

2E. Public Hearing - Consideration of a request for an Amendment to the Red Rooster Planned Unit Development for changes related to the building expansion for vehicle use and storage. Applicant: Brian Jovan

Prepared by: Grittmann Consulting, Stephen Grittmann, City Planner	Meeting Date: 05/06/2025	Council Date (pending Commission action): 05/27/2025
Additional Analysis by: Community Development Director, Chief Building Official Community & Economic Development Coordinator		

ALTERNATIVE ACTIONS

Decision 1: Consideration of an Amendment to the Red Rooster Planned Unit Development for changes related to the building expansion for vehicle use and storage

1. Motion to adopt Resolution No. PC-2025-24 recommending approval of an Amendment to the Red Rooster Planned Unit Development for changes related to the building expansion for vehicle use and storage, subject to the conditions in Exhibit Z and based on findings in said resolution.
2. Motion to adopt Resolution No. PC-2025-024 recommending denial of a request for an Amendment to the Red Rooster Planned Unit Development for changes related to the building expansion for vehicle use and storage, based on findings to be made by the Planning Commission and directing staff to prepare the resolution and authorizing the Chair to execute said resolution.
3. Motion to continue the hearing to the Planning Commission regular meeting of June 3, 2025 and postpone action on Resolution No. PC-2025-24.

REFERENCE AND BACKGROUND

Property: Legal Description: Lot 1, Block 1, Chelsea Corner
PID #: 155-244-001010

Planning Case Number: 2025-21

Request(s): Consideration of an Amendment to the Red Rooster Planned Unit Development for changes related to the building expansion for vehicle use and storage

- Deadline for Decision:** June 14, 2025 (60-day deadline)
August 13, 2025 (120-day deadline)
- Land Use Designation:** General Industrial
- Zoning Designation:** B-2: Limited Business
- Overlays/Environmental Regulations Applicable:** None
- Current Site Uses:** Office Building
- Surrounding Land Uses:** North: Civic/Institutional Uses, Zoned B-4
East: Industrial Use, Zoned I-2
South: Industrial Use, Zoned I-2
West: Multi-Family Residential, Zoned PCD
- Project Description:** The applicant proposes to construct an addition to the south side of the southernmost building on the “Red Rooster” Planned Unit Development site at 100 Chelsea Road (the southeast corner of Chelsea and Edmonson Avenue NE. The addition is proposed to consist of approximately 2,700 square feet of cold storage space. The applicant proposes that the east end of the building remain unenclosed. The addition would be utilized as covered storage or parking for the applicant’s trailers and equipment.
- The site was established as a PUD in 2016, with subsequent amendments as various changes have been made to the site and/or buildings on the property.

ANALYSIS:

Existing PUD

The subject site has been occupied by a series of uses over the years and was eventually approved as the Red Rooster Planned Unit Development in 2017. The 2017 approval also included a plat which subdivided the property into two parcels, north to south. The subject of this request is the westerly of the two parcels within the PUD.

The Red Rooster PUD acknowledged the variety of buildings and varying levels of improvements on the site, many of which would otherwise be considered to be legally non-

conforming due to their development under prior code provisions. Since the time of site development, zoning codes relating to building materials and storage areas have changed. The PUD accommodated the site as developed and also accommodates the shared access between the two properties. As a condition of approval for the amended PUD, a copy of the recorded cross access and maintenance agreement is requested.

The district cites as permitted uses those which are commercial in nature under B-2 zoning district, as well as industrial service uses as found in the I-1 (Light Industrial) District. The existing use of the westerly lot is as an Industrial Services use, which is therefore accommodated by the PUD. Indoor storage for tenants and/or occupants of the property, including those that rent storage only is allowed as an accessory use. The PUD ordinance incorporates buildings and uses on the site at the time of adoption but cautions that future amendments may result in a requirement for “substantial improvements” consistent with the standards of the B-2 district.

Proposed Amendment

The amendment proposed at this time is an expansion of just over 2,700 square feet to the southerly building on Lot 1, Block 1. The proposed expansion has been designed by the applicants to match the style and color of siding and roofing on the primary building. As noted above, the easterly side of the proposed addition is intended to remain unenclosed to accommodate covered storage.

In many cases, the City has accommodated expansion of prior non-conforming buildings without requiring upgrade to the materials as would be required of a new building. The rationale for this relates to the likelihood that imposing new requirements on additions would result in a lower aesthetic.

The addition would replace a prior “hoop” building that is not shown on the certificate of survey, but which is visible in recent photography. Such hoop buildings are not permitted under general zoning standards as permanent structures, and no apparent PUD amendment supports the existing of that structure.

The building includes concrete aprons on the east and north sides of the existing structure. However, most of the surrounding circulation areas are unpaved gravel.

In this case, the proposed building addition abuts another property to the south zoned I-2, (Heavy Industrial). The applicant proposes to construct the addition to a 20.5 foot setback to the south and matching the existing 35.7 foot setback from Edmonson Avenue on the west. The east building setback is shown as 27 feet from the easterly property line, and adjoins a portion of the same PUD which consists of two other buildings, also reliant on unpaved circulation and parking areas.

As other buildings have been improved on the site, the City has imposed a requirement that upgrades to the circulation and parking areas are made, primarily related to paving and curbing to be consistent with City requirements. By extending the building as proposed, creating a new regularly used circulation path, the site proposal should be accompanied by pavement or a suitable alternative that will negate the creation of dust or erosion common to gravel surfaces. This standard is required of any commercial or industrial development and has been cited in prior expansions within this PUD. In some cases, the City has permitted phase-in of certain improvements by PUD, however, required paving has not been permanently waived.

For this project, the applicant is requesting that the recently improved surface of asphalt millings be deemed an acceptable upgrade, as an alternative to regular pavement. The applicant notes that this recent improvement (replacing a Class V surface) has resulted in significantly decreased dust. Asphalt millings have a tendency to compact to a near-solid surface.

One of the reasons for a more standard pavement requirement is to delineate the areas on a site that support driving or parking and minimize the tendency of gravel surfaces to gradually expand into green, pervious spaces. Staff notes from the recent site photography that some of these areas are already evident. If the asphalt milling alternative pavement option is acceptable, staff suggests that the area along the west edge of the site between the two buildings be bounded by a line of evergreen shrubs to create this delineation.

