

**PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
JUNE 17, 2013
6:30 P.M.**

AGENDA

- I. CALL TO ORDER
- II. CONSENT AGENDA
 - A. Minutes (page 1)
- III. NEW BUSINESS
- IV. OLD BUSINESS
 - A. Conditional Use Permit Request – Pay Del Co – Valley Industries (page 4)
 - 1. Layout of proposed Regional Pond (page 14)
- V. INFORMATIONAL
 - A. Next Meeting – Monday, July 1, 2013 at 6:30 p.m.
- VI. ADJOURN

Reminder: 6:35 p.m. Pay Del Co – Valley Industries Conditional Use Permit Public Hearing

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 17, 2013

Agenda Section: Consent

Originating Department: Administration

Item Number: II - A

ITEM DESCRIPTION: Minutes

Prepared by: Staff

COMMENTS:

Please review the minutes from the June 3, 2013 Planning Commission meeting.

ADMINISTRATOR COMMENTS:

COMMITTEE/COUNCIL ACTION:

Motion to approve the minutes from the June 3, 2013 Planning Commission meeting.

**MINUTES
PLANNING COMMISSION**

JUNE 3, 2013

Chairman Dan Roberts called the meeting to order at 6:30 p.m. Members present were Darlene Loven, Donovan Mayer, Ron Mehr, and Bob McDaniel. Also present were Jennifer Welling, Administrative Assistant; Brian Savage, Valley Industries; and Ray Lindeman. Renee Eckerly was absent.

There were no minutes available for approval.

VARIANCE REQUEST - LINDEMAN

A Variance Application submitted by Ray and Mary Lou Lindeman for the property located at 508 Maple St. was presented. 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. A Report and Recommendation Of The Planning Commission On Application For Variance was reviewed for consideration. Mayer and McDaniel both have visited the site and agree that the addition will be in line with the existing structure.

Motion was made by Mayer to approve the Report & Recommendation Of The Planning Commission On Application For Lindeman Variance and recommend such to the City Council. Seconded by Loven and unanimously carried.

CONDITIONAL USE PERMIT REQUEST – PAY DEL CO – VALLEY INDUSTRIES

A 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 was presented.

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.

Savage noted that this is being required due to an interpretation of section in the Shoreland Overlay Ordinance. Welling stated that this is another section of the Zoning Ordinance that needs to be updated or clarified.

Motion was made by Loven to set the Pay Del Co – Valley Industries Conditional Use Permit Public Hearing for Monday, June 17, 2013 at 6:35 p.m. Seconded by McDaniel and unanimously carried.

The Commission questioned the water retention for this facility. Welling stated that Valley Industries is proposing a water retention pond; however, the City is in need of a place for the water run-off off of Minnie Street. A regional water retention pond is now being proposed to accomplish the water run-off in the area. The Commission requested a site plan of the regional water retention pond for the June 17th meeting.

OPPORTUNITY PARK 2nd ADDITION – PRELIMINARY PLAT

A 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 was presented. The Plat has been submitted to Stearns County for their approval. This was tabled from the May 6, 2013 meeting.

Welling gave a brief update on the status of the land negotiations. The Council had received a purchase agreement from Stan Yarmon regarding purchasing a piece of property within this plat and a possible lease of the easement. The Council met in closed session regarding this land negotiation. After the closed session the Council denied Mr. Yarmon's proposal due to price and that the easement is under a 99 year lease with the Paynesville Area Center.

It was questioned if the Planning Commission could act on this and/or if it would prohibit Mr. Yarmon from coming to the City with a counter offer. Welling said no, Mr. Yarmon can come at any time and present the City with a purchase agreement. Also this plat is only in the preliminary stages as the final platting process is still necessary and would be the next step and changes could still be made.

Motion was made by Loven 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. Seconded by Mayer and unanimously carried.

NEXT MEETING

The next meeting will be held on Monday, June 17, 2013 at 6:30 p.m.; a quorum must be present for the public hearing.

