

Planning Commission Meeting Agenda

Wednesday February 7, 2024 - 6:00 PM
Cologne Community Center, 1211 Village Parkway

Vision Statement

The City of Cologne is a vibrant small town that respects its heritage, embraces its future and offers a high quality of life for all who live, work and visit our community.

Chairperson:	Bernie Shambour
Commissioner:	Vickie Selness
Commissioner:	Jeri Bowers
City Council Liaison:	Carol Szaroletta
Commissioner:	Kristy Naegely

NOTE: AGENDA ITEMS ARE APPROXIMATE AND SUBJECT TO CHANGE ACCORDING TO LENGTH OF DISCUSSION. TO ENSURE THAT YOU ARE PRESENT FOR ITEMS OF INTEREST, PLEASE ARRIVE AT 6:00 PM.

1. CALL MEETING TO ORDER & ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. ADOPT AGENDA
4. PLANNING COMMISSION BUSINESS
 - a. December 4, 2023 Planning Commission Meeting Minutes
 - b. PUD Sketch Cologne Village Market
 - c. Ordinance Amendment – Food Preparation for Wholesale or Retail in C-2 Zoning District as an Interim Use of Property
 - d. Oak and Steel Interim Use Application
5. BOARD REPORTS
6. ANNOUNCEMENTS
7. ADJOURN

Planning Commission Meeting Minutes

Monday December 4, 2023 - 6:00 PM
Cologne Community Center, 1211 Village Parkway

Vision Statement

The City of Cologne is a vibrant small town that respects its heritage, embraces its future and offers a high quality of life for all who live, work and visit our community.

Chairperson: Bernie Shambour
Commissioner: Vickie Selness
Commissioner: Kevin Fafinski
Commissioner: Jeri Bowers
City Council Liaison: Carol Szaroletta

NOTE: AGENDA ITEMS ARE APPROXIMATE AND SUBJECT TO CHANGE ACCORDING TO LENGTH OF DISCUSSION. TO ENSURE THAT YOU ARE PRESENT FOR ITEMS OF INTEREST, PLEASE ARRIVE AT 6:00 PM.

1. CALL MEETING TO ORDER & ROLL CALL

Chairperson Shambour called the meeting to order at 6:00 PM with Commissioners Bowers, Selness and Szaroletta present. Commissioner Fafinski joined the meeting at 6:05 PM

2. PLEDGE OF ALLEGIANCE

3. ADOPT AGENDA

Motion by Commissioner Bowers to adopt the agenda as presented, second by Commissioner Selness. Motion carried unanimously.

4. PLANNING COMMISSION BUSINESS

a. November 6, 2023 Planning Commission Meeting Minutes

Motion by Commissioner Bowers to approve the November 6th, 2023 Planning Commission Minutes, second by Commissioner Selness. Motion carried unanimously.

b. Fritz Field Shelter Site Plan Review

i. Shelter Location

ii. Shelter Specifications

Chairperson reviewed the information provided in the packet with the commissioners and asked Hollander President Jason Kuerschner for any additional comments. Mr. Kuerschner advised the shelter would provide a longer season for batting practice and had room for 2 individuals to practice at the same time.

After discussion, Chair Shambour made a motion to approve the Fritz Field Shelter Site Plan, second by Commissioner Fafinski. Motion carried unanimously.

c. PUBLIC HEARING: C-2 District Storage Text Amendment

Motion by Commissioner Szaroletta to open the Public Hearing, second by Commissioner Bower. Motion carried unanimously.

Chair Shambour asked if anyone had comments on the item. There being none, Commissioner Szaroletta made a motion to close the Public Hearing, second by Commissioner Bower. Motion carried unanimously.

d. C-2 Text Amendment

- i. Collaborative Planning Memo**
- ii. C-2 Text Amendment – Clean**
- iii. C-2 Text Amendment - Redline**

Chair Shambour asked City Planner Cindy Nash to review her memo on the proposed language amendment. She reviewed her concerns and added that the planning commission is currently working with HKGI in developing a Downtown Plan that includes the C-2 area. Ultimately her recommendation is to deny the ordinance amendment. It would be premature to make a significant change to the Zoning Ordinance that could conflict with the final recommendations that would come from the Downtown Plan.

After discussion, Commissioner Bowers made a motion to deny Ordinance No 172 C-2 Text Amendment, second by Commissioner Selness. Motion carried 4-0 with Chair Shambour abstaining.

5. BOARD REPORTS

6. ANNOUNCEMENTS

7. ADJOURN

Motion by Commissioner Szaroletta to adjourn at 6:30 PM, second by Commissioner Selness. Motion carried unanimously.

Respectfully Submitted:

Attest:

Michelle M Morrison, City Clerk

Bernie Shambour, Chairperson

Collaborative Planning, LLC

MEMORANDUM

TO: Cologne Planning Commission

FROM: Cindy Nash, AICP, City Planner

MEETING DATE: January 30, 2024

SUBJECT: **Cologne Village Commercial Concept Plan** for (1) PUD Sketch Plan

APPLICANT: DDK Construction, Inc.

LOCATION: Generally located south of Village Parkway and west of CSAH 53

ZONING DISTRICT: Planned Unit Development (PUD)

Description of Request

DDK Construction, Inc is proposing an amendment to the existing PUD to update the configuration and uses within the Village Market area of the PUD.

The property is guided Retail and Other Commercial in the Comprehensive Plan. It is zoned PUD, which is a mixed-use PUD.

A copy of the proposed plans for the development of the site are included for your consideration.

Item 1: Recommendation on PUD Sketch Plan

Request

A PUD was previously approved for the entire Village at Cologne and was later subsequently modified for the commercial area called Village Market. The Village Market area was planned in 2005 to contain 108,400 square feet of building floor area with 561 parking spaces as shown in the image below. The site was also planned to have approximately 200 apartments to the west of the commercial area.

