

**PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
JUNE 3, 2013
6:30 P.M.**

AGENDA

- I. CALL TO ORDER
- II. CONSENT AGENDA
 - A. Minutes – not available at the time this agenda was published.
- III. NEW BUSINESS
 - A. Variance Request – Lindeman (page 1)
 - B. Conditional Use Permit Request – Pay Del Co – Valley Industries (page 11)
- IV. OLD BUSINESS
 - A. Preliminary Plat - Opportunity Park 2nd Addition (page 17)
- V. INFORMATIONAL
 - A. Next Meeting – Monday, June 17, 2013 at 6:30 p.m. – must have a quorum as there will be a public hearing.
 - B. Building Inspection Services Invoice – Not available at the time this agenda was published.
 - C. Building Inspection Report – Not available at the time this agenda was published.
- VI. ADJOURN

Please contact Renee Eckerly at 320-243-3714 ext. 227 or at renee@paynesvillemn.com if you can't attend the meeting.

Members: Dan Roberts, Darlene Loven, Ron Mehr, Bob McDaniel, and Donovan Mayer. Advisory Member: Renee Eckerly

This agenda has been prepared to provide information regarding an upcoming meeting of the Paynesville Planning Commission. This document does not claim to be complete and is subject to change.

BARRIER FREE: All Paynesville Planning Commission meetings are accessible to the handicapped. Attempts will be made to accommodate any other individual need for special services. Please contact City Hall (320) 243-3714 early, so necessary arrangements can be made.

REQUEST FOR COMMITTEE/COUNCIL ACTION

COMMITTEE/COUNCIL NAME: Planning Commission

Committee/Council Meeting Date: June 3, 2013

Agenda Section: New Business

Originating Department: Administration

Item Number: III - A

ITEM DESCRIPTION: Variance Request – Lindeman

Prepared by: Staff

COMMENTS:

Please review the attached Variance Application submitted by Ray and Mary Lou Lindeman for the property located at 508 Maple St. The Lindeman's are adding on to their existing attached garage. The existing garage is non-conforming as it does not meet the side set back of 5' from the overhang. They wish to add onto the rear of their existing garage for a woodworking shop. The new addition will need a 1.33' side variance. The addition will meet all other zoning regulations.

The Report & Recommendation Of The Planning Commission On Application For Variance is also attached for your consideration.

ADMINISTRATOR COMMENTS:

COMMITTEE/COUNCIL ACTION:

Motion to approve the Report & Recommendation Of The Planning Commission On Application For Lindeman Variance and recommend such to the City Council.

CITY OF PAYNESVILLE
VARIANCE APPLICATION

221 Washburne Ave. ~ Paynesville, MN 56362
Phone: 320-243-3714 ~ Fax: 320-243-3713

List All Property Owners: Raymond J. Lindeman and Mary Lou Lindeman

Contact Person: Raymond J. Lindeman OR Mary Lou Lindeman

Address: 508 MAPLE ST., Paynesville, MN. 56362

Telephone No.: 320-243-3633 Parcel No.: 70.39463.0000

Legal Description: Lot: 3 Block: 2 Addition: Townsite of Paynesville
SEE Attachment. + 1/2 Acre Richmene St. + 6 ft of 6 ft 4

ZONE: R1

Application Fee: \$250.00
(non-refundable) These are the fees incurred per document: Advertising \$48.00 (average), Recording \$46.00 (actual), Postage \$33.00 (average), Legal \$123.00 (average), totaling \$250.00.

EXISTING USE OF PROPERTY: Residential

IS THE VARIANCE NEEDED TO REPLACE AN EXISTING STRUCTURE OR ADD AN ADDITIONAL STRUCTURE? Yes - Addition

IF REPLACING, IS THE EXISTING STRUCTURE NON-CONFORMING? —

DESCRIPTION OF REQUEST: (use separate sheet if needed)
See attached sheet. The existing ^{attached garage} + proposed addition is 3.67' from the overhang to the property line; therefore, needing a 1.33' variance to comply with the City zoning ordinance.
DRAWING OF PROPOSED VARIANCE: (use separate sheet) See Attached sheet.

- Application Must Include: W/ meet all other zoning regulations.
- A site plan showing existing lot lines and dimensions as well as lot area, all easements, all public streets, and private right of ways bordering and adjacent to the site, the use and location of all adjacent property.
 - The specific feature or features of the proposed use, construction, or development that requires a variance.
 - Specific provisions of Ordinance from which a variance is sought and the precise variance there from being sought.
 - Statement of characteristics of the property that prevent compliance with the provisions of the Ordinance.
 - Legal description from abstract.
 - Any written or graphic data required by the City Administrator.

Raymond Lindeman
Mary Lou Lindeman
All Property Owners Must Sign This Application

5-21-2013
5-21-2013
Date

For office use only:
Application Fee: \$250.00 (non-refundable)
For office use only: Cash _____ Check No. 4186 Date Paid 5.22.13
Present To Planning Commission Date: 6/3/13 Board of Adjustment Set Public Hearing Date: 6/10/13
Board of Adjustment Public Hearing Date: 7/10/13 Board of Adjustment Makes Determination Date: 7/10/13

PLANNING COMMISSION ACTION: Recommended to Board of Adjustment Approved _____ Denied _____ Date: _____
BOARD OF ADJUSTMENT ACTION: Approved _____ Denied _____ Date: _____

Date Received In Office (Stamp) **PAID**

5/21/2013

MAY 22 2013

City of Paynesville

2

Schedule A Legal Description

Lot Three (3), Block Z, Townsite (now City) of Paynesville and the Easterly 1/2 of Richmond Street vacated and abutting thereon subject to a reservation of mineral rights in favor of State of Minnesota and the Northerly 10 feet of Lot Four (4) of Block Z and the northerly 10 feet of the Easterly 1/2 of Richmond Street, vacated opposite of Lots 4 and 5 in Block Z, all in the City of Paynesville, according to the place and survey thereof, now on file and of record in the office of the Stearns County Recorder, State of Minnesota.

