts.
 - d. Proposed Sewered Single Family Residential Changes. This breaks SSFR into R1 and R2
 - e. Proposed Lake Sarah Sewer Residential – this is more just a name change from Lake Sarah Sewered to R1

I am also attaching a uses table that compares how uses have changed between districts.

Note that staff is working on contacting property owners where we are recommending key zoning district changes. However, the majority of these will be done after the planning commission discusses the proposed zoning maps.

2. There are a number of places that we have yet to address but wish to at this meeting. some of these are sort of house keeping but some are a bit content related. There is also a short piece from the League of Mn Cities that is worthwhile read. Remaining topics include the following:
 - a. Home occupations include both home offices and home based businesses. This can be found in performance standards section 152.071 part (F). Key questions for discussion:

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Direct (612) 252-7122 Email brad@hkgi.com

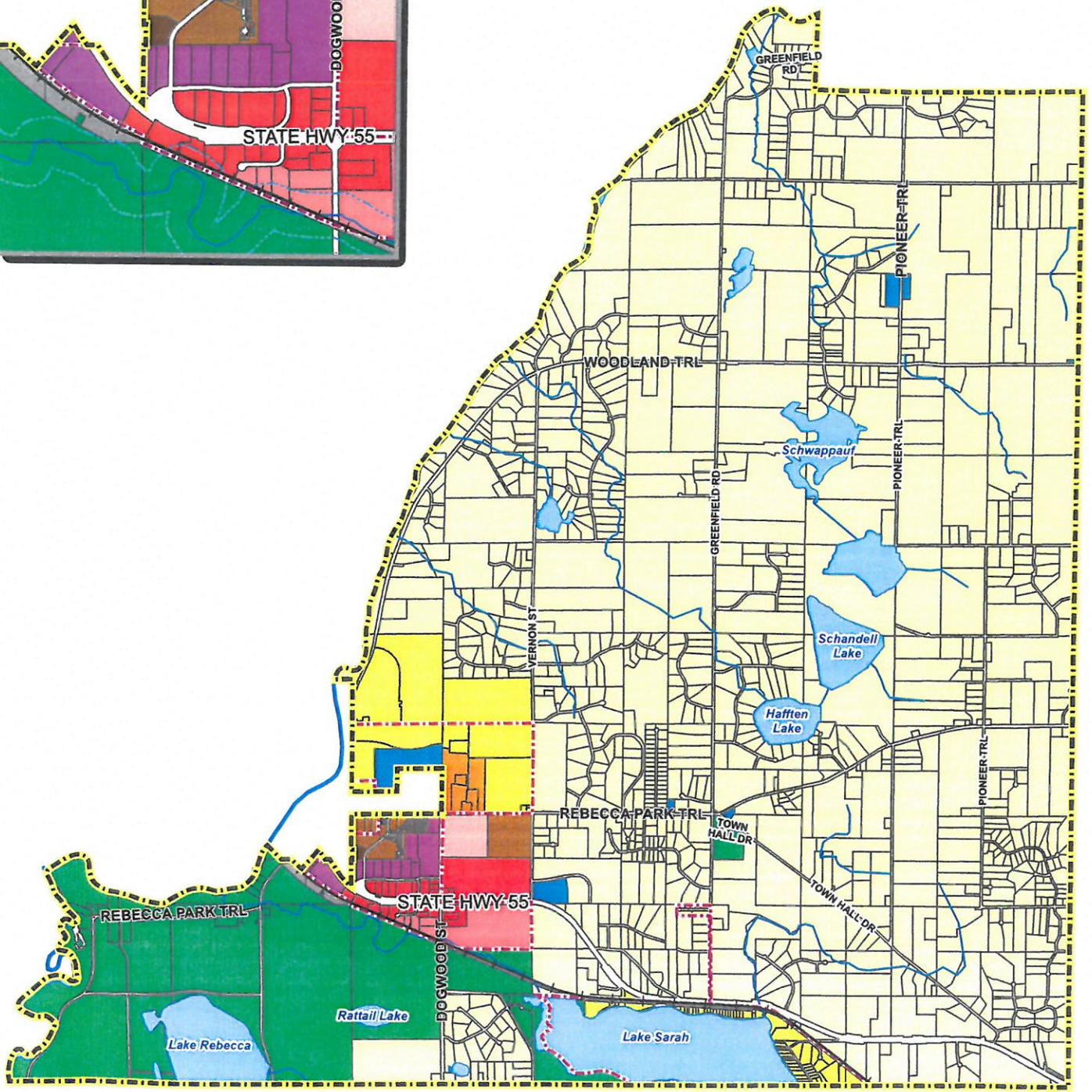
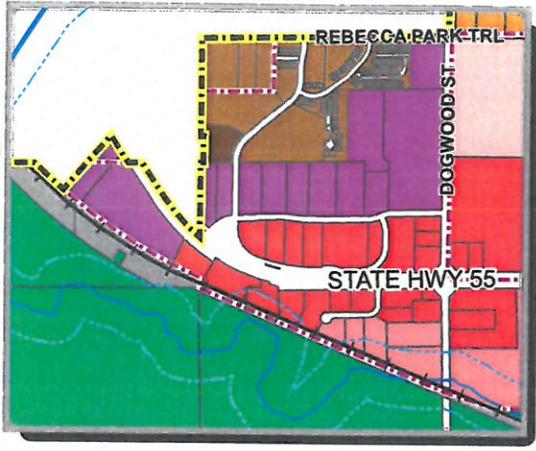
- i. Consider cleaning up the definitions so they clearly distinguish the difference between home office (something conducted within a structure) and home business (a business conducted on the parcel). Performance standards should not be included in the definitions.
- ii. Subjective clauses are often hard to address or enforce. They allow flexibility but also create loop holes. 152.071 (3) (j) and (k) create challenges in interpretation. Discuss deleting these or providing definition.
- iii. Is it ok to use an accessory structure or detached garage as a home office? Current performance standards prohibit this.
- iv. 152.071 (4) (b) introduces the concept of exemptions and flexibility. Staff recommends wrapping standards from this section that are clear into the previous sections and eliminating the more ambiguous “flexibility” clauses.
- v. We will go through this section in detail at the meeting.
- b. Manufacture homes and mobile home parks
 - i. we have to allow mobile home parks within the city but can put design parameters to them
 - ii. We have to allow mobile home or manufactured housing units anywhere we allow detached single-family units but we do not have to have separate lot sizes – so we can delete that line item in the code. That is a hang-over from the current zoning code.
- c. Administrative matters.
 - i. Ensure enforcement of the zoning ordinance lies with the zoning administrator and not the building inspector or “City” in general be specific and clear.
 - ii. Add an ‘enforcement’ section to the administrative chapter of the code that clearly spells out the city’s enforcement authority and procedures relative to violations of the zoning code. This is currently sprinkled through various section of the code but not clear on it actions for the full code.
- d. Performance standards for residential districts (these are driven by the number of complaints staff receive on these issues):
 - i. Discuss 152.071 (B) (2) which allows for exterior storage of licensed/registered and operational recreational vehicles and (8) which addresses off street parking of vehicles. Should these be limited in number? should these be allowed to be parked or stored anywhere or should there be a requirement for the location and surface they are stored on?
 - 1. Do we simply need to define what a designated driveway or parking areas is
 - ii. Stacked firewood. Should there be a limit to the amount of firewood stacked on a site.