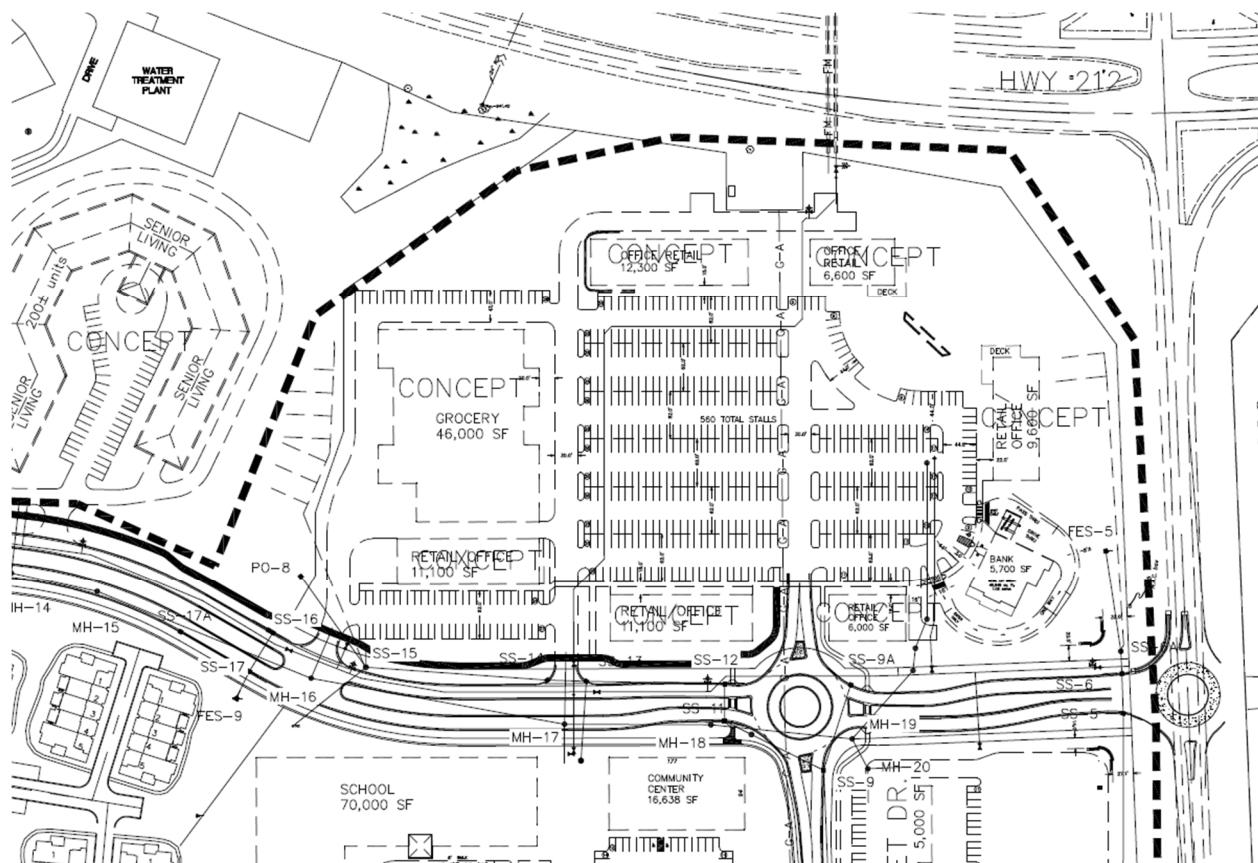


Figure 1. Original Village Market Concept, 2006.

Since its approval nearly 20 years ago, this portion of the PUD has been developed with a bank, and the configuration of the residential to the west was changed by the developer to contain single-family homes.

The developer is proposing to modify the Village Market portion of the PUD to include the following:

- Approximately 40-45,000 square feet of new retail and other commercial space
- 67 market-rate 1- and 2-BR apartment units, with monthly rents estimated at between \$1,400 and \$1,850 per month.

The apartments would be similar to a project that has been constructed in St. Peter called Traverse Green, which includes surface lot parking as well as garage parking. The anticipated tenants would primarily consist of seniors, young professionals, and single parents. The Developer has indicated that if the project moves forward that they will request the City establish a housing tax increment financing district.



Figure 2. Traverse Green Apartments, source: Google Maps, June 2023.

The Sketch PUD is the first step towards considering a PUD amendment for a property. If the Sketch PUD is approved by the City Council, the Developer would need to prepare detailed plans for a preliminary plat, site plan, and PUD.

Recommendation

Staff recommends approval of the Sketch PUD subject to the following conditions:

1. This approval does not amend the existing PUD for the Village Market Area. Instead, it is a finding that the proposed development may qualify as an amendment to the existing PUD and appears capable of satisfying the provisions and requirements of the PUD District. The applicant must next submit a detailed Concept PUD/Preliminary Plat application. This approval finds that:

- a. The proposed PUD amendment contains uses that may be permitted in a PUD per Section 153.037 of the Zoning Ordinance.
 - b. The existing residential/commercial mixed use PUD to be amended consists of at least 100 acres.
 - c. Details of the development will be considered as part of the Concept PUD/Preliminary Plat application.
2. Not later than concurrently with a Concept PUD/Preliminary Plat application, an application to amend the Comprehensive Plan must also be submitted to the City. Approval of a PUD Amendment/Preliminary Plat cannot occur unless the City amends the Comprehensive Plan, subject to Metropolitan Council approval.
3. The Developer shall submit formal requested modifications to the text of the Village Market PUD with the Concept PUD/Preliminary plat application, addressing such as items as parking, setbacks, and land uses for review and consideration by the City Council.
4. Concept PUD/Preliminary Plat submissions should address comments made by the City Engineer in their letter dated January 25, 2024 and the City Planner in their letter dated January 29, 2024.

Collaborative Planning, LLC

MEMORANDUM

To: Michelle Morrison, City Administrator

From: Cindy Nash, City Planner

Date: January 29, 2024

Subj: Planning Review Comments – Concept Plan for Cologne Village Commercial

The proposed concept plan encompasses the area currently encompassing Outlot A of the plat called THE VILLAGE MARKET. This area is the subject of a PUD that was adopted in 2005 and amended in 2006.

