

 **ROSEVILLE**  
**VARIANCE BOARD**  
**REGULAR MEETING AGENDA**

**Wednesday, January 5, 2022 at 5:30 p.m.**

Members of the public who wish to speak during public comment or on an agenda item may do so in person during this meeting OR virtually by registering at [www.cityofroseville.com/attendmeeting](http://www.cityofroseville.com/attendmeeting).

1. **Call to Order**
2. **Roll Call & Introductions**
3. **Approval of Agenda**
4. **Review of Minutes:** August 4, 2021
5. **Public Hearing**
  - a. **PF21-024:** A request by Houwman Architects, in conjunction with Lubrication Technologies and Valicor Environmental, for variances to §1006.02 (regarding materials) and §1011.12.F.6 (regarding accessory building size and height), for the construction of an accessory structure at 2420 County Road C
6. **Other Business**
  - a. **PF20-032:** Consider an extension of the time allowed for validation of the variance approved for the property at 2850 Snelling Avenue
7. **Adjourn**



**Variance Board Regular Meeting  
City Council Chambers, 2660 Civic Center Drive  
Draft Minutes – Wednesday, August 4, 2021 – 5:30 p.m.**

- 1 **1. Call to Order**  
2 Chair Pribyl called to order the regular meeting of the Variance Board meeting at  
3 approximately 5:30 p.m. and reviewed the role and purpose of the Variance Board.  
4
- 5 **2. Roll Call & Introductions**  
6 At the request of Chair Pribyl, City Planner Thomas Paschke called the Roll.  
7  
8 **Members Present:** Chair Michelle Pribyl; Vice Chair Michelle Kruzal; and Member  
9 Karen Schaffhausen.  
10  
11 **Members Absent:** None  
12  
13 **Staff Present:** City Planner Thomas Paschke  
14
- 15 **3. Approval of Agenda**  
16  
17 **MOTION**  
18 **Member Kruzal moved, seconded by Member Schaffhausen to approve the agenda**  
19 **as presented.**  
20  
21 **Ayes: 3**  
22 **Nays: 0**  
23 **Motion carried.**  
24
- 25 **4. Review of Minutes: July 7, 2021**  
26 **MOTION**  
27 **Member Schaffhausen moved, seconded by Member Kruzal to approve the July 7,**  
28 **2021 meeting minutes.**  
29  
30 **Ayes: 3**  
31 **Nays: 0**  
32 **Motion carried.**  
33
- 34 **5. Public Hearing**  
35 Chair Pribyl reviewed protocol for Public Hearings and public comment and opened the  
36 Public Hearing at approximately 5:35 p.m.  
37  
38 **a. PLANNING FILE 21-009**  
39 **Consider a Request by Genisys Credit Union for a Variance to City Code**  
40 **§1005.06.E.3, Frontage Requirement, to Permit a Building to Occupy Less Than**  
41 **the Required 70% of the Street Frontage at 2501 Fairview Avenue**

42 City Planner Paschke reviewed the variance request for this property, as detailed in  
43 the staff report dated August 4, 2021.

44  
45 Member Schaffhausen asked regarding the road that goes back to the water tower and  
46 if the City would be using it.

47  
48 Mr. Paschke indicated this is a joint road and everyone will be using it and will allow  
49 access for City staff to go back to the water tower and perform maintenance as well as  
50 the telecommunication providers, which are on the water tower as well as on the  
51 lattice tower in the back corner of the site.

52  
53 Member Kruzal indicated there is so much congestion on Fairview that she was  
54 concerned about the drive through accessing that road directly. She wondered if staff  
55 has looked at how that might flow.

56  
57 Mr. Paschke explained as a part of the conditional use the traffic flow was reviewed  
58 and a traffic study was also completed. The County was going to allow only one  
59 access point and their recommendation, he believed, is the one that is there. He  
60 indicated that it might be a little congested and the traffic study, he believed, notes  
61 that as well as potentially the increase in traffic on Fairview. He indicated this is not  
62 something that is detrimental to the redevelopment project but something, because it  
63 is a retail area, people have to deal with. The area is and will continue to be congested  
64 and people will have to put up with a slight delay in getting out onto Fairview  
65 Avenue.

66  
67 Member Kruzal indicated she was more concerned with the neighbors and wondered  
68 if anyone came forward with any concerns.

69  
70 Mr. Paschke explained no one came forward with concerns related to this request or  
71 others.

72  
73 Chair Pribyl asked if the applicant would like to come forward.

74  
75 Ms. Megan Hubert, Welsch Construction, indicated she was the design builder, and  
76 the applicant is out of Michigan. She also noted Mr. Ryan Nicholson, the designer  
77 was also at the meeting to answer questions about the design. She addressed the  
78 Commission.

79  
80 Chair Pribyl noted due to the constraints of this site, she asked if Genisys would have  
81 wanted a larger building if there was more site available or did this happen to be a  
82 really good fit for the building, even given the size.

83  
84 Mr. Nicholson explained this proposed footprint is what the company has built in  
85 Eagan and what the company is rolling out for current and future buildings. He  
86 indicated the building fit nicely within the constraints that are there.

87

88 Chair Pribyl asked if there were any members of the public that wished to speak,  
89 seeing none she closed the public hearing at 5:42 p.m.  
90

91 **MOTION**

92 **Member Kruzel moved, seconded by Member Schaffhausen, adoption of**  
93 **Variance Board Resolution No. 158 (Attachment D), entitled “A Resolution**  
94 **Approving Variances to Roseville City Code §1005.06.E.3 Regarding Frontage**  
95 **Requirements.”**  
96

97 **Ayes: 3**  
98 **Nays: 0**  
99 **Motion carried.**

100

101 **6. Adjourn**

102

103 **MOTION**

104 **Member Schaffhausen, seconded by Member Kruzel, to adjourn the meeting at**  
105 **5:44 p.m.**  
106

106

107 **Ayes: 3**  
108 **Nays: 0**  
109 **Motion carried.**



Prepared By

Department Approval

*Janice Gundlach*

Agenda Section

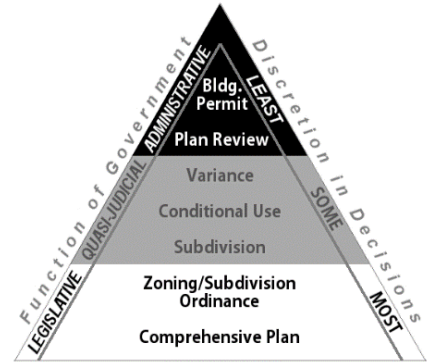
**Public Hearings**

Item Description: Request by Houwman Architects, in cooperation with Lubrication Technologies and Valicor Environmental, for a VARIANCE to Section 1011.12.F.6, Accessory Buildings, and 1006.02.C, Materials, of the Roseville City Code, for an accessory building at 2420 County Road C (PF21-024).

1 **APPLICATION INFORMATION**

2 Applicant:	Houwman Architects
3 Location:	2420 County Road C
4 Application Submission:	12/03/21; deemed complete 12/09/21
5 City Action Deadline:	February 2, 2022
6 Zoning:	Industrial District

7 **LEVEL OF DISCRETION IN DECISION MAKING:** Action taken  
8 on a variance proposal is **quasi-judicial**; the City’s role is to  
9 determine the facts associated with the request, and apply  
10 those facts to the legal standards contained in State Statute and  
11 City Code.



12 **BACKGROUND**

13 Houwman Architects, in cooperation with Lubrication  
14 Technologies (LubeTech) and Valicor, seek variances to  
15 §1011.12.F.6 and §1006.02.C for the construction of an  
16 accessory structure at the rear of the property at 2420 County Road C.

17 Valicor has a lease agreement to process oily wastewater and recover used oil, along with a  
18 future process to solidify non-hazardous waste sludge/liquid on the LubeTech property. The  
19 solidification process requires a stand-alone facility due to the space and height requirements  
20 associated with the equipment utilized in the process. To satisfy the solidification process needs,  
21 an accessory building is proposed to be constructed, which would contain two (2) steel-lined,  
22 water-tight, in-ground pits. The proposed new processing facility is generally 3,800 square feet  
23 and approximately 32 feet in height to the midpoint of the roof truss. The design of this facility  
24 is somewhat determined by the vehicles that bring the product in for processing (referred to as  
25 “excavators”). These vehicles dump the waste sludge into the pits. Lastly, the proposed  
26 accessory structure is desired by Valicor to be sided in metal siding. Attachment C includes the  
27 site plan and building plans for the proposed accessory building.

28 **REVIEW OF REQUEST**

29 The applicant is seeking a variance from the required accessory building standards and from the  
30 required exterior building materials, which Code requirements are as follows:

31 **§1011.12.F.6, Accessory Buildings:** *Accessory buildings shall be limited to a single*  
32 *structure/building of no greater than 500 square feet in size with a maximum height of 15*  
33 *feet. Setbacks for accessory structures/buildings are as regulated under Tables 1006.02 and*  
34 *1006.03, except that accessory structures or buildings shall not be permitted in a front yard.*

35 **§1006.02.C. Materials:** *All exterior wall finishes on any building must be a combination of*  
36 *the following materials: No less than 60% face brick; natural or cultured stone; textured pre-*  
37 *cast concrete panels, pre-colored or factory stained or stained on site textured concrete*  
38 *block; stucco; glass; fiberglass; or similar materials and no more than 40% pre-finished*  
39 *metal, cor-ten steel, copper, premium grade wood with mitered outside corners (e.g., cedar,*  
40 *redwood, and fir), or fiber cement board. Under no circumstances shall sheet metal*  
41 *aluminum, corrugated aluminum, asbestos, iron plain or painted, or plain concrete block be*  
42 *acceptable as an exterior wall material on buildings within the city. Other new materials of*  
43 *equal quality to those listed may be approved by the Community Development Department.*

44 The Planning Division researched the previous zoning code (pre-2010) to understand how  
45 accessory buildings were allowed in the past. The former zoning code prohibited accessory  
46 buildings for all practical purposes in the commercial and industrial zoning districts.  
47 Specifically, in the industrial districts, the former code allowed accessory uses via a conditional  
48 use and it was presumed the allowance would be for an accessory building to store such items as  
49 scrape metal or coal (which were permitted conditional uses).

50 However, in 2010 the City completed a major update to the zoning code and created specific  
51 standards and allowances for accessory buildings in these districts. The standards and  
52 allowances for accessory buildings were created on the premise these buildings were mainly for  
53 used and needed for seasonal maintenance or for the purpose of lawn care and snow removal  
54 equipment, hence the limitations on size and height. Planning Division staff believes the  
55 proposed use for which an accessory building is requested is relevant to the variance from  
56 §1011.12.F.6. Further, most industrial uses are not small in scale and utilize large equipment,  
57 which needs sufficient space and taller ceilings for maneuvering, which the accessory building  
58 standards and allowances do not easily accommodate. Therefore, having such limitations on size  
59 and height for an accessory building in an industrial/employment zone may create practical  
60 difficulties. For instance, if the City approved a conditional use for a motor freight terminal and  
61 said motor freight terminal desired an accessory service building, said service building would  
62 definitely need to be larger than 500 square feet and taller than 15 feet to accommodate semi-  
63 trucks for servicing.

64 Building material design requirements in an industrial district are intended to establish a  
65 minimum level of aesthetic quality, whether a facility stands alone or in a business park setting.  
66 Per the Code, this same aesthetic quality and finish is required on accessory buildings. Since  
67 adoption of the 2010 zoning code, the City has approved two variances regarding size, height,  
68 and/or materials (PF14-026 and PF17-013), which accounted for the only two accessory  
69 buildings constructed during this same timeframe.

70 **VARIANCE ANALYSIS**

71 REVIEW OF VARIANCE APPROVAL REQUIREMENTS: Section 1009.04C of the City Code establishes  
72 a mandate that the Variance Board make five specific findings about a variance request as a  
73 prerequisite for approving the variance. Planning Division staff has reviewed the application and  
74 offers the following draft findings.

- 75 **a.** *The proposal is consistent with the Comprehensive Plan.* Planning Division staff believes  
76 that the proposal is generally consistent with the Comprehensive Plan because it improves  
77 the operational safety of an existing employment use, which may not be an explicitly-  
78 stated policy but may be understood as contributing to the broader goal of making  
79 Roseville a desirable place to work.
- 80 **b.** *The proposal is in harmony with the purposes and intent of the zoning ordinances.*  
81 Planning Division staff believes the proposed accessory building is consistent with the  
82 intent of the zoning ordinances because while the new improvements will deviate from  
83 the accessory building design standards with a larger square footage, building height, and  
84 by installing a reduced mix of exterior materials, the building complies with all other  
85 Code standards and will stand in a location that is far removed from casual public view.
- 86 **c.** *The proposal puts the subject property to use in a reasonable manner.* Planning Division  
87 staff believes the proposed accessory building makes reasonable use of the subject  
88 property because the accessory building is to be located in an inconspicuous place; would  
89 facilitate the safer operation of an existing industrial use; and would apply a mix of type  
90 and quality of exterior materials.
- 91 **d.** *There are unique circumstances to the property which were not created by the*  
92 *landowner.* Planning Division staff believes the standards for accessory buildings do not  
93 necessarily contemplate some of the uses an industrial/employment use may seek or  
94 require as a component of their operations. This could be viewed as a unique  
95 characteristic justifying the variance. Staff also believes the proposed location of the  
96 accessory building (approximately 600 feet from County Road C; adjacent to the  
97 Minnesota Commercial rail line; and approximately 100 feet from the Penske truck rental  
98 storage lot) is isolated, creating another unique characteristic justifying approval of the  
99 requested variance.
- 100 **e.** *The variance, if granted, will not alter the essential character of the locality.* Although  
101 this accessory building is to be some 7.5 times larger and 17 feet taller than what the code  
102 currently supports, and includes an exterior make-up of materials less than normally  
103 required, the proposed accessory building will be for a necessary industrial use on a long-  
104 standing industrial property. Also, the location and overall appearance currently  
105 contemplated are similar to other pre-existing non-conforming accessory buildings in the  
106 area. For these reasons, the VARIANCE, if approved, would not negatively alter the  
107 character of the surrounding area.

108 Section 1009.04 (Variances) of the City Code also explains that the purpose of a VARIANCE is “to  
109 permit adjustment to the zoning regulations where there are practical difficulties applying to a  
110 parcel of land or building that prevent the property from being used to the extent intended by the  
111 zoning.” The proposal appears to compare favorably with all of the above requirements essential  
112 for approving variances. Moreover, while this accessory building could be built using a mix of  
113 exterior materials that is consistent with the applicable design requirements, such a structure  
114 would either be less well suited to its intended use and functionality or it would be much more

115 expensive than is warranted for an accessory building in such an inconspicuous location, creating  
116 a practical difficulty from complying with the strict standard.

117 Roseville’s Development Review Committee met on December 16, 2021 to discuss this  
118 application and did not have any concerns about the proposed accessory building and its  
119 placement on the property.

120 **RECOMMENDED ACTION**

121 **Adopt a Variance Board Resolution** approving a variance to §1011.12.F.6, Accessory  
122 Buildings, and §1006.02.C. Materials, of the City Code to allow the construction of a 3,864 sq. ft  
123 and 32 foot tall (mid-point of roof truss) accessory structure allowing a reduced percentage of  
124 materials mix for the building’s exterior, based on input offered during the public hearing, and  
125 the comments and findings outlined in this report, and subject to the following conditions:

- 126 1. The exterior of the building shall be allowed to utilize a metal panel for more than 60% of the  
127 materials;
- 128 2. The exterior shall be required to include a minimum wainscoting of 36 inches of a non-metal  
129 product on all four sides of the building. This material can be a metal panel base with brick,  
130 stucco, or other product adhered to the panel.
- 131 3. The applicant shall continue to work with Community Development staff to select a suitable  
132 finish on the exterior of the metal panels to be used as the wainscoting on the building prior  
133 to release of a building permit.

134 **ALTERNATIVE ACTIONS**

- 135 a. **Pass a motion to table one or more of the items for future action.** Tabling beyond  
136 February 2, 2022, may require extension of the 60-day action deadline established in  
137 Minn. Stat. §15.99
- 138 b. **Adopt a resolution to deny the requested approval.** Denial should be supported by  
139 specific findings of fact based on the Variance Board’s review of the application,  
140 applicable zoning or subdivision regulations, and the public record.

