

SPECIAL MEETING OF THE CITY COUNCIL
CITY OF CALEDONIA, MINNESOTA
Monday, April 30, 2007

CALL TO ORDER: Following due call and notice thereof, Mayor Morey called the meeting to order at 5:30 p.m. in the Council Room, City Hall.

ROLL CALL: Members present: Mayor Michael J. Morey; Council Members Paul Fisch, Randi Vick and Gary Klug. Members absent: Robert Standish. Consultants and City staff present: Mike Gerardy and Robert L. Nelson. Visitors present: Don Robley, Gary Meiners, Lori Mann and Jon Bashaw.

BUSINESS ITEM

A. PUBLIC HEARING – CANDLEWOOD INVESTMENTS, LLC: Don Robley, through the corporate entity of Candlewood Investments, LLC, says he purchased the old Creamery Building from Jeff Sheehan who operated a used car sales lot and auto repair service out of the building at 503 Old Highway Drive. His intent is to remodel the building and, within a years' time, adapt it to become a retail meat market, similar to the meat market in Eitzen, Minnesota. A distinguishing feature would be that no slaughter will take place in the proposed meat market. All meats will come from USDA approved facilities, transported in boxes and will include beef and pork. These will be cut into retail size portions and offered for sale. There will also be preparation of sausage such as polish sausage and jerky, and the like and portion of the product will be sold to restaurants. Mr. Robley said this meat market will handle venison during the deer season. Heads, legs, bones and scrap will be contained in barrels in a cooler until it is loaded in rendering trucks. That same storage will apply to scraps from the beef and pork handled. Mr. Robley estimated that staff would occupy the building from approximately 7:00 a.m. – 6:00 p.m. Monday – Friday and Saturday hours would be less. Lori Mann, next door neighbor, who is dependent upon an easement for ingress and egress to her residential property across the driveway serving this commercial building introduced discussion about the amount of traffic and entry onto Old Highway Drive since the driveway as it currently exists is at an angle to Old Highway Drive and is sometimes difficult to see oncoming traffic clearly, particularly in the winter when windrows of snow are built up. While Mr. Robley agreed to give consideration to traffic hazards if a realignment of the driveway were ever made, no immediate realignment is intended. Mike Gerardy, Zoning Administrator, informed the assembly that, according to the criteria of the City Zoning Ordinance, 14 parking stalls would be required for the proposed retail meat market. Mr. Robley felt confident that the area was adequate to offer that many parking spaces and he assured Ms. Mann that the parking would be diverted away from her residential property entrance so as not to unduly interfere with her use of her private property. Mr. Gerardy said there may be need for a grease trap in the sanitary drain system if waste products were contributing too much effluent to the sanitary sewer plant. Mr. Robley said he still needs to find out the total electrical needs of the building and will coordinate the electrical needs with City Electrician Roger Schmitz. The business will operate under the name of Bluff Country Meats. When there was no further discussion, a motion was made by Mayor Morey, seconded by Member Klug, to approve a Conditional Use Permit to locate this retail meat market in a Highway Business District (B-2). All members present voted in favor and the motion was declared carried.

ADJOURNMENT: There being no further business before the Council, a motion to adjourn was made by Mayor Morey and seconded by Member Fisch. All members present voted in favor, the motion was declared carried and the meeting then adjourned at 5:56 p.m.

Michael J. Morey, Mayor

Robert L. Nelson
City Clerk - Administrator