



# 2023 Development Review Application

City staff contact: Dan Olson  
763-531-1142  
[dan.olson@crystalmn.gov](mailto:dan.olson@crystalmn.gov)  
4141 Douglas Dr N Crystal MN 55422  
[www.crystalmn.gov](http://www.crystalmn.gov)

1. Property Address for this application:

2. Property Identification Number (PID):

3. Applicant:

Name: AMAROK, LLC			
Street:	550 Assembly Street, 5th Floor	City: Columbia	State: SC Zip: 29201
Telephone: 803-923-2715			
Email: maffronti@amarok.com			

4. Property Owner:

- Same as the Applicant (if so, you don't need to complete this section)  
 Different from the Applicant (complete this section)

Name:			
Street:	City:	State:	Zip:
Telephone:			
Email:			

5. Project name and description:

Text Admendment
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6. Project contact (the applicant shall designate one contact person for the application):

Name: Michelle Affronti	Role in Project: Compliance Manager
Company: AMAROK, LLC	
Street: 550 Assembly Street, 5th Floor	City: Columbia State: SC Zip: 29201
Business Telephone: 803-923-2715	
Email: maffronti@amarok.com	

7. Additional design/engineering professional (if applicable):

Name:	Role in Project:
Company:	
Street:	City: State: Zip:
Business Telephone:	
Email:	

**8. Application type: A complete development review application includes the following:**

- Completed and signed development review application form
- Completed and signed escrow form (if applicable - see list of application types below)
- Completed application checklist for each respective type of application (see list below)
- Payment of application fee for each respective type of application (see list below)

Type of application (check all that apply):	Application fee (nonrefundable): [1]
<input type="checkbox"/> Adjacent Parcel Land Conveyance	\$220 + \$220 escrow
<input type="checkbox"/> Administrative Appeal	\$220
<input type="checkbox"/> Comprehensive Plan Amendment	\$660 + \$660 escrow
<input type="checkbox"/> Conditional Use Permit	\$660 + \$660 escrow [2]
<input type="checkbox"/> Lot consolidation	\$440 + \$440 escrow
<input type="checkbox"/> Rezoning to Planned Development	\$1,320 + \$1,320 escrow
<input type="checkbox"/> Site Plan	\$660 + \$330 escrow
<input type="checkbox"/> Subdivision	\$660 + \$66 per lot over 2, + \$660 escrow
<input type="checkbox"/> Vacation of a public street or easement	\$550 + \$550 escrow
<input type="checkbox"/> Variance	\$550 + \$275 escrow
<input type="checkbox"/> Zoning Certificate	\$110 [2]
<input checked="" type="checkbox"/> Zoning Map or Text Amendment	\$660 + \$660 escrow
<b>Total fee: \$ <u>1320.00</u></b>	

[1]: The escrow fee will first be applied to cover County recording fees and legal fees related to the review of documents associated with the application. For telecommunication towers, the escrow fee will also be applied to engineering review expenses. The remaining escrow fee will be returned to the applicant.  
 [2]: The fee for a telecommunication tower is \$2,000, plus a \$10,000 escrow

**Notice: Review of a development application and the decision to approve, approve with modifications, or deny the application will be based on the standards and criteria found in the Crystal Comprehensive Plan, Unified Development Code and any other applicable governmental codes, guidelines, standards or policies necessary to safeguard public health, safety, aesthetics, and general welfare. Approval of this application does not absolve the applicant from obtaining all other applicable permits, such as stormwater or building permits.**

I (We) certify that I (we) have submitted all the required information to apply for consideration of a development review application and the information is factually correct and accurate.

Michelle Affronti Date: 2/22/2023  
 Signature of Applicant

\_\_\_\_\_  
 Signature of Property Owner (if different from Applicant) Date: \_\_\_\_\_

**FOR OFFICE USE ONLY:** Application # 2023-04 Accounting # 0100.4418  
 Receipt # 109100 Date Received 2/27/2023  
 Acknowledgement letter sent \_\_\_/\_\_\_/\_\_\_ If application incomplete, was 60-day rule language included? \_\_\_  
 Plan Comm hearing \_\_\_/\_\_\_/\_\_\_ City Council action \_\_\_/\_\_\_/\_\_\_ Approved? Yes \_\_\_ No \_\_\_ Other \_\_\_  
 NOTES: \_\_\_\_\_

## 1. Zoning Map or Text Amendment Narrative

Submit a separate narrative document which answers or addresses the following questions about the proposed zoning map or text amendment.

