



Mayer Community Center – Council Chambers - 413 Bluejay Avenue, Mayer, MN 55360

**PLANNING COMMISSION
REGULAR MEETING**

**Tuesday
April 11, 2024
6:30 PM**

- 1. Call the meeting to order.**
- 2. Approval of the agenda.**
- 3. Election of the Planning Commission Chairperson and Vice-Chairperson for 2024.**
- 4. Approval of the minutes from the September 5, 2023 Planning Commission meeting.**
- 5. PUBLIC HEARING – A variance to reduce the number of off-street parking spaces required for a commercial/retail use from the required thirty (30) spaces to eight (8) spaces.**
- 6. Site plan review for a new commercial use in an existing structure known as the old fire station located at 400 Ash Avenue North.**
- 7. Next Meeting - Tuesday, May 7, 2024.**
- 8. Commissioners Report.**
- 9. Adjournment.**

City of Mayer
Planning Commission
Meeting Minutes
Tuesday, September 5, 2023

Commission Members Present: Chairperson Tom Stifter, Commissioner Les Hahn, Commissioner Michael Sommerfeld, Commissioner Sarah Strand, City Council Liaison Nikki McNeilly

Commission Members Absent: Two Vacancies

Others Present: Eric Hoese, Colton and Alyssa Hentges

Staff Present: Nicholas Johnson, City Administrator

Call Meeting to Order

Meeting called to order at 6:30 PM by Chairperson Tom Stifter.

Adopt Agenda

A motion to approve the agenda was made by Commissioner Hahn and seconded by Commissioner Strand. Motion carried 5/0.

Approval of Minutes

A motion to approve the August 6, 2023 Planning Commission minutes was made by Commissioner Hahn and seconded by Commissioner Strand. Motion carried 5/0.

Public Hearing – Variance Request for 5655 Highway 25 to Exceed the Maximum Surface of a Sign and to Exceed the Maximum Height Requirement for a Detached Accessory Structure

Chairperson Stifter opened the public hearing for the variance requests.

City Administrator Johnson discussed the variance requests from the memorandum provided by City Planner John Anderson.

Colton Hentges requested the placement of a four foot by eight foot sign on the property. Zoning regulations allow for up to a maximum of forty-eight square feet of signage but any one sign can only be twelve square feet in size. The variance request is to go above the twelve square feet to thirty-two square feet.

Colton Hentges requested the detached building height to be twenty eight feet. City Administrator Johnson discussed in the zoning code there was belief this only applied to residentially zoned districts but in the essence of wishing to ensure all rules were followed, the variance request was brought forth. Zoning regulations applied would only allow a detached building to be seventeen feet in height. The maximum height in an agricultural district for primary structures is fifty feet.

Chris Hoese, speaking on behalf of his mother's estate, expressed concerns about the existence of such a structure in the location proposed. His concern was the new building having an adverse effect on the potential future development of the Hoese land north of Fieldstone. He stated

homeowners in any new development in that area may not look favorably upon an agricultural pole shed nearby.

The public hearing was closed.

A motion was made by Commissioner Hahn and seconded by Commissioner Sommerfeld to recommend approval of the sign variance request with the following conditions. Motion carried 5/0.

1. Variance Expiration. The variances shall become void one year after the approval date if the applicant has not commenced construction on the improvement, unless an extension is granted by the City Council.
2. Engineering Review. The applicant shall be required to satisfy the comments by from the City Engineer in an email dated August 24, 2023. The comments are listed as follows:
 - a. The existing approach appears to be proposed as access to the building site. If this access is to be modified, a more detailed plan should be provided to indicate how modifications are to be achieved.
 - b. Perimeter erosion control should be installed by the Contractor and inspected by the City prior to any other work. A minimum 24-hour notice should be provided prior to inspection.
 - c. A Carver County Watershed Management Organization (CCWMO) permit may be required. A copy of the permit, if required, should be provided prior to any work.
3. MN/DOT Review & Permit. Plans have been submitted to MnDOT any comments received by MnDOT shall be satisfied as part of the approval. It is expected that comments will be received by MnDOT sometime after the Planning Commission and/or City Council meeting. The applicant shall be responsible for the acquisition of a driveway permit from MnDOT at the applicant's expense.
4. Building Permit. The appropriate building permit shall be approved and issued by Carver County prior to any work commencing.

A motion was made by Commissioner Hahn and seconded by Commissioner Strand to recommend approval of the building height variance request with the following conditions. Motion carried 5/0.

1. Variance Expiration. The variances shall become void one year after the approval date if the applicant has not commenced construction on the improvement, unless an extension is granted by the City Council.
2. Engineering Review. The applicant shall be required to satisfy the comments by from the City Engineer in an email dated August 24, 2023. The comments are listed as follows:

- a. The existing approach appears to be proposed as access to the building site. If this access is to be modified, a more detailed plan should be provided to indicate how modifications are to be achieved.
 - b. Perimeter erosion control should be installed by the Contractor and inspected by the City prior to any other work. A minimum 24-hour notice should be provided prior to inspection.
 - c. A Carver County Watershed Management Organization (CCWMO) permit may be required. A copy of the permit, if required, should be provided prior to any work.
3. MN/DOT Review & Permit. Plans have been submitted to MnDOT any comments received by MnDOT shall be satisfied as part of the approval. It is expected that comments will be received by MnDOT sometime after the Planning Commission and/or City Council meeting. The applicant shall be responsible for the acquisition of a driveway permit from MnDOT at the applicant's expense.
 4. Building Permit. The appropriate building permit shall be approved and issued by Carver County prior to any work commencing.

Next Meeting

The next meeting would be scheduled as needed.

Commissioners Report

City Administrator Johnson discussed the progress of condemnation proceedings against the Old Creamery property.

Adjournment

A motion was made by City Council Liaison McNeilly and seconded by Commissioner Sommerfeld to adjourn the meeting. Motion carried 5/0.



Old Fire Station Commercial/Retail Use Site Plan Review & Off-street Parking
Variance

APPLICATION DATA

Meeting/Public Hearing Date: April 11, 2024

Owner/Applicant: Quaas Properties, LLC – Brad Quaas

Address: 400 Ash Avenue North (State Trunk Highway 25)

Parcel Id Number: 50.00604.00

Legal Description: That part of the Northwest Quarter (NW ¼) of Section Six (6), Township One Hundred Sixteen (116) Range Twenty-Five (25), Carver County, Minnesota, described as follows: Commencing at the West Quarter corner of said section 6; thence North along the west line of said Northwest Quarter a distance of 1345.0 feet to the actual point of beginning; thence East at a right angle a distance of 203.0 feet to a point; thence thence South at a right angle a distance of 138.0 feet; thence thence West at a right angle a distance of 203.0 feet to a point in said section line; thence North at a right angle along said section line a distance of 138.0 feet to the point of beginning.

