

Dassel, MN

Planning & Zoning Commission

Monday, March 10, 2025 at 6:00 pm

1. Call to Order
2. Roll Call - Sexton, Corbin, Nelson, Landrus
3. Approval of Minutes - September 10, 2024

Attachments:

- **Draft Minutes for September 10, 2024** (Draft_Planning_and_Zoning_Commission_Minutes_2024-09-10.pdf)

4. **Public Hearings - Ordinance Amending the Dassel City Code of Ordinances Sections 153.008, 153.035-153.044, and 153.075 Regarding Cannabis Business Zoning Regulations and Cannabis Buffer Map (draft Ordinance 02-2025)**

PUBLIC HEARING NOTICE

Notice is hereby given that the City of Dassel Planning & Zoning Commission will meet at the Dassel City Hall on Monday, March 10, 2025, at 6:00 p.m. to hold a public hearing to consider the following city-initiated items:

1. **Ordinance Amending the Dassel City Code of Ordinances Sections 153.008, 153.035-153.044, and 153.075 Regarding Cannabis Business Zoning Regulations and Cannabis Buffer Map.**

Copies of these full documents being considered for adoption, are available on the City's website at www.dassel.com, at Dassel City Hall (460 3rd St), or by contacting the City Hall at 320-275-2454 or renee.eckerly@dassel.com.

All persons interested are invited to attend said hearing, at which time both oral and written comments may be presented. Written comments may be submitted at any time prior to the meeting by mail: City of Dassel, PO Box 391, Dassel, MN 55325 or by email: renee.eckerly@dassel.com.
Publish on Friday, February 28, 2025 and Friday, March 7, 2025
Posted on Monday, February 24, 2025

5. Open Forum
6. Additions or Omissions to Agenda
7. Business Items
 - a. **Motion to recommend or not recommend the draft Ordinance No 02-2025 - Dassel Cannabis Ordinance (zoning) and Buffer Map to the City Council.**
Sarah Swedburg, City Planner, this update reflects a few changes that we were provided direction on from the joint Council/Planning Commission workshop:

- Removed the park south of downtown
- Allowed for sales of cannabis use by Conditional Use Permit in the C1 zoning district
- Included clarification of distance measurement language
- Removed event language for City Attorney to include in his portion of the ordinance

Attachments:

- **Draft Cannabis Buffer Map** (3-3-2025_DRAFT_Dassel_CannabisBufferMap_11X17L.pdf)
- **Draft Ordinance No 02-2025 - Dassel Cannabis Ordinance (zoning)** (DRAFT_Ordinance_No_02-2025_-_Dassel_Cannabis_Ordinance_02.28.25.pdf)

b. Discuss Exterior Building Requirement in the Zoning Code.

A complaint was received (Oct. 31, 2024) that the Dollar General building was not in compliance with the City Ordinance 153.041 C2 Highway Commerce, section D subdivision 3 Exterior Building Requirements. The violation was that the exterior was close to surpassing the 50% threshold for metal panels abutting a public right-of-way (Hwy12, south side of the building) and it exceeded it on the east side of the building that faces a residentially zoned property (731 Parker Ave W). Also, the remainder of the building exceeds the 75% threshold for metal panels.

I contacted Brian Fehrenbach, Meeker County Building Official. The City of Dassel contracts with Meeker County for building permit inspections and enforcement. Brian went and looked at the front of the Dollar General structure and, in his opinion, there is not 50% metal panels on the front of the building. But the 3 sides are 100% metal panels. But this is not part of the Building Code. This is part of the City Ordinance of which he does not enforce under the contract.

I reviewed the City Code (which are attached) and found the following:

Chapter 153.040 CI — Central Commerce under (D) Building Requirements the second (2) Exterior Building

Requirements (a) is a similar requirement but does not mention metal.

Chapter 153.041 C2 — Highway Commerce under (D) Building Requirements (3) Exterior Building Requirements: All exterior wall surfaces may be a combination of brick, dimensioned stone, rock face block, decorative concrete panels, stone, stucco, wood, glass or metal panels. Metal panels shall not encompass more than fifty percent of the building elevation abutting a public right of way or residential zoned property. Metal Panels shall not exceed seventy-five percent of all other exterior wall surfaces.

Chapter 153.042 II — Limited Industry under (D) Building Requirements (3) Exterior Building Requirements: all exterior wall surfaces may be a combination of materials including brick, dimensioned stone, rock faced block, decorative concrete panels, architectural concrete block, cast-in-place concrete, stone, wood, glass, or metal panels. Metal panels shall not encompass more than an average of twenty-five (50) percent of all building elevations combined

Chapter 153.043 I2 — General Industry under (E) Building Requirements All exterior walls may be a combination of materials including brick, dimensioned stone, rock faced block, decorative concrete panels, architectural concrete block, cast in place concrete, stone, wood, glass or metal panels. Metal panels shall not encompass more than an average of seventy-five (75) percent of all building elevations combined.

Brian commented after reviewing the above sections of the city code that there have been several buildings constructed or had additions violating this section and either no one noticed, or it wasn't enforced so how do you punish Dollar General when others have done

it in the past.

I have attached a list of the construction projects that have also violated this Building Requirement section of the City Code. It appears to me that this section was adopted in 2005.

