

**PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
JUNE 2, 2014
6:30 P.M.**

AGENDA

- I. CALL TO ORDER
- II. CONSENT AGENDA
 - A. Minutes (page 1)
- III. NEW BUSINESS
 - A. Final Plat – Fuchs Farms (page 4)
 - B. Re-Zone – Fuchs Farms (page 17)
- IV. OLD BUSINESS
 - A. Housing Study – Update – Proposal presentations will be given on June 23, 2024
- V. INFORMATIONAL
 - A. Next Meeting – June 23, 2014 at 6:30 p.m.
- 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 and Jake Depuydt**

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 2, 2014

Agenda Section: Consent

Originating Department: Administration

Item Number: II - A

ITEM DESCRIPTION: Minutes

Prepared by: Staff

COMMENTS:

Please review the minutes from the May 5, 2014 Planning Commission meeting.

ADMINISTRATOR COMMENTS:

COMMITTEE/COUNCIL ACTION:

Motion to approve the minutes from May 5, 2014 Planning Commission meeting.

**MINUTES
PLANNING COMMISSION**

MAY 5, 2014

Vice Chairman Bob McDaniel called the meeting to order at 6:30 p.m. Members present were Ron Mehr, and Donavan Mayer. Don Roberts and Darlene Loven were absent. Also present were Renee Eckerly, City Administrator; Jake Depuydt, Building Official; Jolyn Lindquist, Social Media Specialist, Linda Henrichs, William Henrichs, and Steve Vaske, AMPI.

There were no minutes to approve.

Jake Depuydt, Building Official introduced himself.

VARIANCE REQUEST – AMPI

Vaske reported on the silos. The heights are to the top of the employee guards. The new silos will allow for more storage. The ACME silo would be sold as surplus. All three of the silos have height variances. The Commission discussed with Vaske the pads and structures for them which holds 60,000 lbs. The Airport fly zone was discussed. The Variance covers both silos.

ALLEY VACATION – AMPI

Eckerly reported on the proposed alley vacation and its location. The Commission discussed future alley construction.

PRELIMINARY PLAT - FUCHS FARMS

The Regular Planning Commission Meeting was recessed at 6:45 p.m. for the Fuchs Farms Preliminary Plat Public Hearing.

Linda Henrichs informed the Commission on the plan to split the lot which requires a plat. One lot will remain the homestead and the other will be rezoned as industrial.

There being no further comments or questions the public hearing was closed at 6:48 p.m.

HOUSING STUDY

Eckerly distributed the August 2008 Housing Study and distributed potential firms to conduct the study. The Commission requested bids from Community Partners Research and Maxfield Research to give proposals and presentations on May 19, 2014.

INFORMATIONAL

It was noted that Jennifer Welling will be at the May 19, 2014 Planning Commission meeting in place of Renee Eckerly.

2

The Commission reviewed the Building Permit Reports that are currently generated from Permit Works and the Commission is fine with them.

Depuydt review the Building Official Open House that will be held tomorrow; May 6, 2014 from 7:30 – 8:30 a.m.

There being no further business the meeting was adjourned at 7:00 p.m.

REQUEST FOR COMMITTEE/COUNCIL ACTION

COMMITTEE/COUNCIL NAME: Planning Commission

Committee/Council Meeting Date: June 2, 2014

Agenda Section: New Business

Originating Department: Administration

Item Number: III - A

ITEM DESCRIPTION: Final Plat – Fuchs Farms

Prepared by: Staff

COMMENTS:

A Final Plat application has been submitted by Urban & Dorine Fuchs & family to plat their exiting property on Minnie Street into two parcels. Please review the attached application.

ADMINISTRATOR COMMENTS:

COMMITTEE/COUNCIL ACTION:

Motion to set the Fuchs Farms Final Plat Public Hearing for Monday, June 23, 2014 at 6:45 p.m.

4

**CITY OF PAYNESVILLE
FINAL PLAT APPLICATION**

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

Name of Subdivision: Fuchs Farms
 List All Property Owners: See attached
 Contact Person: Linda Hennrichs
 Address: 809 14th Ave S, St Cloud, MN 56301
 Telephone No.: 320-290-9959
 Legal Description: see attached

Number of Lots: 2 lots	Proposed Zone: lot 1 - Industrial lot 2 - Residential	Application Fee: \$200.00 (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), totalling \$250.00.
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FINAL PLAT

- The application must contain all information found in Section 12.08 Final Plat, Subdivision 1, and Subdivision 2 found in the attached Ordinance No. 86, 2nd Series.
- The Final Plat must be submitted within one year of the Preliminary Plat approval or the approval will become null and void.
- 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.

