



Planning Commission Meeting Agenda Monday, December 1st, 2025 @ 6:00 PM

Chair: Simon Stricker

City Clerk: Cassandra Delougherty

Commission:

City Attorney: Joe Langel

Joby Goerges

Roman Siltman

Victor Prociuk

Corey Derksen

City of Jenkins
33861 Cottage Avenue
Jenkins, MN 56474
(218) 568-4637

Join Zoom Meeting

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NOTE: Printed materials relating to agenda items are available for public inspection in a three-ring binder on table by Council Chamber entrance.

1. Call to Order – Pledge of Allegiance
2. Roll Call
3. Approval
 - a. Agenda
 - b. Minutes from the November 3rd, 2025 Planning Commission meeting
4. Unfinished Business
 - a. Proposed Ordinance Amendment City Code Chapter 91: “Nuisance Parking & Storage” Chapter 150.005 Definitions, 150.038 Land Use Matrix, and 150.103 Storage
5. Miscellaneous/Communication
6. Adjournment

NOVEMBER 3RD, 2025
JENKINS PLANNING COMMISSION
MEETING & PUBLIC HEARING **DRAFT** MINUTES

CALL TO ORDER – PLEDGE OF ALLEGIANCE

THE MEETING WAS CALLED TO ORDER AT 6:00 PM. THE MEETING BEGAN WITH AUDIO AND VIDEO CONNECTION CHALLENGES, BUT WAS RESOLVED TO ENSURE THAT OUR VIRTUAL AUDIENCE HAD ACCESS TO BOTH AUDIO AND VIDEO.

ROLL CALL

COMMISSIONERS IN ATTENDANCE INCLUDED CHAIRMAN STRICKER, COMMISSIONER SILTMAN, COMMISSIONER DERKSEN. AND COMMISSIONER PROCIUK. COMMISSIONER GOERGES WAS NOT PRESENT.

APPROVAL

AGENDA

MINUTES FROM THE OCTOBER 6TH, 2025 PLANNING COMMISSION MEETING

THE COMMISSIONERS REVIEWED THE MINUTES FROM THE OCTOBER 6TH MEETING. AFTER SOME INITIAL AUDIO DIFFICULTIES AT THE BEGINNING OF THE MEETING WERE RESOLVED, THE COMMISSIONERS PROCEEDED WITH THE AGENDA.

MOTION TO APPROVE THE AGENDA AND MINUTES FROM THE OCTOBER 6TH MEETING WAS MADE BY COMMISSIONER SILTMAN AND SECONDED BY COMMISSIONER DERKSEN. MOTION PASSED UNANIMOUSLY.

PUBLIC HEARING

A. APPROX. 6:05PM: ORDINANCE AMENDMENT O-25-46 (FORMERLY IDENTIFIED AS O-25-45) LAND USE MATRIX REGARDING CANNABIS BUSINESSES

THE COMMISSIONERS HAD BEEN ASKED TO REVIEW ORDINANCE O-25-43 AND CONSIDER RECOMMENDING AMENDMENTS TO THE LAND USE MATRIX BASED ON RECOMMENDATIONS FROM THE CITY'S TEMPORARY ATTORNEY, WHO WAS HIRED SPECIFICALLY FOR CANNABIS ISSUES DUE TO THREATENED LITIGATION AGAINST THE CITY FROM A RETAIL CANNABIS LICENSE APPLICANT.

AFTER REVIEWING THE DOCUMENTATION, THE COMMISSIONERS ENGAGED IN BRIEF DELIBERATION. ONE COMMISSIONER NOTED THAT AFTER READING THROUGH THE MATERIALS AND BEING PART OF THE PREVIOUS DISCUSSIONS, THE PROPOSED AMENDMENT MADE SENSE AND COINCIDED WITH WHAT THE CITY'S ATTORNEY HANDLING THIS MATTER WAS ADVISING THEM TO DO.

MOTION TO RECOMMEND TO CITY COUNCIL THE ADOPTION OF PROPOSED ORDINANCE AMENDMENT O-25-46 WAS MADE BY COMMISSIONER SILTMAN AND SECONDED BY COMMISSIONER PROCIUK. MOTION PASSED UNANIMOUSLY.

UNFINISHED BUSINESS

A. PROPOSED ORDINANCE AMENDMENT CITY CODE CHAPTER 91: "NUISANCE PARKING & STORAGE" CHAPTER 150.005 DEFINITIONS, 150.038 LAND USE MATRIX, AND 150.103 STORAGE

CLERK DELOUGHERTY PRESENTED THE PROPOSED DEFINITION FOR STORAGE CONTAINERS AS "A PORTABLE, REUSABLE, WEATHER RESISTANT STRUCTURE, DESIGNED, CONSTRUCTED FOR THE PURPOSE OF STORING MATERIALS, GOODS, OR EQUIPMENT." THE PROPOSED NUISANCE ORDINANCE AMENDMENT WOULD PROHIBIT STORAGE CONTAINERS ON RESIDENTIAL LOTS FOR MORE THAN 180 DAYS IN ANY ONE-YEAR PERIOD, WITH EXCEPTIONS FOR CONSTRUCTION STORAGE TRAILERS DURING PERMITTED PROJECTS.

THE COMMISSIONERS ENGAGED IN A LENGTHY DISCUSSION ABOUT STORAGE CONTAINER REGULATIONS. THEY DEBATED VARIOUS ASPECTS INCLUDING:

1. WHETHER TO CREATE SEPARATE REGULATIONS FOR SHORT-TERM (TEMPORARY/CONSTRUCTION) VS. LONG-TERM STORAGE CONTAINERS
2. WHETHER PERFORMANCE STANDARDS (LIKE BEING PLACED ON HARD SURFACES, SCREENING REQUIREMENTS, AND COLOR MATCHING) SHOULD APPLY TO TEMPORARY CONTAINERS
3. PROPERTY SIZE CONSIDERATIONS FOR ALLOWING STORAGE CONTAINERS
4. PLACEMENT RESTRICTIONS LIKE KEEPING THEM 15 FEET FROM STREET EDGES
5. AESTHETIC CONSIDERATIONS SUCH AS PAINTING REQUIREMENTS TO MATCH PRIMARY STRUCTURES
6. WHETHER STORAGE CONTAINERS SHOULD BE PERMITTED OR ACCESSORY USES IN DIFFERENT ZONING DISTRICTS

THE COMMISSIONERS ULTIMATELY DETERMINED THEY WANTED TO SEPARATE THE REGULATIONS INTO SHORT-TERM AND LONG-TERM STORAGE CONTAINER CATEGORIES. THEY AGREED THAT CONTAINERS SHOULD NOT BE STACKED, SHOULD NOT CONTAIN REFUSE, SHOULD NOT OCCUPY PARKING SPACES, AND SHOULD NOT BLOCK EXITS OR WINDOWS. FOR LONG-TERM STORAGE CONTAINERS, THEY FELT ADDITIONAL REQUIREMENTS ABOUT PLACEMENT, SCREENING, AND AESTHETICS WOULD BE APPROPRIATE.

