



City of Mora  
Kanabec County, Minnesota  
Meeting Agenda  
Planning Commission

Mora City Hall  
101 Lake Street S  
Mora, MN 55051

Monday, May 11, 2020

5:30 PM

Mora City Hall

*City of Mora Code of Ordinances, Chapter 32: The role of the Planning Commission is to serve the City Council in an advisory capacity on matters relating to citizen requests for action, zoning changes and review, Comprehensive Plan reviews, capital improvement reviews, and other actions as deemed necessary to carry out the functions of a pro-active Planning Commission.*

**Due to the COVID-19 pandemic and pursuant to Minnesota Statute 13D.015, this meeting will be held by electronic means using WebEx. Some or all of the Planning Commission members and other meeting participants may be attending electronically.**

**The public may attend this meeting by phone and provide comments during the public hearing:**

- Call 1-408-418-9388 (use a cell phone to avoid charges)
- When prompted enter access code 625 985 782
- When prompted enter meeting password 84367579

**When Chair Sjoberg opens the Public Hearing and Open Forum portions of the meeting, he will invite meeting participants to speak. Please do not speak until the public has been invited to speak.**

1. **Call to Order**
2. **Roll Call:** Chad Gramentz, Mike Johnson, Karen Onan-Wakefield, Todd Sjoberg, and Sara Treiber.
3. **Adopt Agenda** (*No item of business shall be considered unless it appears on the agenda for the meeting. Board members may add items to the agenda prior to adoption of the agenda.*)
4. **Approval of Minutes from the April 13, 2020 Meeting**
5. **Public Hearings**
  - a. Public hearing to consider a Conditional Use Permit for *Mining* in the I-2 General Industrial District. The subject site is located at 1200 North Industrial Road and owned by NorthStar RE LLC.
6. **Open Forum**
7. **New Business**

None
8. **Old Business**
  - a. Comprehensive Plan. The Planning Commission will receive a verbal report regarding the update of the 2009 Comprehensive Plan.
9. **Reports** (*Commissioners and staff will be given the opportunity to share information.*)
10. **Adjournment**

The next regular meeting is scheduled for Monday, June 8, 2020 at 5:30 PM.

**City of Mora, MN**  
**PLANNING COMMISSION**  
**Meeting Minutes**

**April 13, 2020**

Present: Mike Johnson, Karen Onan-Wakefield, Todd Sjoberg and Sara Treiber  
Absent: Chad Gramentz  
Staff Present: Community Development Director Beth Thorp and City Administrator Lindy Crawford  
Others Present: Deanna Hemmesch and Jason Krebsbach

1. Call to Order. Sjoberg called the meeting to order at 5:34 pm via a public WebEx virtual meeting.
1. Roll Call. All board members were present with the exception of Gramentz.
2. Adopt Agenda. Motion by Johnson, second by Onan-Wakefield to adopt the April 13, 2020 agenda as presented. All present voted by roll call:  
Aye: Johnson, Onan-Wakefield, Sjoberg and Treiber  
Nay: None  
With all present voting aye, motion carried.
3. Approval of Minutes. Motion by Onan-Wakefield, second by Treiber to approve the March 9, 2020 meeting minutes as presented. All present voted by roll call:  
Aye: Johnson, Onan-Wakefield, Sjoberg and Treiber  
Nay: None  
With all present voting aye, motion carried.
2. Public Hearings.  
None
3. New Business.
  - a. Central Minnesota Housing Partnership (CMHP) Proposal. Thorp provided the commission with detail about a request from CMHP for the city's and utility's support of a 32-unit apartment complex to be located on 9<sup>th</sup> Street immediately east of St. Andrew's Field and west of Highway 65, adjacent to CMHP's Northcrest Townhomes. Thorp explained that CMHP intends to apply to Minnesota Housing for Low Income Housing Tax Credits, and local support creates a stronger, more competitive application; and, stated that CMHP is specifically requesting acceptance of a playground in lieu of open space dedication, Tax Increment Financing (TIF), and a reduction of WAC & SAC fees. The Planning Commission focused its review on open space dedication. Commission members reviewed the proposed site plan for the development – known as Vasa Crossing Apartments – as well as the proposed playground layout. Thorp provided historical background, explaining that the commission reviewed a very similar proposal from CMHP in 2019 and offered support for accepting the approximate 2,088 square foot playground in lieu of open space dedication, but required that CMHP negotiate with Vasaloppet USA to provide access to the property during organized races and citing assessments from the 2017 9<sup>th</sup> Street improvement project as part of the justification for support. The commission was presented with a resolution for its consideration which mirrored the 2019 resolution. Thorp commented that as part of CMHP's purchase agreement for the 9<sup>th</sup> Street property, CMHP will be paying the balance of

the assessments due for the 2017 9<sup>th</sup> Street improvement project. Treiber asked Deanna Hemmesch, CMHP, why the 2020 project includes apartments rather than townhomes as proposed in 2019. Hemmesch explained that it was suggested by Minnesota Housing in order to reduce total development costs, thereby strengthening the application. Hemmesch shared that CMHP is proposing a mixture of 1, 2, and 3-bedroom units, with six units being 1-bedroom and the remaining 26 units intended for families. Onan-Wakefield offered encouragement for the project. Motion by Johnson, second by Onan-Wakefield to adopt Resolution No. PC2020-401, a resolution offering support to Central Minnesota Housing Partnership, as presented. All present voted by roll call:

Aye: Johnson, Onan-Wakefield, Sjoberg and Treiber

Nay: None

With all present voting aye, motion carried.

