

CITY OF MINNETRISTA



CITY COUNCIL CONSENT AGENDA ITEM

Subject: Application from Jeremy & Jessica Graves for an interim use permit amendment and a conditional use permit at 6900 County Road 110W.

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

Meeting Date: July 20, 2026

Overview: Jeremy & Jessica Graves (the “Applicants”) have made an application for an interim use permit amendment and a conditional use permit to add a weightroom facility onto the existing baseball training facility at 6900 County Road 110W; SDD – Staged Development District; PID# 22-117-24-34-0001 (the “Property”).

Background: It is the intent of the city in establishing general and specific criteria for interim 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 interim use permits or conditional user permits when such permits are authorized by this section and may impose conditions and safeguards in such permits to protect the health, safety and welfare of the community and assure harmony with the comprehensive plan of the city. An interim use permit is similar to a conditional use permit except that there is a date or event that will terminate the use that can be identified with certainty (i.e. change in zoning, amendment to City Code, etc.).

The City previously approved an interim use permit for the Applicants to operate a baseball training facility on the Property. The Applicants now wish to construct an addition onto the existing facility that would allow for a weight room area for the users. This requires an amendment to the existing interim use permit. The addition also expands the building over 1,000 square feet, which requires approval of a conditional use permit in the Staged Development District.

Discussion: When acting upon an application for an interim use permit, whether new or an amendment, the city will consider uses under specific and regulated conditions. Interim uses may be allowed by permit if the following conditions are met:

(1) The use conforms to the zoning regulations;

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- (2) The date or event that will terminate the use can be identified with certainty;**
- (3) Permission of the use will not impose additional costs on the public if it is necessary for the public to take the property in the future; and**
- (4) The user agrees to any conditions that the city council deems appropriate for permission of the use.**

When considering any conditions for the proposed use, the City should 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.**
- (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 a valid interim use permit to operate a baseball and softball training facility. The proposed amendment would allow for the addition of a weight training area for the existing users of the facility. As described by the Applicants, it's intended to supplement the program for existing users and is not meant to target new clients only. Assuming this is the case, there should not be any change to the facilities operation relative to the standards for which the city considers interim use permits.

The proposed weight training facility is being added onto the existing building where the facility operates out of. The existing building is already over 1,000 sq. ft., but was preexisting from when different zoning allowed different size buildings. Now that the Applicants are adding onto the building and the current zoning requires a conditional use permit for an accessory building 1,000 sq. ft. or greater, the city must act on this request. When acting upon an application for a conditional use permit, the city will consider uses under specific and regulated conditions. Conditional uses may be allowed by permit if the following conditions are met:

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- (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.
- (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 are proposing to add onto an existing accessory building that is already over 1,000 sq. ft. The proposed addition does not significantly increase the size of the building nor change the overall nature of the use. It has been designed intentionally to match the existing building. It should also be noted that the Applicants also own the property immediately to the west, which would be most impacted by the larger structure, and this creates a larger separation from other adjacent property owners. When you consider these factors, the proposed conditional use permit does not have a negative impact on the surrounding area, governmental services, or sensitive environmental features.

Neighborhood Comments: Notices were sent out to all property owners within 1,500 feet of the subject property. To date, staff has not received any written comments regarding the 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 interim use permit amendment and conditional use permit. 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 City has determined the proposed use is deemed appropriate for the Property on an interim basis and the proposed building addition satisfies the criteria for a conditional use permit;

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2. The proposed use does not have an effect 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.

