



City of Lake St. Croix Beach
City Hall
16455 20th Street South
Lake St Croix Beach, MN 55043

Planning Commission November 5, 2025 - 6:00 PM

Will be held *in person* at City Hall - and electronically/telephonically by Zoom

Topic: Planning Commission

Time: November 5, 2025 6:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/9924417375?pwd=dmJGMXgzMmFMSzZGNWptaUNUclg4Zz09>

+1 312 626 6799 US

Meeting ID: 992 441 7375

Passcode: 502054

AGENDA

1. **CALL TO ORDER**
 - a. Roll Call
2. **APPROVE AGENDA**
3. **APPROVE MINUTES – October 1st, 2025**
4. **PUBLIC COMMENTS – Items not on the Agenda**
5. **CONDITIONAL USE PERMIT - REVIEW**
6. **COMMISSIONER REPORTS AND REQUESTS**
Samantha Fink
Linda O'Donnell
John Sievert
Chair Greg Ewig
7. **ADJOURN**



City of Lake St. Croix Beach

City Hall

16455 20th Street South

Lake St Croix Beach, MN 55043

MINUTES

Planning Commission & Public Hearing

October 1, 2025 - 6:00 PM

Held *in person* at City Hall - and electronically/telephonically by Zoom

Topic: Planning Commission

Time: October 1, 2025 6:00 PM Central Time (US and Canada)

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Minutes

1. CALL TO ORDER 6:02pm

- a. Roll Call All members of Planning Commission were present.
- b. In attendance: City Attorney Benson; City Engineer Parotti; and City Clerk/Administrator Engstrom.

2. APPROVE AGENDA

- a. Motion to approve agenda as presented was made by Commissioner Ewig, and seconded by Commissioner Fink. Motion passed 5:0

3. APPROVE MINUTES – September 3rd, 2025

- a. Motion to approve the Minutes of the September 3rd Meeting was made by Commissioner O'Donnell, and seconded by Commissioner Ewig. Motion passed 5:0.

4. PUBLIC COMMENTS – Items not on the Agenda

- a. No Public Comments were received.

5. PUBLIC HEARING – CODE CHAPTER 153: LOWER ST. CROIX RIVER BLUFFLAND AND SHORELAND MANAGEMENT

Close Regular Meeting - 6:04pm

Open Public Hearing

- Hear Public Comments: Dawn Bulera, 16777 16th Street S., commented that only 2% of the homes in St. Croix Beach have riparian rights and the ordinance should reference these properties specifically when it comes to vegetation permits on the bluff, as the rest of the shoreland area is city owned.

Close Public Hearing - 6.06pm

Reopen Regular Meeting

- Chair Ashby provided the DNR approval letter from Dan Scollan after their review of the updates to Chapter 153.

- City Attorney Benson gave comments on the final version of the document including changes required by the DNR, MN Rules and revisions made by Planning Commission. Clarification was provided regarding colored print and strikethroughs.
- City Engineer Parotti gave clarification on terminology used in the Ordinance that referred to Bluff lines that are either visible or not visible from the river.

A motion was made by Chair Ashby, seconded by Commissioner Sievert to make a recommendation to City Council to adopt the changes to the CODE CHAPTER 153: LOWER ST. CROIX RIVER BLUFFLAND AND SHORELAND MANAGEMENT as presented, with approval letter from the DNR included in next month's City Council Packet.

6. COMMISSIONER REPORTS AND REQUESTS

Samantha Fink – nothing to report

Greg Ewig – nothing to report

Linda O'Donnell – nothing to report

John Sievert – nothing to report

Chair Mary Ashby – Spoke about moving away from the role of Chair of the Planning Commission due to work commitments and challenges in chairing meetings across Zoom during the winter months. She talked to Commissioner Ewig who is happy to take over this role. Chair Ashby asked for a general agreement from other Commissioners. All were in agreement. The chair position is typically appointed at the beginning of the year by City Council unless circumstances arise mid year where a new chair needs to be appointed.

7. ADJOURN 6.34pm.

Worksheet November 2025

<u>Conditional Use Permits</u>	
1	· Alex's Auto, 1770 St. Croix Trail South - John Buzick Sr.: 612.743.9586 or 763.350.1574
2	· Beach Bar, 2030 St. Croix Trail South
3	· Beach Barn LLC, 2040 St. Croix Trail South (formerly Old Fire Barn) - Jon Place: 651.436.5065 for both Beach Bar and Beach Barn
4	· IYS Ventures, LLC, dba I Mart Stores, 2020 St. Croix Trail South - Tyler (onsite contact): 651.436.1543
5	· Lake St. Croix Beach Parks and Facilities, 16455 20 th Street South - Dave Engstrom: 651.436.7031
6	· Lower St. Croix Valley Fire, PO Box 234, 1560 St. Croix Trail S - Chief Jim Stanley: 651.436.7033
7	· Scenic Hills, 1990 Queens Ave. - Cathy and Rock Gjermo
8	· Tru Valley Properties, 1925 Quinlan Ave. South - Jeremy Shanklin
9	· Wooden Boat Restoration & Repair, 1950 Quasar Avenue South - Will Golden or Tom Sweeney: 651.558.3022
10	· Z's Auto Sale and Repair LLC, 1980 Quasar Avenue South - Zoua Lee: 763.290.2394
<u>Certificates of Compliance</u>	
1	· Church of St. Francis of Assisi, 16770 13 th Street South - Cindy Buckland: 651-436-7817