BUILDING PERMIT REPORTS

The Commission reviewed the reports that were distributed at the meeting. The Commission questioned the number of outstanding permits again. Mehr stated that some of his projects have been finalized, but are still on the outstanding permit report.

BUILDING INSPECTOR RFP'S

The Commission questioned the status of the RFP's. Welling stated that Eckerly is working on a publicity piece to advertise the community to attract more building inspectors to apply. The Commission talked about how the community likes working with Mr. Utsch, Building Inspector; however, there is a disconnect with Mr. Wasmund.

INVOICES

The invoices were questioned. Welling stated that Eckerly has been trying to work with Mr. Wasmund on the inaccurate invoices and the cleanup of the properties on Minnie Street.

There being no further business the meeting was adjourned at 6:50 p.m.

REQUEST FOR COMMITTEE/COUNCIL ACTION

COMMITTEE/COUNCIL NAME: Planning Commission

Committee/Council Meeting Date: June 17, 2013

Agenda Section: Old Business

Originating Department: Administration

Item Number: IV - A

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 approve the Report & Recommendation Of Planning Commission On Application For Conditional Use Permit and recommend such to the City Council.

4

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: I1 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)

Savage 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 Public Hearing Date: 6/17/13

Planning Set Public Hearing Date: 6/3/13
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

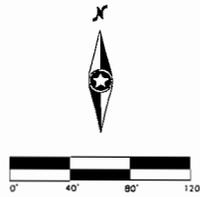
RECH: 00029647 5/29/2013 4:20 PM
OPER: FRONT TERM: 001
REF#: 1103

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 B612 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

Site Details (SI-0XX)

- 1 B612 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

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



Westwood
 Westwood Professional Services, Inc.
 3701 17th Street North, Suite 208
 St. Cloud, MN 56303
 PHONE 320-333-8435
 FAX 320-333-8737
 TOLL FREE 1-800-370-8435
 www.westwoodpe.com

Designed: WSD
 Checked: WSD
 Drawn: USA
 Record Drawing by/Date:

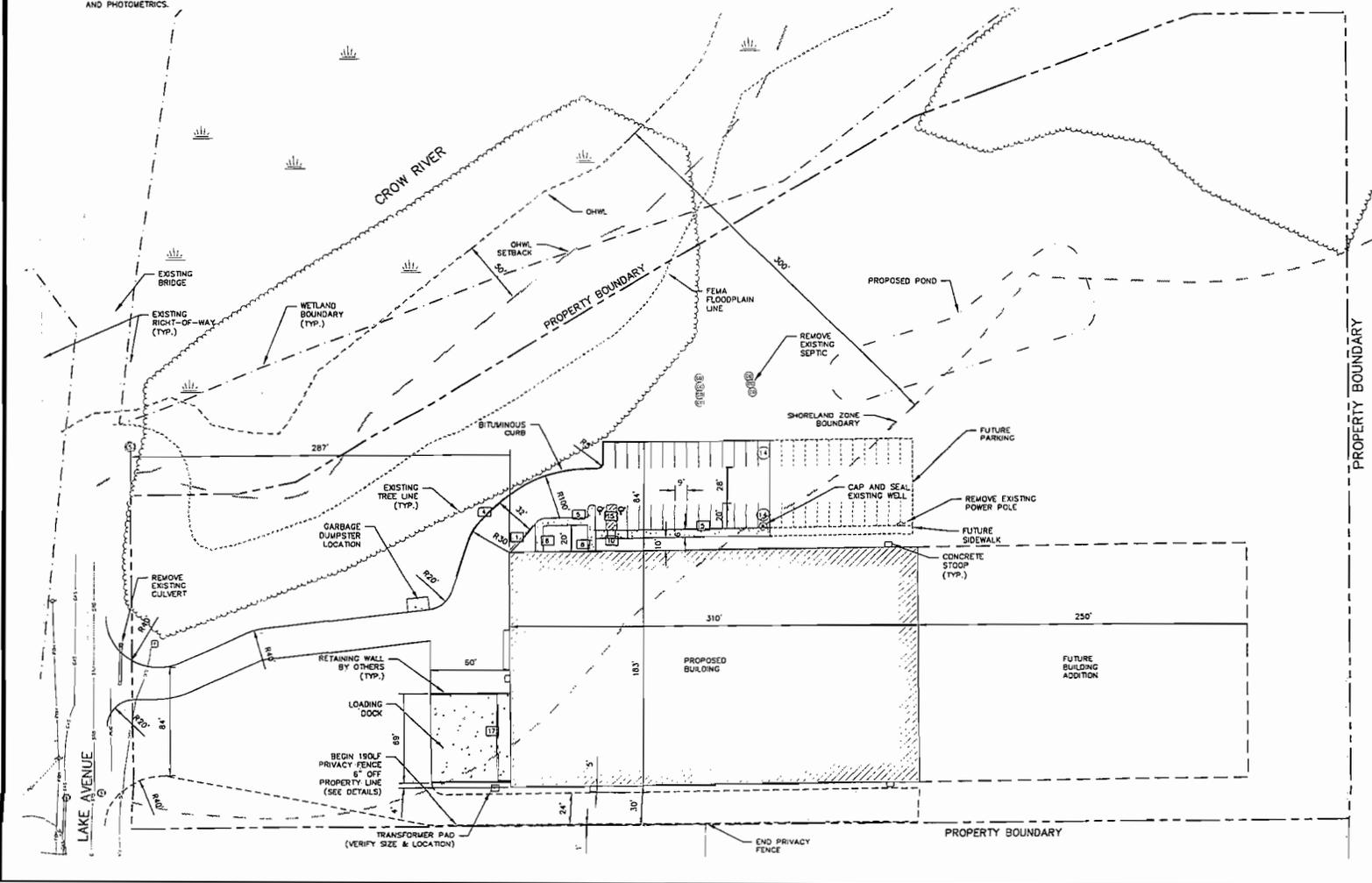
Revisions:
 5/2/13 - noted length to arrive time

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 E. Hunsicker
 William E. Hunsicker
 Date: 5/02/13 License No. 44984

Prepared for:
John Pulsifer Construction
 9338 187th Avenue NE
 New London, MN 56273

Valley Industries
 Paynesville, MN

Site Plan
 Date: 4/30/13
 Sheet: 2 OF 12
 00009355701 0+0



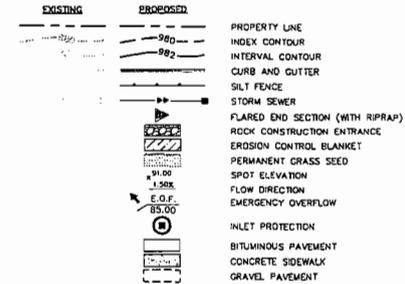
Grading Notes

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. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
3. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND SOO OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
4. ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
5. CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
6. SEE SOILS REPORT FOR PAYMENT THICKNESSES AND HOLD DOWNS.
7. ALL CONSTRUCTION SHALL CONFORM TO LOCAL STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.