141 **NEXT STEPS**

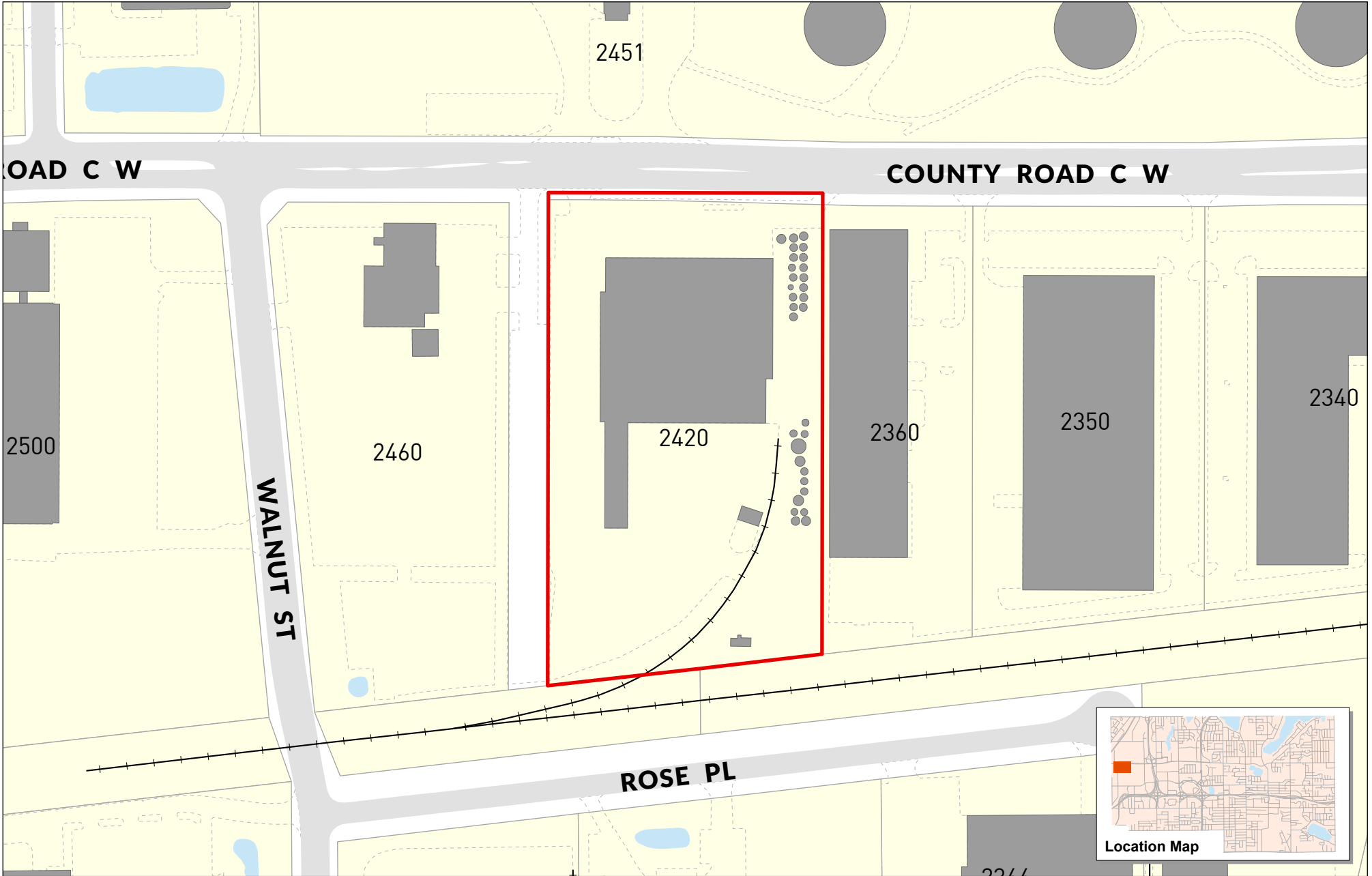
142 The decision of the Variance Board is final unless an appeal is filed. The appeal period remains  
143 open for 10 days from the date of the decision, and an appeal may be made either by the applicant  
144 or by another Roseville property owner.

145 An appeal must be submitted in writing to the City Manager by noon on January 18, 2022, for a  
146 hearing before the Board of Adjustments and Appeals.

**Prepared by:** City Planner Thomas Paschke  
651-792-7074 | [thomas.paschke@ci.roseville.mn.us](mailto:thomas.paschke@ci.roseville.mn.us)

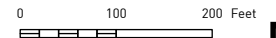
Attachments: A: Area map C: Proposed plans  
B: Aerial photo D: Draft resolution

# Attachment A: Planning File 21-024



**Data Sources**  
 \* Ramsey County GIS Base Map (12/1/2021)  
 For further information regarding the contents of this map contact:  
 City of Roseville, Community Development Department,  
 2660 Civic Center Drive, Roseville MN

**Disclaimer**  
 This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.





# Attachment B: Planning File 21-024







**HOUWMAN Architects, LLC**

651-631-0200

Mr. Thomas Paschke  
City Planner  
City of Roseville  
2660 Civic Center Drive  
Roseville, MN 55113

December 9, 2021

[thomas.paschke@cityofroseville.com](mailto:thomas.paschke@cityofroseville.com)

Mr. Paschke,

I am writing to request a variance be granted for the accessory structure proposed for Lubrication Technologies site located at 2420 County Road C West. The purpose for this Building is for used oil recovery and solidification of liquids/sludges, involves the use of an Excavator within the structure. The working space for this excavator drives the building footprint and roof height as clearance is necessary for loading of dump trailers. Anything less than what is proposed would be inadequate, making the project not doable.

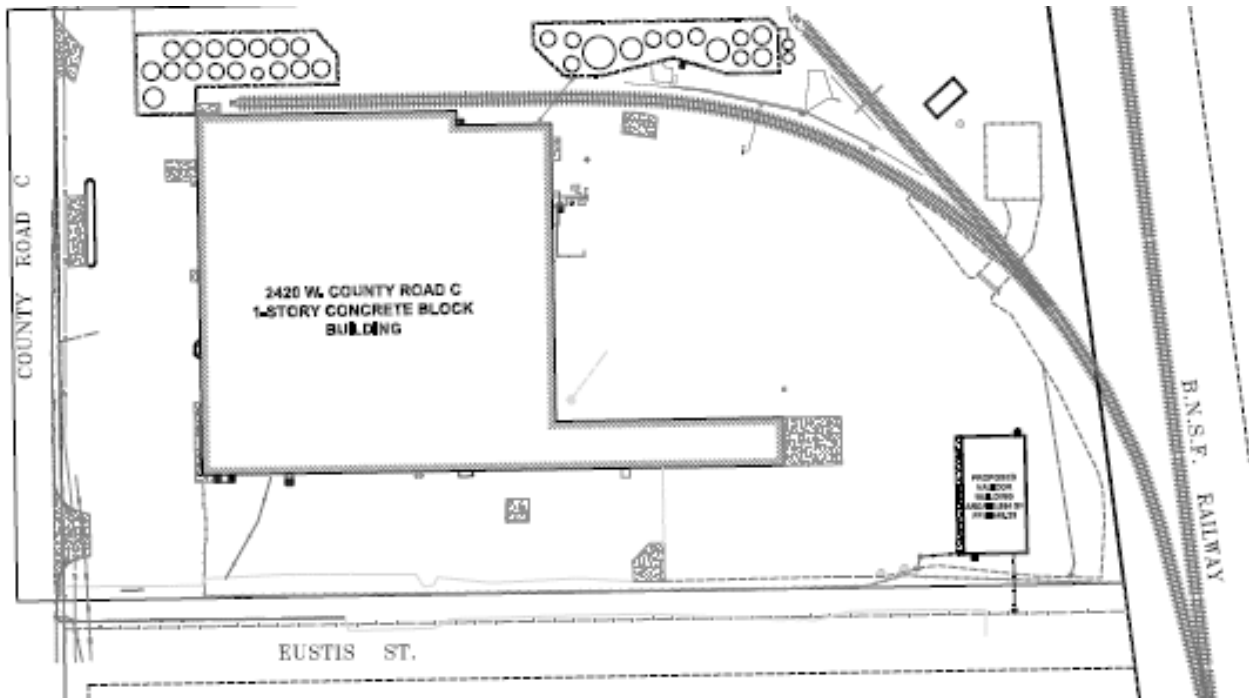
The location of this structure is in the back of the property, approximately 500' set back from County Rd C West, so it is primarily out of the public view. 2 sides of the structure are facing away from the public view (South and East Elevations). The West elevation is also mostly out of public view as it faces Eustiss St, which is not developed. The exterior building materials proposed are a smooth metal panel that is utilized for non-heated structures. Given the location of the building and limited public view, Valicor requests approval of the pre-finished steel as shown in the elevations below.

If this is not acceptable, we would request that the substitute material to replace the pre-finished metal be limited to the North elevation which faces County Rd C West. Valicor could evaluate a fiberglass panel (as indicated in the ordinance as an acceptable material) for the visible sections above the 5 bay doors.

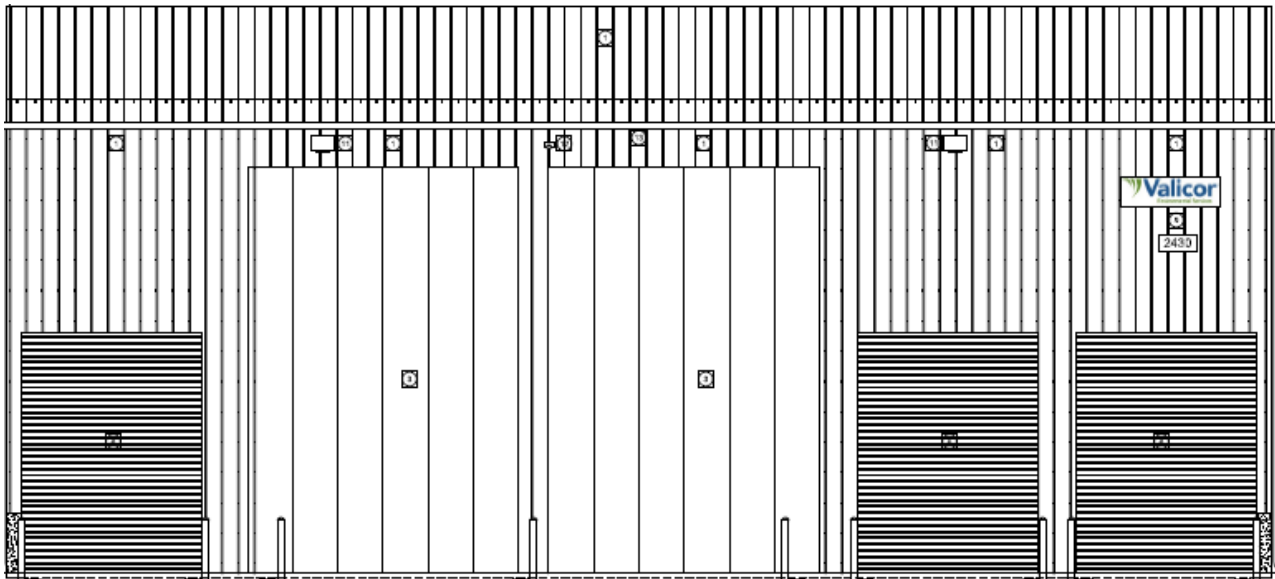
We would request a conference call or meeting be scheduled with the appropriate parties the week of December 13<sup>th</sup> in order to have dialogue on potential options. We understand that the variance process will still not be concluded until the hearing on January 5<sup>th</sup>, but our goal is to work out the solution(s) prior to that meeting.

Please see the existing elevations shown on pages 2 and 3.

Lube-Tech and Valicor values the partnership with the City of Roseville and looks forward to discussions on this subject next week.

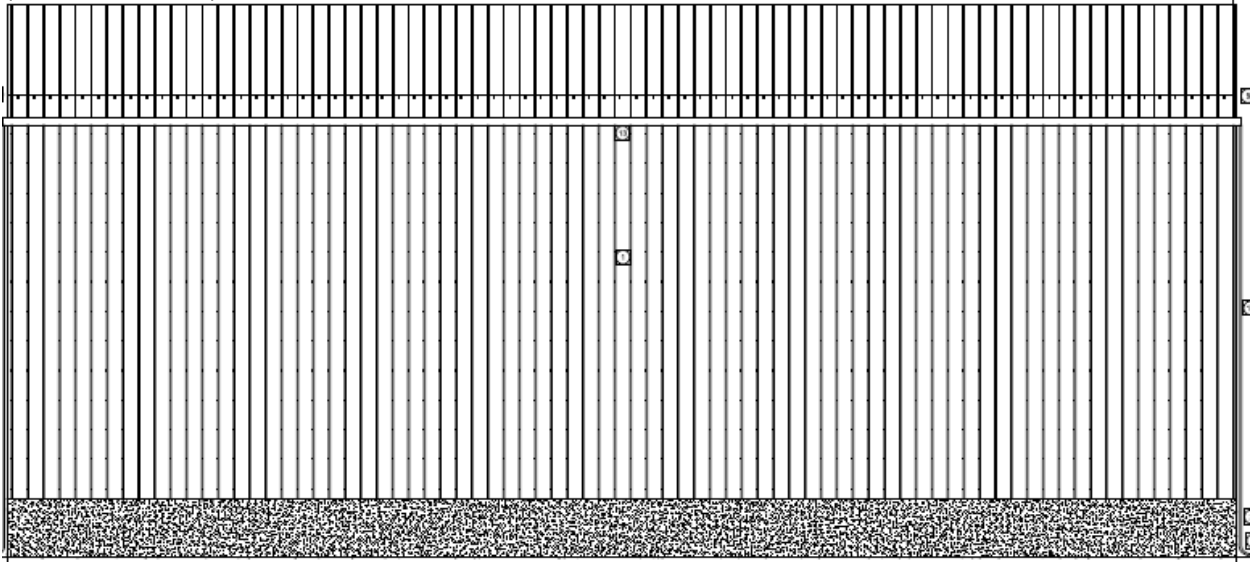


Site Map

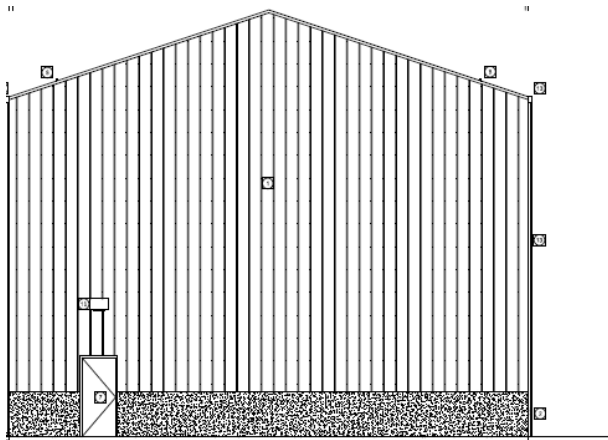


North Elevation (faces County Rd C West)

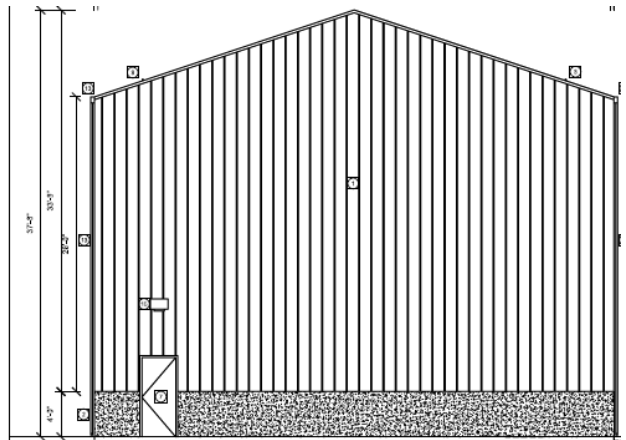




**South Elevation** (faces railroad tracks)



**West Elevation** (faces Eustiss)



**East Elevation** (faces Lube-Tech lot)



# VALICOR ENVIRONMENTAL SERVICES

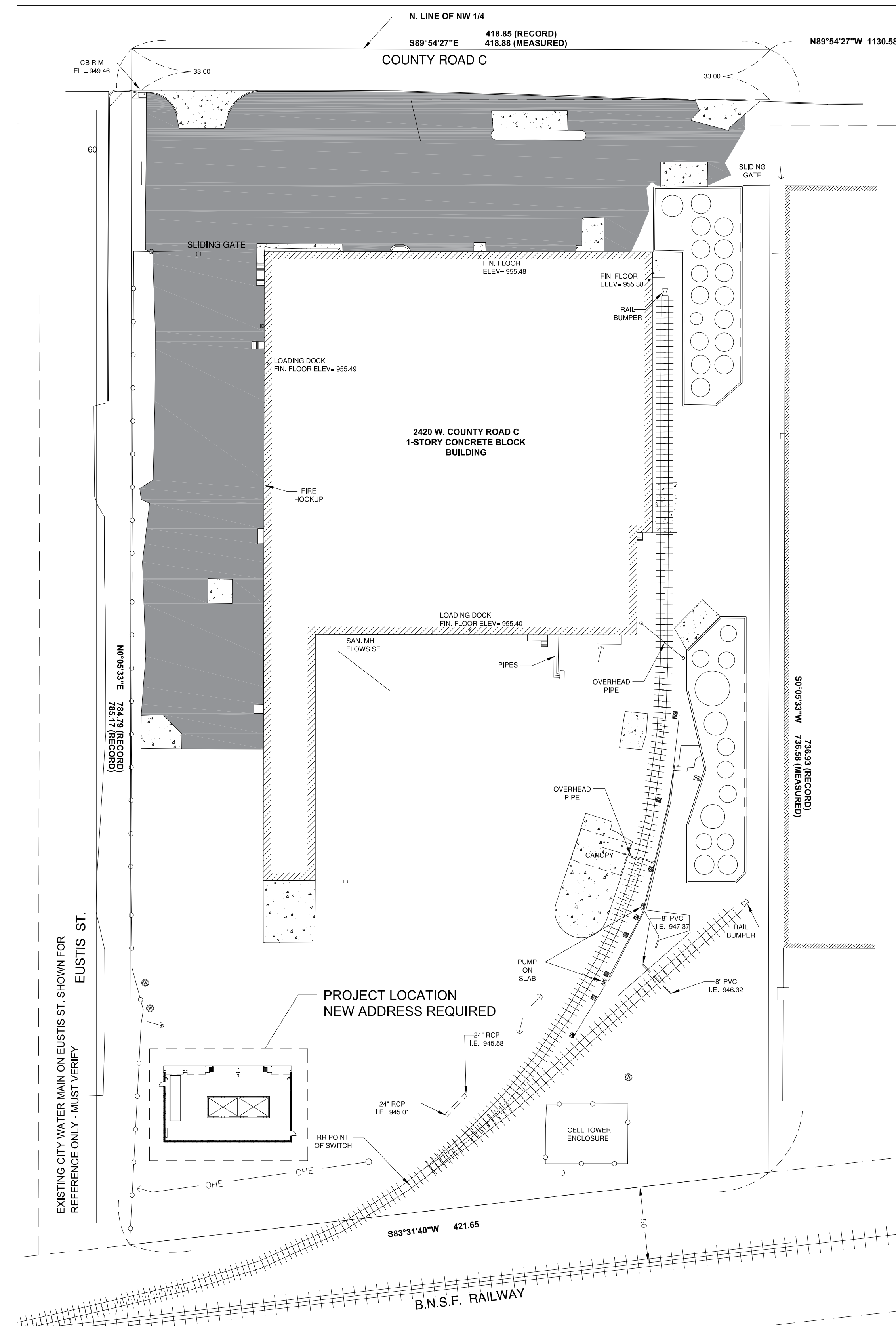
SCOPE OF PROJECT: PROPOSED NEW PRE-MANUFACTURED STEEL BUILDING WITH IN GROUND SOLIDIFICATION PIT



