



Planning Commission Staff Report

To: City of Fergus Falls Planning Commission
Respectfully Submitted: Klara Beck, Community Development Manager
Date: 7/22/22
Subject: C-2022-4

REQUESTED ACTION

A conditional use permit for a car wash in the B-2 zone at 200 Tower Rd.

GENERAL INFORMATION

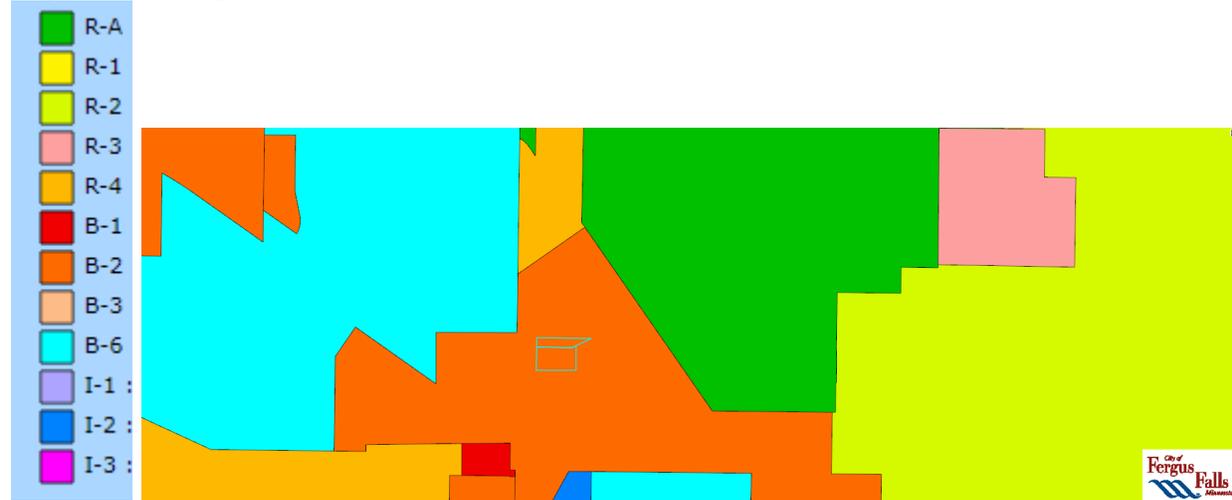
Applicant	Samuel Herzog	Planning Commission Hearing	July 25, 2022
Property Owner	Daniel Rosendahl	City Council Meeting	August 1, 2022
Address	200 Tower Rd	Application Date	June 16, 2022
Parcel Number(s)	71003500058000	60-Day Expiration Date	August 15, 2022
Zoning	B-2		

BACKGROUND

Site Information & Current Conditions

Samuel Herzog/ Splash Express Fergus Falls LLC is in an agreement to purchase the subject property at 200 N Tower Rd from its current owner, Mr. Daniel Rosendahl. The property is currently unimproved.

Adjacent Zoning



Adjacent Uses

Retail, Pharmacy, pediatric dental specialists, Pet Motel.

Proposed Project

The application states that Splash Express Fergus Falls LLC proposes to build “an express tunnel style car wash at 200 N Tower Rd” and that the project “fits well into the business-zoned

neighborhood... The building will be designed with excessive focus on the aesthetic appeal... the lot is currently graded for development.” Designs provided by the applicant and created by Design Intent Architects indicate a single-bay car wash.

Public Notification & Comments

A notice of the public hearing was published in the *Daily Journal* on July 13, 2022. A copy of the public hearing notice was mailed to property owners within 350’ on April 13, 2022.

A comment was received from the current property owner to clarify the extent of the subject parcel. Current mapping indicates a split in the property but only one PID is assigned, a mistake that will be remedied by the current property owner before sale with the assignment of a new PID for the split parcel.