CONDITIONAL USE PERMIT

A+ Lakeland Auto (Alec's) 1770 St. Croix Trail South

Date Issued: September 12, 1984
Legal Description: Washington County PID 11.028.20.31.0007 & 11.028.20.31.0009
Owner: John Buzick
14359 Isanti St. NE
Ham Lake, MN 55304
Address: 1770 South St. Croix Trail
Lake St. Croix Beach, MN 55043

Phone: 612-743-9586 (John Buzick Sr.)
763-350-1574

Present Zoning District: R-1
Permitted uses set forth in Ordinance 85 Section 5

I. CONDITIONAL USE PERMIT FOR: Auto Sales

All uses shall be subject to the following conditions and/or restrictions imposed by the City Council of the City of Lake St. Croix Beach.

General Description:

1. **Motor Vehicle Reduction Yard**
2. Auto & auto repair – incidental repair and/or replacement of auto parts. Auto part sales. Some casual sales of autos and parts. Operation mostly wholesale. Storage of salvageable cars. Present buildings to remain the same with plans paint and siding in 2010. Cleanup to start at once. Towing service until 9:00 p.m. 7 days/week. **From 1984-2001**
3. (2001) Portion of building leased out for transmission re-building service. No longer leased in 2006. Owner oversees compliance with pollutant storage and disposal requirements. Washington County removed from list of hazardous materials producer.
4. 2013 – Use changed to auto sales only.

II. ADDITIONAL RESTRICTIONS AND PROVISIONS:

The following additional restrictions and provisions being part of the Conditional Use Permit to be issued herein affecting the following matters shall be:

- A. **Accessory Buildings:** Repair and general maintenance to be done within a year.
- B. **Fencing:** Chain link fencing with woven privacy strips at least 6 feet high to be installed. No barbed wire to be used.
- C. **Exterior Storage:** West side of existing building: some auto parts, 10 ft. door storage racks along side of building, some salvage cars.
- D. **Chemical/Pollutant Storage and Disposal:** Receptacles - pod absorption pads, holding tanks to contain anti-freeze, oil, tires. All to be recycled and removed from premises.
- E. **Screening:** Pine trees and shrubs to be planted in conjunction with fences along property line and at an earthen berm along CSAH 18. One pine cut & other trimmed as they were causing a line-of-sight issue for vehicles entering/exiting. Need more green screen, as seen from the south.
- F. **Landscaping:** Same as above to ensure concealment of operation to surrounding area.
- G. **Lighting:** Four existing lights - no additional lighting.
- H. **Parking:** All off street parking according to plan submitted.
- I. **Hours of Operation:**
 - Monday - Friday 8:00 a.m. to 6:00 p.m.
 - Saturday 8:00 a.m. to 3:00 p.m.
 - Sunday Closed (Except on rare occasions)
- J. **Advertising/Signage:** City newsletter, on sight and one in ROW.
- K. **Drainage:** Graded to provide level surface. and to retain surface water on site.

No equipment noise after 6:00 p.m. – tow truck operation until 9:00 p.m. 7 days/week.

L. Other:

1. Upgrade septic system to city code if necessary.
2. Crushed cars to be removed within 2 days. Request to change to "within a reasonable amount of time (up to 2 weeks) due to mill hours limited.
3. November 1987: City requested owner to schedule removal of old tires more frequently than every six months.
4. February 1989: City requested installation of signs instructing drivers to pull into yard - not to back up on County Road 18 (St. Croix Trail)
5. October 19, 1993: Owner requested and received Zoning approval of Application for Motor Vehicle License (Dealer) as license had inadvertently been allowed to expire.
6. April 15, 1996: Permitted to alter building - change garage into office.
7. October 2006 – Soil bore tests done and comply with MPCA. Hazardous waste is removed from vehicles immediately. Vehicles do not sit on ground, but elevated on blocks. Business is a recycle entity, not just a salvage yard. (2008 working on getting all vehicles up off of ground & on to "wheel stands" – vehicles at front of yard are on them at this time.)
8. 2007 – Business up for sale, phone disconnected. Operations management now handled by property owner.
9. 2008- New manager, Mike Wigton with change in name of business. Local Ph#651-998-0400. Business operations same as prior operations.
10. 2013 – Business at location has been changed to car sales. Salvage yard not operating at this time. Use approved by City Council.
11. Auto Sales updated in the title of permit in 2015 for 2016
12. 2015 Because of the loss of trees provide the City of Lake St Croix Beach with a landscaping plan to be completed in 2016
13. 2016: Applied for a Change of business name with the Department of Public safety from Alex's to JNR Auto Sales LLC

2018 – Landscape Complete

2019 – Unloading complaint blocking CSAII 18

2020 – Renewal Complete

2021 – Compliance Review Complete

CONDITIONAL USE PERMIT

BEACH BAR 2030 St Croix Trail South

Legal Description: (Washington County Plat-Parcel No. 44810-3310

PT OR PLAT OF LAKE ST CRX BCH SEC 5 SHOWN AS RECREATION FIELD
DESC AS FOLLOWS COM AT SW COR OF LOT 4139 THN S ALONG E LINE OF

Owner: Jon Place
16428 7th Street Lane South
Lakeland, MN 55043

Address: 2030 South St. Croix Trail
Lake St. Croix Beach, MN 55043

Phone: 651-436-5065

Present Zoning District: RB (Retail Business)

Description of Premise: Per ordinance 1200, Section 1201.080

Interior of said building described above and a 12 (twelve) foot perimeter surrounding the building, sidewalk area, the front patio, and the back deck.