Subject to roads.

Abstract Property

ACTION REQUESTED

Approval of a variance to reduce the number of off-street parking spaces required for a commercial/retail use in an existing building from the required thirty spaces to eight spaces and approval of a site plan for a new commercial use in an existing structure known as the old fire station.

BACKGROUND DATA

Background: Brad Quaas has requested a site plan review for the redevelopment of the old fire station property into a five tenant commercial structure. The building itself is 4,868 square feet in size and the square footage of the five individual units will be 1,544.4 sq. ft, 844.5 sq. ft., 905 sq. ft., 898.3 sq. ft. and 675.6 square feet. All units will have access to the outside of the structure and no shared hallways are proposed. Each unit will have its own storage and restroom facilities.

The property was recently purchased from the City of Mayer and now proposed to be redeveloped into a commercial structure that will have five different tenant spaces. Prior to the property being sold by the City, the City did retain the required right of way easements along the south side of the property and at this time the required right of way for both 4th Street NE and Ash Avenue North (State Trunk Highway 25) is in place.

In 2022, the City rezoned the property from P/I Public Institutional to C-2 Central Business district and approved a comprehensive plan amendment that amended the Future Land Use map by changing the future land use from Public and Quasi Public to Commercial. Once the new fire station was built, it was expected that the old fire station would be redeveloped in a commercial nature so the City made those changes and now the applicant is requesting the site plan review consistent with those changes.

As part of a site plan review items like off-street parking, landscaping, building exterior are reviewed. A site plan review does not require a public hearing but does require a recommendation by the Planning Commission and approval by the City Council. In reviewing the site plan it was determined that a variance was needed to reduce the required number of off-street parking spaces and a public hearing has been schedule for that.

Comments Received:

At this time no public comments have been received.

Zoning:

The property is zoned C-2 Central Business District and the proposed use of a commercial establishment is a permitted use in that district and consistent with that zoning. Since the building is existing there is not setback or lot coverage items that need to be reviewed as part of the approval but the typical zoning requirements for the C-2 district are as follows.

Minimum lot size:	7,500 square feet
Minimum lot width:	50 feet
Front yard setback:	0 feet
Side yard setback:	0 feet
Side yard setback corner lot:	0 feet
Rear yard setback:	0 feet
Maximum height:	40 feet
Lot coverage:	No requirement

Future Land Use Plan Map:

The future land use plan map for the City of Mayer guides this property for Commercial and the proposed use is consistent with that designation. The table below shows the future land use designation, existing land use and zoning of the neighboring properties.

Direction	Zoning	Future Land Use Designation	Existing Land Use
North	R-1 Low Density Residential	Low Density Residential	Single family detached dwelling units
South	C-2 Central Business District	Commercial	Single family detached dwelling units & Commercial properties
West	C-2 Central Business District	Commercial	Single family detached dwelling units & Commercial properties
East	C-2 Central Business District	Commercial	Single family detached dwelling units

Site Plan Review: A site plan review is required for all zoning items except single family new construction building permits. The Planning Commission would review the site plan and make a recommendation to the City Council for final review and approval. A site plan does not require a public hearing.

The site plan review requirements are listed under Section 152.031 of the zoning ordinance. Site plan review requires the following submittal requirements.

1. *Boundary survey of parcel including identification of all monuments.*
2. *Scaled location of all buildings, structures, driveways, sidewalks, trails, parking stalls, and curbing.*
3. *Scaled identification of all setback dimensions from property lines.*
4. *Scaled locations of all existing and proposed utilities and easements.*
5. *Scaled depictions of floor plans for each story.*
6. *Scaled depictions of each building elevation and descriptions of exterior building materials and color schemes.*
7. *Scaled site grading plans, including erosion and sedimentation control mechanisms and procedures.*

8. *Scaled delineations of any shoreland, floodplain, or wetland areas on the site.*
9. *Identification of any floodplain or wetland encroachments and detailed mitigation plans.*
10. *Detailed landscape plans, illustrating size, types, and locations of all materials, a description of site seeding or sodding, a description of the timetable for site landscaping, and the identification of any irrigation systems.*
11. *Detailed descriptions of any site fencing, including type, location and height.*
12. *All plans shall be dated and shall bear the name(s) of the preparer(s), including professional registrations or certifications when appropriate or required.*

Sidewalks:

At this time there is a sidewalk along the west side of this property adjacent to Ash Avenue N or State Trunk Highway 25. This sidewalk continues north and south through the C-2 Central Business District along the east side of the roadway. No additional sidewalk is being proposed at this time.

Off-street Parking:

The applicant has submitted an off-street parking plan that shows a total of eight off-street parking space that are ten feet wide and twenty feet deep located completely on the property and another four off-street parking space, one being handicapped, that are partially in the 4th Street NE right of way and on the property. In addition to those spaces there are another ten spaces on the south side of 4th Street NE that are existing within the right of way which are also perpendicular in design.

The off-street parking requirement for retail is six spaces per 1,000 square feet. The building is 4,868 square feet in size meaning thirty off-street parking spaces would be required. Since only eight off-street parking spaces are completely located on the site, a variance would be required to reduce the number of off-street parking spaces, twenty-two spaces, from the required thirty spaces to eight spaces. The four off-street parking spaces that are partially located on the property and the ten spaces on the south side of 4th Street NE do not count towards the required off-street parking spaces since they are not completely located on the property, but can be considered when reviewing the variance request to reduce the required number of off-street parking spaces. It should be noted that a variance has been applied for and a public hearing has been scheduled for the same meeting as this site plan review.

All the off-street parking shown on the plan, including the eight off-street parking spaces located on the property are perpendicular to the street, meaning the automobile would enter the space and then have to back out of the space onto 4th Street to exit the site. This could potentially cause traffic issues and increase the possibility for accidents, but due to the existing nature of the site there is not many other options for off-street parking on this site. The ten spaces are already existing, but it should be noted these are public parking spaces and not specifically set aside for the proposed commercial property. There are other areas of this type of perpendicular parking in Mayer such as on 3rd Street NW west of Ash Avenue N.