This is the last intended workshop before we begin a public hearing process. The last 15 minutes of our workshop I would like to preview our process. Here are the basics:

1. Over the course of the next week and a half we will be cleaning up and incorporating all of the edits into a revised zoning ordinance. This ordinance will repeal and replace what we have. Key changes will be identified through an executive summary.
2. We will begin sending out notices of a public hearing scheduled for the November PC meeting. these notices will be in the paper, on the web site, and some distributed by email or direct mail.
 - a. For major changes we are talking directly with property owners so they understand the impacts.
3. We will establish a web site where the ordinance and key change executive summary can be made available on line for public review and comment. We will push information out on the availability of this information through email and various community connections. It will also be posted on the website, at city hall and published in the newspaper.
4. The public hearing will include a detailed presentation followed by opportunities for public to provide input. We will encourage written information for the public record as opposed to in person attendance.

Please let me know if you have specific questions prior the workshop so I may be fully prepared to address them at the meeting. In the event we do not get through all the materials we can finish up at the conclusion of the regular meeting.

Thanks and see you Tuesday.



Source: Hennepin County Parcel Data, HKGi



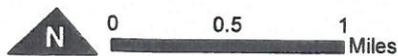
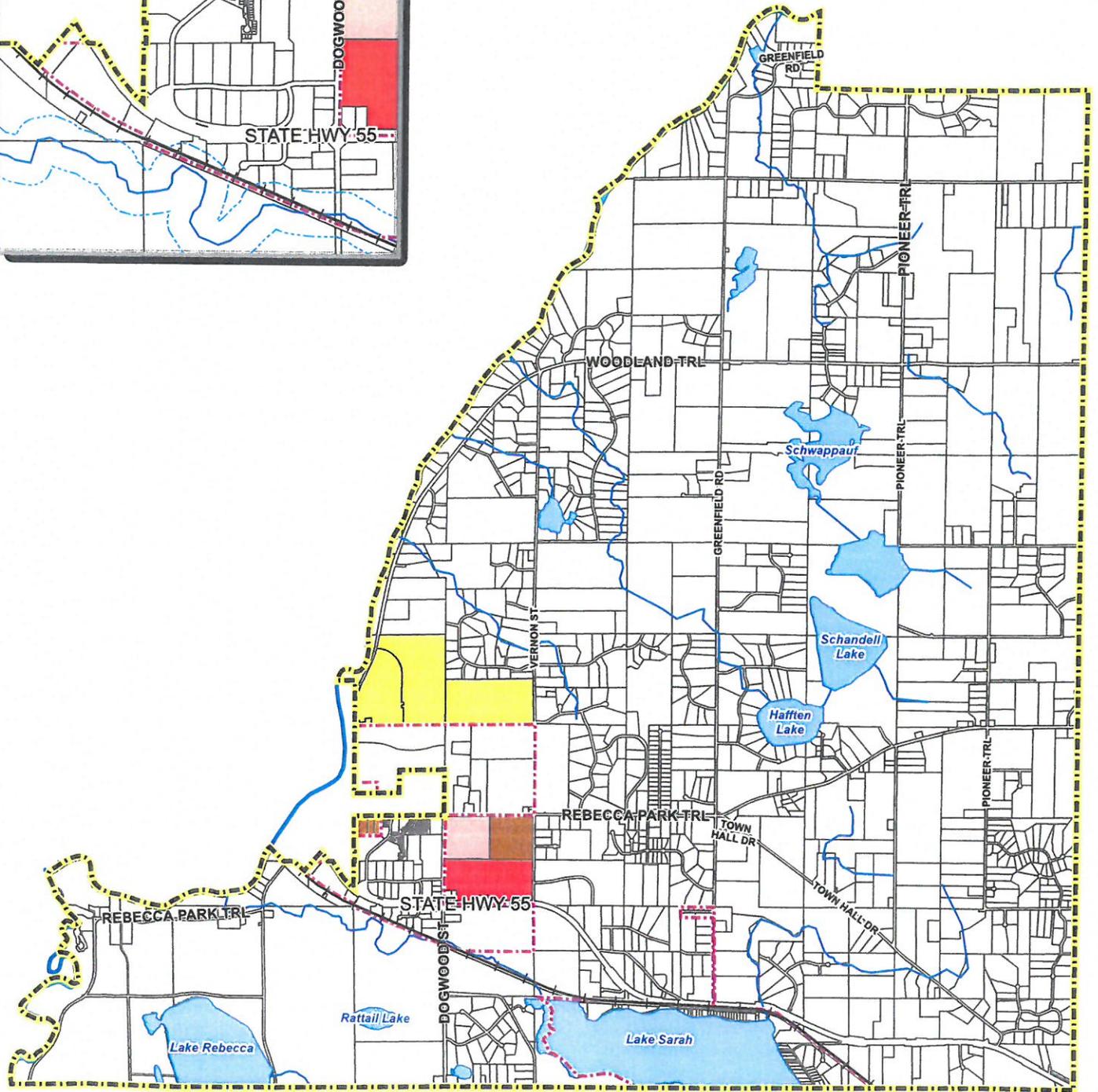
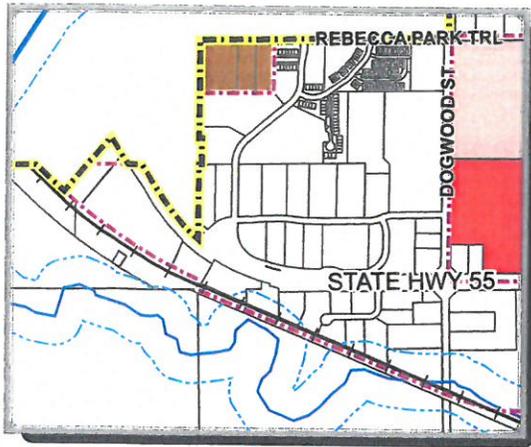
Legend

- City Boundary
- Parcels
- Railroad
- Current Urban Service Area
- Open Water

- Proposed Zoning**
- Rural Residential
 - R1 Residential
 - R2 Residential
 - R3 Residential
 - R4 Residential

- Village Center
- B1 Commercial Retail/Services
- B2 General Business
- Industrial
- Institutional
- Park

Proposed Zoning



Source: Hennepin County Parcel Data, HKGi

Proposed Rural Residential Changes & Bus Ag Preserve

Legend

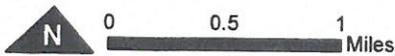
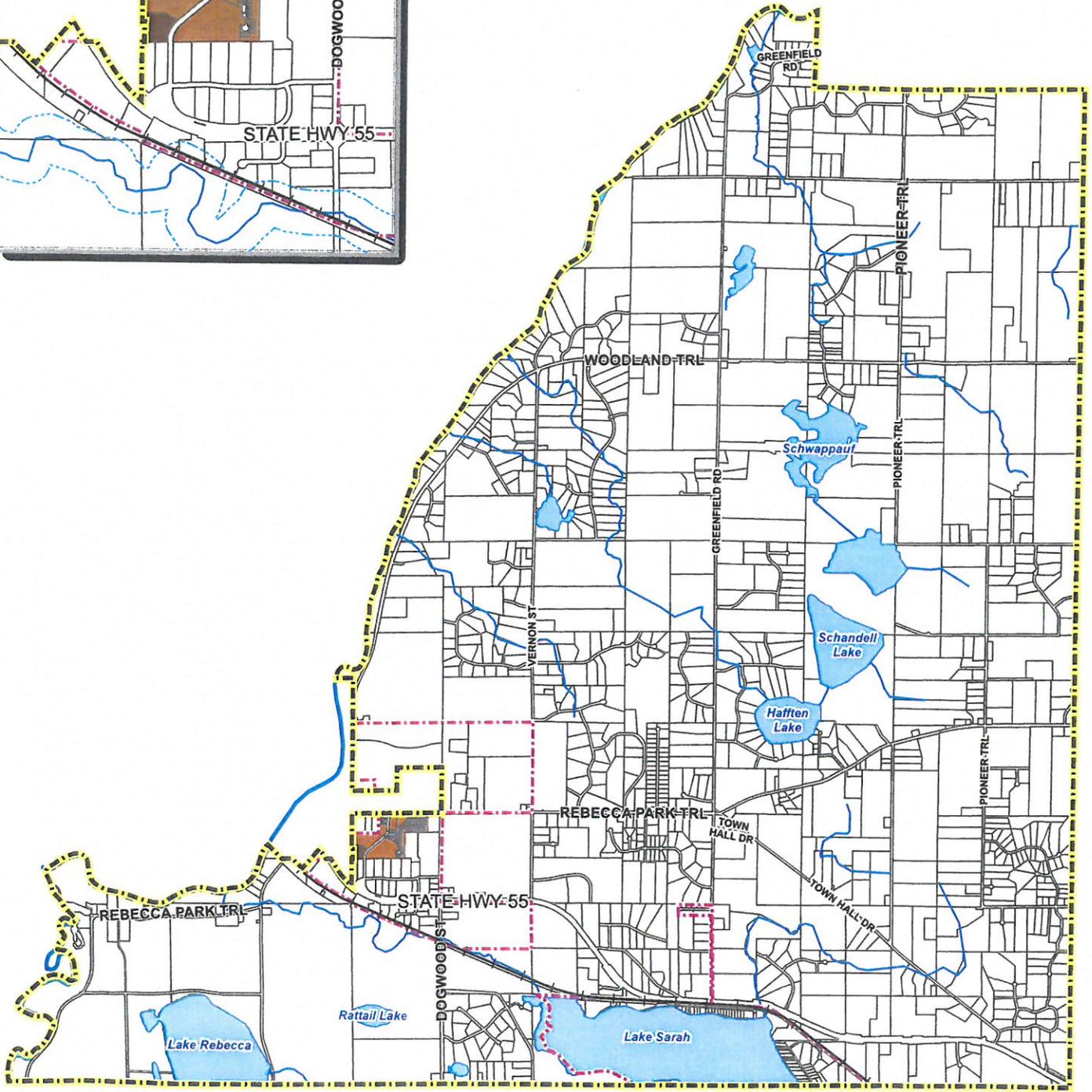
- City Boundary
- Parcels
- Railroad