Permitted Uses set forth in Ordinance 85 Section 5.

I. CONDITIONAL USE PERMIT FOR: Drinking Establishment/Liquor Store

General Description:

1. Sale and consumption of liquor on premises, full food license and cigarette sales.
2. Retail sale of liquor (On-sale, Off-sale, On-sale Sunday)
3. Sale of food items for consumption on/off premises and catering business.

II. ADDITIONAL RESTRICTIONS AND PROVISIONS:

The following additional restrictions and provisions being part of the Conditional Use Permit to be issued herein affecting the following matters shall be:

- A. Accessory Buildings: Shed -Size: 8' x 16'
2012: Additional out building 8 x 12 enclosed smoking area. Must be "fire safe", and similar in color and appearance to the main building. Must also meet setback requirements.
- B. Fencing: N/A
- C. Exterior Storage: 16'X 16' fenced area near building for storage/screening of air conditioner and supplies. 12-foot trailer stored on property.
- D. Chemical/Pollutant storage and disposal: N/A
- E. Screening: See Item C.
- F. Landscaping: Front of building.
- G. Lighting: Two flood lamps for identification and security purposes - one in front of building, one on south side.
- H. Parking: Approximately 30 paved spaces.
- I. Hours of Operation: Monday thru Friday, 10:30 a.m. - 1:00 a.m.
Saturday, 11:00 a.m. - 1:00 a.m.
Sunday, 11:00 - 1:00 a.m.
2:00 a.m. closing permitted.
- J. Advertising/Signage: Two signs and temporary banners.
2008: Replace 4' X 8' signs with new sign with a new logo on a new post.
- K. Drainage: N/A
- L. Other:

Please list large scale events to be held (name and month) to be held at St. Croix Beach Club during year:

- Casino Bus Runs (Dates N/A)

- Bus/Boat Tours (Dates N/A)
- Others: Unknown at this time

1994: Hooked up to municipal water.
 1998: Acquired portion of vacated Wood Street.
 1999: Acquired additional portion of vacated Wood Street for future septic system, if needed; received approval for addition to structure.
 2003: 2:00 a.m. closing permitted.
 2006: Sold business to Jon Place from Dan Hackl
 2006: Kitchen remodel all passed inspection with Washington County Public Health.
 2006: Building remodel – front entry and windows & door.
 2006: Septic Test required by Washington County not done as of 11/1/06. Completed 3/15/2007
 2007: Nibbler – ISTS installed 7/07
 2007: Alcohol & Tobacco compliance check and passed done by WCSO.
 2008: Alcohol compliance check and passed done by WCSO.
 2009: Name changed back to Beach Bar
 2011: Alcohol & Tobacco compliance check and passed done by WCSO.
 2012: Alcohol & Tobacco compliance check and passed done by WCSO.
 2013: Alcohol & Tobacco compliance check and passed done by WCSO.
 2014: Alcohol & Tobacco compliance check and passed done by WCSO.
 2015: Added extra security cameras around the building
 2015: Added waist high fenced in area to the entrance of the building for smokers
 2018 All liquor licenses up to date for 2019
 2019: 8 x 8 change to 8 x 16 storage shed
 2019: Compliant – Liquor and Tobacco License up to date
 2020: All compliant
 2021: Compliance Review Complete
 Purchased adjacent property for storage and additional parking
 Legal Description: Washington County Plat-Parcel No. 1402820210028
 Lots 4134 to 4139 Inc Sec. 5
 Lake St. Croix Beach
 Site Address: 2040 St. Croix Trail South
 Lake St. Croix Beach, MN 55043
 Present Zoning District: RB (Retail Business)
 12.13.21 Need to contact owner for compliance review of 2040 St. Croix Trail
 2022: Compliance Review Complete
 2023: Compliance Review Complete
 2024: Compliance Review Complete

CONDITIONAL USE PERMIT

BEACH BARN LLC (Old Fire Barn) 2040 St Croix Trail South

Date Issued: November, 1992.
Legal Description: Washington County Plat-Parcel No. 1402820210028
Lots 4134 to 4139 Inc Sec. 5
Lake St. Croix Beach

Owner: Jon Place
16428 7th Street Lane South
Lakeland, MN 55043
Address: 2040 South St. Croix Trail
Lake St. Croix Beach, MN 55043
Phone: 651-436-5065

Present Zoning District: RB (Retail Business)

Permitted uses set forth in Ordinance 85 Section 5

I. CONDITIONAL USE PERMIT FOR: Storage and sales (family-type) the City of Lake St. Croix Beach.

General Description:

1. Interior storage of personal items. Sales of items by periodically using building for garage sale type activity.

II. ADDITIONAL RESTRICTIONS AND PROVISIONS:

The following additional restrictions and provisions being part of the Conditional Use Permit to be issued herein affecting the following matters shall be:

A. Accessory Buildings: N/A

B. Fencing: Only the 16 x 32 wooden fenced area off the west side of the building will be allowed for the use of fencing. The finished side of the fencing shall face the adjoining properties. Fence style shall be with staggered boards ("Friendly Neighbor style") to allow light and air to pass through.