AFTER THOROUGH DISCUSSION, THE COMMISSIONERS DECIDED THAT LONG-TERM STORAGE CONTAINERS SHOULD BE:

- PERMITTED IN AGRICULTURAL DISTRICTS
- PERMITTED IN RURAL RESIDENTIAL DISTRICTS
- AN ACCESSORY USE IN COMMERCIAL (C-1, C-2) AND INDUSTRIAL DISTRICTS
- EXEMPT IN RESIDENTIAL STORAGE DISTRICTS

CONSENSUS OF THE COMMISSION WAS TO TABLE THIS ITEM TO SEPARATE SHORT-TERM AND LONG-TERM STORAGE CONTAINERS AND DEVELOP PERFORMANCE STANDARDS FOR EACH.

B. LEARNING OPPORTUNITIES AVAILABLE TO COMMISSIONERS

CLERK DELOUGHERTY INFORMED COMMISSIONERS ABOUT LEARNING OPPORTUNITIES AVAILABLE THROUGH THE LEAGUE OF MINNESOTA CITIES, INCLUDING ONLINE COURSES AND WEBINARS. FOR COMMISSIONERS TO RECEIVE IN-PERSON TRAINING FROM LMC EXPERTS AT NO COST, THEY MUST

FIRST COMPLETE A MINI-COURSE. TWO COMMISSIONERS REPORTED THEY HAD ALREADY COMPLETED THE REQUIRED COURSEWORK.

THE CLERK NOTED THAT THE COST FOR THE LAND USE REGULATIONS ON-DEMAND COURSE IS \$15 PER USER, AND COMMISSIONERS WOULD BE REIMBURSED BY THE CITY FOR THIS EXPENSE. COMMISSIONERS DISCUSSED THEIR PROGRESS WITH THE TRAINING, WITH SOME NOTING THEY HAD SIGNED UP BUT HADN'T COMPLETED ALL REQUIREMENTS YET.

C. CITY OF JENKINS COMPREHENSIVE PLAN

THE COMMISSIONERS WERE ASKED TO REVIEW THE JENKINS COMPREHENSIVE PLAN OVER THE NEXT MONTH AND PREPARE TO DISCUSS ANY RECOMMENDED AMENDMENTS OR ADDITIONS AT THE NOVEMBER MEETING. IT WAS NOTED THAT THE CURRENT PLAN WAS FROM 2020, AND WHILE COMPREHENSIVE PLANS ARE TYPICALLY REVIEWED EVERY 5-10 YEARS, THE COMMISSION COULD RECOMMEND MAKING AMENDMENTS NOW IF DESIRED.

D. ADOPTED POLICY ON CONFLICT OF INTEREST, STAFF INTERACTION, AND DUTY OF TRANSPARENCY FOR CITY COUNCIL MEMBERS AND COMMISSIONERS

CLERK DELOUGHERTY PRESENTED A POLICY ADOPTED IN LATE AUGUST THAT ADDRESSES CONFLICTS OF INTEREST, STAFF INTERACTIONS, AND TRANSPARENCY REQUIREMENTS. THE POLICY PROVIDES CLEAR GUIDELINES ON THE HIERARCHY OF DUTIES, PROPER HANDLING OF POTENTIAL CONFLICTS OF INTEREST, AND APPROPRIATE INTERACTIONS BETWEEN CITY STAFF AND ELECTED OR APPOINTED OFFICIALS.

COMMISSIONERS WERE ASKED TO REVIEW AND SIGN THE POLICY. THERE WAS SOME DISCUSSION AMONG THE COMMISSIONERS ABOUT A PAST INCIDENT INVOLVING STAFF INTERACTIONS AND COMPLAINTS, WITH ONE COMMISSIONER EXPRESSING CONCERN ABOUT THE INVESTIGATION PROCESS FOR COMPLAINTS. THE COMMISSIONERS AGREED THIS WASN'T THE APPROPRIATE FORUM TO ADDRESS THESE PERSONAL MATTERS IN DETAIL AND SUGGESTED PROPER CHANNELS FOR GRIEVANCE RESOLUTION.

MISCELLANEOUS/COMMUNICATION

A. PLANNING & ZONING ADMINISTRATOR'S REPORT

CLERK DELOUGHERTY REPORTED ON PERMITS AND CODE ENFORCEMENT ISSUES:
PERMITS/APPROVALS:

- G. SISCO, CEMETERY ROAD, CONSTRUCTION OF A SHED
- R. RUDBECK, 2ND ST/2ND AVE, CONSTRUCTION OF PATIO HOME WITH ATTACHED GARAGE

CODE ENFORCEMENT:

- ROOSTER VIOLATION: A SECOND NOTICE WAS ISSUED, AND THE PROPERTY OWNER HAS SINCE CONTACTED THE CITY AND REMOVED THE ROOSTERS.

ADJOURNMENT

MOTION TO ADJOURN WAS MADE BY COMMISSIONER SILTMAN AND SECONDED BY COMMISSIONER PROCIUK. MOTION PASSED UNANIMOUSLY.

THE MEETING WAS ADJOURNED AT 7:35 PM.



AGENDA ITEM #

4a

REPORT TO PLANNING COMMISSION

Prepared by: Cassandra Delougherty

Date: November 28th, 2025

Subject: Storage Containers

City Code Chapter 91:19 "Nuisance, Parking and Storage" and Chapter 150 "Definitions," "Land Use Matrix," and "Storage"

Report: Researched information and Proposed Ordinance Amendments have been presented to the Commission in previous meetings. The agenda item was most recently tabled for staff to include performance standards for consideration and shall apply to all cargo containers, but separating short-term and long-term use of said containers.

