

**SPECIAL PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
AUGUST 19, 2014
6:30 P.M.**

AGENDA

- I. CALL TO ORDER
- II. CONSENT AGENDA
 - A. Minutes (page 1)
- IV. NEW BUSINESS
 - A. Concept Plat - Opportunity Park Plat 2 (page 12)
 - B. Preliminary Plat – Opportunity Park Plat 2 (page 15)
- IV. OLD BUSINESS
 - A. Housing Study – Update
- V. INFORMATIONAL
 - A. Building Permit Report (page 18)
 - B. Millennials Change Housing Patterns – Newspaper Article (page 23)
 - C. Next Meeting – September 15, 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: August 19, 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, June 23, July 21, and August 4, 2014 Planning Commission meetings.

ADMINISTRATOR COMMENTS:

COMMITTEE/COUNCIL ACTION:

Motion to approve the minutes from the May 5, June 23, July 21, and August 4, 2014 Planning Commission meetings.

**MINUTES
PLANNING COMMISSION**

AUGUST 4, 2014

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

Motion was made by Mayer to approve the minutes from the April 17, 2014, May 19, 2014, and July 7, 2014 Planning Commission meetings. Seconded by Loven and unanimously carried.

SEPTEMBER MEETING DATES

Motion was made by Loven to set the September meeting dates for Monday, September 15, 2014 and Monday, September 29, 2014. Seconded by Mayer and unanimously carried.

RE-ZONING - STANG

Loven asked if the proposal is the same as discussed in previous meetings. Eckerly said the purpose of the re-zone is to have enough lot coverage for a proposed addition to the addition.

HOUSING STUDY- UPDATE

Eckerly stated they have started the demographic work for the City. Steve Griesert from Community Partners will be here on Wednesday to begin interviews. Depuydt will head up the project on the City's side. McDaniel asked if a contact list was provided. Eckerly gave a list of names for Community Partners to contact. This list was also reviewed at the last meeting. Community Partners will assess the City layout for residential housing. A Small Cities Grant application is being formed. Details were discussed on how to qualify for a loan. Depuydt said that information will be given to Griesert on past permitting for remodeling and new construction to get an idea of what direction the City has done in the past.

BUILDING PERMIT REPORT

Depuydt explained that the 2012 open permits have been completed. There are two open permits left in 2013. Depuydt explained that it is a matter of tracking down and scheduling with the owners to confirm that the work on the open permits has been completed to get the permits closed.

INFORMATIONAL

The next meeting will be held August 18, 2014 at 6:30 p.m.

McDaniel informed the Commission on the Airport Fly In festivities.

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Loven asked about the condemned house on Minnie Street. Eckerly said she needs to gather demolition quotes for the work and said the work will be completed before winter.

RE-ZONE – STANG

McDaniel opened the public hearing at 6:45 p.m. An application for a Re-Zone submitted by Bruce and Bernie Stang, Stang Precision was presented. They wish to re-zone the south 50' off of Lot 3, Block 1, of Ranch View Addition from "A-1" Agriculture to "I-1" Light Industrial. This 50' will be added to the lot their existing building sits on. They needed the additional 50' to meet the lot coverage criteria. There was no one present to speak for the re-zone. Eckerly had no comments to bring to meeting.

There being no further comments or questions, the public hearing was closed at 6:47 p.m. and the regular Planning Commission meeting was re-opened.

Motion was made by Loven to approve the Report & Recommendation Of Planning Commission Regarding Request For Re-Zoning. Seconded by Mayer and unanimously carried.

There being no further business the meeting was adjourned at 6:48 p.m.

**MINUTES
PLANNING COMMISSION**

JULY 21, 2014

Chairman Dan Roberts called the meeting to order at 6:30 p.m. Members present were Ron Mehr, Bob McDaniel, and Donovan Mayer. Darlene Loven was absent. Also present were Renee Eckerly, City Administrator; Jake Depuydt, Building Official; and Jolyn Lindquist, Social Media Specialist.

There were no minutes available for approval.

BUILDING PERMIT REPORT

Depuydt reported on the new Building Permit Report. It was suggested to show what inspections still need to be completed.

