



CITY OF SPRING PARK
PLANNING COMMISSION AGENDA
SEPTEMBER 14, 2022 – 6:00 PM
SPRING PARK CITY HALL

1. CALL TO ORDER
2. APPROVAL OF MINUTES
 - a. Planning Commission Minutes from August 10, 2022
3. BACK-CHANNEL BREWING (BCB)
 - a. Permanent Food Truck
4. MICELLANEOUS
 - a. Hoop House Definition
5. ADJOURNMENT



CITY OF SPRING PARK
PLANNING COMMISSION MINUTES
AUGUST 10, 2022 – 6:00 PM
SPRING PARK CITY HALL

1. CALL TO ORDER

The meeting was called to order at 6:00p.m.

Planning Chair Hoffman and Commissioners Avalos, Homan, Mason and Terryll were present. \

Staff Present: City Administrator Anderson and City Planner from NAC Planning

2. APPROVAL OF MINUTES

a. Planning Commission Minutes from June 13, 2022

Commissioner Terryll motioned, being seconded by Chair Hoffman, to approve the minutes as presented.

On vote being taken, the motion was unanimously approved.

3. PERMANENT FOOD TRUCK (Parlour) – BACK-CHANNEL BREWERY

City Planner Bob Kermis from NAC Planning provided a background of the permanent food truck request from Back Channel. Currently the food truck permit does not allow for permanent food trucks, but changes could be made to accommodate the requested use. The Planning Commission would like the Back Channel representatives to join the September Planning Commission meeting to provide further details on the operation and allow for some Q&A.

4. PARK MAINTENANCE/REPAIRS:

a. Status of Plaques & Trellis

b. Repairs and maintenance needed at Thor Thompson & Wilkes Park

Commissioner Mason reviewed a list of items he would like to see addressed at the Parks. He also presented some ideas he has regarding the newsletter and branding. These will be looked at in more depth in 2023.

5. ADJOURNMENT

At 7:04, Commissioner Avalos motioned, being seconded by Commissioner Mason, to adjourn the meeting.

On vote being taken, the motion was unanimously approved.



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MEMORANDUM:

TO: Mike Anderson
FROM: Alan Brixius
DATE: August 9, 2022
RE: Back Channel Brewery - Permanent Mobile Food Unit
FILE NO: 175.01 General
ADDRESS: 4787 Shoreline Drive

BACKGROUND:

Back Channel Brewery has submitted a letter inquiring as to whether the City would be open to allowing a mobile food truck to be parked at their site on a permanent basis. This would allow them to provide food service to their patrons during the winter months and when other food truck vendors would not be available. Their letter also indicates that their on-site food truck would be operate three days a week during the warm weather months. The mobile food unit in essence replaces the need for a commercial kitchen in providing year-round food service to Back Channel Brewery. The letter inquiry is to solicit the planning commission and council opinion as to whether this type of use would be acceptable. With planning commission and council direction, city staff can identify what permit applications will be needed to for the use to be approved.

Exhibit A Letter from Back Channel Brewery
Exhibit B Aerial photo
Exhibit C Mobile Food Unit Code.

ISSUES AND ANALYSIS:

Mobile Food Units.

Attached is the City Code regulations for mobile food units adopted in 2019. This code allows mobile food units as a business license. This code outlines the regulations for transient food vendors to be in the City. Mobile food units are limited in operation to 21 consecutive days. The establishment of a permanent food truck at Back Channel

Brewery will either need to schedule their operations around the 21-day limit or seek a exception from the rule.

Zoning:

The C-2 district allows for mobile food units. If the permanent mobile food unit is acceptable; staff would recommend the following information be provided for review and approval of the City.

1. The location for parking / storage of the mobile food unit shall be on a paved surface. If the on-site paved area is expanded to accommodate the mobile food unit, a site, grading and drainage plan shall be provided to demonstrate that site drainage will be addressed.
2. The mobile food unit license be issued annually by the City for the on-site mobile food unit. The license will require evidence that the vehicle has a Hennepin County inspection and license and compliance with all the requirements of Section 13-40 of the Spring Park City Code.
3. Back Channel Brewery must provide a narrative as to how the mobile food unit will operate, will it permanently operate at the location shown on the aerial photo or be moved to the service location near the building when in operation? The location mobile food truck can impact site circulation, pedestrian access, parking, and on-site loading. The Brewery must provide a description as to how this will fit with other site operations.
4. If the mobile food unit is to operate at location on the aerial photo, the plan must demonstrate the provision of electrical power to the unit.