Recommended Action: Motion to adopt a resolution approving the requested interim use permit to add a weight training to the operation of Next Level Baseball, an indoor baseball and softball training facility, at 6900 County Road 110W, and a conditional use permit to allow for the construction of the addition of the facility onto the existing building based on the findings of fact outlined in the staff report and subject to the following conditions:

1. There is no change to the termination date, which shall remain either the rezoning of the Property or December 31, 2029, whichever occurs first;
2. The proposed use shall be limited to the existing pole building on the Property and must occur inside at all times;
3. Parking areas must be screened from view of adjacent properties;
4. All signage must conform to the requirements of City Code;
5. The Applicants shall obtain all necessary permits and approvals from the City and other applicable entities with jurisdiction prior to any construction;
6. The Applicants shall be responsible for all fees incurred by the city in review of this application;
7. If violations of the Interim Use Permit, Conditional Use Permit, or the City's nuisance ordinance occur, the City Council reserves the right to review and to revise or revoke the Interim Use Permit; and
8. Any other conditions as required by the City Council.

Attachments:

1. Location Map
2. Applicant Narrative
3. Site Plan
4. Building Plan
5. Res. No. 76-26 Approving IUP Amendment and CUP at 6900 County Road 110W

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6900 County Road 110W



1 in = 200 Ft

 City Boundary

Address Labels

 Parcels





10135 47th Ave. N
Plymouth, MN 55442
612-810-9628

CUP Application Narrative

The attached information is being submitted for a New Conditional use for an addition to an existing batting cage facility in excess of 1000 sq. ft.

The property is located at 6900 County Rd. 110 W. Minnetrista, MN

Project is for the addition of a new weight room on the end of the existing batting cage building

The items being requested are for:

- 1) Addition to and existing building in excess of code allowed 1000 sq. ft.

Existing building is 4,085 sq. ft. and new addition is 1,132 sq. ft. for a total building area of 5,217 sq. ft.

Contact information

Land owner of record

Graves Properties (Jeremy Graves)

10760 Northshore Rd.

Waconia, MN 55387

jergaves@yahoo.com

Architect

RDS Architects Richard Storlien

10135 47th Ave N. Plymouth, MN 55442

612-810-9628 email (rstorlien@comcast.net)

Site Information

6900 County Rd 110 W. Minnetrista, MN

Zoned SDD staged development district

10 acres or 435,617 sq. ft.

PID # 2211724340001

Legal Description : Metes and bounds

Previous property was used as a single family residence with 4,085 sq. ft. storage building. Single family home still exists and is currently vacant. Storage building was converted to batting cage facility under previous interim use permit and building permit.

Proposed work is to add a weight room to existing batting cage facility for use by occupants. Site is an acreage site and building is located in center of lot. No change to grading or site access. No additional traffic for additional use. No landscaping being proposed and parking area is existing. No affect on wetlands, forests, etc. area of construction is open lawn area.

There will be no change or adverse affects on Health,, Safety or general welfare of the city or to adjacent landowners.

No change to noise, glare, odor, electrical interference, vibration, dust, etc.

No additional fire or safety hazards created by proposed addition.

No parking on adjacent streets or land. All parking provide on site next to existing building.

No effect on surrounding properties due to parcel size and location of structure.

No additional impact on government facilities. Site has private septic system and well.

