
MEMORANDUM



TO: Mayor & City Council
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist
SUBJECT: **Conditional Use Permit for General Automobile and Pickup Truck Repair with current Automobile Sales Business at the site of 1508 7th Street North**
DATE: December 6th, 2022

INFORMATIONAL ONLY – NO ACTION REQUIRED

Background:

The Planning Commission held a public hearing on November 21st, 2022 for Hunter and Grant Sommerhauser, H&G Auto Sales LLC, applicants who applied for a Conditional Use Permit application to allow general automobile and pickup truck repair to their current automotive sales business. The site is located at 1508 7th Street North in the B-3, General Commercial District. The legal description is Lot 1 and Lot 2, Block 3, Maple View Development. The property is north of 7th Street North and east of 16th Avenue North.

Analysis:

In 2002, a Site Plan Review for the current building of 36' x 64' wood frame sales building. The site has been in continuous operation of an automobile sales lot and they service their vehicles for sale. The applicants would like to expand the business with general auto repair service outside their own vehicles for sale. In the B-3 Zoning Ordinance automobile and truck repair is permitted with the issuance of a Conditional Use Permit. The site has a hoist on the south side of the garage and the applicants would like to place another on the north side of the garage in the future.

General Auto Repair is oil/filter change, wiper blade replacement, air filter replacement, battery replacement, brake work, and antifreeze. The proper disposal of refuse be contained to refuse containers and not impose negative odor to nearby property. The applicants have stated the repair service would consist of diagnostic, oil changes, tires, motor and transmission replacement, and common vehicle repair. They will not be doing any body work, salvage repair, or vehicle rental.

The applicant has stated onsite is a 200 gallon container for recycled automobile fluids and a local business comes and pumps the container out and reprocesses the fluids to heat their building.

Hours of operation is anticipated to be Monday thru Saturday and closed on Sunday's.

Parking- No vehicles shall be parked on the premises other than those utilized by employees, customers awaiting service, or as allowed through a CUP. Storage of salvage vehicles shall be prohibited. The expected service time is presumed to be a quick turn-around. The applicants would like to have up to 12 vehicles scheduled for service and will provide an area of 12 parking stalls identified for vehicles in for repair. No parking of vehicles other than on the impervious

surface. The applicants have stated that vehicles in need of repair or diagnostic will park their vehicle in the designated parking area and the employee will drive it into the shop.

If additional signage is required, a sign permit will have to be approved by staff and the Building Inspector.

CONDITIONAL USE PERMIT STANDARDS

The issuance of a Conditional Use Permit finds the proposed location complies with the following standards:

1. The proposed use does not violate the health, safety or general welfare of Princeton residents.
2. The proposed use has been reviewed and approved by the City Engineer in regards to erosion, runoff, water pollution, and sedimentation.
3. Adequate parking and loading is provided in compliance with the Ordinance.
4. Possible traffic generation and access problems have been addressed.
5. The proposed use can be accommodated with existing public services and will not overburden the City's service capacity.
6. The proposed use conforms to the City's Comprehensive Plan and is compatible with present and future land uses of the area.

CONDITIONS: In approving any Conditional Use Permit, conditions can be applied to protect the best interests of the surrounding area or the City as a whole. Failure by the applicant or property owner to comply with the conditions of approval shall result in the revocation proceedings according to Subsection E.

The conditions may include, but are not limited to, the following:

1. Ingress and egress to property and proposed structures thereon with particular reference to vehicle and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other catastrophe;
2. Off-street parking and loading areas where required, with particular attention to the items in Subd. 1 and the economic, noise, glare or odor effects of the conditional use on nearby property;
3. Refuse and service areas, with particular reference to the items in Subd. 1 and Subd. 2 above;
4. Utilities, with reference to location, availability, and compatibility;
5. Diking, fencing, screening, landscaping, or other facilities to protect adjacent or nearby property;
6. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;
7. Required yards and other open space;
8. General compatibility with present and future land uses of the area; and
9. Hours of operation.