- Open Water
- Streams

- R3 Residential
- Village Center
- B1 Commercial Retail/Services

Proposed Zoning





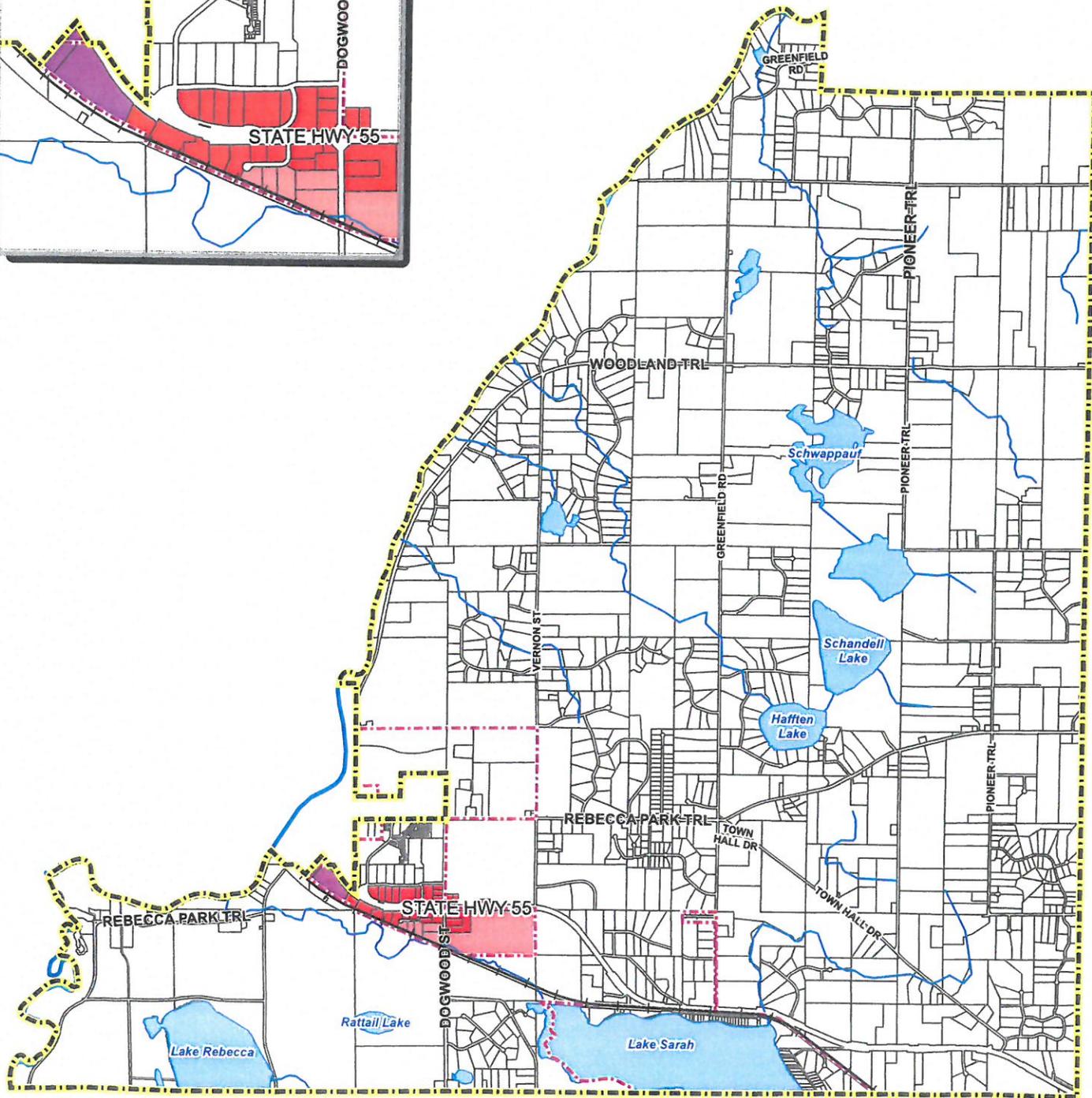
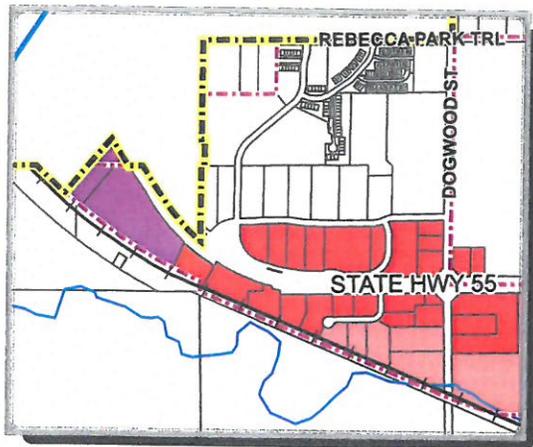
Source: Hennepin County Parcel Data, HKGI