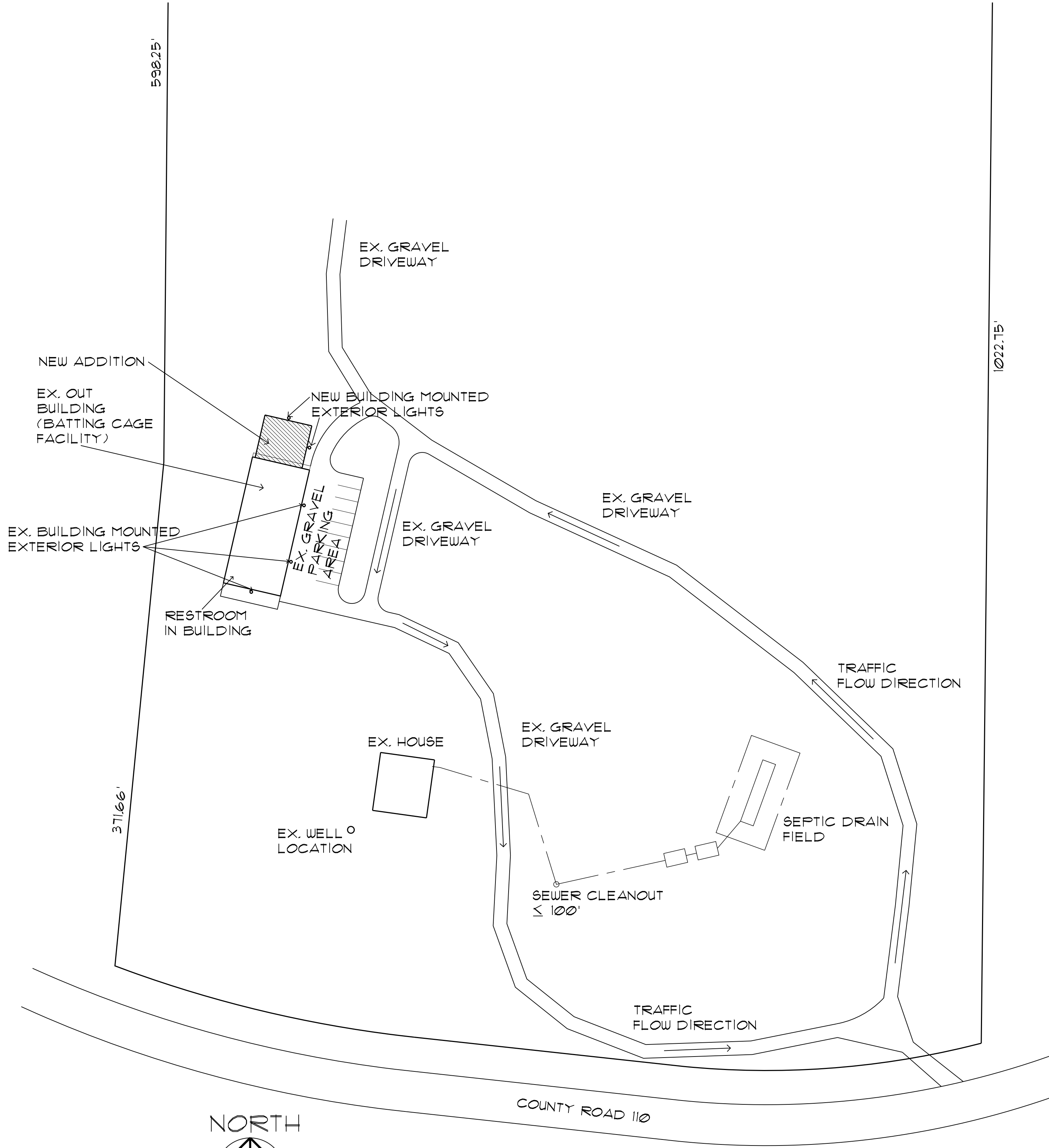
No effect on environmental features. No special features exist on or around site.

Operating schedule to match existing approved batting facility with no change. Start of construction to begin with final CUP and Interim use permit and building construction permit approval. Length of construction to be 30 to 60 days from city approvals.

Please feel free to contact me with any questions regarding the proposed project.

Richard Storlien

RDS Architects



1
A0

SITE PLAN

SCALE: 1" = 50'-0"