STAFF RECOMMENDED ACTION

Staff recommends approval of the PUD amendment to accommodate the proposed building expansion. While the building materials proposed do not meet current ordinance requirements, the materials are proposed to match the existing structure. For the purposes of this use as an expansion to an existing industrial services site, the proposed materials are an acceptable accommodation within the PUD.

Further, staff notes that the building addition helps minimize outdoor storage on the site, and is an incremental improvement to the site in this way. The asphalt milling surface is, while not standard, an additional improvement to the site conditions. This would appear to be an acceptable compromise to the typical standards, with the condition that the edge along Edmonson between the two buildings be delineated with the line of evergreen shrubs to mark the limits of the circulation/parking area, limit the creep of unpaved surface into the green space, and screen the views of the unpaved surface from the public street.

SUPPORTING DATA

- A. Resolution PC-2025-24
- B. Aerial Site Image

- C. Applicant Narrative
- D. Certificate of Survey
- E. Renderings & Elevations
- F. Wright County Site Imaging
- G. Chief Building Official's Letter dated May 1, 2025
- Z. Conditions of Approval

EXHIBIT Z
Conditions of Approval
Amendment to Red Rooster PUD District
100 Chelsea Road
PID: 155-244-001010

1. The building materials used shall match the existing materials (roof and walls) of the existing principal building.
2. No use of the remaining south 20 feet of setback area is permitted.
3. The south 20 feet of setback area is covered with turfgrass, or an appropriate alternative landscaping plan is provided and approved by City staff.
4. Accept the surface of the drive and parking areas as now existing with asphalt millings, subject to ongoing maintenance of that surface. Future building additions or other redevelopment may require further upgrades more consistent with current code standards.
5. Addition of evergreen shrubs along the west edge of the existing parking area between the two existing buildings to screen the parking area.
6. The applicant shall remove the portable shipping containers and membrane “hoop” building upon certificate of occupancy.
7. Installed pavement shall be bounded by curb where designated by the City Engineer, with waivers of curbing considered only where later expansion of the circulation area is deemed reasonable by the City Engineer.
8. The applicant verify and provide a copy of the private cross access and maintenance agreement between the two properties within the PUD, which shall be amended as needed for this proposal.
9. Amendment to the Development Contract for the Red Rooster PUD is executed as required by the City Attorney.
10. Compliance with the terms of the Chief Building Official’s letter dated May 1, 2025.
11. Comments and recommendations of other Staff and Planning Commission.

**CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
PLANNING COMMISSION
RESOLUTION NO. PC-2025-24**

**RECOMMENDING APPROVAL OF AN AMENDMENT TO THE
RED ROOSTER PLANNED UNIT DEVELOPMENT DISTRICT
FOR EXPANSION OF AN EXISTING BUILDING
PID 155-244-001010**

WHEREAS, the applicant has submitted a request to amend an existing Planned Unit Development to allow expansion of a storage building; and

WHEREAS, the proposed facility is proposed to match the existing structure materials, rather than comply with building standards of the district; and

WHEREAS, the applicant seeks a waiver from paving requirements, substituting asphalt millings for standard asphalt paving; and

WHEREAS, the site is zoned as the Red Rooster PUD District, which allows such use by amendment to the PUD; and

WHEREAS, the storage use is allowed in this PUD district under a specific set of performance standards; and

WHEREAS, the applicants note the intent of the building is to enclose other outdoor storage, and will enhance the use and visual impacts of the site; and

WHEREAS, the Planning Commission held a public hearing on May 6th, 2025, on the application and the applicant and members of the public were provided the opportunity to present information to the Planning Commission; and

WHEREAS, the Planning Commission has considered all of the comments and the staff report, which are incorporated by reference into the resolution; and

WHEREAS, the Planning Commission of the City of Monticello makes the following Findings of Fact in relation to the recommendation of approval:

1. The applicant has provided plans demonstrating that the proposed facility will be constructed to manage stormwater and other requirements of the City Engineer.
2. The applicant has provided plans demonstrating that the use will improve use and visual impacts of an industrial services parcel adjacent to a major collector roadway (Edmonson Avenue NE).

**CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
PLANNING COMMISSION
RESOLUTION NO. PC-2025-24**

3. The parcel is intended for business and industrial uses including the proposed use.
4. The applicant would, with the conditions of approval, facilitate reasonable use of the property, making incremental improvements that can bring the property closer to conformance with the general standards of the zoning ordinance.
5. The operation of the business will not create noise, odors, visual impacts, or other noticeable impacts on the property or the neighborhood beyond those expected for allowed uses in the zoning district.
6. The expansion will facilitate use of an open portion of the subject parcel, limit dust, and manage other impacts, consistent with the intent of the City's zoning and other applicable ordinances.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Monticello, Minnesota, that the Planning Commission hereby recommends that the Monticello City Council approve an amendment to the Red Rooster Planned Unit Development, subject to the conditions identified in Exhibit Z of the Staff report, as listed below:

1. The building materials used shall match the existing materials (roof and walls) of the existing principal building.
2. No use of the remaining south 20 feet of setback area is permitted.
3. The south 20 feet of setback area is covered with turfgrass, or an appropriate alternative landscaping plan is provided and approved by City staff.
4. Accept the surface of the drive and parking areas as now existing with asphalt millings, subject to ongoing maintenance of that surface. Future building additions or other redevelopment may require further upgrades more consistent with current code standards.
5. Addition of evergreen shrubs along the west edge of the existing parking area between the two existing buildings to screen the parking area.
6. The applicant shall remove the portable shipping containers and membrane "hoop" building upon certificate of occupancy.
7. Installed pavement shall be bounded by curb where designated by the City Engineer, with waivers of curbing considered only where later expansion of the circulation area is deemed reasonable by the City Engineer.

**CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
PLANNING COMMISSION
RESOLUTION NO. PC-2025-24**

8. The applicant verify and provide a copy of the private cross access and maintenance agreement between the two properties within the PUD, which shall be amended as needed for this proposal.
9. Amendment to the Development Contract for the Red Rooster PUD is executed as required by the City Attorney.
10. Compliance with the terms of the Chief Building Official’s letter dated May 1, 2025.
11. Comments and recommendations of other Staff and Planning Commission.

ADOPTED this 6th day of May, 2025 by the Planning Commission of the City of Monticello, Minnesota.