I have reviewed the concept plans submitted by Community Asset Development Group and have the following comments:

1. The site is guided as Retail and Other Commercial in the Comprehensive Plan. In order to include a residential component to the Village Market Area, a Comprehensive Plan Amendment will be required.
2. The property is zoned PUD. Amendments to the PUD would be required depending on the final proposal for development. If this Sketch PUD is approved, the next step will be to submit a detailed application for a concept PUD/Preliminary Plat.
3. A right-in only access to the convenience store is proposed off CSAH 53. Comments from Carver County Engineering will be provided separately.
4. It is recommended to provide both a pedestrian and vehicular connection between the commercial area and the apartment.
5. Proposed parking for the commercial area has not been reviewed against ordinance requirements as specific retail/commercial uses are not known. Consider refining the building and parking plan to reduce as much as possible the number of parking spaces provided and to add more commercial square footage back into the site.

6. The zoning ordinance requires two parking spaces per apartment. In addition, the existing 2005 PUD requires an additional one parking space for every two apartments for guest parking.
7. Lot 2 should be an outlot instead as it is proposed to be shared parking for the area. A cross-access and shared parking agreement will be required with the plat.
8. Engineering comments will be included within a separate memo.
9. A title commitment shall be provided for review with the application for Preliminary Plat.
10. Provide a copy of any existing agreements that exist for the shared parking and driveway for the commercial area.
11. Easements shall be provided to the City, if they do not already exist, for the City monument sign, trails, and any other facilities maintained by the City on the Subject Property.
12. A landscape plan will be required to be submitted with the application for preliminary plat and site plan.

cc: Jake Saulsbury, Bolton and Menk
John Swanson, Bolton and Menk
Christophe Morschen, Melchert Hubert Sjodin



Real People. Real Solutions.

2638 Shadow Lane
Suite 200
Chaska, MN 55318-1172

Ph: (952) 448-8838
Fax: (952) 448-8805
Bolton-Menk.com

January 25, 2024

City of Cologne
Attn: Michelle Morrison
1211 Village Parkway
PO Box 120
Cologne, MN 55322

RE: Cologne Village Commercial Concept Plan
Comments

Dear Ms. Morrison:

We have completed an engineering review of the information submitted for the above referenced project. Our review is based on the Concept Plan packet bearing the general title "Cologne Village Commercial Concept Plan", undated, prepared by Community Asset Development Group.

We offer the following comments and recommendations for your consideration:

General:

- 1) The proposed development appears to include 5 office/retail facilities, a convenience store and a 64 unit multi-family facility.
- 2) The original development plan included 6 office/retail facilities, a grocery store and a 200 unit senior living facility.
- 3) Considering the above, it appears the total Equivalent Residential Units (ERUs) for the proposed development are not significantly different than the original plan.

Sanitary Sewer and Watermain:

- 1) It appears the existing sewer and water system pipe network is capable of serving the proposed development.
- 2) The Village Parkway Lift Station should be evaluated to determine if a pump upgrade is needed. This can be completed in the preliminary plat submittal process if the project moves forward.
- 3) The WWTF is in the design and approval process for an upgrade. The WWTF may not have capacity for the entire proposed improvements until the upgrade is operational.

- 4) Internal development sanitary sewer and watermain locations and looping will be reviewed during preliminary plat and final plans stages of the development.

Storm Water:

- 1) Storm water conveyance, ponding, and water quality requirements for the original development plan was constructed in previous phases of construction.
- 2) CCWMO and other permitting agency rules have changed over the years since the original work was completed. Additional requirements may be imposed by permitting agencies for storm water volume and rate control, water quality standards, etc. The applicant should contact CCWMO to determine the permit requirements for the proposed improvements.
- 3) The applicant shall verify the proposed total hard surface coverage does not exceed the original. If it does, additional stormwater facilities are likely required.
- 4) The proposed convenience store paving appears to impact the existing stormwater pond located in the NE corner of the site. Site layout should be revised to avoid the pond, or additional contiguous ponding will be required.
- 5) The proposed right-in access from CR 53 impacts an infiltration basin. Existing storm water facilities shall be avoided, or replacement facilities shown in future submittals to mitigate the impact.

Ingress and Egress:

- 1) The concept plan shows a right-in access from CR 53. This access location requires approval from Carver County. It appears to be too close to the 212/53 access, and 53/Village Parkway access.
- 2) The proposed access from the Village Parkway Roundabout is consistent with the original plan.
- 3) The westerly access to the multi-family facility is not located in a current access location but is somewhat consistent with the original plan. The final location of the access can be evaluated during the preliminary plat and plan review process. The access should be centered on the median opening to the extent practicable, to allow full turning movements.
- 4) An additional access between the multi-family facility and commercial area may be appropriate for emergency vehicle access. The plan should be submitted to the Fire Chief for review.

City of Cologne

RE: Cologne Village Commercial Concept Plan
Comments

- 5) The existing access point between the roundabout and westerly access is not proposed to be used for the improvements. It may be appropriate to remove that access as part of the development process.

We are available to discuss this matter at your convenience.

Respectfully Submitted,
Bolton & Menk, Inc.

A handwritten signature in black ink, appearing to read 'John K. Swanson', with a long horizontal flourish extending to the right.

