
MEMORANDUM

TO: Mayor Matt Lein & City Council Members
FROM: Michelle Morrison, City Administrator
SUBJECT: RES NO 25-15 APPROVING A SITE PLAN FOR LOCKED LOON
DATE: 7/17/2025

The Planning Commission had it's regular meeting on Wednesday July 2nd which included a public hearing on variance requests for Locked Loon. The Public Hearing was published in the paper and posted on the website and bulletin board – there was no one from the public at the hearing or meeting.

After thorough discussion, the planning commission made a motion to approve both variance requests 1) to allow gravel instead of a paved driveway and 2) a variance from the 30 ft setback from the south property line.

After the meeting was ended, 2 issues were identified. 1) while the Public Hearing was posted and published I did not mail a notice to property owners withing 300 feet and 2) the action must be acted on by resolution, not a simple motion.

To correct this, another public hearing is being held prior to tonight's council meeting, letters have been sent out as required and Cindy Nash has drafted a Resolution for action at the planning commission.

Assuming that the planning commission does pass the resolution at their meeting, the City Council will then review the proposal for Locked Loon and take action by passing Resolution 25-15 Approving a Site Plan for Locked Loon should they agree.

Following this memo is Resolution 25-15 and all the material reviewed by the Planning Commission.

**CITY OF COLOGNE
CITY COUNCIL
CARVER COUNTY, MINNESOTA
RESOLUTION NO. 25-15**

A RESOLUTION APPROVING A SITE PLAN FOR LOCKED LOON

WHEREAS, the City of Cologne is a Minnesota Municipal Corporation, duly organized and authorized to conduct its affairs under the laws of the State of Minnesota; and

WHEREAS, Odat Holdings, LLC (“Applicant”) is the owner of certain real property located in the City of Cologne, State of Minnesota, located on the following PIDS:

400132400
400134600
400135100

(the “Subject Property”); and

WHEREAS, the Subject Property is zoned C-2 General Business; and

WHEREAS, a site plan was previously approved for the Subject Property by Resolution No. 22-03 on August 1, 2022 and Resolution No. 23-02 on November 6, 2023; and

WHEREAS, the Planning Commission of the City did on July 21, 2025 review the proposed amendments to the site plan; and

WHEREAS, the City Council has reviewed the site plan and it makes the following *findings of fact*:

Subject Property Comprehensive Plan

1. The Subject Property is guided Mixed Use in the Comprehensive Plan. The use of the site for storage is consistent with the Comprehensive Plan guidance.

Subject Property Zoning

1. The property is currently zoned C-3 General Business. Rental Storage Buildings (mini-storage) is a permitted use within that zoning district.

Adjoining Properties

1. The property is adjoined by the following uses:

- a. West: Industrial (United Farmers Cooperative)
 - b. North: TC&W Railroad
 - c. East: TC&W Railroad spur
 - d. South: Undeveloped
2. The TC&W railroad owns and operates on the parcel immediately north of the subject property. It also operates a spur line that exists on the northern edge of the subject property.
3. The subject parcel and the TC&W parcel are relatively flat, but the elevation rises towards the residential neighborhood north of the TC&W railroad resulting in a difference in roughly 10-16 feet of elevation change. The nearest residences are approximately 250 feet from the portions of the property used for storage (and the railroad is between these residences and the storage uses).
4. The presence of the active railroad and the United Farmers Cooperative give the area south of the TC&W railroad a traditional smalltown industrial character.

Traffic and Street Improvements

1. The Subject Property is accessed via a gravel driveway contained within an easement from the United Farms Cooperative property to the west. The United Farms Cooperative access is gravel, and based on a review of historical aerial photos, gravel driveways existed through the Subject Property and over the spur line since at least 1937. It does not abut a street improved to City standards.
2. Section 153.012 of the Zoning Ordinance requires that driveway and parking areas shall be paved in all modified commercial and industrial areas. A variance was approved by the Board of Appeals and Adjustments by Resolution #25-01 on July 21, 2025 to permit the property to remain gravel.

Buildings and Containers

1. The site contains two existing buildings, along with container storage. The container storage consists of approximately 46 units lined up with the sides touching. Approximately 34 of these units are located in the TC&W Easement, while the remaining 12 units are on the south side of the property.
2. An additional buildings are proposed to be installed on the Subject Property. A variance was approved by the Board of Appeals and Adjustments by Resolution #25-01 on July 21, 2025 to permit a variance from the setback from the south property line.