I forwarded the complaint and documentation to Kurt Greenley, City Attorney and his recommendation was to bring the issue to the Planning Commission to review and determine if the facade requirement is necessary and if so then send a recommendation to City Council who should enforce it.

Attachments:

- **List of Construction Projects - Violating Exterior section of Ordinance** (List_of_Construction_projects_-_Violating_exterior_section_of_Ordinance.pdf)
- **Zoning Code Sections** (Zoning_Ordinance_Section.pdf)

c. Discuss Possible Candidates to fill the Vacante seat

8. Adjourn

Dassel, MN
Planning & Zoning Commission
Minutes

Tuesday, September 10, 2024 at 5:30 pm

1. Call to Order

Minutes:

Meeting called to order by Chair Sexton at 5:30 pm.

2. Roll Call

Minutes:

Members present: Corbin, Landrus, Suchy and Chair Sexton. Members absent: Nelson Other present: Sarah Swedburg, Planner with Bolton & Menk, Nathan & Christina Clark 74540 213th St., Barb Duff 530 4th St N., Mischelle Knipe 401 Parker Ave. W., Aaron & Lynda Peterson 651 Parker Ave. W., Jill & Perry Jackson 530 Todd St. Lot 14, George Betzold 530 Todd St. Lot 16, Sue Yates of Cokato, Ian Wilson of Dassel, Curtis Houghton 831 5th St. N.

3. Approval of Minutes - August 20, 2024

4. Public Hearings - Conditional Use Permit PID 23-0498001, 625 Parker Ave W and PID 23-0499000, 631 Parker Ave W

Minutes:

Public hearing was opened at 5:31 pm.

Nathan Clark addressed the Commission with his intent for Dassel-Cokato Marine, a new business that would focus on the winterizing and storage of boats and other watercraft. Clark insured the community that the storage will be neat, organized and quiet. Storage will only be during the winter months, and there has been security cameras installed on the property. Clark also stated the fabric for the fencing is going to be installed but was on back order.

George Betzold has concerns of the crime rate going up. He feels that it will be easy for people to cut the fence to get in and steal. He would like to see more lighting in the back to deter such activities. Since there are shed behind there that would prevent people from being seen.

Curtis Houghton stated the fencing makes Dassel look like the ghetto with the barbed wire on the top. He doesn't want it to appear as if Dassel has a problem.

Jill Jackson questioned why they are currently storing boats and trailers on the property if they don't currently have a Conditional Use Permit. Jackson also believes this type of business does not fit with the surrounding properties. It does not give a welcoming look to Dassel. Jackson also stated the new fencing going up on the property North of Hwy 12 on Hwy 15 looks nice and doesn't have barb wire along the top. It was installed by the same fencing company.

Christina Clark owner of 625/631 Parker Ave. W. stated there is storage 50 yards from this property. Cokato and Hutchinson have similar businesses with the same type fencing. The plan to be a long-term resident. The building that was taken down on this property was an eye sore for years. Their plan is to bring business to a dying Dassel. The fence was put up for protection and security. The barb wire was not an insurance requirement but a standard in the industry. The pontoon, boat and trailers are theirs and are on the property temporarily.

Mischelle Knipe stated there are two Marine sales businesses in Delano and neither of them have fencing.

Sarah Swedberg City Planner gave her staff report. She stated council will consider the lot consolidation recommendation at the September 16, 2024, Council Meeting. Swedberg stated the utility easement will be retained. If work will need to be done in the easement, it will be the responsibility of the property owner to make it accessible and bear the cost of restoration of the area.

Landrus wants clarification from the City Engineers if the city would be responsible for an abatement, if one was needed. Landrus also noted the handicap accessible parking sign was now behind the fence and questioned if the fitness center would need to relocate it.

5. Open Forum

6. Additions or Omissions to Agenda

7. Business Items

a. Conditional Use Permit - PID 23-0498001 and PID 23-0499000 625/631 Parker Ave W - Outside Storage

Minutes:

Motion by Corbin, seconded by Landrus to approve the Conditional Use Permit with the Findings of Fact: 1. The Comprehensive Plan's future land use plan designates this property as Commercial. 2. The Highway Commerce (C2) district allows for commercial business with outdoor display as a use by conditional permit. 3. Uses east, west, and south of this property are commercial by nature. The use north of this property is a manufacture home park. 4. The lot standards for the C2 district are met. 5. The proposed plan is consistent with the C2 district standards for use, landscaping, and screening. 6. The proposed use will not alter the impervious surface of the property and drainage patterns will be maintained 7. The applicant acknowledges the public utility easement running north and south on the property and the City shall be granted access to the storm sewer line whenever required. And the Recommendation: 1. The lot combination request shall be approved by the City Council and the applicant shall record the appropriate documents in the Office of the County Recorder within 120 days after the date of approval and furnish the City Clerk with a copy of the recorded documents. 2. All future development shall submit the grading plan and other applicable permits for the lot must be approved by the City prior to issuance of any building permits, including fences. 3. The utility easement currently running north and south between 625 and 631 Parker Ave W shall be maintained. The City shall be granted access to the storm sewer line whenever required, and if any work or repairs need to be completed within the easement area, the property owner shall be responsible for removing and replacing the fence that is proposed. Any work within the easement by the City shall be completed according to the original easement agreement. 4. Drainage patterns on the property shall be maintained. 5. The use must comply with all other provisions of the City Code. Motion carried.