TO: CITY OF PAYNESVILLE
RE: VARIANCE APPLICATION
APPLICANTS: RAYMOND AND MARYLOU LINDEMAN
DATE: MAY 24, 2013

REQUEST:

Variance of setback of new construction keeping in line with the existing structure which has an *16* inch overhang extending to *4 ft.* from the lot line on the north as described in the application.

The new workshop has a floor space of 600 square feet to be used for non-commercial activities.

The gable height of the new construction will be 11 ft. 11 inches feet from grade.

The north line³ was established on the east by measuring from a surveyor's monument in the intersection of Maple street and Main street to the north line of our property.

On the west the north lot line of lot 3 was determined by measuring 198 ft/ from a surveyors stake on the SW corner of Lot 5 of Block Z.

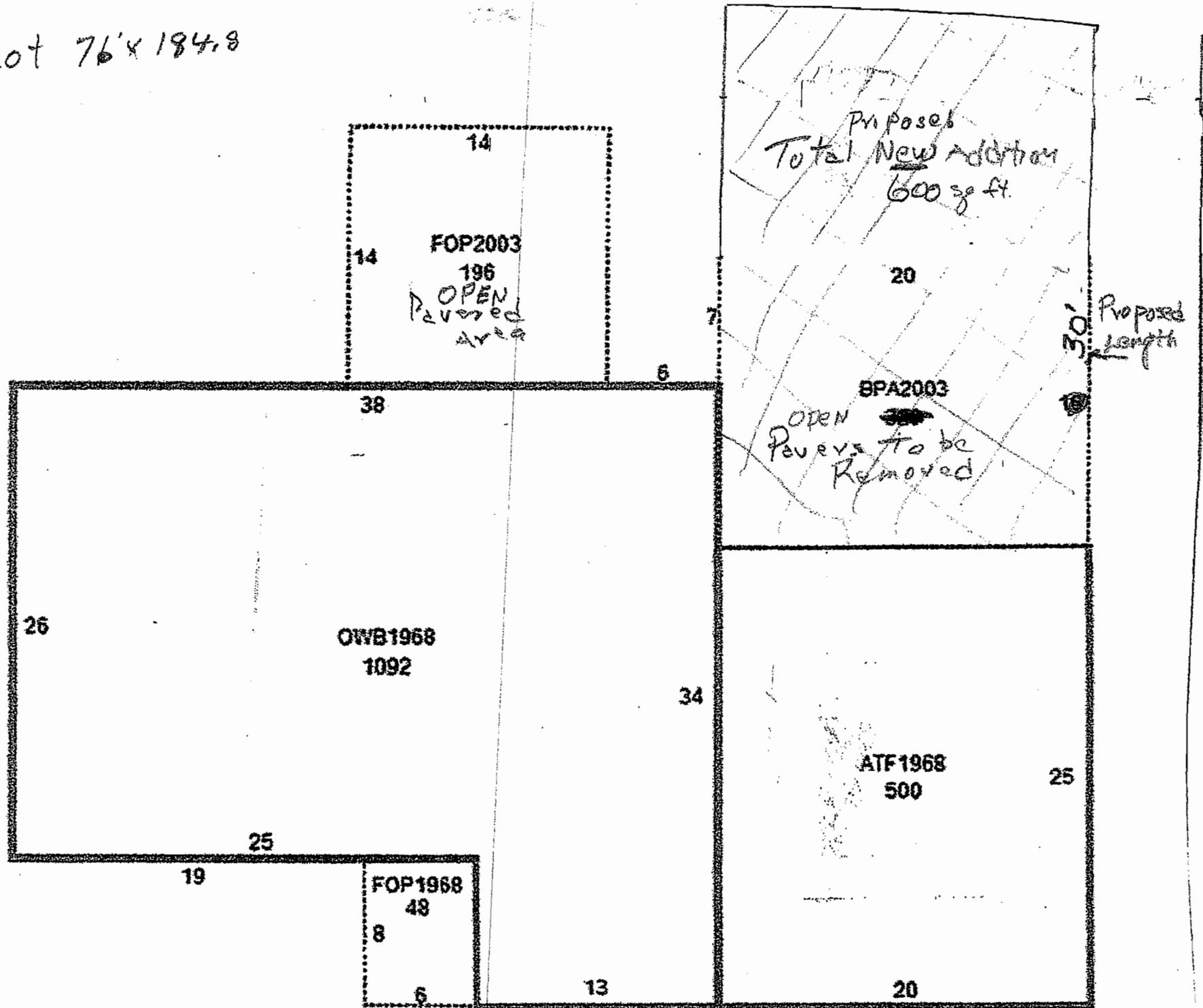
Total square feet of Lot 3 and the north 10 feet of Lot 4 is 16,644 sq feet which appears adequate sq. footage to permit construction of the 600 sq. foot shop.

