

**PLANNING & ZONING COMMITTEE
MEETING AGENDA
THURSDAY, SEPTEMBER 6, 2018 @ 7:00 P.M.
ARLINGTON COMMUNITY CENTER**

1. Call to Order.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Approve the Minutes.
 - A. August 2, 2018 – Regular Session.
5. Public Hearings.
 - A. Comprehensive Plan Amendment, Rezoning, Conditional Use Permit, and Site Plan Approval Request: Ninkasi Hops (“Hotel” Property)
6. Business.
 - A. Discussion: Code Updates.
7. Building Permit Report
 - A. July.
8. Adjourn.

A QUORUM OF THE CITY COUNCIL MAY BE PRESENT AT THIS MEETING. NO OFFICIAL ACTION BY THE CITY COUNCIL SHALL OCCUR AT THIS MEETING
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**PLANNING & ZONING BOARD
MEETING MINUTES
SEPTEMBER 6, 2018**

The meeting was called to order at 7:00 p.m. by Chairperson Jim Kreft.

Members Present: Dwight Grabitske, Darnell Halverson, Jim Kreft, Jennifer Nuesse, Councilmember Michelle Battcher

Members Absent: Jim Carlson, Janet Deno

Also Present: PZ Adm. Cynthia Smith-Strack, Mayor Rich Nagel, City Adm. Pat Melvin, Councilmember Tom Hatlestad, Mark Melsha, Bruce & Nelva Lilienthal, Mary Kistner, Matt Johnson, Dennis Johnson, Kurt Menk, Police Chief Petterson

Motion by Grabitske, seconded by Halverson, and passed by unanimous vote to approve the agenda as presented.

Motion by Grabitske, seconded by Nuesse, and passed by unanimous vote to approve the August 2, 2018 minutes as presented.

Chairperson Kreft recessed the regular meeting to hold a public hearing.

Comp Plan Amendment, Rezoning, Conditional Use Permit & Site Plan Approval – Ninkasi (“Hotel Property”):

Kreft explained that the purpose of the public hearing was for a proposed Comprehensive Plan Amendment, Rezoning, Conditional Use Permit and Site Plan Approval Request for Ninkasi Hops (a/k/a Hotel Property). Smith-Strack provided a detailed overview. She stated that Ninkasi proposes development of a hydroponic hops growing and processing facility on approximately 10.5 acres. Development is proposed in two phases with the first phase commencing immediately. It will include the construction of a 9,100 sq. ft. processing facility and two 10,200 sq. ft. growing rooms (20,400 sq. ft.) facility, all connected by a hallway. The second phase will include the expansion of the growing facility to 122,400 sq. ft. in aggregate within one year of the first hop harvest. The City is currently the fee owner of the subject property. The City and Developer have signed a Purchase Agreement and an October 1st closing date is anticipated. Smith-Strack commented that the Developer was requesting the following:

- Comprehensive Plan Amendment – Change planned use from commercial and mixed use (transitional) residential to industrial;
- Rezoning – Change existing zoning from B-1 Service Business to I-1 Limited Industrial;
- Allow a Conditional Use Permit and Site Plan Approval.

Smith-Strack commented that the Planning Committee needs to consider several factors:

- Consistency with the Comp Plan or amendment thereof;
- Conformity with lot standards in applicable zoning district, which the subject parcel appears to meet minimum lot area and minimum district area standards;
- Service by municipal utilities, of which is proposed;
- Impact on adjacent properties:
 - Property owners to the north of the proposed facility have expressed concern for potential noise produced by ventilation units. The Applicant represents that each ventilation system will generate noise comparable to the sound of a central air

conditioner at a distance of 50 ft. from the unit. The Applicant also represents the closest ventilation system will be 75 ft. from any adjacent residence.

- Property owners in the vicinity also expressed concern for potential odor produced by the facility. The Applicant represents no cast off materials/objects/items will be stored outside on the property. Hop bines will be conveyed from the harvesting equipment to a temporary collection area attached to the processing facility. Applicant further represents hop bines will be disposed of the week of harvest or as soon as possible thereafter.
(Smith-Strack commented that the standards of Chapter 31, Section 12 of the City Code pertaining to noise, odors, exterior lighting and vibration would apply to this property.)
- A landscaping plan is to be reviewed.