b. Appointment of Planning Commission Member to the Dassel Heritage Preservation Commission

Minutes:

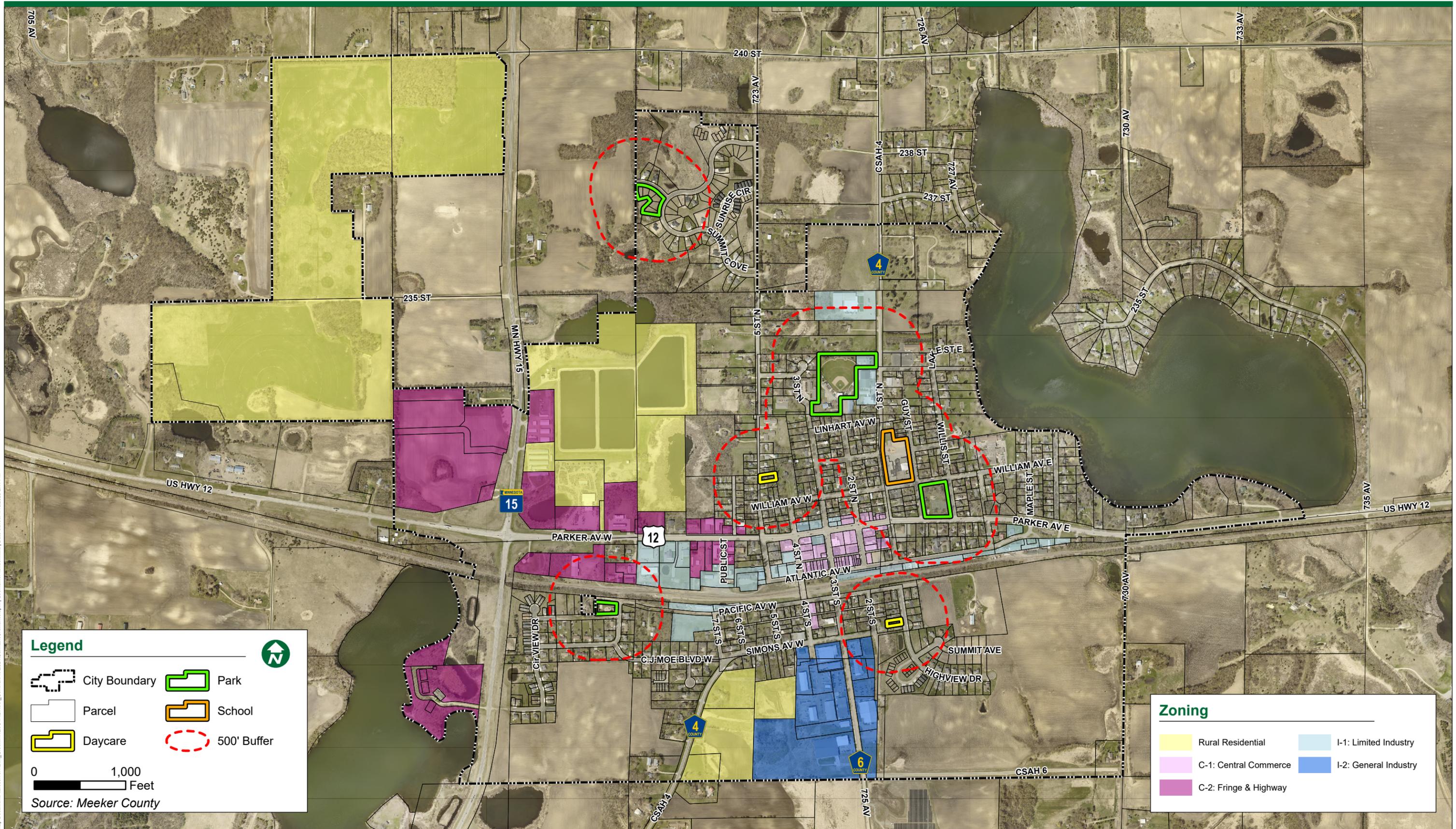
Motion by Suchy, seconded by Corbin to appoint Suchy to the Dassel Heritage Preservation Commission. Motion Carried.

8. Adjourn

Minutes:

Motion by Sexton, seconded by Landrus to adjourn the meeting at 6:15 pm. Motion carried.

Contact: Renee Eckerly (renee.eckerly@dassel.com 320-275-2454)



Legend

- City Boundary
- Park
- Parcel
- School
- Daycare
- 500' Buffer

0 1,000
Feet

Source: Meeker County



Zoning

- Rural Residential
- I-1: Limited Industry
- C-1: Central Commerce
- I-2: General Industry
- C-2: Fringe & Highway

CITY OF DASSEL
COUNTY OF MEEKER
STATE OF MINNESOTA

Ordinance No. 02-2025

AN ORDINANCE AMENDING THE DASSEL CITY CODE OF ORDINANCES SECTIONS 153.008, 153.035-153.044, AND 153.075 REGARDING CANNABIS BUSINESS ZONING REGULATIONS

The City Council of the City of Dassel, Meeker County, Minnesota hereby ordains (new material is underlined; deleted material is lined out; sections which are not proposed to be amended are omitted, sections which are only proposed to be re-numbered are only set forth below as to their number and title):

SECTION 1. Amendment. The City of Dassel City Code, Section 153.008, Definitions, shall be amended as follows:

CANNABIS BUSINESS. When used in this Ordinance, the term “Cannabis Business” means a legal entity such as a corporation, partnership, proprietorship, or individual(s) engaged or seeking to engage in one or more of the cannabis related activities listed in Minn. Stat. § 342.01 Subd. 14.