Attached please find and review documentation previously provided to the Commission for recommendations regarding long-term and short-term use of storage containers.

Requested Action: Please review, discuss, table, approve or deny recommendations from the attached information on performance standards related to short- and long-term use of storage containers for Clerk Delougherty to draft an ordinance amendment for review at the next meeting. If further tabling, please provide staff with additional direction.



AGENDA ITEM #

REPORT TO PLANNING COMMISSION

Prepared by: Cassandra Delougherty
Date: July 28th, 2025
Subject: Cargo Containers and City Code Chapter 91: "Nuisance, Parking and Storage"

Report: The attached Ordinance Amendment was presented to the Commission in a previous meeting. The agenda item was tabled for staff to gather further information regarding shipping/cargo containers surrounding allowed districts, performance standards, etc.

Attached is information gathered from across the State of MN.

Requested Action: Please review, discuss, edit, table, approve or deny recommendation of the attached draft Ordinance Amendment for City Council. If denying or tabling the amendment, please give staff further direction.



AGENDA ITEM

Crow Wing County:

Article 46.2 DEFINITIONS

5. **ACCESSORY USE OR STRUCTURE** - A use or structure which is incidental and subordinate to and on the same lot as the principal structure and does not include living quarters. Such structures include sheds, storage shelters, pole buildings, detached garages, **cargo containers**, in-ground pools, and similar structures.

79. **CARGO CONTAINER** - A sealed metal box receptacle of size and type commonly used for shipping items via railroad or water vessels. A cargo container must be free of visible rust and in overall good repair to be used as an accessory structure.

Accessory Structures are listed as P in all districts on the county's land use table.

Accessory Structure Standards.

1. The total cumulative area that all residential accessory structures may occupy on a lot shall be subject to the impervious coverage limits found in Article 41 of this ordinance.
2. A permit shall not be required for up to two accessory structures totaling no more than 320 square feet. Ground-mounted solar panel installations shall not count against this limit.
3. No accessory structure shall be used for human habitation except to allow for a guest quarter.
4. All setback and building height requirements shall be met.
5. Construction complies with all provisions of this Ordinance.
6. Railroad cars, manufactured houses, or similar structures shall not be used for storage. **Cargo containers**, as defined by this ordinance, shall be allowed with a land use permit.

Pequot Lakes, MN

SHIPPING CONTAINERS AS AN ACCESSORY USE:

Shipping containers **are allowed as an accessory use in the B-3, zoning district** subject to the following performance standards:

- A. A limit of one shipping container shall be allowed per lot.
- B. The maximum dimensions of the shipping container shall not exceed twenty feet (20') in length by eight feet (8') in width by eight feet (8') in height.
- C. Property owners may be required to obtain a building permit from the city prior to placing or moving the shipping container onto the property. The Building Official shall determine what permits may be needed based on the use of the container.
- D. The shipping container shall be placed on a hard surface such as concrete, asphalt or a gravel pad.



AGENDA ITEM

- E. A shipping container located within the floodplain shall comply with all floodplain requirements.
- F. The placement of the shipping container shall comply with all applicable building setbacks for the zoning district in which it is located and all other applicable zoning ordinance requirements, except as modified herein.
- G. A shipping container shall not be used as a dwelling unit.
- H. A shipping container shall not be used primarily for storage purposes.
- I. Notwithstanding to the provisions § 10-15-17, shipping containers are allowed to retain their vertical ribbed metal siding but must be painted a color that is compatible with the primary structure on the lot or aesthetically appropriate to the intended use and in compliance with signage regulations.
- J. The shipping container shall be structurally sound, operated in a safe manner and maintained in good repair. (Ord. 1470, 1-22-2024)
-

From Crosslake, MN (attached, please find information related to other zoning districts)

ARTICLE 36 - Accessory Structure Standards

Sec 26-960 Accessory Structures—~~Residential Districts~~

- (1) On lots 2 acres in size or less, each residential accessory structures must meet the following requirements:

STRUCTURE SIZE	Road right of way	Side yard	GD Lake	GD River	RD Lake	NE Lake	NE River	Bluff	Wetland	Building Height	Wall Height
Up to 1200 square feet in size	35	10	75	100	100	150	150	30	15	24	12

- (2) On Lots greater than 2 acres and less than 4 acres in size, residential accessory structures shall meet the following requirements:

STRUCTURE SIZE	Road right of way	Side yard	GD Lake	GD River	RD Lake	NE Lake	NE River	Bluff	Wetland	Building Height	Wall Height
Up to 2500 square feet in size	35	10	75	100	100	150	150	30	15	24	12

- (3) On Lots greater than 4 acres in size, each residential accessory structure must meet the following requirements:

STRUCTURE SIZE	Road right of way	Side yard	GD Lake	GD River	RD Lake	NE Lake	NE River	Bluff	Wetland	Building Height	Wall Height
Maximum impervious limit of 25% for the lot shall not be exceeded	35	10	75	100	100	150	150	30	15	24	16

- (4) A permit shall not be required for up to two accessory structures totaling no more than 160 square feet.
- (5) No accessory structure shall be used for human habitation except to allow for a permitted auxiliary quarter as listed in Section 26-314.
- (6) All setback and building height requirements shall be met.
- (7) Construction complies with all provisions of Articles 20 and 21 of this Chapter.
- (8) Semi-trailers, railroad cars, manufactured houses, or similar structures shall not be used for storage.
- (9) Accessory Structures with a footprint greater than 1200 sq ft shall require a Conditional Use Permit



AGENDA ITEM

From Wahkon, MN pop 235

Section 5.17. Public Nuisances. The following are declared to be public nuisances that threaten the public health, safety, and welfare and are prohibited by this Ordinance. Subd. 1. **Storage Containers. The use of semitrailers, shipping containers, and other similar structures or containers for storage on a lot for more than 180 days in any one year period is prohibited.** This prohibition shall not apply to construction storage trailers used on site during a construction project provided all required permits are obtained for the project, the project remains in compliance, and the trailer is removed from the lot upon completion of the project.