C. Exterior Storage: None except in the 16 x 32 fenced storage area.

D. Chemical/Pollutant Storage and Disposal: None allowed.

E. Screening: Wooden fencing to be used to screen the storage of items in the 16 x 32 exterior storage area.

F. Landscaping: N/A

G. Lighting: 2005 exterior lighting shall be used.

H. Parking: Unpaved area in front of building.

I. Hours of Operation: As needed basis.

J. Advertising/Signage: Temporary signs to advertise sales. Signs to be removed after each sale – not permanent. Owner added signs "No Parking Anytime" at front of building.

K. Drainage: Existing drainage patterns are not to be altered.

L. Other:

1. December, 1992: City requested signage to eliminate overnight truck parking and vehicles "For Sale" by others. Owner posted two "No Overnight Parking" signs on building.
2. 1993: Completed repairs to building per fire and building inspection recommendations.
3. July 19, 2005: The City Council allowed an amendment to the permit allowing the addition of a 16 x 32 space along the west side of the building for storage purposes.
4. 2006: Owner added signs "No Parking Anytime" at front of building.

2018 – No Changes

2021 – Jon Place (Beach Bar) purchased adjacent property for storage and additional parking
12.13.21 Need to contact owner for compliance review of 2040 St. Croix Trail

2022 – Compliance Review Completed

2023 – Compliance Review Completed

2024 – Compliance Review Completed

CONDITIONAL USE PERMIT

CAPL Retail LLC

Dba Express Lane

2020 St. Croix Trail South

(formerly IYS Ventures, LLC dba I Mart Stores;
Express Lane #2341 & Freedom Value #80)

Date Issued: January 11, 2005
Legal Description: Washington County Geo. Code 14.028.20.21.0026 and 0027
Lots 4124 thru 4128 and 4129 thru 4132
Lake St. Croix Beach Section No. 5
Owner: CAPL Retail, LLC dba Express Lane
Address: 645 Hamilton Street, Suite 400.
Allentown, PA 18101
Site Address: 2020 St. Croix Trail South 651.436.1543
Lake St. Croix Beach, MN 55043

Present Zoning District: RB

Permitted uses set forth in Ordinance 301 Section 602

I. CONDITIONAL USE PERMIT FOR: Gas Station/Convenience Store

All uses shall be subject to the following conditions and/or restrictions imposed by the City Council of the City of Lake St. Croix Beach.

General Description:

1. Operation of a gas station and convenience store on the existing site. Applicant has acquired the existing gas station and convenience store from the former operator.

II. ADDITIONAL RESTRICTIONS AND PROVISIONS:

The following additional restrictions and provisions being part of the Conditional Use Permit to be issued herein affecting the following matters shall be:

- A. **Accessory Buildings:** See exterior storage.
- B. **Fencing:** Existing on site.
- C. **Exterior Storage:** None allowed except in existing block structure in back of building. 2006: Painted structure.
- D. **Chemical/Pollutant Storage and Disposal:** None allowed. Gasoline and petroleum products to be stored and dispensed compliant with existing Fire Code and MPCA regulations.
- E. **Screening:** Established by current fencing and landscaping on site.
- F. **Landscaping:** Existing on site.
- G. **Lighting:** All outside lighting now existing to be in the future shall be hooded and limited to security needs.
- H. **Parking:** To be confined to designated parking pads located on existing site.
- I. **Hours of Operation:** 6:00 am to 11:00 pm seven days a week.
- J. **Advertising/Signage:** Existing signage on site to remain (Text changes allowed).
- K. **Drainage:** Existing site landscaping and improvements to remain with no alteration of existing drainage patterns allowed.
- L. **Other:**
 1. No changes are to be made to the septic system last installed in 1993.
 2. No structural changes to be made to the existing building and canopy.
 3. 2006: Alcohol and tobacco – passed compliance checks done by Washington County Sheriff's Office.
 4. 2007: Tobacco – passed compliance check done by Washington County Sheriff's Office.

2018 – No Changes

2019 – No Changes

2020 – Name change to Express Lane #2341 made 05.27.2020 and Tobacco License applied for 2021; new sign 'Marathon'

2.25.21 – Transfer to New Ownership (IYS Ventures, LLC dba I Mart Stores)

3.10.21 – Transfer of Tobacco License for 2021

2021 - Compliance Review Complete

2022 - Compliance Review Complete

2023 – No Changes

2024 - No Changes – Planning Commission sent to City Council – approved December 18, 2023

2025 – No Changes - Planning Commission sent to City Council – approved February 10, 2025

3.25.2025 - Transfer to New Ownership – CAPL Retail LLC dba Express Lane

CONDITIONAL USE PERMIT

LOWER ST. CROIX VALLEY FIRE PROTECTION DISTRICT 1560 St Croix Trail South

Date Issued: November 20, 1989

Legal Description: PID 11.028.20.31.0026
Lot 1 Block 1
Woodlands of Lake St. Croix Beach
Owner: Lower St. Croix Valley Fire Protection District
Address: P. O. Box 234
Lakeland, MN 55043

Present Zoning District: R-1

Permitted uses set forth in Ordinance 85 Section 5

I. CONDITIONAL USE PERMIT FOR:

Fire Hall (Essential Services - Government Uses, Building & Storage)

All uses shall be subject to the following conditions and/or restrictions imposed by the City Council of the City of Lake St. Croix Beach.