MONTICELLO PLANNING COMMISSION

By: _____
Andrew Tapper, Chair

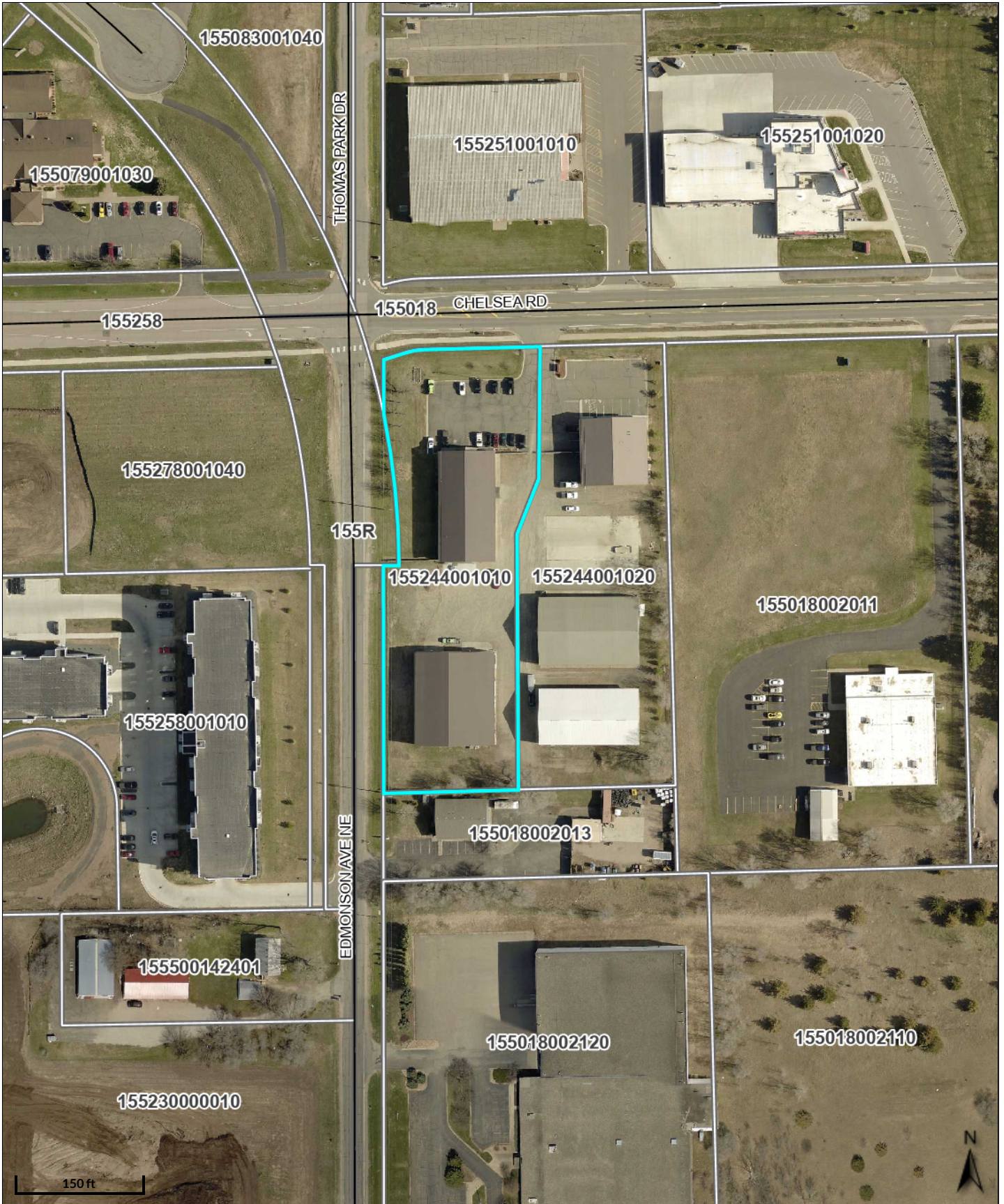
ATTEST:

Angela Schumann, Community Development Director

Consideration of an Amendment to the Red Rooster PUD | Jovan Prop LLC

Lot 1, Block 1, Chelsea Corner | PID: 155-244-001010 | 100 Chelsea Rd

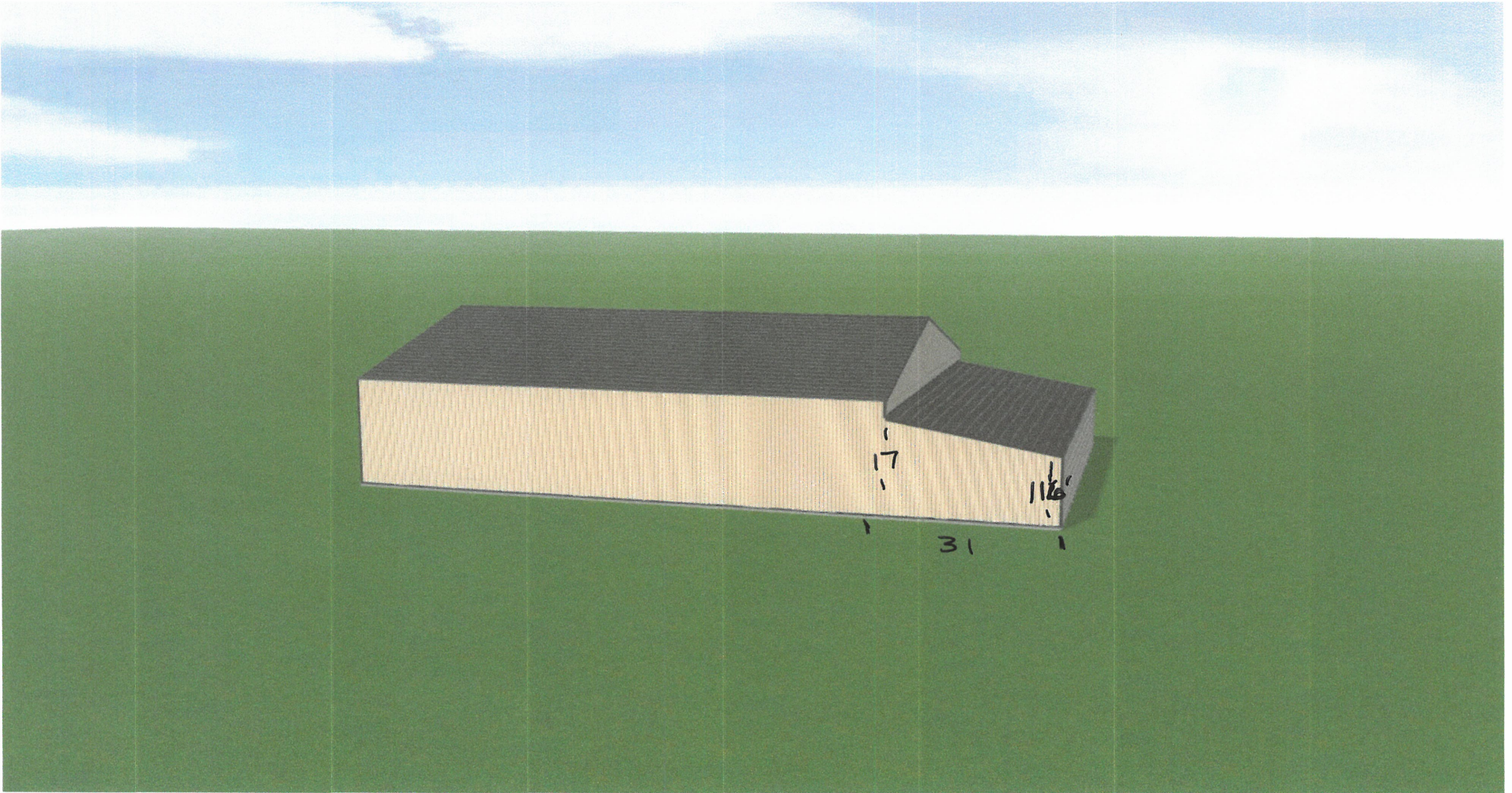
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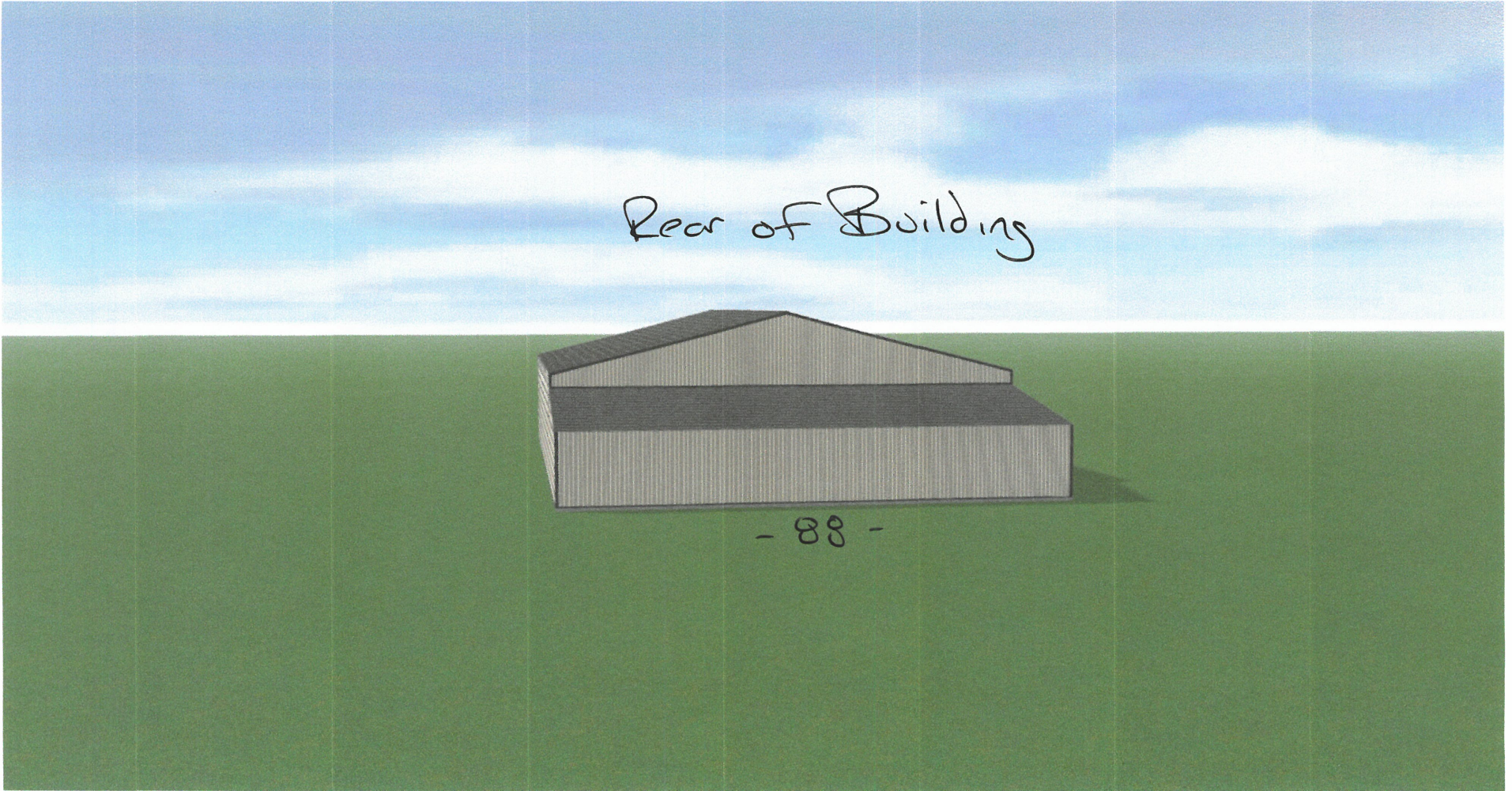
Narrative

Lean To – 100 Chelsea Rd Monticello MN 55362

- Proposed addition built onto the existing building. 31.00 x 88.00 – post frame
- 3 sides to be closed in same metal exterior panel that is on the existing building – color – clay – Panel Loc Plus
- Open side to be facing away from the street view
- Roof color to be same metal exterior panel that is on the existing building – color - Burnished Slate – Panel Loc Plus
- Addition will be built to look like part of the building and allow for our trailers and vehicles to be parked under a roof protected from the weather
- No changes to sidewalks, trails, lighting, common areas, signage, trash, etc..
- Inside pad will consist of crushed asphalt (same material that is there now)
- No changes to parking lot or fenced in lot area

