



CITY OF NEWPORT
2060 1ST Avenue
Newport, MN 55055
(651) 459-5677
ci.newport.mn.us

Commissioner: Brandon Leyde
Commissioner: Maria Bonilla
Commissioner: Anthony Mahmood
Commissioner: Tami Fuelling
Commissioner: Michael Kermes

City Administrator:
Asst. to the City Admin:
City Planner:
Council Liaison:

Joe Hatch
Travis Brierley
Nathan Fuerst
Marvin Taylor

PLANNING COMMISSION AGENDA
May 9, 2023 – 5:30 PM

1. CALL TO ORDER
2. ROLL CALL
3. MEETING MINUTES
 - A. April 11, 2023
4. PUBLIC HEARINGS
 - A. Conditional Use Permit Amendment- bioLawn
 - B. Conditional Use Permit- KOR Fitness & Performance
 - C. Preliminary Plat/Planned Unit Development- MWF Properties
5. ADJOURNMENT



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PLANNING COMMISSION MEETING MINUTES April 11, 2023

1. CALL TO ORDER

Chair Leyde called the Planning Commission Meeting to order at 5:30 p.m. on April 11, 2023.

2. ROLL CALL

Present (5): Chairman Brandon Leyde, Commissioner Anthony Mahmood, Commissioner Maria Bonilla, Commissioner Tami Fuelling, and Commissioner Michael Kermes.

Not Present (0): None.

3. MEETING MINUTES

A. December 13, 2022

Commissioner Bonilla motioned to approve the Planning Commission Meeting Minutes from December 13, 2022. Seconded by Commissioner Mahmood. Approved 5-0.

4. CONCEPT PLAN REVIEW- Red Rock Villas

City Planner Nathan Fuerst stated the Planning Commission will be looking at a concept plan review for a development called Red Rock Villas. The purpose is to provide feedback to the developer prior to the “expensive” stage of project applications and review. All opinions or comments provided at this stage are advisory only. The two parcels that make up this project site included 1680 and 1696 4th Avenue and are just over eight acres in size. The zoning is MX-3, which is the city’s general mixed-use zoning district, and the future land use is mixed commercial/residential. The developer is proposing four multi-family buildings ranging from 30-42 units in each building. This concept plan has outstanding items such as lot configuration, vehicle access, project phasing, and stormwater management. Planner Fuerst reviewed building materials, building façade design, parking/loading, open space, site access, landscaping, and tree preservation. The City Engineer and Public Works reviewed these plans and provided feedback related to engineering concerns for utility access, site access, and stormwater management. The Fire Chief provided comments relating to access for emergency vehicles. The next steps include a preliminary plat and planned unit development (PUD) application.

Michial Mularoni, who is the developer for this project, addressed the Commission. Mr. Mularoni stated this is a net-zero project that consists of 143 multi-family row house/townhouse units. There are two main unit types. The first type is a villa, which is a one-level walkout, and the second type is a two-story row house that fronts onto the pedestrian promenade. Each building has a promenade which includes open space, bocce ball, K-9 turf, outdoor kitchen, multi-purpose room, trash chutes, public restroom, gas grills, fire tables, and seating areas. Each building has a main secure entrance with a postal room, dog wash, bike storage, bike repair, elevator, and manager office. Two-thirds of the parking is enclosed. Sixty percent of the units have two or three bedrooms, and forty percent have one-bedroom. There will be a solar system on top of these buildings to provide the net zero requirement.

Commissioner Kermes inquired who currently owns 1696 4th Avenue. Mr. Mularoni stated John Kaeproth is the current owner, but it is under purchase agreement and scheduled to close on or before August 1st. Mr. Mularoni stated they have prepared a preliminary plat and have the civil engineering drawings. They have been working with the city engineer to address the stormwater that runs through the site. The site has been surveyed and the tree inventory is complete. Chair Leyde inquired about noise mitigation for the trains. Mr. Mularoni stated the east wall on all four buildings is an 80-decibel wall. The decibel readings at this site off 7th Avenue is about eighty-two decibels with peaks of 102 decibels. Mr. Mularoni stated the project is very integrated with sound attenuation, energy efficiency, and the net-zero. Commissioner Mahmood inquired about the traffic. Mr. Mularoni stated there will be 244 bedrooms, and about 343 parking spaces. Mr. Mularoni stated 7th Avenue will be the main in and out for traffic. The Planning Commission liked the look and design of these buildings. The Planning Commission suggests they do a traffic study as there will be impacts to this area.