PROPOSED FINDINGS

§154.019(D) of the City Code states the Planning Commission shall recommend a conditional use permit and the Council may issue conditional use permits if it finds that the use at the proposed location meets the following criteria:

1. Will not be detrimental to or endanger the public health, safety, or general welfare of the neighborhood or the city.
The proposed use will not be detrimental or endanger public health, safety, or general welfare because the surrounding zoning and uses are commercial in nature. **Criteria Met**
2. Will be harmonious with the general and applicable specific objectives of the comprehensive plan and code provisions.
The city does not have a comprehensive plan. **Criteria Met**
3. Will be designed, constructed, operated and maintained so as to be compatible or similar in an architectural and landscape appearance with the existing or intended character of the general vicinity and will not change the essential character of that area, nor substantially diminish or impair property values within the neighborhood.
The existing zoning and land uses within the area are commercial therefore property values will not be substantially diminished or impaired. **Criteria Met**
4. Will be served adequately by existing (or those proposed in the project) essential public facilities and services, including streets, police and fire protection, drainage, structures, refuse disposal, water and sewer systems and schools.
The use is located in an existing building in a developed area of the city which is served by public utilities and services. **Criteria Met**
5. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be hazardous or detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors.

Per the narrative, “we use environmentally friendly products and take pride in making sure that no hazardous products are used.” **Criteria Met**

6. Will have vehicular ingress and egress to the property which does not create traffic congestion or interfere with traffic on surrounding public streets.
A frontage road services the property from which ingress/ egress may be derived. **Criteria Met**

7. Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.
The City is not aware of any natural, scenic, or historic feature on the subject property or within the nearby area. **Criteria Met**

RECOMMENDED ACTION

Based on the proposed findings staff recommend **approval without conditions** of the conditional use permit request for a car wash in the B-2, Service Business District

ATTACHMENTS

1. Application & Supporting Materials



112 West Washington Avenue

Fergus Falls, MN 56537

Phone: 218-332-5434

e-mail: planning@ci.fergus-falls.mn.us

www.ci.fergus-falls.mn.us

Conditional Use Permit

Application fee should be made payable to The City of Fergus Falls upon submittal of completed application. Please complete the application by typing or printing in ink. Use additional paper if necessary.

1. Property Owner Information:

Company name: _____
Last name: Rosendahl First name: David
Address: 1823 Weyfens rd City/State/Zip: Fergus Falls MN 56537
Phone number: 218-770-4593 Email address: _____

2. Applicant Information: (if different from above)

Company name: Splash Express Fergus Falls LLC
Last name: Herzog First name: Samuel
Address: 9700 Bay View Rd NW City/State/Zip: Coitfield MN 56322
Phone number: 218-205-3573 Email address: Samuel.pherzog@gmail.com

3. Address(es) of Property Involved: (if different from above)

200 N. Tower rd

4. Zoning Designation: Business

5. Statement of Intent: Briefly describe what will be done on or with the property requiring the conditional use approval.

We intend on building an express car wash on this lot.

7. Additional Required Information:

a. Legal Description and PIN: Provide the Parcel Identification Number(s)

71003500058000

Complete legal description(s) of the property involved or put "see attached"

N 200' OF SW 1/4 SE 1/4 Lying W OF Road EX 200' W OF Parallel
with Hiway and EX ROW

b. Proposed Plans: A site plan is required. A landscape plan, grading and drainage plan, and other items may be required by the city/planning commission.

c. Written Narrative: The written narrative should thoroughly address the following general items in addition to any specific requirements pertaining to the proposed use, which Section 154.019 (Conditional Use Permit) of the City Code directs the City Council to evaluate during consideration of conditional use applications:

(1) Will not be detrimental to or endanger the public health, safety, or general welfare of the neighborhood or the city?

see narrative

(2) Will be harmonious with the general and applicable specific objectives of the comprehensive plan and code provisions?

see narrative

(3) Will be designed, constructed, operated and maintained so as to be compatible or similar in an architectural and landscape appearance with the existing or intended character of the general vicinity and will not change the essential character of that area, nor substantially diminish or impair property values within the neighborhood?

see narrative

(4) Will be served adequately by existing (or those proposed in the project) essential public facilities and services, including streets, police and fire protection, drainage, structures, refuse disposal, water and sewer systems and schools?

see narrative

(5) Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be hazardous or detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors?

see narrative

(6) Will have vehicular ingress and egress to the property which does not create traffic congestion or interfere with traffic on surrounding public streets?

see narrative

(7) Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance?

see narrative

8. Signature(s): By signing below, you attest that the information above and attached is true and correct to the best of your knowledge.