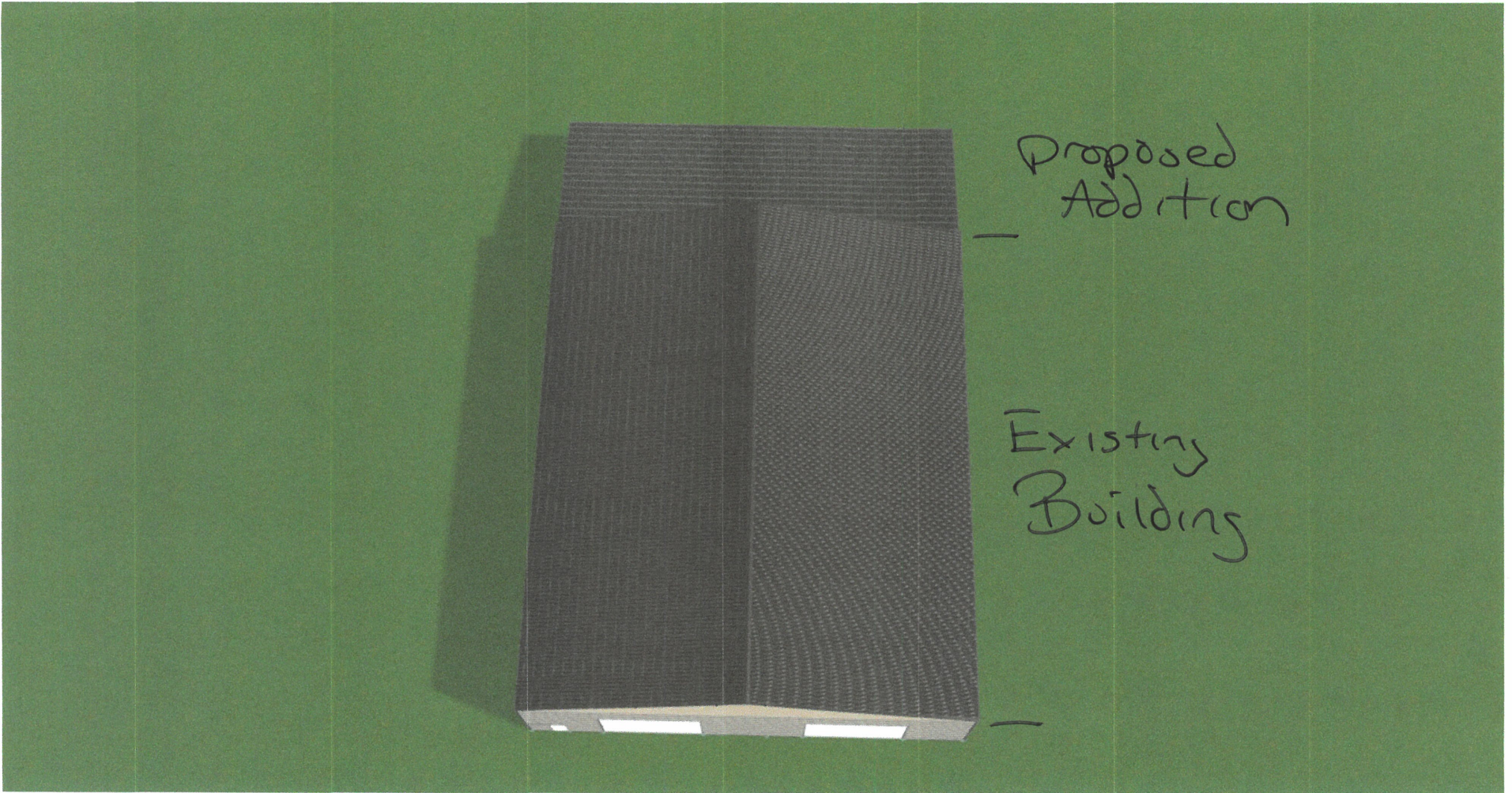


Street view



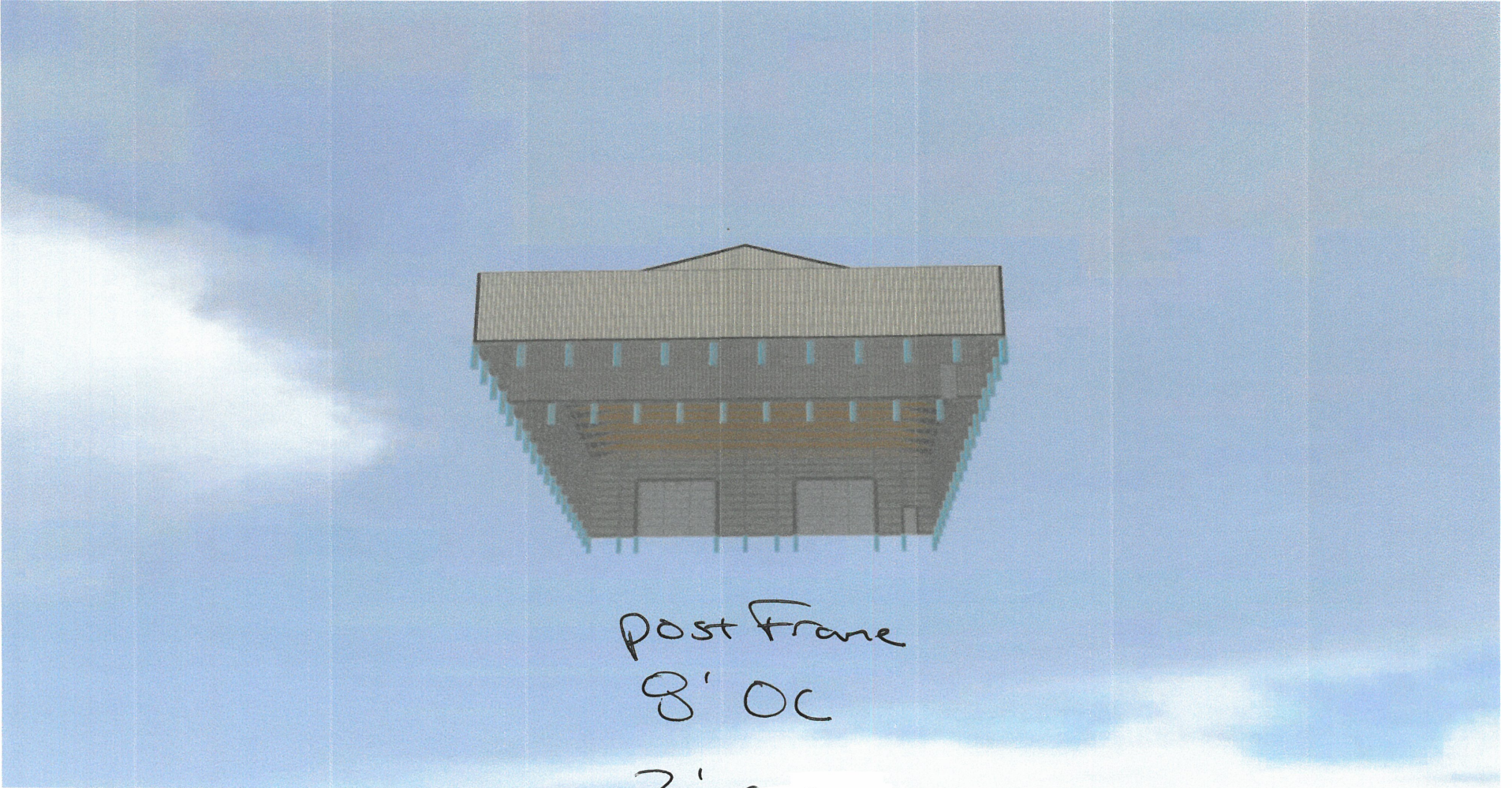
Neighbor view

3d View for Warehouse



Front

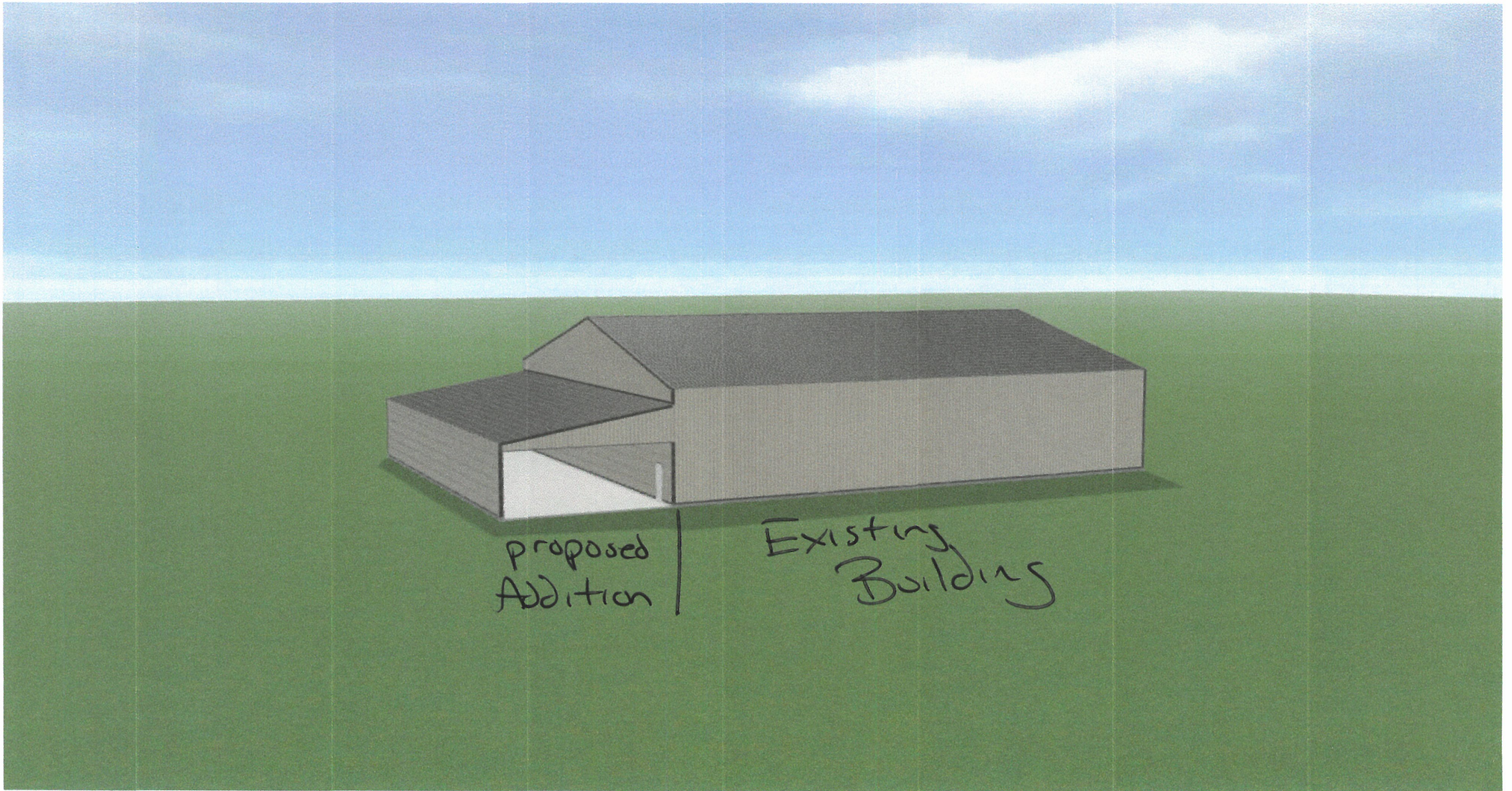