Shannon Fisher, who resides at 1683 4th Avenue stated he appreciates the environmental efforts that are being done with this project. Mr. Fisher stated he also appreciates that the Commission is considering the impacts to the nearby residents. Currently they do not have neighbors, so the street is quiet and safe for pets and kids. Mr. Fisher is concerned with parking and traffic issues.

Bill Sumner, who resides at 737 21st Street, addressed the Commission. Mr. Sumner stated he has been in Newport for several years and the current state of the project site is not attractive. He feels the on-site parking for these four buildings is substantial and believes it would be a good project for Newport. The project has the potential to bring in additional tax base and would be a good opportunity for our city.

5. ADJOURNMENT

Commissioner Bonilla motioned to adjourn the Planning Commissioner Meeting. Seconded by Commissioner Fuelling. Approved 5-0.

The Planning Commissioner Meeting was adjourned at 6:30 p.m. on April 11, 2023.

Respectfully Submitted:
Jill Thiesfeld,
Administrative Assistant II

Signed: _____
Brandon Leyde, Chairman



Ph: (952) 890-0509
Fax: (952) 890-8065
Bolton-Menk.com

Since moving into the building on the parcels addressed 1144 Hastings Ave & 1139 Tibbets Pl, the bioLawn staff have made a number of improvements to the structure as described in the narrative attached to this report. According to the Applicants, the cost of the improvements to the building has been high and resulted in consideration for how to bring in additional income to continue the remaining planned improvements.

In early 2023, City staff were approached by KOR Fitness, another locally operated business seeking space that was properly zoned for the use which is a Fitness Center. An opportunity was identified by the bioLawn team for the use of the structure located at 862 12th Street South (PID 3602822310067) and a request for consideration of that use was made to the City.

Upon Staff review of the request, it was identified that several specific approvals would be required in order to facilitate this proposal.

1. **Requirement to amend the bioLawn CUP** (Resolution 2022-16) – The City’s approval of the bioLawn request in 2022 allowed bioLawn to use all three parcels on the block bound by Hastings Ave., Tibbets Pl., 9th Ave., and 12th St. One condition of approval was that all three parcels be combined to consolidate the land uses onto one property governed by the CUP.
2. **CUP Requirement for KOR Fitness** – City code requires a Conditional Use Permit for the use “Fitness and recreation centers, in a mixed-use building”

These required requests have been made to the City and a review follows.

bioLawn CUP Amendment

As stated above, Resolution 2022-16 approved the establishment of the use “Contracting offices” on PID’s 3602822310120, 3602822310066, and 3602822310067. The Conditional Use Permit is attached to this staff report, however one condition of approval impacting this request is listed below:

4. *PIDs 3602822310120, 3602822310066, and 3602822310067 will be combined into one parcel, to which this Conditional Use Permit will be recorded at the expense of the applicant.*

The Applicant has not yet combined the parcels as required in Resolution 2022-18. There was no required time limit for the combination, but staff suggest that a time limit be provided should the City wish to approve this request.

The following City Code requirements guide staff’s interpretation of how to process this proposal. Staff comments are provided in *italics* to the summarized code requirements.

- Section 36-11 of the City code prohibits lots from having more than one Principal Structure.

Staff Comment: *This code section prevents the use of the northern building by any other tenant. Any permitted or conditional use would be a principal use and cause an interpretation that the structure is a principal structure, which violates the City Code standard above.*

- Section 36-45 of the City code requires that uses be established on the site for which a CUP has been granted within one year or the CUP will become null and void.