Dorine Fuchs 5-19-14
Urban Fuchs 5-19-14
 Signature of Applicant(s) Date

For Office Use Only.
 Application Fee: \$200.00 Cash _____ Check No. 5415 Date Paid 5.19.14

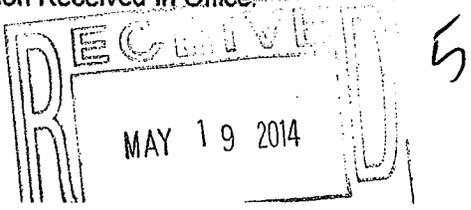
Present To City Administrator & Set Date for Public Hearing. to Planning to Set P.H. - 6/21/14 6:30pm
 Planning Public Hearing Date: 6/23/14 6:45pm Council Makes Determination Date: 6/30/14 6pm

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

CITY COUNCIL ACTION:
 Approved _____ Denied _____ Date: _____

Date Application Received In Office:
 (Stamp)

4/7/2014



**CITY OF PAYNESVILLE
FINAL PLAT APPLICATION**

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

Name of Subdivision: Fuchs Farms

List All Property Owners: See attached

Contact Person: Linda Hennrichs

Address: 809 14th Ave S, St Cloud, MN 56301

Telephone No.: 320-290-9959

Legal Description: see attached

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Michael Linder
 Signature of Applicant(s)

5-19-14
5-19-14
 Date

For Office Use Only
 Application Fee: \$200.00 Cash _____ Check No. _____ Date Paid _____

Present To City Administrator & Set Date for Public Hearing.
 Planning Public Hearing Date: _____ Council Makes Determination Date: _____

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

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 (Stamp)

4/7/2014

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List All Property Owners: See attached

Contact Person: Linda Hennrichs

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Telephone No.: 320-290-9959

Legal Description: see attached

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Jan W Fox 5-19-14

Andrea L. Fox 5-19-14

Signature of Applicant(s) Date

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 Pam Holsinger Fuchs
 Signature of Applicant(s)

_____ 5-19-14
 _____ 5-19-14
 Date

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

Name of Subdivision: Fuchs Farms

List All Property Owners: See attached

Contact Person: Linda Henrichs

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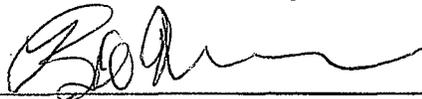
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5-19-14


Signature of Applicant(s)

5-19-14
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Terry Collier
Terry Collier
 Signature of Applicant(s)

5-19-14
5-19-14
 Date

For Office Use Only.
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4/7/2014

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John Hoescher
 Signature of Applicant(s)

5-19-14
 Date

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11

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 Signature of Applicant(s)

5-19-14

5-19-14

 Date

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 Approved Denied Date: _____

Date Application Received In Office:
 (Stamp)

4/7/2014

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Fuchs Farm Subdivision

All Property Owners:

Full Name	Relationship
Urban M Fuchs	Parent
Dorine K Fuchs	Parent
Richard A Fuchs	Child
Sharon McCarney	Spouse of Ric
Daniel M Fox	Child
Sandra Fox	Spouse of Dan
Thomas J Fuchs	Child
Pamela Holsinger-Fuchs	Spouse of Tom
Linda J Henrichs	Child
William Henrichs	Spouse of Linda
Mary L Coleman	Child
Gerald Coleman	Spouse of Mary
Susan J Fuchs-Hoeschen	Child
John Fuchs-Hoeschen	Spouse of Susan
William M. Fuchs	Child
Hancy Fuchs	Spouse of Bill

Tract of land lying and being in the County of Stearns, State of Minnesota described as follows, to wit:

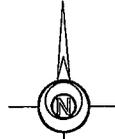
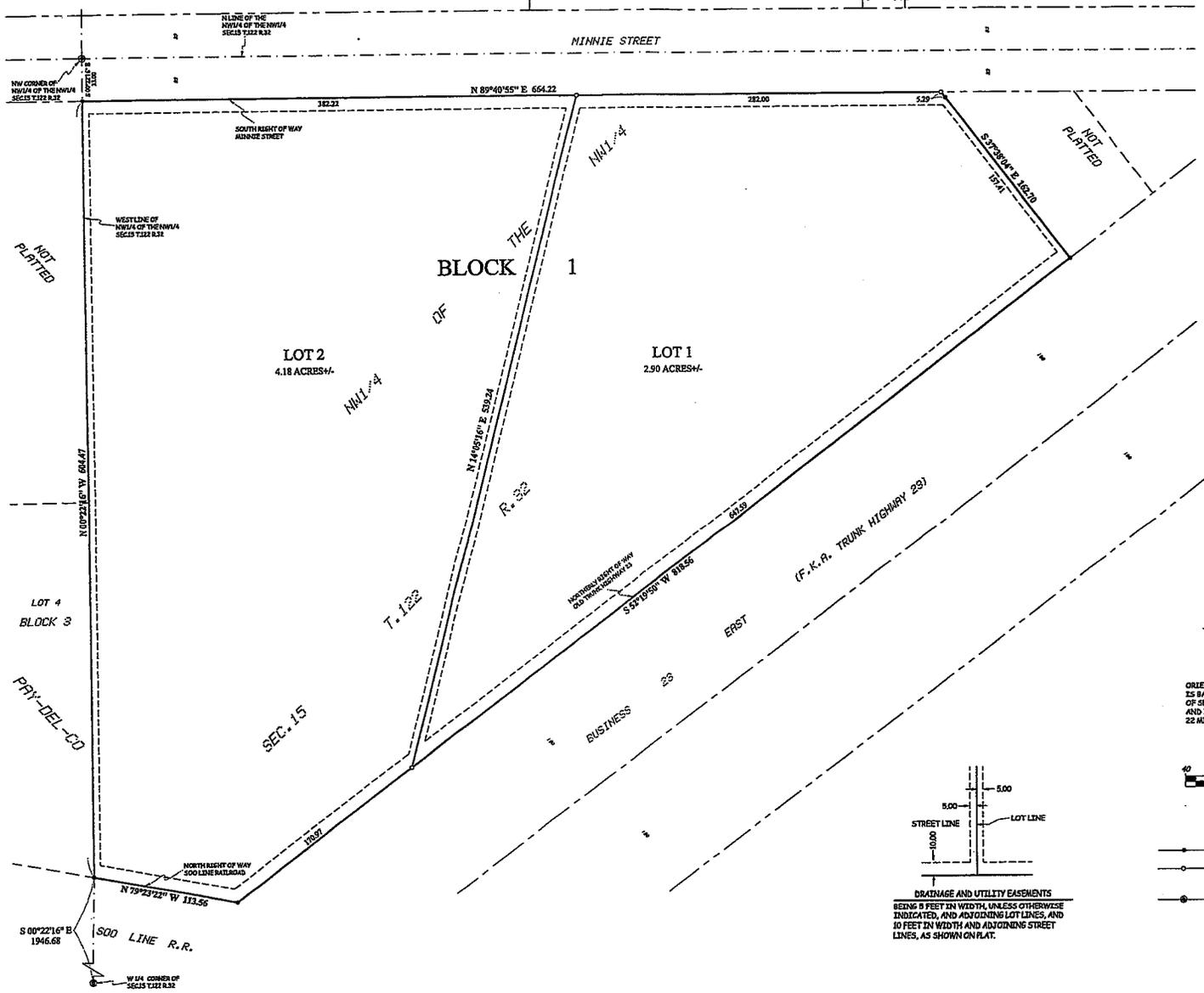
That part of the NW1/4 of the NW1/4 of Section 15, Township 122, Range 32, Stearns County, Minnesota, described as follows; Commencing at the Northwest corner of said NW1/4 of the NW1/4; thence on an assumed bearing of South 00 degrees 22 minutes 16 second East, along the west line of said NW1/4 of the NW1/4, a distance of 33.00 feet, to the southerly right of way line of Minnie Street and the point of beginning of the tract of land to be described; thence North 89 degrees 40 minutes 55 seconds East along said southerly right of way line, a distance of 664.22 feet, thence South 37 degrees 38 minutes 04 seconds East, a distance of 162.70 feet, to the northerly right of way of the road formally known as Trunk Highway 23, thence South 52 degrees 19 minutes 50 seconds West, along said northerly right of way line, a distance of 818.56 feet, to the northerly right of way line of the Soo Line Railroad; thence North 79 degrees 23 minutes 22 seconds West, along said northerly right of way line of the Soo Line Railroad, a distance of 113.56 feet, to said west line of said NW1/4 of the NW1/4, thence North 00 degrees 22 minutes 16 seconds west, along the west line of said NW1/4 of the NW1/4, a distance of 604.47 feet, to the point of beginning.

Subject to easement of record, if any.

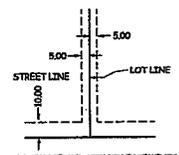
O'MALLEY & KRON LAND SURVEYORS, INC.
 370 CHAPEL HILL RD., SUITE 105
 COLLEGE SPRING, MD 20735
 TEL. 301-485-9915

FUCHS FARMS

LOT 2
 BLOCK 1
 KOTSCHWAR ACRES



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF THE NW1/4 OF SECTION 15, TOWNSHIP 122, RANGE 32, AND IS ASSUMED TO BEAR NORTH 00 DEGREES 22 MINUTES 16 SECONDS WEST



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FUCHS FARMS

KNOW ALL PERSONS BY THESE PRESENTS: That Urban M. Fuchs & Denise K. Fuchs, husband and wife, for owners, and Daniel W. Fox and Sandra L. Fox, husband and wife, Daniel W. Fox and Sandra L. Fox, husband and wife, Thomas J. Fuchs and Pamela Hottinger-Fuchs, husband and wife, William Heinrichs and Linda J. Heinrichs (a.k.a. Linda C. Heinrichs), husband and wife, Gerald Coleman and Mary L. Coleman (a.k.a. Mary L. Jacobson), husband and wife, John Fuchs-Hoerschman and Susan J. Fuchs-Hoerschman, husband and wife, and William M. Fuchs and Nancy C. Fuchs, husband and wife, as tenants in common of the following described property, situated in the County of Stearns, State of Minnesota, described as follows to-wit:

That part of the NW1/4 of the NW1/4 of Section 15, Township 122, Range 73, Stearns County, Minnesota, described as follows: Commencing at the Northwest corner of said NW1/4 of the NW1/4, thence on an assumed bearing of South 00 degrees 22 minutes 16 seconds East, along the west line of said NW1/4 of the NW1/4, a distance of 33.00 feet, to the northerly right of way line of Minnie Street and the point of beginning of the tract of land to be described; thence North 89 degrees 40 minutes 53 seconds East along said northerly right of way line, a distance of 664.22 feet, thence South 37 degrees 38 minutes 04 seconds East, a distance of 162.70 feet, to the northerly right of way of the road formerly known as Trunk Highway 23, thence South 52 degrees 19 minutes 59 seconds West, along said northerly right of way line, a distance of 112.56 feet, to the northerly right of way line of the Soo Line Railroad; thence North 79 degrees 21 minutes 22 seconds West, along said northerly right of way line of the Soo Line Railroad, a distance of 112.56 feet, to said West line of said NW1/4 of the NW1/4; thence North 00 degrees 22 minutes 16 seconds West, along the west line of said NW1/4 of the NW1/4, a distance of 604.47 feet, to the point of beginning.

have caused the same to be surveyed and platted as FUCHS FARMS and do hereby donate and dedicate to the public for public use forever the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Urban M. Fuchs & Denise K. Fuchs, husband and wife, for owners, have hereunto set their hands, this _____ day of _____, 20____.