CANNABIS CULTIVATION. A cannabis business that grows cannabis plants within an approved amount of space from seed or from immature plants to mature plants, and harvests cannabis flower from mature plants, and packages and labels immature plants and seedlings and cannabis flower for wholesale to other cannabis businesses, and transports cannabis flower to a cannabis manufacturer, and perform other actions approved by the OCM. See Minn. Stat. §342.30.

CANNABIS EVENT. A temporary event lasting no more than four days and is limited to individuals 21 years of age or older. Each authorized retailer is assigned a limited space and may display one sample of each type of cannabis related product that it handles and is available for sale. See Minn. Stat. § 342.39 and §342.40.

CANNABIS MANUFACTURING. A cannabis manufacturer purchases cannabis flower, cannabis products, hemp plant parts artificially derived cannabinoids and similar cannabis materials from a cannabis microbusiness, mezzobusiness a cannabis cultivator or a cannabis wholesaler or from an unlicensed entity to make cannabis concentrate, hemp concentrate, or to make artificially derived cannabinoids and similar adult cannabis products, package, label, and sell to customers or other cannabis businesses and other activities approved by OCM. See Minn. Stat. §342.31.

CANNABIS MEZZOBUSINESS. A larger vertically integrated operation that includes areas for cultivation of cannabis that in total do not exceed 15,000 square feet of plant canopy area and containing up to three dispensaries for retail sales of cannabis. A mezzobusiness may also hold a cannabis manufacturing license and an event organizer license. See Minn. Stat. § 342.29

CANNABIS MICROBUSINESS. A vertically integrated operation that includes areas for cultivation of cannabis that in total do not exceed 5,000 square feet of plant canopy area and containing on the same premises a single retail store for cannabis sales. See Minn. Stat. § 342.28.

CANNABIS SALES. The sale of cannabis plants and seedlings, adult-use cannabis flower, and adult use cannabis products directly to consumers pursuant to Minnesota Statute section 342.27.

CANNABIS TESTING FACILITY. An entity that provides testing as required under Minn. Stat. §342.61 of cannabis and cannabinoid products, including plants, parts of immature cannabis plants, seedlings, cannabis flower, hemp plants, and similar cannabis materials. See Minn. Stat. § 342.37 and §342.38.

CANNABIS WHOLESALER. An entity that purchases immature cannabis plants, seedlings, cannabis flower, and other cannabis products and similar cannabinoids from cannabis micro and mezzo businesses and cannabis cultivators and manufacturers and resell these products at wholesale to other cannabis business operations. See Minn. Stat. § 342.33 and §342.34.

HEMP BUSINESS. When used in this Ordinance, the term “Hemp Business” means a legal entity such as a corporation, partnership, proprietorship, or individual(s) engaged or seeking to engage in one or more of the hemp related activities listed in Minn. Stat. § 342.01.

LOWER-POTENCY HEMP EDIBLE MANUFACTURING. A hemp business that conducts an operation pursuant to Minnesota Statute Section 342.45, as it may be amended.

LOWER-POTENCY HEMP EDIBLE SALES. A hemp business that conducts an operation pursuant to Minnesota Statute Section 342.46, as it may be amended.

RETAIL ESTABLISHMENT. Any place of business or portion of a place of business where THC Products are available for sale to the general public. Retail Establishments shall include, but are not limited to, grocery stores, convenience stores, tobacco products shops, gasoline service stations, bars, restaurants, CBD (Cannabidiol) stores, chiropractic/medical clinics, health/nutrition/supplement stores, and veterinary clinics. Retail Establishments shall not include any home-based business or sales out of any dwelling. A Retail Establishment can only be located in a C1-Central Commerce zoning district.

SECTION 2. Amendment. The City of Dassel City Code, Sections 153.035 – 153.043, District Regulations, shall be amended as follows:

153.035 RR – Rural Residential.

(B) *Permitted Uses.*

(1) Agricultural uses, including outdoor Cannabis cultivation that meets the standards set in 153.075.

(C) *Uses by Conditional Permit.*

(1) Cannabis cultivation, indoor.

153.040 C1 – Central Commerce.

(B) *Permitted Uses.*

(14) ~~Retail establishments~~ Lower-Potency Hemp Edible Sales.

(C) *Uses by Conditional Permit.*

(9) Cannabis mezzobusinesses, sales only.

(10) Cannabis microbusinesses, sales only.

(11) Cannabis sales.

153.041 C2 – Highway Commerce.

(B) *Permitted Uses.*

(5) Lower-Potency Hemp Edible Sales.

(C) *Uses by Conditional Permit.*

(5) Cannabis mezzobusinesses, sales only.