The pavers on the NW corner of the house, approx. 320 sq feet, and the 8 X 10 foot shed will be removed before construction.

Mike Arnold Construction-Builder
Ray and MaryLou Lindeman-Owners



Lot 76' x 184.8



Sketch by Apex IV™

(FOR MAPLE ST.)

667	66	2	66
70.39495.000	659	400	70.39494.000
000	6	410	70.39501.000
70.39499.000	8	10	70.39497.000
5	66	165	66

RICHMOND

66	1	66
405	2	70.39460.000
3	414	70.39461.000
4	415	70.39461.0001
66	416	5
66	184.8	66

165	5	70.38777.0
55	5	70.38776.0
66	4	70.38775.0
66	417	70.38778.0000
7	8	70.38779.0000
66	514	66
512	9	70.38780.0000
10	42	70.3878

GILB

MINNESOTA

66	165	66
2	4	CATHOLIC
6	70.39564.0000	CHURCH SEVENTY TWO
8	10	165
66	165	66

66	184.8	66
611	1	70.39466.0000
605	2	70.39465.0000
508	4	70.39463.0000
516	5	70.39464.0000
66	66	66

MAPLE

66	165	66
523	2	70.38784.0000
517	3	70.38783.0000
509	4	70.38782.0000
511	5	70.38786.0001
515	6	70.38787.0000
523	7	70.38785.0000
66	66	66

Survey marker 184.8"

Sheds ~~11x11~~
8x8 = 64sf

Abv Gov. Sq footage 1176
garage
26x26 = 676?
1852
160
2012
70.38646.0510

218 lot
x 76
16,568 sq ft

6627 40% lot
2012
4,615 sf left for shed

BELMONT

LUTHERAN CHURCH

CITY OF PAYNESVILLE

REC#: 00029611 5/22/2013 2:16 PM
OPER: FRONT TERM: 001
REF#: 4186

TRAN: 10.0100 VARIANCE FEE
VARIANCE LINDEMAN
VARIANCE FEES 250.00CR

TENDERED:	250.00	CHECK
APPLIED:	250.00-	
CHANGE:	0.00	

**REPORT & RECOMMENDATION OF PLANNING COMMISSION
ON APPLICATION FOR VARIANCE**

WHEREAS, the City Administrator has received from Raymond J. Lindeman and Mary Lou Lindeman, a Variance application seeking to allow the following: the construction of a 600 square foot workshop, 20' x 30' in size, with a side setback of 3.67 feet from the property line, therefore requiring a 1.33 foot Variance from the minimum side setback requirement of 5 feet; and

WHEREAS, Raymond J. Lindeman and Mary Lou Lindeman are the owners of property located at 508 Maple Street, Paynesville, MN 56362; and

WHEREAS, this property is more particularly identified as Tax Parcel No. 70.39463.0000, and is legally described as follows, to-wit:

Lot Three (3), Block Z, Townsite (now City) of Paynesville and the Easterly ½ of Richmond Street vacated and abutting thereon subject to a reservation of mineral rights in favor of State of Minnesota and the Northerly 10 feet of Lot Four (4) of Block Z and the Northerly 10 feet of the Easterly ½ of Richmond Street, vacated opposite of Lots 4 and 5 in Block Z, all in the City of Paynesville, according to the place and survey thereof, now on file and of record in the office of the Stearns County Recorder, State of Minnesota; and

WHEREAS, the property in question is currently zoned "R-1" – Single & Two Family Residential District; and

WHEREAS, City Code Chapter 11, Section 11.30, Subd. 5(A), requires a side yard setback of no less than 5 feet; and

WHEREAS, the structure proposed to be built on the above-described premises would have a side setback of 3.67 feet, requiring a Variance of 1.33 feet from the requirements of said Chapter 11; and

WHEREAS, the Planning Commission believes the owners' proposed use of the property is reasonable; and

WHEREAS, the construction of the 20' x 30' workshop area would be an extension of a now existing structure running along the same sideline, and would match the setback of the existing structure and, therefore, the Planning Commission finds that the Variance, if granted, will not alter the essential character of the locality; and

WHEREAS, the Planning Commission finds that the proposed use of the property is in harmony with the general purpose and intent of the zoning ordinance, and the Variance as sought by the property owner will not change the fact that the use proposed, that being a workshop for non-commercial activities, is in harmony with the general purpose and intent of the ordinance; and

WHEREAS, the Planning Commission is satisfied that the strict enforcement of the boundary setback requirements of the zoning ordinance with regard to the side setback would cause the owner practical difficulties with the use of the property;

NOW, THEREFORE, the Planning Commission recommends granting the Variance as requested.

PAYNESVILLE PLANNING COMMISSION

By: _____
Daniel Roberts, Chairperson

REQUEST FOR COMMITTEE/COUNCIL ACTION

COMMITTEE/COUNCIL NAME: Planning Commission

Committee/Council Meeting Date: June 3, 2013

Agenda Section: New Business

Originating Department: Administration

Item Number: III - B

ITEM DESCRIPTION: Conditional Use Permit Request – Pay Del Co - Valley Industries

Prepared by: Staff

COMMENTS:

Please review the attached Conditional Use Permit Application submitted by Pay Del Co for Valley Industries expansion at 180 Lake Ave. N, Paynesville, MN, described as Lot 1, Block 1, River Park Estates according to the recorded plat thereof, Stearns County, Minnesota, less and except that portion thereof described as follows: Beginning at the Southeast corner of said Lot 1; thence South 89°26'12" West along the South line of said Lot 1, a distance of 314.00 feet; thence South 00°39'05" East continuing along said South line a distance of 8.00 feet; thence South 89°26'12" West continuing along said South line a distance of 175.00 feet; thence North 00°39'05" West along the Westerly line of said Lot 1, a distance of 188.00 feet; thence North 89°26'12" East a distance of 489.00 feet to the East line of said Lot 1; thence South 00°39'05" East along said East line, a distance of 180.00 feet to the point of beginning.