General Erosion Control Notes

1. ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VARIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DICES, HAYBALES, ETC. REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
2. ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A CONSTRUCTION ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
3. PROPOSED PONDS SHALL BE EXCAVATED FIRST AND USED AS TEMPORARY PONDING DURING CONSTRUCTION.
4. ALL UNPAVED AREAS ALTERED DUE TO CONSTRUCTION ACTIVITIES MUST BE RESTORED WITH SEED AND MULCH, SOO, EROSION CONTROL BLANKET OR BE HARD SURFACE WITHIN 2 WEEKS OF COMPLETION OF CONSTRUCTION.
5. THE SITE MUST BE STABILIZED WITH A 270 SEED MIX AT 70-POUNDS PER ACRE AND TYPE 1 MULCH AT 2-TONS PER ACRE IN ACCORDANCE WITH MNDDOT 2575 UNLESS OTHERWISE NOTED.
6. TEMPORARY SEEDING SHALL BE MN/DDOT SEED MIX 150 AT 40-POUNDS PER ACRE AND TYPE 1 MULCH AT 2-TONS PER ACRE IN ACCORDANCE WITH MNDDOT 2575 UNLESS OTHERWISE NOTED.
7. FOR AREAS WITH SLOPE OF 3:1 OR GREATER, RESTORATION WITH SOO OR EROSION CONTROL BLANKET IS REQUIRED.
8. ALL TEMPORARY STOCKPILES MUST HAVE SILT FENCE INSTALLED AROUND THEM TO TRAP SEDIMENT.
