

**ROSEMOUNT PLANNING COMMISSION
REGULAR MEETING PROCEEDINGS
MAY 27, 2025**

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Pursuant to due call and notice thereof a regular meeting of the Planning Commission was held on Tuesday, May 27, 2025, at 6:36 PM. in Rosemount Council Chambers, 2875 145th Street West.

Chairperson Kenninger called the meeting to order with Commissioners Reed, Buggi, and Beadner. Commissioners Rivera, Ellis, and Arnob were absent.

Staff present included the following; Community Development Director Adam Kienberger, Senior Planner Anthony Nemcek, Planner Julia Hogan, and Community Development Technician Liz Kohler.

The Pledge of Allegiance was said.

a. Election of Chair and Vice-Chair

Chairperson Kenninger asked for nominations for Planning Commission Chair. Commissioner Reed nominated Chairperson Kenninger.

Motion by Reed **Second by** Beadner

Motion to close nominations for the Chair.

Ayes: 4.

Nays: None. Motion Carried.

Motion by Reed **Second by** Buggi

Motion to elect the Chair of the Planning Commission.

Ayes: 4.

Nays: None. Motion Carried.

Chairperson Kenninger asked for nominations for Vice-Chair. Commissioner Beadner nominated Reed.

Motion by Kenninger **Second by** Buggi

Motion to close nominations for Vice-Chair

Ayes: 4.

Nays: None. Motion Carried.

Motion by Beadner **Second by** Kenninger

Motion to elect the Vice-Chair of the Planning Commission.

Ayes: 4.

Nays: None. Motion Carried.

ADDITIONS TO AGENDA

None.

AUDIENCE INPUT

None.

CONSENT AGENDA

- a. Minutes of the April 22, 2025 Regular Meeting Minutes

Motion by Reed **Second by** Beadner

Motion to approve the April 22, 2025 Minutes

Ayes: 4.

Nays: None. Motion Carried.

OLD BUSINESS

None.

PUBLIC HEARINGS

- a. Request by Flint Hills Resources for an Interim Use Permit to construct a warehouse tent.

Senior Planner Anthony Nemcek presented on a request by Flint Hills Resources for an Interim Use Permit to construct a warehouse tent. The tent would be a temporary structure at their Pine Bend refinery. Nemcek stated that the IUP should have the same expiration date as an existing IUP date to make any renewals easier. He showed the site location, other existing temporary structures, and the blanket agreement area. He also showed the preliminary elevations. Nemcek relayed the IUP findings that are a requirement of approval.

Staff recommended approval.

Chairperson Kenninger opened the public hearing.

Motion by Kenninger **Second by** Beadner

Motion to close public hearing.

Ayes: 4.

Nays: None. Motion Carried.

Motion by Reed **Second by** Buggi

Motion to recommend the City Council approve the Interim Use Permit for a warehouse tent, subject to the following conditions:

1. The applicant shall ensure water draining off the tent does not create erosion of the gravel surface. If erosion is observed, the applicant shall take measures to contain sediment, repair and prevent future occurrences.
2. The Interim Use Permit expires on December 31, 2029.
3. The applicant shall obtain the required building and grading permits and shall

conform to all applicable building and fire codes.

4. The Heavy Industrial Site and Building Standards are waived to allow metal and fabric buildings within the areas shown on the Blanket Agreement Area map. No temporary metal or fabric buildings are allowed within 300 feet of the Rich Valley Boulevard right-of-way.
5. The placement of the warehouse tent is limited to the areas shown on the Blanket Agreement Area map.
6. The applicant shall pay property taxes on the structures based upon their value.

Ayes: 4.

Nays: None. Motion Carried.

- b. Request by Sonny's Carwash for approval of a Site Plan Review to construct a car wash facility

Planner Julia Hogan presented on a request by Sonny's Carwash for the approval of a site plan review to construct a car wash facility. The parcel is part of the Rosewood Center second addition and is zoned MX-2 highway mixed use. Hogan stated there are five specific performance standards for car washes and that staff has determined that the proposed car wash meets all five. She showed the site location and site plan. The site plan met requirements on impervious surface and setbacks. The plan also meets requirements for parking, access, and landscaping. The project will be giving cash-in-lieu of parkland dedication. Hogan shared the lighting plan, utility plan, elevations, and floor plan. The applicant held a neighborhood meeting on the project as well. Staff recommended approval.

Commissioner Reed asked about standards for noise. Hogan responded that there were no concerns from city staff about noise. Commissioner Reed asked about opacity with regard to landscaping. Hogan replied that the landscape plan met requirements for screening. Commissioner Reed asked about untreated water being discharged or if it would be treated first. Hogan responded that the engineering team would be working with the applicant on the water discharge and the project would need to meet MPCA requirements. Nemcek stated that the system would be reviewed in the building permit process.

Commissioner Beadner asked about the additional paved area on the north-eastern side of the property. Hogan responded that it may be for snow storage, but that the applicant could speak to it. Commissioner Beadner also asked about signage and where it would be located. Staff said that the applicant could answer further questions but that any signage would need to be reviewed as a separate permit.