John K. Swanson

cc: Jake Saulsbury, P.E.
Cindy Nash, City Planner
Cristophe Morschen, MHS

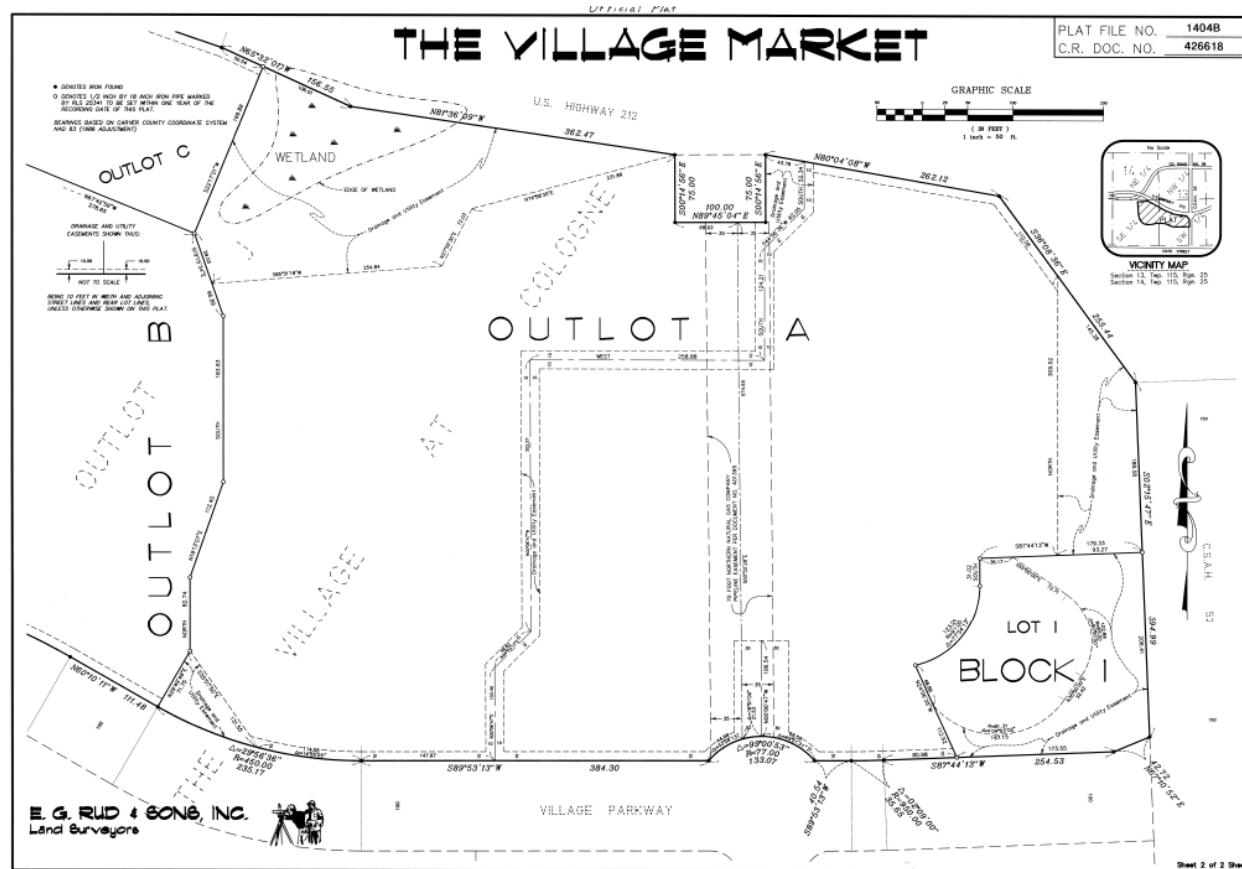
A blue geometric graphic consisting of several overlapping triangles and quadrilaterals, creating a sense of movement and depth, located in the top left corner of the slide.

Cologne Village Commercial Concept Plan



Prepared by Community Asset Development Group

Community Asset Development Group is seeking approval of a sketch plan for Outlot A, The Village Market. CADG has executed a purchase agreement to acquire the property. The following plat map depicts the parcel being acquired:



The revised concept plan envisions a multi-family apartment on the west third of the property with the east portion of the 14.35 acres planned for retail and office. The retail element the plan would include a small grocery/ convenience store with gas with the three remaining buildings being a mix of office and retail. As planned, the concept will comply with City requirements for setbacks, parking and building design standards. The following is an image of the concept plan:



As the project proceeds, we anticipate subdividing the outlot so that each of the uses are located on separate parcels with direct access to a public street. A master association will be created to assure compliance with architectural standards and to provide for joint maintenance and upkeep of such things as signs, landscaping and parking lots. A development identification sign will be located at the north east corner of the property.

Consistent with the design of adjacent properties such as the school, city hall and child care center, exterior building material for the retail/office facilities will be a mix of brick, stone, Hardie board and glass. Concept images of the retail buildings are shown below:



Access to the retail portion of the development will be off of the existing round about which is consistent with the current approved City plan.

Traversing through the site is a watermain which is shown on the plat. The retail building pad locations have been designed to avoid impacting the easement. The concept will be to expand this existing easement for inclusion of a sanitary sewer line to serve the parcels.

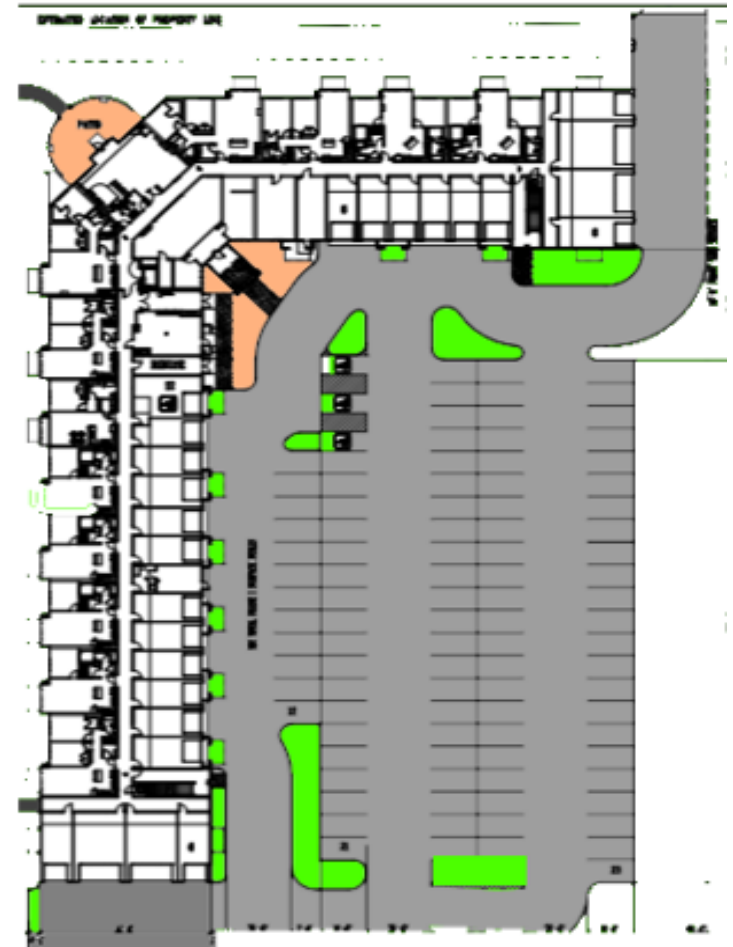
When this area was originally developed, watermain and sanitary sewer lines were sized and installed to serve the development. The overall stormwater plan was based on a similar level of development as is being shown in the revised plan and thus we envision that the existing storm water ponds are adequate to serve this plan. If necessary, the concept has shown a location on the north side of the parcel for an addition pond.