Property Owner: [Signature] Date: 6-16-2022

Applicant: [Signature] Date: 6-16-2022

CITY ADMINISTRATOR'S OFFICE
Fergus Falls, Minnesota 56537

Receipt # 225826

Receipt Date June 16, 2022

Received From SAMUEL HERZOG

Amount \$350.00

Fund	Account	Description	Amount
101	34103 000	CONDITIONAL USE PERMIT	350.00

City of Fergus Falls
Received By _____



Splash Express Fergus Falls LLC is proposing to build an express tunnel style car wash at 200 N. Tower RD. We see this as a great opportunity for Fergus Falls as an infill development, employment generator, and service to the community.

This project fits well into the business zoned neighborhood and is in the vicinity of two other car washes. There will be no detrimental impacts to the neighborhood or surrounding areas. The comprehensive plan designates this location for business development, of which a car wash is a qualifying project.

The building will be designed with excessive focus on the aesthetic appeal. We anticipate this will be the premier car wash location in the community and we want it to not only fit in with the surrounding area, but be noticeably appealing from the road.

The frontage road will serve as a great ingress and egress tool. There is adequate sewer, water, and site drainage for the project.

We use environmentally friendly products and take pride in making sure that no hazardous products are used.

Ingress and Egress will not be an issue due to the frontage road for the property. The lot is currently graded for development. We believe a development like ours is the highest and best use of the property and will not result in the destruction of any existing natural, scenic, or historical features.

**City of Fergus Falls Planning Commission
NOTICE OF MEETING & PUBLIC HEARINGS:**

Notice is hereby given that the following meeting and public hearing will be held by the Planning Commission in the Council Chambers of City Hall, 112 Washington Ave. W, Fergus Falls, Minnesota at 5:15 p.m. on Monday, July 25, 2022 to consider the following:

1. Request C-2022-4 by Samuel Herzog (property owner Daniel Rosendahl) to obtain a conditional use permit for a car washing establishment in the B-2 zone at 200 N TOWER RD. Parcel ID: 71003500058000.

The project file (including full legal descriptions) is available for public inspection at Fergus Falls City Hall, Monday – Friday 8:00 a.m. – 4:30 p.m. and on the City’s website at www.ci.fergus-falls.mn.us/departments/community-development/development-activity. A staff report for the projects will be available around one week prior to the meeting. Interested parties may file written comments or questions by e-mailing: planning@ci.fergus-falls.mn.us or calling 218-332-5427 and leaving a message prior to 12:00 PM the day of the public hearing. If you have special needs for accommodations, please call 739-2251 or TDD 1-800-627-3529 TTY, ASCII (Minnesota Relay Service).



You are receiving this notice as you are the owner(s) of record of a property located within 350 feet of the property referenced above. The parcel, located along Tower Rd, is highlighted in red in the image above.