4. Old Business.

- a. Comprehensive Plan. Thorp stated that the Comprehensive Plan Committee met on April 9<sup>th</sup> via WebEx to review the Planning Assumptions and Goals & Policies sections of the 2009 Comprehensive Plan. The committee intends to meet next on May 1<sup>st</sup>.
- b. Floodplain Management Ordinance. Thorp stated that the DNR completed its review of the draft Floodplain Management Ordinance and granted conditional approval on April 13<sup>th</sup>, complimenting the city's work and requesting to use the ordinance – once adopted – as a model for other MN communities. Thorp thanked the commissioners for their diligence on this project. Thorp then stated that the next step in the adoption process would normally be a public hearing at the Planning Commission level, adding that the commission has also expressed interest in scheduling an open house to inform the public and affected property owners about the proposed flood prone language and map. Commission members and staff discussed whether to hold the open house and public hearing on the same date or scheduling them as separate events, with commissioner consensus being to hold the open house and public hearing separately. Thorp commented that until public meetings can be scheduled at city hall, staff will use the time to prepare meeting notices and a mailing list for property owners impacted by the proposed flood prone designation.

5. Reports.

- Onan-Wakefield spoke about her use of Zoom for virtual meetings as part of her work at the East Central Regional Development commission.
- Thorp shared that building activity remains high with new construction occurring in Fox Run and many inquiries from property owners regarding fences and other small improvement projects.

4. Adjournment. Motion by Onan-Wakefield, second by Johnson to adjourn. All present voted by roll call:

Aye: Johnson, Onan-Wakefield, Sjoberg and Treiber

Nay: None

With all present voting aye, motion carried and the meeting was adjourned at 5:54 pm.

\_\_\_\_\_  
Todd Sjoberg  
Chair

ATTEST: \_\_\_\_\_  
Beth Thorp  
Community Development Director



# MEMORANDUM

TO: Planning Commission  
 FROM: Beth Thorp, Community Development Director  
 SUBJECT: Public hearing to consider a Conditional Use Permit to allow *Mining*  
 DATE: May 11, 2020

## SUMMARY

The Planning Commission will conduct a public hearing and consider a request for Conditional Use Permit to allow *Mining* in the I-2 General Industrial District / Shoreland Management District.

## SITE INFORMATION

Property Owner:	NorthStar RE LLC
Applicant:	NorthStar RE LLC
Location:	1200 North Industrial Road
Current Zoning:	I-2 General Industrial District / Shoreland Management District
Adjacent Zoning:	North: I-2 General Industrial District / Shoreland Management District South: I-2 General Industrial District / Shoreland Management District East: I-1 Limited Industrial District / Shoreland Management District West: I-2 General Industrial District / Shoreland Management District
Comp. Plan Designation:	Industrial

## DISCUSSION

NorthStar RE LLC has requested a Conditional Use Permit (CUP) to allow *Mining* in order to remove excess stockpiled dirt from 1200 North Industrial Road following a construction project at the same location. The construction project began in 2019 and on September 3, 2019 the city's Building Official issued a stop work order due to a significant amount of dirt work being completed without the city's approval. It was agreed between city staff and property owner representatives that neither the property owner nor its contractor would export any soil or fill from the site until a CUP had been granted by the City Council. The property owner was given a deadline of July 1, 2020 to remove all excess stockpiled dirt from the site.

Zoning Code § 150.016 describes Mining as the extraction and incidental processing of sand, gravel, or other material from the land in the amount of four hundred (400) cubic yards or more and removal thereof from the site. In all districts the conduct of mining shall be permitted only upon issuance of a Conditional Use Permit. Such permit shall include, as conditions thereof, a plan for a finished grade which will not adversely affect the surrounding land or the development of the site on which the mining is being conducted; and, plans for the control of traffic, dust, and the route of trucks moving to and from the site.

Derek Carlson, representing NorthStar RE LLC, estimates there to be 500-750 cubic yards of excess stockpiled dirt on site. This estimate is based on opinions from three separate contractors. NorthStar RE

LLC intends to remove all excess stockpiled dirt from the site and is in contact with a number of local individuals who are interested in taking portions of the material.

The applicant submitted site plans dated June 25, 2019, which include a Preliminary Grading & Erosion Control Plan. When all excess dirt is removed from the site, the applicant's intent is to grade the site in conformance with the Preliminary Grading & Erosion Control Plan. These plans have been reviewed by the Public Works Director, City Engineer, and, being that the property is located in the Shoreland Management District, the DNR Area Hydrologist. No concerns have been identified which would lead to a recommendation of denial; however, suggested conditions of approval have been provided and incorporated into draft Resolution No. PC2020-501.

In addition to a public hearing notice being published in the Kanabec County Times on April 30, 2020, staff provided notification of the proposed CUP to all property owners within 350' of the subject area. As of May 7<sup>th</sup>, staff had not received any comments from the public in regard to the request.

Derek Carlson, representing NorthStar RE LLC, will be present at the meeting to provide more information about the project and answer any questions.

## FINDINGS

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Zoning Code Section 150.036 (Conditional Uses), Subd. E (Standards) states that, "In considering an application for Conditional Use Permit, the Planning Commission shall make its recommendation upon the finding that the application complies with each of the standards set forth below and, where applicable, any conditional standards for specific uses set forth in the provisions of a specific zoning district." The city shall not grant a Conditional Use Permit without making certain findings. The criteria required for the granting of Conditional Use Permits are listed below with proposed findings for the Planning Commission's consideration.