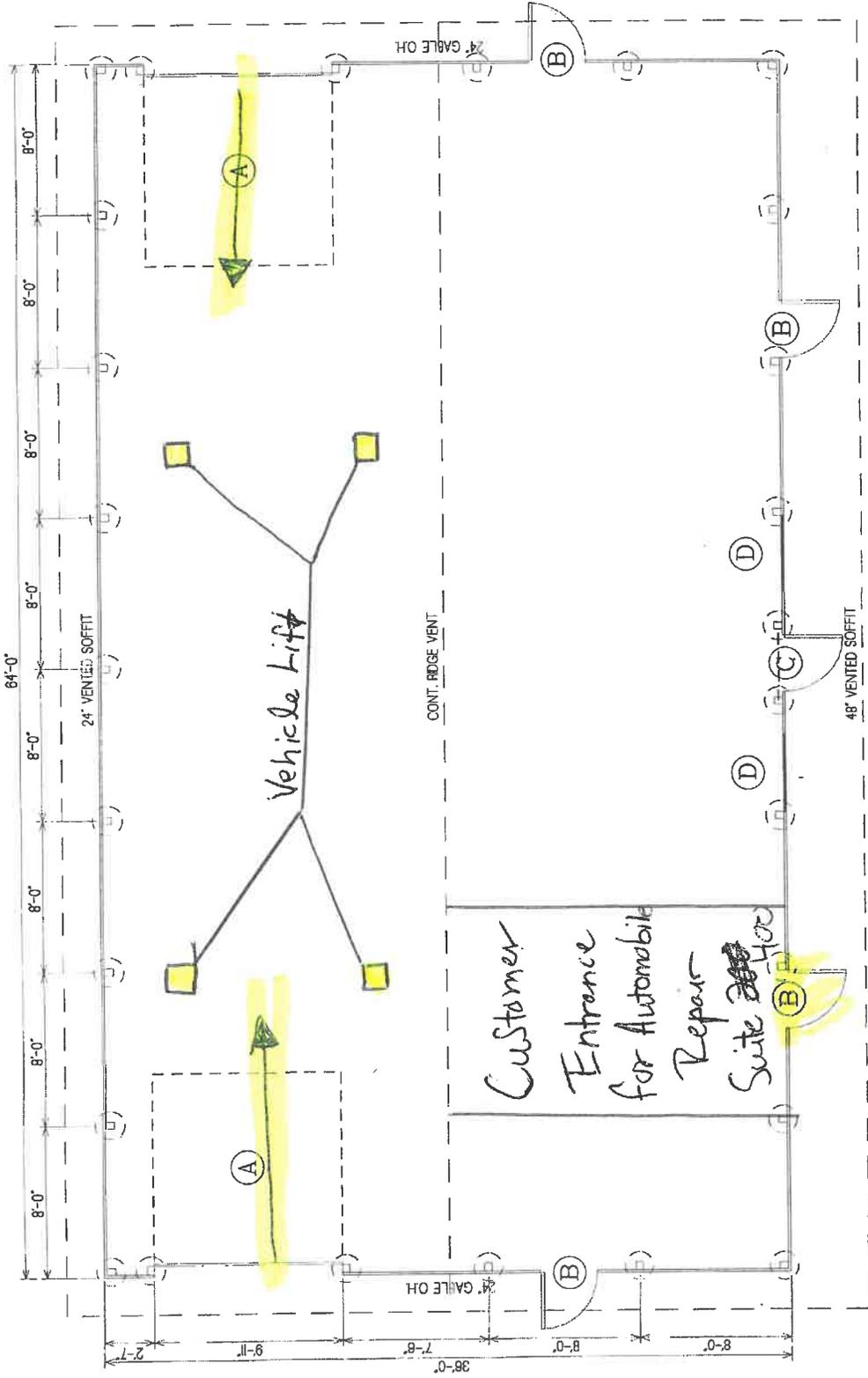
Conclusion / Recommendation:

Based on the findings that the proposed Conditional Use Permit to allow general automobile and pickup truck repair to their current automotive sales business meets the listed CUP review

standards in the Ordinance, the Planning Commission approved the CUP Resolution #22-09, subject to the following conditions:

1. The CUP shall be subject to the expiration terms of the Ordinance.
2. Off-street parking is not allowed, separate parking should be provided onsite for clients visiting the site for the automotive sales business, and staff.
3. The 12 parking stall area should be signed for vehicles to have general automobile and pickup truck repair.
4. Hours of operation will be Monday thru Saturday, and closed on Sunday.
5. Storage of discarded tires should be kept inside until removal from the site.
6. Discarded batteries be kept inside until removal from the site.
7. The container of recycled automobile fluids be removed from the site in a suitable consistency.
8. Noise shall be mitigated so as to not create a public nuisance for adjoining properties.
9. If adding additional signage, a sign permit will be approved by staff and the Building Inspector prior to installation.





