



Approved: June 10, 2019

**CITY OF ARDEN HILLS, MINNESOTA
CITY COUNCIL WORK SESSION
MAY 20, 2019
5:00 P.M. - ARDEN HILLS CITY COUNCIL CHAMBERS**

CALL TO ORDER/ROLL CALL

Pursuant to due call and notice thereof, Mayor David Grant called to order the City Council Work Session at 5:03 p.m.

Present: Mayor David Grant, Councilmembers Brenda Holden, Dave McClung, Fran Holmes and Steve Scott

Absent: None

Also present: City Administrator Dave Perrault, City Planner Mike Mrosla, Deputy Clerk Jolene Trauba, Communications Coordinator Dawn Skelly, Adams French Property (IP3 AF Properties, LLC) Principal Jim Adams, Roberts Management Group's Nick Roberts, CTV Executive Director Dana Healy and CTV Technical Manager Pat Cook

1. AGENDA ITEMS

A. Concept Plan Review – Self Storage

City Planner Mrosla introduced the concept plan review application from IP3 AF Properties, LLC for a climate controlled self-storage facility at 1780 Gateway Boulevard.

Adams French Property (IP3 AF Properties, LLC) Principal Jim Adams stated that Adams French Property would be the developer/owner of the facility. They are based in Indianapolis and build in the upper Midwest. They have recent projects in Bloomington, Roseville and Crystal. They only build multi-story projects with enclosed climate controlled drive-in and drive-through bays with interior loading and unloading. They build in masonry, metal panel and glass depending on architectural standards.

Mr. Adams described the site and its challenges, specifically the fall in elevation, billboard sight line, railroad easement and utility easement, along with wetlands. Creating access to the site and avoiding the wetlands will also be a challenge. Conceptually there will be an industrial looking 3 story building built into the terrain. In Arden Hills there is only 1.4 square feet per person of storage, the industry standard is 7 square feet per person. In a three mile radius there is a 300,000 square feet shortage based on market statistics.

City Planner Mrosła added that this use would require a zoning code amendment as a new land use category. He felt the project would complement the surrounding uses in the area.

Councilmember Holden asked what was the height requirement of the area and what kind of materials would be allowed.

City Planner Mrosła stated 35 feet was the maximum height allowed, and the required materials were brick, glass and stone with metal trim and accessories.

Mr. Adams said they build with an engineered metal panel that is factory finished on two sides that goes on the iron structure. The panels come with a variety of finished and architectural looks.

Councilmember Holden asked how large the signage could be on the building.

City Planner Mrosła responded that the sign could be no more than 45 square feet, so a variance would be needed.

Mr. Adams said they would probably request approximately 90 square feet. They would also have glass fronts with doors behind them to display what they are and let in light.

Councilmember Holmes wondered what other uses were possibly going into the rest of the area owned by Roberts Management.

Mr. Roberts said they have two potential concepts right now, both are industrial office/warehouse buildings.

Mr. Adams noted they will have 30-35 visits per day, as compared to daily office use, so they won't be needing as much parking.

Discussion ensued on how a road may be brought into the area when facilities are built.

Councilmember Scott wondered how many storage bays would be in the proposed concept.

Mr. Adams replied that a 10X10 bay is standard, and there would be a variety of sizes in this building with approximately 650 total units. Approximately 12 could be accessible from the outside and wouldn't face the road.

Councilmember Holden asked about signage on the west side of the building.

Mr. Adams said he would probably want to have some signage facing I-35.

City Planner Mrosła noted there may not be signage on the east of the building due to topography.

Mayor Grant acknowledged that it is a unique property and other uses would have parking constraints. He would like to see a nice product and an upscale storage facility would work well there.

Mr. Roberts mentioned that he has had interest in the property from other storage facility groups and he felt this is the nicest product.

City Planner Mrosla said the next steps would be to look into how the use fits in the district and determine how to permit and regulate the use.

Councilmember Holden wondered about payment for Road Lake Road as it wasn't assessed at the time it was built.

City Planner Mrosla said he will research what happened at that time.

Councilmember Holden stated she thinks the project is a good idea, but not with a lot of variances.

Councilmember McClung agreed.

Councilmember Holmes was fine with the proposal.

Councilmember Scott felt the area has a demand for storage and without a lot of practical uses for the site he is willing to be flexible.

Mayor Grant liked the upscale facility and isn't concerned about the number of variances as he would be if they are large ones.

Further discussion ensued regarding signage lighting and possible hours of operation.

B. Tobacco 21 Planning

City Administrator Perrault stated this item was requested to be brought forward for further discussion. The City Council acted at the March 25, 2019 meeting to restrict tobacco sales within Arden Hills to age 21 and prohibited selling flavored tobacco products. The item is being brought forward to discuss if they would like to consider changing the ordinance to allow businesses that derive 90% or more of their revenue from tobacco sales to sell flavored products. He noted that if they decide to revisit the ordinance they will need to have a 30 day notice of public hearing.

Councilmember Holden asked if changing the date of the official enforcement would require the same process.

City Administrator Perrault responded that they had talked with the City Attorney and if the Council wanted to change the ordinance he recommended delaying enforcing the ban until August 1. The Attorney didn't say they would need to take formal action to delay the enforcement.

Councilmember Holmes asked if they could move forward with age 21 but delay the flavors for reconsideration.

City Administrator Perrault said he would have to speak with the City Attorney depending on how long a delay they would want. Substantial changes to the ordinance would trigger the public hearing.