



TO: City Council  
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist  
SUBJECT: **Conditional Use Permit for Sylva Corp.**  
DATE: February 25<sup>th</sup>, 2020

**FYI Only – Planning Commission approved the CUP at their February 24, 2020 meeting.**

**Background:** Larry Doose, applicant is the owner of Sylva Corporation, located at 900 Airport Road, and is purchasing the adjoining lot north of his existing wood chipping industry for the expansion of outside storage. Mr. Doose would like to have the Conditional Use Permit prior to closing.

The property is located in the MN-1 Industrial District and to allow uncovered outside storage of 50% or more of the site a CUP is required.

Currently, there is a Conditional Use Permit in place for outside storage of woodchip on each of the two properties where the Sylva Corporation is located.

The first CUP was issued in 2005 when Mr. Doose purchased the Hunt Wood Chip Industry and needed to expand the outside storage. Conditions of the CUP are:

1. Possible use of sediment screening maybe needed in area adjacent wetland.
2. All storm water ordinances that may pertain to subject property be adhered to.
3. Conditional Use Permit to be reviewed for compliance in one year.

Second CUP was issued in 2007 for the expansion of outdoor storage on the site north of Sylva Corp. that they were purchasing. Condition of the CUP is:

1. No more then 30 (thirty) feet in height of non-processed materials on site.

**Analysis:** This property is north of Sylva's site on Outlot A. This outlot was created from a lot split in 2007 and Mr. Doose had purchased the other lot for outdoor storage expansion.

*Definition of an outlot: An outlot is a remnant piece of land that is left over after a developer has surveyed, planned and developed a new subdivision. Outlots are left over because they may not fit nicely into a particular lot or perhaps has a swamp on it or some other unique environmental feature on it.*

**Conditional Use Permit:** Any use in which over 50% of the site would be used for uncovered outside storage, provided that:

- (a) The exterior storage area must be located to the rear of the building or site;
- (b) The exterior storage area must be fenced and fully screened from view.

Since this parcel is an outlot it cannot be built on until replatted. The outside storage of the site will be to the rear of their current manufacturing site. Access to this site is required to be from the current outdoor storage parcel north of Sylva's manufacturing site. Additional employee parking should be at the main building site and adhere to the City Parking Ordinance requirements. Heavy equipment needs to be stored on hard surfaced area.

Fencing will need to be placed around the exterior storage if raw products and a Fence Permit will need to be applied for.

Sediment screening will be needed to protect the wetland area. Landscaping screening will be needed west of the site along Airport Road and on the northside of the site. Trees are placed adjacent to the ROW.

Staff is working with the applicant to extend 21<sup>st</sup> Avenue along this proposed property with the process of a DEED Grant. Upon a road being built an outlot can be replatted as a buildable lot. Landscaping screening will need to be addressed as well as the type of trees determined where they do not exceed 30 feet.

**General CUP Review Standards:** According to Section 3 of Chapter IV of the Zoning Ordinance, *the Planning Commission shall grant a Conditional Use Permit if at the proposed location complies with the following standards:*

1. *The proposed use does not violate the health, safety or general welfare of Princeton residents?*

Comment: This business has been operating since 1994 with two expansions and has not shown characteristics of health or safety problems.

2. *The proposed use has been reviewed and approved by the City Engineer in regards to erosion, runoff, water pollution, and sedimentation?*

Comment: Filtration is addressed on the current sites and will be continued to this site.

3. *Adequate parking and loading is provided in compliance with the Ordinance.*

Comment: Sylva's office site will provide onsite parking if additional employees were to be hired.

4. *Possible traffic generation and access problems have been addressed.*

Comment: There maybe a small increase in truck traffic, but access will be from their current site and not a problem.

5. *The proposed use can be accommodated with existing public services and will not overburden the City's service capacity.*

Comment: The proposed use will not add to the existing public services.

6. *The proposed use conforms to the City's Comprehensive Plan and is compatible with present and future land uses of the area.*

Comment: The Comprehensive Plan has this area designated as Industrial and is compatible with the present and future land uses of the area.

### **Recommendations:**

Upon review of the Conditional Use Permit request, the Planning Commission approved the CUP with the following conditions:

1. The current CUP's Resolution #05-01 and #07-09 conditions be followed.
2. No more then 30 (thirty) feet in height of exterior materials on site.
3. City Storm Water Ordinance and N.P.C.A. compliance followed.
4. Hard surfaced parking must be available for additional employees.
5. Exterior raw storage must be fenced with a fence permit applied for and approved.
6. Landscaping screening approved by staff.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

## Doose

Date: 2/4/2020

This map is not a substitute for accurate field surveys or for locating actual monument lines and any adjacent features



# Sylva Corporation Site Plan

24-032-1100

24-032-0800

24-032-0600

24-032-3500

Princeton

Princeton

Princeton

Princeton

32

DEDICATED ROW  
Way

OUTLOTA

24-071-0010

OUTLOTA

24-071-0010

OUTLOTC  
24-071-0030

24-071-0030

OUTLOTA

24-071-0010

OUTLOTA

24-071-0010

Princeton

Princeton

Airport Rd

Airport Rd

Princeton

Princeton

OUTLOTB

24-071-0020



= Planted Trees for Buffer

24-032-2503

24-032-2503