From Isle, MN pop 827

Note from Clerk: "We have issued interim use permits for the **storage containers to be used ONLY during construction projects, allowing 1 year of use on any property.** We do not allow storage containers for any other purpose. **The only zone they are permitted to remain for longer than one year is in our C2 Industrial Zones.**"

From Lafayette, MN pop 492

§ 151.134 SHIPPING AND STORAGE CONTAINERS.

Shipping and storage containers in residential areas shall be prohibited for use as a storage structure, except as a **temporary** unit for moving purposes for a period of not more than one consecutive month in a 12-month period, or as a temporary construction project container for a limited time not to exceed three months and removed within 30 days of completion of the project.

(Ord. 128, passed 4-8-2019) Penalty, see § 151.999

The City of Heron Lake, MN pop.592

Clerk responded to inquiry stating that their city has the same code as Lafayette, MN (above).

From Stockton, MN pop. 809

Note from City Clerk: "We do have one that was requested as a garage, and that is what they use it for - so we added in (D) after it was placed. So even if they request one, it must be compatible with the zoning area."

Accessory Structures:

(A) Tool houses, sheds, or similar structures for storage of domestic supplies, or non-commercial recreational equipment are limited to no more than two (2) structures, shall not exceed an aggregate of 400 square feet in area.

(B) There shall be no more than two accessory buildings on an R-1 or R-2 zoned lot.



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(C) No accessory building shall be taller than the primary building.

(D) Building materials shall be attractive in appearance, of a durable finish, and be of a quality that is compatible and harmonious with adjacent structures. All buildings shall be of good aesthetic and architectural quality, to ensure they will maintain and enhance the property values of the neighboring properties.

From Marshall, MN pop 13,996

Storage containers, including, but not limited to, trailers, semi-trailers, cargo and shipping containers, and PODS, are **not allowed as permanent storage units in all classes of residential or business districts**. Utilization of a single unit is allowed for temporary storage for no more than 30 days in a calendar year; the 30 days limit may be extended up to 180 days by an interim use permit. The above listed units used for temporary construction related storage shall be allowed during an ongoing construction project and up to a month prior to construction, provided a valid building permit is obtained. As an exception, shipping containers totaling less than 340 square feet may be permitted by an interim use permit in a B-3 general business district, with the following conditions:

1. The containers shall not be placed in any front or required side or rear yard.
2. The containers shall be located so as not to be visible from adjacent public right-of-way, public parks, or any lot within 500 feet in any of the classes of residence districts. It may be screened by fencing or landscaping means compliant with section 86-247.
3. The containers shall be new or freshly painted with neutral colors with no painted signage, lettering, or advertising and shall be properly maintained.

The interim use permit shall expire when the property changes ownership.

The idea is to allow some flexibility in a business district but not look ugly, and if you need more storage than allowed you should probably just build a structure at that point.

Front Mounds View, MN pop 12,841

160.041 CARGO CONTAINERS.

(A) *Permitted locations and prohibitions.*

(1) Cargo containers **may not be placed, stored or used permanently on any property zoned for residential use**. Cargo containers with alterations, such as cosmetic or structural changes done in order for the container to appear more like a typical accessory building, are not allowed permanently on residential property.

(2) Cargo containers may be placed, stored or used for temporary storage on property zoned for residential use. Each residential property may use only one cargo container at a time.

(B) *Standards. The following standards shall apply to all cargo containers.*



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(1) Cargo containers shall not be stacked on one another.

(2) Cargo containers shall not be used for human habitation or commercial purposes, and shall not be provided with refrigeration, heating, electricity or plumbing.

(3) Refuse and debris shall not be stored in, against on or under the cargo container.

(4) The cargo container may not occupy any required off-street parking spaces or loading/unloading areas or fire lanes in any district.

(5) The cargo container shall not block, obstruct or reduce in any manner any required exits, windows, vent shafts, parking spaces and/or access driveways.

(6) The cargo container shall be placed on an asphalt or concrete surface and be located a minimum of 15 feet from the edge of the street.

(7) (a) The cargo container shall be structurally sound, stable and in good repair. Any cargo container that becomes unsound, unstable or otherwise dangerous shall be immediately repaired or removed from the property.

(b) The city shall provide notice to the owner of the property where the cargo container is located of any condition in violation of this section.

(c) After notice to the property owner, any cargo container stored or kept in a manner deemed a dangerous condition and a public nuisance as determined by the city may be immediately removed by the city. Any cost or expense associated with the removal shall be the responsibility of the property owner where the cargo container is located.

(C) Current violations; time to comply.

(1) Cargo containers located on residential property prior to the effective date of this chapter are considered illegal.

(2) All property owners within the city shall have 12 months from the effective date of this chapter to bring the properties, which currently contain cargo containers or accessory storage structures that are in violation of the terms of this chapter, into full compliance with the provisions of this chapter.

(Prior Code, § 1103.19) (Ord. 879, passed 07-22-2013) Penalty, see § 160.999

ORDINANCE NO. O-25-47
CITY OF JENKINS
COUNTY OF CROW WING, STATE OF MINNESOTA

AN ORDINANCE AMENDING TITLE IX 'GENERAL REGULATIONS', CHAPTER 91
'HEALTH & SAFETY: NUISANCES'
SUBSECTION 91.19 'NUISANCE PARKING AND STORAGE'
AND TITLE XV 'LAND USAGE', CHAPTER 150 'LAND USE AND SUBDIVISIONS'
SUBSECTIONS 150.005 'DEFINITIONS', 150.038 'LAND USE MATRIX', AND 150.103
'STORAGE' OF THE JENKINS CODE OF ORDINANCES

The City Council of the City of Jenkins does ordain as follows:

Purpose and Intent: The purpose and intent of this ordinance is to amend the Jenkins Code of Ordinances, Title IX: GENERAL REGULATIONS, Chapter 91: HEALTH AND SAFETY: NUISANCES AND Title XV: LAND USAGE, Chapter 150: LAND USE AND SUBDIVISIONS Subsections 150.005: DEFINITIONS and 150.038: LAND USE MATRIX to define and regulate the use of "*STORAGE CONTAINERS*."