The following are representations made by the Applicant:

- Ninkasi proposes to grow hops indoors year round in 12 growing rooms that would equal about three acres of growing space. The growing center will be physically connected to a processing facility.
- The Company proposes a phased strategy for development. The first phase would include two growing rooms and the processing facility. Ninkasi expects to produce approximately 36,000 pounds of dry hops per year. After the second phase has been completed, Ninkasi expects to produce approximately 425,000 pounds annually.
- Ninkasi proposes driveway access for the development from CSAH 9. The center line of the proposed entrance is 460 ft. from Hwy 5/CSAH 9 centerline.
- A parking lot is proposed on the west side of the development facing CSAH 9 with off-street parking for each employee. Surfacing will remain gravel during phase one and improved to bituminous during phase two. A truck turn-around area is proposed with gravel and to remain gravel. One handicap parking space and nine regular spaces are proposed. A five foot concrete sidewalk is proposed from the parking lot to the processing facility office.
- Ninkasi plans to hire two full-time employees during phase one. Ten to fifteen full-time employees are planned during phase two. All employees will work an eight-hour day.
- Ninkasi does not anticipate any semi-truck/trailer traffic. Deliveries are to be in small increments and delivered by UPS or FedEx.
- Ninkasi proposes separate ventilation systems for each growing room, which are to be located on the east/west sides of the growing facility (the building runs north/south).
- No outside storage is proposed. The harvesting equipment to be installed will be located within the processing facility and works by separating the hop cones from the hop bines. The bines will be conveyed from the harvesting equipment to a temporary collection area that is attached to the processing facility. The company was studying options for the disposal of the bines for the long-term.

Smith-Strack reviewed standards for lot performance, transportation, parking, lighting, landscaping/screening, building architecture, outside storage, building/site signage industrial use performance standards and utilities, stormwater and erosion control. It was noted that the proposed facility meets and/or exceeds lot performance standards (setbacks). There would be minimal impact on the transportation system. Smith-Strack pointed out that the site plan illustrates ten parking spaces. The City Code requires one space per employee on the major shift (possible up to 15 employees proposed). Smith-Strack recommended that the site plan be amended to reflect parking for up to 15 employees.

Building lighting proposed is to be wall-mounted luminaries and should not be a problem for glare (direct/indirect). Smith-Strack commented that the landscaping plan should be less vague, more specific detail was needed to soften the visual impact from the bulk/mass of the structure. It was noted that the construction type and exterior materials are allowable under the code. It was noted that no outdoor storage is proposed. Utilities are proposed to be extended to the property.

It was noted that the plan sets for the proposed facility were forwarded to MnDOT District 7 for review and comment; no reply was received to date. The Fire Chief was asked to review the plan sets. He requested that the proposed CUP/site plan include a condition that allows the Fire Department to have access around all structures year-round (does not require access road) and the installation of a lockbox prior to issuance of a certificate of occupancy. The Building Official found the site plans to be acceptable. The City Engineer reviewed the plan sets and the following are his recommendations:

1. Applicant will need to secure a commercial access and work within right-of-way permits from Sibley County Public Works.
2. Property owner (City or Applicant) needs to record a 30-ft. utility easement on the subject property east lot line to encompass sanitary sewer and watermain.
3. That the Applicant coordinate sanitary sewer and watermain connections with the City.
4. All drainage from impervious areas to be directed to proposed stormwater facility.
5. A wetland delineation (or letter proposing exemption) be completed and submitted to the City.
6. Evidence of NPDES permit from the MPCA be provided to the City prior to the initiation of land disturbing activities.

Smith-Strack stated that several property owners were present (some were at the previous meeting).