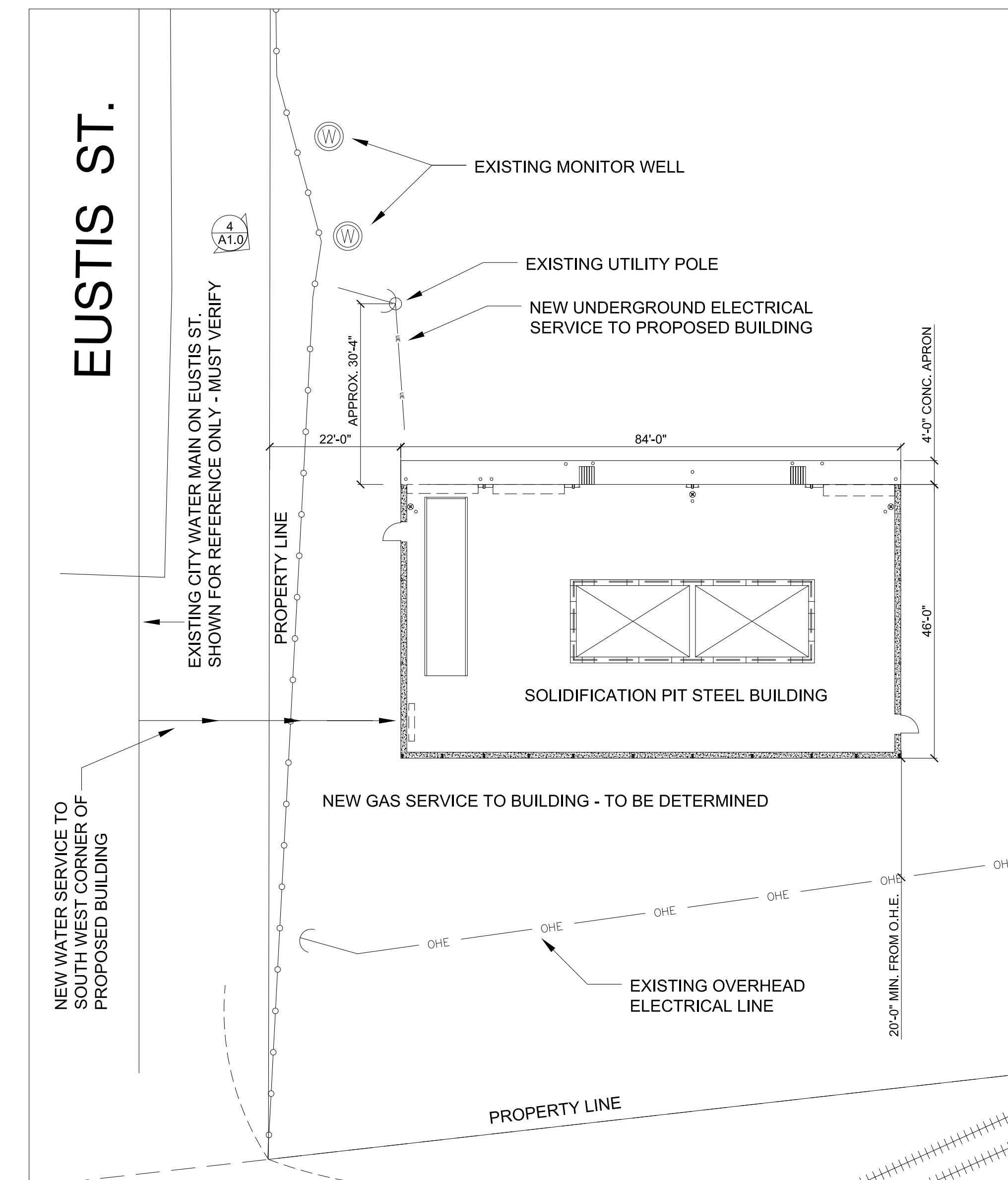
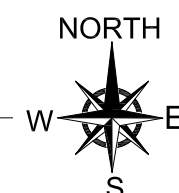
1  
A1.0  
PROJECT LOCATION  
NO SCALE



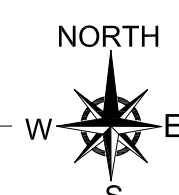
PROJECT TEAM & SHEET INDEX			
SHT #	HOUWMAN ARCHITECTS	DESIGN DEVELOPMENT 10-7-21	PERMIT SET 11-15-21
A1.0	PROJECT INFO / SITE PLAN	INCLUDED	INCLUDED
A2.0	CODE REVIEW / FLOOR PLAN	INCLUDED	INCLUDED
A3.0	NORTH EXTERIOR ELEVATIONS	N/A	INCLUDED
A3.1	SOUTH EXTERIOR ELEVATIONS	N/A	INCLUDED
A3.2	WEST / EAST EXTERIOR ELEVATIONS	N/A	INCLUDED
A4.0	BUILDING SECTIONS	N/A	INCLUDED
A4.1	BUILDING SECTIONS	N/A	INCLUDED
<b>KENTUCKY STEEL BUILDINGS</b>			
S1	STEEL BUILDING INFORMATION	N/A	INCLUDED
S2	TRUSS DETAILS	N/A	INCLUDED
S3	END WALL DETAILS	N/A	INCLUDED
S4	SECTION DETAILS	N/A	INCLUDED
S5	SECTION DETAILS	N/A	INCLUDED
AB1	ANCHOR BOLT PLAN	N/A	INCLUDED
<b>CIVIL ENGINEER - WAYNE STARK</b>			
C-1	SITE & UTILITY PLAN	N/A	INCLUDED
C-2	GRADING & DRAINAGE PLAN	N/A	INCLUDED
<b>SITE SURVEY - HOUSTON ENGINEERING</b>			
8303	SURVEY	INCLUDED	INCLUDED
<b>STRUCTURAL ENGINEER - ENGINEERED SUPPLY</b>			
S1	STRUCTURAL NOTES & SPECIAL INSPECTIONS	N/A	INCLUDED
S2	FOUNDATION PLAN	N/A	INCLUDED
S3	FOUNDATION SECTIONS	N/A	INCLUDED
<b>MECHANICAL &amp; ELECTRICAL PLANS BY DESIGN BUILD SUBCONTRACTORS</b>			



2  
A1.0  
PROPOSED SITE PLAN  
SCALE: 1" = 50'-0"



3  
A1.0  
ENLARGED SITE PLAN  
SCALE: 1/16" = 1'-0"



4  
A1.0  
NEW STEEL BUILDING PERSPECTIVE  
NO SCALE NOTE: PRELIMINARY DESIGN ONLY



31572 SNOWBALL ROAD  
PENGILLY, MN 55775  
651-631-0200  
OFFICE 218-929-9171  
BRIAN.HOUWMAN@YAHOO.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

NAME: Brian W. Houwman  
REGISTRATION NO.: 22604 DATE: 11-15-21

PROJECT LOCATION W/ NEW ADDRESS:  
**2430 COUNTY RD C WEST  
ROSEVILLE, MN 55113**



CLIENT:  
CONTACT:  
SCOTT FARMER  
SFARMER@VALICOR.COM

GENERAL CONTRACTOR:  
**TO BE DETERMINED**

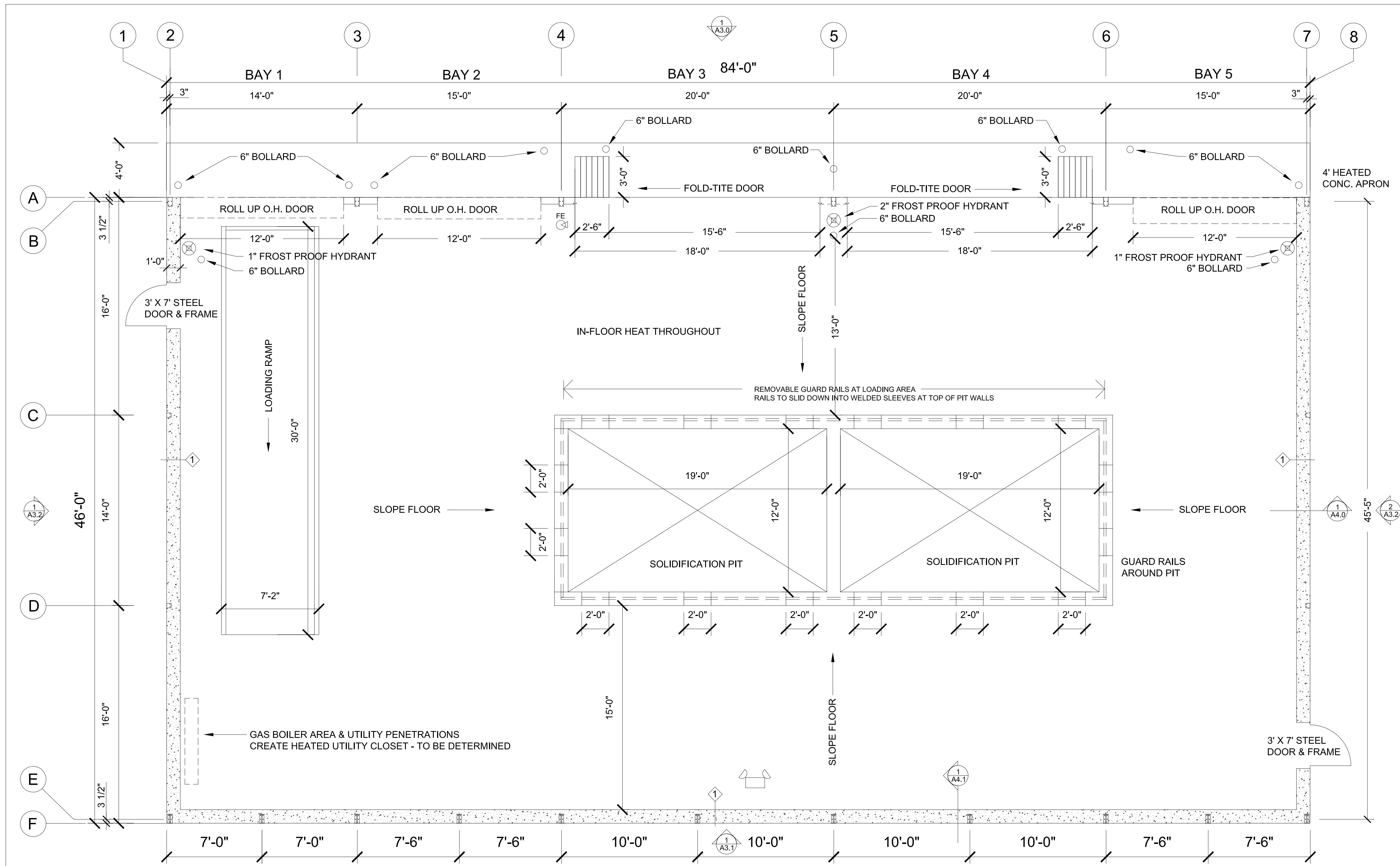
NOTE:  
THIS SET OF PLANS IS FOR A DESIGN-BUILD PROJECT. ANY INFORMATION NOT CLARIFIED BY MANUFACTURER, PERFORMANCE REQUIREMENTS OR DETAILS ON THIS PLAN SET ARE TO BE DETERMINED BY THE GENERAL CONTRACTOR AND THE OWNER. ANY DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS WHICH REQUIRE THE CONTRACTOR TO CHOOSE ONE METHOD, DIMENSION OR MATERIAL OVER ANOTHER ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE WORK IS STARTED, FOR CLARIFICATION.

FULL SIZE PLANS 24" X 36"	
REVIEW SET	9-29-21
DESIGN DEVELOPMENT	10-7-21
SITE PLAN OPTION	10-14-21
PERMIT SET	11-15-21

JOB# 21-126  
DATE 9-29-21  
DRAWN NH  
CHECKED BH

PROJECT INFORMATION  
**A1.0**





# MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"  
3,864 S.F. BUILDING FOOTPRINT

**GENERAL NOTES:**  
PREMANUFACTURED METAL BUILDING FOUNDATION / ELECTRICAL & PLUMBING WORK AT SITE  
NEW GAS, ELECTRICAL & PLUMBING ONLY  
GAS BOILER FOR IN FLOOR HEAT

## DESIGN BUILD PROJECT - ALL MATERIAL FINISHES/TEXTURES COLORS & FINISH DETAILS TO BE DETERMINED AS PROJECT DEVELOPS

- INTERIOR CONSTRUCTION TO BE OF COMBUSTIBLE OR NON-COMBUSTIBLE MATERIALS.
- ALL DOORS TO HAVE MINIMUM CLEARANCE ON LATCH SIDE, FULL SIDE - ALWAYS 18".  
PUSH SIDE - NO CLEARANCE REQUIRED IF NO CLOSURE. IF BOTH CLOSURE & LATCH ARE INSTALLED 1/2" ARE REQUIRED. ALL DOORS TO HAVE LEVER HANDLES.
- GLAZING SUBCONTRACTOR RESPONSIBLE FOR GLAZING TO MEET APPLICABLE CODE REQUIREMENTS.
- MECHANICAL NOTES:**  
MECHANICAL PLANS & INFORMATION PROVIDED BY DESIGN/BUILD SUBCONTRACTORS. PLANS TO BE SUBMITTED FOR BUILDING PERMITS.  
MECHANICAL SUBCONTRACTORS RESPONSIBLE TO MEET ALL GOVERNING CODES. G.C. RESPONSIBLE FOR MECHANICAL COORDINATION OF PROJECT.
- ELECTRICAL NOTES:**  
ELECTRICAL PLANS & INFORMATION PROVIDED BY DESIGN/BUILD SUBCONTRACTOR. PLANS TO BE SUBMITTED FOR BUILDING PERMIT.  
ELECTRICAL SUBCONTRACTOR RESPONSIBLE TO MEET ALL GOVERNING CODES. G.C. RESPONSIBLE FOR ELECTRICAL COORDINATION OF PROJECT.
- MISC.**  
PROVIDE ALL MISC. BACKING & BLOCKING REQUIRED FOR INSTALLATION OF DOORS, FRAMES, HARDWARE & EQUIPMENT AS NEEDED.