HOUSING STUDY

Eckerly reported that the Council approved Community Partnership for the Housing Study. They have started the demographics and will be in town to do the interviews in 2 weeks.

NEXT MEETING

Ron Mehr will not be at the next meeting on August 4, 2014.

CONDITIONAL USE PERMIT PUBLIC HEARING – KALLEVIG & CHRISTINSEN

Roberts recessed the Regular Planning Commission meeting at 6:45 p.m. and opened the Conditional Use Permit Public Hearing.

Eckerly reported that Loren Wendroth called and stated that he is in favor of the Conditional Use for a new retail business and it would be a great improvement for the property.

There being no further comments or questions, the public hearing was closed at 6:47 p.m. and the Regular Planning Commission meeting was re-opened.

CONDITIONAL USE PERMIT – KALLEVIG & CHRISTINSEN

A Conditional Use Permit application has been submitted by Daniel & Renee Kallevig and Catherine & Rodney Christinsen. Regarding the lots they own at 914 Business 23 W and 902 Business 23 W respectively. These parcels are currently zoned "C-2" Highway Commercial District. The application is for two parcels and their respective owners due to the fact that ultimately this parcel will be purchased by a retail business, the lots will be combined, and the Conditional Use is really for their facility. They need the Conditional Use Permit according to City Code Chapter 11, Section 11.60, Subd. 5B. The proposed grading and filling is to be done in connection with the construction of a retail store, driveway, and parking areas, and

W

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.

Motion was made by McDaniel to approve the Report & Recommendation Of Planning Commission On Application For Conditional Use Permit. Seconded by Mayer and unanimously carried.

There being no further business the meeting was adjourned at 6:49 p.m.

**MINUTES
SPECIAL PLANNING COMMISSION**

JUNE 23, 2014

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

There were no minutes presented for approval.

CONDITIONAL USE PERMIT – KALLEVIG & CHRISTINSEN

A Conditional Use Permit application has been submitted by Daniel & Renee Kallevig and Catherine Christinsen and Rodney Christinsen regarding the lots they own at 914 Business 23 W and 902 Business 23 W respectively. These parcels are currently zoned "C-2" Highway Commercial District. The application is for two parcels and their respective owners due to the fact that ultimately this parcel will be purchased by a retail business, the lots will be combined and the Conditional Use is really for their facility. They need the Conditional Use Permit according to City Code Chapter 11, Section 11.60, Subd. 5B. The proposed grading and filling is to be done in connection with the construction of a retail store, driveway, and parking areas, and 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.

Motion was made by Loven to set the Conditional Use Permit Public Hearing for Monday, July 21, 2014 at 6:45 p.m. Seconded by McDaniel and unanimously carried.

FUCHS FARM – DEVELOPMENT AGREEMENT

The Development Agreement for Fuchs Farms was presented with no changes from the previous discussions.

Motion was made by Loven to approve the Fuchs Farms Development Agreement and recommend such to the City Council. Seconded by McDaniel and unanimously carried.

HOUSING STUDY

Matt Mullins, Maxfield Research, Inc. of Minneapolis presented the following:

- 30 year old business
- Diverse client base
- Identify current and future housing needs
- Develop basis for community leaders to address housing needs
- Solicit interest and streamline the housing development process
- The study can be put on the web site and distributed everywhere to stimulate interest
- Study should be updated every 5-7 years
- Reviewed what the study will address

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- How study blends with the Comprehensive Plan
- Study has 12 key components

FINAL PLAT – FUCHS FARMS PUBLIC HEARING

Roberts recessed the Special Planning Commission Meeting at 6:45 p.m. and opened the Fuchs Farms Final Plat Public Hearing.

Linda Fuchs reported that there were no changes made from the Preliminary Plat.

There being no further comments or questions the Public Hearing was closed at 6:48 p.m. and Roberts re-opened the Special Planning Commission Meeting.

FINAL PLAT – FUCHS FARMS

Motion was made by Loven to approve Report & Recommendation Of Planning Commission On Request For Approval Of Final Plat Of Fuchs Farms. Seconded by Mehr and unanimously carried.