Per the zoning ordinance, the City may modify minimum parking requirements in the C-2 District, if it is determined that the use is consistent with the purpose of the district and that street parking is sufficient to accommodate the use. This will also be considered when reviewing the variance. Parking and maneuvering areas are to be setback ten feet from all property lines or road easements and in this case that is not possible so that will be part of the consideration in the C-2 district.

Variance:

The following criteria are typically considered when reviewing a variance request.

- A. *Granting a variance will not adversely affect the public health, welfare and safety and will not be detrimental and injurious to property or improvements in the neighborhood.*
- B. *Strict interpretation or enforcement of the provisions of this Ordinance would result in a practical difficulty or unnecessary hardship that is not self-created, nor inconsistent with the intent of this Ordinance and the Comprehensive Plan.*
- C. *There are exceptional or extraordinary circumstances or conditions applicable to the property, use, or facilities that do not apply generally to other properties in the same district.*

- D. *Strict or literal interpretation of this Ordinance would deprive the applicant of the use and enjoyment of his or her property in a manner similar to others in the same district.*
- E. *Granting of the variance will not allow a use which is otherwise not a permitted use in the zoning district in question.*

In the case of this variance, there is no reasonable additional off-street parking that could be placed on the lot based on the existing building layout. Due to this and since the property is in the C-2 district, the City can consider street parking and other factors when reviewing the variance.

**Building
Materials:**

The purpose of establishing building design standards is to encourage development of aesthetically pleasing structures, to create minimum standards for non-residential design, and to protect the investments of non-residential building owners. The intent of the C-2 district is to encourage the continuation of a viable downtown by promoting uses dependent on high volumes of pedestrian traffic; to provide for regulation of the high intensity commercial and public uses located within the original core of the city; and, to encourage limited areas of parks and greenspace in the downtown. The Central Business District provides space for concentrated general business and commercial activities at locations where they are easily accessible to residential areas and, at the same time, minimizing negative impacts to residential neighborhoods. The standards and guidelines set forth in this district are intended to encourage sensitive architectural rehabilitation and preservation of the older significant buildings as well as establish standards for new developments which emphasize harmonious and unifying architectural design that will tie the entire district together.

In the C-2 district visual relief shall be incorporate as follows. No front elevation or elevation facing a public right of way may exceed forty feet without the incorporation of visual relief. All new building elevations shall include a minimum of three of the following elements creating visual relief which the proposed building elevation does.

- (1) Accent materials.
- (2) A visually pleasing front entry that, in addition to doors, shall be accented by a minimum of one-hundred fifty (150) square feet around the door entrance for single occupancy buildings and a minimum of 300 square feet total for the front of multi-tenant buildings (this entry and accenting shall be counted as one element).
- (3) A minimum of 25% of the front elevation and each front that faces a street shall be glass. Glazing patterns and window styles of adjacent buildings shall be matched as much as possible.
- (4) Contrasting, yet complementary material colors (not painted).
- (5) A combination of horizontal and vertical design features.
- (6) Varying wall depths.

Architectural features which create a sculptural or three-dimensional quality such as marquees, balconies, grill work, sculpted keystones, caryatids, detailed cornices, brackets, niches, and awnings shall be incorporated into the design of buildings or structures. The proposed building will be using awnings over the doorways into each of the units.

Under Section 152.101 Building Design Standards, buildings located in the C-2 District must include combinations of exterior building materials that achieve a higher standard of design and aesthetic appearance. Architectural controls, including but not limited to steep-pitch roofs, window and door treatments, awnings, wainscoting, and color bands, are encouraged in all buildings and may be considered in lieu of combinations of exterior materials.

The building plan submittal does meet the requirements of the C-2 district and building design standards in the zoning ordinance. An exterior building elevation is attached as an exhibit.

Landscaping:

At this time no landscaping is proposed and no landscaping plan has been submitted for review. This property is located in the C-2 district and within that district there is landscaping

requirements as follows: *One tree for every 1,000 square feet of total building area. If landscaping cannot be accommodated on site the plantings shall be placed in a city park or city right-of-way. Placement of such landscaping shall be approved by the City Council.*

It needs to be discussed if this landscaping requirement should apply since this is an existing building and no modifications are being proposed to the site other than building modifications. The building itself is 4,868 square feet in size which would require five over-story trees that consist of either two and one-half inch (2 1/2") caliper deciduous trees or six-foot tall coniferous trees. This site consists of almost all building or concrete areas so there really is not an area to plant five trees on this site. There is a small grass area in the northeast corner of the site that could maybe allow for one or two trees but there is an overhead power line in this area so that would have to be accounted for as well. Once again, the Planning Commission should discuss this item at its meeting.

Trash Enclosure: A dumpster enclosure is proposed on the east side of the lot adjacent to the off-street parking spaces and to the single family detached dwelling unit east of the property. The trash enclosure is to be a fully screened cedar fence with a gate on the front for access.

Utilities: At this time the existing structure is hooked up to City water and sanitary sewer and it is not expected that the new use would create any capacity issues or cause any hardship on the municipal systems. Any specific comments on this would be directed at the City Engineer.

Engineering Review: Comments were received from David Martini with Bolton & Menk, the City Engineer, in an email dated March 25, 2024 stating the following:

We have been able to confirm that the existing water service and the existing sewer service for the building are both 4" and should be adequate for the proposed use. Based on the proposed use, an ERU of 2.35 should be used for utility fee and billing calculations (the existing condition is 1.88 ERU).

All engineering comments and conditions shall be satisfied as part of the site plan approval.

Miscellaneous Provisions: All general lighting employed on site must be directed away from adjoining properties. Direct or reflected glare from flood lights and spot lights, as differentiated from general illumination on the site, shall not be visible beyond the subject parcel. A lighting plan for the new building would should be reviewed as part of the site plan. These plans should be submitted along with all the other site plan document and meet the requirements of the City of Mayer ordinances. Noise and vibration generated from any use shall be in compliance with MPCA rules.

Signage: If the applicant wanted to install signage on the property, any signs would have to meet the requirements of sections 152.120 through 152.133 of the City of Mayer Zoning Ordinance.

CONDITIONS

Variance

If the Planning Commission recommends approval of the variance the following conditions are proposed to be included with the recommendation for approval. The conditions listed below may be subject to modification depending upon the outcome at the Planning Commission meeting.