Proposed Residential Townhouse Changes

Legend

- City Boundary
- Parcels
- Railroad
- Current Urban Service Area
- Open Water
- Streams
- Proposed Zoning R3 Residential





Source: Hennepin County Parcel Data, HKGI

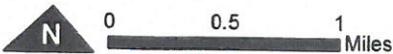
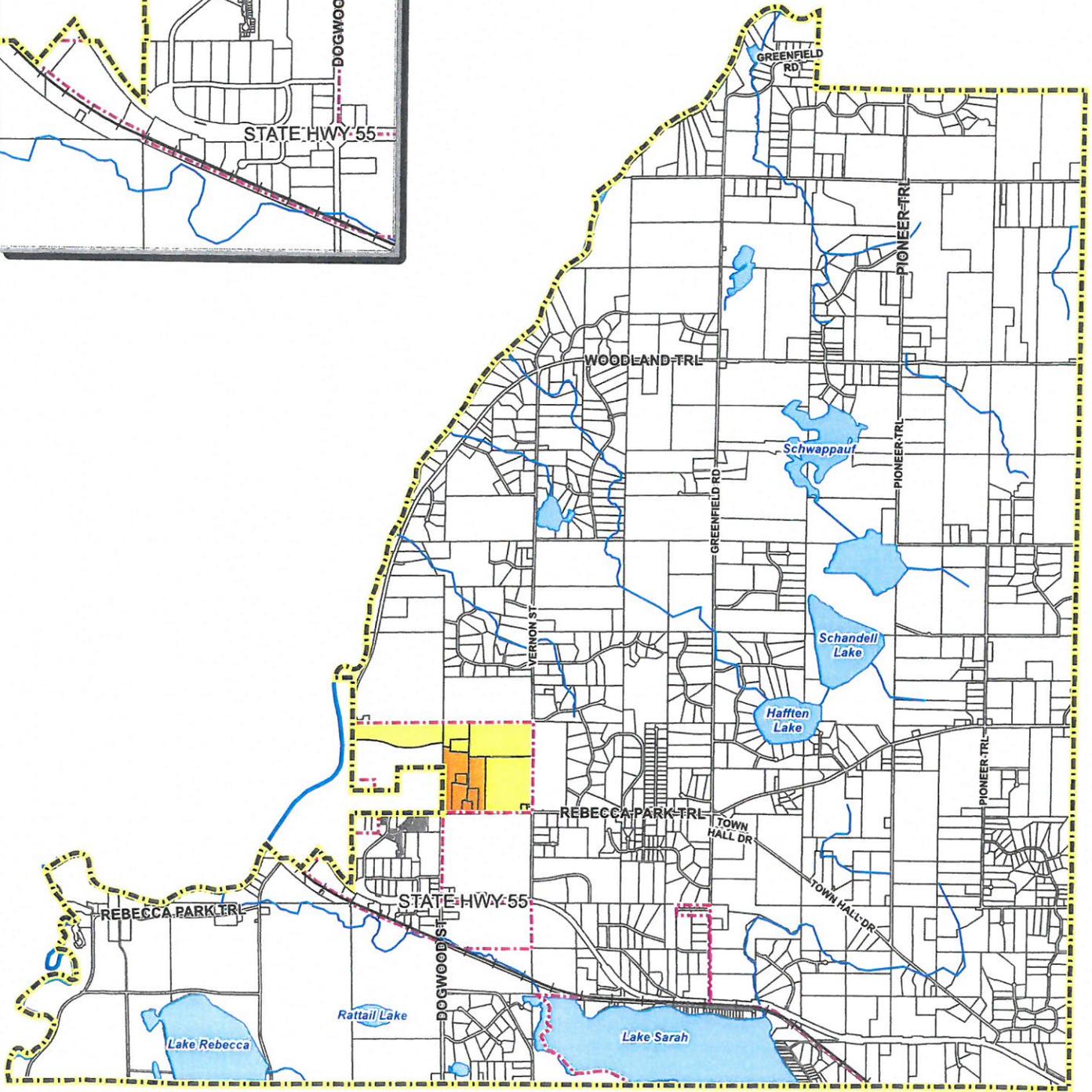
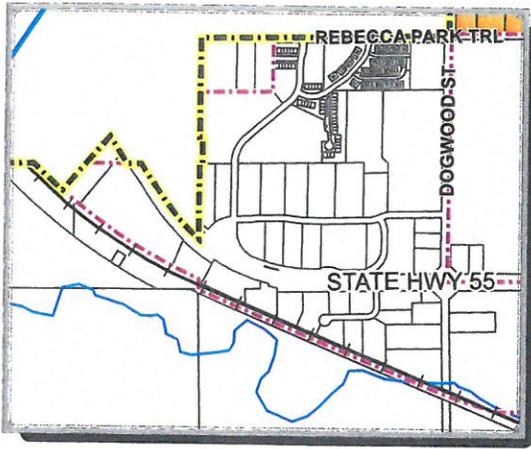
Legend