Chairperson Kenninger asked about coniferous trees in the landscaping. Hogan responded that to staff's knowledge they would be coniferous.

Chairperson Kenninger opened the public hearing.

Michael Gheysens

5605 Hiatus Rd

Gheysens represented the applicant. He stated the neighborhood meeting brought up questions on traffic, noise and water. He discussed capture rate of traffic and expectations of the car wash as compared to other commercial possibilities being lower. He also discussed the noise levels of the vacuums. Chairperson Kenninger asked about enclosures on the vacuums and Gheysens confirmed that there would be enclosures that could reduce noise. He also talked about water usage being lower

compared to some other commercial uses. Commissioner Reed asked about water treatment.

Chris Fritter
10652 Alton Ct

Fritter explained the water treatment systems. Chairperson Kenninger asked about inspection requirements. Fritter responded that they'll need to meet standards before being put in and then any annual inspections will be up to state and local laws.

Michael Gheysens

Gheysens returned to the podium. Commissioner Beadner asked about the driveway. Gheysens responded that the section will be used for snow storage and access for emergency vehicles. Commissioner Beadner also asked about signage. Gheysens confirmed signage would be on County Road 42 and would go through the proper permitting and comply with city code.

Commissioner Buggi asked about stacking and spillover onto 149th Street. Michael responded that they do not expect spillover and that there was a capacity for over 20 vehicles.

Maggie Graney
2542 148th St W

Graney asked about the landscaping and if there would be a berm to block light and noise. She also asked about light and trees on the northern side of the parcel. She also asked about hours of operation, specifically with regard to the vacuums.

Andy Dossall
14803 Blanca Ave

He voiced concerns over noise and asked if the noise of the vacuums would be coming from the two enclosed spaces or if there would be sound from all 16 vacuum spaces. He expressed concerns over whether landscaping would block sound or not.

Motion by Kenninger Second by Reed
Motion to close public hearing
Ayes: 4.
Nays: None. Motion Carried.

Michael Gheysens

Gheysens reapproached the podium and stated that the noise would be coming from the two vacuum enclosures. He said the noise will also be reduced when they are not in heavy use. Chairperson Kenninger asked about moving the enclosure from the north side to further down, close to the southern side. Gheysens said he could check with the engineers. Chairperson Kenninger asked about vacuum hours of operation. Gheysens said hours of operation were 8am to 8pm.

Chairperson Kenninger asked if the trees were denser and more opaque on the side of the property on 149th Street. Gheysens said trees would range from 6ft to 10ft and would be denser and more opaque on 149th Street. Chairperson Kenninger asked if they were coniferous trees that would not lose density in winter. Gheysens confirmed they would be. Chairperson Kenninger asked if the berm was possible. Gheysens responded that the engineers were looking into it.

Commissioner Buggi asked if the maximum decibels previously stated would be when all vacuums are in use. Gheysens confirmed that as the number of vacuums in use is reduced, noise would be reduced. Chairperson Kenninger asked if Hogan could speak about noise at the Apple Valley Mr. Car Wash carwash. Staff responded that there were not many complaints and that most of the complaints were from people dining outside. Kienberger also noted that the MPCA has standards for noise pollution that the project would need to meet.

Paul Anderson
1858 Sargent Ave

He stated that the vacuum enclosures would have wall heights of 8ft, and they use a very different system than Mr. Car Wash. The goal is to mitigate noise as much as possible. Commissioner Buggi asked if they knew a decibel difference. Anderson responded that the absolute maximum would be 78 decibels and there would be more noise reduction with all the mitigation strategies. He also said that more studies could be done, and they would like to do a berm, but it relies on stormwater.

Michael Gheysens

Gheysens returned to the podium. He stated that the applicant is more than happy to work with the commission and residents on any further concerns.

Chairperson Kenninger asked about water pressure.

Chris Fritter

Fritter returned to the podium and discussed water pressure and how much water they would be using. He said there would be no pressure loss unless the plumbing size was increased, which is not to be expected.

Motion by Buggi Second by Reed

Motion to approve a site plan review allowing Sonny's Carwash to construct a car was facility at 2550 149th Street West, subject to the following conditions:

1. Compliance with all comments and requirements of the City's engineer detailed in the Engineer's Memo dated May 21, 2025.
2. Payment of \$12,870 in lieu of park land dedication prior to the issuance of a building permit
3. The applicant shall apply for and receive a sign permit prior to the installation of any site signage.
4. Payment of any remaining development fees not collected during the plat process.
5. All overhead vehicle doors on the building shall remain closed except when a vehicle is entering or exiting the building.

Ayes: 4.

Nays: None. Motion Carried.

Chairperson Kenninger reiterated ideas for moving the enclosures and the coniferous trees. She also clarified that unless appealed, the decision is final and will not move forward to City Council.

NEW BUSINESS

None.

DISCUSSION

Chairperson Kenninger discussed the June meeting.

ADJOURNMENT

There being no further business to come before the Planning Commission at the regular commission meeting, the meeting was adjourned at 7:36 p.m.

Respectfully submitted,

Liz Kohler
Community Development Technician