General Description:

1. Operation of the Lower St. Croix Valley Fire Department and Emergency Medical Services; including being the base for operation during local emergencies as required, operation during emergencies in nearby localities under Mutual Aid Contract, training exercises, education and meetings.
2. Office facilities for department officers, district representatives, and Sheriff's department personnel. All firearms are secured in a professional gun safe with combination lock securing. Gun is stored in the office which is locked at all times when deputies are off premises
3. Occasional use for fund raising activities such as Pancake Breakfast, Turkey Bingo, Department dance and public meetings.
4. Occasional use as training area for Sheriff's K-9 Unit. (Amended 1997)

II. ADDITIONAL RESTRICTIONS AND PROVISIONS:

The following additional restrictions and provisions being part of the Conditional Use Permit to be issued herein affecting the following matters shall be:

- A. **Accessory Buildings:** One behind main building to serve as storage of one vehicle during winter, and for general miscellaneous items.
- B. **Fencing:** N/A
- C. **Exterior Storage:** Training vehicle needs to be moved within 72 hours after their final training use.
- D. **Chemical/Pollutant Storage and Disposal:** N/A
- E. **Screening:** The front and/or any future side accesses to be station and adjacent parking will have minimal screening as high visibility is required for safety reasons.
- F. **Landscaping:** Minimal.
- G. **Lighting:** Back lot light reflects in Woodlands Development only on in necessity.
- H. **Parking:** A paved parking lot is provided north of the fire station for the use of emergency personnel. A paved lot is located south of the building for non-emergency use. One vehicle unit parked in outside lot.
Allow up to five (5) WSCO Deputies' vehicles, to be parked in south parking lot, on an as needed basis.
- I. **Hours of Operation:** The station is used intermittently as required for emergency operation. Meetings and training are generally scheduled for evenings during the week, or Saturday mornings. Other public meeting times vary.

J. **Advertising/Signage:** A sign, 10 ft wide X 4 ft high, front lighted at night, was located in front of the station, visible in both directions from Highway 95 but was removed in 2012. Its purpose was one of identification and had space for 2 or 3 lines of "bulletin board" information. New sign will be installed in 2012.

K. **Drainage:** N/A

L. **Other:**

1. 1991: Connected to municipal water system for fast filling of water tanker.
2. 1992: Changed configuration of access by adding one driveway in back of fire station from new Quasar Court and removing one driveway from CSAH 18.
3. 2003 CUP amended to allow renovations and improvements to the fire hall.
4. 2003 Changed configuration of access: Close west driveway. Construct new driveway on north side at 15th street per plans. (New Quasar Court was constructed with a center island that prohibits fire truck from entering the fire hall from the west driveway.)
5. 2003 Variance approved to construct septic system within 150 ft. of the centerline of CSAH 18.
6. A public hearing was held upon application submitted by the LSCVFD to replace their current sign out front to an illuminated LED on November 4, 2015 and later approved at the December 16, 2015 regular council meeting: See additions listed below.

M. (Is an update of Section II, Letter J.) Approval to replace the original sign with a new 10 feet X 4 feet LED sign with the condition that the sign brightness will be controllable and not interfere with traffic on the Lower St Croix Travel for safety reasons, that the new sign be the same size or smaller than the existing one, which the size was corrected as well in 2015 to meet the actual size it is, and that the sign be used for public service announcements only and all announcements will be left up to the discretion of the city of Lake St Croix Beach and the Fire Department.

2019 – Fire Chief Stanley addressed issues on the attached letter – All OK

2020 - Compliant

2021 - Compliance Review Complete

CONDITIONAL USE PERMIT

SCENIC HILLS ALTERNATIVE CARE

1990 QUEENS AVENUE

Date Issued: May 21, 2012

Legal Description:

Sec. No. 1 0001-2007, 2044- Lot 546 Subdivision cd 44795 Lots 5461

Owner: Cathy and Rock Gjermo
Address: 4421 Oxbow Circle South
Afton, MN 55001

Robin Reno
Scenic Hills
6230 10th Street N., Ste. 330
Oakdale, MN 55128

**Present Zoning District: R-3
Permitted uses set forth in Section 301 of City Ordinances**

I. CONDITIONAL USE PERMIT FOR: Institutional Housing as defined by Section 301(80) is allowed under contract with Washington County and operated by Esslings Homes Plus Inc., DBA "Scenic Hills Alternative Care-Queen's House"
All uses shall be subject to the following conditions and/or restrictions imposed by the City Council of the City of Lake St. Croix Beach.

General Description:

1. 24-hour care for disabled and/or elderly persons age 55+. Services include 24-hour supervision, transportation assistance, assistance with personal care, and socialization. It is a six-bed facility; no more than six clients will be allowed.