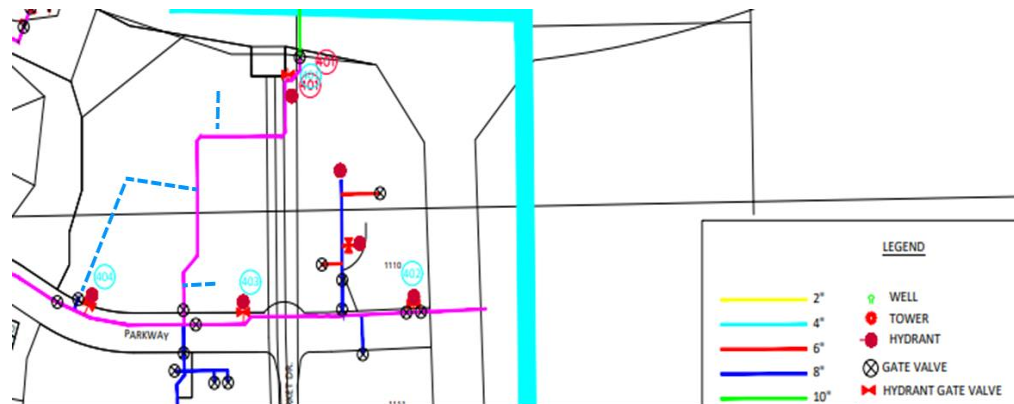
The multi-family building will be a 3-story building generally consistent with the following image.



The current design is for 67 units consisting of a mix of one bedroom and 2-bedroom units with amenities such as a community room, exercise room, business center, outdoor patio and pet park. The site plan has been designed to place the parking lot adjacent to the retail element as opposed to the residential to the west. Under this design the rear yard of the apartment will be adjacent to the existing wetlands and rear yards of the residential creating an appropriate transition between the two uses. The apartment parking will meet the City's required parking of 2 spaces per unit. Access to the site will be from the existing curb cut provided on Village Parkway . The exterior materials of the apartment will be constituent with the required materials for the retail with the primary material being Hardi board.

Utility extensions to serve the property are shown in the following plans:





Currently we are actively marketing the retail portion of the site and are working with two investment groups on the 67-unit apartment. To effectively market the site, we need to assure potential buyers that the plan is generally supported by the City.

Previously the property was plat as Outlot A, Village Market. Lot 1 Block 1 Of that plat was developed as Security Bank. Based on an existing cross access parking agreement the bank has access across the existing parking lot. This lot will in the future be used by the future office retail use.

The following is a sketch of the proposed replat of Outlot A:



The following table is a breakdown of lot sizes and proposed land uses:

Parcel	Acrerage	Use
Lot 1	0.5	Office /retail
Lot 2	0.75	Shared parking
Lot 3	3.4	Small grocery/Gas
Lot 4	2.6	Office /retail
Lot 5	1.5	Office /retail
Lot 6	5.6	Multifamily
	14.35	

We truly look forward to working closely with the City on the implementation of this concept. CADG understands that prior to proceeding we will need to obtain City approvals for modification of the PUD, subdivision and site and build plan approvals. If you have questions or desire additional information regarding our plans feel free to contact me at your convenience.

Collaborative Planning, LLC

Memorandum

To: Cologne Planning Commission
From: Cindy Nash, AICP, EDFP
Date: February 1, 2024
Subject: Ordinance Amendment – Food Preparation for Wholesale or Retail in C-2 Zoning District as an Interim Use of Property

An application has been received from Matthew Kolander who owns Oak and Steel to request an amendment to the City's Zoning Ordinance to allow the following as an interim use in the C-2 CBD zoning district:

Shared or commercial kitchen or other food preparation including wholesale distribution and/or retail sales not to exceed 7500 square feet of gross floor space.

Mr. Kolander has a business that smokes meat and then packages it for wholesale distribution to local meat shops. He may also be interested in the future in retail sales. The existing vacant space at 102 Lake Street West would meet his business needs, but his business does not fit into any of the uses currently listed within the zoning ordinance.

The intended purpose of the C-2 Central Business District zoning district is to “provide for the unique layout and character of a traditional central business district with retail and professional office functions and mixed uses”.

Downtown Plan

The City is currently developing a Downtown Plan with the assistance of HKGI. A primary reason for preparing a downtown plan is to identify potential improvements to the downtown and the steps necessary to achieve those improvements to have a thriving downtown filled with businesses and activity.

This type of business would bring employees to the downtown if it operates without a retail component. If in the future he is able to add a retail component to the operations, it would also result in customers visiting the downtown area and could provide synergy for other businesses in the area.

Recommendation

The Planning Commission should hold a public hearing, and then provide a recommendation to the City Council as to whether the Zoning Ordinance should be amended to permit this type of use.

§ 153.039 C-2 CENTRAL BUSINESS DISTRICT.

(A) Purpose. In addition to the purposes stated in § 153.002, it is intended that the C-2 District provide for the unique layout and character of a traditional central business district with retail and professional office functions and other mixed uses.

(B) Permitted uses.

(1) Retail sales conducted within structures, but excluding automobile and motorized equipment sales, truck stops, gasoline and fuel sales, drive-through restaurants and adult-oriented businesses.

(2) Repair and service conducted within structures, but excluding automobile and motorized equipment repair.

(3) Professional and business offices.

(4) Legal, nonconforming residences and accessory uses.

(5) Accessory apartments.

(6) Theaters and recreational businesses conducted within structures, but excluding adult-oriented businesses.

(7) Daycare centers.

(8) Cabinet making and sales showroom.

(C) Interim uses.

(1) Tractor trailer parking.

(2) Masonry construction trade business and showroom.

(3) Churches and pre-schools in renovated pre-existing commercial structures, located on A-Minor Arterial Highways as depicted on figure four of the City of Cologne 2030 Comprehensive Plan.