(6) Cannabis microbusinesses, sales only.

(7) Cannabis sales.

153.042 I1 – Limited Industry

(B) *Permitted Uses.*

- (2) Wholesaling, all commodities except live animals and cannabis products.
- (5) Lower-Potency Hemp Edible Sales.

(C) *Uses by Conditional Permit.*

- (3) Cannabis cultivation, indoor.
- (4) Cannabis mezzobusinesses.
- (5) Cannabis microbusinesses.
- (6) Cannabis sales.

153.043 I2 – General Industry

(B) *Permitted Uses.*

- (2) Wholesaling, including cannabis products.

(C) *Uses by Conditional Permit.*

- (3) Cannabis cultivation, indoor.
- (4) Cannabis manufacturing.
- (5) Cannabis mezzobusinesses.
- (6) Cannabis microbusinesses.
- (7) Cannabis sales.
- (8) Cannabis testing facilities.
- (9) Lower-Potency Hemp Edible Manufacturing.

SECTION 3. Amendment. The City of Dassel City Code, Section 153.044, Zoning District Use Chart, shall be amended as follows:

	<u>A-RR</u>	C1	C2	I1	I2
A. Agriculture					
<u>Cannabis cultivation, indoor</u>	<u>C</u>			<u>C</u>	<u>C</u>
<u>Cannabis cultivation, outdoor</u>	<u>P</u>				
D. Commercial/Retail/Service					
<u>Cannabis mezzobusiness</u>		<u>C</u> <u>*Sales Only</u>	<u>C</u> <u>*Sales Only</u>	<u>C</u>	<u>C</u>
<u>Cannabis microbusiness</u>		<u>C</u> <u>*Sales Only</u>	<u>C</u> <u>*Sales Only</u>	<u>C</u>	<u>C</u>
<u>Cannabis sales</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
E. Industrial					
<u>Cannabis manufacturing</u>					<u>C</u>
<u>Cannabis testing facility</u>					<u>C</u>
<u>Cannabis wholesaling</u>					<u>P</u>

<u>Lower-Potency Hemp Edible Sales</u>		<u>P</u>	<u>P</u>	<u>P</u>	
<u>Lower-Potency Hemp Edible Manufacturing</u>					<u>C</u>

SECTION 4. Amendment. The City of Dassel City Code, Section 153.075, previously known as Retail Establishments, shall be amended as follows:

153.075 ~~RETAIL ESTABLISHMENTS~~ CANNABIS AND HEMP BUSINESSES.

(A) ~~*Proximity to Schools and Certain Facilities.* No license shall be issued for a premises within 250 feet of a School, a day care, or residential treatment facility, or a public park that is regularly used by minors, including a playground or athletic field. These distances are to be measured from the property line of the school or other structure, park, playground, or field to the closest side of the premises within which the Licensed Product is to be sold.~~ *Cannabis and Hemp Businesses.* All Cannabis and Hemp Businesses shall comply with the following qualifying criteria. Where required, a conditional use permit may only be issued when the following qualifying criteria are met.

(1) Applicability. The standards within this subsection shall apply to the following uses:

- a. Cannabis cultivation
- b. Cannabis events
- c. Cannabis manufacturing
- d. Cannabis mezzobusiness
- e. Cannabis microbusiness
- f. Cannabis sales
- g. Cannabis testing facility
- h. Cannabis wholesaling
- i. Lower-potency hemp edible manufacturing
- j. Lower-potency hemp edible sales

(2) Buffers

- a. Any cannabis business must be setback 500 feet from schools, day care, residential treatment facilities, and attractions within a public park that are regularly used by minors, including a playground or athletic field. These distances are to be measured from the property line of the school, daycare, residential treatment facility, or edge of the attraction within a public park to the closest side of the premises within which the Licensed Product is to be sold.
- b. Any area used to cultivate or grow cannabis must meet the following setbacks:

	<u>Horizontal Setbacks for Cultivation or Growth of Cannabis (Minimum)</u>
<u>Any property line</u>	<u>50 feet</u>
<u>Minor Arterial Street</u>	<u>150 feet from centerline or 75 feet from ROW, whichever is greater</u>
<u>Major or Minor Collector Street</u>	<u>100 feet from centerline, or 50 feet from ROW, whichever is greater</u>
<u>Any other Public Street</u>	<u>40 feet from ROW</u>