II ADDITIONAL RESTRICTIONS AND PROVISIONS:

ADDITIONAL RESTRICTIONS AND PROVISIONS
The following additional restrictions and provisions being part of the Conditional Use Permit to be issued herein affecting the following matters shall be:

- A. **Accessory Buildings:** None.
- B. **Fencing:** None.
- C. **Exterior Storage:** No exterior storage allowed.
- D. **Chemical/Pollutant Storage and Disposal:** The storage and disposal of all chemicals, pollutants, medications, and hazardous waste is to be conducted in accordance with federal, state, and local laws.
- E. **Screening:** None.
- F. **Landscaping:** Existing on site.
- G. **Lighting:** Existing on site. No additional lighting allowed.
- H. **Parking:** Transportation buses are not allowed to be parked on the property, or anywhere in the city unless picking up or dropping off clients. On-street parking only allowed in accordance with city ordinances. Usage of the pad located off of 20th Street for overflow parking is permitted.
- I. **Hours of Operation:** Clients will reside at the facility 24 hours per day, 7 days a week (24/7). There will be staff working at the facility 24/7, but staff may not reside at the facility.
 - Visitor hours:**

Monday - Friday	Close at 10:00pm
Saturday, Sunday	Close at 10:00pm
- J. **Advertising/Signage:** No signage allowed.
- K. **Drainage:** Existing site landscaping and improvements to remain with no alteration of existing drainage patterns allowed.
- L. **Deliveries:** Only allowed between 9:00am-5:00pm Monday-Sunday and no more than three deliveries per day.

M. Other:

1. City must receive a copy of all current contracts and licenses with Washington County and the State of Minnesota as they are renewed, terminated, or amended in any way.
2. City must be notified of any local, state, or federal license violations.
3. Permit holder must follow all applicable federal, state, and local laws and administrative rules and regulations related to their business.
4. Permit holder must arrange for and pass annual fire inspections.
5. Provision of services will be restricted to the permit holder's current licensure, and any change in licensure or expansion of scope of services is a violation of the CUP and subject to city review.

2018 – No Changes Check State License and Fire Inspection in 2018

2019 – Renewal Complete

2020 – Renewal Complete

2021 - Compliance Review Complete

CONDITIONAL USE PERMIT

Tru Valley Properties LLC 1925 Quinlan Avenue South

Date Issued: May 20, 2024
Legal Description: Washington County Geo. Code 11.028.20.43.0197
Lots 1254 THRU 1258 LAKE ST CROIX BEACH SEC NO 1 Lot 1254 SubdivisionCd
2683 SubdivisionName LAKE ST CROIX BEACH SEC NO 1 Lot 1255
SubdivisionCd 2683 SubdivisionName LAKE ST CROIX BEACH SEC NO 1

Owner: Jeremy Shanklin, Josh Gergen and Cole Handevikt
Tru Valley Properties LLC
1048 Autumn Bay
Woodbury, MN 55125
612-819-7106

Address: 1925 Quinlan Avenue South
Lake St. Croix Beach, MN 55043

Present Zoning District: RBT

Permitted uses set forth in the Lake St. Croix Beach Zoning Code Section 157.043:

I. **CONDITIONAL USE PERMIT FOR:**

The City of Lake St. Croix Beach approved an application from Tru Valley Properties, LLC for a Conditional Use Permit to allow the operation of offices at 1925 Quinlan Ave S.

The Planning Commission held a public hearing on May 1, 2024, and recommended approval with conditions. The City Council considered all materials, staff reports, and recommendations on May 20, 2024, and passed a Resolution approving the Conditional Use Permit for Offices subject to conditions as follows:

II. **RESTRICTIONS AND PROVISIONS:**

- A. **Accessory Buildings:** None.
- B. **Fencing:** Existing on site.
- C. **Exterior Storage:** Company vehicles stored behind fence and building where they are screened.
- D. **Chemical/Pollutant Storage and Disposal:** None allowed.
- E. **Screening:** Established by current fencing and landscaping on site.
- F. **Landscaping:** Existing on site.
- G. **Lighting:** All outside lighting to be hooded and limited to security needs.
- H. **Parking:** To be confined to designated parking pads as per site plan
- I. **Hours of Operation:**
 - Monday - Friday 6:00 a.m. to 6:00 p.m.
 - Saturday, Sunday Only occasionally
- J. **Advertising/Signage:** Existing signage on site to remain.
- K. **Drainage:** Existing site landscaping and improvements to remain with no alteration of existing drainage patterns allowed.
- L. **Other:**
- M. All representations, written and oral, made by the Applicant and the Applicant's agents and representatives to the City contained in and concerning the application must have been true, complete, and accurate at the time they were made.
- N. The Conditional Use Permit shall be reviewed in compliance with the city's CUP review process on an annual basis.
- O. Any violation of the conditions of the Conditional Use Permit may result in the revocation of said Permit.

P. It shall be the responsibility of the Applicant to record the Conditional Use Permit, and provide evidence of recording, to the City within 60-days after its approval.

III. ADDITIONAL RESTRICTIONS AND PROVISIONS:

IV. ABANDONMENT:

This permit requires continuous use in order to preserve the Conditional Uses granted by the City under the terms hereof. Any discontinuation or abandonment of the uses permitted hereunder upon the site for a period of 12 continuous months shall void the permit.

