

CITY OF MINNETRISTA



CITY COUNCIL CONSENT AGENDA ITEM

Subject: Application from Doug and Ann Segner for an amendment to an existing conditional use permit at 8230 Highway 7.

Prepared By: Nickolas Olson, Senior City Planner
Through: David Abel, Community Development Director

Meeting Date: July 20, 2026

Overview: Doug and Ann Segner (the “Applicants”) have made an application for an amendment to an existing conditional use permit to allow for the sale of preassembled storage sheds at 8230 Highway 7; C-2: Highway Service Business Zoning District; PID# 32-117-24-13-0004 (the “Property”).

Background: It is the intent of the city in establishing general and specific criteria for conditional uses that such uses, by subject to careful evaluation to ensure that their location, size, and design, are consistent with the standards, purposes, and procedures of the city code and the comprehensive plan. The city may also consider whether the proposed use complies or is likely to comply in the future with all standards and requirements set out in other regulations or ordinances of the city or other governmental bodies having jurisdiction over the city.

The city may grant conditional use permits when such permits are authorized by this section and may impose conditions and safeguards on such permits to protect the health, safety and welfare of the community and assure harmony with the comprehensive plan of the city.

The Applicants were initially approved of a conditional use permit back in 1987 to have a car sale lot on the Property. The approval has been amended twice, once in 1989 and again in 2001. The approval resolutions have been attached to this staff report for review. The Applicants are seeking to again amend the approval to allow for the sale of preassembled storage sheds in addition to cars. In addition to reviewing the previous resolutions, the Applicants have provided a written description of their proposal and included a site plan.

Discussion: When acting upon an application for a conditional use permit, both new and amendments, the city will consider the effect of the proposed use upon the health, safety, and general welfare of the city. When considering the effect, the city should look at the following:

- (1) The factors of noise, glare, odor, electrical interference, vibration, dust, and other nuisances; fire and safety hazards; existing and anticipated traffic conditions; parking facilities on adjacent streets and land.**

Mission Statement:

The City of Minnetrista will deliver quality services in a cost effective and innovative manner and provide opportunities for a high quality of life while protecting natural resources and maintaining a rural character.

- (2) The effect on surrounding properties, including valuation, aesthetics and scenic views, land uses, character and integrity of the neighborhood.
- (3) Consistency with the city's comprehensive plan; impact on governmental facilities and services, including roads, sanitary sewer, water and police and fire.
- (4) The effect on sensitive environmental features including lakes, surface and underground water supply and quality, wetlands, slopes, flood plains and soils.
- (5) Any other factors as found relevant by the city.

The Applicants have had a car lot on the Property since 1987. The proposed amendment to include the sale of preassembled storage sheds is not likely to change nature of the use nor its impact on the surrounding land uses as long as the number of items sold remains limited. There are no significant improvements proposed to the site with this request and the use does not present any discernable impacts on governmental services or facilities.

Neighborhood Comments: Notices were sent out to all property owners within 500 feet of the subject property. To date, staff have not spoken nor received any written comments/concerns regarding this request.

Planning Commission Recommendation: The Applicants' request was presented to the Planning Commission at their June 22, 2026 meeting. At the meeting, the Planning Commission held the required public hearing. No one besides the Applicants were present to speak. After reviewing the request and hearing no testimony at the public hearing, the Planning Commission made a motion to recommend the City Council approve the requested conditional use permit amendment. Motion passed 7-0. Absent: Hussain and Rognli.