3d View for Warehouse



Post Frame
8' OC

2' OC Purlin Spacing

3d View for Warehouse

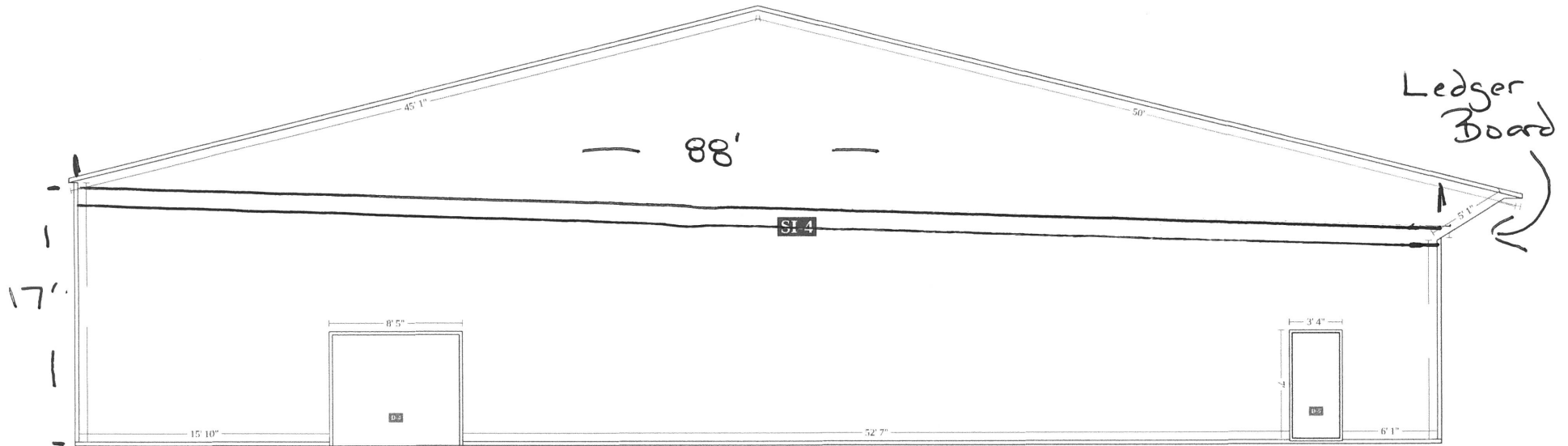
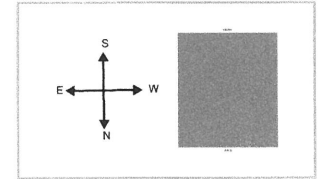