(3) Development Standards

- a. Must be licensed by the State of Minnesota and in compliance with the standards set by Minnesota Statutes, Minnesota Rules, and the Office of Cannabis Management.
- b. The facility shall be secured as required by Minnesota Statutes, Minnesota Rules, and the Office of Cannabis Management.
- c. Outdoor operations are prohibited, except for outdoor cultivation in the Rural Residential zone. All operations, including but not limited to, cultivation, manufacturing, storage, and sales must occur within a fully enclosed building or facility. Outdoor cultivation in the Rural Residential Zone shall be secured as required by Minnesota Statutes, Minnesota Rules, and the Office of Cannabis Management.
- d. Outdoor storage beyond the daily parking of vehicles is prohibited.
- e. The facility shall not produce noxious or nuisance causing odors, and is subject to the following conditions:
 1. The facility shall be ventilated so that all odors cannot be detected by a person with a normal sense of smell at the exterior of the facility or at any adjoining use or property.
 2. Growing cannabis must comply with all applicable laws and shall not produce noxious or dangerous gases or odors or otherwise create a danger to any person or entity in or near the facilities.
 3. An odor maintenance plan must be submitted to the City and approved by the City.
 4. At the Zoning Administrator's discretion, the applicant may be required to provide plans that show appropriate odor control systems so as not to produce any noxious or dangerous gases or odors or create any dangers to any person or entity in or near the facility.
- f. All mechanical, odor suppression equipment, trash enclosures, and loading and unloading areas to the facility must be screened from all public Right of Way and adjacent properties.
- g. Lighting
 1. All site lighting must meet City Code requirements. All light fixtures must be downward directed with cut-offs and be architecturally designed to match the overall design of the building.
 2. The specifications of all light fixtures must be provided to the City with the application for a conditional use permit.
 3. A photometric plan must be submitted to the City with the application for a conditional use permit indicating light measure at the property line.
 4. Lighting within a transparent greenhouse structure is permitted between the hours of 4:30 a.m. and 10:00 p.m. Lighting at the site property lines shall not exceed 1.0 foot-candles at any time.
- h. Water and Wastewater
 1. Cannabis and hemp businesses cultivating, processing, or manufacturing cannabis or hemp products shall be designed to minimize the use of water on the site, and must include water capture systems, grey-water systems, or other equally effective water conservation measures.
 2. Management of wastewater shall be approved by the City and in accordance with the Office of Cannabis Management, Minnesota Pollution Control Agency, or local ordinances. Where multiple standards exist, the more restrictive of the standards shall apply.
- i. Signs

1. Signs shall be in compliance with the Office of Cannabis Management and City Code Chapter 155, regulating signage displayed on private property. Whenever a more restrictive standard exists, the more restrictive standard shall apply.
- j. Security.
 1. The facility shall be secured as required by Minnesota Statutes, Minnesota Rules, and the Office of Cannabis Management.
 2. Any security bars, gates or grills shall be retractable, shall remain open and retracted when the Cannabis or Hemp business is open to the public or otherwise in operation and shall not be installed on the exterior of the building.

SECTION 5. EFFECTIVE DATE. This ordinance shall be effective immediately from and after its adoption and publication in the official newspaper of the City of Dassel.

SECTION 6. ADOPTION DATE. This Ordinance _____ was adopted on this __ day of _____, 2025 by a vote of _____ Ayes and _____ Nays.

DASSEL CITY COUNCIL

Bob Lalone, Mayor

ATTEST:

Renee Eckerly, City Administrator/Clerk

This Ordinance No. _____ was published on the _____ day of _____, 2025.

PERMIT #	DATE	NAME	ADDRESS	PID#	TYPE	VALUATION	
DL-18-053	11/20/18	Ahlgren Electric			ADDITION	\$52,000.00	
DL.21.001	1/21/2021	PORTA-DOCK	420 SIMON AVE W	23.0172000	ADDITION	\$138,000.00	
DL.22.002	1/6/2022	BRETT BLUDORN	710 PACIFIC AVE W	23-0015000	NEW SHOP	\$75,000.00	56' X 96'
DL.22.023	5/27/2022	SPECTRALYTICS	145 3RD ST S	23-0243000	N SIDE LEAN-TO	\$8,850.00	
DL.22.037	9/1/2022	PORTA-DOCK	420 SIMON AVE	23-0245000	NEW CONSTRUCTION - STEEL BLDG	\$1,300,000.00	100' X 200'
DL.22.039	9/8/2022	PORTA-DOCK	100 4TH ST S	23-0242001	SHED	\$110,000.00	60' X 64'
DL.24.014	5/1/2024	BRETT BLUDORN	710 PACIFIC AVE	23-0015000	ADDITION	\$632,000.00	
DL.24.027	5/23/2024	ABDO MARKETHOUSE	811 PARKER AVE W	23-0229000	DOLLAR GENERAL BUILDING	\$1,460,000.00	

(B) *Permitted Uses*

- (1) None

(C) *Uses by conditional permit*

- (1) Manufactured home parks that obtain all applicable Federal, State, and local permits or approvals.

(D) *Permitted Accessory Uses*

- (1) Private garage or parking space
- (2) Off-street parking lot
- (3) Storm Shelter
- (4) Public park or playground and open space

(E) *Building requirements.*

- (1) Have a permanent foundation constructed according to the Uniform Building Code;
- (2) Be at least 20 feet at its narrowest point;
- (3) Have a pitched roof with shingles or tile and eaves of not less than 12 inches.
- (4) Lot Requirements

i.	Front Setback	25 feet or average depth of front yard.
.	Rear Setback	10 feet.
i.	Side Setback	5 feet
ii.	Side street setback	25 feet

- iii. All provisions required in Chapter 151 of the City Code.

§ 153.040 C1 - CENTRAL COMMERCE.

(A) *Purpose.* Retail stores of a retail, service, office or entertainment nature at a relatively high density of development (little or no yard space), together with other related uses that are typically found in a downtown area.

(B) *Permitted uses.*

- (1) Retail stores
- (2) Professional and business offices and office buildings, offices for personal services.
- (3) Restaurants, lunch counters, taverns and cafes.