1. Variance Expiration. The variance shall become void one year after the approval date if the applicant has not commenced construction on the improvement, unless an extension is granted by the City Council.
2. Site Plan Review. That a site plan is approved for the redevelopment of an existing building as a commercial establishment.

Site Plan Review

If the Planning Commission recommends approval of the site plan the following conditions are proposed to be included with the recommendation for approval. The conditions listed below may be subject to modification depending upon the outcome at the Planning Commission meeting.

1. Off-street Parking Variance. A variance shall be approved reducing the required number of off-street parking spaces from the required thirty off-street parking spaces, twenty-two spaces for a total of eight off-street parking spaces.
2. Building Design Standards. That the building design shall meet the requirements of section 152.101 Building Design Standards of the Municipal Code for the City of Mayer.
3. Signage. Any proposed signage shall meet the standards set forth in Sections 152.120 through 152.133 of the Municipal Code for the City of Mayer and that all required sign permits are issued prior to installation of any signage.
4. Lighting. All general lighting employed on site must be directed away from adjoining properties. Direct or reflected glare from flood lights and spot lights, as differentiated from general illumination on the site, shall not be visible beyond the subject parcel.
5. Landscaping. The applicant shall be required to plant five over-story trees as part of the landscaping requirement either on the property or in locations to be determined by the City in either a park or City right-of-way.
6. Noise and Vibration. Noise and vibration generated from any use shall be in compliance with and regulated by the MPCA rules.
7. Outdoor Storage. Any outdoor storage shall meet the requirements of section 152.090 Outdoor Storage and section 152.091 Screening the Zoning Ordinance.
8. Trash Enclosure. That the materials and specifications of the trash enclosure are provided and that the trash enclosure fully screens the neighboring property and right of way from the proposed dumpster.
9. Building Permit. All building permits that are required, shall be approved and issued prior to construction.
10. Permits. That all appropriate permits are in place prior to construction, if needed. This could include, but not limited to, permits from, but not limited to, Carver County and the state of Minnesota.
11. City Engineer Approval. The site plan shall satisfactorily address all issues and comments raised by the City Engineer.
12. Expiration. Unless the City Council specifically approves a different time when action is officially taken on the request, site plans which have been issued under the provisions of this section shall expire without further action by the Planning Commission or the City Council within one year of the date the site plan is approved, unless the applicant has substantially started the construction of any building, structure, addition or alteration, or use requested as part of the approved site plan. The applicant shall have the right to submit an application for time extension before the expiration of the one year period and the applicant shall apply for an extension thereof by completing and submitting a request for extension, including the renewal fee as established by City Council resolution. The request for extension shall state facts showing a good faith attempt to complete any building, structure, addition or alteration, or use approved in the site plan. Said extension shall be presented to the Planning Commission for a recommendation and to the City Council for a decision.

PLANNING COMMISSION ACTION REQUIRED

After the public hearing is closed and review and discussion by members of the Planning Commission, two motions are in order. The first motion is to recommend approval or denial of the variance and the second motion is to recommend approval or denial of the site plan.

Possible action items - Variance

1. Recommend approval of the variance subject to conditions.
2. Table the variance to a date specific, and provide the applicant with direction on the issues that have been discussed.
3. Recommend denial of the variance request.
4. Other specific action as requested by the Planning Commission such as continuing the public hearing.

Possible action items – Site Plan Review

1. Recommend approval of the site plan review subject to conditions.
2. Table the site plan review to a date specific, and provide the applicant with direction on the issues that have been discussed.
3. Recommend denial of the site plan review request.

If you have any questions relating to the variance or site plan review prior to the Planning Commission meeting, please feel free to contact me at: jandersonmdg@gmail.com or call my cell phone at 612-598-4987.

Sincerely,

MUNICIPAL DEVELOPMENT GROUP, LLC

John Anderson

John Anderson, Associate
Consulting Planner, City of Mayer

LIST OF ATTACHMENTS

- Exhibit A – Aerial Location Map
- Exhibit B – Building Elevations
- Exhibit C – Exterior Elevations Dated February 28, 2024
- Exhibit D – Floor Plan Dated February 28, 2024
- Exhibit E – Floor Plan #2 Dated February 28, 2024
- Exhibit F – Off-street Parking Layout Dated March 1, 2024
- Exhibit G – Roadway Easement Survey Dated April 19, 2023

