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**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 December 2024, at 5:30 p.m.

The following Members were present: Members Aspnes, Bjorum, and Chair Schaffhausen; and none were absent.

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

VARIANCE BOARD RESOLUTION NO. 170

**A RESOLUTION APPROVING A 15-FOOT BUILDING HEIGHT VARIANCE FOR HOOD PACKAGING,
3015 LONG LAKE ROAD (PF24-019)**

WHEREAS, the subject property is legally described as:

***PIN: 05-29-23-12-0009
(see Attachment "A")***

WHEREAS, Table 1006-3, Dimensional Standards for industrially zoned property requires the following concerning building height:

Table 1006-3	
Minimum lot area	None
Maximum building height	60 Feet
Minimum front yard building setback	30 Feet
Minimum Side Yard Building Setbacks	
Interior	10 Feet 40 Feet from residential lot boundary
Corner	30 Feet from street right-of-way

WHEREAS, Hood Packaging is expanding with new, advanced, blown film extrusion unit allowing them to produce flexible packaging films with enhanced strength, clarity, and barrier properties, which are demanded in the competitive packaging market; and

WHEREAS, the advanced blown film extrusion equipment requires a 5,000 sq. ft. portion of the roof (2%) to be increased to 75 feet in order to accommodate the equipment; and

WHEREAS, Section 1009.04C of the City Code establishes a mandate that the Variance Board make five specific findings about a variance request as a prerequisite for approving the variance. The Roseville 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 represents the type of continued investment promoted by the Comprehensive Plan's goals and policies. The Comprehensive Plan also lists several economic development goals that speak to a business-friendly nature, facilitating environments allowing the business community to satisfy market demands, and promoting innovative business environments whereby the granting of the proposed roof height variance would support.
- b. *The proposal is in harmony with the purposes and intent of the zoning ordinance.* The Variance Board finds the proposal is generally in harmony with the intent of the zoning ordinance. Specifically, the zoning code and its dimensional standards cannot account for every situation as is the case with the Hood Packaging variance request. A variance in 2004 allowed a small portion of the northwest corner of the building to increase from 40 to 60 feet in height to accommodate new necessary technology. This variance request, much like the 2004 variance, seeks to remain competitive in the plastic film market with a modest increase in roof height only on a portion of the building that spans slightly more than 2% of the overall footprint of the building.
- c. *The proposal puts the subject property to use in a reasonable manner.* This finding seeks to determine whether the requested deviation will put the property to use in a manner reasonably consistent with the standards set forth in the Code. The Variance Board concludes this finding to be true. As stated previously, the zoning code and its dimensional standards cannot account for every situation. Similarly, the implementation or enforcement of these standards are not intended to be so stringent that a business is unable to grow or stay competitive. Hood Packaging is a leader in plastic film extrusion and to remain competitive in the plastic film market, updating equipment is a necessity. The increase in a small portion of the roof to accommodate a new and future plastic film extrusion unit is reasonable, especially when there is no other viable solution or alternative.
- d. *There are unique circumstances to the property which were not created by the landowner.* The Variance Board concludes the unique circumstances are the height limits for industrial property and the uniqueness of this business and the required machinery necessary to produce their product. A limit on building height exists to mitigate perceived negative impacts. In the case of the proposal by Hood Packaging, the proposed increase of 15 feet in the maximum allowance (60 feet to 75 feet) for a small portion of the roof area near the northwest corner of the building is nominal given the total square footage of the building. Further, such an improvement supports continued investment, competitiveness, and future expansion, all while limiting impacts to surrounding properties.

- e. *The variance, if granted, will not alter the essential character of the locality.* Although the overarching goal of the Planning Division is to strive for full code compliance in all aspects of development, there are times when the code and the needs of a business are not in alignment. In the case of Hood Packaging, the plastic film extruder necessary for them to have a competitive advantage requires an extrusion unit that is 70+ feet tall, requiring a roof height of approximately 75 feet. Plastic film extrusion units are notoriously tall for production purposes. Additionally, there needs to be clear space between the top of the unit and the top or the ceiling to afford cooling air space allowing for the creation of a better product. Given these factors, the Variance Board finds granting the roof height variance for 2% of the building's floor area will not alter the essential character of the locality.

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, in review of the requested variance by Hood Packaging, the Variance Board concludes there are Code based limitations existing in the Sign Regulations presenting a practical difficulty, which the variance process is intended to relieve.

NOW THEREFORE BE IT RESOLVED, by the Roseville Variance Board, to approve the requested variance to Table 1006-3, Dimensional Standards, of the City Code to permit 5,000 sq. ft. portion of the 3015 Long Lake Road building height to increase from a maximum allowed height of 60 feet to 75 feet to accommodate a new blown film extruder unit, based on the content of this report and associated plans provided as attachments, public input, and Variance Board deliberation.

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

and none voted against.

WHEREUPON said resolution was declared duly passed and adopted.

Attachment "A"
Legal Description

For: Resolution No. 170 (PF24-019)
SCRS Long Lake DC, LLC and Hood Packaging
3075 Long Lake Road, City of Roseville, MN

All that part of the North ½ of Section 5, Township 29 N, Range 23W lying within the following described lines:

Commencing at a point on the North Line of said Section 5 distant 381.46 feet East (assumed bearing) of the North Quarter Corner of said Section 5, thence S 29 degrees 49'25" W along the SE'ly right-of-way line of relocated T.H. 8-63 a distance of 280 feet to the point of beginning of the parcel of land herein described, thence S 29 degrees 49'25" W along the SE'ly right-of-way line a distance of 216.5 feet, thence S 60 degrees 10'35" E a distance of 28.5 feet, thence S 29 degrees 49'25" W a distance of 1023.44 feet to the Northerly line of Northern States Power Company right-of-way, thence S 51 degrees 16' E along the said Northerly right-of-way line a distance of 395.98 feet to a point on the NW'ly right-of-way line of Long Lake Road a distance of 1394.31 feet, thence N 72 degrees 40'35" W a distance of 429.9 feet to the point of beginning; subject to Standard Oil Company Pipe Line Easement over the Southerly 50 feet thereof.

Excerpting therefrom a strip of land 18 feet in width for a railway on and across the North ½ of Section 5, Township 29 N, Range 23 W, the center line being described as follows:

Commencing at a point on the North line of Section 5 distant 770 feet East (assumed bearing) of the North Quarter Corner of said Section 5, thence S 0 degrees 48'30" E a distance of 230.86 feet, thence S 29 degrees 49'25" W a distance of 182.99 feet to the intersection of the centerlines of Long Lake Road and said Railway, thence N 72 degrees 40'35" W a distance of 35.85 feet to the West line of Long Lake Road and the point of beginning of the strip of land herein described, thence N 72degrees 40'35" W a distance of 123.89 feet to a point of curve, thence Westerly and SW'ly along a curve with a radius of 338.27 feet, delta angle equal to 67 degrees 58' to end of curve, thence S 39 degrees 21'25" W a distance of 150 feet more or less to an intersection with the West line of the parcel of land hereabove described and there terminating.

Contains 512,140 square feet, more or less.