## CODE REVIEW

### INTERNATIONAL BUILDING CODE 2018, STATE OF MINNESOTA 2020

- REVIEW REQUIRED CITY INSPECTIONS:  
THE FOLLOWING IS A GENERAL LIST. CONFIRM W/ BUILDING OFFICIAL.
- FOOTING & FOUNDATION
  - CONCRETE SLAB & PIT
  - FRAMING
  - ROUGH-IN OF PLUMBING, GAS, & ELEC.
  - FINAL PLUMBING & ELECTRICAL
  - BUILDING FINAL

### 312.1 OCCUPANCY:

UTILITY AND MISCELLANEOUS - GROUP U - SHEDS

**503.1 GENERAL HEIGHTS & AREA LIMITATIONS:**  
TABLE 504.3 - GROUP U - ALLOWABLE HEIGHT IN FEET - 40' - PROJECT 37'-9" MEETS REQUIREMENT  
TABLE 506.2 - GROUP U - ALLOWABLE AREA - 5,500 S.F. - PROJECT 3,864 S.F. MEETS REQUIREMENT

### 602 CONSTRUCTION TYPE:

TABLE 601 - FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS(HOURS)  
PROJECT IS TYPE 5B - NO REQUIREMENTS

### TABLE 602 FIRE - RESISTANCE RATING REQUIRED FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

PROJECT IS 22' FROM PROPERTY LINE  
PROJECT HAS NO FIRE SEPARATION REQUIREMENT

### 903.2.11 SPECIFIC BUILDING AREAS AND HAZARDS.

IN ALL OCCUPANCIES OTHER THAN GROUP U, AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED FOR BUILDING DESIGN OR HAZARDS IN THE LOCATIONS SET FORTH IN SECTIONS 903.2.11.1 THROUGH 903.2.11.6.  
PROJECT DOES NOT REQUIRE SPRINKLER SYSTEM

SET FIRE EXTINGUISHER WITHIN BUILDING. FE

### SECTION 1004 OCCUPANT

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT  
TOTAL FLOOR AREA = 3,609 S.F. - 574 S.F. PIT - 215 S.F. RAMP = 2,820 USABLE S.F.  
WAREHOUSE AREA'S 2,820 S.F. / 500 = 6 OCCUPANTS  
GROUP U OCCUPANCY = 6 OCC'S  
ACTUAL OCCUPANTS = 2 - 1 ON SITE FOR RECEIVING & MIXING - 1 OFF SITE FOR SHIPPING

### SECTION 1006 NUMBER OF EXITS AND EXIT ACCESS DOORWAYS

TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY  
MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS 100' - 2 EXITS REQUIRED

### 1008.2 ILLUMINATION REQUIRED.

THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED.

### EXCEPTIONS:

- OCCUPANCIES IN GROUP U.

### 1008.3.2 BUILDINGS.

IN THE EVENT OF POWER SUPPLY FAILURE IN BUILDINGS THAT REQUIRE TWO OR MORE MEANS OF EGRESS, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS:

- EXIT PASSAGEWAYS.
- EXTERIOR LANDINGS AS REQUIRED BY SECTION 1010.1.6 FOR EXIT DOORWAYS THAT LEAD DIRECTLY TO THE EXIT DISCHARGE.

### 1010.1.5 FLOOR ELEVATION.

THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR. SUCH FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS, WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE).

### 1010.1.6 LANDINGS AT DOORS.

LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STAIRWAY OR THE DOOR, WHICHEVER IS GREATER. DOORS IN THE FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED DIMENSION BY MORE THAN 7 INCHES (178 MM).

**EXCEPTION:** LANDING LENGTH IN THE DIRECTION OF TRAVEL IN GROUPS R-3 AND U AND WITHIN INDIVIDUAL UNITS OF GROUP R-2 NEED NOT EXCEED 36 INCHES (914 MM).

### 1013 EXIT SIGNS

**1013.1 WHERE REQUIRED.** EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL.

### EXCEPTIONS:

- EXIT SIGNS ARE NOT REQUIRED IN OCCUPANCIES IN GROUP U AND INDIVIDUAL SLEEPING UNITS OR DWELLING UNITS IN GROUP R-1, R-2 OR R-3.

**MEANS OF EGRESS ILLUMINATION -** THE MEANS OF EGRESS IS TO BE CONTINUOUSLY ILLUMINATED. PROVIDE BATTERY BACK UP WHEN A POWER FAILURE OCCURS.  
SET EMERGENCY LIGHTING TO ILLUMINATE THE EXIT PATH OUT OF THE BUILDING

### 1015 GUARDS

GUARD RAILS TO BE SET AROUND SOLIDIFICATION PIT  
GUARDS SHALL BE MIN. 42" ABOVE FLOOR OPENINGS. NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 21 INCHES IN DIAMETER.

### CHAPTER 11 ACCESSIBILITY

#### 1103.2.4 UTILITY BUILDINGS.

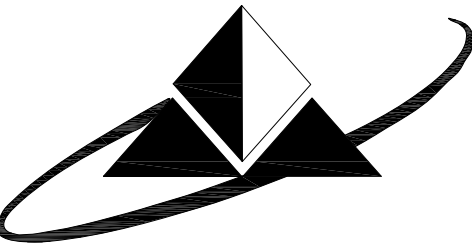
GROUP U OCCUPANCIES ARE NOT REQUIRED TO COMPLY WITH THIS CHAPTER OTHER THAN THE FOLLOWING:

- IN AGRICULTURAL BUILDINGS. ACCESS IS REQUIRED TO PAVED WORK AREAS AND AREAS OPEN TO THE GENERAL PUBLIC.
- PRIVATE GARAGES OR CARPORTS THAT CONTAIN REQUIRED ACCESSIBLE PARKING.

### CHAPTER 29 PLUMBING SYSTEMS

VALICOR CURRENTLY OFFICES IN 2420 COUNTY RD C WEST EXISTING BUILDING  
ADEQUATE PLUMBING FIXTURES PROVIDED IN EXISTING BUILDING

ARCHITECT:



**HOUWMAN ARCHITECTS**

31572 SNOWBALL ROAD  
PENGILLY, MN 55775  
651-631-0200  
OFFICE 218-929-9171  
BRIAN.HOUWMAN@YAHOO.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

NAME: Brian W. Houman  
REGISTRATION NO.: 22604 DATE: 11-15-21

PROJECT LOCATION W/ NEW ADDRESS:

**2430 COUNTY RD C WEST  
ROSEVILLE, MN 55113**

CLIENT:



CONTACT:  
SCOTT FARMER  
SFARMER@VALICOR.COM

GENERAL CONTRACTOR:

**TO BE DETERMINED**

NOTE:

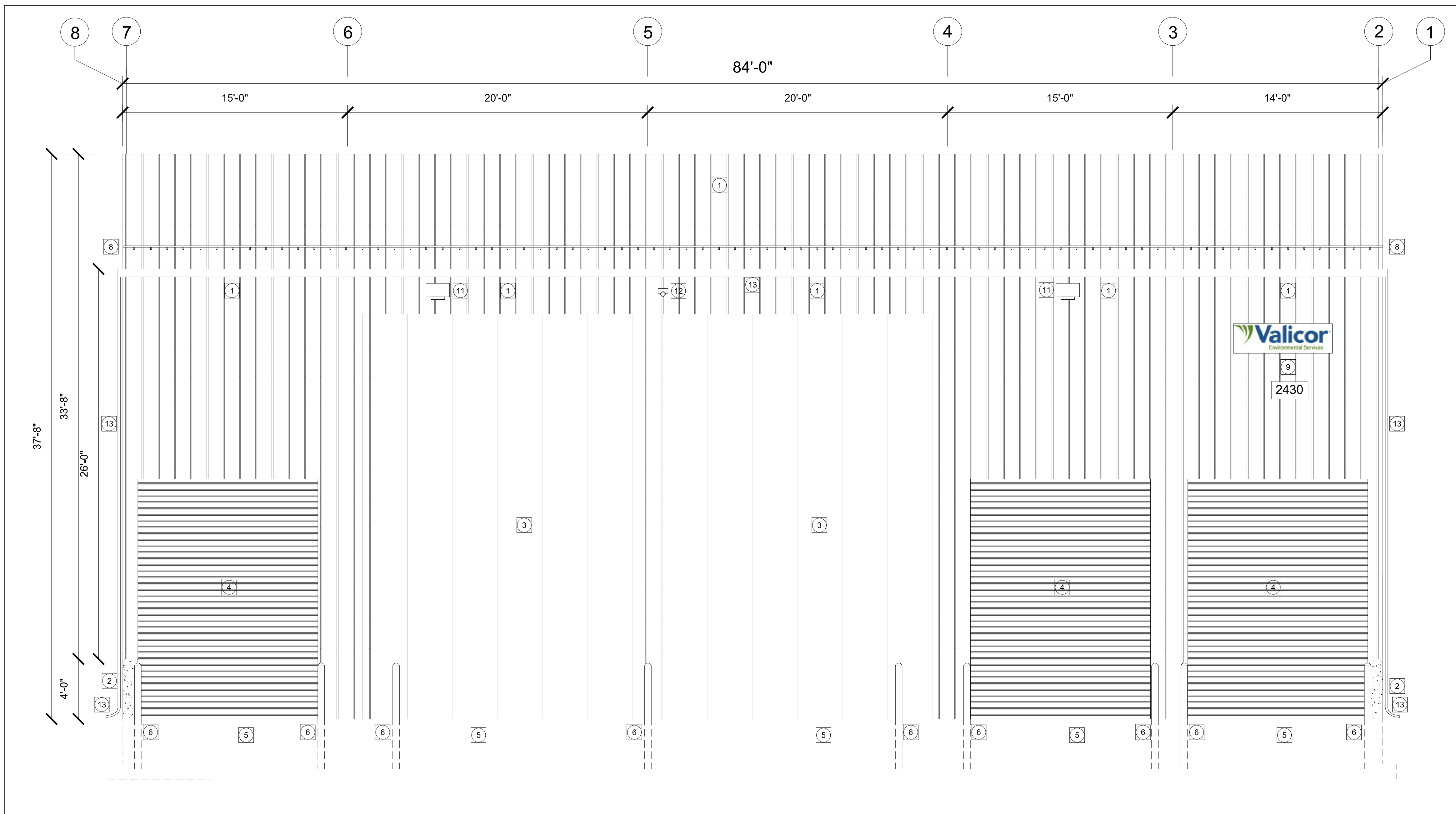
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FULL SIZE PLANS 24" X 36"

REVIEW SET	9-29-21
DESIGN DEVELOPMENT	10-7-21
SITE PLAN OPTION	10-14-21
PERMIT SET	11-15-21

JOB#	21-126
DATE	9-29-21
DRAWN	NH
CHECKED	BH

FLOOR PLAN  
**A2.0**



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

EXTERIOR FINISH SCHEDULE	
1	METAL PANEL - BY KENTUCKY STEEL BUILDINGS
2	4' TALL CONCRETE WALL - PREMANUFACTURED STEEL BUILDING SET ON TOP
3	18' x 27' FOLDITITE STACKER DOOR SYSTEM
4	12' x 16' PREFINISHED ROLL UP DOOR
5	HEATED CONCRETE APRON
6	PAINTED 6" DIA. STEEL PIPE BOLLARD - CORE FILL W/CONC. & DOME TOP.
7	3' X 7' INSULATED STEEL MAN DOOR - PAINTED TO MATCH ALUMINUM FINISH
8	SNOW GUARD
9	BUILDING SIGNAGE & ADDRESS
10	DOWNCAST ARCHITECTURAL WALL MOUNTED LIGHT FIXTURE
11	WALL-MOUNTED LIGHT FIXTURE FOR SHINING OUT INTO LOT
12	SECURITY CAMERA
13	GUTTER W/ DOWNSPOUTS

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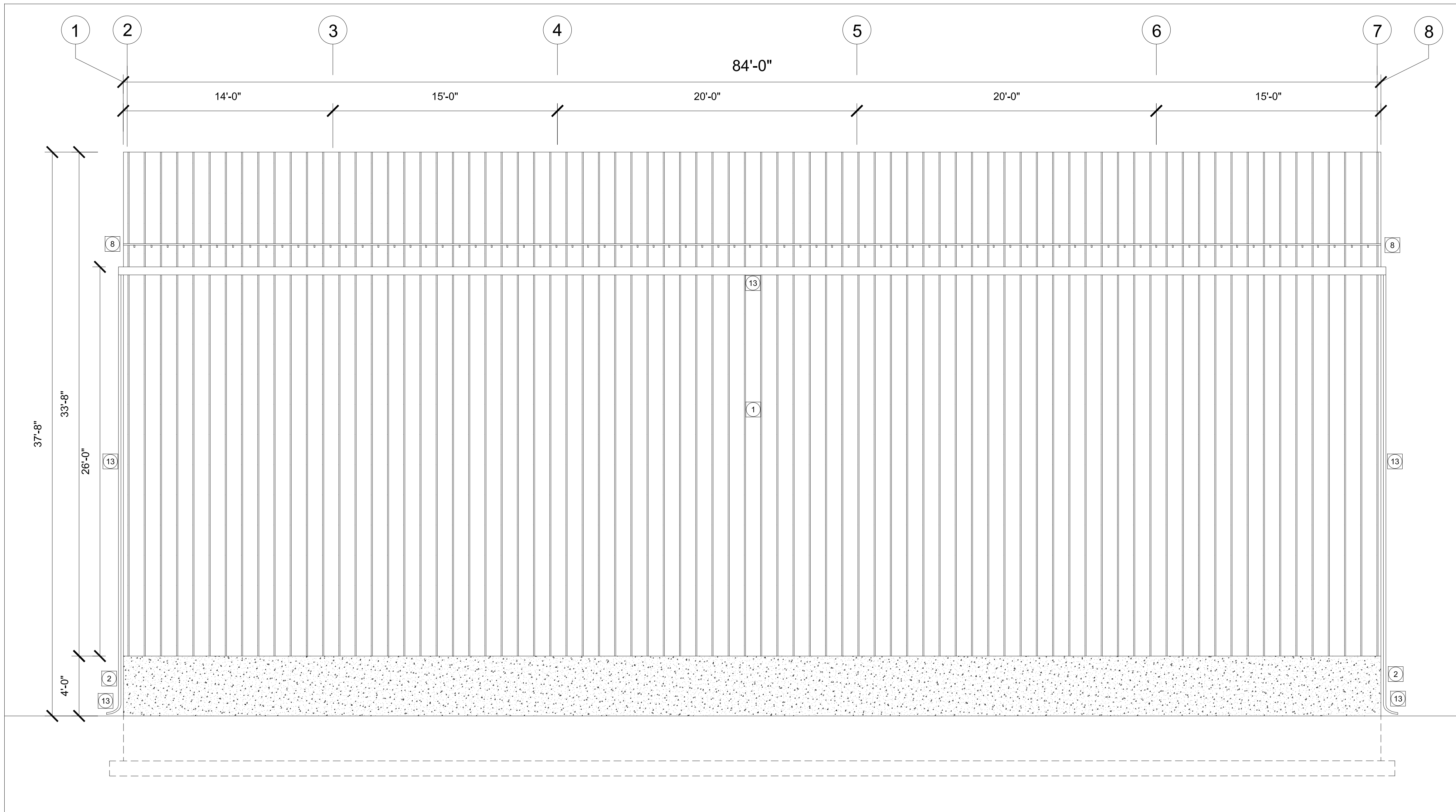
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 DRAWN NH  
 CHECKED BH