(4) Used automobile sales as an accessory use to legal nonconforming automobile body repair businesses.

[\[5\] Shared or commercial kitchen or other food preparation including wholesale distribution and/or retail sales not to exceed 7500 square feet of gross floor space.](#)

(Ord. 150, passed 2-22-2000; Ord. passed 3- -2007; Am. Ord. 150-Q, passed 10-5-2009; Am. Ord. 150-R, passed 4-5-2010)

**CITY OF COLOGNE
CARVER COUNTY
STATE OF MINNESOTA**

ORDINANCE NO. 2024- [REDACTED]

**AN ORDINANCE AMENDING THE CITY OF COLOGNE ZONING ORDINANCE
RELATED TO STORAGE IN THE C-2 ZONING DISTRICT**

The City Council of Cologne, Minnesota ordains:

SECTION 1. RESCIND AND REPLACE SECTION. Section 153.039 of the Cologne Zoning Ordinance is hereby rescinded and a new Section 153.039 is added as follows:

§ 153.039 C-2 CENTRAL BUSINESS DISTRICT.

(A) Purpose. In addition to the purposes stated in § 153.002, it is intended that the C-2 District provide for the unique layout and character of a traditional central business district with retail and professional office functions and other mixed uses.

(B) Permitted uses.

(1) Retail sales conducted within structures, but excluding automobile and motorized equipment sales, truck stops, gasoline and fuel sales, drive-through restaurants and adult-oriented businesses.

(2) Repair and service conducted within structures, but excluding automobile and motorized equipment repair.

(3) Professional and business offices.

(4) Legal, nonconforming residences and accessory uses.

(5) Accessory apartments.

(6) Theaters and recreational businesses conducted within structures, but excluding adult-oriented businesses.

(7) Daycare centers.

(8) Cabinet making and sales showroom.

(C) Interim uses.

(1) Tractor trailer parking.

(2) Masonry construction trade business and showroom.

(3) Churches and pre-schools in renovated pre-existing commercial structures, located on A-Minor Arterial Highways as depicted on figure four of the City of Cologne 2030 Comprehensive Plan.

(4) Used automobile sales as an accessory use to legal nonconforming automobile body repair businesses.

[5] Shared or commercial kitchen or other food preparation including wholesale distribution and/or retail sales not to exceed 7500 square feet of gross floor space.

SECTION 2. EFFECTIVE DATE

This ordinance becomes effective on the date of its publication, or upon the publication of a summary of the ordinance as provided by Minn. Stat. § 412.191, subd. 4, as it may be amended from time to time, which meets the requirements of Minn. Stat. § 331A.01, subd. 10, as it may be amended from time to time.

SECTION 3. REPEALER

All prior ordinances to the extent that they are inconsistent with the terms and provisions of this Ordinance, shall be deemed repealed after the effective date of this Ordinance with regard to those inconsistent terms and provisions.

Passed by the City Council of Cologne this _____ day of _____, 2024.

Approved:

Matt Lein
Mayor

Attested:

Michelle Morrison
City Clerk

C:\Users\cnash\Dropbox\Cologne\Ordinance Amendments\2024\Meat Smoker\Ordinance Amend Draft1 clean.docx
February 1, 2024

Collaborative Planning, LLC

Memorandum

To: Planning Commission
From: Cindy Nash, AICP, EDFP
Date: January 31, 2024
Subject: 102 Lake Street West – Interim Use Permit

Overview of Request

The subject property is a parcel of record consisting of approximately .32 acres. The property is zoned C-2 Central Business District.

Mr. Matt Kolander has submitted an application for an Interim Use Permit (copy of application included in packet). He also submitted an application for a proposed text amendment to the Zoning Ordinance to permit a business such as this in the C-2 district as an interim use.

All food preparation is proposed to occur inside the building. No activities including the smoking of meats would occur outside the building.



The site plan identifies an existing building and the portions of it that would be used for this proposed use. The owner of the building will be leasing the other portions of the building to other tenants, who may require their own permits for their operations or may not require permits if they propose to use those tenant spaces for uses permitted within the C-2 Zoning District.

Recommendation on Interim Use Permit

If the Planning Commission recommends that the Interim Use Permit be approved, staff recommends that it be subject to the following conditions:

1. A commercial kitchen for food preparation with both wholesale distribution and retail sales is permitted within the portions of the building identified in the application submitted by the applicant.

2. No outside storage is permitted.
3. No outside food preparation, including the use of smokers, is permitted.
4. The applicant shall consult with the Building Official to determine if improvements are required to be made for occupancy of the proposed use. If required, the applicant shall secure a building permit and complete code required items before occupancy of the building.
5. The use and site shall be in compliance with all requirements of the zoning ordinance, as amended from time to time.
6. The use and site shall maintain compliance with all noise and nuisance related ordinances of the City Code, as may be amended from time to time.
7. The use and site shall be in compliance with any Federal, State or County law or regulation that is applicable and any related permits shall be obtained and documented to the City.
8. Disposal and handling of all waste and hazardous materials shall be done in conformance with law.
9. A lapse of one year during which the premises are not used for the purposes provided for in this permit shall cause the permit to expire and be of no further consequence.
10. This Interim Use Permit shall terminate on _____, 2029. If this type of use is still eligible to be permitted as an interim use under city ordinances near the time of expiration of this permit, the applicant may apply for a new interim use permit.



D

PO Box 120, 1211 Village Parkway
Cologne, MN 55322
(952) 466-2064
www.colognemn.com

Planning and Zoning Application Form

GENERAL REQUIREMENTS – Please read before completing the application.

The City will not begin processing an application that is incomplete. You will be notified within fifteen business days if your application is not complete. Applications deemed complete will be submitted to the City Planner for review. The City Planner will notify the applicant if additional information or modifications are necessary. The applicant is responsible for all information necessary to describe the land use/development request and may be required to submit additional information to fully explain the aspects unique to the request that may not appear on this application. Applicants are encouraged to review the applicable City Code (available at City Hall) related to their request.

Fees and escrow are due at the time an application is submitted (or the application will be considered incomplete). Fees and escrow are listed on the attached sheet. Please note that the applicant is responsible for all planning, legal, engineering, publication, notification, and other expenses related to the application.