In the last preconstruction meeting it was determined that a Conditional Use Permit is required to comply with the City's Zoning Ordinance Subd. 5 Section B. that states the following: Grading and filling in shoreland areas or any alterations of the natural topography where the slope of the land is toward a public water or watercourse leading to a public water must be authorized by a conditional use permit. The permit may be granted subject to the conditions that:

1. The smallest amount of bare ground is exposed for as short a time as feasible;
2. Temporary ground cover, such as mulch, is used and permanent ground cover, such as sod, is planted;
3. Methods to prevent erosion and trap sediment are employed; and,
4. Fill is stabilized to accepted engineering standards.

ADMINISTRATOR COMMENTS:

COMMITTEE/COUNCIL ACTION:

Motion to set the Pay Del Co – Valley Industries Conditional Use Permit Public Hearing for Monday, June 17, 2013 at 6:35 p.m.

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**CITY OF PAYNESVILLE
CONDITIONAL USE PERMIT APPLICATION**

221 Washburne Ave. ~ Paynesville, MN 56362
Phone: 320-243-3714 ~ Fax: 320-243-3713

List All Property Owners: Pay Del Co

Contact Person: Patrick Flanders

Address: 207 Washburne Ave

Telephone No.: 243-8484 Parcel No.: 70.39367.0000

Legal Description: Lot: 1 Block: 1 Addition: River Park Estates

ZONE: I4 Industrial

EXISTING USE OF PROPERTY:
Farm land

Application Fee: \$225.00
(non-refundable) These are the fees incurred per document: Advertising \$48.00 (average), Recording \$46.00 (actual), Postage \$33.00 (average), Legal \$123.00 (average), totaling \$250.00.

WILL THIS CONDITIONAL USE REQUIRE A VARIANCE ALSO? NO

DESCRIPTION OF REQUEST: (use separate sheet if needed)
Salvage Land partnership would like to build a 60,000 ft² warehouse facility on the property adjacent to the river. The grading + filling requires a conditional use permit.

DRAWING OF PROPOSED CONDITIONAL USE: (use separate sheet)

- Application Must Include:
- Legal description from abstract.
 - Any written or graphic data required by the City Administrator.

Patrick Flanders Pay Del Co
Wayne Nelson Pay Del Co.
All Property Owners Must Sign This Application

5.28.13
5.28.13
Date

For office use only:

Application Fee: \$225.00 (non-refundable)
For office use only: Cash _____ Check No. 1103 Date Paid 5.28.13
Present To Planning Commission Date: 6/3/13 Planning Set Public Hearing Date: 6/3/13
Planning Public Hearing Date: 6/17/13 6:35 pm Council Makes Determination Date: 6/17/13 7pm

PLANNING COMMISSION ACTION:
Recommended to Council Approved _____ Denied _____ Date: _____
CITY COUNCIL ACTION:
Approved _____ Denied _____ Date: _____

PAID
Date Received In Office:
(Stamp) MAY 28 2013

CITY OF PAYNESVILLE

RECN: 00029647 5/28/2013 4:20 PM
OPER: FRONT TERM: 001
REF#: 1103

TRAN: 10.0300 CONDITIONAL USE
VALLEY INDUSTRIES BUILDING
PAY-DEL CO

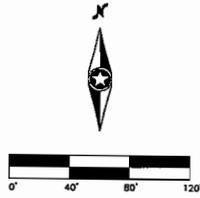
CONDITIONAL USE FEE 225.00CR

TENDERED: 225.00 CHECK
APPLIED: 225.00-

CHANGE: 0.00

General Site Notes

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
2. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
3. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
5. ALL CURB AND GUTTER SHALL BE 8612 UNLESS OTHERWISE NOTED.
6. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.



Site Legend

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	CURB AND GUTTER
---	---	POND NORMAL WATER LEVEL
---	---	FENCE
---	---	CONCRETE PAVEMENT
---	---	CONCRETE SIDEWALK
---	---	BITUMINOUS PAVEMENT
---	---	GRAVEL PAVEMENT
---	---	NUMBER OF PARKING STALLS

Call 48 Hours before digging:
811 or call811.com
 Common Ground Alliance

Site Details (SI-000)

- 1 8612 CURB & GUTTER
- 4 BITUMINOUS CURB
- 5 INTEGRAL CURB AND WALK
- 8 PRIVATE CONCRETE SIDEWALK
- 10 PRIVATE PARALLEL PEDESTRIAN CURB RAMP
- 15 HANDICAP ACCESSIBLE SIGNAGE AND STRIPING



Westwood

Westwood Professional Services, Inc.
 3751 12th Street North, Suite 205
 St. Cloud, MN 56303
 PHONE 320-253-8493
 FAX 320-253-8237
 TOLLFREE 1-800-470-6455
 www.westwoodpa.com

Designed: WPS
 Checked: WPS
 Drawn: DLR
 Record Drawing by/Date:

Revised:
 5/13/13 - added sign to privacy fence

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL ENGINEER under the laws of the State of Minnesota.
 William K. Hanson
 Date: 5/22/13 License No. 44584

Prepared for:

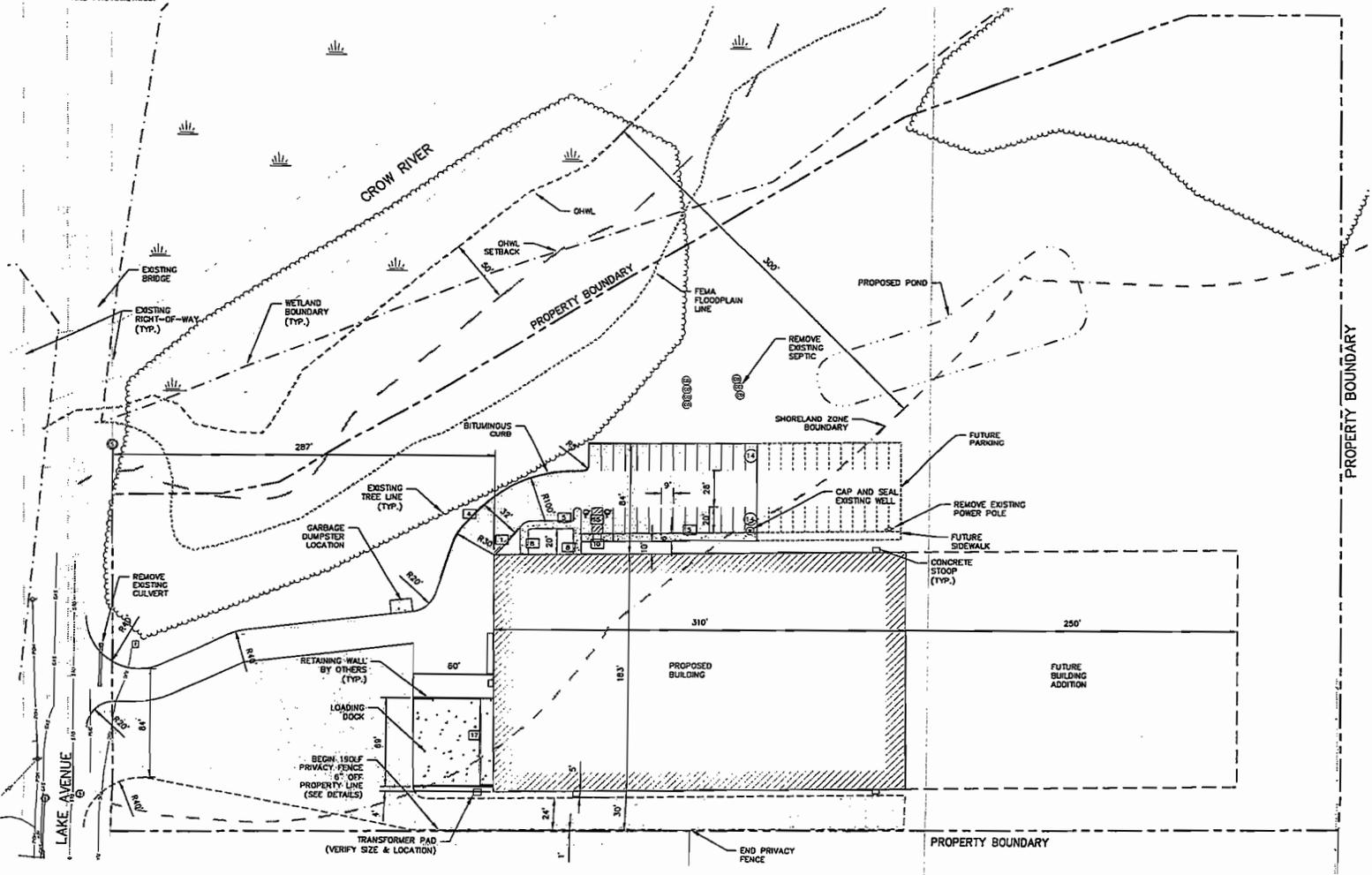
John Pulsifer Construction

5338 187th Avenue NB
 New London, MN 56270

Valley Industries
 Paynesville, MN

Site Plan

Date: 4/30/13
 Sheet: 2 OF 12



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Call 48 Hours before digging:
811 or call811.com
 Common Ground Alliance



Westwood

Westwood Professional Services, Inc.
 2101 13th Street North, Suite 206
 St. Cloud, MN 56303
 PHONE 320-313-8485
 FAX 320-313-8737
 TOLLFREE 1-800-270-8485
 www.westwoodps.com

Designed: WSD
 Checked: WSD
 Drawn: DLR
 Recent Drawing by/for:

Revisions:

I hereby certify that this plan was prepared by me or under my
 direct supervision and that I am a duly licensed PROFESSIONAL
 ENGINEER under the laws of the State of Minnesota.
William R. Egan
 William R. Egan
 Date: 4/30/13 License No. 44994

Prepared for:

**John Pulsifer
 Construction**

9336 107th Avenue NE
 New London, MN 56273

**Valley
 Industries**

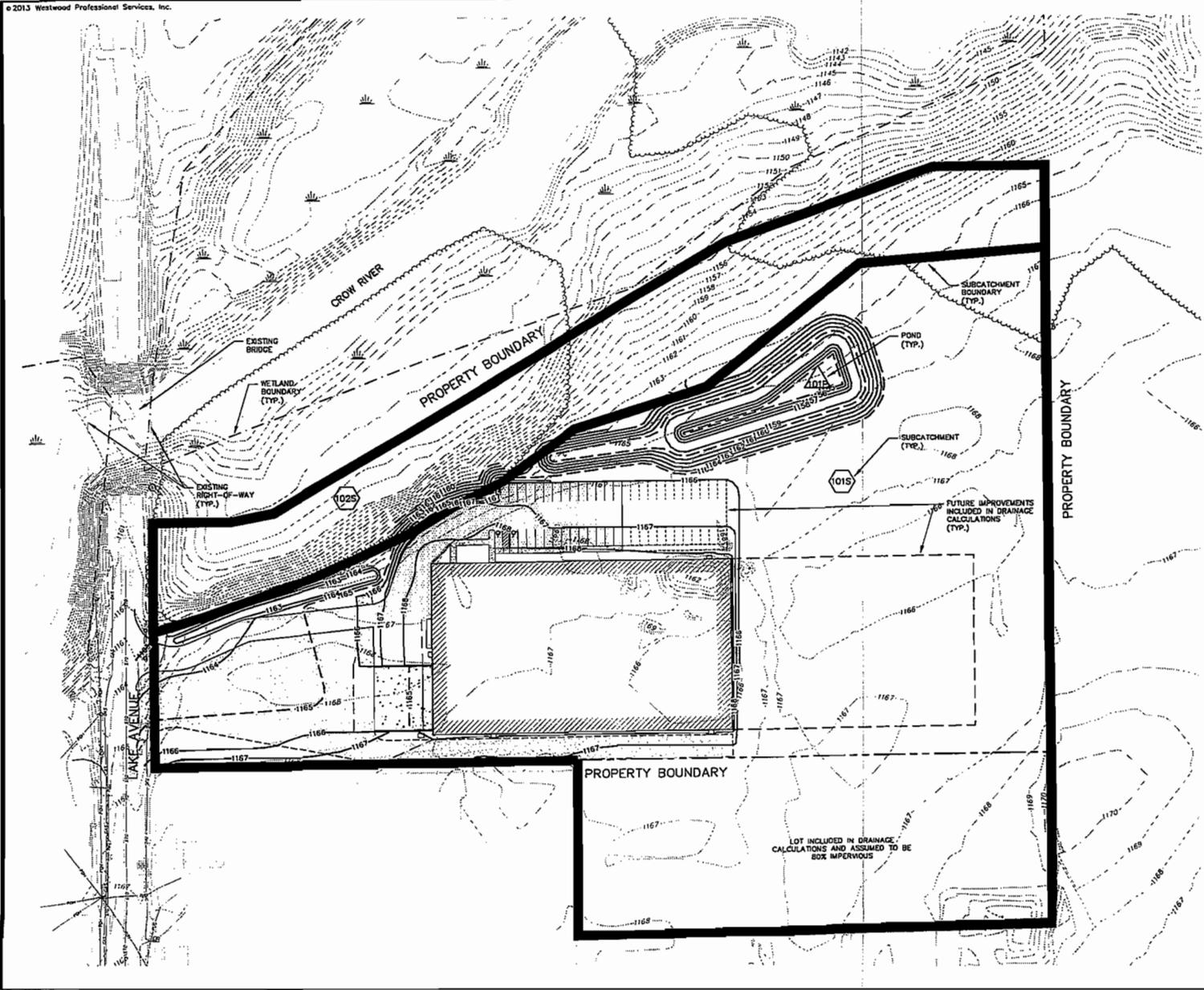
Paynesville, MN

**Proposed Drainage
 Area Plan**

Date: 4/30/13

Sheet: 9 of 12

000055904701.dwg



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REQUEST FOR COMMITTEE/COUNCIL ACTION

COMMITTEE/COUNCIL NAME: Planning Commission

Committee/Council Meeting Date: June 3, 2013

Agenda Section: Old Business

Originating Department: Administration

Item Number: IV – A

ITEM DESCRIPTION: Opportunity Park 2nd Addition – Preliminary Plat

Prepared by: Staff

COMMENTS:

Please review the attached Preliminary Plat Application submitted by the City of Paynesville to plat the Outlot A of Opportunity Park into 5 lots zoned C-2 Hwy Commercial. The Plat has been submitted to Stearns County for their approval. This was tabled from the May 6, 2013 meeting.

ADMINISTRATOR COMMENTS:

COMMITTEE/COUNCIL ACTION:

Motion to approve the Report & Recommendation Of Planning Commission Regarding Application For Approval of Preliminary Plat Of Opportunity Park Second Addition and recommend such to the City Council.

**CITY OF PAYNESVILLE
PRELIMINARY PLAT APPLICATION**

221 Washburne Ave. ~ Paynesville, MN 56362

Phone: 320-243-3714 ~ Fax: 320-243-3713

Name of Subdivision: Opportunity Park 2nd Addition

List All Property Owners: City of Paynesville

Contact Person: Renee Eckert, City Administrator

Address: 221 Washburne Ave, Paynesville MN 56362

Telephone No.: 243-3714

Legal Description: Outlot A, Block 1 Opportunity Park Addition

Number of Lots: 5	Proposed Zone: C-2	Application Fee: \$150.00 (non-refundable) These are the fees incurred per document: Advertising \$48.00 (average), Postage \$33.00 (average), Legal \$123.00 (average), totaling \$204.00.
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PRELIMINARY PLAT

- The application must contain all information found in Section 12.07 Preliminary Plat, Subdivision 1, and Subdivision 2 found in the attached Ordinance No. 86, 2nd Series.
- Submit application and fee with three (3) large and one (1) reproducible 8.5" x 11" copies of the plat at least ten (10) business days prior to the Regular Planning Commission meeting.