Staff Comment: *This code section also suggests that bioLawn has to use the northern building property or the CUP will not apply to that area.*

- Section 36-242 of the City Code, as amended by the Council through Ordinance 2022-03 at the request of the Applicant, requires that land for Contracting Offices be at least one acre in size.

Staff Comment: *This code section requires that the bioLawn use occupy at least one acre. The two parcels that will be combined subject to Resolution 2022-18 are one acre in size according to data from Washington County.*

Staff have therefore identified that the simplest way to permit the request from bioLawn and KOR Fitness is to amend the existing bioLawn CUP. The amendment would remove the northern parcel addressed 862 12th Street (PID 3602822310067), leaving the bioLawn CUP to govern the one acre of land that the use is currently established on.

The KOR Fitness CUP, if approved, would then govern the use of the northern parcel separately. In the event bioLawn wishes to resume the use of that parcel they would be required to request another CUP amendment, and would then be required to combine the parcel in with their existing property.

KOR Fitness CUP Review

Kor Fitness & Performance is a business local to the City of Newport. According to the Applicant's narrative, the business was purchased in 2021 and has since experienced growth, necessitating a new location.

Land Use Review

City Code Section 36-241, Uses in Nonresidential Districts, permits "Fitness and recreation centers, in a mixed-use building" through a CUP. In this case, the request is not to locate a fitness center in a mixed use building, but staff find that this requested use is acceptable on the following basis:

- Section 36-48 allows the City to approve "substantially similar uses". This use literally applies but for the location in a mixed use building.
- Fitness centers are just as commonly located in their own building as in a multi-use building. Fitness centers require space which is proportional to the services that they provide. The City will have an opportunity to mitigate concerns it may have through the CUP process.

Business Services

Per the Applicants narrative, KOR Fitness and Performance provides the following services:

- Group Fitness Classes (ie. CrossFit)
- Personal Training
- Nutrition
- Sport Team Training

The Applicant has indicated that there is currently one employee with two fitness contractors. Operating hours for the business are stated as follows:

- Monday - Thursday 5 AM - 8 PM
- Friday 5 AM - 7 PM
- Saturday 7 AM - 1 PM
- Sunday 9 AM - 1 PM

Noise Impacts

There are five overhead doors on the subject building's east side. Those doors face the residential uses across 9th Avenue. Fitness Centers and Gyms commonly utilize speaker systems. The Applicant has stated the following about mitigating possible noise impacts:

We plan to have a audio specialist help us minimize noise during early hours of the day and keep doors closed.

Parking

The Applicant is proposing 21 parking spaces on this site to satisfy the parking demand.

City Code Section 36-161(6) establishes the number of parking stalls required to serve land uses in the City. For instances where there is no specified requirement the following provision applies:

Uses not specifically mentioned: As shall be determined by the zoning administrator.

The most restrictive unit count of parking spaces to floor area found in the Newport City Code is one parking space to every 250 square feet of floor area dedicated to a use. In the absence of information on fitness class sizes and peak demand, staff suggest using the most conservative ratio in city code for this use.

Staff calculate the floor area dedicated to the principal use, Fitness Center, to be 5300 square feet based on the scaled drawing submitted by the Applicant. Using the proposed parking ratio and floor area, the required parking for the Fitness Center would be 21.2 parking stalls.

Staff reviewed the parking plan for dimensions required in City Code. The parking plan appears to allocate stalls incorrectly based on the dimensions on the site, however the total parking provided appears to be accurate. The plan should be revised to reflect the following dimensions:

- 24' two way drive lane
- 18' stall length and 9' stall width

At a minimum, staff propose the following conditions of approval to ensure that the parking area will meet City requirements.

- At the City's discretion, curb stops be provided to prevent cars from overhanging into the City right of way along 9th Avenue.
- Parking surface be brought into compliance or maintained to remain in compliance with Section 36-161 (5)(a).
- Parking stalls be painted or marked.

Site and Building Improvements

KOR Fitness is working on plans for the interior buildout of the structure to suit their proposed use. Such improvements will require a building permit and will be reviewed for consistency with the building code.

There are no exterior improvements specific to the Fitness Center use that KOR Fitness is proposing at this time. This means that no review has been done for such features as signage, lighting, building materials and color, landscaping, etc.