Chairperson Kreft opened the hearing up to public comment. Bruce Lilienthal inquired about Ninkasi's business. Matt and Dennis Johnson talked about the proposed business and answered the questions from those attending the public hearing. Mark Melsha (son of property owner to the north) inquired about the landscaping plans and storm water runoff. Mary Kistner (neighbor north of Melsha) expressed concern about odor from the facility. Concern was expressed about micro-breweries perhaps being a fad and what, if any plans existed if demand slows. Matt Johnson commented that they want to be a good neighbor and are willing to work with the City and Planning Zoning Commission. Johnson noted that the bins would be stored in an open concrete bunker outside (adjacent to the processing facility) temporarily after the hops were harvested (on the site plans). Matt commented that the growing season for the hops was 90 days; and the plan was that all 12 rooms would be on a different/rotating schedule.

Motion by Battcher, seconded by Nuesse, and passed by unanimous vote to close the public hearing.

Chairperson Kreft adjourned the public hearing and reconvened the regular meeting at 8:01 pm.

Brief discussion was held on odor (what is considered an order, how to measure, treat, etc.). Smith-Strack commented that she was unaware of any ways to measure for odor. Kreft commented that under the current Comp Plan, the property was zoned for commercial purposes and believed it to be the best use for the property. However, he was open to the idea of change and that the new business and proposed use was a good fit for the piece of property. He expressed some concern about the visual esthetics and being located along one of the entrances to the community. Grabitske expressed concerns relating to the rezoning from commercial to industrial based on his own personal experience/location, whereby an industrial zone is next to a residential zone. He then went on to say that he understood the need for new business to come to town.

Motion by Battcher, seconded by Nuesse, and passed by unanimous vote to recommend to the City Council to adopt an Ordinance to Amend the 2014 Arlington Comprehensive Plan Future Land Use Map Pertaining to Property at the Northeast Quadrant of the Intersection of T.H. 5 and County State Aid Highway 9 (“Hotel Property”).

Motion by Battcher, seconded by Nuesse, and passed by unanimous vote to recommend to the City Council to adopt an Ordinance to Amend chapter 31, Section 4, Subd. 1 (Official Zoning Map) of the City Code Pertaining to the Property at the Northeast Quadrant of the Intersection of T.H. 5 and County State Aid Highway 9 (“Hotel Property”).

The proposed conditions contained within the Resolution for approval/denial of a Conditional Use Permit for Ninkasi Hops were reviewed. Nuesse commented that she would like the landscape plan to include more than just coniferous vegetation; something fast growing. Battcher questioned if the screening along Hwy 5 was necessary. Kreft commented that he felt the visuals and viewshed along the Highway 5 corridor were a priority. Matt Johnson commented that they would be willing to compromise on a landscaping plan (number and types of trees). Concern was expressed about odor with the ‘temporary’ storage of the waste bines outside. Matt Johnson commented that he was planning on a two week recycle schedule. It was noted that Ninkasi at some point will be considering some signage. Strack clarified a sign permit would be needed. Kreft strongly encouraged Ninkasi to do what they could to make the building’s architecture (exterior) more visually appealing due to it being located within a gateway to the community. Battcher agreed, but didn’t want to put any additional financial hardship on them.

Commissioner Nuesse introduced the following resolution and moved for its adoption:

RESOLUTION NO. 09-2018

A RESOLUTION RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT AND SITE PLAN APPROVAL FOR A HYDROPONIC HOPS GROWING AND PROCESSING FACILITY AT THE NORTHEAST QUADRANT OF HIGHWAY 5 AND CSAH 9

WHEREAS, Mr. Matthew Johnson d.b.a. Ninkasi Hops and Caravel Ventures, LLC has entered into a purchase agreement with the City of Arlington pertaining to property at the northeast quadrant of the intersection of Highway 5 and County State Aid Highway 9 in the City of Arlington;

WHEREAS, the property is legally described as Sect-16 Twp-113 Range-027 10.45 AC TRACT 1 OF NW 1/4 SURV 692 and identified as parcel number 31.0884.000;

WHEREAS, Mr. Johnson has applied for a conditional use permit under Chapter 31, Section 12, Subd. 3(A) of the Arlington City Code to operate a hydroponic hops growing and processing facility;

WHEREAS, the Applicant has filed for site plan approval and submitted civil and architectural plan sets;

WHEREAS, the Applicant represents:

1. Ninkasi proposes a hydroponic indoor growing center and processing facility growing hops year-round for craft breweries. The growing center will consist of twelve (12) growing rooms that in total will equal three acres of indoor growing space. The growing center will be physically connected to a processing plant by a building link.
2. The Company proposes a phased strategy to develop the proposed growing center. During the first phase of the project, Ninkasi expects to produce approximately 36,000 pounds of dry hops per year. After the second phase of the project is completed, the Company expects to produce approximately 425,000 pounds of hops annually following a ramp up period.
3. Phase I of the proposed project will include site acquisition, site preparation, installation of utilities and grading for both phases of the project, and construction of a 9,100 square foot processing facility and two 10,200 square foot growing room connected by a 375 square foot building link/hallway.
4. Phase II will consist of expanding the growing center to three (3) acres of indoor growing space. This will include the construction of ten (10) additional indoor growing rooms. Ninkasi plans that Phase II will be

- completed within one year of the first Phase I harvest.
5. Ninkasi proposes driveway access for the development from CSAH 9. The center line of the proposed entrance is 460 feet from the Highway 5/CSAH 9 centerline.
 6. A parking lot will be located on the west side of the development facing CSAH 9 and have off-street parking spaces for each employee. Surfacing is proposed to remain gravel during Phase I and be improved to bituminous surfacing is proposed for the driveway and parking lot. A five foot concrete sidewalk is proposed from the parking lot to the processing facility office. A truck turn-around area 100' in diameter is proposed to be surfaced in 14" of compacted Class V gravel. One handicap parking stall and nine regular stalls are proposed.
 7. During Phase I, Ninkasi plans to hire two full-time employees. During Phase II, Ninkasi plans for between 10 and 15 full-time employees. All employees will work an eight-hour day shift.
 8. Ninkasi does not anticipate any semi-truck/trailer traffic. Deliveries are to be in small increments and delivered via UPS or FedEx. During Phase I, Ninkasi anticipates it will require four to five UPS or FedEx delivery trucks to pick up hops during the week of harvest. Ninkasi anticipates there will be four or five UPS or FedEx delivery trucks arriving/departing the facility per week when Phase II is complete.
 9. Ninkasi proposes separate ventilation systems for each growing room (12 total growing rooms proposed) to be located on the east and west sides of the growing facility. No ventilation systems will be located on the north or south sides of the growing facility. The sound from the ventilation system will be comparable to the sound of a central air conditioner at a distance of 50 feet from the unit. The closest ventilation system will be 75 feet from the nearest residential property line on the north side of the proposed site. As a result, the company expects the sound from the ventilation system to be less than a central air conditioner at the property line.
 10. No outside storage is proposed. The harvesting equipment Ninkasi is proposing to install in the processing facility works by separating the hop cones from the hop bines. The hop bines will be conveyed from the harvesting equipment to a temporary collection area that is attached to the processing facility. The company is studying how to dispose of the bines. Some of the options being considered include selling the bines to area cattle farmers or selling them as a feedstock for the Hometown Bio Energy anaerobic digestion facility in Le Sueur, Minnesota. During Phase I, when Ninkasi expects to have one harvest per quarter, the hop bines will be disposed of the week of harvest or as soon as possible thereafter. The scheduling of disposal for Phase II will be evaluated during Phase I. If Ninkasi requires outside storage in the future, Ninkasi will seek to modify the conditional use permit.

WHEREAS, notice of a public hearing to accept input on the Conditional Use Permit request was published in the official newspaper on August 23, 2018 and sent to property owners within 350 feet of the property; and

WHEREAS, the Planning and Zoning Committee conducted a public hearing on the Conditional Use Permit request on September 6, 2018 and accepted input on the Conditional Use Permit request; and

WHEREAS, the Planning Committee has reviewed the Conditional Use Permit request and request for site plan approval and has made the following findings:

1. That with the conditions listed below the use will not be detrimental to the health, safety, morals, comfort, convenience or welfare of the persons residing in the neighborhood as enhanced performance standards and landscaping standards are envisioned as a means of softening the transition between land uses.
2. That with the conditions listed below the use will not be detrimental to the public welfare, or injurious to property or improvements in the neighborhood as enhanced performance standards and landscaping standards are envisioned as a means of softening the transition between land uses.