- |                   |  |
|-------------------|--|
| Criteria #1       | The use is consistent with the purposes and intent of the Zoning Code and the purposes and intent of the zoning district in which the applicant intends to locate the proposed use.  |
| <i>Finding #1</i> | <i>The Zoning Code identifies the proposed use of Mining as a Conditional Use within the underlying zoning district of I-2 General Industrial District and the proposed use complies with all district regulations; therefore, the proposed use is consistent with the intent of the underlying zoning district. The subject site is also located within the Shoreland Management District, and the city finds that the proposed use complies with all district regulations.</i> |
| Criteria #2       | The use is in keeping with the Comprehensive Plan and the policies thereof.  |
| <i>Finding #2</i> | <i>The Comprehensive Plan Land Use Map identifies the subject site as Industrial. The proposed use of Mining is a result of an industrial construction project, making the proposed use compatible with the Comprehensive Plan designation.</i>  |
| Criteria #3       | The use will not cause undue traffic congestion or hazards.  |
| <i>Finding #3</i> | <i>The city believes the proposed use will have minimal impact on traffic and will not cause undue traffic congestion in the general area.</i>   |
| Criteria #4       | The use will be adequately served by public utilities and all other necessary public facilities and services.  |

- Finding #4*      *The property is currently served by municipal water, sewer, and electric service; and, the property is adequately served by all other public services, including public streets and emergency services.*
- Criteria #5      The structure and the site shall have an appearance that will not have an adverse effect upon adjacent properties.
- Finding #5*      *Once the proposed use of Mining is complete, the final grading of the site shall comply with site plans dated June 25, 2019, resulting in an appearance that will have no adverse effect upon adjacent properties.*
- Criteria #6      The use will be sufficiently compatible by distance or screened from adjacent residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land.
- Finding #6*      *The proposed use is not located adjacent to any residentially zoned or used lands.*
- Criteria #7      The use will not jeopardize the public's health, safety or general welfare.
- Finding #7*      *There is no evidence to suggest that the proposed use will jeopardize the public's health, safety or general welfare.*

#### STAFF RECOMMENDATION

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Staff recommends approval of the CUP with conditions included in the attached draft resolution for consideration.

#### ACTION REQUESTED

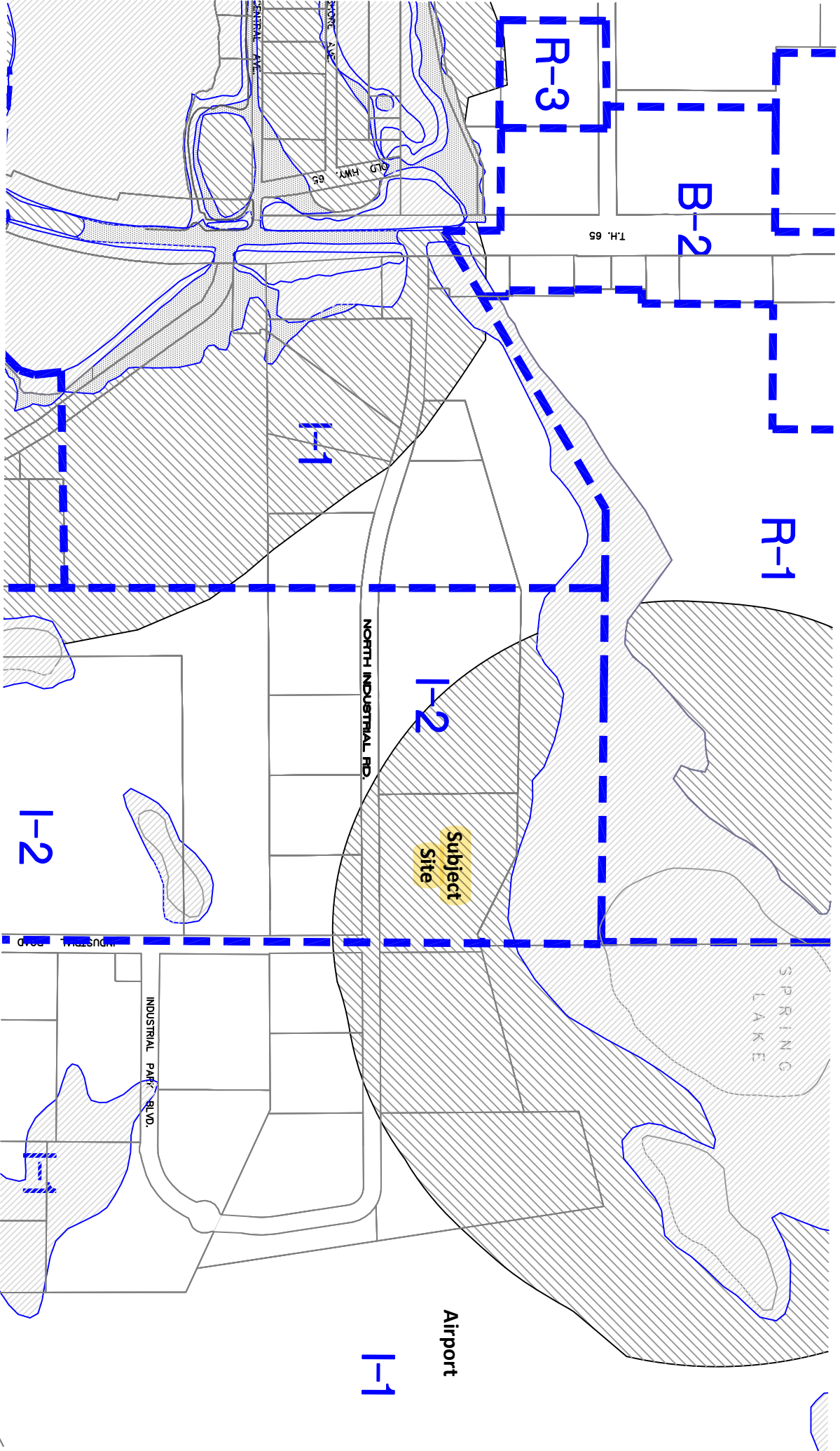
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Motion to approve Resolution No. PC2020-501, a resolution recommending approval of a Conditional Use Permit to allow a *Mining* in the I-2 General Industrial District / Shoreland Management District, with conditions as presented or revised.