Renee Eckert
Signature of Applicant(s)

3/29/13
Date

For Office Use Only.

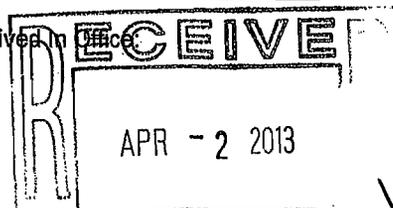
Application Fee: \$150.00 Cash _____ Check No. 085952 Date Paid 4.2.13

Present To City Administrator & Set Date for Public Hearing. to Planning set P.H. - 4/1/13
 Planning Public Hearing Date: 5/6/13 6:35 pm Council Makes Determination Date: 4/1/13

PLANNING COMMISSION ACTION:
 Recommended to Council Approved Denied Date: _____

CITY COUNCIL ACTION:
 Approved Denied Date: _____

Date Application Received in Office (Stamp)



PRELIMINARY PLAT: OPPORTUNITY PARK SECOND ADDITION

LEGEND

- 3/4" IRON PIPE MONUMENT SET
- MARKED BY REG. NO. 17367
- MONUMENT FOUND

OWNER:
The City of Paynesville

SURVEYOR/ENGINEER:
Bolton & Menk, Inc.
2040 Hwy 13 E.
Willmar, MN 56201

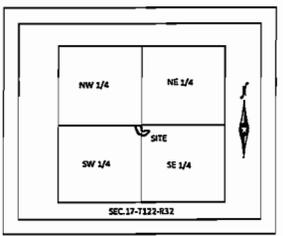
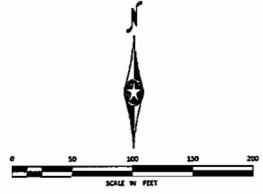
DESCRIPTION:
Outlot A, OPPORTUNITY PARK, according to the recorded plat thereof, Stearns County, Minnesota.

SURVEYOR'S NOTES:
1. Bearings shown on this survey are based on the NAD83(07) Stearns County Coordinate System.
2. Topographical features are a combination of field survey measurements done in February of 2012 and data taken from planned design information.

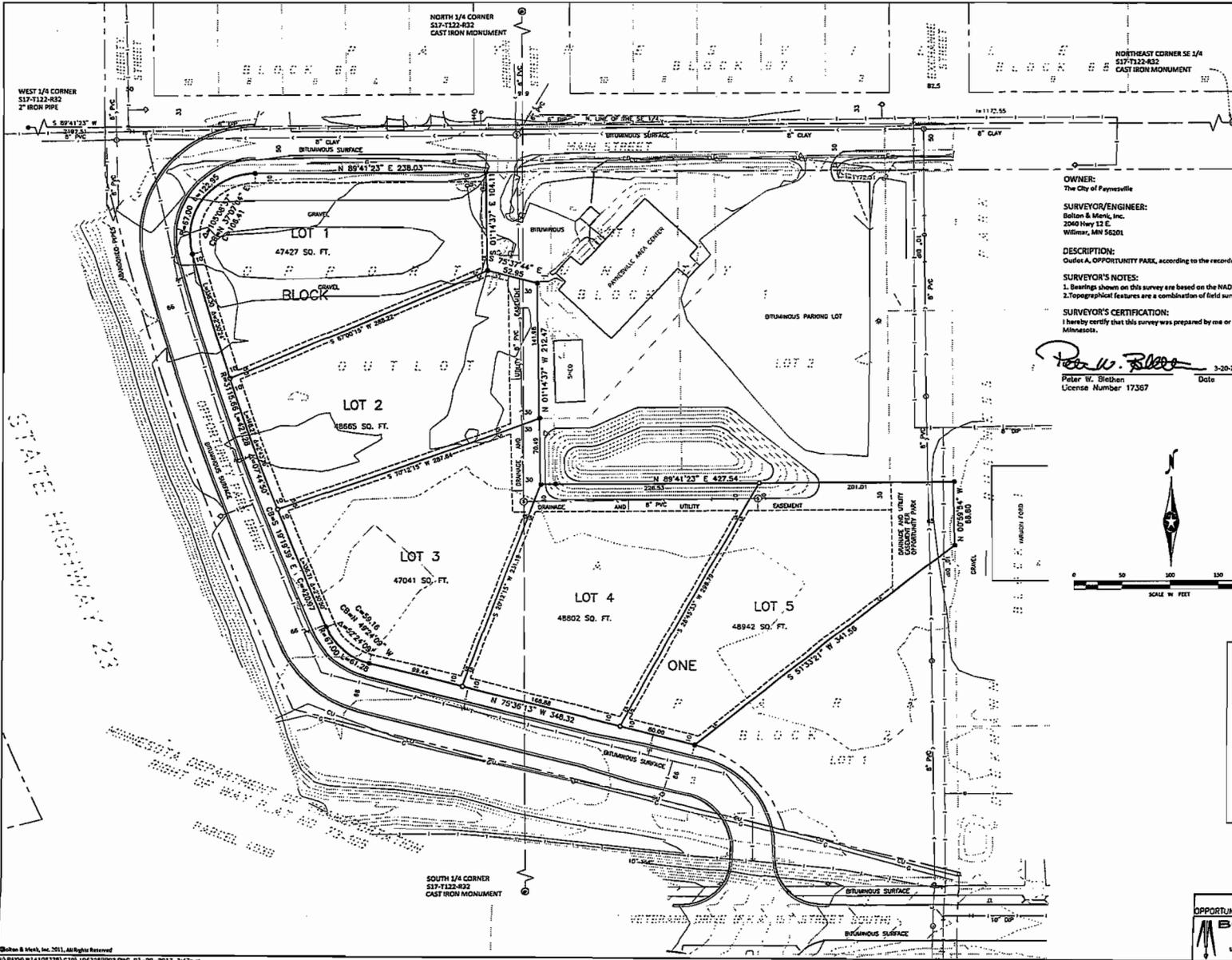
SURVEYOR'S CERTIFICATION:
I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Peter W. Blöthen
Peter W. Blöthen
License Number 17367
3-20-2013
Date