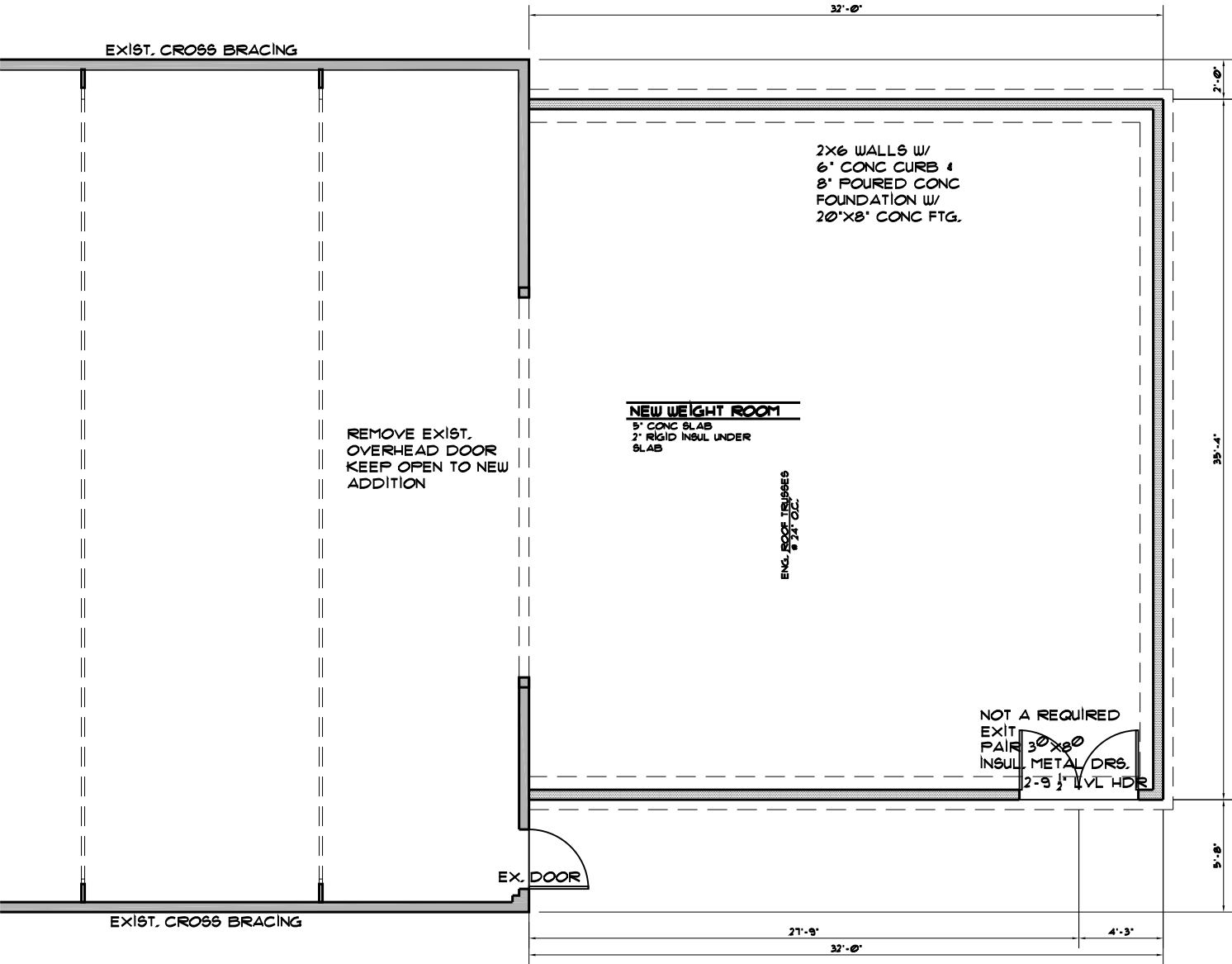
ADDITION FOR BASEBALL TRAINING FACILITY:

BATTING CAGE FACILITY

6900 COUNTY RD. 110 W.
MINNETRISTA, MN

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OF A2



1
A1

FLOOR PLAN

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

BUILDING CODE REVIEW

BASED ON 2018 IBC
BASED ON 2020 MN BUILDING CODE

PROJECT IS FOR NEW WEIGHT ROOM ADDITION

NO FIRE SPRINKLER SYSTEM INSTALLED
BUILDING TYPE VB (STEEL & WOOD CONSTRUCTION)
BASE ALLOWABLE AREA = 6,000 SQ. FT.
BASE ALLOWABLE HEIGHT = 1 STORIES

EXIST. BUILDING AREA = 4,085 SQ. FT.
EXIST. BUILDING HEIGHT = 1 STORY
ADDITION AREA = 1,132 SQ. FT.
ADDITION HEIGHT = 1 STORIES
TOTAL BUILDING AREA = 5,217 SQ. FT.