The Property Owner, JAHW LLC, will continue to own the property and is expected to continue to maintain the property or to make improvements over time consistent with the site plan approved through Resolution 2022-18. Should the Property Owner or KOR Fitness seek to make such improvements, they will need to be reviewed and permitted by the City as necessary. Improvements to the site will need to continue to meet City requirements for commercial uses in the Mx-3 zoning district.

Conditional Use Permit

The applicant has requested a conditional use permit anticipating that one will be required based on feedback from the City Council. This is advantageous for the City because it allows closer consideration and regulation of this proposed use to limit impacts on surrounding properties.

Criteria for Consideration

The Planning Commission and City Council are required to consider criteria a – h in City Code Section [36-45 \(d\)\(3\)](#) when determining whether to approve a Conditional Use Permit request.

Headings for those criteria are provided below:

- a) *Consistency with the Comprehensive Plan*
- b) *Health and Safety*
- c) *Compliance with standards*
- d) *Public infrastructure services*
- e) *Screening and landscaping*
- f) *Architectural standards*
- g) *Zoning*
- h) *Traffic*

Consistency with Criteria

Staff have reviewed the applications and find that they are generally consistent with the criteria established in Section 36-45. Findings relating to a review of both requests are below.

- a) The proposed uses are in compliance with the nature of the guided future land use established in the City's 2040 Comprehensive Plan.
- b) Provided that noise and site circulation impacts can be effectively mitigated, staff find that this use does not negatively impact health, safety, or the general welfare of residents in the City or surrounding properties.
- c) The proposed use will be compliant with existing standards, and is likely to remain compliant with applicable city standards in the future.
- d) Adequate public infrastructure and utilizes serve the site, the proposed use will not exceed or significantly impact existing infrastructure or utilities.
- e) Screening and landscaping on site are found to meet City expectations and will be required to remain or be brought into compliance if found not to be.
- f) No exterior improvements are proposed which would trigger design requirements or review.
- g) Provided the proposed use receives a CUP, it will be consistent with the City's adopted zoning code.

- h) Traffic impacts of this use are not found to be over that which can be managed and absorbed by existing site access or public infrastructure.

Conditions of Approval

City Code section 36-45(d)(5) establishes considerations relating to review of sites and address various performance issues on an individualized basis. Staff propose the following

Amended CUP Conditions bioLawn (Resolution 2022-18)

Staff recommend the following changes to the original conditions for the bioLawn site established by Resolution 2022-18:

1. All conditions established in Resolution 2022-18 shall remain in complete effect except for condition #4, requiring a combination of PIDs 3602822310120, 3602822310066, and 3602822310067.
2. PIDs 3602822310120 and 3602822310066 will be combined into one parcel to which this Conditional Use Permit will be recorded at the expense of the applicant within one year of approval.

CUP Conditions for KOR Fitness

1. Applicant must receive any required city permits prior to beginning any work on site.
2. Applicant must receive any required watershed permits prior to beginning any work on site.
3. Applicant must receive any required state permits or licenses, keep such permits or licenses up to date, and furnish documentation of permits or licenses to the city upon request.
4. PIDs 3602822310120, 3602822310066, and 3602822310067 will be combined into one parcel, to which this Conditional Use Permit will be recorded at the expense of the applicant.
5. Outside storage is not permitted anywhere on the site, except the daily parking of vehicles consistent with Sec. 36-162(4)(a).
6. Noise mitigation of interior speaker systems shall be provided to prevent audible detection at the property line of residential uses across 9th Avenue and 12th Street.
7. Exterior speaker systems of any kind may not be used on site.
8. Parking plan be revised to demonstrate compliance with parking stall and drive width size requirements and shall be approved by the Zoning Administrator within 6 months of approval.
9. Upon review of the parking plan, the Zoning Administrator may require that curb stops be provided to prevent cars from overhanging into the City right of way along 9th Avenue.
10. Parking surface be brought into compliance or maintained to remain in compliance with Section 36-161 (5)(a).
11. Parking stalls be painted or marked within one year of the establishment of this use.
12. A trash enclosure, meeting applicable City standards, must be constructed if refuse is to be stored outdoors outside of regular collection.
13. Landscaping shall be provided and routinely maintained to meet applicable city standards.
14. Site improvements must conform with those proposed in the site plans reviewed at the City Council meeting on May 18, 2022. Deviations from the reviewed plans must be reviewed consistent with Sec. 36-51.