Certain applications, such as variances and sign permits, require Planning Commission consideration. Please check with the City Clerk to determine if your application requires Planning Commission consideration. If so, your completed application must be submitted four weeks prior to a regularly scheduled planning commission meeting. Completed applications that are submitted within four weeks of a regularly scheduled planning commission meeting may be considered at the next regularly scheduled meeting if time constraints allow, otherwise they will be considered at the following regularly scheduled meeting.

APPLICANT INFORMATION

Applicant(s) Matthew Kolander

Property Owner(s) – (if different from applicant) Paul Modeen

Property Street Address 102 Lake Street W.
Cologne, MN 55322

Applicant Mailing Address (if different from property address)

3120 Westedge Blvd Mound, MN 55364

Applicant Telephone (612) 761 - 2375 (day) (612) 760 - 2375 (eve)

Applicant Fax No. () - E-mail matt@oakandsteel.us

Applicant is: ☐ Owner ☐ Contractor ☒ Other Prospective Tennant

Type of Request(s):

☐ Site Plan Approval (Bldg permit may also be needed)

(Include Site Plan Review Requirements document)

☐ Variance

(Include Variance Addendum document)

☐ Building Alterations/Additions

(Bldg permit needed)

☐ Other _____

☒ Zoning Ordinance Amendment

(Include Zoning Amendment Information document)

☐ Sign Permit

(Include Sign Permit Addendum document)

☒ Interim Use Permit

(Include Interim Use Permit Information document)

☐ Preliminary Plat ☐ Final Plat ☐ Lot Division/Combination

****Please attach a site plan showing existing and proposed features, including setbacks.****

Brief description of request Zoning Ordinance Text Amendment to add the following use to the C-2

Central Business District as an interim use "Shared or Commercial Kitchen or other Food Preparation including wholesale distribution and/or retail sales not to exceed 7500 sq./ft. of gross floor space"

Has a similar request on the subject site or any part thereof been previously sought? No

If yes, when? _____

Access to property Exterior visit anytime, interior visit by appointment

Project description and background (attach additional sheet(s) if necessary) See attached

I agree that all fees incurred by the City resulting from the review of this request are my responsibility and I will pay them in a timely manner.

Signature of applicant(s) Matthew Kolander Date 1/8/2024

If Property Fee Owner is not the applicant, the Applicant must provide written authorization by Property Fee Owner in order to make application.

Signature of owner PAUL MODERN Date Jan 8, 2024

*****FOR CITY USE ONLY*****

Appl. Fee & Escrow \$ _____ Amount Paid \$ _____ Date _____ Ck # _____

Completed Application Received on _____ by _____

Current Zoning ____ Existing Land Use ____ Proposed Land Use ____ PID 40- _____

Legal Description _____

Property Description

PARCEL A:

Commencing at a point 100 feet West of the Southeast corner of Outlot No. 2, Village of Cologne according to the plat thereof on file and of record in the Office of the Register of Deeds of Carver County, Minnesota, on the South line thereof; thence running Westerly along the North line of U.S. Highway No. 212, a distance of 200 feet; thence running North 140 feet; thence running Easterly parallel to the North line of said highway, a distance of 200 feet to a point 100 feet West of the East line of said Outlot No. 2, thence South 140 feet to the place of beginning, situated in Outlot No. 2, Village of Cologne. According to Warranty Deed Doc. No. A268250 recorded April 28, 2000.

PARCEL B:

Commencing at the Southeast corner of Outlot 2; thence running West 100 feet; thence North 140 feet; thence East 100 feet; thence South 140 feet to Place of Beginning being in the Village of Cologne, according to the map or plat thereof on file and of record in the Office of the Register of Deeds, in and for the County of Carver, and State of Minnesota. According to Warranty Deed dated July 19, 2023.

Notes

1. This Survey intends to show the boundaries of the above described property and the location of certain existing improvements thereon. It does not purport to show all improvements or encroachments. A Title Report was not furnished to the Surveyor in preparation of this survey. Additional encumbrances on the property may be disclosed by such a report.
2. Distances shown on this survey are expressed in feet and hundredths of a foot.
3. The basis of bearings for this survey is assumed. Measured bearings and distances are shown for the boundary. Where measured distances differ significantly from plat or record distances, the [record] dimension is also shown.
4. The site conditions shown on this survey are representative of the existing conditions on the date of last fieldwork: August 15, 2023.
5. Village of Benton City is now Village of Cologne per Chapter 8 of Minnesota Session Laws. For purposes of this survey, the underlying Blocks are still labeled as Village of Benton City as labeled on the plat, even though the deeds refer to the Village of Cologne.
6. On the East side of Outlot 2, there is an overlap between the Outlot and the Right of Way for Paul Avenue. In researching the subject properties, the surveyor reviewed the Plat to the East across Paul Avenue, A. Mohrbacher's 2nd Addition to Cologne. The legal description for that plat calls to the East Line of Paul Street (now Avenue). It is the opinion of the surveyor that the platting surveyor for A Mohrbacher's 2nd Addition did not allow the 66 feet for the Right of Way of Paul Street. The Minnesota Department of Transportation recently completed a Right of Way map for Highway 284. Map Number 200-150. This map shows the Right of Way for Highway 284 being ~3 feet overlapped with the East portion of Outlot 2.
7. The description in the final certificate for the (old) U.S. Highway 212 taking does not align with the existing road when calculated from the Point of Beginning. The surveyor computed the centerline alignment and fit it to local monumentation and the existing road in determining the intended location of the Right of Way easement beyond the original platted Right of Way. Additionally, the description of the underlying land for Parcel 37B calls for "2. Outlot 2 of Mohlbachers Second Addition to the City of Cologne [sic]". The corresponding map from MnDOT shows Parcel 37B correctly as being a taking from Outlot 2 of the Plat of Benton City. The surveyor has assumed the Final Certificate contains a patent error, and was intended to include a description of Outlot 2 of the Benton City Plat.