Exhibit A - Aerial Location Map

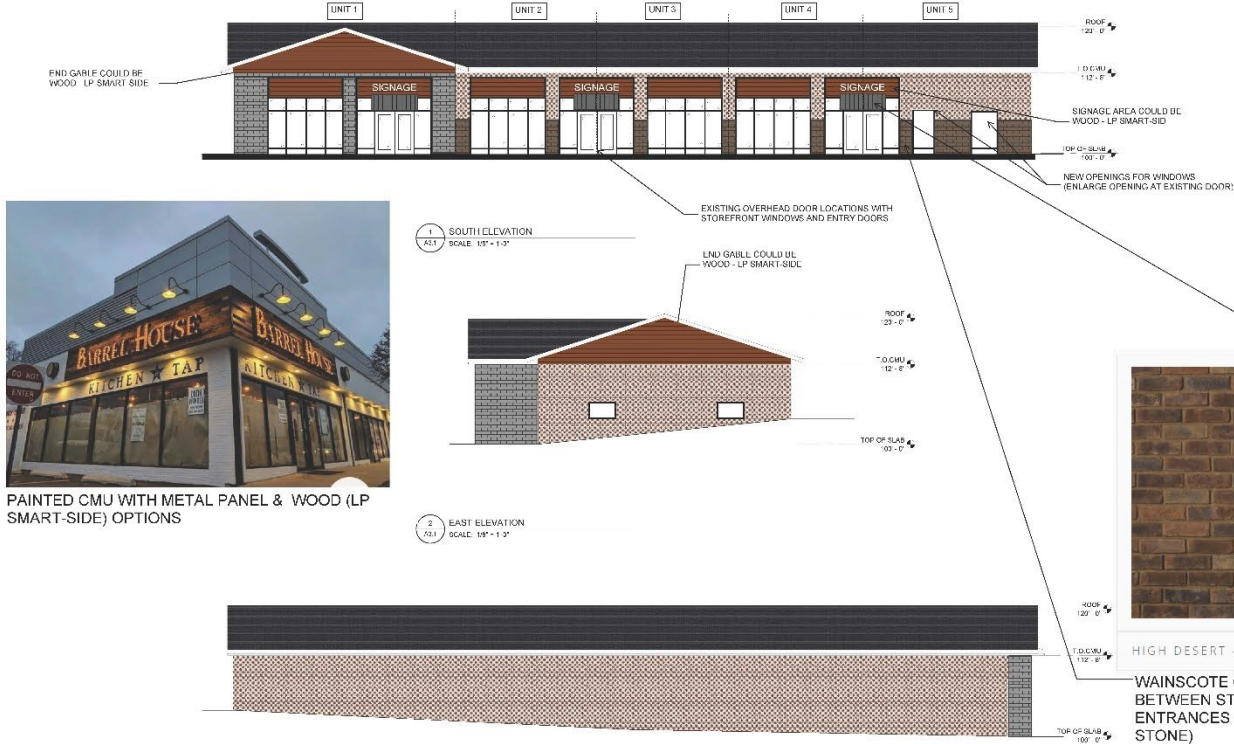


This map was created using Carver County's Geographic Information Systems (GIS), it is a compilation of information and data from various City, County, State, and Federal offices. This map is not a surveyed or legally recorded map and is intended to be used as a reference. Carver County is not responsible for any inaccuracies contained herein.

Map Date: 3/20/2024

Exhibit B – Building Elevations

QUAAS BUILDING EXTERIOR CONCEPTS REVIEW - NOVEMBER 18, 2022



PAINTED CMU WITH METAL PANEL & WOOD (LP SMART-SIDE) OPTIONS



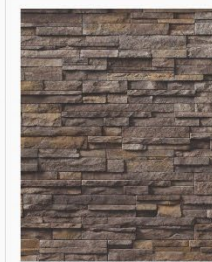
PAINTED CMU WITH WOOD (LP SMART-SIDE) OPTIONS



STANDING SEAM METAL AWNING OPTIONS



HIGH DESERT - USED BRICK



UMBER CREEK - PRO-FIT@ ALPINE LEDGESTONE

WAINSCOTE OPTIONS BETWEEN STOREFRONT ENTRANCES (CULTURED STONE)



STEEL SCREEN OVER EXTERIOR PAINTED CMU OPTIONS

ARCHITECT: OLESON+HOBBIE
OLESON+HOBBIE ARCHITECTS
 WWW.OLESONHOBBIE.COM
 330 Hudson Road, Suite 200, St. Paul, Minnesota 55104
 (612) 291-1100

CONSULTANT

QUAAS BUILDING EXTERIOR CONCEPTS

400 ASH AVE N. MAYER, MN 55360

REVISED

PROJECT # 22 0004A
 DATE 03/09/24
 CHECKED BY SNO OLESON+HOBBIE ARCHITECTS, LLC

SHEET TITLE
EXTERIOR ELEVATIONS

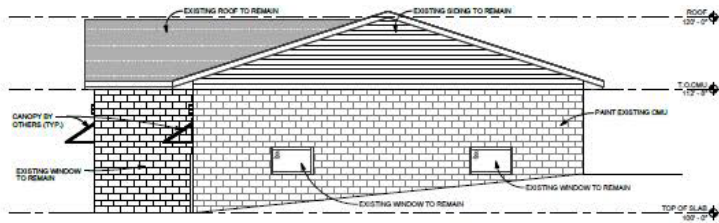
SHEET

A3.1

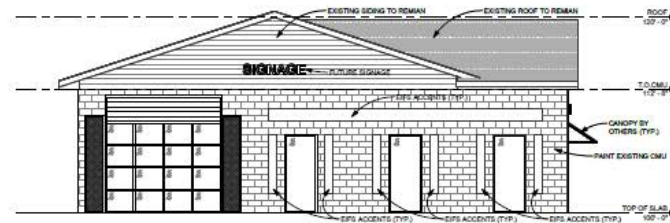
Exhibit C – Exterior Elevations Dated February 28, 2024



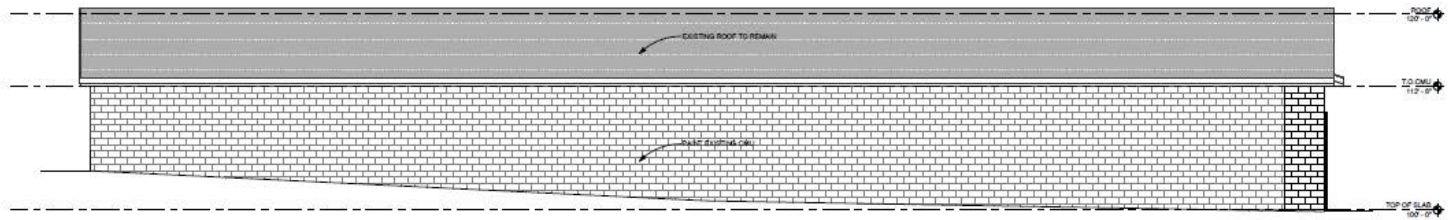
1 SOUTH ELEVATION
A3.1 SCALE: 3/8" = 1'-0"



2 EAST ELEVATION
A3.1 SCALE: 3/8" = 1'-0"



3 WEST ELEVATION
A3.1 SCALE: 3/8" = 1'-0"



4 NORTH ELEVATION
A3.1 SCALE: 3/8" = 1'-0"

ARCHITECT OF RECORD
**OLESON
+ HOBBIE
ARCHITECTS**
W W W · O H A R K E T I C T S · C O M
ARCHITECTURE · INTERIORS · PLUMBING · SUSTAINABILITY
330 Stanton Road, Suite 202, Minnetonka, MN 55345
T: 952.892.1199

CONSULTANT

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.

Dominic Hobbie
Dennis G. Hobbie, AIA
Drawn: 2/28/24, Pkg 14: 2/28/24

**QUAAS BUILDING
EXTERIOR
CONCEPTS**

**400 ASH AVE N.
MAYER, MN 55360**

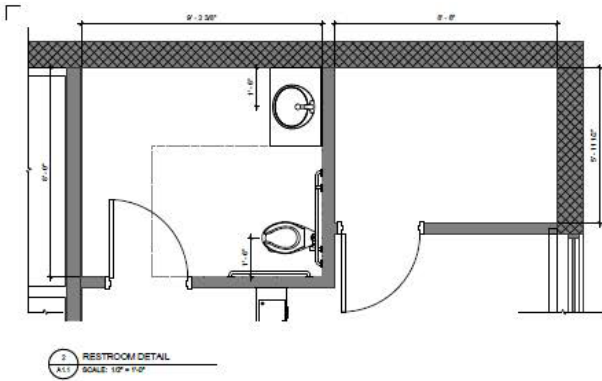
REVISIONS

PROJECT # 24-0894A
DATE 2/28/24
DRAWN BY MHC/CAK
CHECKED BY TAO
© 2024 OLESON+HOBBIE ARCHITECTS, LLC

SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET
A3.1

Exhibit D – Floor Plan Dated February 28, 2024



KEYNOTES	
NO.	DESCRIPTION
1	EXISTING CMU WALL TO BE FORFED OVER WITH INDICATION 1" OF STUDS.