Name: bioLawn & KOR Fitness CUP Request

Date: May 9, 2023

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Public Hearing

A public hearing was properly noticed in accordance with City Code and Minnesota State Statutes. The public hearing is planned to take place at the regular meeting of the Planning Commission on May 9, 2023. Members of the public are welcome to attend the meeting to provide comments on the requests.

Staff Recommendation

Staff find that the request for an amendment to the CUP granted through Resolution 2022-18 and the request from KOR Fitness to establish a fitness center on PID 3602822310067 are consistent with the criteria for CUP approval established in City Code Section 36-45 (d)(3). Thus, staff are recommending approval and suggest that the Planning Commission discuss the requests to provide a recommendation to the City Council accordingly.

If the Planning Commission is satisfied that the Conditional Use Permit Request meets the criteria for approval established in city code, then it should consider the following motion:

“Move to recommend City Council approval of the CUP Amendment request by bioLawn with the findings and conditions proposed by staff”

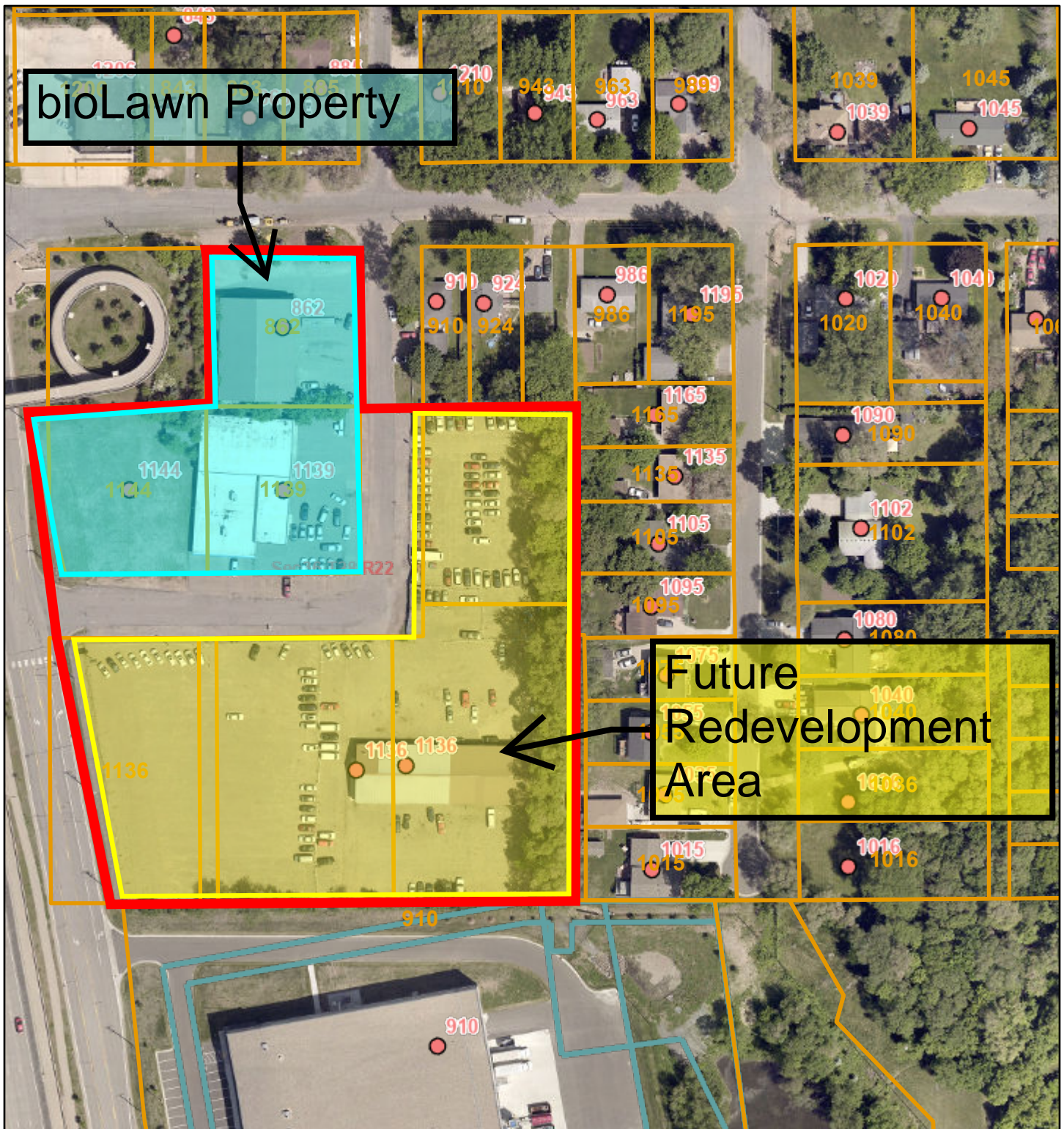
If the City Council is satisfied that the Conditional Use Permit Request meets the criteria for approval established in city code, then it should consider the following motion:

“Move to recommend City Council approval of the CUP request by KOR Fitness with the findings and conditions proposed by staff”

Resources:

- Location map (attached)
- Application Documents (attached)
- Staff Report – City Council Meeting, May 19, 2022. ([link only](#))
- Citywide Zoning Map ([link only](#))
- 2040 Comprehensive Plan ([link only](#))

Subject Area



2/4/2022, 4:35:50 PM

1:2,257

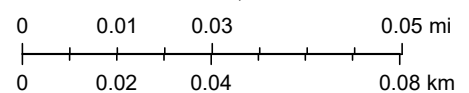
Parcels

Sections

Easement Lines

COMPUTED UTILITY_DRAINAGE

Address Points



Esri Community Maps Contributors, County of Dakota, Metropolitan Council, MetroGIS, Washington County, MN, © OpenStreetMap, Microsoft, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA

City of NEWPORT Planning Request Application

Newport City Hall ♦ 2060 1st Avenue ♦ Newport ♦ Minnesota ♦ 55055 ♦ Phone 651-459-5677 ♦ Fax 651-459-9883

Application Date: MARCH 21st, 2023 Public Hearing Date _____

Applicant Information

Name: KOR FITNESS & PERFORMANCE (BRAEDEN CORBIS) Telephone: (651) 387-9854

Mailing Address: 785 20th St UNIT 300 Telephone: _____

City/State/Zip: NEWPORT/MN/55055

Property Owner Information

Name: BIO LAWN Telephone: (651) 967-7592

Mailing Address: 1144 Hastings Ave Telephone: _____

City/State/Zip: Newport/MN/55055

Project Information

Location of Property: 862 12th St. Newport, MN 55055

Legal Description of Property (Must match description on the Deed) and P.I.D. #: _____

NEWPORT LOT 4 BLOCK 18

PID # 36.028.22.31.0067

Zoning District: MX-3

Flood Plain: AE 0.2% Annual Chance Flood Hazard

- | | |
|--|---|
| <input type="checkbox"/> Comprehensive Plan Amendment | \$500 or Actual Cost plus \$50 for Additional Staff Hours (10 Hr Min) |
| <input type="checkbox"/> Rezoning | \$500 plus Escrow |
| <input type="checkbox"/> Zoning Amendment | \$500 |
| <input type="checkbox"/> Variance | \$300 plus Escrow |
| <input checked="" type="checkbox"/> Conditional Use Permit | |
| <input type="checkbox"/> Residential | \$300 plus Escrow |
| <input checked="" type="checkbox"/> Commercial | \$450 plus Escrow |
| <input type="checkbox"/> Subdivision Approval | |
| <input type="checkbox"/> Minor Subdivision | \$300 plus Escrow and Parkland Dedication Fee |
| <input type="checkbox"/> Major Subdivision | \$500 plus Escrow, \$50 per Lot, \$200 for Final Plat, and 10% of land value or fee for Parkland Dedication Fee |
| <input type="checkbox"/> Other: _____ | |
| <input type="checkbox"/> Applicable Zoning Code Chapter: <u>36-241</u> | |
| <input type="checkbox"/> Review by Engineer Cost: _____ | |
| <input type="checkbox"/> Total Cost: _____ | |