NOW, THEREFORE, BE IT RESOLVED BY THE ARLINGTON PLANNING AND ZONING

COMMITTEE THAT: The Planning Committee does hereby recommend the City Council of the City of Arlington approve the Conditional Use Permit and related site plan providing for the development and operation of an indoor hydroponic hops growing and processing facility at the northeast quadrant of the intersection of TH 5 and CSAH 9 and subject to the following:

1. The "Use" of the property is a hydroponic hops growing and processing facility on approximately 10.5 acres of property at the northeast quadrant of the intersection of TH 5 and CSAH 9 in the City of Arlington. Phase I includes the construction of a 9,100 square foot processing facility and two, 10,200 square foot growing rooms (total 20,400 square feet) connected by a 375 square foot building link/hallway. Phase II of facility development will expand the growing facility to 122,400 square feet in aggregate.

2. Applicant representations and all application materials and plan sets are hereby incorporated by reference and accepted in good faith by the City as the Applicant's intended development.
3. Compliance with all standards required and recommended as set forth within:
 - a. A review memo from Jason Femrite, Bolton-Menk (City Engineer) dated August 24, 2018.
 - b. A review memo from Consulting Planner, Cynthia Smith-Strack, dated September 6, 2018.
4. Submittal of revised plans as follows:
 - a. Revisions of plan sheets C-101 & 103 illustrating proof of parking for 15 employees, a notation alluding to timing of bituminous surfacing, and parking lot striping.
 - b. Revision of sheet C-108 (landscaping plan) to illustrate placement of coniferous trees on the proposed berm pursuant to a plan developed by a professional with a goal of minimizing the impact of the proposed use on the adjacent residences. The revised plan shall include a planting schedule and details of landscape type/species to be employed. The revised landscaping plan shall be submitted to the Planning Commission for approval prior to issuance of a final certificate of occupancy for the structure.
5. Landscaping standards:
 - a. Lot area not occupied by structures shall be suitably seeded/sodded and maintained.
 - b. Coniferous landscaping treatment shall be employed adjacent to TH 5 to soften the appearance of building bulk/massing. Proposed landscaping shall be illustrated on revised plan sheet C-108 and presented to the Planning Commission for approval prior to issuance of a final certificate of occupancy.
6. Performance Standards:
 - a. Building lighting used for exterior illumination shall direct light away from adjoining properties. Glare, whether direct or reflected shall not be visible beyond the limits of the subject property.
 - b. Garbage/recycling shall be retained indoors.
 - c. Any/all outdoor storage contemplated shall require issuance of an interim use permit, separate and independent of an applicable conditional use permit. Conditional use permit amendment is not required for outdoor storage providing an interim use permit is approved.
 - d. In the event any signage is contemplated, a separate administrative permit is required and the standards contained in Chapter 31, Section 18 (Signs) of the City Code shall apply.
 - e. The use shall continuously meet all performance standards set forth in Chapter 31, Section 12, Subd. (5) of the City Code, as may be amended, which include but may not be limited to:
 - Noise, Smoke, Dust, Fumes or Gases, Sewer and Water Discharge:
 - The Use shall continuously adhere to all State of Minnesota standards in regard to pollution control, to include noise abatement standards, dust, fumes or gases sources, and sewer and water discharge standards.
 - In order to insure compliance with said performance standards, the City Council may require such investigations or tests as may be required to show adherence to the performance standards. Such investigations or tests as are required shall be carried out by an independent testing organization selected by the owner or operator and approved by the City. Such investigations or testing shall be ordered by the owner or operator. The cost of same shall be paid by the owner or operator.
 - Odors: No odors shall be detectable beyond the limits of the property.
 - Vibration: No vibration shall be discernible at any property line to the human sense of feeling for an accumulated total of three (3) or more minutes during any hour.
 - f. Temporary outdoor storage of vegetative material is proposed in a concrete enclosure at the front of the building. All vegetative material shall be removed from the site on a regular basis but at least every ten (10) days to prevent odor produced by decaying materials.
7. Fire Department requirements:
 - a. The Use shall be maintained in a manner that provides the Arlington Fire Department continuous access around all structures.
 - b. A lock box shall be installed at the site for fire department access purposes prior to issuance of a certificate of occupancy.
8. Engineering Requirements:
 - a. The Applicant and/or its contractors shall coordinate sanitary sewer and watermain connections with the proposed City facility extensions.
 - b. All drainage from impervious areas to be directed to proposed stormwater facility.