- City Boundary
- Streams
- Parcels
- Railroad
- Current Urban Service Area

Proposed General Business Changes

- Proposed Zoning**
- B1 Commercial Retail/Services
 - B2 General Business
 - Industrial





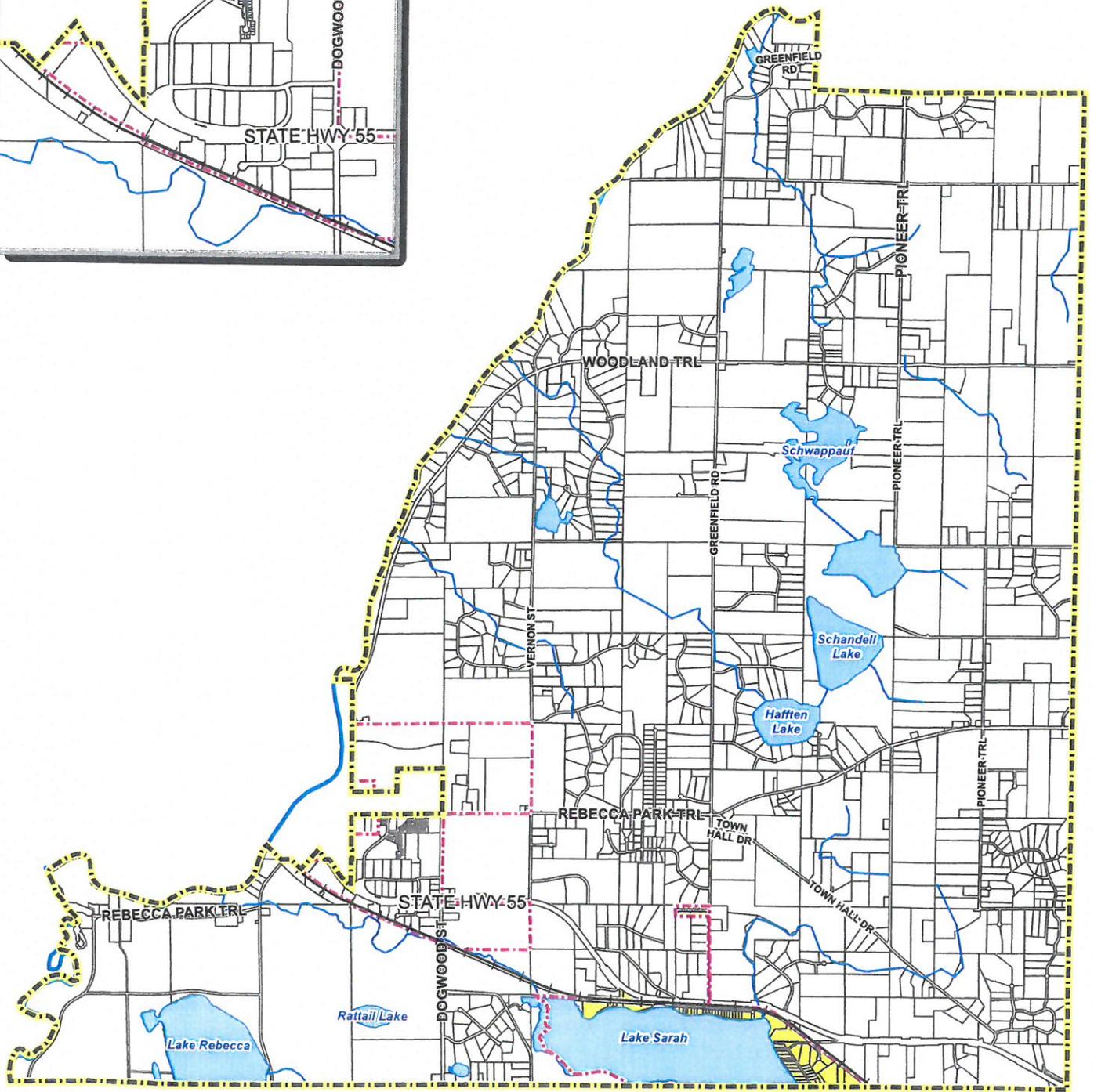
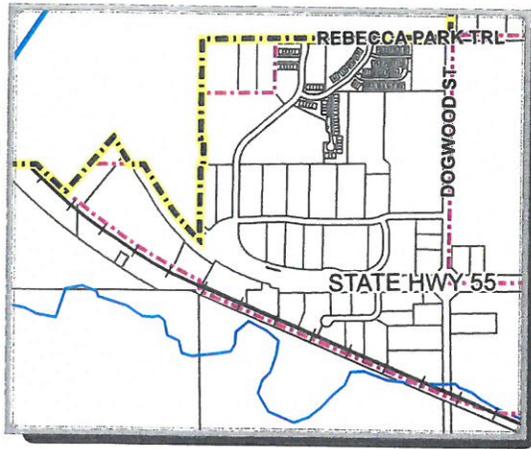
Source: Hennepin County Parcel Data, HKGi