9. ALL PERMANENT PONDS USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION SHALL BE DREGGED AFTER THE SITE HAS BEEN STABILIZED TO RESTORE THE POND TO THE PROPOSED BOTTOM ELEVATION.
10. ALL CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
11. THE SITE MUST BE KEPT IN A WELL-DRAINED CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS REQUIRED TO INSURE PROPER DRAINAGE DURING CONSTRUCTION. LOW POINTS IN ROADWAYS OR BUILDING PADS MUST BE PROVIDED WITH A POSITIVE OUTFLOW.
12. PUBLIC STREETS USED FOR HAULING SHALL BE KEPT FREE OF SOIL AND DEBRIS. STREET SWEEPING SHALL BE CONCURRENT WITH SITE WORK.

Grading Legend



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

Westwood Professional Services, Inc.
 2701 13th Street North, Suite 100
 St. Cloud, MN 56303
 PHONE: 202-253-9495
 FAX: 202-253-9137
 TOLL FREE: 1-800-370-8485
 www.westwoodps.com

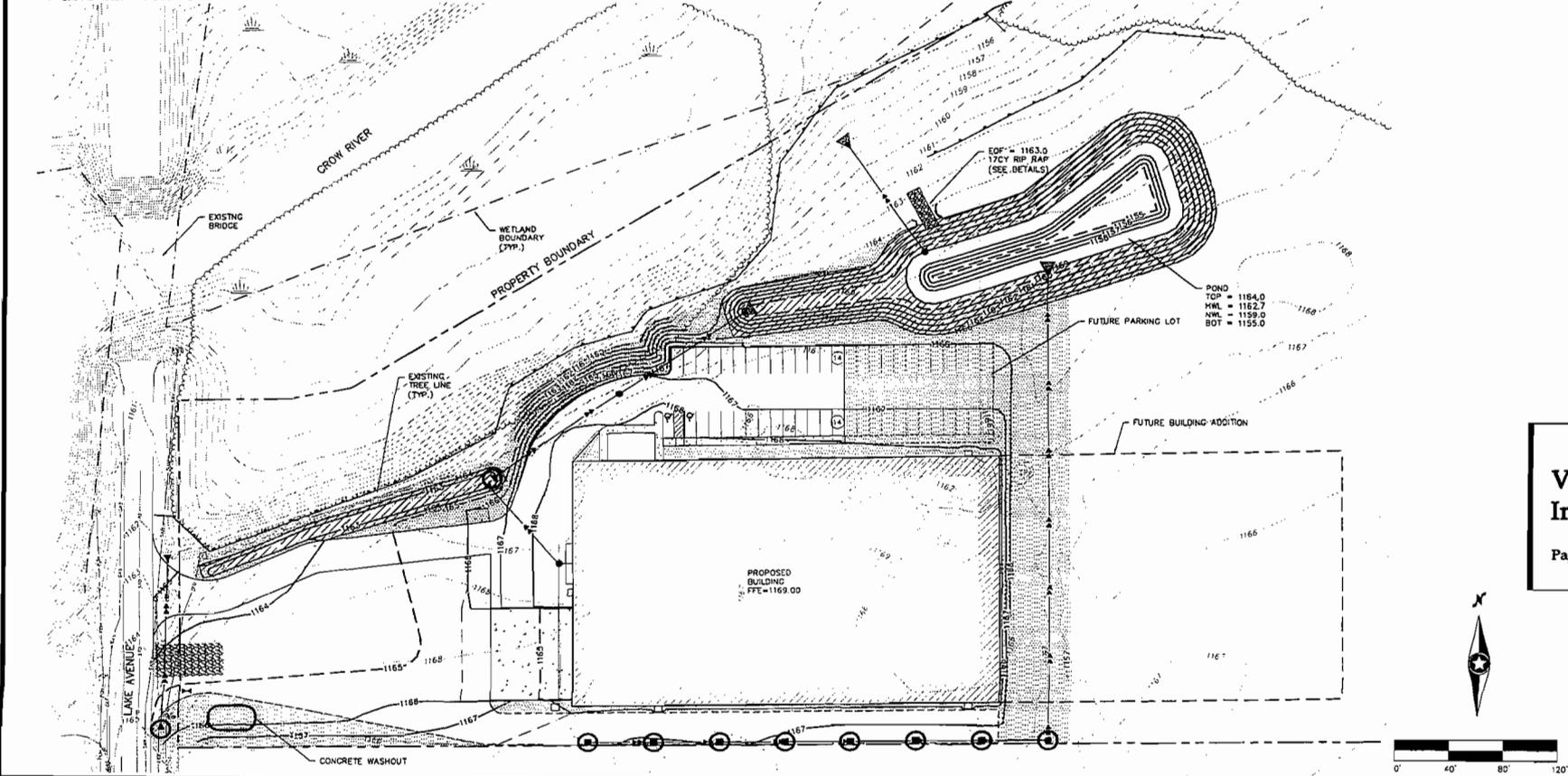
Designed: **WRS**
 Checked: **WRS**
 Drawn: **DKF**
 Record Drawing: **by/date**
 Revalidate: _____
 I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.
 William E. Hume
 Date: 4/30/13 License No. 44984