Section 1. Section 91.19 titled "NUISANCE PARKING AND STORAGE" is amended to read:

(A) *Declaration of nuisance.* The outside parking and storage on residentially-zoned property of large numbers of vehicles and vehicles, materials, supplies, or equipment not customarily used for residential purposes in violation of the requirements set forth below is declared to be a public nuisance because it obstructs views on streets and private property; creates cluttered and otherwise unsightly areas; prevents the full use of residential streets for residential parking; introduces commercial advertising signs into areas where commercial advertising signs are otherwise prohibited; decreases adjoining landowners' and occupants' enjoyment of their property and neighborhood; and otherwise adversely affects property values and neighborhood patterns.

(B) *Unlawful parking and storage.*

(1) A person must not place, store, or allow the placement or storage of ice fishing houses, skateboard ramps, playhouses, or other similar non-permanent structures outside continuously for longer than 24 hours in the front yard area of residential property unless more than 100 feet back from the front property line.

(2) A person must not place, store, or allow the placement or storage of pipe, lumber, forms, steel, machinery, or similar materials, including all materials used in connection with a business, outside on residential property, unless shielded from public view by an opaque cover or fence.

(3) A person must not cause, undertake, permit, or allow the outside parking and storage of vehicles on residential property unless it complies with the following requirements.

(a) No more than four vehicles per lawful dwelling unit may be parked or stored anywhere outside on residential property, except as otherwise permitted or required by the city because of nonresidential characteristics of the property. This maximum number does not include vehicles of occasional guests who do not reside on the property.

(b) Vehicles that are parked or stored outside in the front-yard area must be on a paved or graveled parking surface or driveway area.

(c) Vehicles, watercraft, and other articles stored outside on residential property must be owned by a person who resides on that property. Students who are away at school for periods of time but still claim the property as their legal residence will be considered residents on the property.

(4) Storage Containers. The use of storage containers, as defined in Title XV, Chapter 150, Subsection 150.005: Definitions, on any Residential lot for more than 180 days in any one year is prohibited. This prohibition shall not apply to construction storage trailers used for onsite during a construction project provided all required permits are obtained for the project, the project remains in compliance, and the trailer is removed from the lot upon completion of the project.

Section 2. Title XV, Chapter 150, Subsection 150.005 titled “DEFINITIONS” is amended to include **STORAGE CONTAINER:** *A portable, reusable, weather-resistant structure designed and constructed for the purpose of storing materials, goods, or equipment. Storage containers include, but are not limited to, intermodal shipping containers, Storage containers, and portable on-demand storage units (PODS). These units are typically constructed of metal or heavy-duty plastic and are not designed for human occupancy, permanent attachment to the ground, or use as a dwelling or habitable structure.*

Section 3. Title XV, Chapter 150, Subsection 150.038 titled “Land Use Matrix” is amended to include:

<u>Use</u>	<u>AG</u>	<u>RR</u>	<u>R-1</u>	<u>R-2</u>	<u>RS</u>	<u>P</u>	<u>C-1</u>	<u>C-2</u>	<u>I-1</u>
<u>Storage Container</u>			<u>E</u>	<u>E</u>		<u>E</u>			

Section 4. Title XV, Chapter 150, Subsection 150.103 titled “STORAGE” is amended to include:

(C) Storage Container.

- (1) Storage containers shall not be stacked on one another.
- (2) Refuse and debris shall not be stored in, against on or under the Storage container.
- (3) Storage containers may not occupy any required off-street parking spaces or loading/unloading areas or fire lanes in any district.
- (4) Storage containers shall not block, obstruct or reduce in any manner any required exits, windows, vent shafts, parking spaces and/or access driveways.
- ~~—(5) Storage containers shall be placed on a hard surface, such as asphalt or concrete pad and be located a minimum of 15 feet from the edge of the street.~~
- (6) Storage containers shall not be placed in any front yard.
- (7) Storage containers shall be located so as not to be visible from adjacent public right-of-way and public parks, and must be screened by fencing or landscaping on any lot within 500 feet in any of the classes of residence districts..
- (8) Storage containers are allowed to retain their vertical ribbed metal siding but must be painted a color that is compatible with the primary structure on the lot or aesthetically appropriate to the intended use and in compliance with signage regulations.
- (9) (a) The Storage container shall be structurally sound, stable and in good repair. Any Storage container that becomes unsound, unstable or otherwise dangerous shall be immediately repaired or removed from the property.
- (b) The city shall provide notice to the owner of the property where the Storage container is located of any condition in violation of this section.

(c) After notice to the property owner, any Storage container stored or kept in a manner deemed a dangerous condition and a public nuisance as determined by the city may be immediately removed by the city. Any cost or expense associated with the removal shall be the responsibility of the property owner where the Storage container is located.

(D) Current violations; time to comply.

(1) Storage containers located on residential property prior to the effective date of this chapter are considered illegal.

(2) All property owners within the city shall have 12 months from the effective date of this chapter to bring the properties, which currently contain Storage containers or accessory storage structures that are in violation of the terms of this chapter, into full compliance with the provisions of this chapter.

Section 5. Repeal: This ordinance shall repeal all ordinances inconsistent herewith.

Section 6. Effective Date: This ordinance amendment shall be in full force and effect from and after passage and publication according to state law.

Andrew Rudlang, Mayor

ATTEST: _____
Cassandra M. Delougherty, City Clerk-Treasurer



Summary Ordinance for Publication
ORDINANCE NO. O-25-47

**AN ORDINANCE AMENDING TITLE IX GENERAL REGULATIONS, CHAPTER 91
HEALTH & SAFETY: NUISANCES SUBSECTION 91.19 NUISANCE PARKING AND
STORAGE AND TITLE XV LAND USAGE, CHAPTER 150 LAND USE AND SUBDIVISIONS
SUBSECTIONS 150.005: DEFINITIONS, 150.038: LAND USE MATRIX, AND 150.103
STORAGE OF THE JENKINS CODE OF ORDINANCES**

The City Council of the City of Jenkins, Minnesota has approved this summary publication of Ordinance #O-25-46, which amends the Jenkins Code of Ordinances, Title IX: GENERAL REGULATIONS, Chapter 91: HEALTH AND SAFETY: NUISANCES AND Title XV: LAND USAGE, Chapter 150: LAND USE AND SUBDIVISIONS Subsections 150.005: DEFINITIONS, 150.038: LAND USE MATRIX, and 150.103 “*STORAGE*” to define and regulate the use of “*STORAGE CONTAINERS*”, while protecting the property rights of the citizens of the City of Jenkins.