- c. A wetland delineation shall be completed for the limits of disturbance prior to land disturbance.
 - d. Evidence of a commercial access and work within right-of-way permits from Sibley County Public Works shall be supplied to the City prior to building permit issuance.
 - e. Property owner (City or Ninkasi) to present to the City for review and approval and subsequently record an approved 30-foot utility easement on the subject property east lot line to encompass sanitary sewer and watermain prior to issuance of a final certificate of occupancy.
 - f. The Applicant shall provide evidence of NPDES permit from the MPCA to the City prior to initiation of land disturbing activities.
9. Building permits shall be required prior to any building construction or improvements on the property.
 10. This approval is subject to all applicable codes, regulations and ordinances, and violation thereof shall be grounds for revocation.
 11. This approval shall expire one year after date of approval unless the Applicants have commenced construction of the Use on the Property.
 12. Approval of this conditional use permit and/or associated site plan does not approve any future expansion or associated improvements on-site.
 13. Any modifications not defined as “minor” by the Zoning Administrator shall require separate site plan approval.

The motion for the approval of the foregoing resolution was duly seconded by Grabitske, and upon poll being taken thereon the following voted in favor thereof: Grabitske, Halverson, Kreft, Nuesse, Councilmember Battcher; and the following against the same: None; and the following abstained from voting: None; and the following were absent: Carlson, Deno.

Adopted by the Planning & Zoning Committee of the City of Arlington this 6th day of September, 2018.

Signed: /s/ James R. Kreft
Chairperson James R. Kreft

Attested: /s/ Cynthia Smith-Strack
Planning/Zoning Adm. Cynthia Smith-Strack

Whereupon the resolution was declared duly passed and executed.

Smith-Strack stated that the City Council and Planning Commission had met in a workshop setting a few months back to discuss some possible changes and/or City Code updates. She presented sample ordinance language for review/discussion pertaining to the keeping of chickens and amount of fire wood allowed on a property. Chief Petterson was present to answer questions. Petterson stated he had feedback that ducks be allowed also (example given was for kids to raise as 4-H projects). He further reported members of the public had requested allowing up to six (of one or combination). Nuesse commented that the sample ordinance requested breed of animal and didn't feel that information was necessary. It was questioned if this should be allowed under permit or not. The Commission will further review the draft language and revisit the issue in October.

With regard to the keeping of fire wood, Chief Petterson suggested eliminating the two-cord quantity threshold, as long as it is neatly stacked (properly kept).

Motion by Grabitske, seconded by Nuesse, and passed by unanimous vote to recommend to the City Council to revise the City Code pertaining to firewood by eliminating the phrase “not exceeding two cords”.

The July Building Permit Report was reviewed.

Motion by Battcher, seconded by Nuesse, and passed by unanimous vote to adjourn the meeting at 9:07 p.m.

PZ Adm. Cynthia Smith-Strack

Chairperson Jim Kreft

ORDINANCE NO. 320

**AN ORDINANCE AMENDING THE 2014 ARLINGTON COMPREHENSIVE PLAN
FUTURE LAND USE MAP PERTAINING TO PROPERTY AT THE
NORTHEAST QUADRANT OF THE INTERSECTION OF T.H. 5 AND
COUNTY STATE AID HIGHWAY 9 (“HOTEL PROPERTY”)**

- I. THE CITY COUNCIL OF THE CITY OF ARLINGTON, MINNESOTA TO PROMOTE THE PUBLIC SAFETY, HEALTH, AND WELFARE, HEREBY ORDAINS THE ARLINGTON COMPREHENSIVE PLAN FUTURE LAND USE MAP SHALL BE AMENDED TO GUIDE PARCEL NUMBER 31.0884.000 (AS ATTACHED HERETO) TO ‘INDUSTRIAL’ USE FROM ‘MIXED RESIDENTIAL AND HIGHWAY COMMERCIAL’ USE.**

- II. EFFECTIVE DATE: THIS ORDINANCE IS EFFECTIVE UPON ITS ADOPTION AND PUBLICATION AS PRESCRIBED BY LAW.**

Adopted by the City of Arlington on the _____ day of _____, 2018.

