

MINUTES OF THE ZONING COMMITTEE
Thursday, May 25, 2017 - 3:30 p.m.
City Council Chambers, 3rd Floor
City Hall and Court House
15 West Kellogg Boulevard

PRESENT: DeJoy, Edgerton, Lindeke, Makarios, Ochs, and Reveal
STAFF: Kady Dadlez, Cherie Englund, and Allan Torstenson

The meeting was chaired by Commissioner Makarios.

Vango Auto - 17-033-549 - Expansion of nonconforming use permit for camper van rental with existing auto repair, and setback variance for additional parking spaces, 2599 7th St. W., NE corner at Wheeler.

Kady Dadlez presented the staff report with a recommendation of approval for the conditional use permit and variance with conditions. She noted that District 15 recommended approval with conditions, and there were no letters in support or opposition.

Chair Makarios asked why finding 4 is included in the staff report. Ms. Dadlez said it was included for informational purposes. He asked the circumstance in which the applicant would need to meet the finding of item number 4. Ms. Dadlez noted the application is for a nonconforming use and because it has a nonconforming status it does not need to meet the requirements in finding 4, but if it were a new use that were to be established, these findings would need to be met.

Chair Makarios asked if there is a difference between the nonconforming use for auto repair to adding a second nonconforming use for auto rental. Mr. Torstenson said this is an expansion of a nonconforming use to include an additional use under one permit.

In response to a question by Commissioner Reveal, Ms. Dadlez said the applicant has made an offer to purchase this property.

Commissioner Reveal asked if the previous owner attempted to meet conditions 5 and 6 in the staff recommendation in adding the fence and tree. Ms. Dadlez said there were no permits issued for these items.

Chair Makarios asked if they would be in violation of condition 1 in the staff recommendations if a camper van is returned late in the day and there are already two vans in the lot. Ms. Dadlez said that they would be. Chair Makarios said the intent of the condition is to allow two camper vans parked on the lot, but suggested that the language be changed to allow time to remove additional camper vans from the lot during busy times.

Commissioner Ochs asked if storage could be defined as a time period.

Commissioner Edgerton asked if there are six camper vans and only two are rented, what happens to the remaining vans. Ms. Dadlez said that the applicant has additional off site storage nearby for the additional vans.

The applicants, Jordan Frank-Shannon, and Crystal Frank-Shannon, 5716 41st Ave. S., Minneapolis, spoke. Mr. Frank-Shannon said that the 1980s to 1990s Volkswagen camper vans fit in normal parking spaces in a reasonable manner and there is offsite storage for additional vans. He said that when vans are returned they may have more than two vans on the property for a short time, and they will move them to the offsite storage facility in a timely fashion to conform to condition 1 in the staff recommendation. He added it would be great to have some flexibility with that condition.

Ms. Frank-Shannon said that flexibility with condition 1 in the staff recommendation would be necessary for weekend rentals to allow for more movement of the vans.

Mr. Frank-Shannon said that auto repair, which will take place during business hours Monday through Friday, is their primary focus and rental of camper vans would be a small portion of their business. He said that the camper van rentals are appointment based only, and they will offer limited hours on Saturday and Sunday for this part of the business.

Commissioner Reveal asked about having a time limit in granting flexibility to condition 1.

Mr. Shannon said that they may not always be aware of the time a van will be returned and asked if the two stalls inside the building might be utilized for the overlap to allow time in moving the additional vans offsite.

Commissioner Reveal asked if they will add the fence and tree in a timely fashion. Mr. Frank-Shannon said they will, and they also have plans for additional exterior improvements to project a sharp and clean business.

In response to a question by Commissioner Lindeke, Mr. Frank-Shannon said they are requesting the additional parking for business purposes. He added that the proposed parking spaces in the side yard are not designated parking areas in the approved site plan for the property and they would like to make good use of the limited space.

Commissioner Dejoy noted the hours of operation for rental on the weekend are by appointment only, with the last appointment at 5:00 p.m. She asked what happens if a rental return comes in after 5:00 p.m.

Mr. Frank-Shannon said that 5:00 p.m. is a cut-off time, but they will provide a phone number for travelers that run into delays.

Commissioner Ochs asked if they will be resurfacing the lot. Mr. Frank Shannon said the lot was in good condition, but he has an estimate to resurface the new parking area.

In response to Commissioner Ochs, Mr. Frank-Shannon said the process for checking in the vans at the time of return consists of examining the interior and exterior of the van, including a checklist of inventory, mileage, and additional paperwork for payment. He added that the time frame for cleaning of the vehicle will depend on the business hours remaining.

Mr. Frank-Shannon responded to Commissioner Ochs that repairs will be done through their auto repair shop.

Chair Makarios asked what a three-day rental would cost. Mr. Frank-Shannon said it would be about \$600.00 and it includes full camping gear, new amenities, and an insurance policy in addition to the renter's auto insurance policy.

No one spoke in favor or in opposition and the public hearing was closed.

Commissioner Lindeke moved approval with conditions of the conditional use permit and variance. Commissioner Ochs seconded the motion.

Commissioner Edgerton and Chair Makarios asked if there should be a change in the language for condition to retain the intent but allow for flexibility to avoid being in violation.

Commissioner DeJoy suggested changing the word "parked" to "stored," because stored would imply a longer period of time. Commissioner Lindeke suggested adding the word overnight. Commissioner Reveal suggested adding that in general no more than two vans may be parked.

Chair Makarios noted Commissioner DeJoy's suggestion to modify condition 1 to state that no more than two (2) camper vans shall be stored on the property at any time.

The motion passed by a vote of 6-0-0.

Adopted Yeas - 6 Nays - 0 Abstained - 0

Drafted by:



Cherie Englund
Recording Secretary

Submitted by:



Kady Dadlez
Zoning Section

Approved by:



Kyle Makarios
Chair