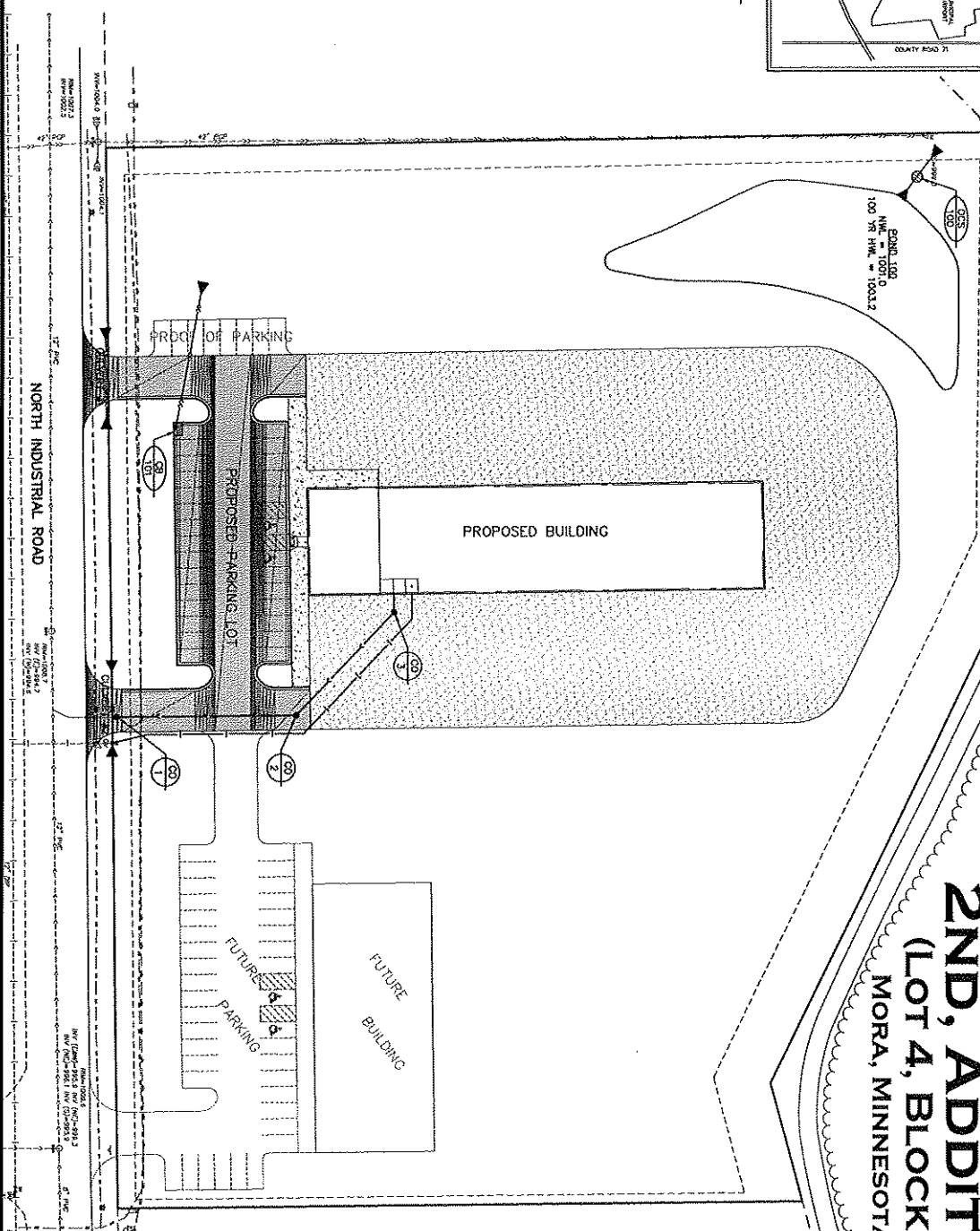
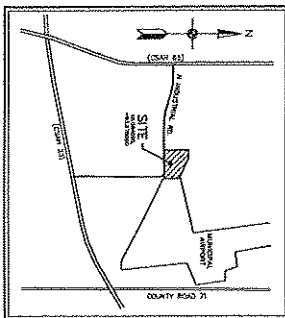
#### ATTACHMENTS

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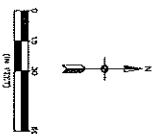
Location map with zoning boundaries  
Site plans dated June 25, 2019  
Draft Resolution No. PC2020-501



# MORA INDUSTRIAL PARK 2ND, ADDITION (LOT 4, BLOCK 3) MORA, MINNESOTA



- SHEET INDEX**
1. COVER
  2. EXISTING CONDITIONS
  3. PROPOSED DEVELOPMENT & PROPOSED UTILITIES
  4. SITE & UTILITY PLAN
  5. DETAILS



**BENCHMARKS**

1. Minnesota Department of Transportation  
Geodetic Control Station No. 82720 (MORR)  
North 3207.8 (ELEVATION = 1000.35)

2010 Pleasant Ridge Drive NE, Suite 100  
Mora, MN 55052  
Phone: (763) 263-7900  
Fax: (763) 263-7900  
www.carlsonmccain.com

1. I hereby certify that the data, specifications, and other information furnished to me by the client are true and correct to the best of my knowledge and belief.