2022
CAR WASH
HP, LLC

Minnesota

Fergus Falls

Revisions

No.	Description

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota

Scott DeMartelore
Date: _____ Reg. No.: _____

CAR WASH
HP, LLC

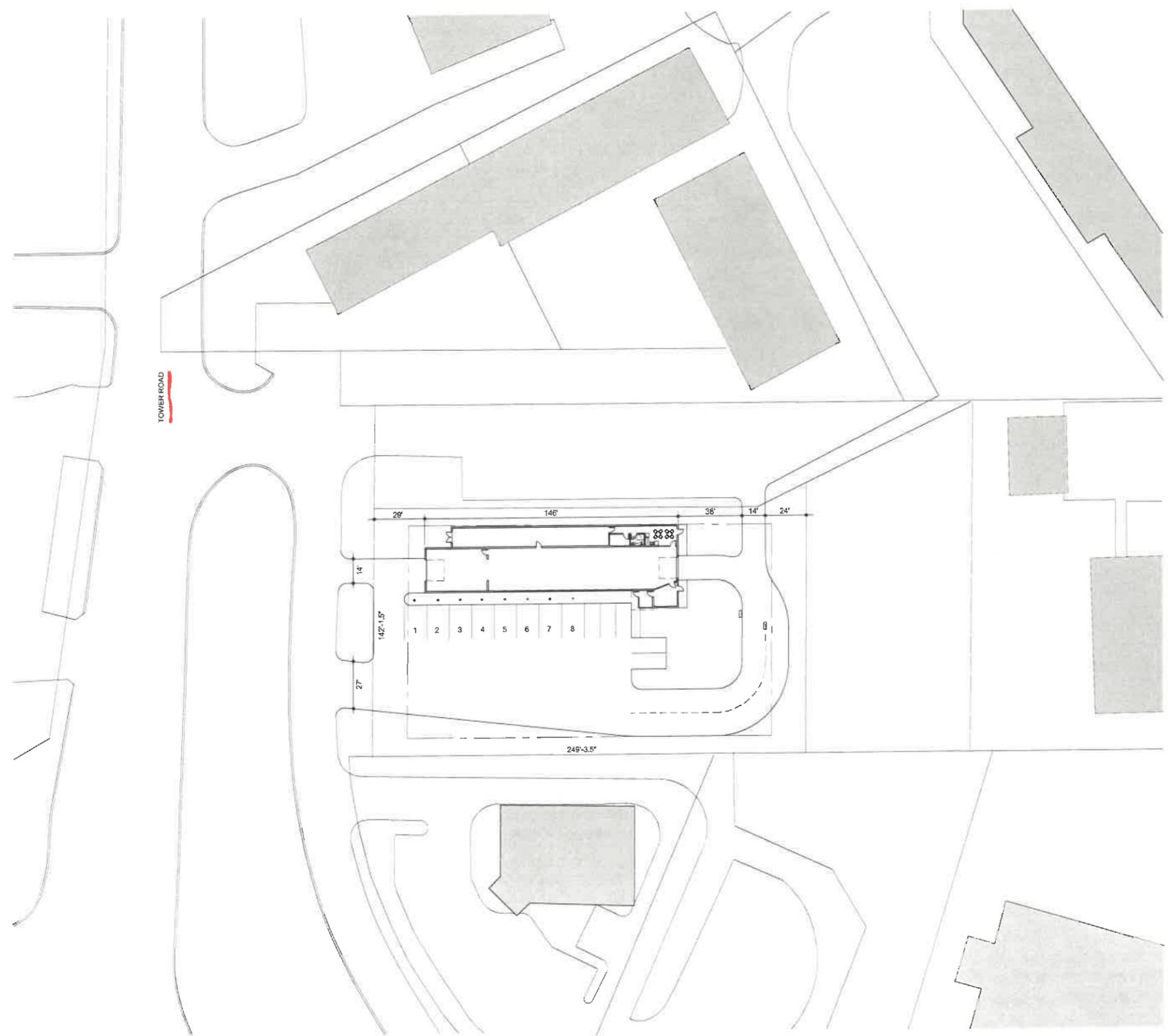
200 tower Road North
Fergus Falls, Minnesota 56537

PRELIMINARY
NOT FOR CONSTRUCTION

Proj. No. 22519
Date 6/17/2022
Drawn
Checked SAD
Approved SAD

A2.1

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2022
CAR WASH
HP, LLC

Minnesota

Fergus Falls

Revisions	

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota

Scott DeMartelore
Date: _____ Reg. No.: _____

CAR WASH
HP, LLC

200 tower Road North
Fergus Falls, Minnesota 56537

PRELIMINARY
NOT FOR CONSTRUCTION

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Date 6/17/2022
Drawn
Checked SAD
Approved SAD

A2.1

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