Urban M. Fuchs _____ Denise K. Fuchs _____
STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Urban M. Fuchs & Denise K. Fuchs, husband and wife, for owners.

(Notary Signature) _____ (Notary Printed Name) _____
NOTARY PUBLIC, _____ COUNTY, STATE OF MINNESOTA
MY COMMISSION EXPIRES: _____

In witness whereof said Richard A. Fuchs and Sharon Lee McCarty, husband and wife, tenants in common, have hereunto set their hands, this _____ day of _____, 20____.

Richard A. Fuchs _____ Sharon Lee McCarty _____
STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Richard A. Fuchs and Sharon Lee McCarty, husband and wife, tenants in common.

(Notary Signature) _____ (Notary Printed Name) _____
NOTARY PUBLIC, _____ COUNTY, STATE OF MINNESOTA
MY COMMISSION EXPIRES: _____

In witness whereof said Daniel W. Fox and Sandra L. Fox, husband and wife, tenants in common, have hereunto set their hands, this _____ day of _____, 20____.

Daniel W. Fox _____ Sandra L. Fox _____
STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Daniel W. Fox and Sandra L. Fox, husband and wife, tenants in common.

(Notary Signature) _____ (Notary Printed Name) _____
NOTARY PUBLIC, _____ COUNTY, STATE OF MINNESOTA
MY COMMISSION EXPIRES: _____

In witness whereof said Thomas J. Fuchs and Pamela Hottinger-Fuchs, husband and wife, tenants in common, have hereunto set their hands, this _____ day of _____, 20____.

Thomas J. Fuchs _____ Pamela Hottinger-Fuchs _____
STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Thomas J. Fuchs and Pamela Hottinger-Fuchs, husband and wife, tenants in common.

(Notary Signature) _____ (Notary Printed Name) _____
NOTARY PUBLIC, _____ COUNTY, STATE OF MINNESOTA
MY COMMISSION EXPIRES: _____

In witness whereof said William Heinrichs and Linda J. Heinrichs (a.k.a. Linda C. Heinrichs), husband and wife, tenants in common, have hereunto set their hands, this _____ day of _____, 20____.

William Heinrichs _____ Linda J. Heinrichs (a.k.a. Linda C. Heinrichs) _____
STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by William Heinrichs and Linda J. Heinrichs (a.k.a. Linda C. Heinrichs), husband and wife, tenants in common.

(Notary Signature) _____ (Notary Printed Name) _____
NOTARY PUBLIC, _____ COUNTY, STATE OF MINNESOTA
MY COMMISSION EXPIRES: _____

In witness whereof said Gerald Coleman and Mary L. Coleman (a.k.a. Mary L. Jacobson), husband and wife, tenants in common, have hereunto set their hands, this _____ day of _____, 20____.

Gerald Coleman _____ Mary L. Coleman (a.k.a. Mary L. Jacobson) _____
STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Gerald Coleman and Mary L. Coleman (a.k.a. Mary L. Jacobson), husband and wife, tenants in common.

(Notary Signature) _____ (Notary Printed Name) _____
NOTARY PUBLIC, _____ COUNTY, STATE OF MINNESOTA
MY COMMISSION EXPIRES: _____

In witness whereof said John Fuchs-Hoerschman and Susan J. Fuchs-Hoerschman, husband and wife, tenants in common, have hereunto set their hands, this _____ day of _____, 20____.

John Fuchs-Hoerschman _____ Susan J. Fuchs-Hoerschman _____
STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by John Fuchs-Hoerschman and Susan J. Fuchs-Hoerschman, husband and wife, tenants in common.

(Notary Signature) _____ (Notary Printed Name) _____
NOTARY PUBLIC, _____ COUNTY, STATE OF MINNESOTA
MY COMMISSION EXPIRES: _____

In witness whereof said William M. Fuchs and Nancy C. Fuchs, husband and wife, tenants in common, have hereunto set their hands, this _____ day of _____, 20____.

William M. Fuchs _____ Nancy C. Fuchs _____
STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by William M. Fuchs and Nancy C. Fuchs, husband and wife, tenants in common.

(Notary Signature) _____ (Notary Printed Name) _____
NOTARY PUBLIC, _____ COUNTY, STATE OF MINNESOTA
MY COMMISSION EXPIRES: _____

I, Daniel M. Kron, hereby certify that I have surveyed and platted the property described on this plat as FUCHS FARMS, that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands (as defined in MN Statute 505.01 sub1.) or public ways to be designated other than shown.

Daniel M. Kron, Professional Land Surveyor
Minnesota Registration No. 42621
STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Daniel M. Kron, Professional Land Surveyor, Minnesota Registration No. 42621.