- (4) Hotels.
- (5) Newspaper and printing establishments.
- (6) Public buildings.
- (7) Private clubs.
- (8) Theaters, assembly halls and commercial recreation establishments.
- (9) Public and private parking lots.
- (10) Telephone exchange and public utility structures.
- (11) Wholesale business and storage incident to a permitted use.
- (12) Service establishments.
- (13) Banks, financial and lending institutions.
- (14) Retail establishments.
- (15) Repair Shops.

(C) Uses by conditional permit.

- (1) Automobile service stations.

(2) Those other uses which in the opinion of the Planning Commission are of the same general character as those described above and which will not be detrimental to the C1 District.

- (3) Multiple-family dwelling.

- (4) Apartments located above the first floor provided off-street parking requirements are met

- (5) Residential units on the ground floor of a commercial building. Subject to the following

- (a) Only 1 single family residential unit shall be permitted per structure

- (b) The square footage of the residential unit is no more than 50% of the gross floor area of the building, with remaining 50% retained for commercial use

- (c) A separate entrance is provided for the residential structure that is not used for commercial purposes

- (d) Off-street parking is provided in conformance with section 153.5 Parking Requirements

(e) The residential unit must meet Building Code, ADA and other applicable access requirements

(f) The requirements of 153.102 Conditional Use Permits are met

(6) Outdoor dining areas

(7) Manufactured home parks that obtain all applicable Federal, State, and local permits or approvals.

(8) One- and two-family dwellings constructed on site prior to December 31, 2022, with the exception of such dwellings with direct frontage on a state highway. Such uses shall maintain as a primary condition that they will not be expanded nor be changed in architecture for any reason, nor shall they be subject to exterior alteration except for maintenance and safety reasons. Any interior alteration shall be consistent with the main residential use. One- and two-family dwellings permitted by conditional use that are damaged or destroyed by weather, fire, or vandalism shall be allowed to be repaired or reconstructed if a building permit is submitted and approved no longer than a year after the incident.

(D) *Building requirements.*

(1) Minimum floor area: none, other than multiple-family dwellings as follows:

(a) 1 bedroom unit 600 square feet per dwelling unit

(b) 2 bedroom unit 700 square feet per dwelling unit

(c) 3 bedroom unit 900 square feet per dwelling unit

(2) Building height limit: three stories but less than 35 feet.

(2) Exterior Building Requirements

(a) All exterior wall surfaces may be a combination of materials including brick, dimensional stone, rock faced block, decorative concrete panel, architectural concrete block, cast-in-place concrete, stone, stucco, wood or glass. An average of said materials shall constitute no less than 90 percent of the exterior wall façade less windows, doorways, roof, and garage doors.

(E) *Minimum lot requirements.*

(1) Area	(a) Multiple-family dwellings: i. Each efficiency unit – 1,200 square feet ii. Each 1 bedroom unit – 1,800 square feet i. Each 2, 3 and 4 bedroom unit – 2,500 square feet (b) Other uses – 1,500 square feet
(2) Width	(a) Multiple-family dwellings – 50 feet

		(b) Other uses – 15 feet
(3)	Depth	(a) Multiple-family dwellings – 100 feet (b) Other uses – 50 feet
(4)	Rear Setback	(a) Multiple-family dwellings – 25 feet (b) Other uses – 15 feet in compliance with §§153.01 et seq. (Ord. 25, passed 123-74; Am. Ord. 01-2005, passed 6-20-05)

§ 153.041 C2 - HIGHWAY COMMERCE.

(A) *Purpose.* Retail stores of a retail, wholesale and service nature at a relatively low density of development which are oriented to the motorist as opposed to the pedestrian. Special provision is made for uses which require outdoor display of merchandise. Emphasis is placed on planned sites with off-street parking, loading and circulation facilities.

(B) *Permitted uses.*

- (1) Retail stores.
- (2) Accessory buildings.
- (3) Accessory uses incidental to the foregoing principal uses.
- (4) Farm implement sales and shops.

(C) *Uses by conditional permit.*

(1) Commercial uses which require outdoor display of goods, materials or merchandise such as building materials, automobile and truck sales and manufactured home sales, provided that such uses are incidental to a principal building, and provided further that the visual appearance and activity of such outdoor display areas as seen from the streets and highways does not detract from the pleasant residential character of Dassel.

(2) Manufactured home parks that obtain all applicable Federal, State, and local permits or approvals.

(3) Those other uses which in the opinion of the Planning Commission are of the same general character as those described above and which will not be detrimental to the district.

(4) One and two family dwellings constructed on site prior to December 31, 1973, with the exception of such dwellings with direct frontage on a state highway. Such uses shall maintain as a primary condition that they will not be expanded nor be changed in architecture for any reason, nor shall they be subject to exterior alteration except for maintenance and safety reasons. Any interior alteration shall be consistent with the main residential use. One- and two-family dwellings permitted by conditional use that are damaged or destroyed by weather, fire, or vandalism shall be allowed to be repaired or reconstructed if a building permit is submitted and approved no longer than a year after the incident.