2024 – Conditional Use Permit approved May 20th, 2024

File – Z:CUP Tru Valley Properties, LLC 2025

CONDITIONAL USE PERMIT
WOODEN BOAT RESTORATION & REPAIR
BOAT & TRAILER MARINE SALES
1950 Quasar Avenue South

Date Issued: November 17, 2003
Legal Description: Washington County Geo. Code 11.028.20.34.0077
Lots 380 through 390 and Lots 357 through 369 inclusive
Lake St. Croix Beach Section No. 1
Owner: **Will Golden Properties LLC**
Phone #
Lessee: Thomas Sweeney
Address: **PO Box 38**
Lakeland, MN 55043
Site Address: 1950 Quasar Avenue South
Lake St. Croix Beach, MN 55043
(651) 998-0803

Present Zoning District: RB
Permitted uses set forth in Ordinance 301 Section 602

I. CONDITIONAL USE PERMIT FOR: Wooden Boat Restoration and Repair / Boat and Trailer Marine Sales
All uses shall be subject to the following conditions and/or restrictions imposed by the City Council of the City of
Lake St. Croix Beach.

General Description:

1. Operates boat restoration and repair and boat and trailer marine sales on site.
2004: constructed a pole type building to store equipment and serve as a shop. Residential building has been updated and converted to office facilities with additional buildings used for storage.

II. ADDITIONAL RESTRICTIONS AND PROVISIONS:

The following additional restrictions and provisions being part of the Conditional Use Permit to be issued herein
affecting the following matters shall be:

- A. **Accessory Buildings:** Other accessory structures have been converted to storage and garage use per site plan. Small, white building in SE corner to be retail use per 2009 application (separate Cert of Compliance issued to Beach Thrift, Inc.).
- B. **Fencing:** None.
- C. **Exterior Storage:** None allowed.
- D. **Chemical/Pollutant Storage and Disposal:** None allowed.
- E. **Screening:** Per landscaping as shown on site plan on file with City.
- F. **Landscaping:** Planting to be implemented pursuant to a landscaping plan to be submitted to and approved by the city council (Exhibit B). Existing pines to remain in areas specified.
- G. **Lighting:** All outside lighting in property file to be hooded and limited to security needs. Final lighting plan to be submitted by applicant for city approval. No outdoor lighting to be implemented on site without City permit.
2008: Wants to install 6 can lights recessed in the soffet to light the area between the two buildings just in the morning hours when it is dark. He will work with City to obtain a permit. Illuminated signage – see Letter M below.
2009: Permitted install of 3 motion lights on garage/warehouse after break-in.
- H. **Parking:** To be confined to designated parking pads as per site plan.
- I. **Hours of Operation:** 6:00 am to 6:00 pm Monday through Saturday.
- J. **Advertising/Signage:** No signage allowed.
- K. **Drainage:** Applicant to submit a drainage plan (on file as Exhibit C) which is subject to the review and approval of the city engineer.

L. Other:

1. All building colors to be in earth tones.
2. Noise: All OSHA beepers on equipment shall be as minimally invasive as necessary to comply with regulations.
3. All fabrication activities to conducted indoors.
4. 2004/2005: Final Site Building Design with material coverings plan approved by the City Council.
5. 2006: Sprinkler inspection received from Guardian Fire Protection Company (No Test Failures found per inspection).

M. Retail Sales Use: (2009 Amendment)

- a. City Clerk may issue a Certificate of Compliance for retail sales.

Owner: **Will Golden Properties, LLC**

Address: **299 SIDNEY ST W
SAINT PAUL , MN 55107**

Site Address: **1950 Quasar Avenue South
Lake St Croix Beach, MN 55043**

Present Zoning District RB

The owners filed for a CUP that a public hearing was held on November

2018 – Call attention to exterior boat storage

2021/2022 – Mr. Sweeney came in on 01.11.22 to issue payment for past two years compliance review. Stated Will Golden will be purchasing building from Pat and Diane Wood sometime this year.

2023 – Renewal Complete

2024 – Renewal Complete

File: Z:CUP Wooden Boat Restoration 2025

CONDITIONAL USE PERMIT

Z's Auto Sale and Repair LLC
1980 Quasar Avenue South

Legal Description: PID # 1102820340075 Lots 370 thru 379
Lake St. Croix Beach

Owner: Robert J. Lind
612.308.1698
bob@mnpartybus.com Business: Zoua Lee
763.290.2394
zsautosal@yahoo.com

Address: 1980 Quasar Avenue South
Lake St. Croix Beach, MN 55043

Present Zoning District: RB (Retail Business)
Storage / Car Sales & Repair / Limo Bus / Landscape

Permitted Uses set forth in Ordinance §85, Section 5.

I. CONDITIONAL USE PERMIT FOR:

General Description: Main Building: 42" X 50 "

1. Auto Repair / Auto Detailing / Sales

II. RESTRICTIONS AND PROVISIONS

A. Accessory Buildings: Storage Shed, 24' x 30' / Storage Shed, 30' x 48.' No office or livable space allowed (zoning and structure issues – this would require egress and outside exit from 2nd story).

B. Exterior Fencing: Fence yard behind buildings, secure with lockable gates.

C. Exterior Storage: South parking lot will be used for displaying 10-12 cars.

D. Exterior Usage: Display autos and storing autos that will need repair with car washing in the rear area.

E. Parking: South of fence will be parking for employees and customers (10-12).

F. Hours of Operation:

Monday through Friday 6:00 a.m. to 7:00 p.m.

Saturday 8:00 a.m. to 5:00 p.m.