**THE FULL TEXT OF THIS ORDINANCE AMENDMENT IS AVAILABLE DURING
NORMAL OFFICE HOURS AT THE OFFICE OF THE CITY CLERK AND IS POSTED AT
THE JENKINS CITY HALL.**

Dated this ____ day of _____, 20____.

Cassandra M. Delougherty
City Clerk-Treasurer
City of Jenkins

City of Mayer, Minnesota

Title XV: Land Usage, Chapter 152: Zoning, Section 152.003 Definitions.

STORAGE CONTAINER. Is a container with strength suitable to withstand shipment, storage, and handling. Storage containers consist of large reusable steel boxes used for intermodal shipments and is designed to be moved from one mode of transport to another without unloading and reloading.

Title XV: Land Usage, Chapter 152: Zoning, Section 152.090 Outside Storage.

152.090 OUTSIDE STORAGE. In all districts, all material and equipment shall be stored within a building or be fully screened (see § 152.091) so as not to be visible from adjoining properties, except in the following instances:

(A) Construction and landscaping materials, and equipment temporarily being used on the premises and storage containers, as long as they are kept in a manner so as not to create a blighting issue and meet the requirements of this section.

(B) Agricultural equipment and materials if these are being used or intended for use on the premises.

(C) Private recreational vehicles, boats and equipment, as long as they are in an operable state.

(D) Public recreational equipment and facilities.

(E) Off-street parking facilities except as otherwise herein regulated and except in residential districts where any off-street parking area containing over six spaces may be required to be screened. Auto repair shops shall at no time have in excess of six disabled vehicles on the premises that are not screened from view. A disabled vehicle shall be maintained on the premises for no longer than six months.

(F) Storage Containers. Storage containers shall be considered outside storage and shall be allowed in the A Agricultural District and C/I Commercial/Industrial District.

Storage containers shall not be allowed in any residential districts, the C-1 General Commerce District, the C-2 Central Business District or the P/I Public Institutional District unless being used on a temporary basis for construction purposes or moving, in which case the requirements of this section do not apply.

Applications for storage containers shall be submitted to the City to be reviewed for zoning compliance under the following requirements.

(1) Accessory Use. No storage container shall be considered a principal use and instead shall be considered an accessory use and shall not be located on a lot prior to the construction of a principal structure.

(2) Number Allowed. There shall not be more than three (3) storage containers located on a lot.

(3) Use. Storage containers shall not be permitted to be rented or leased to third parties for

storage purposes and shall only be for used by the owner or occupant of the lot.

(4) Dimensions. Storage containers shall not exceed the dimensions of forty feet (40') in length, eight and a half feet (8.5') in width and ten feet (10') in height and shall not be stacked on top of each other.

(5) Location. Storage containers shall meet all accessory building setback requirements and shall only be located in the rear yard of the lot or in the side yard of the lot, if the storage container is located in the rear fifty percent (50%) of the lot, but in no case shall the storage container be located further forward than the front of the building.

(6) Lot Coverage. Storage containers, unless being used on a temporary basis for construction purposes or moving, shall count towards the lot coverage requirement of the zoning district the storage container is located in.

(7) Signs. No signs or lettering shall be permitted on storage containers other than what comes on a storage container as manufactured.

(8) Screening. Storage containers shall meet the screening requirements of Section 152.091 Screening of this Chapter unless the owner paints the storage container an earth tone color to compliment the principal structure on the lot. Screening shall be required when the storage container abuts a residential district or public right-of-way.

(9) Exterior Appearance. Storage containers shall be maintained in a good condition free from structural damage, rust, deterioration and shall be painted an earth tone color to compliment the principal structure on the lot if the storage container is not screened per Section 152.091 Screening of this Chapter.

Title XV: Land Usage, Chapter 152: Zoning, Section 152.091 Screening.

152.091 SCREENING.

(A) Outside Storage. The screening of outside storage areas and solar farms required herein shall consist of a solid fence or wall that is on hundred percent (100%) opaque and not less than six feet or more than eight feet in height. Such a screen wall or fence shall be designed and constructed as to be architecturally harmonious with the principal structure or solar farm and located so as to not extend within twenty-five feet (25') of any street. Landscaping (trees, shrubs, grass and other plantings) shall be on the right-of-way side of any screening or fencing. A screen planting may be substituted for a screen wall or fence or incorporated into a screen wall or fence at the discretion of the Council, provided that any such screen planting shall fulfill the foregoing height and opacity requirements throughout each season of the year within twenty-four (24) months after date of planting, and that no such screen planting shall be located across any existing easements.

(B) Commercial and Industrial Screening. All commercial and industrial uses abutting and/or adjacent to a residential district shall be required to provide screening according to this section. All screening shall consist of either a fence or a green belt planting strip as

provided for below:

(1) A green belt planting strip shall consist of evergreen trees and/or deciduous trees and plants and shall be of sufficient width and density to provide an effective visual screen. This planting strip shall be designed to provide complete visual screening to a minimum height of six feet. Earth mounding or berms may be used, but shall not be used to achieve more than three feet of the required screening. The planting plan and type of plantings shall require the approval of the city.

(2) A screening fence may be incorporated into the green belt planting strip and shall be constructed of masonry, brick, or wood. Such fence shall provide a solid screening effect six feet in height. The design and materials used in constructing a required screening fence shall be subject to the approval of the City.

§ 154.036 ACCESSORY STORAGE CONTAINERS.

In all zoning districts, the use of accessory storage containers, and other similar structures or containers for storage on a lot is allowed by permit, but in no event shall such containers be present for more than 90 days in any one-year period. This restriction shall not apply to construction storage containers used on-site during a construction project provided all required permits are obtained for the project, the project remains in compliance, and the containers are removed from the property upon completion of the project. Accessory storage containers shall comply with the standard setback requirements for accessory structures.

(Ord. 2018-04, passed - -)

Crosby MW

§ 151.41 SHEDS, PORCHES AND ACCESSORY BUILDINGS.

(A) *All zones.* Sheds of 200 square feet or less will not require a zoning permit. This pertains to stationary and moveable sheds. No additions or accessory structures shall be allowed on properties that do not conform with this chapter.

(B) *All zones.* A "porch" is defined as a covered or enclosed structure used as an entrance to an existing building and does not protrude over eight feet from the foundation. Porches of 200 square feet or less will not require a zoning permit. The porch must be stationary and constructed in a manner which is similar or complement the existing building.