(D) *Building requirements.*

(1) Minimum floor area: None

(2) Height limit: 2 stories but less than 30 feet

(3) Exterior Building Requirements: All exterior wall surfaces may be a combination of brick, dimensioned stone, rock face block, decorative concrete panels, stone, stucco, wood, glass or metal panels. Metal panels shall not encompass more than fifty percent of the building elevation abutting a public right of way or residential zoned property. Metal Panels shall not exceed seventy-five percent of all other exterior wall surfaces.

E) *Minimum lot requirements*

(1)	Area	No requirement
(2)	Width	No requirement
(3)	Depth	No requirement
(4)	Front Setback	25 feet
(5)	Rear Setback	15 feet
(6)	Side Setback	10 feet
(7)	Side street setback	15 feet

(Ord. 25, passed 12-3-74; Am. Ord. 01-2005, passed 6-

2005) § 153.042 II - LIMITED INDUSTRY.

(A) *Purpose.* The I-1 Limited Industry District is intended to provide exemplary standards of development for certain industrial uses to be located in strategic sites. The limited industrial district is intended for administrative, wholesaling, manufacturing and related uses which can maintain high standards of appearance, including open spaces and landscaping; limit external effects such as noise, odors, smoke and vibration; and not require a high level of public services, including sewer and water services. With proper control, these areas should become compatible with commercial or residential areas.

(B) *Permitted uses.*

- (1) Industrial fabricating, processing or storage to be undertaken within completely enclosed buildings and which complies with the provisions of §§ 153.055 *et seq.*
- (2) Wholesaling, all commodities except live animals.
- (3) Accessory uses incidental to and on the same zoning lot as the principal use.
- (4) Farm implement sales and storage yards, auto sales and manufactured home sales.

(C) *Uses by conditional permit.*

- (1) Those uses which in the opinion of the Planning Commission are of the same general character as those described above and which will not be detrimental to the II District.
- (2) One and two-family dwellings constructed on site prior to December 31, 1973, with the exception of such dwellings with direct frontage on a state highway. Such uses shall maintain as 25

a primary condition that they will not be expanded nor be changed in architecture for any reason, nor shall they be subject to exterior alteration except for maintenance and safety reasons. Any interior alteration shall be consistent with the main residential use. One- and two-family dwellings permitted by conditional use that are damaged or destroyed by weather, fire, or vandalism shall be allowed to be repaired or reconstructed if a building permit is submitted and approved no longer than a year after the incident.

(D) *Building requirements.*

(1) Minimum floor area: None

(2) Height limit: 35 feet

(3) Exterior Building Requirements: all exterior wall surfaces may be a combination of materials including brick, dimensioned stone, rock faced block, decorative concrete panels, architectural concrete block, cast-in-place concrete, stone, wood, glass, or metal panels. Metal panels shall not encompass more than an average of twenty-five (50) percent of all building elevations combined

(E) *Minimum lot requirements.*

(1)	Area	No requirement
(2)	Width	No requirement
(3)	Depth	No requirement
(4)	Front Setback	25 feet
(5)	Rear Setback	25 feet, except adjacent to RR property, no requirements
(6)	Side Setback	15 feet each side
(7)	Side street setback	25 feet

(Ord. 25, passed 12-3-74; Am. Ord. 01-2005, passed 6-20-05)

§ 153.043 I2 - GENERAL INDUSTRY.

(A) *Purpose.* The I-2 General Industry is established to provide exemplary standards of development for certain industrial uses to be located in strategic sites. These general industrial uses are less compatible with commercial and residential uses and, therefore, are not appropriate in the I-1 district. More specifically, heavy industrial land uses are industrial land uses which may have the potential to create nuisances which are detectable at the property line; may involve materials which pose a significant safety hazard.

(B) *Permitted uses.*

(1) All industrial fabricating, processing or storage of materials, goods or products, provided such activity or operation complies with the provisions of §§ 153.055 *et seq.*

(2) Wholesaling.

(3) Accessory uses incidental to and on the same zoning lot as the principal use.

(C) *Uses by conditional permit.*

- (1) Junk yards.
- (2) Wholesale electric system.

(D) *Building requirements.*

- (1) Minimum floor area: None
- (2) Height limit: 35 feet

(E) *Exterior Building Requirements:* All exterior walls may be a combination of materials including brick, dimensioned stone, rock faced block, decorative concrete panels, architectural concrete block, cast in place concrete, stone, wood, glass or metal panels. Metal panels shall not encompass more than an average of seventy-five (75) percent of all building elevations combined

(F) *Minimum requirements.*

(1)	Area	No requirement
(2)	Width	No requirement
(3)	Depth	No requirement
(4)	Front Setback	25 feet
(5)	Rear Setback	25 feet
(6)	Side Setback	15 feet each side
(7)	Side street setback	25 feet

(Ord. 25, passed 12-3-74)

§ 153.044 Zoning District Use Chart

A			R1	R2	R3	R4	C1	C2	II
A.Agriculture									I
Farm Implement Sales and Shop							P	P	
Farming Operations	P								
Farmsteads	P								
B.Automotive									
Auto Sales							C	P	
Automobile Service Stations						C			
Repair Shops						P			
C.Civic									
Cemeteries	P	P	P						
Public parks		P	P	P					
Places of worship		P	P	P					
Schools			P	P					
Hospital			P	P					
Day Care Serving Less than 14				P					