

## **PLANNING COMMISSION MEETING FOR THE CITY OF WAITE PARK**

The Waite Park Planning Commission met on Tuesday, May 8, 2018 at 6:30 pm.

The meeting was called to order by Chair Jansky beginning with the Pledge of Allegiance.

**Members Present:** Tim Jansky, Ken Schmitt, Bob Zabinski, Jeff Blair and Bonnie Hermanutz were in attendance.

**Others Present:** Jon Noerenberg, Planning and Community Development Director, and those on the attendance sheet.

Commissioner Schmitt made a motion to accept the agenda as presented which was seconded by Commissioner Blair. Motion carried.

Commissioner Blair made a motion which was seconded by Commissioner Zabinski to approve the December 12, 2017 minutes as presented.

### **Jump City, Inc. - Conditional Use Permit request to allow for a jump/bounce commercial recreation facility in a B-2, General/Commercial Zoning District at 79 3<sup>rd</sup> Street NE**

Chair Jansky read the Public Hearing Notice and the hearing opened at 6:33 p.m.

Planning and Community Development Director Noerenberg gave the following background information. Jump City, Inc. is requesting the CUP with permission of the property owner/landlord at 79 3<sup>rd</sup> Street NE. The proposal is to operate a jump/bounce commercial recreation facility, oriented for children, in the former tenant space area once occupied by Bounce Adventure which closed last year.

This use is considered as a conditional use in the B-2, General/Commercial zoning district in which the property is located in.

Jump City is a father/son business that operates existing locations in Otsego and Baxter. Staff reached out to both city planning departments to see if they had experience any issues – staff did not hear back from Otsego as of 5/3/18 and Baxter staff noted they had not experienced any concerns related to Jump City.

The applicants have submitted a basic narrative outlining business operations and proposed floor plan for the business. There are several jumping areas, as well as a toddler area for younger/smaller children and associated equipment. There are also three birthday party rooms and a game/arcade room. Customers enter into a waiting area with coat racks and lockers for customer storage while they play, and this leads to the front desk. There are several bathrooms noted. The applicants have been advised that they will need to coordinate with building inspections staff on necessary building

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permits for some elements which may need them, such as wall demolition or installation, and any plumbing or electrical work.

Discussions with the applicant noted that the initial proposed hours of operation are as follows:

Monday-Tuesday – 9AM – 1PM

Wednesday – 3PM – 7PM

Thursday – Sunday – 9AM – 7PM

The applicant has advised that the days/hours of operation may be subject to change depending on customer interest and as they learn the market and are able to determine their times of most demand. They have noted that weekday business is typically lesser in the summer when kids are able to be outside, but busier on weekends in general. One to four employees would be on-site at any given time depending on expected customer demand (i.e. additional employees would be scheduled for times known to be busier or for party events). An issue that was brought up by the applicants during the signage planning was window coverings. The windows in this tenant space are expansive and the applicant would like to apply window film over the entirety of them to prevent visibility from the outside in, for the sake of privacy of children and other customers. City ordinance limits window appliques to maximum 20% of the window area, although since permits are not required for these some businesses exceed this amount and staff typically checks on these issues periodically. Given that the issue of window film application is not a height/setback/density issue it is not grounds for a variance, but staff believes it can be addressed through the review of the Conditional Use Permit process. Given the intent behind the window film application, staff is supportive of the request for 100% film coverage, provided that no more than 20% of the window area is utilized for advertising space and the remainder is used as privacy screen. There will be no on-site food preparation, although prepackaged snacks and beverages will be available. The applicants noted that for birthday parties or other events pizza or other food may be brought in by customers or delivered, but that on-site preparation or reheating is unavailable.

The parking demand of the proposed use, with 8,400 sq. ft. approximate floor area and four employees is 30 stalls (calculated at “other business” classification of 1 stall per 250 sq. ft. floor area). Parking for the property was extensively reviewed during the previous request to locate Granite City Bingo in an adjacent tenant space in early 2017. Staff’s review of the parking for the property indicates a total of 151 stalls available. Given the sizes of the two buildings, current parking requirement for the property would be 228 stalls.