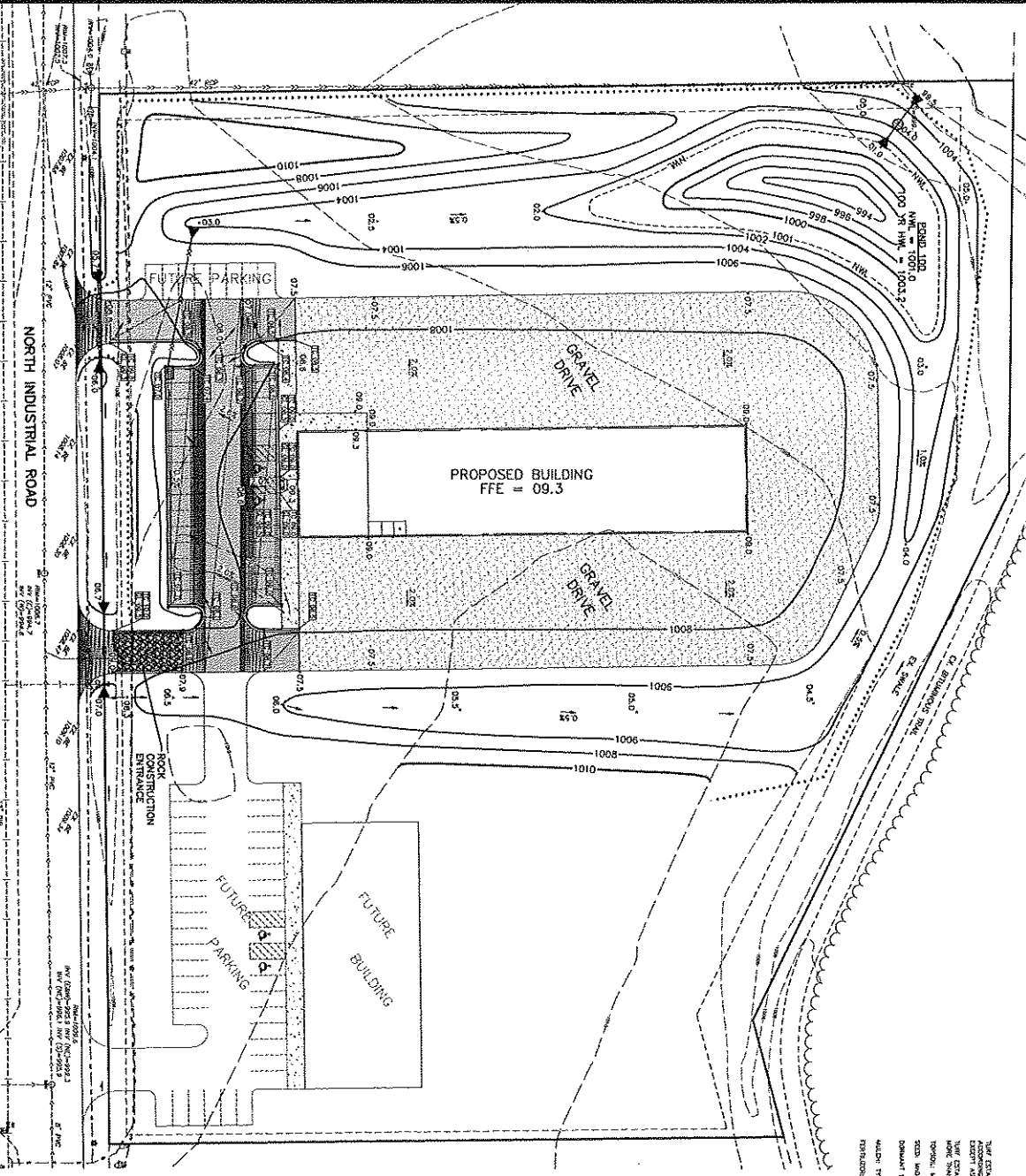
Date: 10/20/12  
Surveyor: [Signature]  
Professional No. 470923

Project: 002  
Preferred Builders, Inc.  
6750 Stillwater Blvd., N. Suite 4  
Stillwater, MN 55092

LOT 4, BLOCK 3  
MORA INDUSTRIAL PARK 2ND, ADDITION  
MORA, MINNESOTA







### ROCK CONSTRUCTION ENTRANCE

**NOTES:**

1. 6" x 6" RIBBON CLAND BE ATTACHED TO FENCE LINE.
2. 1" RIBBON CLAND BE ATTACHED TO FENCE LINE.
3. 1" RIBBON CLAND BE ATTACHED TO FENCE LINE.
4. 1" RIBBON CLAND BE ATTACHED TO FENCE LINE.
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10. 1" RIBBON CLAND BE ATTACHED TO FENCE LINE.

### SILT FENCE

**NOTES:**

1. 6" x 6" RIBBON CLAND BE ATTACHED TO FENCE LINE.
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9. 1" RIBBON CLAND BE ATTACHED TO FENCE LINE.
10. 1" RIBBON CLAND BE ATTACHED TO FENCE LINE.

### BENCHMARKS

1. Minnesota Department of Transportation  
Marker No. 2007 B 85273  
ELEVATION = 1000.54

### LEGEND

PROPERTY LINE	DESIGNATED	PROPOSED
OWNER'S	---	---
ADJACENT	---	---
CONTRACT	---	---
EXISTING	---	---
PROPOSED	---	---
ROCK CONSTRUCTION	---	---
SILT FENCE	---	---
...	...	...



3000 Parkway Ridge Drive, Suite 100  
 Minneapolis, MN 55425  
 Phone: (763) 448-7800  
 Fax: (763) 448-7801  
 www.carlsonmccann.com

1. NORTH INDUSTRIAL PARK 2ND, ADDITION  
 2. NORTH INDUSTRIAL PARK 2ND, ADDITION  
 3. NORTH INDUSTRIAL PARK 2ND, ADDITION  
 4. NORTH INDUSTRIAL PARK 2ND, ADDITION