Prepared for:
John Pulsifer Construction
 9338 187th Avenue NE
 New London, MN 56273

Valley Industries
 Paynesville, MN

Grading & Erosion Control Plan

Date: 4/30/13
 Sheet: 3 of 12



A

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



Westwood

Westwood Professional Services, Inc.
 3701 25th Street North, Suite 208
 St. Cloud, MN 56303
 PHONE 320-253-9495
 FAX 320-253-9737
 TOLL FREE 1-800-270-9495
 www.westwoodps.com

Designed: _____
 Checked: _____
 Drawn: _____
 Record Drawing by/Date: _____

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 E. Hummel
 Date: 4/30/13 License No. 44984

Prepared for:

**John Pulsifer
 Construction**

9338 187th Avenue NE
 New London, MN 56273

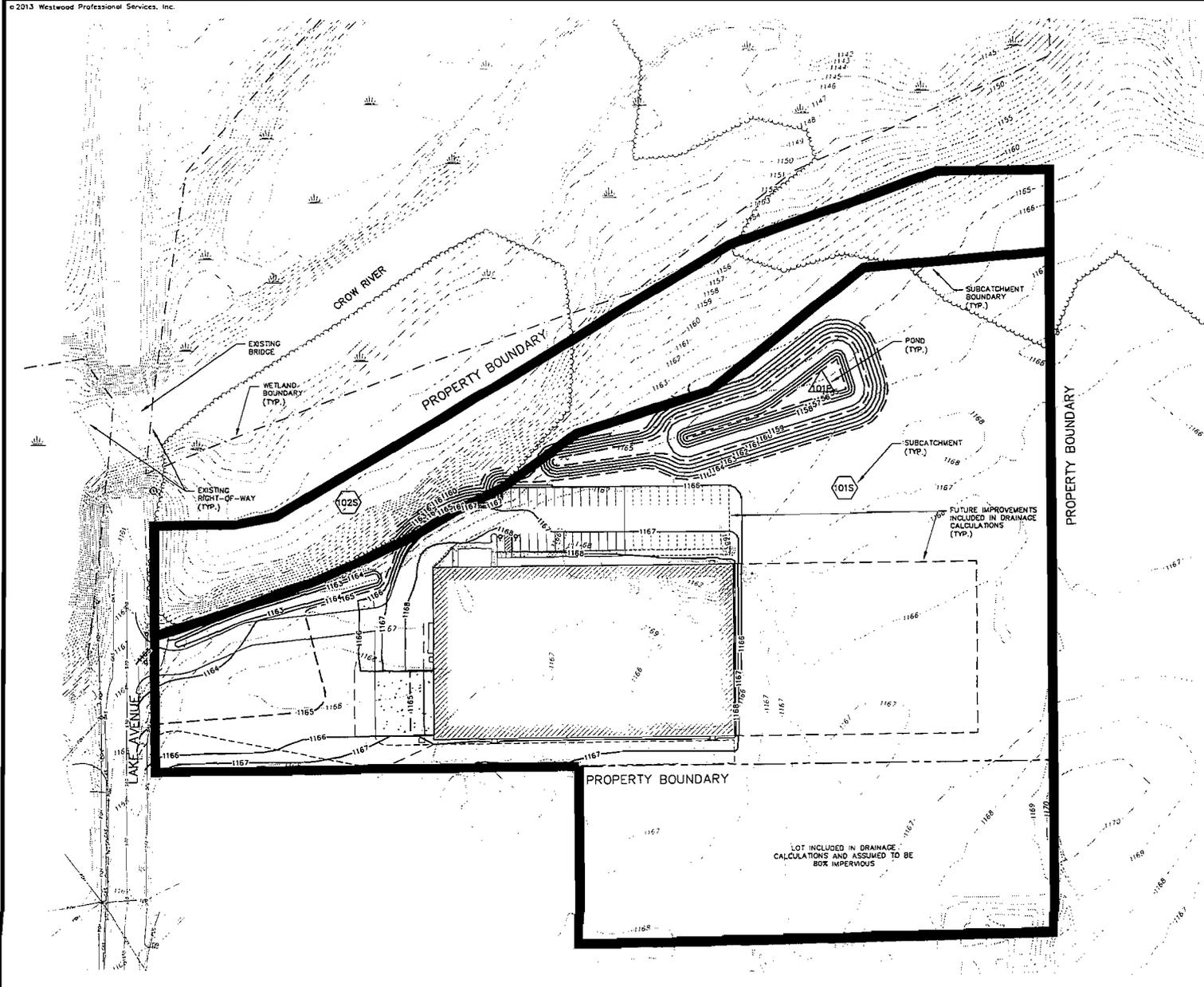
**Valley
 Industries**

Paynesville, MN

**Proposed Drainage
 Area Plan**

Date: 4/30/13
 Sheet: 9 of 12

00065904101.dwg



9

**REPORT & RECOMMENDATION OF PLANNING COMMISSION
ON APPLICATION FOR CONDITIONAL USE PERMIT**

WHEREAS, an application for a Conditional Use Permit was submitted to the City of Paynesville and received on May 28, 2013; and

WHEREAS, that application for a Conditional Use Permit was presented to the Planning Commission on June 3, 2013; and

WHEREAS, the Planning Commission did, on June 3, 2013, set a public hearing on the application for a Conditional Use Permit for June 17, 2013, at 6:35 p.m., at Paynesville City Hall, 221 Washburne Avenue, Paynesville, MN 56362; and

WHEREAS, notice of such hearing was published in the official newspaper of the City of Paynesville, posted and mailed to individual property owners within 350 feet of the parcel in accordance with the requirements of Chapter 11, Section 11.80, Subd. 3B, of the City Code and the laws of the State of Minnesota; and

WHEREAS, the Planning Commission has considered possible adverse effects of the proposed conditional use and has reviewed the application in accordance with the standards set forth in Chapter 11, Section 11.80, Subd. 4;

NOW, THEREFORE, the Planning Commission makes the following:

REPORT/FINDINGS

1) The property in question is Tax Parcel No. 70.39367.0000 and is located at 180 Lake Avenue N., Paynesville, MN 56362.