Escrow Fees

The City of Newport requires that any developer or every person, company, or corporation that is seeking a planning request must first submit detailed plans to the City. The person submitting the planning request must also submit prepayment to the City to cover any expenses that the City incurs by investing extensive amounts of time reviewing these plans. All unused escrow fees will be returned to the applicant upon completion of the request. Additionally, if actual costs are above the paid escrow, the applicant will be required to pay the additional amount. The fees are as follows:

Planning Request	Escrow Fee
Rezoning	\$500
Street/Alley Vacation	\$1,000
Residential Variance	\$500
Commercial Variance	\$1,000
Residential Conditional Use/Interim Use Permit	\$750
Commercial Conditional Use/Interim Use Permit	\$1,000
Preliminary Plat Under 10 Acres	\$3,500
Preliminary Plat Over 10 Acres	\$6,500
Residential Minor Subdivision, Major Subdivision, Site Plan Review, Final Plat, and Planned Unit Development:	
8 Units or Less	\$2,000
9 to 40 Units	\$3,200
41 Units or More	\$4,500
Commercial Minor Subdivision, Major Subdivision, Site Plan Review, Final Plat, and Planned Unit Development:	
0 to 5,000 Square Foot Building	\$2,000
5,001 to 10,000 Square Foot Building	\$3,000
10,001 to 50,000 Square Foot Building	\$3,750
50,000 Plus Square Foot Building	\$4,500

Typical escrow costs include reviewing the application to ensure that State Statutes and the City Codes are followed, preparing the staff report, findings, and recommended conditions for both the Planning Commission and City Council, and communicating with the applicant as needed to complete the staff report. The average fee is \$100 per hour for the Planner and \$70 per hour for the Engineer.

Present Use of Property: Parking and storage garage.

State Reason for Planning Request: I bought ? took over Made2Live Fitness in July of 21'. Since then we have grown the gym from 28 members to over 110. In order to keep delivering the best experience we need to expand to a bigger space. This will allow us to keep growing ? service the surrounding communities. We will be running 34 classes a week, starting at 5:15am ? ending most days at 8:00 pm. We plan to have a audio specialist help us minimize noise during early hours of the day ? keep doors closed. In addition, use public trails along Hastings Ave for group runs. We plan to utilize this space as a fitness facility to become a pinnacle of health ? wellness for Newport ? the surrounding communities.

ALL MATERIALS/DOCUMENTATION, INCLUDING A SITE-PLAN, MUST BE SUBMITTED WITH APPLICATION THAT IS APPLICABLE TO PLANNING REQUEST.

I HEREBY APPLY FOR CONSIDERATION OF THE ABOVE DESCRIBED REQUEST AND DECLARE THAT THE INFORMATION AND MATERIALS SUBMITTED WITH THE APPLICATION ARE COMPLETE AND ACCURATE. I UNDERSTAND THAT APPLICANTS ARE REQUIRED TO REIMBURSE THE CITY FOR ALL OUT-OF-POCKET COSTS INCURRED FOR PROCESSING, REVIEWING, AND HEARING THE APPLICATION. THESE COSTS SHALL INCLUDE, BUT ARE NOT LIMITED TO: PUBLICATION AND MAILING OF NOTICES, REVIEW BY THE CITY'S ENGINEERING, PLANNING AND OTHER CONSULTANTS; LEGALS COSTS, AND RECORDING FEES. AN ESCROW DEPOSIT TO COVER THESE COSTS WILL BE COLLECTED BY THE CITY AT THE TIME OF APPLICATION. ANY BALANCE REMAINING AFTER REVIEW IS COMPLETE WILL BE REFUNDED TO THE APPLICANT. NO INTEREST IS PAID ON ESCROW DEPOSITS