Outside Storage

1. Outdoor storage is proposed to be located in only the area on the eastern side of the property as shown on the plans. The surface material shall be vegetation as shown on the plans.
2. Section 153.069 of the Zoning Ordinance requires that outside storage be completely screened from adjoining properties and rights-of-way.
3. The southern property line does not have a fence but is bordered by forest that provides screening at least until such time as the property to the south develops. Trees and buildings completely screen the property for the south, west and east.
4. A chain-link fence exists on the northern site for security purposes, but the fence does not provide complete screening. The adjoining property to the north and east is owned by the railroad, which is an industrial use.
5. There is no privacy fencing between the TC&W railroad parcel and the residential properties to the north, but both the railroad and those houses existed by at least 1937. Any negative impact to nearby properties due to their increased elevation above the Subject property are mitigated by the existence of a line of deciduous trees between the TC&W railroad and the residential properties that provide screening from the residential properties to the railroad and the Subject Property. During the summer when the trees have leaves, there is natural screening provided between the residential properties and Freedom Storage at a height that cannot be achieved by fencing.
6. The addition of slats in the existing fence and the walls of the containers and buildings will provide complete screening from the adjoining TC&W property to the north.

NOW, THEREFORE, BE IT RESOLVED the site plan is approved subject to the following conditions:

1. This Resolution amends and replaces Resolution No. 22-03 and Resolution No. 23-02.
2. The memo from Collaborative Planning is incorporated herein by reference (the “Staff Memo”). The improvements on the Subject Property shall be constructed in substantial conformance with the plans known as Locked Loon Storage dated June 13, 2025 prepared by Excavate and Elevate Engineering (the “EEE Plans”) as revised to conform to the requirements of this Resolution and the plan review comments in the Staff Memo.
3. No construction shall be permitted on the Subject Property until updated EEE Plans addressing the comments of the Staff Memo and the conditions of this Resolution are provided for review and approval in writing by the City Engineer and City Planner.

Following approval by the City Engineer and City Planner, these plans shall collectively be known as the “Approved Construction Plans.”

4. To the extent that there are differences or conflicts between the Approved Construction Plans and this Resolution, the terms of this Resolution shall be controlling.
5. The Property Owner shall develop the site in substantial conformance with the Approved Construction Plans.
6. Outdoor storage is allowed only in the area identified on the Approved Construction Plans. The surface material for the storage area shall be vegetation as shown on the Approved Construction Plans. Stored items shall be limited to boats, RVs, trailers, and standalone vehicles only. All vehicles stored outdoors must have valid, current licenses. Outdoor storage must be kept in an orderly condition and comply with all applicable City ordinances, including nuisance regulations.
7. The turf (grass) areas on site must be maintained in accordance with the approved plans. Specifically, the areas designated as turf on Sheet 4.1 of the Approved Plans shall not be altered to gravel, bare soil, or any other surface, and must remain as properly maintained turf that meets the final stabilization requirements.
8. No business operations are permitted within any of the storage units or elsewhere on the property, except for the operation of the mini-storage facility itself.
9. The property is subject to easements. It is the property owner’s responsibility to verify if the use of the property is in compliance with those easements.
10. The Developer shall be responsible for obtaining and complying with all necessary permits from agencies including but not limited to the Metropolitan Council, Minnesota Department of Health, DNR, Carver County Watershed District, PCA, MnDOT, Carver County Public Works Department and any other governmental agencies.
11. The Developer shall complete construction, site restoration and erosion control in accordance with all permitting agency requirements including but not limited to MPCA-NPDES, CCWMO, and City Standards.
12. The Developer may not commence construction of any improvements on the Subject Property until a building permit has been obtained and the City Engineer has approved both the detailed grading plan and the detailed construction plan and issued written confirmation to the City and the Developer of the approval of such plans.
13. No additional buildings or storage containers beyond those shown on the Approved Construction Plans are permitted on the site unless a new site plan is submitted for review.
14. Gravel surfaces shall be maintained in a dust-free condition, including the application of chemical treatment or watering as needed.

15. The slats that were installed within the existing fence on the north side of the property to provide screening as required under Resolution No. 22-03 shall be maintained to continue to provide screening.

Date: July 21, 2025

Approved:

Matt Lein
Mayor

Attested:

Michelle Morrison
City Clerk