CONCLUSION:

Back Channel Brewery's inquiry is to solicit the City opinion as to whether the storing and operating of permanent mobile food unit on the site is an acceptable. The provision of food service year-round will benefit the brewery and enhance the customer experience at the brewery. The planning commission is requested to provide guidance to the Back Channel and City staff as to whether they should pursue more formal application and plans for this use.

Cc.

Jamie Hoffman
Mary Tietjen
Scott Qualle
Josh Leddy
Joe Meehan

Sec. 13-34. - Duration.

All licenses issued under this chapter shall be valid only during the time period indicated on the license up to a maximum of 14 days per calendar year. The city council at its sole discretion may grant an extension for up to 45 additional days per calendar year upon application for an extension.

Licenses for mobile food units are issued per calendar year and do not have a maximum annual number of operating days. However, in no case shall an individual mobile food unit operate for more than 21 consecutive days.

Sec. 13-40. - Mobile food units.

The following section is hereby amended to add the following to the Spring Park City Code:

(1) Mobile food units must adhere to the following regulations:

a. Mobile food units must be licensed by the Hennepin County Health Department and must adhere to state regulations for food trucks as provided in the Minnesota Food Code, Minnesota Rules part 4626.1860, Mobile food establishments; seasonal temporary food stands; seasonal permanent food stands. Evidence of the county license must be provided to the city as part of the local license application.

b. Mobile food unit operations are permitted in all commercial and industrial districts. Mobile food units may operate in residential districts, public parks, school sites, church sites, or in conjunction with a block party or special event where a temporary use permit has been issued by the city administrator and subject to the conditions of this section. Ice cream truck vendors may operate in all zoning districts but must adhere to the described hours of operation.

c. Mobile food units must be located on private property, and the applicant must provide written consent from the property owner. Ice cream trucks are allowed to operate within the public right-of-way in residential districts. Mobile food units may be located in a public park or within the public right-of-way in residential districts with approval from the city.

d. Mobile food units shall not be located within 100 feet of the main entrance of any other permanent food establishment on a separate lot. The setback shall be measured from the vehicle to the main entrance of the building.

e. Mobile food unit operations are not permitted between the hours of 10:00 p.m. and 8:00 a.m. except by approval from the city.

f. Mobile food units operating at a site for more than one day or in conjunction with events identified in section 13.35(e) of this ordinance shall be prohibited from using an electrical generator and must rely on an electric power source available from the principal building on the site.

g. Mobile food unit sites shall be kept in a neat and orderly manner, and shall adhere to the following site requirements:

1. Trash and/or recycling collection and cleanup must be provided.
2. Mobile food units must provide independent power supply which is screened from view. Generators are permitted.
3. Mobile food units shall be located on an asphalt or concrete surface.
4. Mobile food units must close during adverse weather conditions when shelter is not provided.
5. Mobile food units may not occupy parking spaces where the remaining parking will not meet minimum standards required by [section 42-67](#) of this Code.

h. Noise from mobile food units shall not exceed MPCA noise standards for night time activities measured at the property line.

i. Ice cream truck vendors are required to undergo a criminal background check prior to operating in the community at the cost of the applicant-vendor.

j. If mobile food unit sites are found to be in noncompliance with any conditions as provided in this section, the city reserves the right to revoke the mobile food unit transient merchant license.

Back Channel

THE PARLOUR FOOD TRAILER

The concept behind the food trailer came about because we are trying to create a solution for food in the winter. The majority of food trucks shut down from October-April, so we are left with a limited amount of food trucks to choose from. In addition to the limited amount of trucks, the other is the fact that the food trucks travel a far distance to serve here in the winter, and the weather prevents them from coming quite frequently. Whether it's snow in the forecast, vehicle troubles, or the frigid cold, there seem to be many factors that prevent trucks from making their scheduled appearances.

To remedy this, we'd like to team up with Parlour and bring in a food trailer that will operate regularly during our business hours in the winter, as well as three days a week in the warm months. The trailer will be equipped to withstand the cold, while providing a menu with weekly special offers. This will allow us to maintain a consistent food option for patrons in the colder months, as well as keep our unique rotating food truck schedule in the warmer months. We love our relationships with other food trucks and we don't want that to end, so we think this would be the perfect scenario for our business, Spring Park, and the Westonka community.