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 2. NORTH INDUSTRIAL PARK 2ND, ADDITION  
 3. NORTH INDUSTRIAL PARK 2ND, ADDITION  
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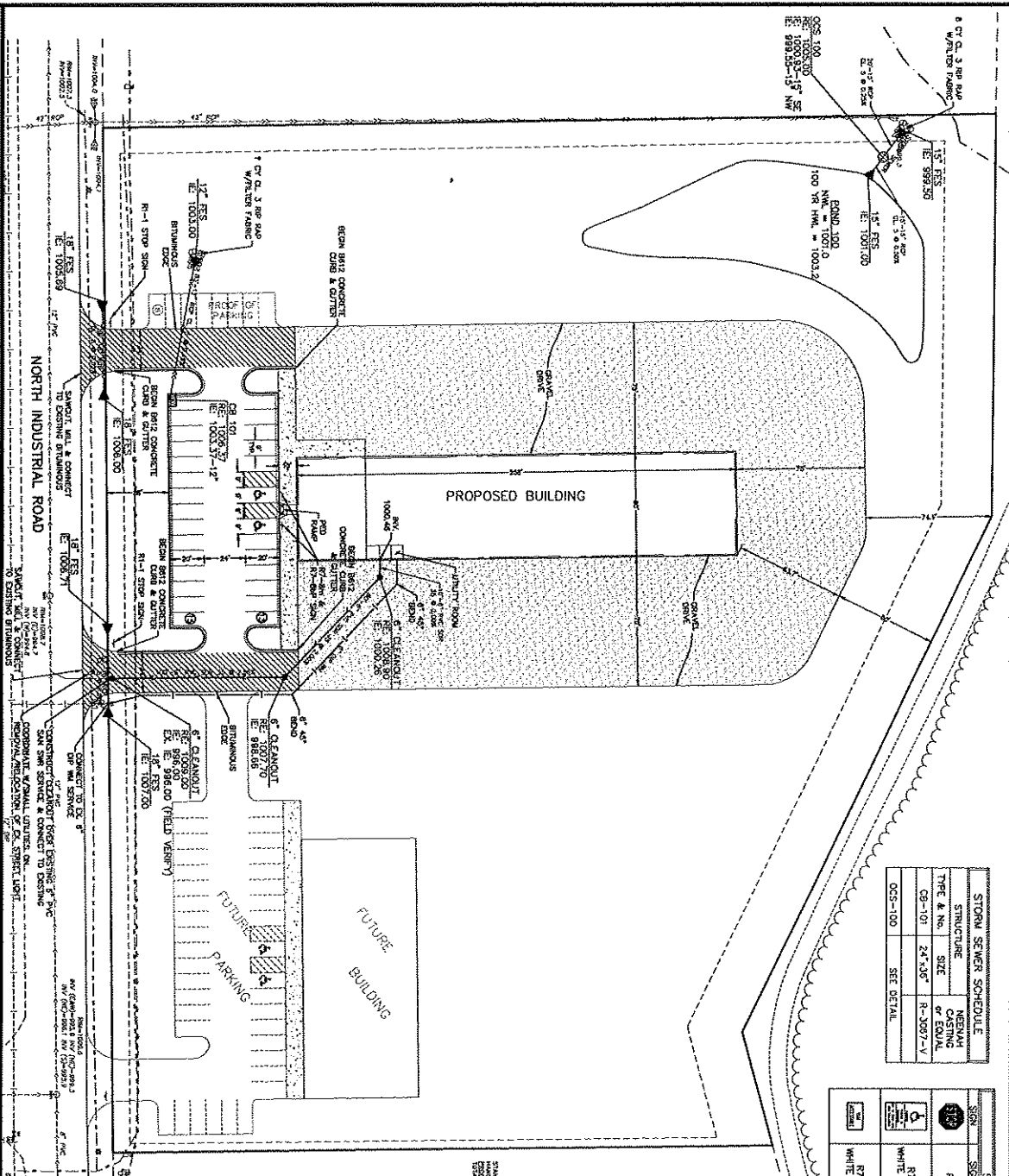
**PREFERRED BUILDERS, Inc.**  
 6750 Stillwater Blvd., N. Suite 4  
 Stillwater, MN 55082

**MORA INDUSTRIAL PARK 2ND, ADDITION**  
 MORA, MINNESOTA

LOT 4, BLOCK 3  
**PARKING LOT 2ND, ADDITION**

**PRELIMINARY SITE & UTILITY PLAN**

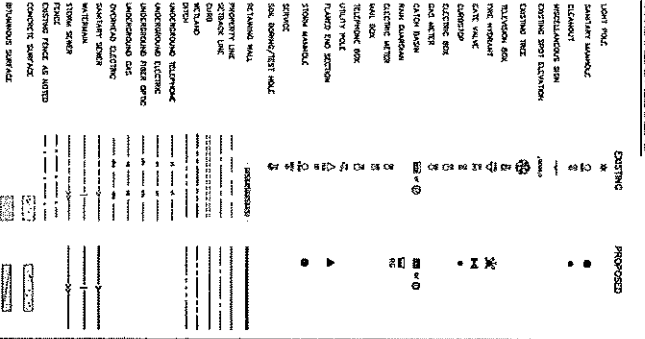
4 of 5



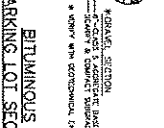
STORAGE SCHEDULE			
STRUCTURE	DESIGNATION	TYPE & No.	SIZE
CS-101	R-300-Y	24" x 30"	R-300-Y
CCS-100	SEE DETAIL		

SIGN SCHEDULE			
SIGN	DESCRIPTION	SIZE	QUANTITY
R-1	R-1	30" x 30"	2
R-1a	R-1a	12" x 18"	2
R-1b	R-1b	12" x 6"	2

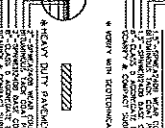
**SITE PLAN LEGEND**



**GRAVEL DRIVE**



**BITUMINOUS**



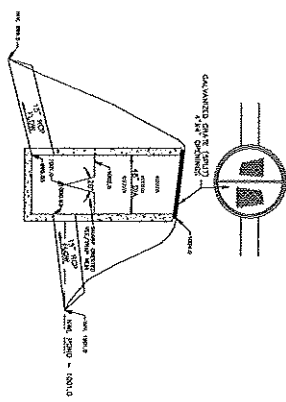
**GRAVEL DRIVE**



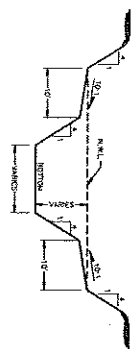
**BENCHMARKS**  
 1. Minnesota Department of Transportation  
 Granite Core Station No. 89230 (MORRIS)  
 NORTH 3022.0 (RECYCLED)  
 ELEVATION = 1003.55