Sewered Single Family Residential Changes

Legend

-  City Boundary
-  Streams
-  Parcels
-  Railroad
-  Current Urban Service Area
-  Proposed Zoning R1 Residential
-  R2 Residential





Source: Hennepin County Parcel Data, HKGi

Lake Sarah Sewer Residential Changes

Legend

City Boundary

Parcels

Railroad

-10-

Open Water

Streams

Proposed Zoning

R1 Residential

Legend	
P	Permitted
PS	Permitted with Standards
CUP	Conditional Use Permit
IUP	Interim Use Permit
Blank	No change in allowed uses
Green	New Use for District allowed
Yellow	Same use allowed, but different standards/conditions
Red	Old use no longer listed as allowed
Blue	Old district becomes two or more districts, and at least one new district has different allowance or standards
Orange	Listed in the Ag Preserve district (being removed), and not listed in any other districts
Gray	Conflict, unable to determine

- (2) All new residential on-site sewer systems shall be built and manufactured to conform to the Minnesota Pollution Control Agency's (M.P.C.A.) Rule 7080 and city standards.

(F) **Home occupations.**

- (1) Purpose. The purpose of this section is to allow certain home occupations which have no significant impact upon surrounding property, and to establish specific rules and procedures by which other home occupations may be conducted in residential or agricultural neighborhoods without jeopardizing the health, safety, general welfare and right to quiet enjoyment of the surrounding neighborhood and to prevent undue competition with business or industrial districts.
- (2) Exemptions. Daycare home facilities and group day care home facilities that are licensed by the State are exempt from the requirements of this section. In addition, rural residential properties greater than 5 acres or owned by property owners with a cumulative total of more than 5 acres in Greenfield are allowed to have on-site sales of agricultural products grown on site.
- (3) General provisions. All home occupations (home office or home business) shall meet the following standards.
 - (a) The home occupation shall be clearly incidental and secondary to the principal residential use of the home and the property.
 - (b) The owner or partner in the home occupation must live in the home associated with the home occupation.
 - (c) The home occupation shall not utilize more than 20% of the floor areas of the residence (excluding any attached garage area).
 - (d) There can be no outside storage of materials, goods or equipment on or near the site, other than vehicles as specified in the performance standards for home office and home business.
 - (e) No exterior alteration may be made to the dwelling, accessory structure or site to accommodate the home occupation except as may be customarily found with residential dwellings and accessory structures situated on similar sized lots.
 - (f) The home occupation cannot create any kind of nuisance by way of electronic interference, traffic, parking, dust, noise, odor, smoke,

bright light or anything of an objectionable nature which is detectable from outside the home.

- (g) All parking associated with the home occupation shall occur on-site.
 - (h) The home occupation cannot cause septic waste flow to exceed the design capacity of the septic system.
 - (i) The home occupation cannot generate traffic to and from the home that is not characteristic of the neighborhood.
 - (j) The home occupation property is of adequate size and configuration for the proposed business use.
 - (k) The property location is appropriate for the type of proposed business use.
 - (l) The road access to the property is adequate for the proposed number of vehicle trips and the type of vehicles to be used in the business.
- (4) Performance standards.
- (a) Home office performance standards. If the proposed home office cannot comply with all of the below rules said business use cannot occur in the Rural Residential, Agricultural Preserve, Lake Sarah Sewer Residential, Residential Townhouse, and Sewered Single Family Residential zoning districts.
 1. No part of any detached garage or accessory building can be used for the home office except for storage.
 2. The home office is conducted entirely by the occupants of the home. No non-resident employees are allowed to work at the premises or to report to the home for outside dispatch.
 3. No direct sale of goods to the consumer is allowed to occur at the home office site.
 4. No more than 1 commercially licensed vehicle associated with the home office may be parked at or near the home.
 5. Any vehicles associated with the office use shall not exceed the allowable vehicle weight of the roadway that abuts the subject property.

- (b) Home business performance standards; exemptions and flexibility.
1. The City may allow some flexibility from the strict application of these performance standards where the proposed home business complies with the intent of these regulations and when the business use is clearly compatible with and has no significant adverse impact upon the neighborhood or the community.
 - a. The garage or accessory building may be used for the business, provided there is still garage space to park a vehicle.
 - b. There can be up to 5 employees or business partners, who do not live at the home, working or reporting to the home for dispatch to other work sites,. The number of employees allowed may be altered by the City Council based on the characteristics of the business or the site.
 - c. No more than 2 commercially licensed vehicles associated with the business can be parked overnight outside or near the home, in an unscreened location. A maximum of 5 commercially licensed vehicles are allowed at the home at any one time.
 - d. No vehicles requiring a Class A drivers' license associated with the business can be parked at an outside unscreened location.
 - e. Dust control measures or paving the driveway and or street may be required.
 - f. No home business use of vehicles requiring a Class A drivers' license and/or trailers over 20 feet in length shall occur from properties with driveway access to local streets. The City Council may allow home business use of vehicles requiring a Class A drivers' license and/or trailers over 20 feet in length if the property has driveway access off of a paved county or state road.
 - g. The Council may restrict the hours of operation as necessary to protect the residential or agricultural character of the area.