For a zoning text amendment:

a) Provide the specific section of city code that you would like amended.

### 520.09 Fences and Retaining Walls

520.09 Subd 1. (3) (iv) ADD

520.09 Subd 1. (3) (c) (1) – changes to wording with addition of (A)

b) Provide the specific language to be added or amended.

Proposed language in red below for 520.09 Subd 1. (3) (iv) Wording in red  
Proposed language in red below in 520.09 Subd 1. (3) (c) (1) Wording in red

### 520.09 Subd 1. (3)

(3) Fences in non-residential districts. Fences in non-residential districts, including the TCPD district, shall comply with the following:

(i) For interior lots, fences shall not be taller than 4.5 feet in the front yard and 8.5 feet in the side or rear yard; and

(ii) For corner lots, fence height is determined in the same manner as for corner residential lots (see Figures 17 and 18), except that the maximum height shall be 8.5 feet where a 6.5 feet fence is allowed.

(iii) Fence height in front or corner side yards may exceed 4.5 feet in height up to a maximum of 8.5 feet if the fence is used as screening as allowed in the Crystal city code, subsection 520.13. HOWEVER

(iv) Fence height on any lot in C, I, AP district where a battery charged electric fence is installed as per section 520.09 Subd 1 (3)(c)(1)(A), the perimeter fence height will be minimum 5' on front, side and rear yards. The battery charged fence (installed inside (behind) Perimeter Fence will be installed to a height of 10' (ten) or 2' (two) feet taller than existing perimeter fence.

(3) Fences in non-residential districts.

(c) Design and maintenance requirements.

(1) Barbed wire, razor wire, concertina, dannert, and above-ground electrical fences are prohibited except that battery charged electric security fences will be permitted in C, I, and AP districts when installed in accordance with the regulations as listed below. In the TC-PD district electrical fences and chain-link fences are prohibited.

A. The construction and use of electric fences shall be allowed in the city only as provided in this section, subject to the following standards:

1. IEC Standard 60335-2-76: Unless otherwise specified herein, electric fences shall be constructed or installed in conformance with the specifications set forth in International Electrotechnical Commission (IEC) Standard No. 60335-2-76.

2. Electrification:

(a) The energizer for electric fences must be driven by a commercial storage battery not to exceed 12 volts DC. The storage battery is charged primarily by a solar panel. However, the solar panel may be augmented by a commercial trickle charger.

(b) The electric charge produced by the fence upon contact shall not exceed energizer characteristics set forth in paragraph 22.108 and depicted in Figure 102 of IEC Standard No. 60335-2-76.

3. Perimeter fence or wall:

(a) No electric fence shall be installed or used unless it is completely behind/inside a non-electrical fence or wall that is not less than five feet.

4. Location: Electric fences shall be permitted on any property not zoned exclusively for residential use.

5. Height: Electric fences shall have a height of 10 feet (or 2 feet higher than the perimeter fence whichever is higher).

6. Warning signs: Electric fences shall be clearly identified with warning signs that read: "Warning-Electric Fence" at intervals of not greater than thirty feet.

7. Electric fences shall be governed and regulated under burglar alarm regulations and permitted as such.

B. It shall be unlawful for any person to install, maintain or operate an electric fence in violation of this section.

c) Discuss how the amended text more adequately fulfills the purposes of the unified development code (City code section 500.03)

The city code when amended as above allows for business owners to install a security system on the interior (behind) and existing perimeter fence to protect their properties and business. The ability to secure a business property and assets is a valuable tool when working to attract business to the city as well as employment for residents. There is no change to the existing use and no new use is being proposed. Therefore, there will be no impact on streets, highways, and pavement type.

The security fence will in no way adversely affect the surrounding area. Rather, to the contrary, the security fence enhances the vicinity by effectively deterring crime. Lower crime equals higher property values and safer residents, which in turn increase revenue to the city. Appellant

affirms there will be no effect, whatsoever, on the use of adjacent properties. The system is virtually invisible to passing vehicular traffic so there is no impact on aesthetics in the area.