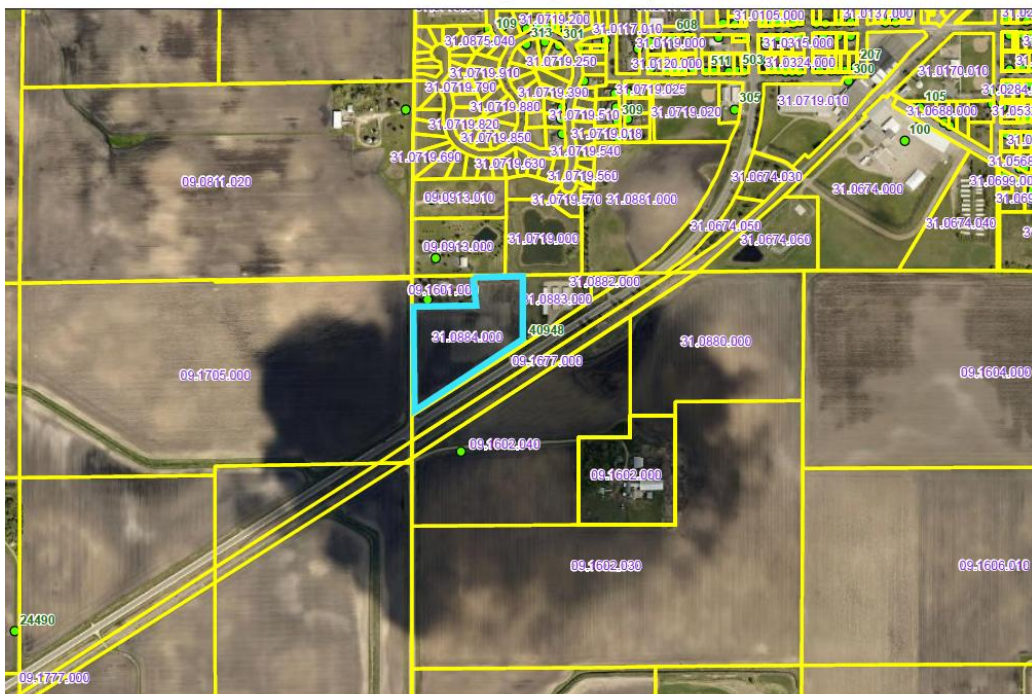
Attest:

Richard Nagel, Mayor

Patrick Melvin, City Administrator

First Reading:
Second Reading:
Adopted:
Published:

The future land use map shall be amended to guide the illustrated property (PID No. 31.0884.000) to limited industrial use.



ORDINANCE NO. 321

AN ORDINANCE AMENDING CHAPTER 31, SECTION 4, SUBD. 1 (OFFICIAL ZONING MAP) OF THE CITY CODE PERTAINING TO PROPERTY AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF T.H. 5 AND COUNTY STATE AID HIGHWAY 9 (“HOTEL PROPERTY”)

- III. THE CITY COUNCIL OF THE CITY OF ARLINGTON, MINNESOTA TO PROMOTE THE PUBLIC SAFETY, HEALTH, AND WELFARE, HEREBY ORDAINS THAT CHAPTER 31, SECTION 4, SUBD. 1 OF THE CITY CODE, THE OFFICIAL ZONING MAP, SHALL BE AMENDED AS ATTACHED HERETO AND AS RELATED TO PARCEL NUMBER 31.0884.000.
- IV. EFFECTIVE DATE: THIS ORDINANCE IS EFFECTIVE UPON ITS ADOPTION AND PUBLICATION AS PRESCRIBED BY LAW.

Adopted by the City of Arlington on the _____ day of _____, 2018.

Attest:

Richard Nagel, Mayor

Patrick Melvin, City Administrator

First Reading:
Second Reading:
Adopted:
Published:

The official zoning map shall be amended to rezone the illustrated property (PID No. 31.0884.000) from B-1 Service Business to L-1 Limited Industrial.