Conclusion: The City Council should review the staff report and the recommendation of the Planning Commission. After review, the City Council should consider the entire record before it prior to making a motion. Along with making a motion, findings of fact should be established which support the motion. Findings of fact based on the information submitted by the Applicants may be as follows:

1. The proposed sale of preassembled storage sheds is similar to the existing use of car sales, which is allowed by Conditional Use Permit in the C-2 Highway Service Business Zoning District;
2. The proposed use does not have an effect of upon the health, safety, and general welfare of the city regarding the factors of noise, glare, odor, electrical interferences, vibration, dust, or other nuisances;
3. The proposed use does not pose any discernable fire or safety hazards;
4. The proposed use does not change existing or anticipated traffic conditions or parking facilities on adjacent streets and land;

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5. The proposed use does not have an effect on surrounding properties, including valuation, aesthetics and scenic views, land uses, or character and integrity of the neighborhood;
6. The proposed use does not have any added impact on governmental facilities or services, including roads, sanitary sewer, water and police and fire;
7. The proposed use does not have an effect on sensitive environmental features including lakes, surface and underground water supply and quality, wetlands, slopes, flood plains, or soils; and
8. The request is consistent with the Minnetrista Comprehensive Plan.

Recommended Action: Motion to adopt a resolution approving the requested conditional use permit amendment to allow for the sale of preassembled storage sheds at 8230 Highway 7, based on the findings of fact outlined in the staff report and subject to the following conditions:

1. No more than 20 cars or sheds shall be displayed on the Property at any one time, unless this conditional use permit is amended to stipulate more or less;
2. The conditions of Resolution No. 99-87, Resolution No. 8-89, and Resolution No. 06-01 shall remain in effect unless superseded by this resolution;
3. The Applicants shall obtain all necessary permits and approvals from the City and other applicable entities with jurisdiction prior to any construction;
4. The Applicants shall be responsible for all fees incurred by the city in review of this application;
5. The City may inspect the property, at any time, for the purpose of ensuring the conditions of the Conditional Use Permit are being met;
6. The City Council reserves the right to review and revoke the CUP upon violation of any term or condition; and
7. Any other conditions deemed necessary by the City Council.

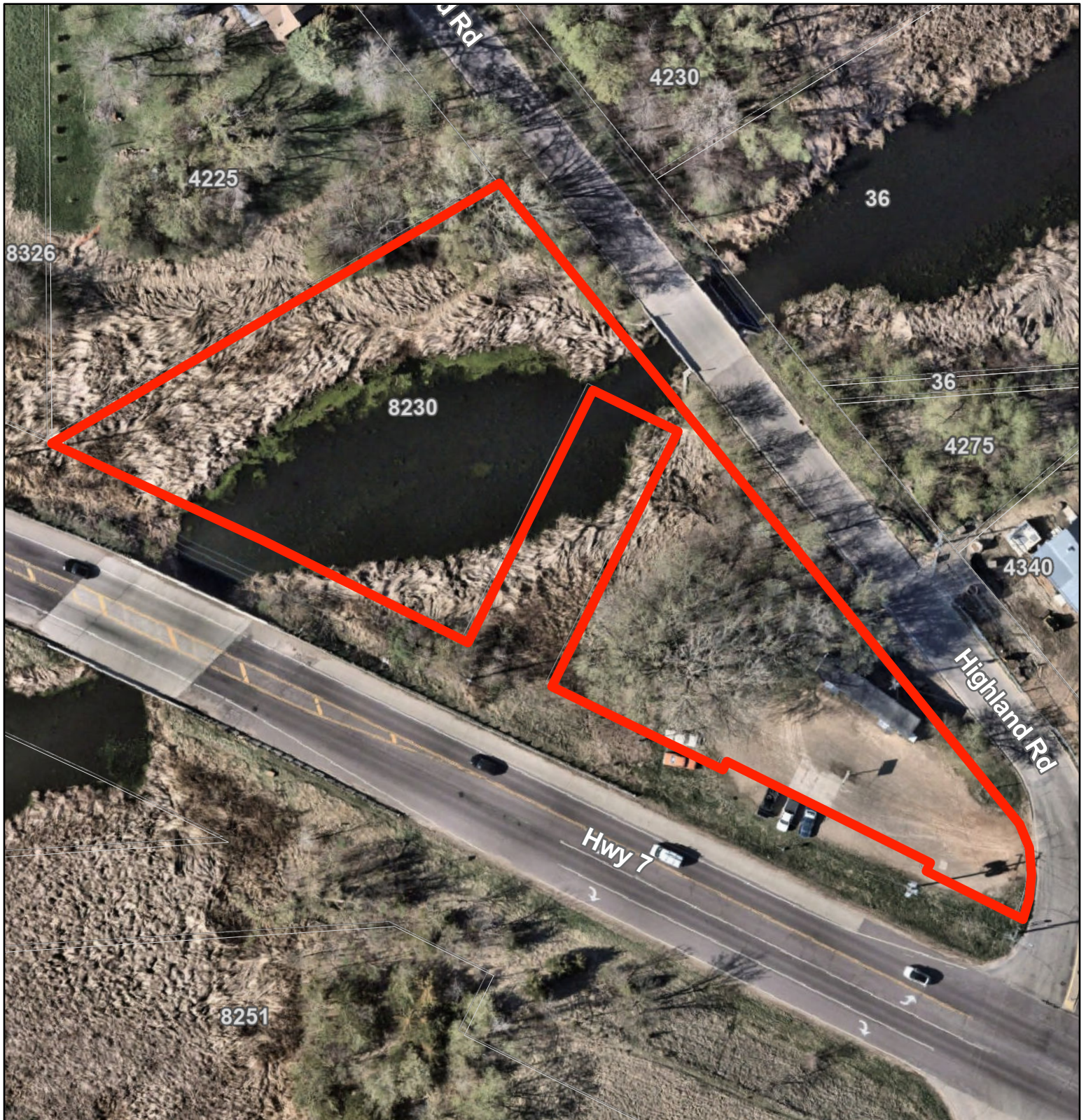
Attachments:

1. Location Map
2. Applicants' Narrative
3. Site Plan
4. Resolution No. 99-87
5. Resolution No. 8-89
6. Resolution No. 06-01
7. Res. No.77-26 Approving Amendment to CUP at 8230 Highway 7

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8230 Highway 7



1 in = 100 Ft

-  City Boundary
-  Address Labels
-  Parcels



Site Plan Proposal for Minnetonka Sheds (Authorized Dealer of Old Hickory Sheds) – Amendment to existing conditional use permit
8230 Highway 7
Minnetrista MN

Main Contact Person (tenant):

Tali Stromgren
Minnetonka Sheds
Authorized Dealer of Old Hickory Sheds
5575 Shorewood Lane
Shorewood MN 55331
612.916.4935
talistromgren@gmail.com

Property Owner :

Doug Segner
423 Lafayette
Excelsior MN 55331
952.250.4784

Property Owner 2:

Ann Segner
Same address as Doug

- **Display Area:** Minnetonka Sheds would be using approximately 4000 sq. ft of the site on the east side closest to Highland Road, sharing with current used auto lot tenant.
- **History:** Currently being used as a used auto lot with a handful of vehicles. Prior history as a car lot for St Bonifacius Ford with a brick and mortar building.
- **Proposed Use:** Outdoor Sales and display lot for licensed Minnetonka Sheds – authorized dealer of Old Hickory Buildings and Sheds. The site is intended for customer walk-through traffic and display of portable, prebuilt storage sheds/backyard structures.
 - (1) Display Area approx. 4000 sq ft
 - (2) Location: Right half of existing diagram near roadway frontage (ROW and step back guidelines will be adhered to)
 - (3) Surface: Existing gravel display surface
 - (4) Landscaping: Minimal landscaping proposed to maintain clean visibility from roadway and simplify snow removal and maintenance.