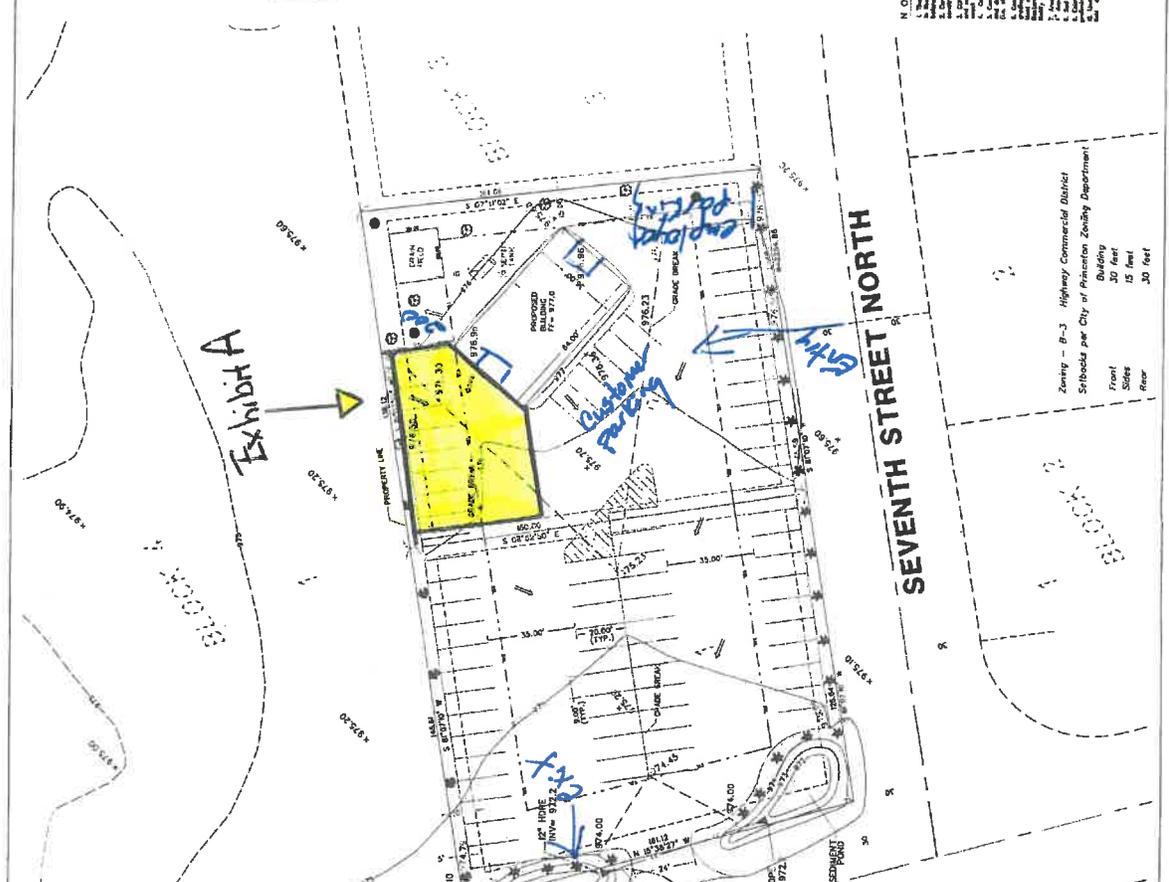
04-04-02
 THOMPSON
 FLOOR PLAN
 SCALE 3/16" = 1'-0"

DATE: 5/13/92	DESIGNER: BOGART, PEDERSON & ASSOCIATES, INC.	PROJECT NO.: 102122.0	DATE: 5/13/92
CHECKED BY: DENNIS PEDERSON	DATE: 5/13/92	FILE NO.: 102122.0	DATE: 5/13/92
SCALE: 1" = 20'	SCALE: 1" = 20'	SCALE: 1" = 20'	SCALE: 1" = 20'

PRELIMINARY SITE PLAN
CITY OF PRINCETON, MN
MAPLE VIEW DEVELOPMENT
JIM THOMPSON

NOTES

1. The site plan is preliminary and subject to change without notice.
2. The site plan is prepared in accordance with the City of Princeton, Minnesota, Ordinance No. 100, as amended.
3. The site plan is prepared in accordance with the City of Princeton, Minnesota, Ordinance No. 101, as amended.
4. The site plan is prepared in accordance with the City of Princeton, Minnesota, Ordinance No. 102, as amended.
5. The site plan is prepared in accordance with the City of Princeton, Minnesota, Ordinance No. 103, as amended.
6. The site plan is prepared in accordance with the City of Princeton, Minnesota, Ordinance No. 104, as amended.
7. The site plan is prepared in accordance with the City of Princeton, Minnesota, Ordinance No. 105, as amended.
8. The site plan is prepared in accordance with the City of Princeton, Minnesota, Ordinance No. 106, as amended.
9. The site plan is prepared in accordance with the City of Princeton, Minnesota, Ordinance No. 107, as amended.
10. The site plan is prepared in accordance with the City of Princeton, Minnesota, Ordinance No. 108, as amended.
11. The site plan is prepared in accordance with the City of Princeton, Minnesota, Ordinance No. 109, as amended.
12. The site plan is prepared in accordance with the City of Princeton, Minnesota, Ordinance No. 110, as amended.