(Notary Signature) _____ (Notary Printed Name) _____
NOTARY PUBLIC, _____ COUNTY, STATE OF MINNESOTA
MY COMMISSION EXPIRES: _____

Be it known that at a meeting held on the _____ day of _____, 20____, the Planning Commission of the City of Paysonville, Minnesota, did hereby approve this plat of FUCHS FARMS.

Chairperson _____ Secretary _____

This plat of FUCHS FARMS was approved and accepted by the City Council of the City of Paysonville, Minnesota at a regular meeting thereof held on the _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

Mayor _____ Administrator _____

This plat was examined by me and recommended for approval on the _____ day of _____, 20____.

Stearns County Surveyor
Minnesota Registration No. _____

I hereby certify that the taxes on the land described herein are paid for the year 20____, and all years prior to the year 20____ and transfer entered. Date _____

Stearns County Auditor/Treasurer _____ Deputy Auditor/Treasurer _____ Tax Parcel Number _____

I hereby certify that this instrument was filed for record in the Office of the County Recorder in and for Stearns County, Minnesota on this _____ day of _____, 20____, at _____ o'clock _____ M., as Document No. _____; in plot cabinet _____ No. _____.

Stearns County Recorder _____ Deputy Recorder _____

REQUEST FOR COMMITTEE/COUNCIL ACTION

COMMITTEE/COUNCIL NAME: Planning Commission

Committee/Council Meeting Date: June 2, 2014

Agenda Section: New Business

Originating Department: Administration

Item Number: III - B

ITEM DESCRIPTION: Re-Zone – Fuchs Farms

Prepared by: Staff

COMMENTS:

A Re-Zone application has been submitted by Urban & Dorine Fuchs & family to re-zone Lot 2, Block 1, of Fuchs Farms from R-1 Single & Two Family Residential to I-1 Light Industrial. Please review the attached application.

ADMINISTRATOR COMMENTS:

COMMITTEE/COUNCIL ACTION:

Motion to set the Fuchs Farms Re-Zoning Public Hearing for Monday, June 23, 2014 at 7:00 p.m.

17

Re-Zoning Application

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

List All Property Owners: See attached

Contact Person: Linda Hennrich

Address: 809 14th Ave S., St Cloud, MN 56301

Telephone No.: 320-290-9989 Parcel No.: _____

Legal Description: Lot: _____ Block: _____ Addition: _____

See attached

CURRENT ZONE: R1
EXISTING USE: Residential

PROPOSED ZONE: I1
PROPOSED USE: Industrial

Application Fee: \$200.00
(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 RE-ZONE REQUIRE A CONDITIONAL USE? No
WILL THIS RE-ZONE REQUIRE A VARIANCE? No

DESCRIPTION OF REQUEST: (use separate sheet if needed)
Adjacent property is industrial

Application Must Include:

- Legal description from abstract.
- Statement containing all the circumstances, factors, and arguments that the applicant offers in support of the proposed re-zone.
- Any written or graphic data required by the City Administrator.

Dorine Fuchs

5-19-14

Adam Fuchs

5-19-14

All Property Owners Must Sign This Application

Date

For office use only:

Application Fee: \$200.00 (non-refundable)

For office use only: Cash _____

Check No. 5414

Date Paid 5.19.14

Present To Planning Commission Date: 6.2.14 6:30pm

Planning Set Public Hearing Date: 6.2.14 6:30pm

Planning Public Hearing Date: 6.23.14 7pm

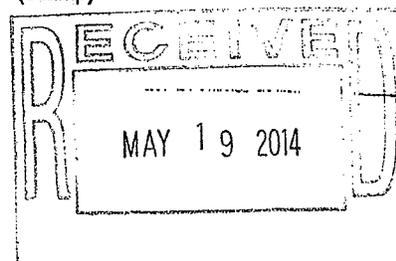
Council Makes Determination Date: 6/30/14 6pm

PLANNING COMMISSION ACTION:

Recommended to Council Approved _____ Denied _____ Date: _____

CITY COUNCIL ACTION: Approved _____ Denied _____ Date: _____

Date Received In Office:
(Stamp)



18

RE-ZONING APPLICATION

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

List All Property Owners: See attached

Contact Person: Linda Hennrich

Address: 809 14th Ave S, St Cloud, MN 56301

Telephone No.: 320-290-9999 Parcel No.: _____

Legal Description: Lot: _____ Block: _____ Addition: _____

See attached

CURRENT ZONE: R1
EXISTING USE: Residential

PROPOSED ZONE: I1
PROPOSED USE: Industrial

Application Fee: \$200.00
(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 RE-ZONE REQUIRE A CONDITIONAL USE? No
WILL THIS RE-ZONE REQUIRE A VARIANCE? No

DESCRIPTION OF REQUEST: (use separate sheet if needed)
Adjacent property is industrial

Application Must Include:

- Legal description from abstract.
- Statement containing all the circumstances, factors, and arguments that the applicant offers in support of the proposed re-zone.
- Any written or graphic data required by the City Administrator.