Untitled Map

Write a description for your map.

Legend

 4787 Shoreline Dr

Parteur
Trailer

4787 Shoreline Dr



M

70 ft



Sec. 18-181. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Derelict vehicles: Any motorized vehicle, trailer, watercraft, or recreational vehicle that meets any of the following criteria: unlicensed; inoperable (immediate startup and moving under its own power); unmaintained related to the condition of the vehicles appearance and immediate operation; vehicles used as storage containers. This requirement does not intend to prohibit the outdoor storage of antique or classic cars that are in good repair, are covered, and holding a pioneer, collector, classic, or street rod vehicle license from the State of Minnesota, pursuant to Minn. Stat. § 168.10.

Hoop housing. A tunnel made of polyethylene, usually semi-circular, square or elongated in shape.

Junk or refuse. Any scrap, waste, reclaimable material, or debris, whether or not stored or used in conjunction with dismantling, processing, salvaging, storing, baling, disposal or other use or disposition. Junk includes, but is not limited to, unlicensed vehicles or RVs, inoperable vehicles or RVs, derelict vehicles or RVs, unmaintained vehicles or RVs, tires, vehicle parts, equipment, paper, rags, metal, glass, building materials, household appliances, brush, wood, and lumber.

Nuisance means a thing, act, occupation or use of property which:

- (1) Annoys, injures or endangers the safety, health, comfort or repose of members of the public;
- (2) Depreciates the value of the property of inhabitants of the city;
- (3) Offends public decency;
- (4) Unlawfully interferes with, obstructs or tends to obstruct or render dangerous for use or passage any lake, stream, canal, channel, basin, public park, square, sidewalk, street, alley or highway; or
- (5) In any way renders the public insecure in life or in use of property.

Recreational vehicle (RV). Any self-propelled vehicles or vehicles stored on the trailer itself and that can be pulled by a motor vehicle of less than 14,000 pounds GWT, which are used primarily for recreational-leisure time activities including, but not limited to campers, tent trailers, motor homes or other vehicles used for temporary living quarters, boats, canoes, kayaks, personal watercraft, all-terrain vehicles, snowmobiles, golf carts, race cars, stock cars, motorcycles, utility trailers, watercraft trailers, off-road vehicles and similar vehicles or equipment.

(Ord. No. 37.02, § 1, 3-13-1989; Ord. No. 17-06, § 1, 11-20-2017)

Cross reference(s)—Definitions generally, § 1-2.

State law reference(s)—Public Nuisance, Minn. Stat. § 609.74; authority to adopt ordinances relating to the public health authorized by law or agreement with the state commissioner of health under Minn. Stat. § 145A.07, but the ordinances must not conflict with or be less restrictive than ordinances adopted by the county board within whose jurisdiction the city is located, Minn. Stat. § 145A.05, subd. 9.

Hoop Housing Definition

In its generic sense, a hoop house is **structure used as a greenhouse or a season extender** and is characterized by a half-round "hoop" shape. Hoop houses are typically constructed of lengths of [PVC pipe](#), which is both flexible and sturdy.

A hoop house is a rounded, gently bending structure attached to a frame, rather than the old-fashioned solid glass or Plexiglas structure. Some hoop houses are permanent growing structures with heating and venting systems, while others are temporary structures intended only to protect plants during the cool nights of spring.

A hoop house is just what the name suggests, a series of large hoops or bows — made of metal, plastic pipe or even wood — covered with a layer of heavy greenhouse plastic or polyethylene. The skin is stretched tight and fastened to baseboards with strips of wood, metal, wire or even used irrigation tape and staples.

Hoop Building Definition

Hoop buildings are an outdoor storage fabric covered structure for sheltering equipment, vehicles, machinery, manufacturing operations, and warehousing space.

Hoop buildings can be constructed on a variety of surfaces including concrete walls, blocks, gravel, asphalt, and wood header walls. The simplistic hoop construction of the swaged tubing allows for quick construction time regardless of the situation and size of the building.

The temporary nature of hoop buildings typically does not require the need for building permits. The covers are manufactured from coated woven polyethylene which is heat sealed at the seams for a watertight seal.