NORTH  
 EXTERIOR  
 ELEVATIONS  
**A3.0**





1 SOUTH ELEVATION  
A3.1 SCALE: 1/4" = 1'-0"

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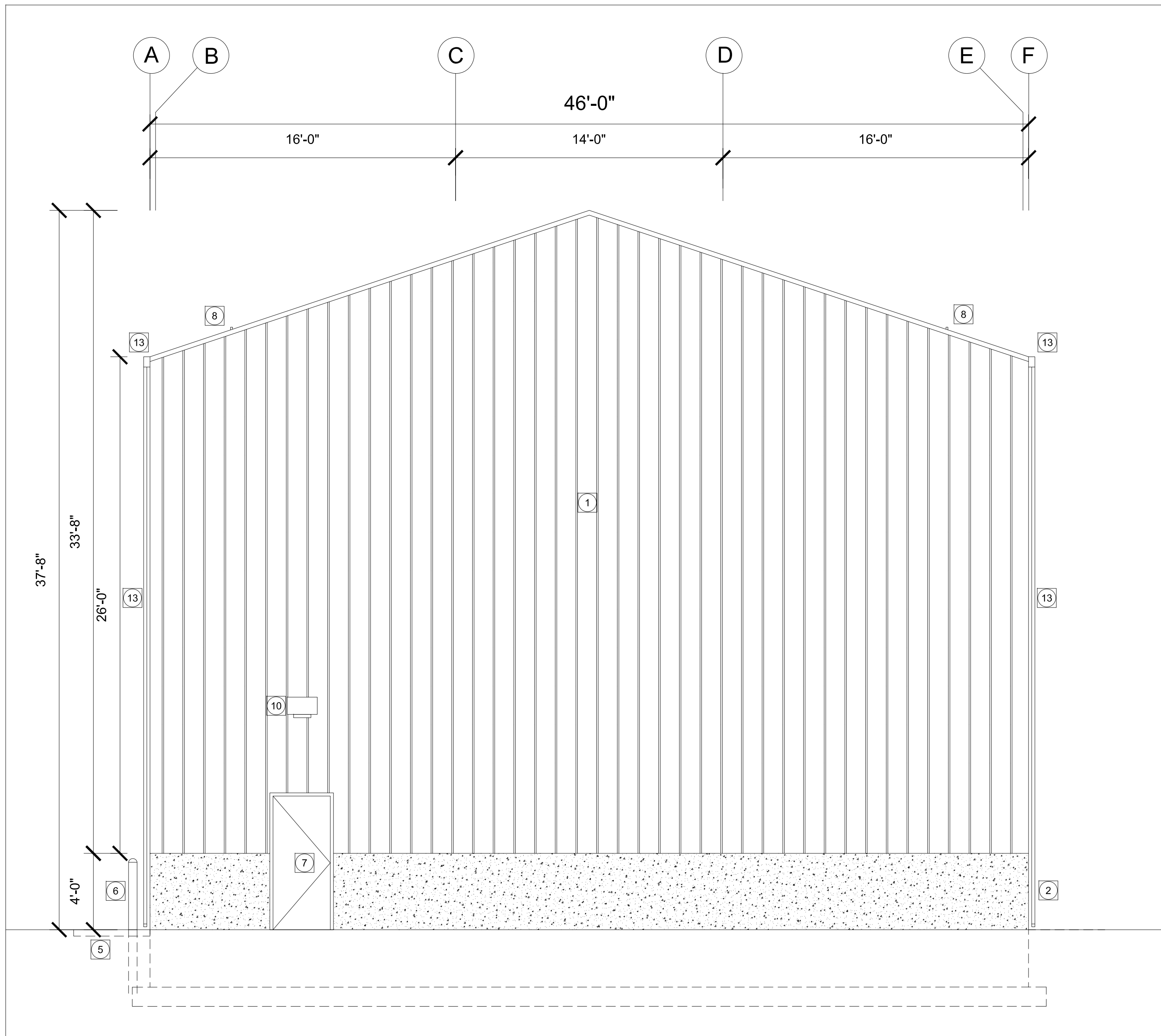
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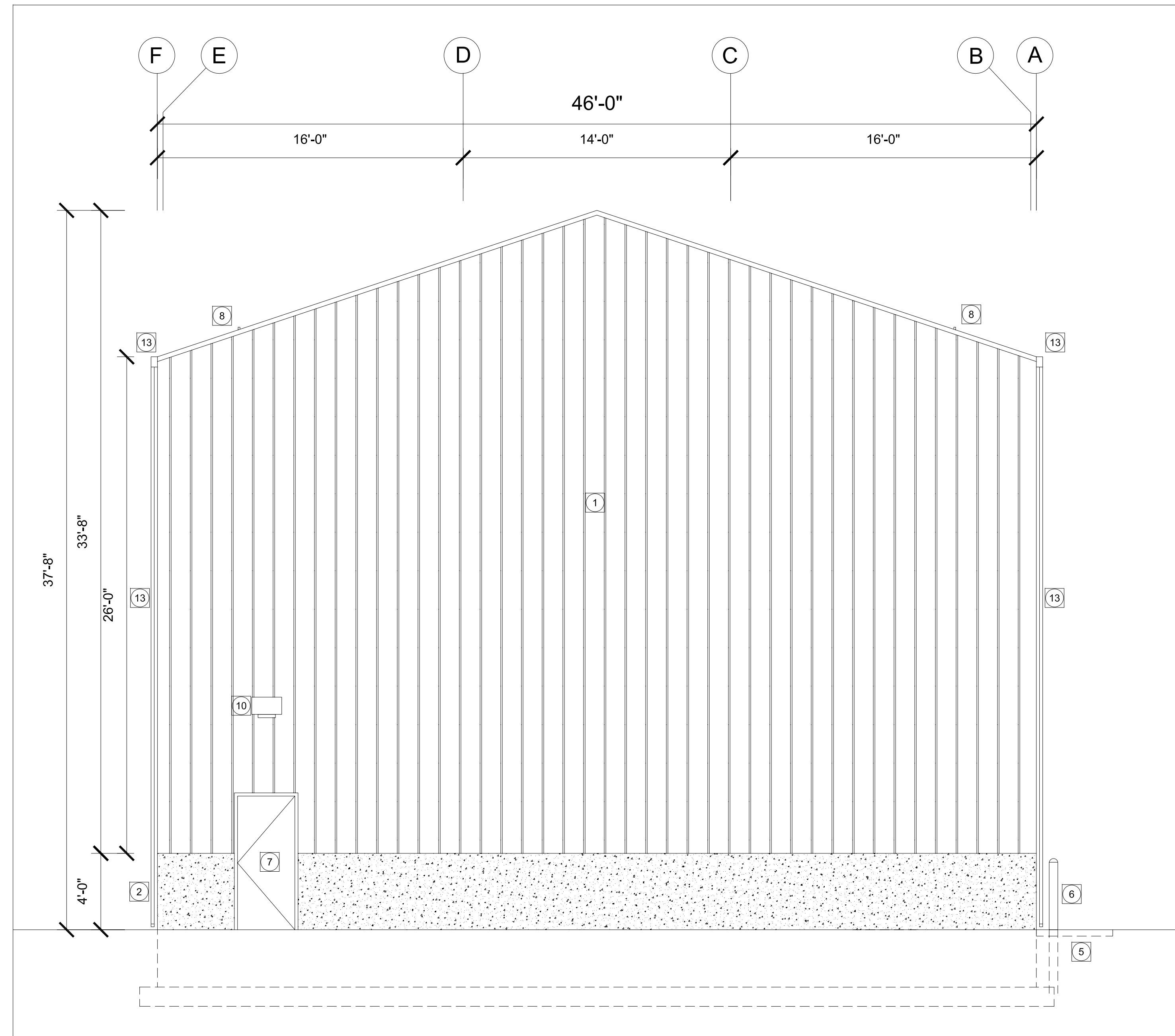
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SOUTH  
EXTERIOR  
ELEVATIONS  
A3.1



**1 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

**EXTERIOR FINISH SCHEDULE**

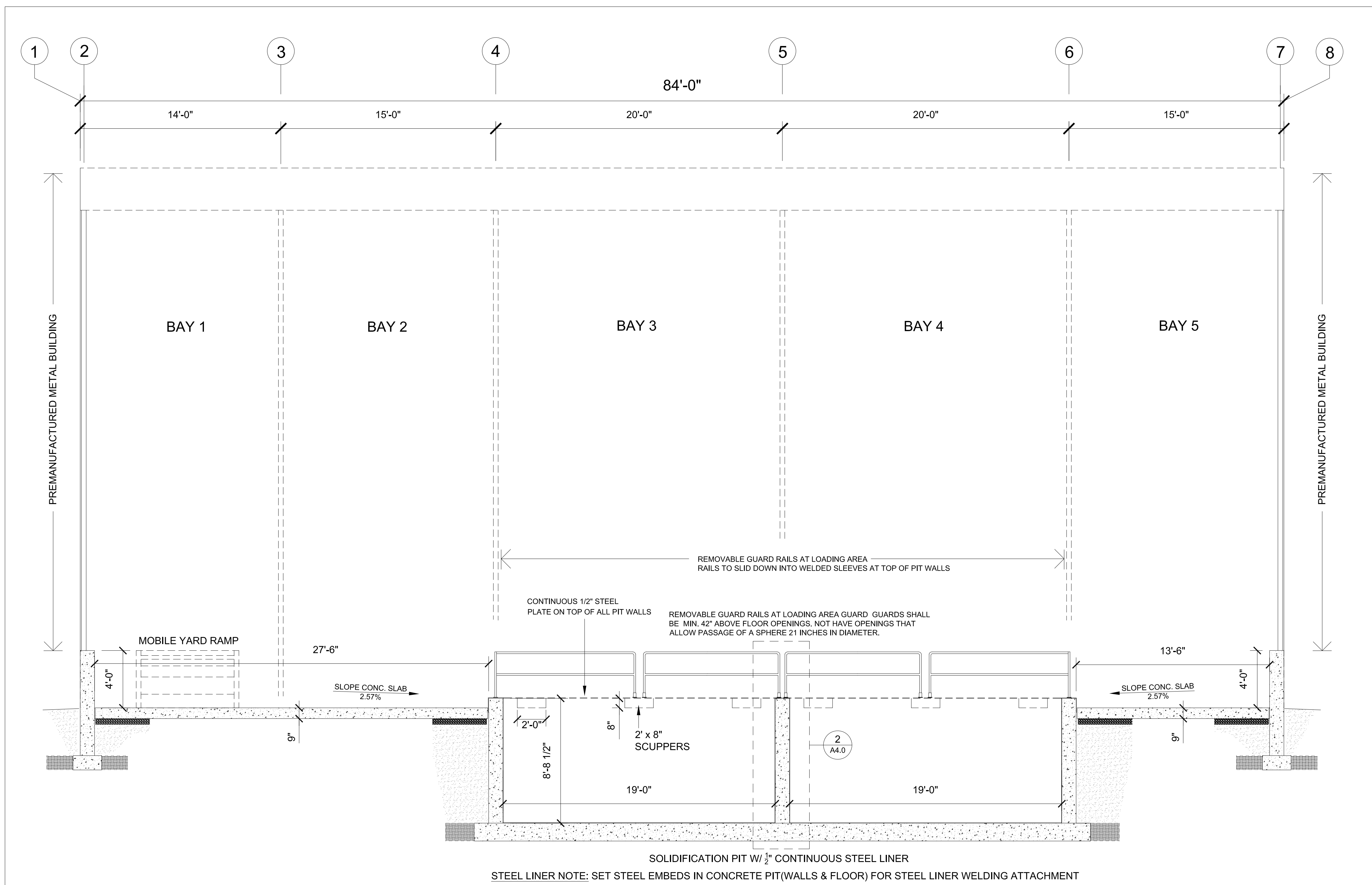
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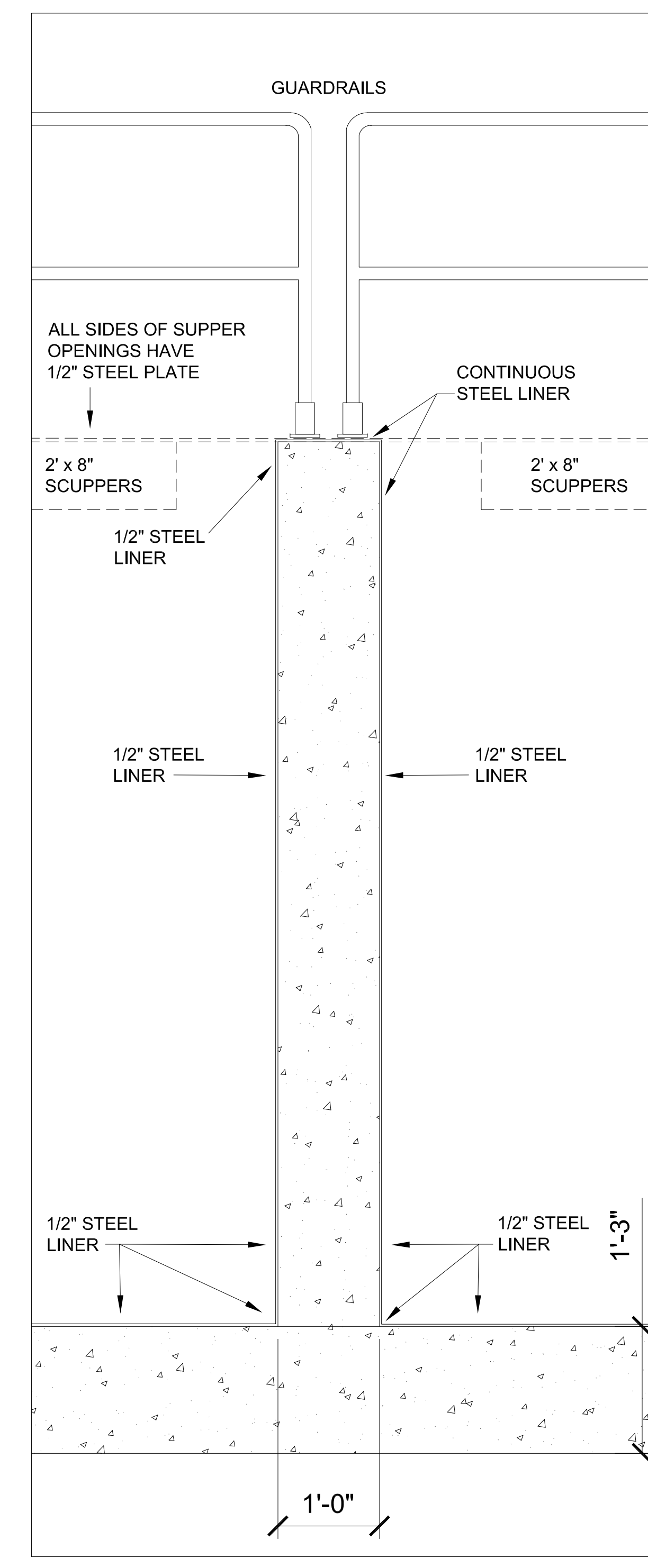
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1 BUILDING LONGITUDINAL SECTION  
SCALE: 1/4" = 1'-0"



2 CENTER PIT WALL SECTION  
SCALE: 1" = 1'-0"

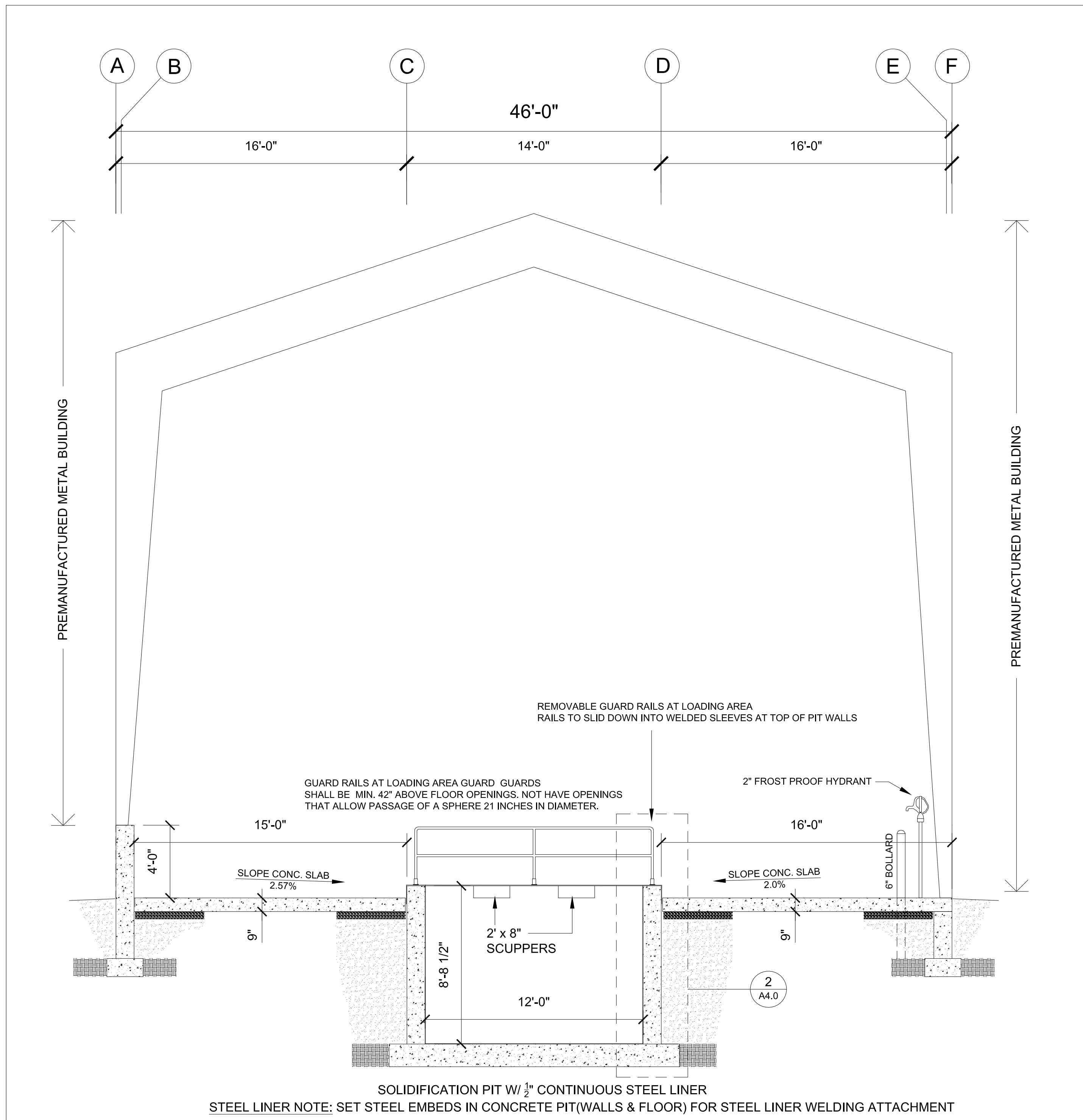
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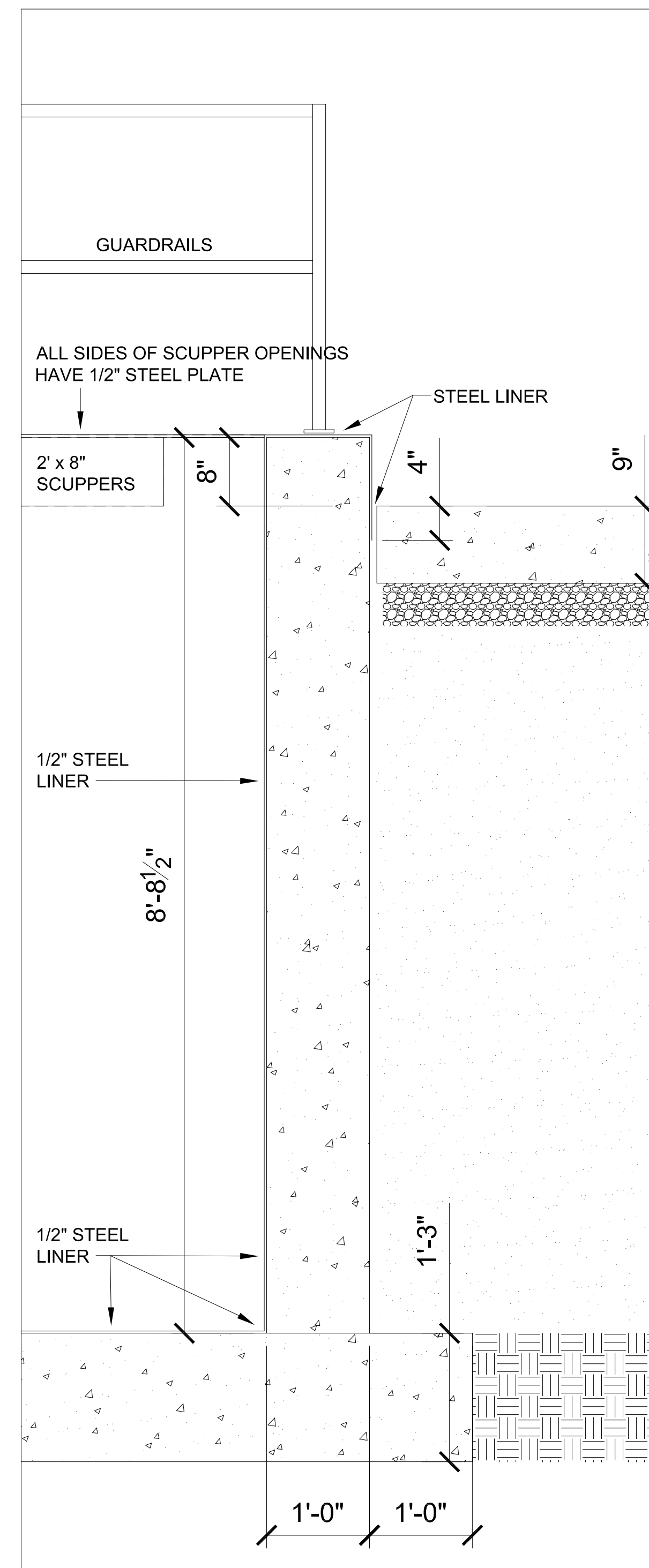
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**1 BUILDING CROSS SECTION**