- **Proposed Shed Layout:** A total of 8-10 on average Old Hickory Display sheds will be positioned on the gravel display area.
 1. Front row - 1 row of approx. 4-5 sheds positioned parallel to roadway frontage sizes will vary throughout the season ranging anywhere from 8x10 to approx. 10x20 on average.
 2. Rear row – approx. 4-5 sheds positioned behind the front row at the back of the lot
 3. Will be aesthetically pleasing
- **Internal Traffic Flow** A central gravel drive aisle will run between the front and rear display rows allowing for access to the auto sales section on the west part of the lot as well.
 1. **Drive Aise Width to allow:**
 - (a) Customer vehicle circulation
 - (b) Shed Delivery Access for truck / forklift access
 - (c) Emergency and maintenance access
- **Setbacks and Access**
 1. Existing access point from roadway to remain in use
 2. All structures to remain temporary portable display units
 3. Display units positioned to maintain visibility from road while allowing adequate customer walk-through space
- **Landscaping**
 1. Minimal landscaping improvements proposed including:
 - (a) Existing natural contours and vegetation largely preserved
 - (b) Mulch around center sign that I will also have straightened out. Possible mulch and perennials possibly annuals and/or wildflowers at entrance – plan to make aesthetically pleasing.
 - (c) Weeding, mowing of the ditch and surrounding the lot of my area.
- **Lighting and Utilities**
 - (a) No permanent water or sewer proposed
 - (b) Minimal exterior lighting if required for security and evening visibility
 - (c) Temporary electric turn on from post may be added for demo purposes
- **Purpose of Site:** This site is intended to showcase Old Hickory portable buildings including:
 - (a) Storage sheds
 - (b) Garden sheds
 - (c) Utility buildings
 - (d) Workshop structures
 - (e) Backyard lifestyle buildings
- **Signage**
 1. Fix and straighten existing sign pole and add an Old Hickory Sign eventually.
 2. Signage throughout the display area may include:

- (a) Shed model identification signs
- (b) Promotional banners or temporary sales signage mounted on select display buildings and right of way
- (c) All signage to remain outside roadway easements and clear vision triangles
- (d) Placement designed to avoid obstruction of traffic sight lines

Aesthetic & Design Intent:

- The signage package is intended to complement the rustic and outdoor character of the Old Hickory brand while maintaining a clean and professional, inviting appearance.

- **Hours of Operation**

- (a) Outdoor visibility 24 hours a day
- (b) Customer walk through access from dusk until dawn every day of the week
 - (i) Occasional after-hours customer viewing may occur due to the outdoor display nature of the business.

- **Natural Area Preservation**

- (a) No changes to existing tree lines, wooded areas, wetlands
- (b) The project does not involve foundations, excavation or any land disturbance
- (c) Landscaping improvements are intentionally minimal to preserve the existing character of the site and reduce environmental impact.

- **Noise and Traffic Impact**

- (a) Shed deliveries and removal will occur periodically – standard commercial already typical for commercial properties.

- **Effect on Neighboring Businesses**

- (a) Intended to improve the visual appearance of the site through organized display placement
- (b) The use is expected to generate complementary traffic without negatively affecting neighboring communities and even bring them more business.
- (c) Portable display buildings are aesthetically designed and consistent with outdoor display environments commonly found in commercial corridors.

- **Overall Compatibility:** The proposed Old Hickory display lot represents a low-impact commercial use that preserves the existing character of the property while providing an attractive and organized display with minimal effect on surrounding natural areas and neighboring businesses.

The layout is designed to maximize roadside visibility, customer accessibility and efficient use of the existing gravel surface while minimizing site disturbance.

RESOLUTION NO. 99-87

RESOLUTION APPROVING CONDITIONAL USE PERMIT
FOR DOUGLAS SEGNER

WHEREAS, the City of Minnetrista is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, the City Council of the City of Minnetrista has adopted land use regulations, as per Ordinance No. 49, to promote the proper utilization of land within the city; and

WHEREAS, Douglas Segner has made application to the City of Minnetrista for a conditional use permit to allow him to operate a car sales lot on property legally described as:

That part of the Northeast Quarter of Section 32, Township 117 North, Range 24 West of the 5th Principal Meridian, lying Southeasterly of a line bearing North 60 degrees 07 minutes East from a point in West line of said Northeast quarter distant 36 rods North, measured along said west line, from the center of said Section 32 and included within the westerly right of way line of the Chaska-Greenwood Road (Highland Road) and the northeasterly right of way line of State Highway #7; and

WHEREAS, the Minnetrista City Council and Planning Commission have reviewed the application for a conditional use permit as submitted by Douglas Segner, and have made the following findings:

1) The applicant has submitted all information required by the city.