(C) *All zones.* If the property is in the shoreland overlay district (from Spirit Lake, from Blueberry River), the addition of the shed or porch must be figured in for impervious surface calculations as determined by the Menahga shoreland standard.

(D) *All zones.* All sheds must be constructed in a manner which is similar or complement the existing buildings.

(E) *Residential zones.* No shipping containers will be allowed. Temporary use of shipping containers will be allowed when used in conjunction with an original active building permit, but no longer than 365 days. No extensions will be allowed. Note: Some areas of the city may have private development covenants that may prohibit their use, even temporarily. Please check your property documents for covenants prior to using shipping containers.

(F) *Residential zones.* Sheds will only be allowed on parcels that have a permanent primary structure on the property.

(G) *Residential zones.* The shed must be in the rear or side of a property with a setback of five feet from the property line.

(H) *Business zones (C-B, C-1, C-2, and I).* Accessory buildings may be used for purposes, which are permitted in the district where the business is located. Any retail business that sells accessory buildings and sheds, may occupy their commercial property for display and sales purposes.

(I) *Business zones (I and C-2 only).* Shipping containers will be allowed for storage of business supplies and necessary equipment.

(Ord. passed 12- -24)

§ 151.43 STORAGE CONTAINERS.

The use of semitrailers, shipping containers, and other similar structures or containers for storage on residentially zoned property for more than 90 days in any one calendar year period is prohibited. This prohibition shall not apply to construction storage trailers or other similar containers used on site during a construction project for up to 365 days, provided all required permits are obtained for the project, the project remains in compliance, and the trailer is removed from the lot upon completion of the project. The use of semitrailers, shipping containers, and other similar structures or containers for storage is allowed in the C-2 and industrial zones; other ordinance provisions may apply.

(Ord. passed 12- -24)

Menahga, MN

§ 92.06 NUISANCE PARKING AND STORAGE.

(A) *Declaration of nuisance.* The outside parking and storage on all properties of large numbers of vehicles, materials, supplies, or equipment not customarily used for residential purposes in violation of the requirements set forth below is declared to be a public nuisance because it:

- (1) Obstructs views on streets and private property;
- (2) Creates cluttered and otherwise unsightly areas;
- (3) Prevents the full use of city streets for public parking;
- (4) Introduces commercial advertising signs into areas where commercial advertising signs are otherwise prohibited;
- (5) Decreases adjoining landowners' and occupants' use and enjoyment of their property and neighborhood; and
- (6) Otherwise adversely affects property values and neighborhood patterns.

(B) *Unlawful parking and storage.*

(1) A person must not place, store, or allow the placement or storage of ice fishing houses, skateboard ramps, playhouses, or other similar non-permanent structures outside continuously for longer than 24 hours in the front yard area of residential property unless more than 100 feet back from the front property line.

(2) A person must not place, store, or allow the placement or storage of pipe, lumber, forms, steel, machinery, or similar materials, including all materials used in conjunction with a business, outside on residential or in the Central Business District, unless shielded from public view by an opaque cover or fence.

(3) A person must not cause, undertake, permit, or allow the outside parking and storage of vehicles on residential property unless it complies with the following requirements:

(a) No more than four vehicles per lawful dwelling unit may be parked or stored anywhere outside on residential property, except as otherwise permitted or required by the city because of nonresidential characteristics of the property. The maximum number does not include vehicles of occasional guests who do not reside on the property.

(b) Vehicles that are parked or stored outside in the front yard areas must be on a paved or graveled parking surface or driveway area.

(c) Vehicles, watercraft, and other articles stored outside on residential property must be owned by a person who resides on that property. Students who are away at school for periods of time but still claim the property as their legal residence will be considered residents on the property.

(d) No shipping containers will be allowed. Temporary use of shipping containers will be allowed when used in conjunction with an active land use permit, but no longer than 365 days. No extensions will be allowed. NOTE: Some areas of the city may have private development covenants that may prohibit their use, even temporarily. Please check your property documents for covenants prior to using shipping containers.

(Ord. 90, passed 6-12-23)



Ordinance #2010-02
An Ordinance Regulating the Placement of Portable Storage
Units on Property within Corinna Township, Wright County,
Minnesota

AN ORDINANCE REGULATING PORTABLE STORAGE CONTAINERS; LIMITING THE USE OF PORTABLE STORAGE CONTAINERS; REQUIRING THE PERMITTING OF PORTABLE STORAGE CONTAINERS; ESTABLISHING FEES RELATED TO PORTABLE STORAGE CONTAINERS; PROVIDING A PENALTY FOR A VIOLATION OF ANY PROVISION HEREIN; AND PROVIDING FOR SEVERABILITY.

Section 1. Authority, Purpose and Intent.

The following regulation has been adopted pursuant to Minnesota Statutes 368.01 for the protection of public and private property, and the promotion of health, safety, order, convenience, and the general welfare as these may relate to the placement of portable storage units on public and private property.

Section 2. Definitions.

The following definitions shall apply under this Ordinance.

- A. Applicant shall mean the person that owns, rents, occupies, or controls the property and is herein required to obtain a permit for the placement of a Portable Storage Unit on private property.
- B. Supplier shall mean the company or vendor which supplies the Portable Storage Unit to the residential property, if applicable.
- C. Portable Storage Unit shall mean a storage unit designed, constructed or reconstructed so as to be capable of movement via towing, hauling or attachment to a vehicle from one site to another and designed to be used without a permanent foundation. Portable storage units shall include semi-trailers and similar units which have been modified to make them unable to be readily transported from one location to another. Storage buildings constructed on skids, properly licensed fish houses and other similar structures designed for common use as residential storage structures shall not be considered portable storage units for the purposes of this ordinance.

Section 2. Exceptions

The following portable storage units are exempt from the requirements of this ordinance:

- A. Portable storage units which are entirely contained within a building or screened to an equivalent manner by fences, trees, shrubs, natural topography or other means acceptable to the Township shall be excepted from these regulations.
- B. Portable storage units which are located at least one-hundred (100) feet from a public road right-of-way and at least one-hundred (100) feet from an occupied or unoccupied dwelling (excepting any dwelling on the same property where the unit is to be located or a dwelling owned by the same landowner as the property where the unit is located).
- C. Portable storage units which are actively being unloaded and will be located on-site for less than ninety-six (96) hours.
- D. Portable storage units for sale or rent or awaiting services which are located on premises owned or leased by a person or business legally engaged in the sale, rental or service of such units.