Parking Lot



Complete Measurements

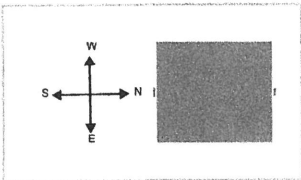
100 Chelsea Road, Monticello, MN
BACK





Complete Measurements

100 Chelsea Road, Monticello, MN
RIGHT



Proposed Addition

Existing Building

SE2

17

11'6"

1 - 31' - 1

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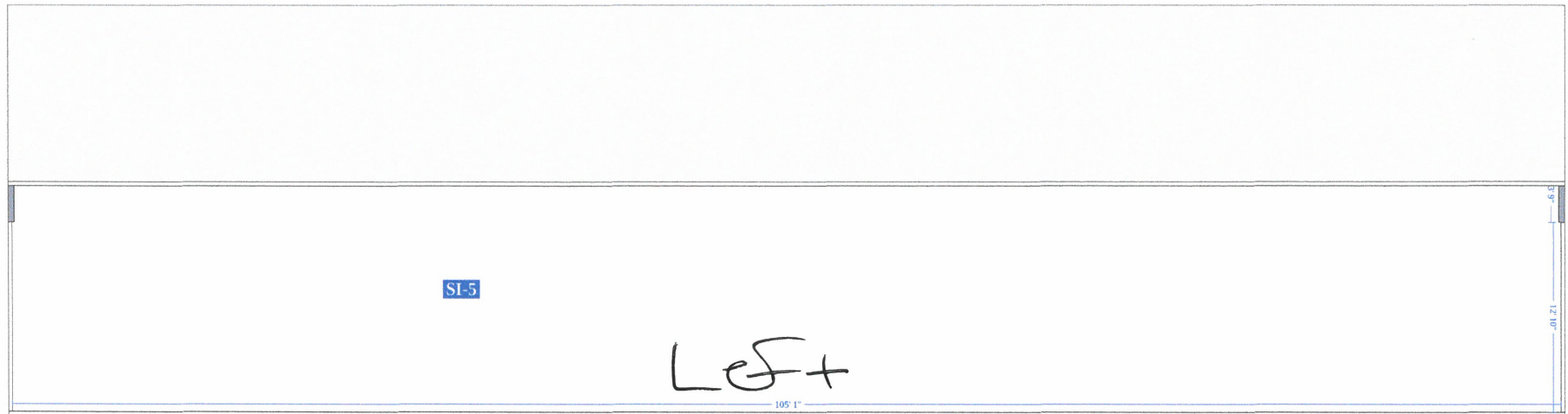
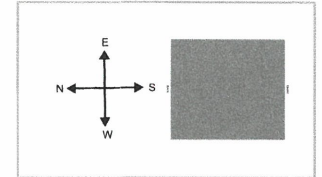
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PROPERTY ID: 14543685
MODEL ID: 14541065
WAREHOUSE
7 JAN 2025
Page 11



Complete Measurements

100 Chelsea Road, Monticello, MN
LEFT



SI-5

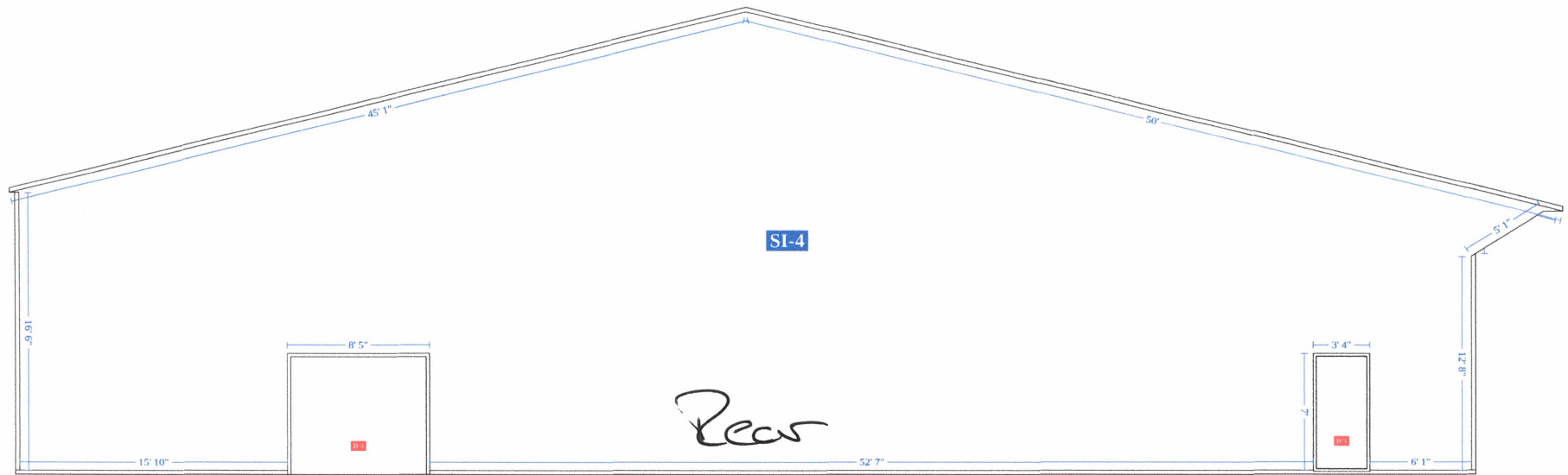
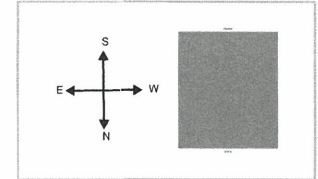
Left