BUILDING IS SINGLE TENANT A-3 GYMNASIUM

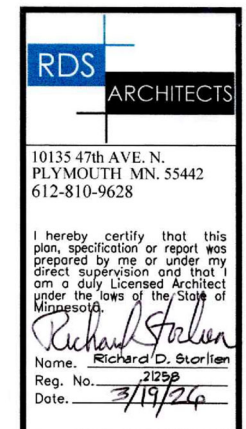
TOTAL BUILDING AREA
A-3 5,217 SQ. FT. / 50 SF. PER OCC. = 105 OCC.
BASED ON SQUARE FOOTAGE
ACTUAL OCCUPANT LOAD BASED ON USE. (MAX. 12-15 OCCUPANTS)

TOTAL OCCUPANT LOAD = 105 OCC.
EXITS REQUIRED (2) (2) PROVIDED

PLUMBING FIXTURE COUNT

OCCUPANT LOAD
A-3 OCC. LOAD = 105 OCC.
ACTUAL OCCUPANT LOAD BASED ON USE (MAX. 12-15 OCCUPANTS)
NEW WEIGHT ROOM TO BE USED BY EXIST. OCC.
FIXTURES REQ'D BY CODE
ACTUAL OCC. LOAD LESS THAN 25
TOILETS REQ'D (1) TOILETS PROVIDED (1)

ACTUAL OCC. LOAD LESS THAN 25
SINKS REQ'D (1) SINKS PROVIDED (1)



ADDITION FOR BASEBALL TRAINING FACILITY:

BATTING CAGE FACILITY

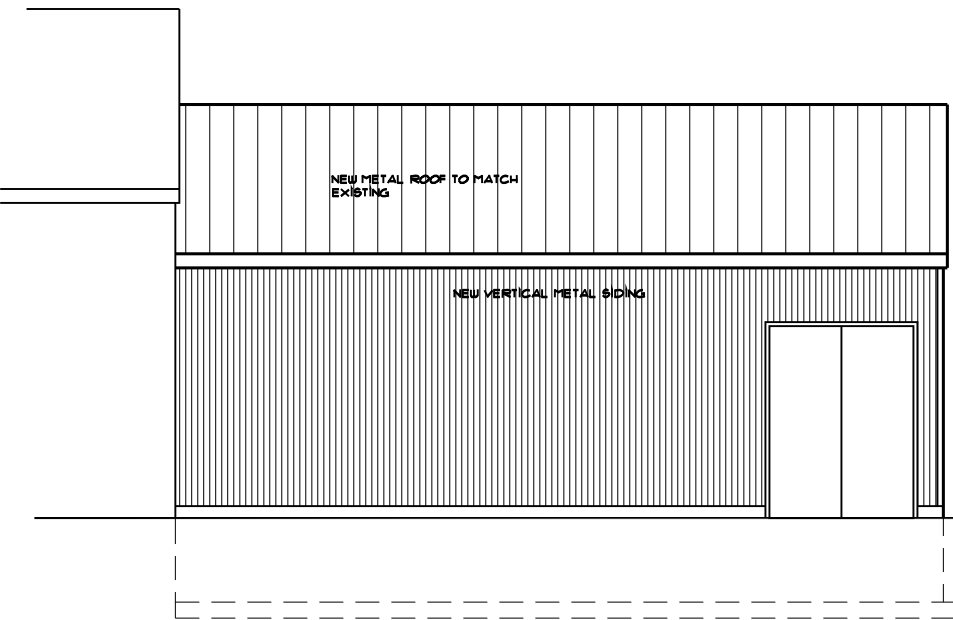
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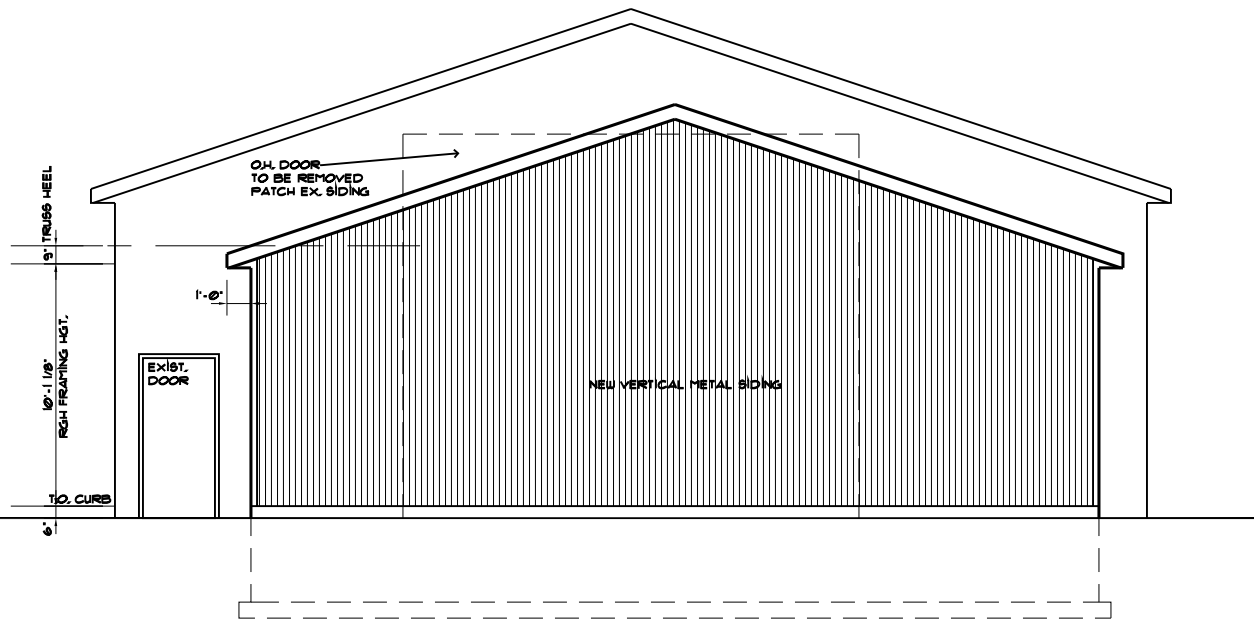
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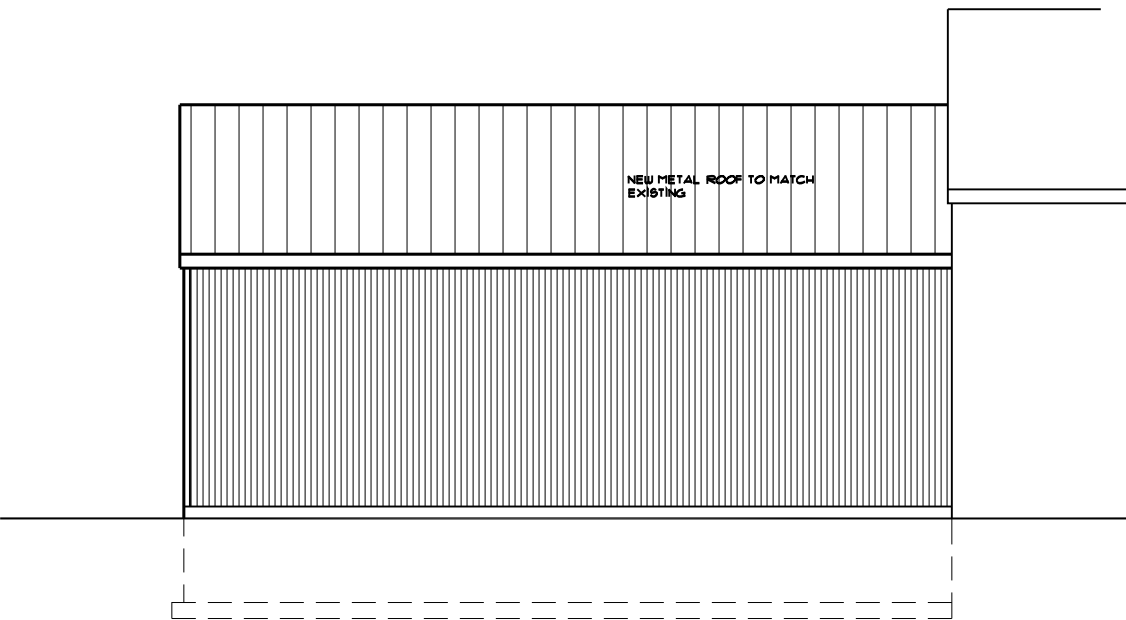
A1
OF A2