A4.1 SCALE: 1/4" = 1'-0"



**2 TYPICAL PIT WALL SECTION**

A4.1 SCALE: 1" = 1'-0"

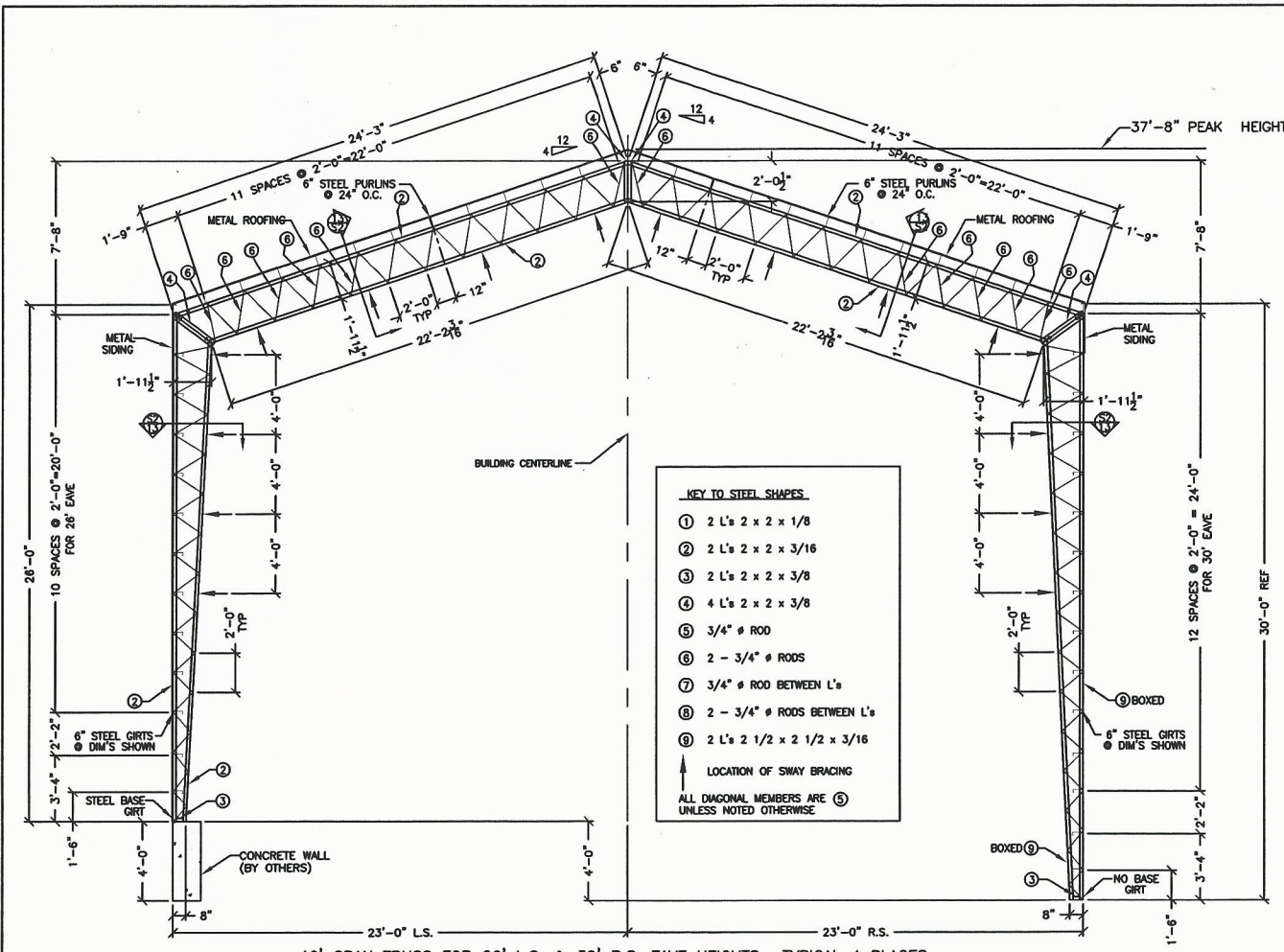
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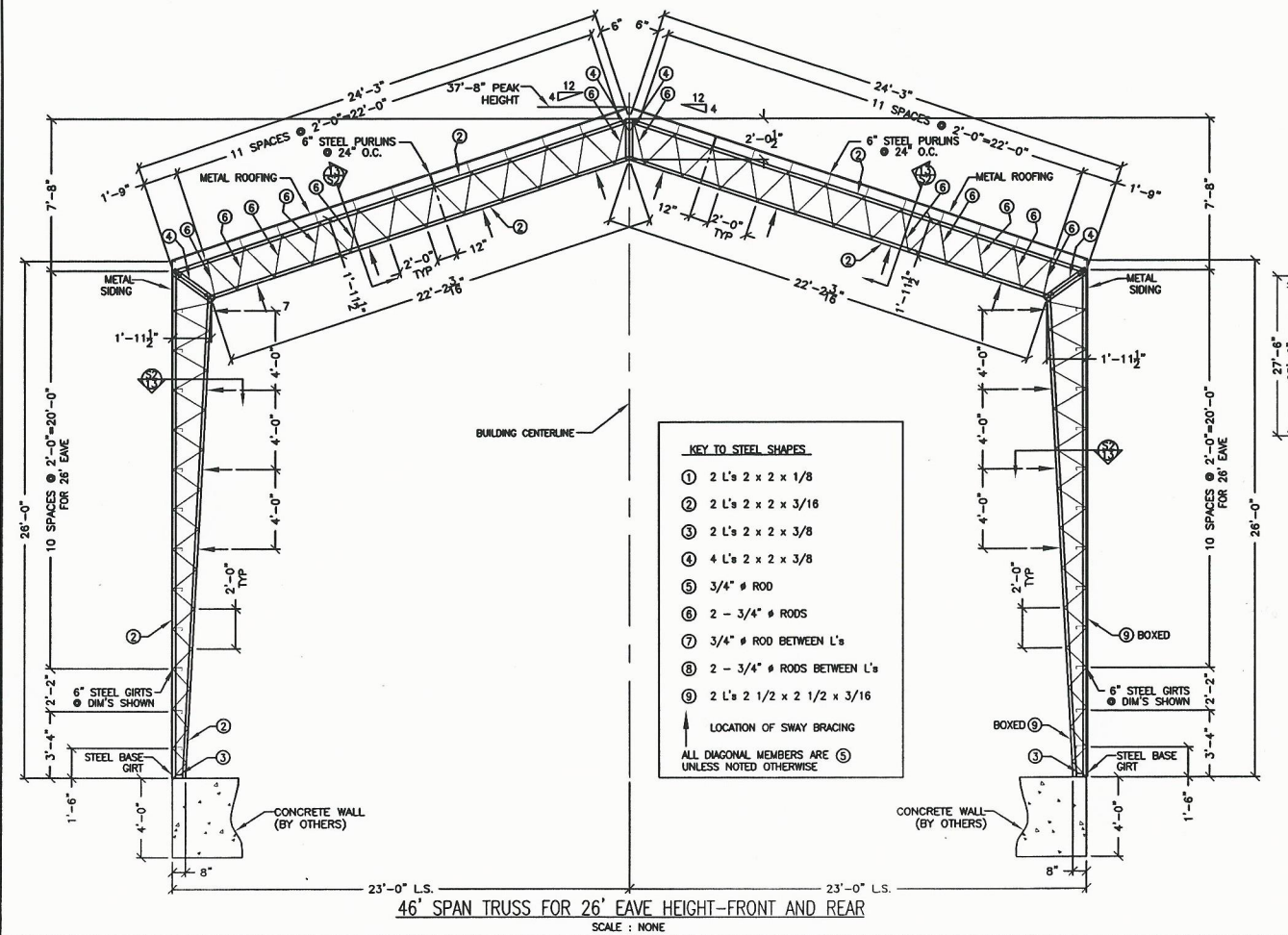
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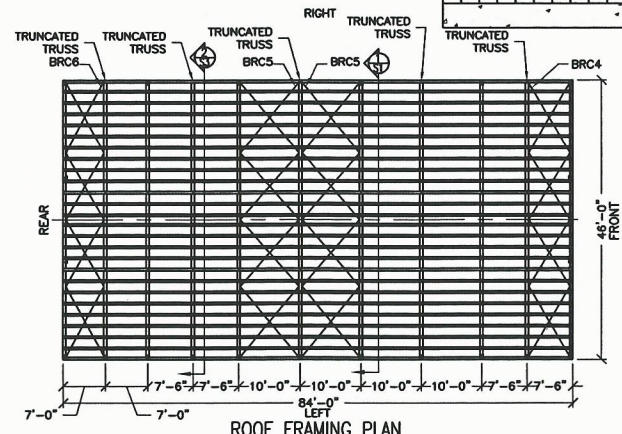




46' SPAN TRUSS FOR 26' L.S. & 30' R.S. EAVE HEIGHTS- TYPICAL 4 PLACES  
SCALE: NONE

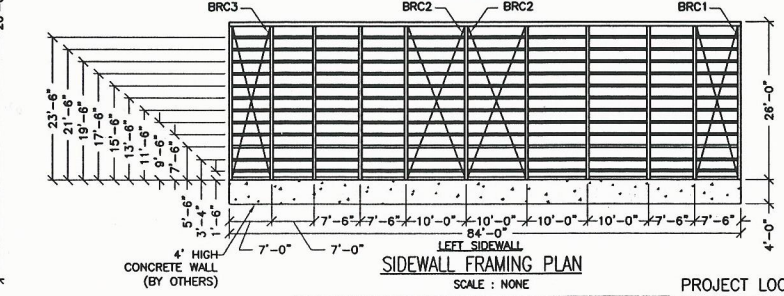
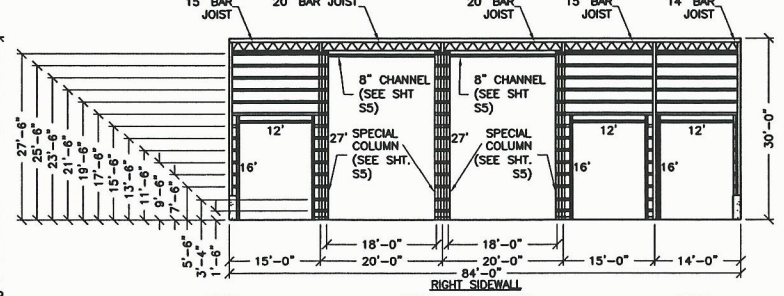


46' SPAN TRUSS FOR 26' EAVE HEIGHT-FRONT AND REAR  
SCALE: NONE



**ROOF MATL. DETAILS**

QTY	PART	DESCRIPTION	LENGTH
-	PURLINS	6 C 20	-
8	BRC4	CABLE 1/4" DIA.	15'-0"
16	BRC5	CABLE 1/4" DIA.	18'-6"
8	BRC6	CABLE 1/4" DIA.	15'-0"

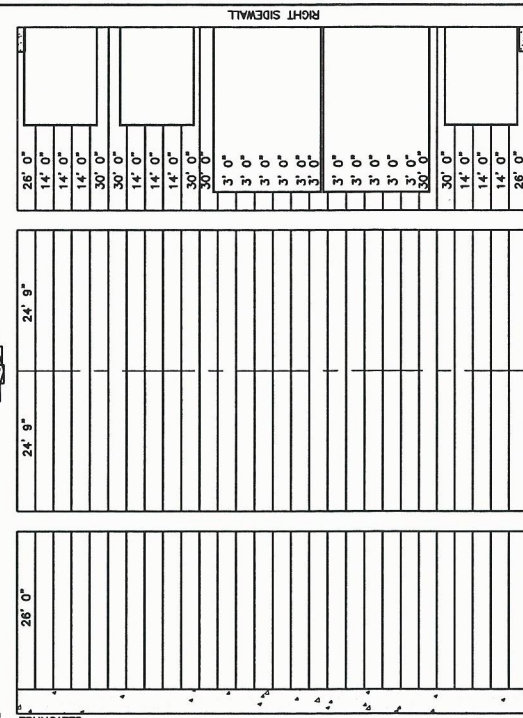


**SIDEWALL MATL. DETAILS**

QTY	PART	DESCRIPTION	LENGTH
-	GIRTS	6 C 20	-
2	BRC1	CABLE 1/4" DIA.	28'-0"
4	BRC2	CABLE 1/4" DIA.	29'-0"
2	BRC3	CABLE 1/4" DIA.	28'-0"

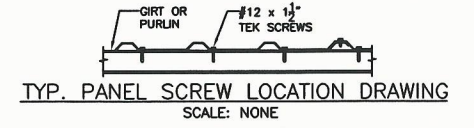
PROJECT LOCATION:  
VALICOR ENVIRONMENTAL SERVICES  
2420 COUNTY ROAD C WEST  
ROSEVILLE, MN 55113  
RAMSEY COUNTY  
BLDG DIMENSIONS:  
46' x 84' x 26'/30'  
KSBPS PO: NA

LEO L. ROBERTS, PE  
8809 N 145 E AVE  
OWASSO, OK 74055  
918-272-8680

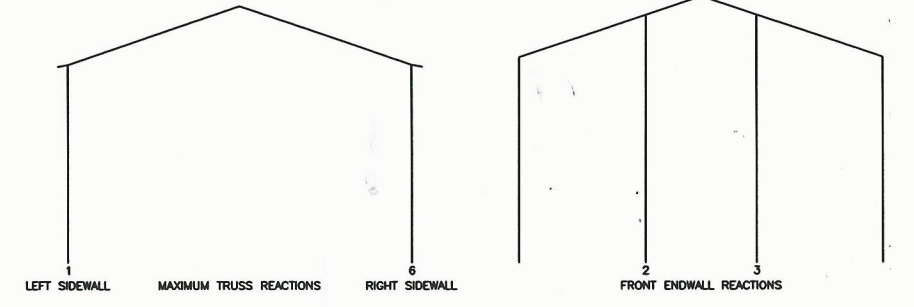


**GENERAL STRUCTURAL NOTES**

- DESIGN SPECIFICATIONS  
2020 MINNESOTA STATE BUILDING CODE  
AISC STEEL CONSTRUCTION MANUAL, 9TH EDITION
- MATERIAL SPECIFICATIONS  
STRUCTURAL STEEL ASTM A36 MODIFIED (50 KSI MIN. YIELD)  
WELDING AWS-E70XX ELECTRODES  
BOLTING AISC SAE GRADE 8 BOLTS,  
TIGHTEN SNUG TIGHT  
ANCHOR BOLTS TO BE ASTM A36 OR A307  
CONCRETE ACI 318 F'c=3000 PSI @ 28 DAYS  
REINFORCING STEEL ASTM A615 GRADE 60  
METAL SIDING/ROOFING Fy=80 KSI, 27 GA, @ 12" O.C.  
FASTEN TO PURLINS/GIRTS PER DRAWING
- CONCRETE NOTES (BY OTHERS)
- KENTUCKY STEEL BUILDINGS, PANEL, AND SUPPLY, ASSUMES FULL AND SOLE RESPONSIBILITY FOR THE FABRICATION OF STEEL TRUSSES IN ACCORDANCE WITH THESE DRAWINGS AND FOR THE ISSUANCE OF ERECTION INSTRUCTIONS. THE TRUSSES SHALL BE FABRICATED IN ACCORDANCE WITH THE SPECIFICATION OF THE AMERICAN INSTITUTION OF STEEL CONSTRUCTION, NINTH EDITION, AND THE SPECIFICATIONS OF AMERICAN WELDING SOCIETY. ERECTION PROCEDURES DESCRIBED IN THE "ERECTION MANUAL" PROVIDED BY THE TRUSS MANUFACTURER MUST BE FOLLOWED IN ORDER TO ENSURE THAT THIS BUILDING WILL WITHSTAND THE LOADING CONDITIONS LISTED HEREIN.