AREAS:
LOT 1: 1.09 ACRES
LOT 2: 1.12 ACRES
LOT 3: 1.08 ACRES
LOT 4: 1.12 ACRES
LOT 5: 1.12 ACRES
TOTAL: 5.53 ACRES



<p>PRELIMINARY PLAT OPPORTUNITY PARK SECOND ADDITION, PAYNESVILLE, MINNESOTA</p> <p>BOLTON & MENK, INC. Consulting Engineers & Surveyors 2040 HIGHWAY 13 EAST, WILLMAR, MN 56201 (507) 231-3955 WANKATO, MN FARMINGTON, MN SLEEPY EYE, MN BURDOWLE, MN WILLMAR, MN CHASSA, MN RAMSEY, MN SAUCY, MN</p>	<p>DESCRIPTION OUTLOT A, OPPORTUNITY PARK, STEARNS COUNTY, MINNESOTA</p> <p>FOR: CITY OF PAYNESVILLE</p>
<p>JOB NUMBER: W14-106328 FIELD BOOK: 05094 B76 P70</p>	<p>R32-1122-517-42.31</p>



Bolton & Menk, Inc. 2011. All Rights Reserved.
M:\PAY\W14106328\VC01\06328P02.DWG 03-20-2013 3:47pm

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CITY OF PAYNESVILLE

RECN: 00028383 4/02/2013 9:42 AM
OPER: FRONT TERM: 001
REF#: 085952

TRAN: 10.0500 PLATTING FEES
OPPORTUNITY PARK 22ND ADD.
PRELIMINARY PLAT
PLATTING FEES 150.00CR

TENDERED: 150.00 CHECK
APPLIED: 150.00

CHANGE: 0.00

REPORT & RECOMMENDATION OF PLANNING COMMISSION
REGARDING APPLICATION FOR APPROVAL OF PRELIMINARY PLAT
OF OPPORTUNITY PARK SECOND ADDITION

REPORT

WHEREAS, an application has been submitted on behalf of the City of Paynesville seeking approval of a Preliminary Plat of that certain parcel of real estate located within the City limits of the City of Paynesville and legally described as follows, to-wit:

Outlot A, Opportunity Park, according to the recorded plat thereof, Stearns County, Minnesota; and

WHEREAS, all of the required information and payment of the appropriate application fee were made and submitted more than 15 days in advance of the Planning Commission hearing on the 6th day of May, 2013; and

WHEREAS, the Preliminary Plat has been reviewed by technical staff and appears to properly address issues of water supply, sewage disposal, drainage and flood control; and

WHEREAS, the Preliminary Plat has been prepared by a licensed land surveyor in acceptable form which complies with the requirements of Chapter 12, Section 12.07 of the City Code and the design standards in Chapter 12, Section 12.09 of the City Code; and

WHEREAS, the Planning Commission set a public hearing for consideration of the Preliminary Plat for May 6, 2013, at 6:35 o'clock p.m.,

before the Planning Commission at Council Chambers at Paynesville City Hall, 221 Washburne Avenue, Paynesville, MN 56362; and

WHEREAS, the City Administrator did cause notices of the public hearing to be mailed to all property owners of property located within 350 feet of the proposed subdivision, and further caused notice of the hearing to be published in the Paynesville Press at least 10 days prior to the public hearing in accordance with the requirements of the City Code of the City of Paynesville and the laws of the State of Minnesota; and

WHEREAS, the Planning Commission is satisfied that the proposed Preliminary Plat will not result in the scattered subdivision of land that leaves undeveloped parcels of land lacking urban services between developed parcels; and

WHEREAS, the Planning Commission is satisfied that the proposed subdivision conforms with existing zoning regulations applicable at the time of the proposed Preliminary Plat and is consistent with the long range plan of the City of Paynesville; and

WHEREAS, the Planning Commission is satisfied that the owners and subdividers have taken every effort to mitigate the impact of the proposed subdivision on health, safety and welfare; and

WHEREAS, all members of the public wishing to be heard on approval of this preliminary plat had an opportunity to present their views to the

Planning Commission. There was no objection to approval of the proposed Preliminary Plat.

NOW, THEREFORE, the Planning Commission makes the following:

RECOMMENDATION

The Planning Commission recommends that the City Council approve the Preliminary Plat of Opportunity Park Second Addition.

DATED: _____

PAYNESVILLE PLANNING COMMISSION

By: _____
Daniel Roberts, Chairperson