Michael J. [Signature]

All Property Owners Must Sign This Application

5-19-14
5-19-14
Date

For office use only:

Application Fee: \$200.00 (non-refundable)
For office use only: Cash _____ Check No. _____ Date Paid _____

Present To Planning Commission Date: _____ Planning Set Public Hearing Date: _____
Planning Public Hearing Date: _____ Council Makes Determination Date: _____

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

Date Received In Office:
(Stamp)

RE-ZONING APPLICATION

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

List All Property Owners: See attached

Contact Person: Linda Hennrich

Address: 809 14th Ave S, St Cloud, MN 56301

Telephone No.: 320-290-9999 Parcel No.: _____

Legal Description: Lot: _____ Block: _____ Addition: _____

See attached

CURRENT ZONE: R1
EXISTING USE: Residential

PROPOSED ZONE: I1
PROPOSED USE: Industrial

Application Fee: \$200.00
(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 RE-ZONE REQUIRE A CONDITIONAL USE? No
WILL THIS RE-ZONE REQUIRE A VARIANCE? No

DESCRIPTION OF REQUEST: (use separate sheet if needed)
Adjacent property is industrial

Application Must Include:

- Legal description from abstract.
- Statement containing all the circumstances, factors, and arguments that the applicant offers in support of the proposed re-zone.
- Any written or graphic data required by the City Administrator.

Jan W Fox

5-19-14

Andrea L Fox

5-19-14

All Property Owners Must Sign This Application

Date

For office use only:

Application Fee: \$200.00 (non-refundable)

For office use only: Cash _____ Check No. _____ Date Paid _____

Present To Planning Commission Date: _____ Planning Set Public Hearing Date: _____
Planning Public Hearing Date: _____ Council Makes Determination Date: _____

PLANNING COMMISSION ACTION:

Recommended to Council Approved _____ Denied _____ Date: _____

CITY COUNCIL ACTION: Approved _____ Denied _____ Date: _____

Date Received in Office:
(Stamp)

20

RE-ZONING APPLICATION

221 Washburne Ave. ~ Paynesville, MN 56362

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

List All Property Owners: See attached

Contact Person: Linda Hennrich

Address: 809 14th Ave S., St Cloud, MN 56301

Telephone No.: 320-290-9959 Parcel No.: _____

Legal Description: Lot: _____ Block: _____ Addition: _____

See attached

CURRENT ZONE: R1

EXISTING USE: Residential

PROPOSED ZONE: I1

PROPOSED USE: Industrial

Application Fee: \$200.00
(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 RE-ZONE REQUIRE A CONDITIONAL USE? No

WILL THIS RE-ZONE REQUIRE A VARIANCE? No

DESCRIPTION OF REQUEST: (use separate sheet if needed)

Adjacent property is industrial

Application Must Include:

- Legal description from abstract.
- Statement containing all the circumstances, factors, and arguments that the applicant offers in support of the proposed re-zone.
- Any written or graphic data required by the City Administrator.

[Signature]
Pam Holsinger-Fuchs

All Property Owners Must Sign This Application

5-19-14

5-19-14

Date

For office use only:

Application Fee: \$200.00 (non-refundable)

For office use only: Cash _____

Check No. _____

Date Paid _____

Present To Planning Commission Date: _____

Planning Set Public Hearing Date: _____

Planning Public Hearing Date: _____

Council Makes Determination Date: _____

PLANNING COMMISSION ACTION:

Recommended to Council: Approved

Denied: _____ Date: _____

CITY COUNCIL ACTION: Approved

Denied: _____ Date: _____

Date Received In Office:
(Stamp)

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**CITY OF PAYNESVILLE
RE-ZONING APPLICATION**

221 Washburne Ave. ~ Paynesville, MN 56362

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

List All Property Owners: See attached

Contact Person: Linda Hennrich

Address: 809 14th Ave S., St Cloud, MN 56301

Telephone No.: 320-290-9999 Parcel No.: _____

Legal Description: Lot: _____ Block: _____ Addition: _____

See attached

CURRENT ZONE: R1

EXISTING USE: Residential

PROPOSED ZONE: I1

PROPOSED USE: Industrial

Application Fee: \$200.00

(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 RE-ZONE REQUIRE A CONDITIONAL USE? No

WILL THIS RE-ZONE REQUIRE A VARIANCE? No

DESCRIPTION OF REQUEST: (use separate sheet if needed)

Adjacent property is industrial

Application Must Include:

- Legal description from abstract.
- Statement containing all the circumstances, factors, and arguments that the applicant offers in support of the proposed re-zone.
- Any written or graphic data required by the City Administrator.

[Signature]

5-19-14

[Signature]

5-19-14

All Property Owners Must Sign This Application

Date

For office use only:

Application Fee: \$200.00 (non-refundable)

For office use only: Cash _____

Check No. _____

Date Paid _____

Present To Planning Commission Date: _____

Planning Set Public Hearing Date: _____

Planning Public Hearing Date: _____

Council Makes Determination Date: _____

PLANNING COMMISSION ACTION:

Recommended to Council Approved _____

Denied _____

Date: _____

CITY COUNCIL ACTION:

Approved _____

Denied _____

Date: _____

Date Received In Office:
(Stamp)

22

**CITY OF PAYNESVILLE
RE-ZONING APPLICATION**

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

List All Property Owners: See attached

Contact Person: Linda Hennrich

Address: 809 14th Ave S., St Cloud, MN 56301

Telephone No.: 320-290-9959 Parcel No.: _____

Legal Description: Lot: _____ Block: _____ Addition: _____

See attached

CURRENT ZONE: RI
EXISTING USE: Residential

PROPOSED ZONE: I1
PROPOSED USE: Industrial

Application Fee: \$200.00
(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 RE-ZONE REQUIRE A CONDITIONAL USE? No
WILL THIS RE-ZONE REQUIRE A VARIANCE? No

DESCRIPTION OF REQUEST: (use separate sheet if needed)
Adjacent property is industrial

Application Must Include:

- Legal description from abstract.
- Statement containing all the circumstances, factors, and arguments that the applicant offers in support of the proposed re-zone.
- Any written or graphic data required by the City Administrator.