DEAD/LIVE LOAD		WIND LOAD		SNOW LOAD		SEISMIC DESIGN DATA	
DEAD LOAD	3.0 PSF	BASIC WIND SPEED	115 MPH VWR (3 SEC)	GROUND SNOW (Pg)	55.0 PSF	S <sub>0</sub>	0.05
COLLATERAL LOAD	2.0 PSF	EXPOSURE	C	ROOF SNOW (Ps)	34.7 PSF	S <sub>1</sub>	0.04
ROOF LIVE LOAD (FRAME)	12.0 PSF	RISK CATEGORY	II	(Pr)	34.7 PSF	RISK CATEGORY	II
ROOF LIVE LOAD (PURLINS)	20.0 PSF	INT. PRESSURE COEFF.	± 0.18	(Cs)	1.20	SEISMIC DESIGN CATEGORY	A
TYPE OF CONSTRUCTION	II B	COMPONENTS/CLADDING	+19.2/-29.7 PSF	(Cl)		SITE CLASS	D
OCCUPANCY GROUP	U					SEISMIC RESISTING SYSTEM	ORDINARY STEEL MOMENT FRAMES
						BASE SHEAR	0.37 K
						EQUIVALENT LATERAL FORCE PROCEDURE	



**REACTION**

DESCRIPTION	SUPPORT	HORIZ (KIPS)	VERT (KIPS)	MOMENT (KIPS-FT)
1 D+L	1	-1.20	5.75	.00
1 D+L	6	1.20	11.50	.00
2 D+L+S	1	-1.91	9.12	.00
2 D+L+S	6	1.91	18.24	.00
3 D+L+S+U	1	-1.67	5.75	.00
3 D+L+S+U	6	1.67	18.43	.00
4 D+L+S+U	1	-1.67	9.17	.00
4 D+L+S+U	6	1.67	11.54	.00
5 D+E LC	1	-21	1.13	.00
5 D+E LC	6	27	2.38	.00
6 D+E RC	1	-27	1.19	.00
6 D+E RC	6	21	2.25	.00
33 0.6D+W C1P L	1	2.03	-3.65	.00
33 0.6D+W C1P L	6	1.73	-2.27	.00
34 0.6D+W C1P R	1	-1.73	-1.12	.00
34 0.6D+W C1P R	6	2.03	-7.26	.00
35 0.6D+W C1S L	1	2.58	-2.29	.00
35 0.6D+W C1S L	6	1.18	42	.00
36 0.6D+W C1S R	1	-1.18	24	.00
36 0.6D+W C1S R	6	-2.58	-4.56	.00
37 0.6D+W C2P L	1	-93	-2.87	.00
37 0.6D+W C2P L	6	93	-5.76	.00
38 0.6D+W C2P R	1	-93	-2.87	.00
38 0.6D+W C2P R	6	93	-5.76	.00
39 0.6D+W C2S L	1	-38	-1.51	.00
39 0.6D+W C2S L	6	38	-3.06	.00
40 0.6D+W C2S R	1	-38	-1.51	.00
40 0.6D+W C2S R	6	38	-3.06	.00

**REACTION**

DESCRIPTION	SUPPORT	HORIZ (KIPS)	VERT (KIPS)
1 D+L	2	.00	.00
2 D+S	2	.00	.00
3 D+L+W	C1P	2	-2.90
3 D+L+W	C1S	2	-1.91
3 D+L+W	C2P	2	1.67
3 D+L+W	C2S	2	2.65
4 D+S+W	C1P	2	-2.90
4 D+S+W	C1S	2	-1.91
4 D+S+W	C2P	2	1.67
4 D+S+W	C2S	2	2.65
5 0.6D+W	C1P	2	3.81
5 0.6D+W	C1S	2	2.22
5 0.6D+W	C2P	2	2.22
5 0.6D+W	C2S	2	3.54

**BUILDING REACTIONS**  
**FOUNDATION BY OTHERS**

**K KENTUCKY STEEL BUILDINGS, PANEL, AND SUPPLY LLC**  
P.O. BOX 949  
WINCHESTER, KY, 40392  
1-859-745-0606

**46' WIDE BUILDING**  
ROSEVILLE, MINNESOTA

FILE: ROMN1020S | OCTOBER 21, 2021 | DRAWN BY: CJD

SHEET 51

reports were prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the state of Minnesota.

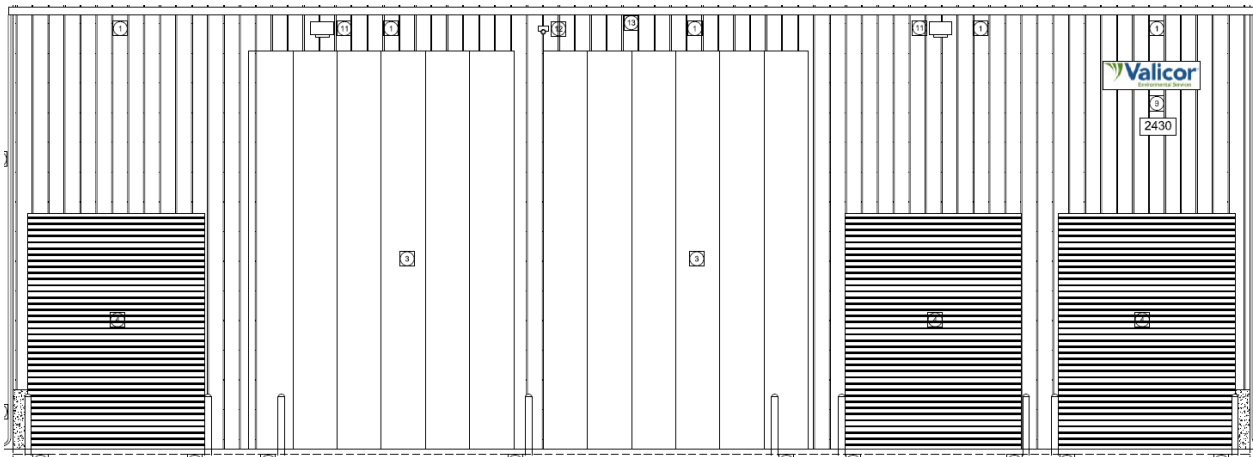
*Leo Roberts*

Date 11-4-21 Registration No. 21005

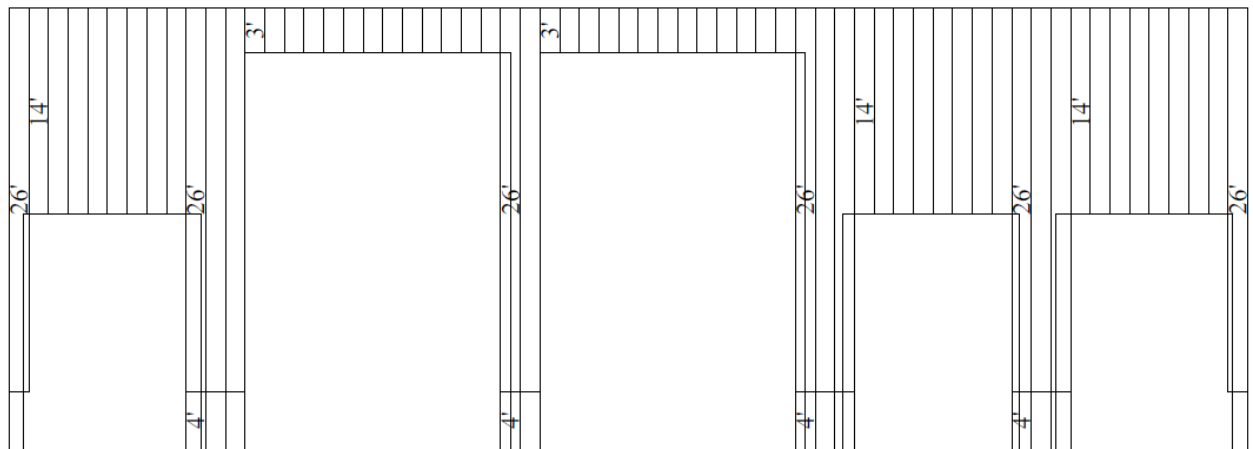


### Valicor Roseville, MN Proposed Building – Wall Material Options

Valicor has been working with our PEMB vendor (KY Steel) and our General Contractor (Greystone Construction) to develop some financially feasible alternatives to the exterior wall materials. In addition, we have located custom “stucco-like” panels (and other equivalent panels) that may be the type of panels that you have indicated in your email on 12/17 that the City has approved in other Roseville projects. One vendor who has quoted and prepared the elevations below can be found at [www.custompanelsystems.com](http://www.custompanelsystems.com). The elevations below show the comparison between the building package as submitted to the City compared to replacing the traditional 36” ribbed steel panels with 16” custom “stucco” panels. I have also included a photo from the custom panel systems website.



**CURRENT DESIGN for NORTH ELEVATION**



**CUSTOM PANEL SYSTEMS “STUCCO” ALTERNATIVE (Rendering & pic below)**



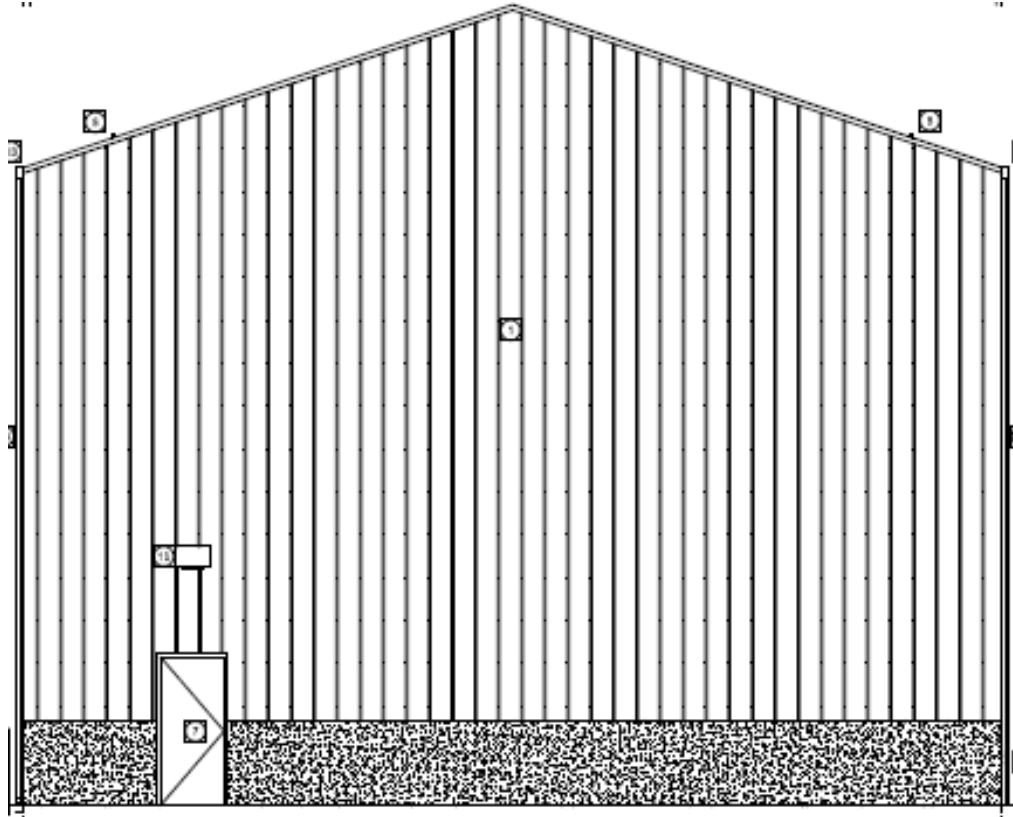
**CUSTOM PANEL SYSTEMS “STUCCO” ALTERNATIVE PICTURE (from website)**

The cost to replace the traditional 36” panels with the 16” “stucco” panels on the North elevation alone is ~\$10,500 plus tax. There will also be increased labor due to approximately triple the number of fasteners compared to the traditional 36” panels. We do not yet have a cost estimate from Greystone for this added labor.

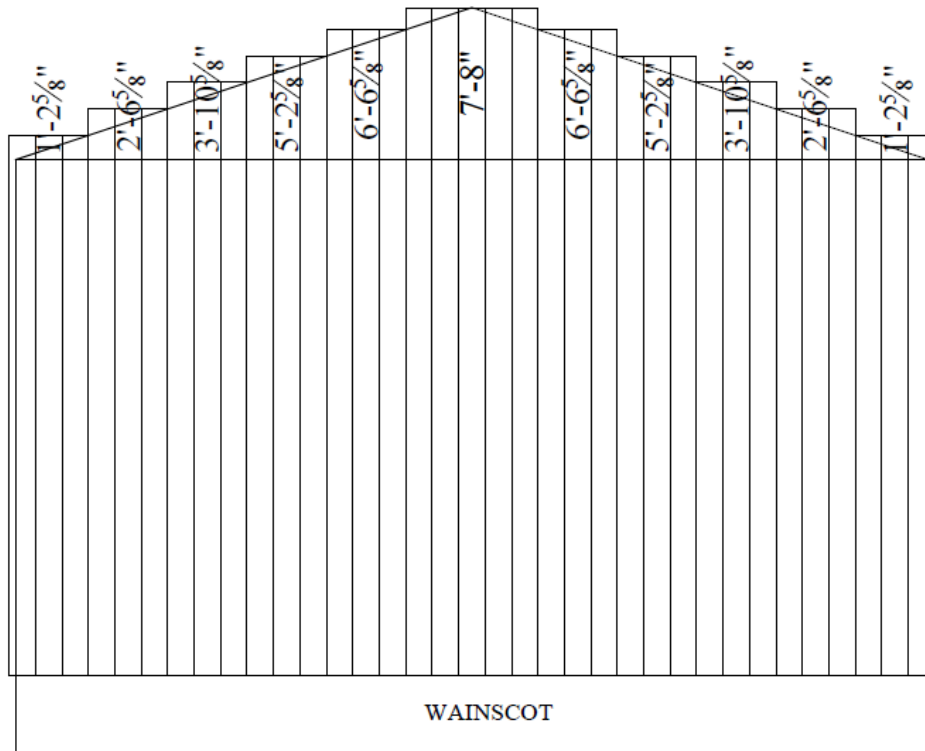
In looking at the North elevation, there does not appear to be a significant improvement in appearance to justify over \$10,000 of added cost, but that is just from Valicor’s perspective of course.

In order to truly incorporate a totally separate material, Valicor can have Greystone apply stucco to the 4’ foundation wall. The North elevation would only see the difference at each corner where the 12” poured concrete foundation wall end is exposed. But on the East and West side, this would be a significant improvement. That stucco could be a contrasting color, likely a darker color, than the traditional steel wall panels.

In terms of other contrasting colors, if we are able to maintain the traditional steel panels on the East and West elevations, along with the 4’ Stucco wall, we could implement 2 colors of traditional steel panels on the East/West sides, so the appearance would be enhanced by 2 separate materials and 2 or 3 colors on each side. However, we strongly want to avoid the change to the 16” custom panel on the East and West elevations. And we strongly want to avoid any change to the South elevation facing the railroad tracks.



CURRENT DESIGN for EAST/WEST ELEVATIONS



46'  
EAST & WEST ELEVATIONS

CUSTOM PANEL SYSTEMS "STUCCO" ALTERNATIVE (Rendering)

**EXTRACT OF MINUTES OF MEETING OF THE  
VARIANCE BOARD OF THE CITY OF ROSEVILLE**

Pursuant to due call and notice thereof, a regular meeting of the Variance Board of the City of Roseville, County of Ramsey, Minnesota, was held on the 5<sup>th</sup> day of January 2022, at 5:30 p.m.

The following Members were present: Member \_\_\_\_\_;  
and \_\_\_\_\_ was absent.