The city maintains control over the districts where the battery charged 10' system is installed with the battery charged fences being allowed in districts, C, I, AP but not in any residential or TC-PD. The City of Crystal will have a record of the location of the system in the city. The city of Crystal will have an alarm permit/registration on file and or a fence permit submitted and approved to install the system. This also allows the City of Crystal to earn revenue through allowing permitting that would have otherwise been denied, and allowing local business owners to keep their businesses safe and remain based in the city of Crystal employing local residents, and paying local property and business taxes.

This amendment allows for business safety, city revenue and the city maintaining control over where and how the system is installed in the City of Crystal. We cannot imagine that the city would turn down this request to allow the system as outlined in the text amendment in the districts listed.



## TYPICAL CUSTOMERS

- Trucking & Logistics
- Distribution
- Metal Recycling
- Landscaping
- Collision & Automotive Repair
- Auto Auctions & Dismantlers
- Equipment Rental
- Truck Sales & Service

## ABOUT US

We are a perimeter security solution for businesses located on commercial, manufacturing, and industrial sites whose needs include the **protection of outdoor assets**.

There are **4 STRATEGIC SEGMENTS** in our response to common critical tactics

**5,900+** Installations  
**1,500+** Jurisdictions

### 1. DETER

Deterrence begins at the perimeter with **physical infrastructure and multi-lingual warning signs**, discouraging a criminal from attempting a breach at all.

Deterrence is a psychological battle, and when EGD wins, **crime is stopped before it happens**.

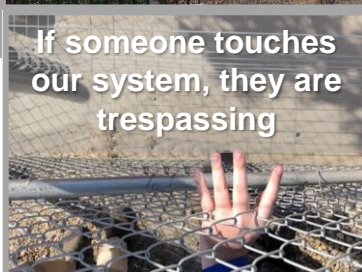


### 2. DEFEND

**Stop unauthorized entry!**

Physical Deterrent

Built **ONLY** inside the existing non-electrified perimeter barrier



### 3. DETECT

Audible & monitored alarm system which activates when trespass is detected. System includes remote access to arm/disarm.



### 4. DEPLOY

If an activated alarm is **confirmed to be a trespasser**, responders are then contacted and deployed to examine



## MEDICALLY SAFE

Pulses: every **1.3 seconds**

Duration: less than **0.0003 seconds**

*"The pulses emitted from AMAROK's electric fences, while unpleasant, are not dangerous."*



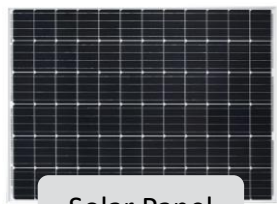
Mark Kroll, PhD

Internationally recognized authority on electrical injury

Served on committees for ANSI standards, IEC standards, and ASTM standards

Adjunct Professor of Biomedical Engineering at the U of Minnesota and Cal Poly, San Luis Obispo

## HOW IT WORKS: CORE COMPONENTS



Solar Panel



Battery  
(does not exceed  
12V DC)



Energizer



Alarm Panel,  
Keypad &  
Cell Unit



Electric Security  
System

**AMAROK owns and maintains  
the security system**

## INTERNATIONALLY APPROVED

We meet standards set by the  
International Electrotechnical  
Commission (IEC 60335-2-76) and  
ASTM (F3296-19)



International  
Electrotechnical  
Commission



## GREEN SECURITY

The system is powered by  
12-volt battery that is  
recharged by a solar panel,  
which is effective as well as  
**environmentally friendly**

- Great addition to **green strategy**
- Not affected by power failures
- Not connected to mains power



We are certified compliant by  
a USA Nationally Recognized  
Testing Laboratory

“Nationally Recognized Testing Laboratories (NRTL) are  
third-party organizations recognized by OSHA  
(Occupational Safety and Health Administration) as having  
the capability to provide product safety testing and  
certification services...”

NRTL certified means “...the product met the requirements  
of an appropriate consensus-based product safety  
standard either by successfully testing the product itself, or  
by verifying that a contract laboratory has done so...”

## FAQ: WHY MUST OUR FENCE BE TALLER?