2) Douglas Segner applied for a rezoning of the subject property from A-Agriculture to C-2 Highway Service Business District. The rezoning request was conditionally approved per Resolution No. 69-87. One condition of that resolution was that another resolution would have to be adopted by the city council granting a Conditional Use Permit prior to initiation of an ordinance amendment effectuating the rezoning to C-2.

3) Car sales lots are conditionally permitted in the C-2 Highway Service Business District.

4) The applicant plans to use the property to display 10 to 15 new and used cars. No car sales office will be located on the premises. Rather, a rented business sign shall direct customers to the St. Boni Ford office in St. Bonifacius.

5) The applicant proposes to remove the hazardous building on the property within 90 days of the issuance of a conditional use permit.

6) No lighting, paving of the gravel lot or landscaping are proposed, nor will they be permitted without an amendment to this conditional use permit.

7) Ingress and egress are proposed to remain as they are now. There is one driveway on State Highway #7 and one on Highland Road. Due to an embankment along Highland Road, visibility is extremely poor to the northwest. Any egress onto Highland Road would be a traffic hazard. The applicant proposes to regrade the embankment to provide safe egress.

8) A portion of the existing gravel lot is located on the State Highway right of way easement. A district right of way engineer for the Minnesota Department of Transportation has stated that the portion of the lot which encroaches upon the easement may not be used for parking or storing vehicles. Further, without a permit from the state, the gravel portion of the lot may not even be used for traffic circulation purposes.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Minnetrista hereby approves the conditional use permit, as requested by Douglas Segner, based on the findings of fact outlined above, with the following conditions:

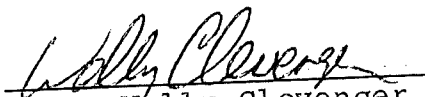
1) The State Highway right of way easement may not be used for parking or displaying cars, nor may it be used for traffic circulation unless a permit is issued by the state for that specific purpose.

2) Until egress visibility is improved to the satisfaction of the city engineer, a "NO EXIT" sign shall be installed by the Highland Road driveway. The cost of this sign shall be the responsibility of the applicant.

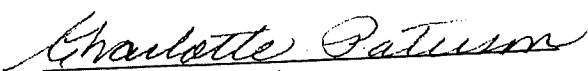
3) The conditional use permit shall be valid for 12 months only, after which time the egress visibility on Highland Road must have been improved to the satisfaction of the city engineer, or a new application shall be submitted. If all conditions of this permit are satisfied, egress visibility is improved on Highland Road to the satisfaction of the city engineer, and no requests have been filed with the city for conditional use permit review, then the conditional use permit shall automatically be renewed for one year.

- 4) The existing building, which is hazardous, shall be removed within 90 days of the issuance of this permit.
- 5) No more than 15 cars may be displayed on the lot at any one time, unless this conditional use permit is amended to stipulate more or less.
- 6) This resolution shall conditionally permit one rented business sign on the property for a period of no more than 12 months from the adoption date of this resolution. After which time, Douglas Segner shall submit a conditional sign permit application for a permanent business sign, or shall submit an application for a one year temporary conditional sign permit.
- 7) The rented sign which this conditional use permit allows may be no greater than 50 square feet in area, and shall be located no closer than 10 feet from any property line.

This resolution was adopted by the City Council of the City of Minnetrista on the 21st day of September, 1987, by a vote of 5 Ayes and 0 Nays.


Mayor Wally Clevenger

ATTEST:


Charlotte Paterson
Administrator/Clerk

(Seal)

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Resolution No 99-87
Segner C.U.P.