Existing Building



Complete Measurements

100 Chelsea Road, Monticello, MN
BACK

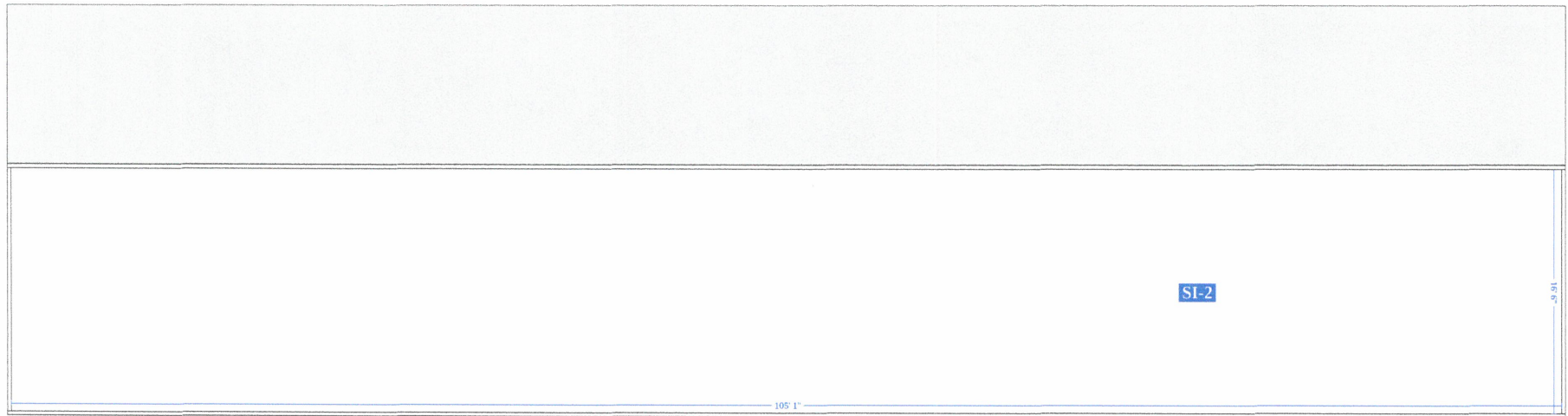
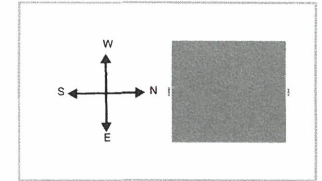


Existing Building



Complete Measurements

100 Chelsea Road, Monticello, MN
RIGHT



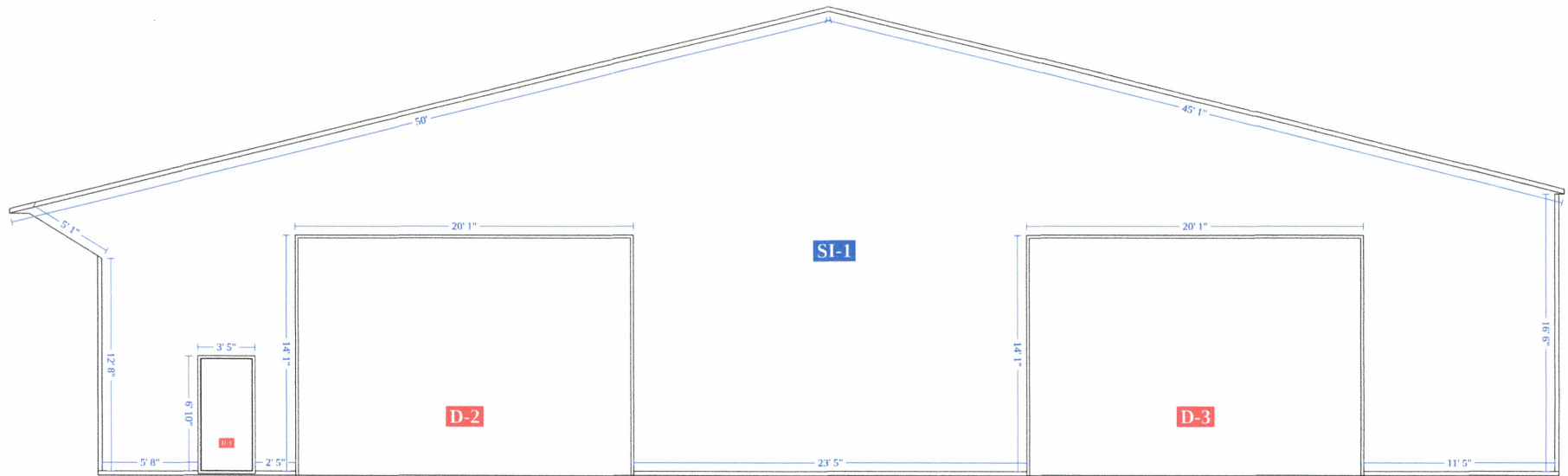
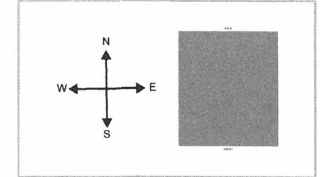
Right

Existing Building



Complete Measurements

100 Chelsea Road, Monticello, MN
FRONT



Front
Existing Building

Beacon Image Jovan Properties





PHONE: 763-295-2711 FAX: 763-295-4404

505 Walnut Street | Suite 1 | Monticello, MN 55362

May 01, 2025

Re: Brian Jovan | PC File # 2025.21

General Comments:

The City is not responsible for errors and omissions on the submitted plans. The Owner/ Developer, and Engineer of record are fully responsible for changes or modifications required during construction to meet the City Standards and the applicable Minnesota codes.

1. All commercial building additions/alterations shall comply with any/all applicable provisions of the 2020 MN Building Code.
2. All exterior elevations shall be consistent with the existing structure; exterior metal cladding shall be heavy gage.
3. The Monticello Department of Building Safety Requires a Certificate of survey showing any/all proposed improvements including driveways.

These items are subject to approval of the Monticello Department of Building Safety. This is a preliminary list of items that need to be addressed.

Sincerely,

Bob Ferguson

Chief Building Official/Zoning Administrator