4 of 5

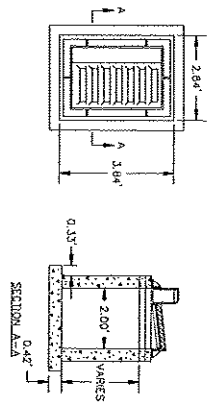
**POND - 108**  
**QUALITY CONTROL STRUCTURE**



**TYPICAL POND SECTION**

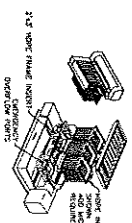


**2'x3' CATCH BASIN DETAIL**



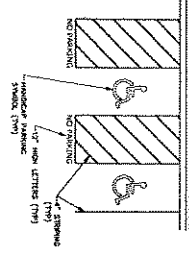
- NOTES:**
1. INSIDE DIMENSIONS 2'00" X 3'00"
  2. BASE TO BE PROTECTED TO FORM A SMOOTH INVERT TO OUTLET.
  3. PIPE CUT OUTS TO BE LOCATED WHERE REQUIRED.
  4. STRUCTURE DESIGN OF BASE SLAB AND STRUCTURE PER STANDARD SPECIFICATIONS.
  5. CASTING TO BE MEENAH R--1087 OR APPROVED EQUAL.

**INFERSAFE -- 2'x3' DEBRIS COLLECTION DEVICE**  
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS

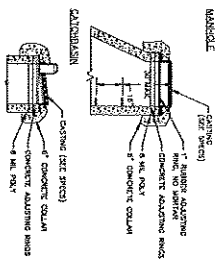


- INFERSAFE ADVANTAGES:**
- REMOVES SOLID DEBRIS FROM WASTEWATER BEFORE IT REACHES THE COLLECTION CHAMBER
  - REDUCES THE AMOUNT OF DEBRIS COLLECTED IN THE CHAMBER
  - REDUCES THE FREQUENCY OF CLEANING
  - REDUCES THE RISK OF BLOCKAGE
  - REDUCES THE RISK OF OVERFLOW
  - REDUCES THE RISK OF DAMAGE TO THE STRUCTURE

**HANDICAP PARKING SPACE STRIPING**

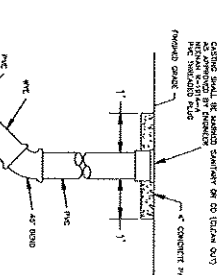


**ADJUSTING RINGS AND STEPS**



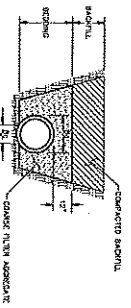
- NOTES:**
1. USE STANDARD 2" x 2" ADJUSTING RINGS, MINIMUM OF 3-4 PER RING.
  2. RINGS SHALL BE LOCATED AT 12" ON CENTER ALONG THE PERIMETER OF THE RING.
  3. RINGS SHALL BE LOCATED AT 12" ON CENTER ALONG THE PERIMETER OF THE RING.
  4. ALL CASTING SHALL BE COMPACTED WITH A PROOF SLICE.

**SANITARY SERVICE CLEANOUT DETAIL**

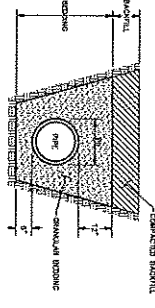


- NOTES:**
1. ALL JOINTS SHALL BE SOLVENT WELD EXCEPT AS NOTED.
  2. CLEANOUTS SHALL BE LOCATED AT 12" ON CENTER ALONG THE PERIMETER OF THE RING.
  3. ALL CASTING SHALL BE COMPACTED WITH A PROOF SLICE.

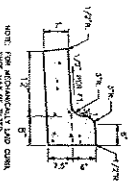
**DIP & RCP PIPE BEDDING**



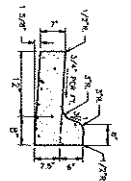
**PVC PIPE BEDDING**



**12" DIP CURB & GUTTER**



**8"12 CURB & GUTTER**



**Carlson McCann**  
Environmental Engineering & Consulting  
2000 North Hennepin Avenue, Suite 1100  
Minneapolis, MN 55412  
Phone: (763) 429-2900  
Fax: (763) 429-2901  
www.carlsonmccann.com

Project: 2000 North Hennepin Avenue, Suite 1100  
Client: Carlson McCann  
Date: 08/20/13  
Scale: 1/8" = 1'-0"

Project: 2000 North Hennepin Avenue, Suite 1100  
Client: Carlson McCann  
Date: 08/20/13  
Scale: 1/8" = 1'-0"

**PREFERRED BUILDERS, Inc.**  
6750 Stillwater Blvd., N. Suite 4  
Stillwater, MN 55082

**MORA INDUSTRIAL PARK 2ND, ADDITION**  
LOT 4, BLOCK 3  
MORA, MINNESOTA

**DETAILS**  
5 of 5

RESOLUTION NO. PC2020-501

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORA, MINNESOTA,  
RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW *MINING* IN THE I-2 GENERAL  
INDUSTRIAL DISTRICT / SHORELAND MANAGEMENT DISTRICT AS REQUESTED BY NORTHSTAR RE LLC**