GENERAL NOTES

1. FLOOR FINISH SHOWN FOR CONCEPT AT THIS TIME. WHEN TENANTS ARE DETERMINED, INTERIOR BUILD-OUTS WILL BE SUBMITTED FOR PERMITTING.

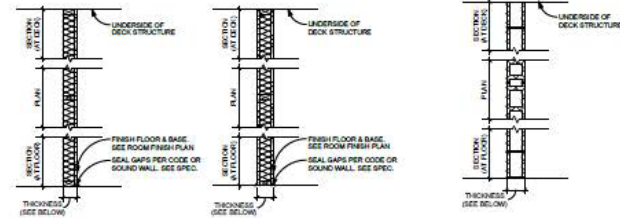
ARCHITECT OF RECORD
OLESON + HOBBIE ARCHITECTS
 INCORPORATED
 333 Benton Road, Suite 202, Hopkins, MN 55303
 P: 952.362.1156

CONSULTANT

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.

Dennis Hobbie
 Dennis G. Hobbie, AIA
 Date: 3/28/24, Proj. No. 2302

QUAAS BUILDING EXTERIOR CONCEPTS

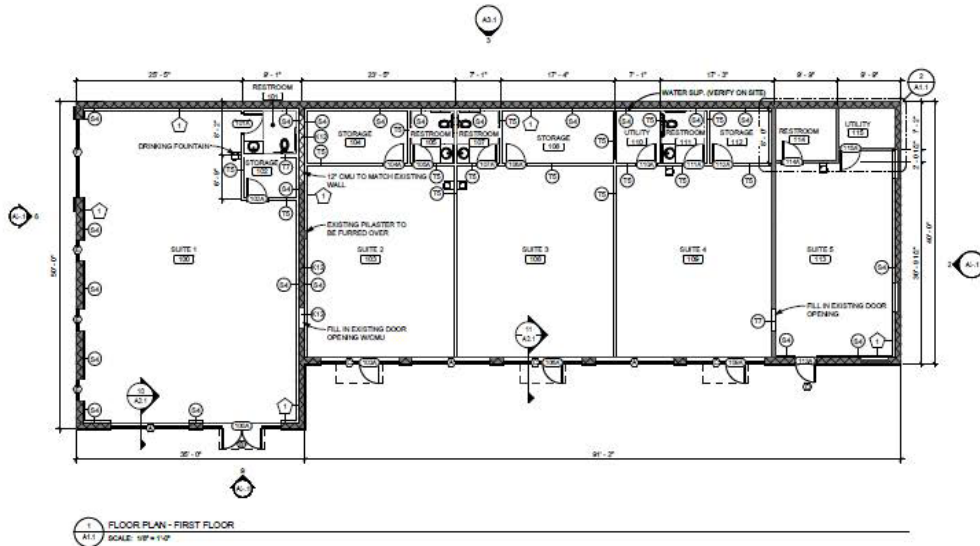


- TYPE 'S' PARTITION SERIES:**
 WOOD STUD W/ GYP SHEATHING 1 SIDE
- 24 2x4 STUDS (4 3/4" THICK)
 - 26 2x6 STUDS (6 1/4" THICK)
- WALL ASSEMBLY**
- 5/8" GYPSUM BOARD
 - WOOD STUDS @ 16" O.C. (VARIES; SEE PLAN)
 - INSULATION (FILL DEPTH)

- TYPE 'T' PARTITION SERIES:**
 WOOD STUD W/ GYP SHEATHING BOTH SIDES
- 24 2x4 STUDS (4 3/4" THICK)
 - 26 2x6 STUDS (6 1/4" THICK)
 - 28 2x8 STUDS (8 1/2" THICK)
- WALL ASSEMBLY**
- 5/8" GYPSUM BOARD
 - WOOD STUDS @ 16" O.C. (VARIES; SEE PLAN)
 - INSULATION (FILL DEPTH)
 - 5/8" GYPSUM BOARD

- TYPE 'M' PARTITION SERIES:**
 CONCRETE MASONRY UNITS (CMU) WALLS
- 8" CMU (8 5/8" THICK)
 - 10" CMU (10 5/8" THICK)
 - 12" CMU (12 5/8" THICK)
 - 14" CMU (14 5/8" THICK)
- WALL ASSEMBLY**
- CONCRETE MASONRY UNITS (VARIES; SEE PLAN)

3 WALL TYPES
SCALE: 3/8" = 1'-0"



400 ASH AVE N.
 MAYER, MN 55360

REVISIONS

PROJECT # 23-0894A
 DATE 3/28/24
 DRAWN BY AK
 CHECKED BY TA

SHEET TITLE
FLOOR PLAN

SHEET
A1.1

Exhibit E – Floor Plan #2 Dated February 28, 2024

TRAVEL DISTANCE	
PART 1	80' - 0"
PART 2	50' - 0"

CODE LEGEND	
---	1 HOUR FIRE RATED PARTITION
⊗	EXIT

CODE REVIEW

400 Ash Avenue North
 Design Codes:
 2020 Minnesota Building Code
 2024 Minnesota Energy Code
 2020 Minnesota Accessibility Code
 2022 Minnesota Mechanical and Fuel Gas Code
 2020 Minnesota Plumbing Code
 2020 Minnesota Fire Code
 2020 Minnesota Electrical Code

BLINDING AREA
 Group M Occupancy
 Type II-B Construction
 Non-Sprinkled
 Allowable Area from Table 506.2
 Occupancy Group M = 12,000 SF
 Actual Area
 Occupancy Group M = 4,870 SF
 Allowable height from Table 504.3
 22 Feet (Non-sprinkled)
 Actual height
 Approximately 17'-0"
 Allowable Number of Stories from Table 504.4
 Occupancy Group M = 2 Stories (Non-sprinkled)
 Actual Number of Stories
 1 Story

SEPARATION OF OCCUPANCIES
 Separation between occupancies will be in accordance with Required separation in Table 202.4
 1. Separation between M occupancies = No separation is required for Non-sprinkled facilities.