The undersigned, as applicant for a conditional use permit, has read and understood the provisions of the above resolution and agrees to be bound by the terms of it.


Douglas Segner

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

On this 30th day of September, 1987, before me, a Notary Public within and for said County, personally appeared Douglas Segner, known to me to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Michael J. Segner
Notary Public
MICHAEL J. SEGNER
NOTARY PUBLIC — MINNESOTA
HENNEPIN COUNTY
My commission expires 4-15-93

This Instrument was Drafted By:

City of Minnetrista
7701 County Road 110 West
Minnetrista, Minnesota 55364-9552

RESOLUTION NO. 8-89

RESOLUTION AFFIRMING AND REVISING
RESOLUTION NO. 99-87
CONCERNING A CONDITIONAL USE PERMIT
FOR DOUGLAS SEGNER

WHEREAS, the City of Minnetrista is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, the City Council has adopted zoning regulations, as Chapter 23 of the City Code, to promote the proper utilization of land and structures within the City; and

WHEREAS, Douglas Segner was issued a Conditional Use Permit pursuant to Resolution No. 99-87 to allow him to operate a car sales lot on property legally described as:

That part of the Northeast Quarter of Section 32, Township 117 North, Range 24 West of the 5th Principal Meridian, lying Southeasterly of a line bearing North 60 degrees 07 minutes East from a point in West line of said Northeast Quarter distant 36 rods North, measured along said west line, from the center of said Section 32 and included within the Westerly right of way line of the Chaska-Greenwood Road (Highland Road) and the Northeasterly right of way line of State Highway #7; and

WHEREAS, the City Council has reviewed the Conditional Use Permit, as requested by the Planning Commission, and has made the following findings of fact:

1. The applicant has submitted all information required by the City.

2. Resolution No. 99-87, adopted by the City Council on 9/21/87, approved a Conditional Use Permit for the applicant's car sales lot on the subject property.

3. The Minnetrista Planning Commission requested review of the Conditional Use Permit to determine whether all conditions of Resolution No. 99-87 were being complied with.

4. During the course of the review, all conditions of Resolution No. 99-87 were complied with.

5. A Temporary Conditional Sign Permit has been issued by the City, pursuant to Resolution No. 7-89, to allow two temporary business signs.

6. The embankment which obscured motorist vision at the access to Highland Road has been removed to allow clear visibility.

7. The hazardous building which was on the lot has been removed.

8. The applicant has proposed to have Northern States Power Company install a total of three 400 watt directional safety lights on two existing power poles.

9. Given the improvements to the property, 20 cars are now possible on the lot, rather than the 15 allowed by Resolution No. 99-87.

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby affirms Resolution No. 99-87 and revised it according to the findings of fact above, with the following conditions:

1. This resolution shall be filed with the Hennepin County Recorder's Office or the Hennepin County Registrar of Title's Office.

2. This resolution shall be valid for one year from date of adoption, and shall be reviewed thereafter by City Staff. If all conditions are complied with the Conditional Use Permit shall be automatically renewed each year unless objections or complaints are received from neighboring property owners or City Council or City Staff requests reviewal of it.

3. The State Highway right of way easement may not be used for parking or displaying cars, nor may it be used for traffic circulation, unless a permit is issued by the state for that specific purpose.

4. No more than 20 cars may be displayed on the lot at any one time, unless this Conditional Use Permit is amended to stipulate more or less.

5. Storage of snow may not occur on the eastern portion of the property. This would obscure visibility of traffic on Highland Road for motorists exiting from this side of the lot.

6. Three security light shall be installed for protection of the property.

7. The applicant shall submit a letter from the Minnesota Department of Transportation allowing Northern States Power Company to install a security light on the power pole within their right of way. It such letter is not received, the number of security lights to be installed may have to be reduced.

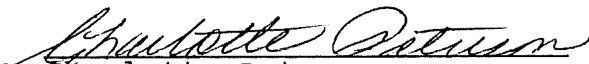
8. The applicant shall submit a letter explaining the title problems associated with the property, and when they will most likely be cleared up.