Sunday 8:00 a.m. to 3:00 p.m.

G. Advertising/Signage: Two permanent signs - one on a pole unlit, and one on building with backlite.

H. Drainage: Restoring of the original bio filtration system to the approximate size and shape per city engineer recommendation. The system design is required to provide a minimum of 1116 cubic feet of storage as was previously approved.

I. Operations for Z's Auto Sale and Repair LLC for auto repair & sales must occur during office hours.

III. ADDITIONAL RESTRICTIONS AND PROVISIONS:

- A. Landscaping: Shrubs and landscape improvements on east side of lot. Clearing of trees in backyard area.
- B. Lighting: Two flood lamps for identification and security purposes. The two flood lamps must face downward to help mitigate the effect on surrounding properties.

Review:

- 2006 - 2015: Required to have raingarden installed and maintained after storage building added. Raingarden plans on file. Owner Michael T. Edgell (Nails, Etc.)
- 2016 – 2018: Fat Tire / J. P. Bush
 - Rental/Sales for Fat Tire Trike / Assembly of Trikes / Office of Custom Homes by JP Bush / Office of JP Bush Construction
 - Building sold to Robert Lind 12.05.2018
 - Lind repaired fire damage on building, cleaned up drainage pond, removed brush and shrub on west side of building, and added a privacy fence.
- 2019
 - Application in process for Conditional Use Permit for Z's Auto Sale and Repair LLC
 - 9.20.21Resolution 2021-09-14 adopted 9.20.21
 - Compliance Review Complete
- 2020
- 2021
- 2022
- 2023
- 2024: Ordinance for PUD to allow for dog grooming business to be included on site.

CERTIFICATE OF COMPLIANCE
CHURCH OF ST. FRANCIS OF ASSISI
16770 13th Street South

Date Issued: March 21, 1988
Amended June 18, 1990
Amended February 19, 1993
Amended September 1998
Amended July 2002
Legal Description: (Washington County Plat-Parcel No. (See Exhibit A attached hereto)
Owner: Church of St. Francis of Assisi
Address: 16770 S. 13th Street 651-436-7817
Present Zoning District: R-2
Permitted uses set forth in Ordinance 85 Section 5

I. CERTIFICATE OF COMPLIANCE FOR:

Church: including social/meeting rooms and residence.

All uses shall be subject to the following conditions and/or restrictions imposed by the City Council of the City of Lake St. Croix Beach.

General Description:

1. One church built in 1936 with attached residence.
2. One new (1988) larger church and social, religious education and administrative addition.

II. ADDITIONAL RESTRICTIONS AND PROVISIONS:

The following additional restrictions and provisions being part of the Certificate of Compliance to be issued herein affecting the following matters shall be:

A. Accessory Buildings: One single stall garage used for general and yard maintenance equipment storage.

B. Fencing: Landscape fence installed around drain field in 2008.

C. Exterior Storage: Covered wooden refuse bin, approved 2005.

D. Chemical/Pollutant Storage and Disposal:

E. Screening: See landscaping plan.

F. Landscaping: See landscaping plan.

G. Lighting: Floodlights, landscaping lights, and wall mounted lights for illuminating the buildings. Security lighting in parking lot, as indicated in initial plan was installed in 1993. In July, 2002, the "globe" type light fixtures in the parking lot were changed to a "hooded" style which directs light downward.

H. Parking: Six handicapped stalls. Paved parking for 130 vehicles. Overflow parking at unpaved area at Quinlan Avenue for heavy use events.

I. Hours of Operation: Regular religious service: Saturday and Sunday. Other religious and educational and social activities scheduled as necessary.

J. Advertising/Signage: March 21, 1988 variance granted for sign on dock. June 18, 1990 amendment to Certificate of Compliance and variance granted for sign at Northeast corner of 13th Street and Quinlan Avenue. February 19, 1993 amendment to Certificate of Compliance granted to implement signage plan on Out lot E, Alton Estates, so as to allow placement of two-sided sign in the Northwest corner of Out lot E to allow visibility of the sign from Minnesota Trunk Highway 95 affecting both North and South traffic. Placement of sign limited to site depicted within annexed site plan and sign materials, lettering and construction limited to sketch annexed hereto and incorporated by reference herein by Exhibit. Signage not to be lighted either internally or externally. Screening to be supplied by shrubbery and trees to be negotiated between Church of St. Francis of Assisi and council representative.

K. Drainage: See Drainage plan. March 21, 1988 variance granted to impervious surface requirement of Bluffland/Shoreland Ordinance.

L. Other:

- 1997 - Steps to beach removed.
- 1997 - Rectory remodeled.
- 1997 - Hooked up to City Water
- 1998 - Received city approval for minor subdivision to sell lots 3130 through 3134 to neighbor.
- 2006 – Landscape hedge removed along southeast portion of ROW replaced with smaller plants.
- 2004 – Updated Hard Wire Fire Alarm/Security System (Ban-Koe) monitored by ADT
- 2015 - Added red tiles on roof of the church and storage shed added completed to conform with the current Bluffland/Shoreland ordinance.
- 2016 – CC Permits
- 2018 – NOTE: Fire pit and benches added to lower parkway area
- 2019 – Compliant
- 2020 – Compliant NOTE: City working with applicant on CSAH 18 sign
- 2021 – Compliance Review Complete