- h. No direct sale of goods to the consumer is allowed to occur at the home business site, except as allowed by 152.071 (F)(2).

(G) Livestock and domestic farm animals.

- (1) **Applicability.** Provisions of the ordinance codified herein that apply to the owner of animals apply equally to any person having the custody or possession of that animal.
- (2) **Definitions.** For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.
 - (a) **ANIMAL UNIT.** A unit of measure comparing the size of domestic farm animals as follows:

Animal	Animal Unit
One cow, llama, horse, ostrich or similar animal	1.0
One hog, sheep, goat, alpaca or similar animal	.5
One domestic fowl or similar animal	.05

- (b) **DOMESTIC FARM ANIMAL/LIVESTOCK.** Cattle, hogs, horses, bees, sheep, goats, chickens and other animals and fowl commonly kept for food production.
- (c) **AT-LARGE.** Off the premises of the owner or person responsible for the livestock.
- (3) **General provisions.** The following shall apply to § 152.056 Agricultural Preserve and § 152.055 Rural Residential Zoning Districts:
 - (a) Where the principal use is a single-family dwelling, livestock at a maximum density of 1 animal units per the first 1-1/2 acres of land and 1 additional animal unit per each additional acre of land thereafter. Property owners shall be responsible for management and proper disposal of animal waste. This shall include:
 - 1. All regulations imposed by the Minnesota Pollution Control Agency (MPCA) relating to the keeping of livestock or domestic

§ 152.071 PERFORMANCE STANDARDS FOR RESIDENTIAL DISTRICTS.

- (A) **Purpose.** All uses, buildings and structures within the Rural Residential, Agricultural Preserve, Lake Sarah Sewered Residential, Residential Townhouse and Sewered Single Family Residential districts shall conform to the following performance standards.
- (B) **Exterior Storage.** If visible from adjoining properties and public streets, all personal property in a residential zoning district shall be stored within a building or screened by a fence, vegetative buffer or topographic feature at least six feet in height. The following items may be stored in a rear or an interior side yard provided a five (5) foot setback is maintained from said lot line:
- (1) Laundry drying equipment
 - (2) Currently registered and operational boats, snowmobiles, all-terrain vehicles, and other non-vehicular recreational equipment
 - (3) Currently registered, unoccupied trailers less than 30 feet long
 - (4) Home heating fuel tanks
 - (5) Stacked firewood
 - (6) Construction and landscaping materials or equipment used or intended for use on the premises within a period of twelve (12) months
 - (7) Agricultural equipment and materials used or intended for use on the premises within a period of twelve (12) months
 - (8) Off-street parking of currently registered and operational passenger automobiles and pick up trucks in designated driveway or parking area
- (C) **Swimming pools.**
- (1) The filter unit, pump, heating unit and any other noise making equipment shall comply with noise pollution control regulations of the Minnesota Pollution Control Agency Air Quality Division published as Minnesota Rules, 1991, Chapter 7030.
 - (2) All pools shall be totally enclosed with at least a 4-foot high barrier restricting uncontrolled entrances of all persons.

Tori Leonhardt

From: Charly Kainz <divaleolunagizmo12@gmail.com>
Sent: Sunday, August 23, 2020 9:23 PM
To: Tori Leonhardt
Subject: Firewood info

Hi Tori,

Thank you again for taking the time to come over on your day off, I really appreciate it. Here is the information you requested about firewood.

I use a standard indoor wood stove, it is not an outside boiler. This means I need the wood to be split and dry in order to burn the wood. We go through 5-6 full cords of wood each winter to heat our home. One full cord of wood equals 128 cubic feet of wood. That means I need approximately 700 cubic feet of wood to get through the winter.

Green cut, or freshly cut wood would need approximately the following time frame to cure, or dry, before I can burn it in our wood stove: Oak- 2-3 years or more. Hard Maple- 2-3 years. Elm and Ash- 1 1/2 to 2 years. Box Elder 1 to 1 1/2 years. Sugar Maple, Cottonwood, Willow takes about 1 year.

The harder the wood the longer it takes to cure, but the harder the wood the more heat it produces when burned, so less is needed.

The softer the wood, the quicker it dries, but the softer the wood the less heat is produced when burned, so more wood is needed.

Based off what I just explained of drying times, I realistically need onsite, 15-20 cords of wood to ensure that all wood is properly dried before being burned for heat. This would allow for 1 year of buffer in case of an extra cold winter.

Limiting my collection from October to April is ridiculous because most harvesting of wood is done during the summertime. Not only do I need to collect the wood, I need time to split and stack the wood. I can't effectively collect, split, and stack, while I am trying to also burn the wood.

This is more of a plea to the Commission to reconsider these onerous and ridiculous big city restrictions on how I choose to heat my home.

I hope this information helps you understand better and also helps with your dealings with the Commission.

If you need any further information or help with this please feel free to email me back.

Thank you.

CK