This resolution was adopted by the City Council on the 18th day of January, 1989, by a vote of 5 Ayes and 0 Nays.



Mayor Wally Clevenger

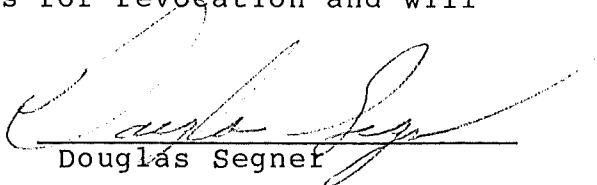
ATTEST:



Charlotte Paterson
Clerk/Administrator

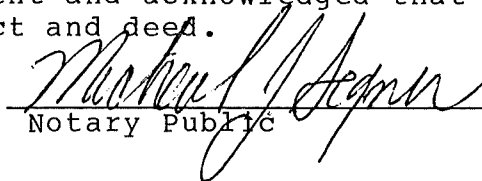
(Seal)

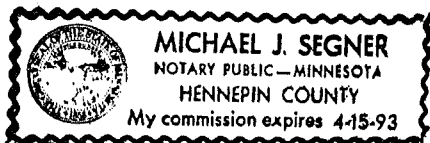
. The undersigned, as applicant for a conditional use permit, has read and understood the provisions of the above resolution and agrees to be bound by the terms of it. The applicant further understands that any violation of the terms of this resolution will be grounds for revocation and will constitute a misdemeanor.


Douglas Segner

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

On this 26th day of JANUARY, 1989, before me, a Notary Public within and for said County, personally appeared Douglas Segner, known to me to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.


Notary Public



This Instrument was Drafted By:

City of Minnetrista
7701 County Road 110 West
Minnetrista, Minnesota 55364-9552

**A RESOLUTION APPROVING AN AMENDED CONDITIONAL USE PERMIT
FOR ST. BONI FORD TO ALLOW A TEMPORARY STRUCTURE TO BE USED AS A
CAR SALES OFFICE AT 8320 STATE HIGHWAY 7**

WHEREAS, the City of Minnetrista is a municipal corporation, organized and existing under the laws of the State of Minnesota; and

WHEREAS, the City of Minnetrista has adopted zoning regulations per Chapter 23, which allows conditional use permits; and

WHEREAS, St. Boni Ford, has submitted an application to amend an existing conditional use permit to allow a temporary structure to be used as a car sales office on property described by the following Property Identification Number:

32-117-24-13-0004, Hennepin County, Minnesota, as described:

THAT PART OF NE 1/4 LYING SELY OF A LINE BEARING N 60 DEG 07 MIN E FROM A PT IN W LINE OF SAID NE 1/4 DIS 36 RODS N FROM SW COR THEREOF

WHEREAS, the City's Planning Commission held a public hearing on the request for CUP amendment at its October 23, 2000, meeting, and by the City Council at its December 4, 2000, December 18, 2000, and January 8, 2001 meetings;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Minnetrista hereby approves the following findings of fact:

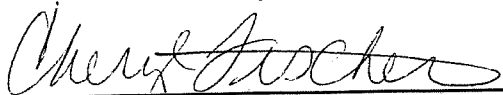
1. The subject property is in the C2 - District.
2. The subject property is owned by Douglas Segner.
3. The proposed structure to be used as a car sales office is a conditionally permitted use in the C2 - District.
4. The City Council finds that the proposal satisfies the criteria set forth in Section 23-98 of the Minnetrista City Code.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Minnetrista hereby grants the requested amended conditional use permit subject to the following conditions:

1. A detailed development plan meeting all applicable setbacks, landscaping and zoning standards and specifications shall be submitted and reviewed by the City prior to issuance of building permit.
2. A sanitary sewer system meeting all applicable building standards and codes (Uniform Building Code) shall be provided.
3. This item shall be reviewed by City Council in June, 2002.