FIRE PROTECTION
 An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exist:
 1. A Group M the area exceeds 12,000 square feet.
 2. A Group M the area is located more than three stories above grade plane.
 3. The combined area of all Group M the areas on all floors, including any mezzanines, exceeds 24,000 square feet.
 4. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet.
 None of these conditions exist, therefore, an automatic fire sprinkling system is not required.

FIRE RESISTANCE RATINGS
 The Table 601 - primary structural frame and exterior bearing walls do not require a fire resistance rating in a Type II-B facility.
 The Section 704, the tenant separation walls shall be constructed as a one-hour rated fire partition.

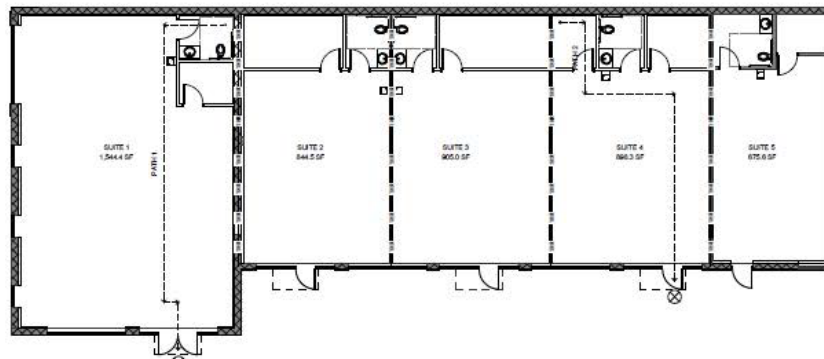
EXITS
 The Table 1006.2.1, the Group M occupancies will require only one exit since the occupant load is less than 49 in each space.

COMMON PATH OF EGRESS TRAVEL
 The Table 1006.2.1, the Group M occupancies require a maximum length of the common path of egress travel of 75 feet.

EXIT ACCESS TRAVEL DISTANCE
 The Table 1017.2, the maximum length for exit access travel is 200 feet.

OCCUPANT LOAD
 Retail Space Suite 1 - Occupancy Group M = 1,540 SF
 Occupant load factor = 60 gross
 1,540/60 gross = 25.75 occupants or 26 occupants
 Retail Space Suite 2 - Occupancy Group M = 845 SF
 Occupant load factor = 60 gross
 845/60 gross = 14.09 occupants or 15 occupants
 Retail Space Suite 3 - Occupancy Group M = 905 SF
 Occupant load factor = 60 gross
 905/60 gross = 15.08 occupants or 16 occupants
 Retail Space Suite 4 - Occupancy Group M = 893 SF
 Occupant load factor = 60 gross
 893/60 gross = 14.89 occupants or 15 occupants
 Retail Space Suite 5 - Occupancy Group M = 679 SF
 Occupant load factor = 60 gross
 679/60 gross = 11.32 occupants or 12 occupants

PLUMBING FACILITIES
 Mercantile
 Per Article 3002.2 Separate facilities. Exception #3
 Where plumbing fixtures are required, separate facilities shall be provided for each sex.
 Exception:
 3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or less.
 A Drinking Fountain is required for each 1000 occupants.
 1 drinking fountain required.
 1 drinking fountain provided.



ARCHITECT OF RECORD
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 300 Jackson Road, Suite 200, Minneapolis, MN 55427
 T: 612.332.1155

CONSULTANT
 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.
 Dawn Hobbie
 Dennis G. Hobbie, AIA
 Date: 2/28/24, Reg. No. 4206

QUAAS BUILDING EXTERIOR CONCEPTS

400 ASH AVE N. MAYER, MN 55360

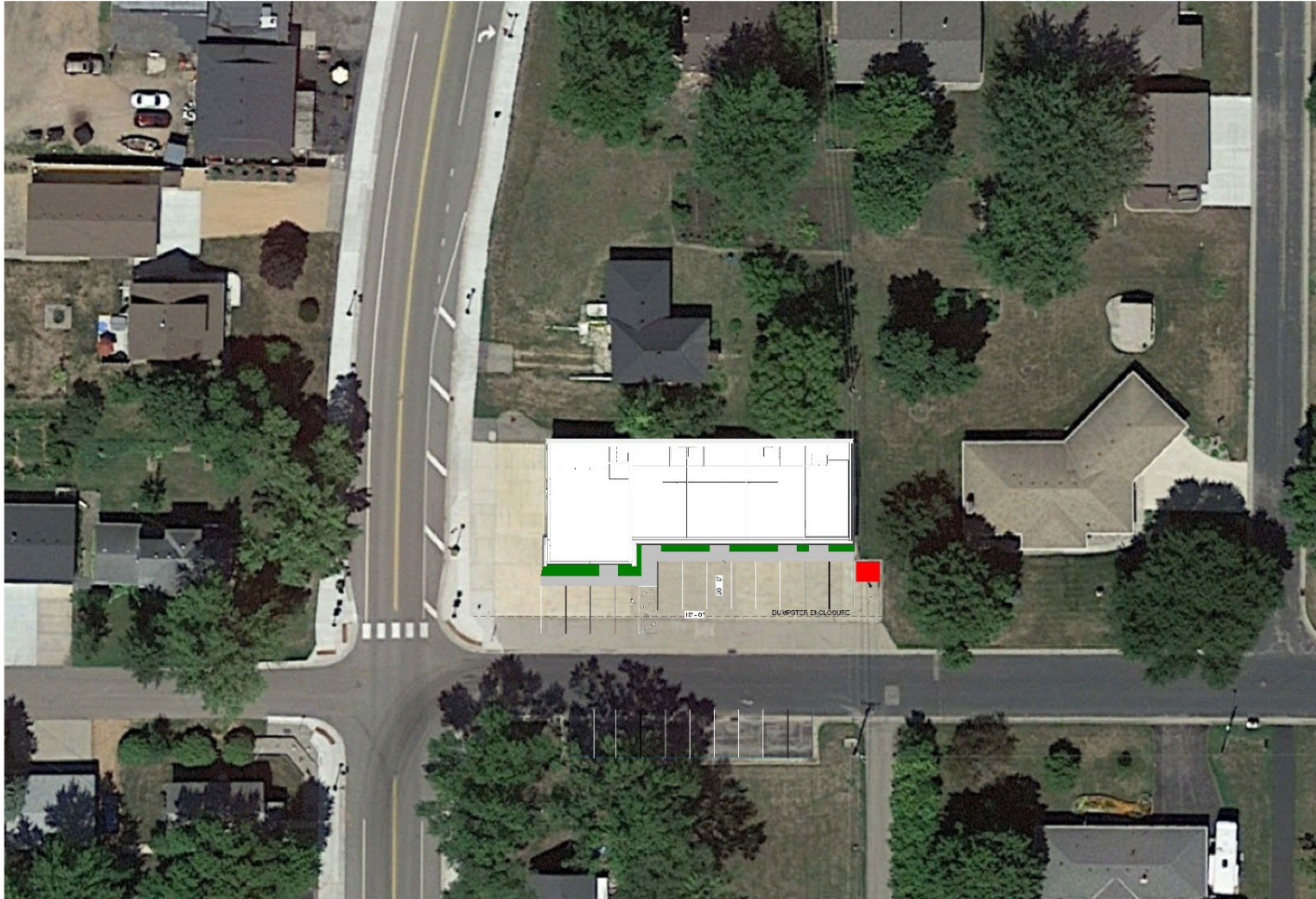
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PROJECT # 23-0830A
 DATE 2/28/24
 DRAWN BY AK
 CHECKED BY TA
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SHEET TITLE
CODE PLAN