At the time of the previous review, a significant concern was that the parking demand added by Granite City Bingo and the former Bounce Adventure would have placed an excessive parking demand on the property, and that the property could essentially support one of those businesses but not both. However, with Granite City Bingo no longer a consideration for parking demand, staff believes there is adequate parking to support the proposed Jump City as well as additional retail-type uses of other vacant tenant space(s), although restaurant or other assembly-type use options may be limited due to their higher parking demand.

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Jump City creates essentially the same demand as the previous Bounce Adventure and the parking at that time seemed able to support the shared demand of the businesses.

While the property was built prior to the current standards, it is sensible to make reasonable accommodations for parking to allow it to be used to the best of its ability. City parking ordinance allows variation from the parking requirements in a shared parking arrangement for multi-tenant buildings such as this, when it is found by the City Council that the times of major parking demand of the tenants is unlikely to overlap much. However, it would be prudent to incorporate a condition of approval allowing the parking to be revisited if the parking demand attributed to the proposed use is found to be exceeding the available stalls and creating a nuisance for the other tenants.

Notices of this application and supporting documentation were sent to surrounding property owners as well as adjacent tenants. As of Thursday, May 3, 2018, no concerns had been raised.

Commissioner Blair questioned what age group would be served at the property and the applicant, Shawn Thompson, stated that the age is usually from zero to roughly 10 or up to 12 year olds. Mr. Blair had concerns regarding drug use and if that would be addressed.

Commissioner Schmitt made a motion which was seconded by Commissioner Blair to close the Public Hearing. Motion carried. Public Hearing closed at 6:48 p.m.

The commissioners reviewed the following Findings of Fact:

- \*Will not be detrimental to or endanger the public health, safety, morals, comfort, convenience or general welfare of the neighborhood or the City.
- \*Will be harmonious with the applicable specific and general objectives of the Comprehensive Plan of the City and this Ordinance.
- \*Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of that area.
- \*Will not be hazardous or disturbing to existing or future neighboring uses.
- \*Will be served adequately by essential public facilities and services, including streets, police and fire protection, drainage structures, refuse disposal, water and sewer systems and schools.
- \*Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

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\*Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare of odors.

\*Will have vehicular approaches to the property which are so designed as not to create traffic congestion or an interference with traffic or surrounding public thoroughfares.

\*Will have adequate facilities to provide sufficient off street parking and loading space to serve the proposed us.

\*Will not result in the destruction, loss or damage or a natural, scenic or history feature of major importance.

\*Will conform to the type of uses that are generally permitted within the district.

Commissioner Schmitt made a motion to recommend approval with the following conditions:

In the event that the parking demand attributed to Jump City, Inc. exceeds available parking supply upon the property, as determined by City staff, Jump City Inc. shall submit an alternative parking plan providing additional necessary parking within 300 feet (maximum allowed by City Ordinance) of the subject property. Any alternative parking plan is subject to review and approval of Planning and Community Development Director.

Exterior signage shall be of a permanent nature and no banners or other temporary-type signs shall be utilized in place of permanent signage. New signage shall require a sign permit from the City of Waite Park prior to fabrication or installation.

Window film applique may be utilized on 100% of exterior window area for purpose of customer/child privacy, but maximum 20% of window film may consist of advertising (text/logos/designs). Window film applique requires review/approval of Community Development Director prior to purchase or installation.

Interior remodeling, including but not limited to new bathroom and emergency exits, shall be subject to building permits as may be necessary. All work shall be performed to the satisfaction of the Building Official.

A Certificate of Occupancy shall be issued by the City of Waite Park prior to opening for business.

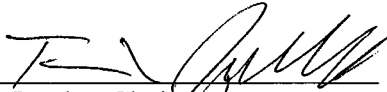
Serving of alcohol/liquor is prohibited. Food service, including sales of prepackaged food and beverages, is subject to review/approval of Stearns County Environmental Services/Health Dept. staff.

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Revisions to plans or expansion of proposed facilities are subject to review by City staff and may require additional review/approval by Planning Commission and/or City Council prior to commencement of work.

Commissioner Hermanutz seconded the motion. Motion carried. The item will be heard at the June 4<sup>th</sup> meeting.

Commissioner Schmitt made a motion to adjourn the meeting which was seconded by Commissioner Hermanutz. Motion carried. Meeting adjourned at 6:53 p.m.

  
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Tim Jansky, Chair

  
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Sheila Mockros  
Building/Planning Assistant

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