4. All prior conditions, limitations, approvals and resolutions shall be maintained and adhered to.

This resolution was adopted by the City Council of the City of Minnetrista on the 22nd day of January, 2001, by a vote of 5 Ayes and 0 Nays.



Mayor Cheryl Fischer

ATTEST



Tim Cruikshank
Administrator/Clerk

(SEAL)

RESOLUTION NO. 77-26

CITY OF MINNETRISTA

**RESOLUTION APPROVING A GUEST HOME CONDITIONAL USE PERMIT
AMENDMENT FOR DOUG AND ANN SEGNER AT 8230 HIGHWAY 7**

WHEREAS, the City of Minnetrista (the “City”) is a municipal corporation, organized and existing under the laws of the State of Minnesota; and

WHEREAS, the City Council of the City of Minnetrista has adopted zoning and subdivision regulations, per Chapter 5 of the Municipal Code, to promote the orderly, economic and safe development and utilization of land within the city; and

WHEREAS, Doug and Ann Segner (the “Applicants”) have made an application for a conditional use permit amendment at 8230 Highway 7 (the “Property”) and which is legally described on Exhibit A attached hereto; and

WHEREAS, on June 22, 2026, the Minnetrista Planning Commission considered the requested conditional use permit amendment, held a public hearing and, after consideration of the entire record before it, voted 7-0 in favor of recommending approval of the requested conditional use permit amendment; and

WHEREAS, the Minnetrista City Council has reviewed the application, as submitted, and has made the following findings of fact:

1. The proposed sale of preassembled storage sheds is similar to the existing use of car sales, which is allowed by Conditional Use Permit in the C-2 Highway Service Business Zoning District;
2. The proposed use does not have an effect of upon the health, safety, and general welfare of the city regarding the factors of noise, glare, odor, electrical interferences, vibration, dust, or other nuisances;
3. The proposed use does not pose any discernable fire or safety hazards;
4. The proposed use does not change existing or anticipated traffic conditions or parking facilities on adjacent streets and land;
5. The proposed use does not have an effect on surrounding properties, including valuation, aesthetics and scenic views, land uses, or character and integrity of the neighborhood;
6. The proposed use does not have any added impact on governmental facilities or services, including roads, sanitary sewer, water and police and fire;
7. The proposed use does not have an effect on sensitive environmental features including lakes, surface and underground water supply and quality, wetlands, slopes, flood plains, or soils; and
8. The request is consistent with the Minnetrista Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Minnetrista hereby approves the requested conditional use permit amendment at the property generally located at 8230 Highway 7, subject to the following conditions:

1. No more than 20 cars or sheds shall be displayed on the Property at any one time, unless this conditional use permit is amended to stipulate more or less;
2. The conditions of Resolution No. 99-87, Resolution No. 8-89, and Resolution No. 06-01 shall remain in effect unless superseded by this resolution;
3. The Applicants shall obtain all necessary permits and approvals from the City and other applicable entities with jurisdiction prior to any construction;
4. The Applicants shall be responsible for all fees incurred by the city in review of this application;
5. The City may inspect the property, at any time, for the purpose of ensuring the conditions of the Conditional Use Permit are being met; and
The City Council reserves the right to review and revoke the CUP upon violation of any term or condition.

This resolution was adopted by the City Council of the City of Minnetrista on the 20th day of July, 2026 by a vote of ____ Ayes and ____ Nays.

Lisa Whalen, Mayor

ATTEST:

Ann Meyerhoff, City Clerk

EXHIBIT A

Legal Description of 8230 Highway 7:

That part of the Northeast Quarter of Section 32, Township 117 North, Range 24 West of the 5th Principal Meridian, lying Southeasterly of a line bearing North 60 degrees 07 minutes East from a point in West line of said Northeast quarter distant 36 rods North, measured along said west line, from the center of said Section 32 and included within the westerly right of way line of the Chaska-Greenwood Road (Highland Road) and the northeasterly right of way line of State Highway #7.