SHEET
T1.2

Exhibit F – Off-street Parking Layout Dated March 1, 2024



ARCHITECTURAL SITE PLAN
SCALE: 1" = 20' 0"

ARCHITECT OF RECORD
OLESON + HOBBIE ARCHITECTS
100 W. OLANDELL S. 100 M
ARCHITECTS • INTERIORS • LANDSCAPE ARCHITECTS
330 Jackson Road, Suite 202, The Wood, MN 55391
P: 952.265.1188

CONSULTANT

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.

Dominic Hobbie
Dominic G. Hobbie, AIA
Date: 3/1/24 Reg. No. 51221

QUAAS BUILDING EXTERIOR CONCEPTS

**400 ASH AVE N.
MAYER, MN 55360**

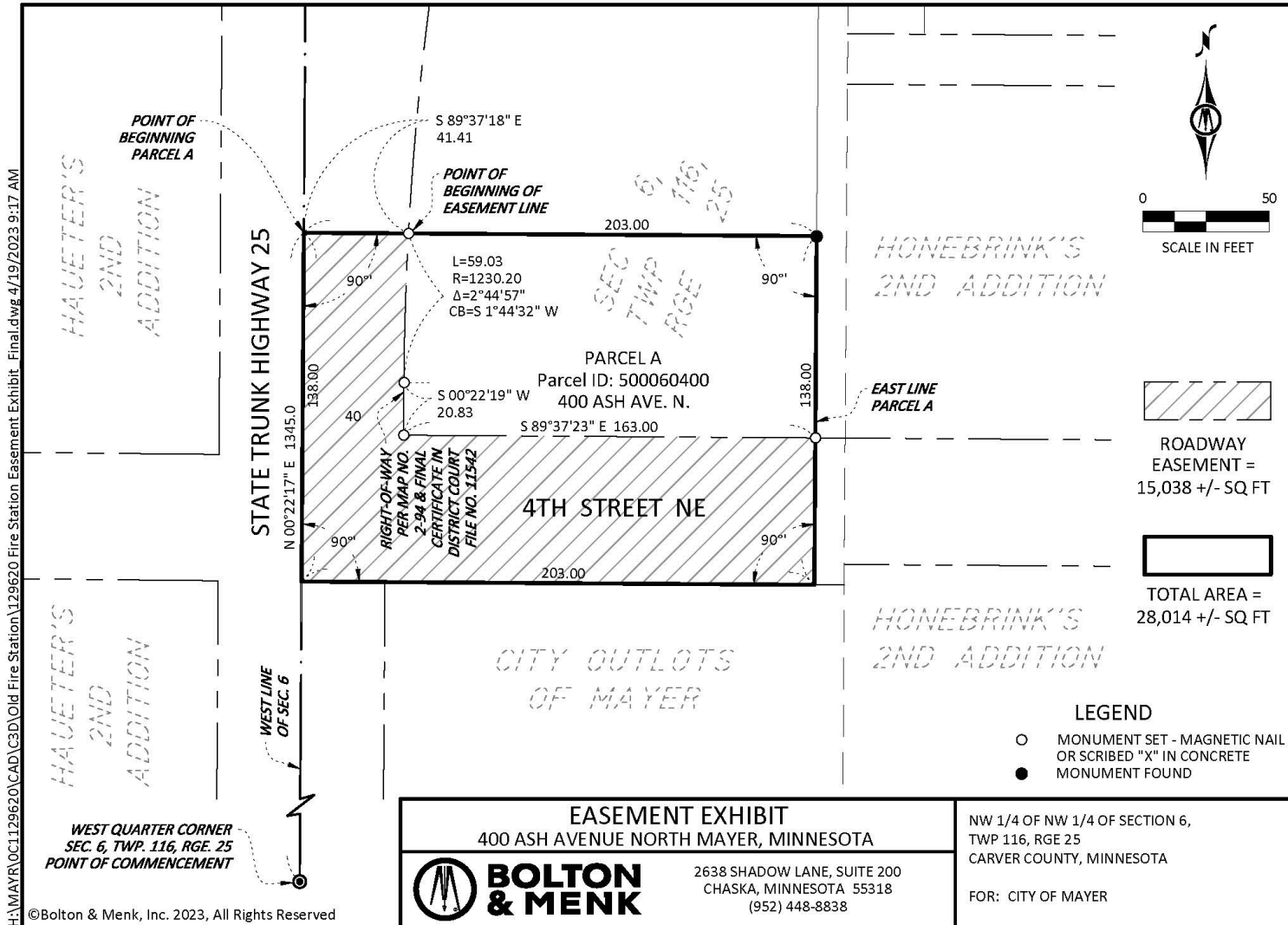
REVISIONS: XX

PROJECT # 23-0606A
DATE 3/1/24
DRAWN BY AK
CHECKED BY TH
OF OLESON+HOBBIE ARCHITECTS, LLC

SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET
AS1.1

Exhibit G – Roadway Easement Survey Dated April 19, 2023



JOB NUMBER: OC1.129620

FIELD BOOK:

DRAWN BY: ARK