Variance Board Member \_\_\_\_\_ introduced the following resolution and moved  
its adoption:

**VARIANCE BOARD RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING A VARIANCE TO SECTION 1011.12.F.6, ACCESSORY BUILDINGS,  
AND 1006.02.C, MATERIALS, OF THE ROSEVILLE CITY CODE, AT 2420 COUNTY ROAD C  
(PF21-024)**

WHEREAS, the subject property is assigned Ramsey County Property Identification  
Number 082923220001 and is legally described as:

**Requires legal description**

WHEREAS, City Code §1011.12.F.6 requires the following concerning accessory  
buildings:

**Accessory Buildings:** *Accessory buildings shall be limited to a single structure/building of  
no greater than 500 square feet in size with a maximum height of 15 feet. Setbacks for  
accessory structures/buildings are as regulated under Tables 1006.02 and 1006.03, except  
that accessory structures or buildings shall not be permitted in a front yard.*

WHEREAS, City Code §1006.02.C requires the following concerning exterior building  
material:

**Materials:** *All exterior wall finishes on any building must be a combination of the following  
materials: No less than 60% face brick; natural or cultured stone; textured pre-cast  
concrete panels, pre-colored or factory stained or stained on site textured concrete block;  
stucco; glass; fiberglass; or similar materials and no more than 40% pre-finished metal,  
cor-ten steel, copper, premium grade wood with mitered outside corners (e.g., cedar,  
redwood, and fir), or fiber cement board. Under no circumstances shall sheet metal  
aluminum, corrugated aluminum, asbestos, iron plain or painted, or plain concrete block be  
acceptable as an exterior wall material on buildings within the city. Other new materials of  
equal quality to those listed may be approved by the Community Development Department.*

WHEREAS, Houwman Architects, in conjunction with Lubrication Technologies (Lube  
Tech), owners of the subject property, and Valicor Environmental, sublessor of property and the  
future accessory building, are requesting a variance to §1011.12.F.6 and §1006.02.C to allow  
the construction of an approximate 3,800 square foot, 32 foot tall accessory building that is  
finished mostly in metal siding; and

WHEREAS, City Code §1009.04 (Variances) establishes the purpose of a variance is "to permit adjustment to the zoning regulations where there are practical difficulties applying to a parcel of land or building that prevent the property from being used to the extent intended by the zoning;" and

WHEREAS, the Variance Board has made the following findings:

- a. *The proposal is consistent with the Comprehensive Plan.* The Variance Board finds the proposal is generally consistent with the Comprehensive Plan because it improves the operational safety of an existing employment use, which may not be an explicitly stated policy but may be understood as contributing to the broader goal of making Roseville a desirable place to work.
- b. *The proposal is in harmony with the purposes and intent of the zoning ordinances.* The Variance Board finds the proposed accessory building is consistent with the intent of the zoning ordinances because while the new improvements will deviate from the accessory building design standards with a larger square footage, building height, and by installing a reduced mix of exterior materials, the proposed building does comply with all other Code standards and will stand in a location that is far removed from casual public view.
- c. *The proposal puts the subject property to use in a reasonable manner.* The Variance Board finds the proposed accessory building makes reasonable use of the subject property because the accessory building is to be located in an inconspicuous place; would facilitate the safer operation of an existing industrial use; and would apply a mix of exterior materials.
- d. *There are unique circumstances to the property which were not created by the landowner.* The Variance Board finds the standards for accessory buildings do not necessarily contemplate some of the uses an industrial/employment use may seek or require as a component of their operations. This could be viewed as a factor that justifies this variance. The Variance Board also believes the proposed location of the accessory building (approximately 600 feet from County Road C; adjacent to the Minnesota Commercial rail line; and approximately 100 feet from the Penske truck rental storage lot) is isolated, creating another unique characteristic justifying approval of the requested variance.
- e. *The variance, if granted, will not alter the essential character of the locality.* Although this accessory building is to be approximately 7.5 times larger and 17 feet taller than what the code currently supports, and includes an exterior make-up of materials less than normally required, the proposed accessory building will be for a necessary industrial use on a long-standing industrial property. Also, the location and overall appearance currently contemplated are similar to other pre-existing non-conforming accessory buildings in the area. For these reasons, the Variance Board finds the VARIANCE would not negatively alter the character of the surrounding area.

WHEREAS, Section 1009.04 (Variances) of the City Code also explains that the purpose of a VARIANCE is "to permit adjustment to the zoning regulations where there are practical difficulties applying to a parcel of land or building that prevent the property from being used to the extent intended by the zoning." The Variance Board finds the proposal appears to satisfy all of the above requirements essential for approving variances. Moreover,

while this accessory building could be built using a mix of exterior materials that is consistent with the applicable design requirements, such a structure would either be less suited to its intended use and functionality or it would be much more expensive than is warranted for an accessory building in such an inconspicuous location, creating a practical difficulty from complying with the strict standard.

NOW THEREFORE BE IT RESOLVED, by the Roseville Variance Board, to approve the requested variances to §1011.12.F.6, Accessory Buildings, and §1006.02.C, Materials, of the City Code to allow the proposed accessory building to be built at 2420 County Road C, based on the proposed plans, the testimony offered at the public hearing, the above findings, and subject to the following conditions:

1. The exterior of the building shall be allowed to utilize a metal panel for more than 60% of the material;
2. The exterior shall be required to include a minimum wainscoting of 36 inches of a non-metal product on all four sides of the building. This material can be a metal panel base with brick, stucco, or other product adhered to the panel.
3. The applicant shall continue to work with Community Development staff to select a suitable finish on the exterior of the metal panels to be used as the wainscoting on the building prior to release of a building permit.

The motion for the adoption of the foregoing resolution was duly seconded by Variance Board Member \_\_\_\_\_ and upon vote being taken thereon, the following voted in favor: Members \_\_\_\_\_;  
and \_\_\_\_\_ voted against;

WHEREUPON said resolution was declared duly passed and adopted.





**ROSEVILLE**  
**REQUEST FOR VARIANCE BOARD ACTION**

Date: January 5, 2022  
Item No. 6a

Department Approval

**Agenda Section**  
Other Business

*Janice Gundlach*

Item Description: Request for an extension of the time allowed for validation of a variance approval to City Code §1006.04.C (Setbacks) to allow a proposed medical office building and parking area to encroach into a required side yard setback (PF20-032)

1

2 **BACKGROUND**

3 The owner of the property at 2850 Snelling Avenue gained approval of a variance in November 2020  
4 allowing a redeveloped building to encroach into the required minimum setback from the southern  
5 property line. An area map showing the location of the site, site plan illustrating the subject of the  
6 variance request, and a copy of Variance Board Resolution #152 conferring the approval are included  
7 with this report as Attachments A, B, and C, respectively.

8 City Code §1009.04D (Validation and Expiration) attaches a timeline to variance approvals; it says:  
9 *A variance approval shall be validated by the applicant through the commencement of any necessary*  
10 *construction...authorized by the variance within 1 year of the date of the approval. A variance approval*  
11 *shall automatically expire if the approval is not validated pursuant this section. Notwithstanding this*  
12 *time limitation, the Variance Board may approve extensions of the time allowed for validation of the*  
13 *variance approval if requested in writing by the applicant...*

14 Because of difficulties related to the COVID-19 pandemic, including practical factors like substantial  
15 increases in the cost of some materials, unavailability of some materials, and lack of people to perform  
16 the work, the applicant would not be able to begin the project facilitated by the variance approval for  
17 more than a year after the approval was granted. Although the Variance Board is not considering this  
18 extension request within a year of the variance approval, the written request for an extension was  
19 submitted by the applicant on October 7, 2021—within the year allowed for validation of the approval.  
20 In this request the applicant indicated confidence construction could begin in summer 2022. Planning  
21 Division staff has no objection to extending the validation timeline for a full year, until November 5,  
22 2022, to account for further potential delays resulting from the ongoing pandemic.

23 **RECOMMENDED ACTION**

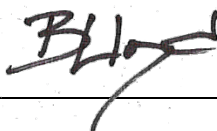
24 **By motion, approve a one-year extension of the time allowed to validate the variance approved by**  
25 **Variance Board Resolution #152**, based on the content of this RVBA, public input, and Variance  
26 Board deliberation.

Attachments: A: Area map

B: Plans

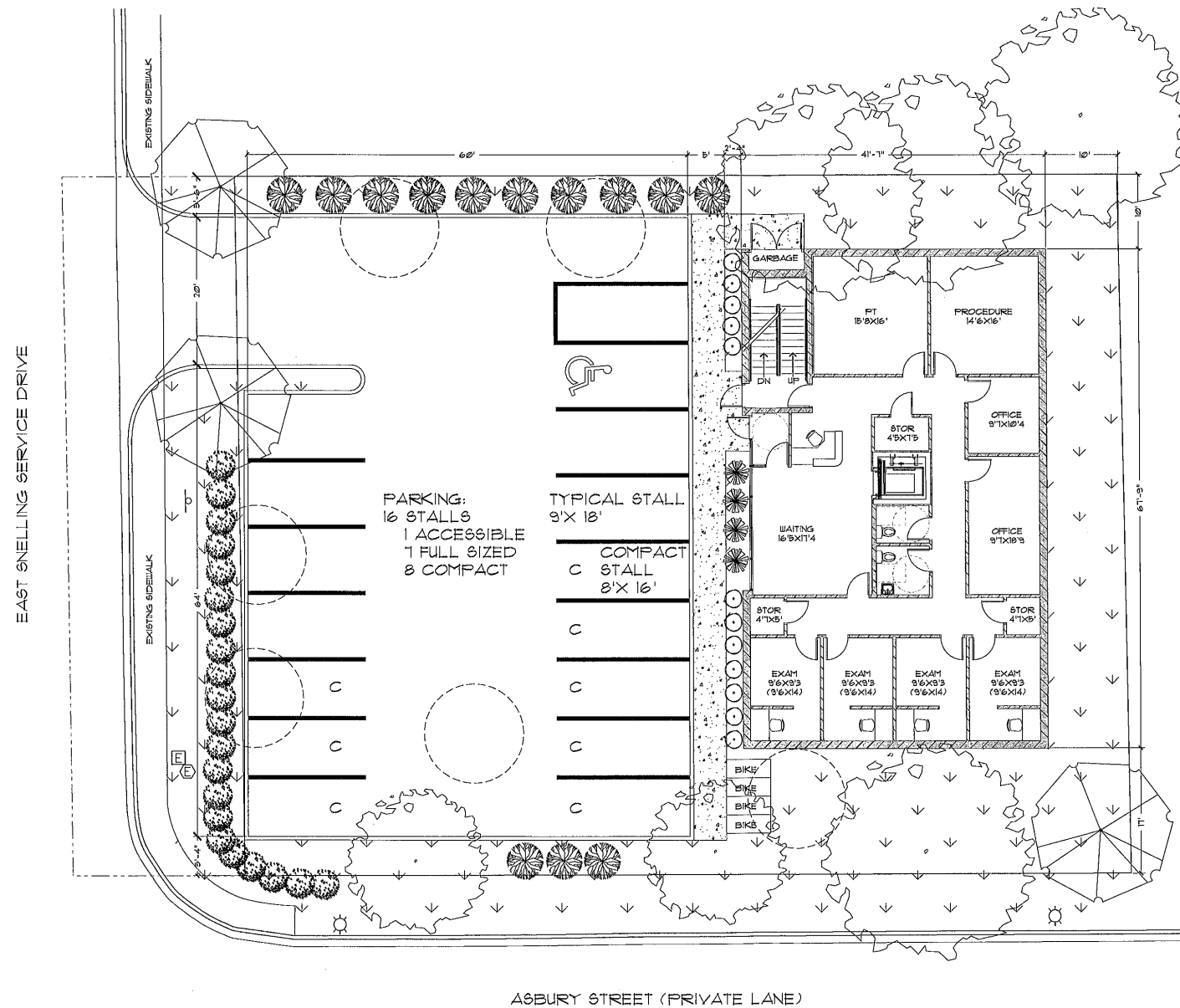
C: Variance Board Resolution #152

Prepared by: Senior Planner Bryan Lloyd  
651-792-7073  
[bryan.lloyd@cityofroseville.com](mailto:bryan.lloyd@cityofroseville.com)



# Attachment A: Planning File 20-032





LEGEND

- TURF/LANDSCAPE
- NEW CONCRETE
- EXISTING DECIDUOUS
- NEW DECIDUOUS
- TREE TO BE REMOVED
- MISCELLANEOUS SHRUBS
- EXISTING HEDGE TO REMAIN

SITE

LOT AREA:

GROSS AREA	13,660 SF
RIGHT OF WAY	2,226 SF
NET USEABLE AREA	11,434 SF

IMPERMEABLE SURFACE: (74%)

BUILDING	2,795 SF
PARKING/ACCESS LANE	5,158 SF
NEW SIDEWALK/BIKES	524 SF

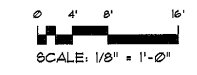
PERMEABLE SURFACE AREA: (26%)  
WITHIN R/W AND PROPERTY LINE

TURF AND VEGETATION	2,956 SF
---------------------	----------

BUILDING

2 STORY MEDICAL CLINIC W/ BASEMENT  
STORAGE AND UTILITIES  
CONSTR. TYPE V-B, FIRE SPRINKLED,  
B OCCUPANCY

FLOOR	GROSS AREA	NET AREA
BASEMENT	2,795 SF	2,554 SF
1ST FLOOR	2,795 SF	2,593 SF
2ND FLOOR	2,181 SF	1,999 SF
	7,771 SF	7,152 SF



1 PRELIMINARY SITE AND FLOOR PLAN  
A1 1/8" = 1'-0"



Winther-Johnson-Robinson  
Architects-Designers  
8175-B Lewis Road  
Golden Valley, Minnesota 55427  
Phone: 763-398-0452  
Fax: 763-398-0455

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.

Date: \_\_\_\_\_ Reg. No. \_\_\_\_\_

MEDICAL CLINIC  
DR. ARORA  
2850 SNELLING AVENUE NORTH

Issues & Revisions:  
Origination Date: 10/01/00  
Sheet Title:  
Preliminary Site Plan

Location:  
2850 Snelling Ave. N  
Roseville, MN 55129

Project No.: 90-536.01B  
Scale: As Noted  
Drawn By: RFR  
Approved:

A1  
OF

© COPYRIGHT DRAWINGS & DESIGN, 2000, WJR, A/C

**EXTRACT OF MINUTES OF MEETING OF THE  
VARIANCE BOARD OF THE CITY OF ROSEVILLE**

Pursuant to due call and notice thereof, a regular meeting of the Variance Board of the City of Roseville, County of Ramsey, Minnesota, was held on the 4th day of November 2020, at 5:30 p.m.

The following Members were present: Michelle Kruzel, Michelle Pribyl, and Chair Peter Sparby;  
and none was absent.

Variance Board Member Pribyl introduced the following resolution and moved its adoption:

**VARIANCE BOARD RESOLUTION NO. 152**

**A RESOLUTION APPROVING VARIANCES TO ROSEVILLE CITY CODE §1006.04.C,  
OFFICE/BUSINESS PARK SETBACKS, AT 2850 SNELLING AVENUE (PF20-032)**

WHEREAS, the subject property is assigned Ramsey County Property Identification Number 03-29-23-32-0019, and is legally described as:

Lot 5, Block 2, Rosette, Ramsey County, Minnesota.

WHEREAS, City Code §1006.04.C (Office/Business Park Setbacks) requires principal structures and parking areas to be set back a minimum of 40 feet from side property lines adjacent to residential properties; and

WHEREAS, Hukum Business LLC, owner of the property at 2850 Snelling Avenue, requested a variance to §1005.06.C to allow a proposed structure to encroach up to 23 feet into the required setback and a proposed parking area to encroach up to 35 feet into the required setback; and

WHEREAS, City Code §1009.04 (Variances) establishes the purpose of a variance is "to permit adjustment to the zoning regulations where there are practical difficulties applying to a parcel of land or building that prevent the property from being used to the extent intended by the zoning;" and

WHEREAS, the Variance Board has made the following findings:

- a. Because the subject property is of a substandard size and none of the dwelling units on the residential property to the south are within 120 feet from the subject property, the heightened side yard setback in this location represents a practical difficulty which the variance process is intended to relieve
- b. The proposal is generally consistent with the Comprehensive Plan because it would change the land use on the property to something that conforms to the Office guidance and because it represents the sort of reinvestment promoted by the Comprehensive Plan's goals and policies for commercial areas while not compromising the policies intended to protect the residential properties adjacent to those commercial areas.

- c. The proposal is consistent with the intent of the zoning ordinances because he proposed redevelopment will not negatively affect the adjacent residential property even though it will encroach into the required side yard setback.
- d. The proposal makes reasonable use of the subject property because the medical office will be appropriately scaled for the size of the subject property.
- e. The existing setback requirements, which are overly restrictive for this particular situation, are the results of legislative actions taken by the City and have resulted in unique circumstances that were not created by the landowner.
- f. Because the proposed medical office would be surrounded by multifamily residential, institutional, and other medical office development, the variance, if approved, would not negatively alter the character of the locality.

NOW THEREFORE BE IT RESOLVED, by the Roseville Variance Board, to approve the requested variances to §1006.04.C of the City Code, based on the proposed plans, the testimony offered at the public hearing, and the above findings.

The motion for the adoption of the foregoing resolution was duly seconded by Variance Board Member Kruzel and upon vote being taken thereon, the following voted in favor: Members Pribyl, Kruzel, and Sparby; and none voted against;

WHEREUPON said resolution was declared duly passed and adopted.