WHEREAS, NorthStar RE LLC, property owner and applicant, submitted an application dated received April 9, 2020 and considered complete on April 17, 2020 for a Conditional Use Permit to allow *Mining* in the I-2 General Industrial District / Shoreland Management District; and

WHEREAS, the subject site is located at 1200 North Industrial Road and is legally described as:

PID 22.07000.00  
*Lot 4, Block 3, Mora Industrial Park 2<sup>nd</sup> Addition  
Kanabec County, Minnesota  
Section 12 Township 039 Range 024*

WHEREAS, notice was provided and on May 11, 2020, the Planning Commission conducted a public hearing regarding this request, at which it heard from the Community Development Director and all interested parties wishing to be heard; and

WHEREAS, the Planning Commission has made the following findings as required by Zoning Code Section 150.036 (Conditional Uses), Subd. E (Standards):

- |                   |  |
|-------------------|--|
| Criteria #1       | The use is consistent with the purposes and intent of the Zoning Code and the purposes and intent of the zoning district in which the applicant intends to locate the proposed use.  |
| <i>Finding #1</i> | <i>The Zoning Code identifies the proposed use of Mining as a Conditional Use within the underlying zoning district of I-2 General Industrial District and the proposed use complies with all district regulations; therefore, the proposed use is consistent with the intent of the underlying zoning district. The subject site is also located within the Shoreland Management District, and the city finds that the proposed use complies with all district regulations.</i> |
| Criteria #2       | The use is in keeping with the Comprehensive Plan and the policies thereof.  |
| <i>Finding #2</i> | <i>The Comprehensive Plan Land Use Map identifies the subject site as Industrial. The proposed use of Mining is a result of an industrial construction project, making the proposed use compatible with the Comprehensive Plan designation.</i>  |
| Criteria #3       | The use will not cause undue traffic congestion or hazards.  |
| <i>Finding #3</i> | <i>The city believes the proposed use will have minimal impact on traffic and will not cause undue traffic congestion in the general area.</i>   |
| Criteria #4       | The use will be adequately served by public utilities and all other necessary public facilities and services.  |
| <i>Finding #4</i> | <i>The property is currently served by municipal water, sewer, and electric service; and, the property is adequately served by all other public services, including public streets and emergency services.</i>   |

- Criteria #5      The structure and the site shall have an appearance that will not have an adverse effect upon adjacent properties.
- Finding #5      Once the proposed use of Mining is complete, the final grading of the site shall comply with site plans dated June 25, 2019, resulting in an appearance that will have no adverse effect upon adjacent properties.*
- Criteria #6      The use will be sufficiently compatible by distance or screened from adjacent residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land.
- Finding #6      The proposed use is not located adjacent to any residentially zoned or used lands.*
- Criteria #7      The use will not jeopardize the public's health, safety or general welfare.
- Finding #7      There is no evidence to suggest that the proposed use will jeopardize the public's health, safety or general welfare.*

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MORA, MINNESOTA, AS FOLLOWS:

That the Planning Commission recommends approval of the Conditional Use Permit with the following conditions:

1. The excess stockpiled dirt shall be removed from the site no later than July 1, 2020, unless a written request for extension is received from the applicant on or by June 24, 2020 and written approval is granted by city staff prior to the original deadline of July 1, 2020. No more than one 30-day extension shall be granted.
2. The applicant must provide the Community Development Director with written plans for the control of traffic and dust, and a map showing the route of trucks moving to and from the site. The plans and map must be submitted by the applicant and approved by city staff prior to excess stockpiled dirt being removed from the site.
3. The city will not grant or allow a temporary entrance to be constructed at the subject site in order to remove the excess stockpiled dirt. The applicant must use an existing access shown on the site plans dated June 25, 2019.
4. The applicant shall arrange for impacted city streets, those included in the truck route map, to be swept each day that dirt is being removed from the site in order to control dust and debris.
5. A transition, approved by the Public Works Director, shall be constructed from the subject site to North Industrial Road in order to keep dirt and other materials on site.
6. The repair of any damage or other deficiencies made to city streets while hauling excess stockpiled dirt from the subject site shall be the responsibility of the applicant. City staff took photographs of the general area for reference on April 17, 2020, the date the application was considered complete, and these photographs are contained in the project file.
7. Final grading of the subject site shall be consistent with site plans dated June 25, 2019.
8. Upon completion of grading, all exposed ground areas shall be covered with sod, seed, other landscaping materials, or a combination thereof as soon as possible to control dust and prevent or minimize erosion. Landscaping shall be completed no later than September 1, 2020.
9. To ensure completion of final grading and landscaping in a satisfactory and timely manner, the applicant shall provide a financial security to the city prior to any excess stockpiled dirt being removed from the site. The security shall be in the form of cash escrow or letter of credit and shall be an amount equal to 125% of the estimated total cost of the improvements. The estimate of total

cost shall be submitted by the applicant and approved by city staff. The security shall only be released after city staff has inspected all work and finds it to be satisfactory.

10. The applicant shall keep a list of all individuals / organizations receiving dirt from the site and provide this list to the Community Development Director. The list should include the physical address of where the dirt is taken and the approximate amount of dirt taken to each site.
11. The Conditional Use Permit shall be utilized and all conditions shall be met within one year of recording, unless otherwise specified, or the Conditional Use Permit shall become null and void.

Adopted by the Planning Commission of the City of Mora, Minnesota,  
this 11<sup>th</sup> day of May, 2020.

Todd Sjoberg \_\_\_\_\_  
Mike Johnson \_\_\_\_\_  
Karen Onan-Wakefield \_\_\_\_\_

Chad Gramentz \_\_\_\_\_  
Sara Treiber \_\_\_\_\_

\_\_\_\_\_  
Todd Sjoberg  
Chair

ATTEST: \_\_\_\_\_  
Beth Thorp  
Community Development Director