- E. Semi-trailers that are licensed and road-ready.

Section 3. Requirements for Permitting of Portable Storage Units.

- A. Prior to or within ninety-six (96) hours following the initial delivery of a Portable Storage Unit, the Applicant or the Supplier shall obtain a permit for the placement of a Portable Storage Unit with the Township Clerk.
- B. The application for a portable storage unit permit shall be obtained from the Township by:
 - 1. Completing an application form provided by the Township;
 - 2. Presenting a valid and active Corinna Township or Wright County land use/building permit for that property if the Portable Storage Unit is to be used for the storage of building materials;
 - 3. Payment of a \$25 nonrefundable application fee; and
- C. The application shall contain the name of the Applicant to whom the temporary storage unit is supplied, whether the person owns, rents, occupies, or controls the property, the address at which the Temporary Storage Unit will be placed, the expected delivery date, the expected removal date, active building permit number, if applicable, and a sketch depicting the location and the placement of the Temporary Storage Unit.
- D. The effective date of the permit shall be the date of the Township Clerk's written approval.

Section 4: Requirements for Placement of Portable Storage Units.

The following requirements shall apply to the placement of Portable Storage Units within the Township:

- A. A Portable Storage Unit permit, once granted, shall be valid for a period of time not exceeding 90 days. A permit for the initial 90 day period may be issued by the Township Clerk. An application to extend this time frame must be approved by the Town Board, which may permit for an extension of up to an additional 90 days. In no case shall an applicant be permitted to have a portable storage unit on the same property for more than 180 days in any 365 day period.
- B. The Applicant, as well as the Supplier, shall be responsible for ensuring that the Portable Storage Unit is maintained in good condition, free from evidence of deterioration, weathering, discoloration, graffiti, rust, ripping, tearing or other holes or breaks, at all times.
- C. No Portable Storage Unit shall be used to store solid waste, construction debris, demolition debris, recyclable materials, business inventory, commercial goods, goods for property other than at the residential property where the Temporary Storage Unit is located.
- D. No Portable Storage Unit shall be used to store any illegal or hazardous material.
- E. Upon reasonable notice to the Applicant, the Township may inspect the contents of any Portable Storage Unit at any reasonable time to ensure that it is not being used to store unpermitted materials.

Section 5. Enforcement and Penalties.

Any person or entity who shall intentionally, knowingly, recklessly, or with criminal negligence, violate any provision of this Ordinance shall be deemed guilty of a misdemeanor. Each day shall constitute a separate offense.

Section 6. Severability

In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part of provision hereof other than the part declared to be invalid or unconstitutional.

CITY ORDINANCE
NO. 153.07
CITY OF CHISHOLM

ORDINANCE AMENDING TITLE XV: LAND USEAGE, CHAPTER
153.07 MISCELLANIOUS TO **ADDING** SHIPPING
CONTAINERS AS AN ACCESSORY USE

THE CITY COUNCIL OF THE CITY OF CHISHOLM DOES ORDAIN AS FOLLOWS:

WHEREAS, Title XV, Chapter 153.07 currently reads in part as follows:

"(B) Accessory buildings:

(1) No accessory buildings shall be used for residential or dwelling purposes...

(3) Before the Building Official shall issue a permit for the erection or alteration of a structure, the Building Official shall determine that the parcel has been platted as a residential lot. If the land has not been so platted, the Building Official shall refuse to issue a building permit until a time as the City Planning Commission, and City Council has approved construction pursuant to motion, or the land is currently platted for the use pursuant to state statutes."

WHEREAS, said Section shall be amended to read as follows:

"(B) Accessory buildings:

(1) No accessory buildings shall be used for residential or dwelling purposes...

(3) Before the Building Official shall issue a permit for the erection or alteration of a structure, the Building Official shall determine that the parcel has been platted as a residential lot. If the land has not been so platted, the Building Official shall refuse to issue a building permit until a time as the City Planning Commission, and City Council has approved construction pursuant to motion, or the land is currently platted for the use pursuant to state statutes.

(4). SHIPPING CONTAINERS AS AN ACCESSORY USE IN THE INSUSTRIAL ZONE. Shipping containers are allowed as an accessory use in the Industrial Zoning District subject to the following performance standards:

- I. A limit of two shipping containers shall be allowed.
2. Property owners are required to obtain a building permit from the City prior to placing or moving the shipping container on the property.
3. The shipping container shall be placed on a hard surface such as concrete, asphalt, or a gravel pad.

4. A shipping container located within the floodplain shall comply with all floodplain requirements.
5. The placement of the shipping container shall comply with all applicable building setbacks for the Industrial Zoning District.
6. A shipping container shall not be used as a dwelling unit.
7. Shipping containers shall be structurally sound, operated in a safe manner and maintained in good repair. No shipping container may contain any holes, peeling paint, rust, or
8. Shipping containers are allowed to retain their vertical ribbed metal siding and must be painted a color that is compatible with the primary structure on the lot or aesthetically appropriate to the intended use and in compliance with signage regulations.
9. No stacking of shipping containers shall be allowed."

All other provisions of Chisholm City Code Title XV, Chapter 153.07: Miscellaneous shall remain as currently in existence and not amended except as specifically added herein and said amendment shall be effective upon its passage and proper publication.

Moved by Halverson and seconded by Mikkola-Rahja that the foregoing ordinance be adopted.

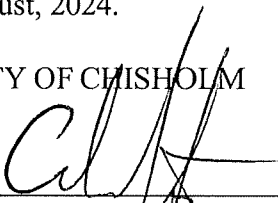
Voting Yes: Councilors Halverson, Mikkola-Rahja, Holewa, Vake, and Mayor Lantz

Voting No: Councilor Fountain

Absent: None

Ordinance declared adopted this 14th day of August, 2024.

CITY OF CHISHOLM

By: 

Its Mayor, **Adam Lantz**

Attest: 

Its Administrator, **Stephanie Skraba**

1st Reading July 10, 2024

2nd Reading August 14, 2024

Published in the Mesabi Tribune: Wednesday, August 21, 2024