SIGNATURE OF APPLICANT: _____

SIGNATURE OF OWNER (IF APPLICABLE): _____

For Office Use

Fee: _____ **Date Paid:** _____ **Receipt #:** _____

Publication of Notice Date: _____

Public Hearing Date: _____

P.C. Resolution #: _____

Council Action Date: _____

Council Resolution #: _____

April 19, 2023

Dear City of Newport Council Members,

bioLawn, a locally owned and operated company since 2016, seeks your approval for an amended conditional use permit for the properties located at 1144 Hastings Ave, 1139 Tibbetts Place and 862 12th Street.

bioLawn requests an amendment for the following reasons:

- bioLawn's original CUP required merging the 3 parcels into 1 parcel
- bioLawn seeks to rent the 862 12th St building to KOR Fitness
- City staff has advised bioLawn that in order for KOR Fitness to receive a CUP, the parcel requirement of bioLawn's CUP needs to be amended.

A timeline of activities

- bioLawn obtained a conditional use permit from the city in May of 2022.
- bioLawn completed purchase of the property at the end of July 2022.
- bioLawn immediately began cleaning up the site and making property improvements (see below for details)
- bioLawn moved into the property in December 2022

A summary of improvements made to the property

- Repair of damaged and disintegrating block
- New roof on one of the buildings
- Roof repairs on the other buildings
- Complete environmental cleaning of the floors in all buildings
- Removal of barbwire from the fencing
- Cleaning out of dirt, leaves and trees in the fencing
- Removal of all trash from the site - interior and exterior - over 5 dumpster loads
- Parking lot cleaning/sweeping
- Removal of plants growing into the buildings
- Painting of the entire inside of the building
- New flooring in the office space of the building
- Replacing lighting fixtures to LED
- New - updated awning
- New heating and cooling units
- Repair of existing heating and cooling units
- New garage door
- Repair of existing garage doors

A summary of scheduled improvements

- Exterior painting of the block building - we are under contract for work to begin in May 2023
- Repair of potholes at entrances to site - we are under contract for work in Spring 2023
- General asphalt repair and maintenance - we are under contract for work in Spring 2023
- Regular maintenance of grassy areas on site to improve the look - 2023

It is our belief that we have made significant progress in improving the properties. We have plans to continue improving the appearance and quality of the property during 2023 and continuing in the years to come.

bioLawn remains committed to operating an upstanding business in the City of Newport so that both bioLawn and the city may flourish for years to come. We have committed to participate on a committee to help with the zoning planning work. We have wonderful employment opportunities for city residents. We are utilizing businesses located in the City of Newport to secure goods and services.

We are seeking to bring KOR Fitness onto the property and thus the request for an amended CUP. For bioLawn, bringing KOR Fitness onto the property will provide additional income. The cost to make the mentioned and upcoming improvements has been significant. The additional funds generated from the rental will allow us to continue to invest into the property.

Respectfully submitted,



Aaron Johnsen & William Haselbauer
Co-owners – bioLawn



1
A1.0

FLOOR PLAN

SCALE: 1/8" = 1'-0"





1 EXISTING BUILDING - WAREHOUSE - EAST
1/8" = 1'-0"



2 EXISTING BUILDING - WAREHOUSE - NORTH
1/8" = 1'-0"



3 EXISTING BUILDING OFFICE AND WAREHOUSE - EAST
1/8" = 1'-0"



4 EXISTING BUILDING OFFICE AND WAREHOUSE - SOUTH
1/8" = 1'-0"



5 EXISTING BUILDING OFFICE AND WAREHOUSE - WEST
1/8" = 1'-0"



BIOLAWN DEVELOPMENT

project no.	03275	
drawn by	KMF	date
reviewed by	TK	04.01.2022

ELEVATIONS



Designing with purpose.

BDH.design

1156 Hastings Ave, Newport, MN 55055

EL01