2) The property in question is currently zoned "I-1" – Light Industrial District.

3) The property in question is legally described as follows, to-wit:

Lot One (1), Block One (1), River Park Estates, Stearns County, Minnesota.

4) The owner of the property in question is Pay-Del-Co.

5) An appropriate application for a Conditional Use Permit has been filed and the required fee has been paid.

6) The application for a Conditional Use Permit seeks permission to do grading and filling within a shoreland overlay district which, pursuant to City Code Chapter 11, Section 11.60, Subd. 5B, requires a Conditional Use Permit.

7) At a public hearing was held on June 17, 2013 by the Planning Commission at 6:35 p.m., members of the public wishing to express their opinion regarding the proposed Conditional Use Permit were given an opportunity to do so.

8) The proposed grading and filling is to be done in connection with the construction of a 60,000 square foot warehouse facility, driveway and parking areas, portions of which are within the shoreland overlay, being within 300 feet of the river or stream or the landward extent of the flood plain on such river or stream.

9) The proposed conditional use will not be injurious to the shoreland as long as proper steps are made to ensure that grading and filling is done in a manner that protects the shoreland area from run-off resulting from the grading and filling by employing the following safeguards:

a) In accordance with the requirements of City Code Chapter 11, Section 11.60, Subd. 5B, during the construction steps shall be taken to expose the smallest amount of bare ground possible for the shortest amount of time feasible.

b) Temporary ground cover should be used when appropriate.

c) Methods to prevent erosion and trap sediment shall be employed, such as the use of appropriate erosion control blankets and silt fences.

d) Fill is to be stabilized to acceptable engineering standards as quickly as possible.

e) The property owner will re-establish turf in the areas that have been graded or filled as quickly as possible following construction, and until that has been completed appropriate silt fencing shall be maintained.

10) The proposed conditional use will not adversely affect adjoining properties surrounding or neighboring on the subject premises.

RECOMMENDATION

The Planning Commission does hereby recommend the issuance of the requested Conditional Use Permit so as to allow the construction of the 60,000 square foot structure and parking facility, portions of which lie within the shoreland district, subject to the requirement that the builders employ the following safeguards to protect the shoreland area during construction:

a) In accordance with the requirements of City Code Chapter 11, Section 11.60, Subd. 5B, during the construction steps shall be taken to expose the smallest amount of bare ground possible for the shortest amount of time feasible.

b) Temporary ground cover should be used when appropriate.

c) Methods to prevent erosion and trap sediment shall be employed, such as the use of appropriate erosion control blankets and silt fences.

d) Fill is to be stabilized to acceptable engineering standards as quickly as possible.

e) The property owner will re-establish turf in the areas that have been graded or filled as quickly as possible following construction, and until that has been completed appropriate silt fencing shall be maintained.

PAYNESVILLE PLANNING COMMISSION

By: _____
Daniel Roberts, Chairperson



© Bolton & Menk, Inc. 2011. All Rights Reserved. V:\2011\20110708_Minneapolis_Pond.dwg

BOLTON & MENK, INC.
 Consulting Engineers & Surveyors
 WABOON, MN FARGO, MN SLEEPY EYE, MN BURNSVILLE, MN
 WELLS, MN COPPER, MN WABOON, MN WALSHELL, MN
 BREDA, MN ROCKFORD, MN AMES, MN SPENCER, IA

NO.	DATE	BY

CITY OF PAYNESVILLE, MINNESOTA
MINNIE STREET REGIONAL POND
PRELIMINARY POND LOCATION (B)

SHEET
 1
 of
 1

14