1 FRONT ELEV.
A2 SCALE: 1/8" = 1'-0"



2 SIDE ELEV.
A2 SCALE: 1/8" = 1'-0"



3 REAR ELEV.
A2 SCALE: 1/8" = 1'-0"

RDS ARCHITECTS

10135 47th AVE. N.
PLYMOUTH, MN. 55442
612-810-9628

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.

Richard D. Storlien
Name: Richard D. Storlien
Reg. No. 21258
Date: 3/19/24



ADDITION FOR BASEBALL TRAINING FACILITY:

BATTING CAGE FACILITY

6900 COUNTY RD. 110 W.
MINNETRISTA, MN

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OF A2

RESOLUTION NO. 76-26

CITY OF MINNETRISTA

**RESOLUTION APPROVING AN INTERIM USE PERMIT AMENDMENT AND A
CONDITIONAL USE PERMIT AT 6900 COUNTY ROAD 110 WEST**

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 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, Jeremy & Jessica Graves (the “Applicants”), are the fee owners of the property located at 6900 County Road 110 West (the “Property”), which is legally described on Exhibit A attached hereto; and

WHEREAS, the Applicants have applied for an interim use permit (IUP) amendment and a conditional use permit (CUP) to allow for the addition of a weight training facility onto the existing baseball and softball training facility at the Property; and

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

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

1. The City has determined the proposed use is deemed appropriate for the Property on an interim basis and the proposed building addition satisfies the criteria for a conditional use permit;
2. The proposed use does not have an effect 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 interim use permit amendment and conditional use permit, based on the findings of fact outlined above, with the following conditions:

1. There is no change to the termination date, which shall remain either the rezoning of the Property or December 31, 2029, whichever occurs first;
2. The proposed use shall be limited to the existing pole building on the Property and must occur inside at all times;
3. Parking areas must be screened from view of adjacent properties;
4. All signage must conform to the requirements of City Code;
5. The Applicants shall obtain all necessary permits and approvals from the City and other applicable entities with jurisdiction prior to any construction;
6. The Applicants shall be responsible for all fees incurred by the city in review of this application; and
7. If violations of the Interim Use Permit, Conditional Use Permit, or the City's nuisance ordinance occur, the City Council reserves the right to review and to revise or revoke the Interim Use Permit.

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 6900 County Road 110 West:

That part of the Southwest $\frac{1}{4}$ of Section 22, Township 117 North, Range 24, West of the 5th Principal Meridian, lying South of the North 1097 feet of said Southwest $\frac{1}{4}$ and North of County Road No. 110 and Easterly of a line described as follows:

Beginning at the intersection of the South line of said North 1097 feet with the West line of the East 505 feet of said Southwest $\frac{1}{4}$; thence South along said West line a distance of 507.32 feet; thence deflecting right 5 degrees a distance of 400 feet, and there ending, Hennepin County, Minnesota.