[Signature] _____ 5-19-14
[Signature] _____ 5-19-14
All Property Owners Must Sign This Application Date

For office use only:

Application Fee: \$200.00 (non-refundable)
For office use only: Cash _____ Check No. _____ Date Paid _____

Present To Planning Commission Date: _____ Planning Set Public Hearing Date: _____
Planning Public Hearing Date: _____ Council Makes Determination Date: _____

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

Date Received In Office:
(Stamp)

23

CITY OF PAYNESVILLE
RE-ZONING APPLICATION

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

List All Property Owners: See attached

Contact Person: Linda Hennrichs

Address: 809 14th Ave S., St Cloud, MN 56301

Telephone No.: 320-290-9999 Parcel No.: _____

Legal Description: Lot: _____ Block: _____ Addition: _____

See attached

CURRENT ZONE: RI
EXISTING USE: Residential

PROPOSED ZONE: I1
PROPOSED USE: Industrial

Application Fee: \$200.00
(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 RE-ZONE REQUIRE A CONDITIONAL USE? No
WILL THIS RE-ZONE REQUIRE A VARIANCE? No

DESCRIPTION OF REQUEST: (use separate sheet if needed)
Adjacent property is industrial

Application Must Include:

- Legal description from abstract.
- Statement containing all the circumstances, factors, and arguments that the applicant offers in support of the proposed re-zone.
- Any written or graphic data required by the City Administrator.

[Signature]
All Property Owners Must Sign This Application

5-19-14
Date

For office use only:

Application Fee: \$200.00 (non-refundable)
For office use only: Cash _____ Check No. _____ Date Paid _____

Present To Planning Commission Date: _____ Planning Set Public Hearing Date: _____
Planning Public Hearing Date: _____ Council Makes Determination Date: _____

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

Date Received In Office:
(Stamp)

24

RE-ZONING APPLICATION

221 Washburne Ave. ~ Paynesville, MN 56362

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

List All Property Owners: See attached

Contact Person: Linda Hennicha

Address: 809 14th Ave S., St Cloud, MN 56301

Telephone No.: 320-290-9999 Parcel No.: _____

Legal Description: Lot: _____ Block: _____ Addition: _____

See attached

CURRENT ZONE: R1
EXISTING USE: Residential

PROPOSED ZONE: I1
PROPOSED USE: Industrial

Application Fee: \$200.00
(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 RE-ZONE REQUIRE A CONDITIONAL USE? No
WILL THIS RE-ZONE REQUIRE A VARIANCE? No

DESCRIPTION OF REQUEST: (use separate sheet if needed)
Adjacent property is industrial

Application Must Include:

- Legal description from abstract.
- Statement containing all the circumstances, factors, and arguments that the applicant offers in support of the proposed re-zone.
- Any written or graphic data required by the City Administrator.

[Signature] _____ 5-19-14
[Signature] _____ 5-19-14
 All Property Owners Must Sign This Application Date

For office use only:

Application Fee: \$200.00 (non-refundable)
For office use only: Cash _____ Check No. _____ Date Paid _____

Present To Planning Commission Date: _____ Planning Set Public Hearing Date: _____
Planning Public Hearing Date: _____ Council Makes Determination Date: _____

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

Date Received In Office:
(Stamp)

25

Fuchs Farm Subdivision

All Property Owners:

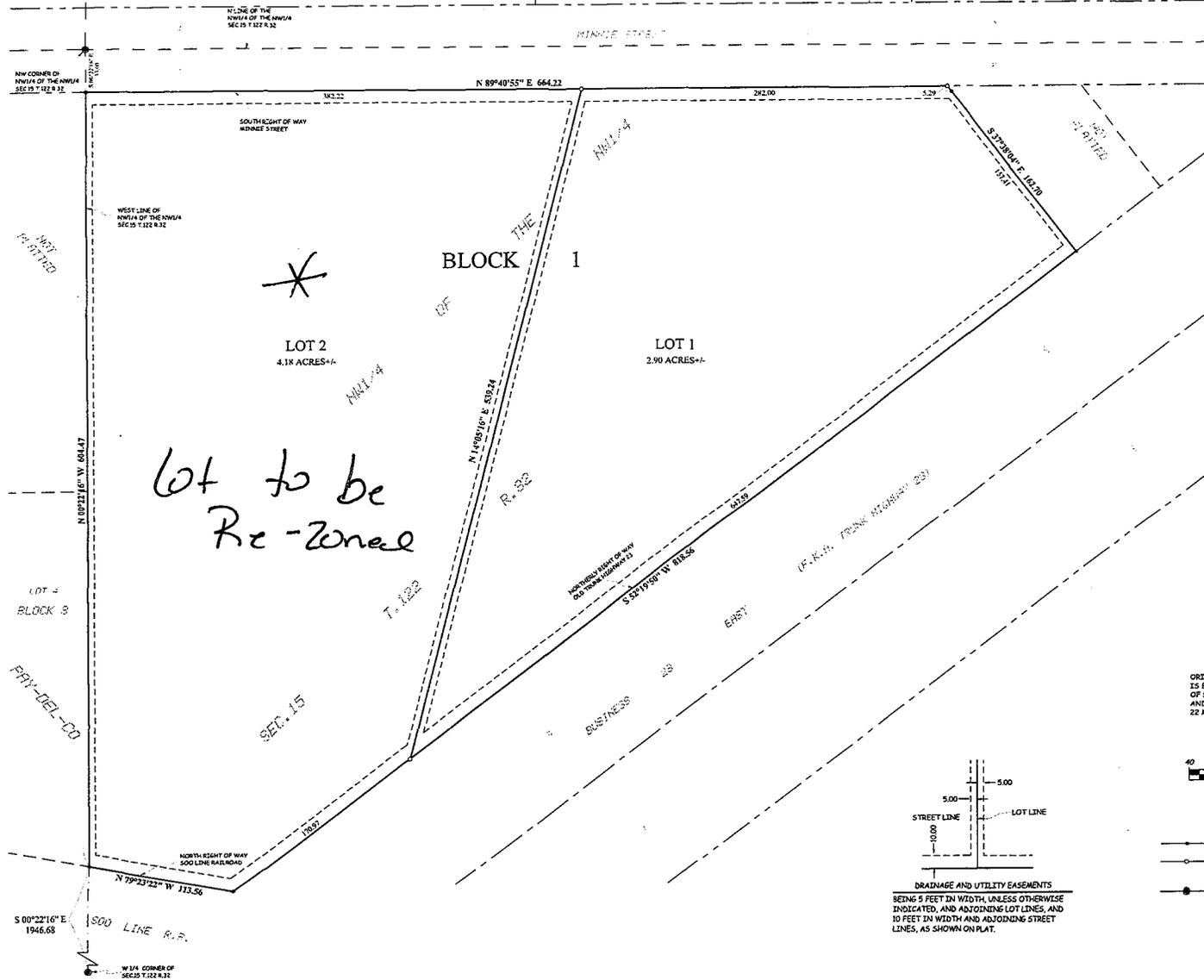
Full Name	Relationship
Urban M Fuchs	Parent
Dorine K Fuchs	Parent
Richard A Fuchs	Child
Sharon McCarney	Spouse of Ric
Daniel M Fox	Child
Sandra Fox	Spouse of Dan
Thomas J Fuchs	Child
Pamela Holsinger-Fuchs	Spouse of Tom
Linda J Henrichs	Child
William Henrichs	Spouse of Linda
Mary L Coleman	Child
Gerald Coleman	Spouse of Mary
Susan J Fuchs-Hoeschen	Child
John Fuchs-Hoeschen	Spouse of Susan
William M. Fuchs	Child
Hancy Fuchs	Spouse of Bill

That part of the NW1/4 of the NW1/4 of Section 15, Township 122, Range 32, Stearns County, Minnesota, described as follows; Commencing at the Northwest corner of said NW1/4 of the NW1/4; thence on an assumed bearing of South 00 degrees 22 minutes 16 second East, along the west line of said NW1/4 of the NW1/4, a distance of 33.00 feet, to the southerly right of way line of Minnie Street and the point of beginning of the tract of land to be described; thence North 89 degrees 40 minutes 55 seconds East along said southerly right of way line, a distance of 382.22 feet, thence South 14 degrees 05 minutes 16 seconds West, a distance of 539.24 feet, to the northerly right of way of the road formally known as Trunk Highway 23, thence South 52 degrees 19 minutes 50 seconds West, along said northerly right of way line, a distance of 170.97 feet, to the northerly right of way line of the Soo Line Railroad; thence North 79 degrees 23 minutes 22 seconds West, along said northerly right of way line of the Soo Line Railroad, a distance of 113.56 feet, to said West line of said NW1/4 of the NW1/4, thence North 00 degrees 22 minutes 16 seconds West, along the west line of said NW1/4 of the NW1/4, a distance of 604.47 feet, to the point of beginning.

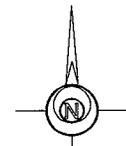
O'MALLEY & KROY LAND SURVEYORS, INC.
 370 CHAPIN HILL RD., SUITE 100
 COLD SPRING, MN 56320
 PH. 320-683-5965

FUCHS FARMS

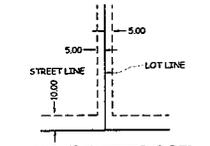
KOTSCHIEVAR ACRES



*lot to be
Re-zoned*



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF THE NW¼ OF SECTION 15, TOWNSHIP 122, RANGE 32, AND IS ASSUMED TO BEAR NORTH 00 DEGREES 22 MINUTES 16 SECONDS WEST



DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING STREET LINES, AS SHOWN ON PLAT.

- Legend
- INDICATES IRON MONUMENT FOUND
 - INDICATES IRON MONUMENT PLACED WITH REGISTRATION NO. 42621 INSERTED THEREIN
 - INDICATES STEARNS COUNTY CAST IRON MONUMENT

28