Legend

●	Denotes Found 1/2" Iron Pipe capped and marked LS 15475, unless otherwise noted.	— OE —	Overhead Electric/Cable lines
○	Denotes Set ferrous monument marked MN LS 48176	— — — —	Exterior Boundary line
—○—	Power/Cable Pole	— — — —	Adjacent Boundary line
		— — — —	Interior Boundary line
		— — — —	Right of Way Boundary line
			Ex. Building line

LINDGREN
Land Surveying

PO Box 217
Chanhassen, MN 55317
(952) 223-0063

Certificate of Survey

Survey Prepared For: Paul Modéen

I hereby certify that this survey, map, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Signed: PRELIMINARY

Date: August 17, 2023

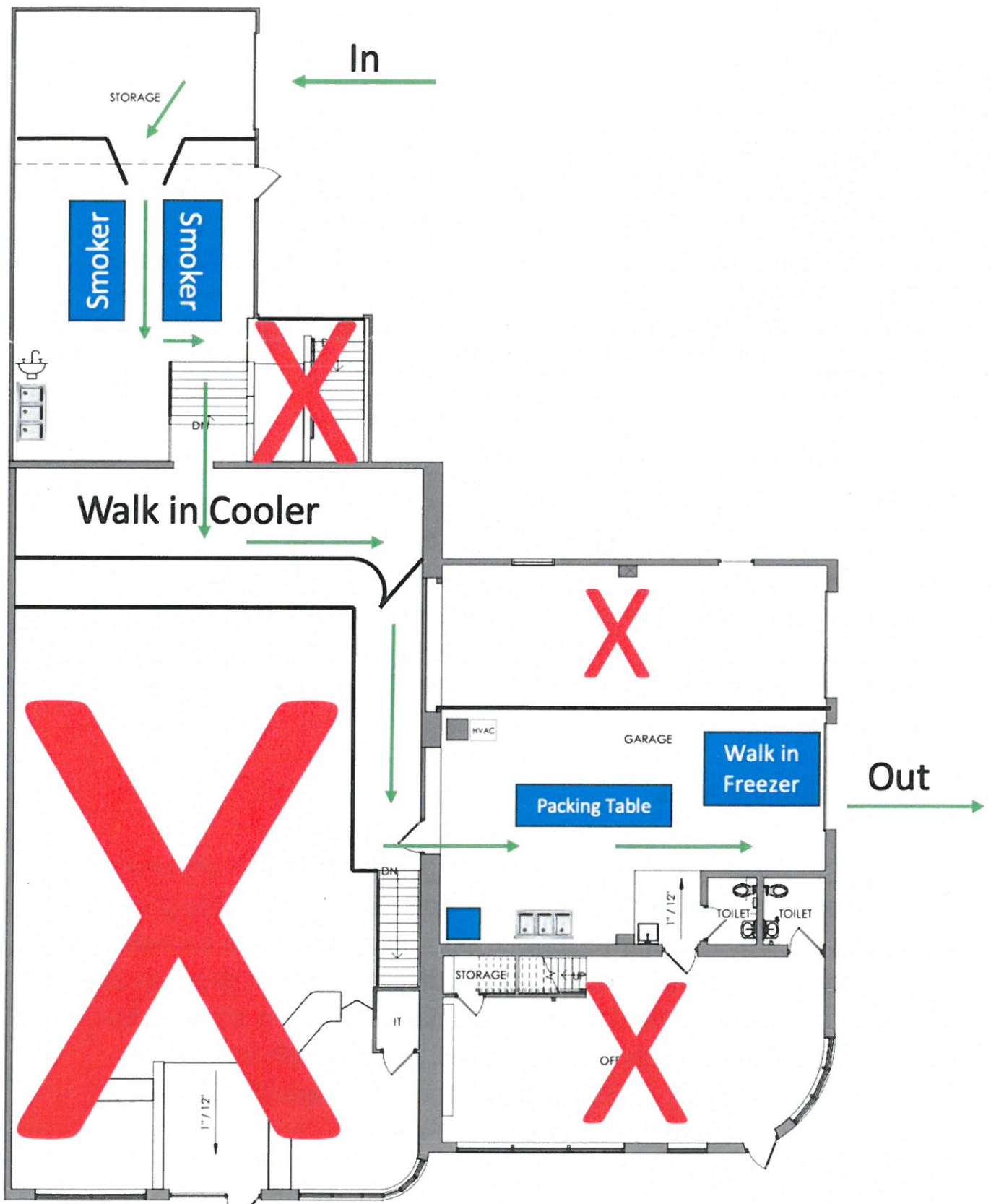
Eric B. Lindgren, Land Surveyor
Minnesota License Number 48176

Copyright © 2023 by Lindgren Land
Surveying, PLLC. All rights reserved.

PROJ. NO.
17323C

SHEET
1 of 2

BOOK/PAGE
003/158



Business Name: Oak & Steel Smokehouse**Description:**

Oak and Steel Smokehouse is a niche-focused company dedicated to not only crafting smoked meats, but preserving tradition, and supporting our community. With a devotion to keeping the dollar within our beloved state of Minnesota, we've dedicated ourselves to creating hand-crafted, locally sourced smoked meats that go through a primitive cooking process over live oak fire using traditional offset smokers.

Initial Plans:

In our initial phase, we are focused on exclusively smoked pulled pork providing wholesale distribution to local grocers (Mackenthun's) and nearby restaurants. Each package of pork sold will include Cologne, MN on the label, in efforts to bring commerce to the city, connect local residents to high quality food, and continue our pursuit of celebrating locally sourced products.

Future Business Plans:

Looking ahead, we envision launching our direct-to-consumer channel, with retail available at 102 Lake Street W. (Cologne) as well as drop-shipping product straight to consumer's homes. Additional expansion would include diversifying our product line to include smoked beef brisket and burnt ends. To achieve this, we plan to hire additional employees, partner with local beef farms, and cultivate direct to consumer channels through local partnerships, our website, and social media.

Types of Operations:

Our day-to-day operations include cooking, cooling, packaging, cleaning/disinfection, and distribution by method of refrigerated pickup truck. Continuous inspection from the Minnesota Department of Agriculture is also included, where our cooking, cooling, packaging, and cleaning processes are inspected daily for compliance. We leverage local companies providing us with local oak, pork, marketing, banking, and finance.

Number of Employees:

At present, we will have 2 employees working on-site with 2 employees working remote/in the field. We anticipate expanding our team to 6-8 within the next 3 years to meet the demands of our expanding operations.