16TH AVENUE NORTH

SEVENTH STREET NORTH

Exhibit A

PROPOSED BUILDING

EXISTING BUILDING

EXISTING DRIVE

PROPOSED DRIVE

PROPOSED UTILITY LINE

EXISTING UTILITY LINE

PROPOSED EASEMENT

EXISTING EASEMENT

PROPOSED RIGHT-OF-WAY

EXISTING RIGHT-OF-WAY

PROPOSED STREET

EXISTING STREET

PROPOSED ALLEY

EXISTING ALLEY

PROPOSED WALKWAY

EXISTING WALKWAY

PROPOSED FENCE

EXISTING FENCE

PROPOSED RETAINING WALL

EXISTING RETAINING WALL

PROPOSED STORM DRAIN

EXISTING STORM DRAIN

PROPOSED SEWER LINE

EXISTING SEWER LINE

PROPOSED WATER LINE

EXISTING WATER LINE

PROPOSED GAS LINE

EXISTING GAS LINE

PROPOSED ELECTRIC LINE

EXISTING ELECTRIC LINE

PROPOSED TELEPHONE LINE

EXISTING TELEPHONE LINE

PROPOSED CABLE LINE

EXISTING CABLE LINE

PROPOSED FIRE HYDRANT

EXISTING FIRE HYDRANT

PROPOSED FIRE ALARM

EXISTING FIRE ALARM

PROPOSED FIRE EXTINGUISHER

EXISTING FIRE EXTINGUISHER

PROPOSED FIRE ESCAPE

EXISTING FIRE ESCAPE

PROPOSED FIRE STAIR

EXISTING FIRE STAIR

PROPOSED FIRE EXIT

EXISTING FIRE EXIT

PROPOSED FIRE ALARM PANEL

EXISTING FIRE ALARM PANEL

PROPOSED FIRE ALARM BELL

EXISTING FIRE ALARM BELL

PROPOSED FIRE ALARM CONTROL PANEL

EXISTING FIRE ALARM CONTROL PANEL

PROPOSED FIRE ALARM CONTROL PANEL

EXISTING FIRE ALARM CONTROL PANEL

PRELIMINARY NOT FOR CONSTRUCTION

Zone - B-3 Highway Commercial District
 Streets per City of Princeton Zoning Department
 Building 30 feet
 Side 15 feet
 Rear 30 feet

Mary Lou DeWitt

From: Grant Sommerhauser [REDACTED]
Sent: Friday, October 7, 2022 2:28 PM
To: Mary Lou DeWitt
Subject: Re: Conditional Use Permit Application
Attachments: Exhibit A.pdf

Mary Lou,

Attached below is a picture of the area that will be sectioned off for "Automotive Repair Vehicles" for retail customers only being labeled as "Exhibit A".

Description of our plan for the CUP:

We currently are permitted to offer Automobile Sales at the address of 1508 7th St N, Princeton, MN 55371. We are applying for a CUP for Automobile Repair in order to offer Retail Automobile Repair Services to our current and/or future customers. Currently our hours for Automobile Sales are 10-7 M-Thu, 10-5 Fri, and 9-3 on Sat. We would offer Automobile Repair during the hours of 9-5 M-Fri. We are requesting up to 12 vehicle spots that will be designated for Automobile Repair customers only (Highlighted in Exhibit A). Our common types of work that we are requesting to offer will consist of Diagnostic, Oil Changes, Tires, Motor and Transmission Replacement, and common vehicle repair. We will not be doing any body work, salvage repair, or vehicle rental. Vehicles in need of repair or diagnostic will be entering the building from the north and south overhead garage doors highlighted on the site plan (Attached as well). Automobile Repair Customers will enter through the Door Labeled as Suite 200 (Labeled on the Site Plan). Please feel free to reach out with any additional questions.

Grant & Hunter Sommerhauser
H&G Auto Sales
1508 7th St N
Princeton, MN 55371
Auto Repair

-
- Oil/Filter Change.
- Wiper Blade Replacement. Cost of wiper blade replacement:
- Air Filter Replacement. ...
- Scheduled Maintenance. ...
- New Tires. ...
- Battery Replacement. ...
- Brake Work. ...
- Adding Antifreeze.