HOUSING STUDY CONTINUED

The Commission asked if the apartments above the retail stores downtown would be included. They would be included if the City can provide contact information for them. There was some discussion on public/private partnerships to strengthen development potential. The Commission discussed policies and programs available for housing. It takes them about 90-120 days to complete the study with a base cost of \$12,500.00 plus \$375.00 for travel. An electronic report will be provided; paper copies will be an extra cost. A windshield survey is a drive by viewing the property. This could help to identify areas that need rehab. The Commission questioned Mullin regarding the State Demographer. Mid to the end of July 2014 would be the kickoff project time. Most of the cities Maxfield has done are around 4,000 in population. They have also done the cities of Kimball and Rockford.

RE-ZONING – FUCHS FARMS PUBLIC HEARING

Roberts recessed the Special Planning Commission Meeting at 7:00 p.m. and opened the Fuchs Farms Re-Zoning Public Hearing.

Linda Henrichs reported that it is proposed to change Lot 2, Block 1 from Single & Two Family Residential "R-1" to Light Industrial "I-1".

There being no further comments or questions the Public Hearing was closed at 7:03 p.m. and Roberts re-opened the Special Planning Commission Meeting.

RE-ZONING – FUCHS FARMS

Motion was made by McDaniel to approve Report & Recommendation Of Planning Commission Regarding Request For Re-Zoning. Seconded by Mayer and unanimously carried.

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HOUSING STUDY CONTINUED

Steven Griesert, Community Partners Research, Inc. of Fairbault presented the following:

- Conducted 250 housing studies over the years
- 75% of their business is housing studies
- 25% of their business is grant writing
- Prefer to work in smaller cities
- Currently working in South Dakota where the State is paying for half of the study for any City interested in having the study completed
- Brought an example of their Fairmont Housing Study
- Demographics is important to them
- The 2013 American Community Survey data is supposed to be coming out this week
- Community reviews income to housing and how much the renters are paying of their income
- Protecting what is here is just as important as new structures
- Rental housing – interview property owners
- Foreclosure rate and data is researched
- Rate housing 1 to 4 (bad) and include mobile home park
- Will then give a report including recommendations
- Give advice on programs that are available to assist with housing needs
- They look at entire community in and out of Paynesville
- 20 interviews will be conducted
- 90 day time line; starting mid to late July 2014
- A draft copy will be reviewed and the City can comment back and ask for further research on topics
- Community Partners does comparisons to other cities the size of Paynesville
- They will customize to our needs
- \$12,900.00 is everything including travel; 50% is due at time of delivery of the draft, 50% is due at the end (presentation)
- An electronic format will be provided and paper copies if necessary

The Commission wanted to know if developers and contractors feel that this is important. The study is also important for grants and the rating is very important to identify the need for rehab work.

The housing study will be put back on the next agenda. It was suggested to get a sample of a completed study from each company.

AMPI – RE-ZONING PUBLIC HEARING

Roberts recessed the Special Planning Commission Meeting at 7:15 p.m. and opened the AMPI Re-Zoning Public Hearing.

There being no comments or questions the Public Hearing was closed at 7:18 p.m. and Roberts re-opened the Special Planning Commission Meeting.

AMPI – RE-ZONING

The City Council or Planning Commission, can by its own motion, initiate a request to amend the text or the district boundaries. The City Council passed a motion on May 12, 2014 to proceed with the re-zoning process. The Re-Zone Application submitted by the City of Paynesville to re-zone a number of properties, owned by AMPI, from C1 Central Business to I1 Light Industrial was presented. By doing the re-zone it will match what the land is currently being used for which is manufacturing.

Motion was made by Loven to approve the Report & Recommendation Of Planning Commission Regarding Request For Re-Zoning. Seconded by Mehr and unanimously carried.

INFORMATIONAL

The next meeting will be held on Monday, July 7, 2014 at 6:30 p.m.

2014 Land Use Planning Workshop Information was presented and if anyone is interested in attending they should contact Eckerly.

Building Permit Report - Depuydt stated that the report is wrong on the number of permits that are not closed. Depuydt will have the new Inspectron, Inc. format report available at the next meeting.

There being no further business the meeting was adjourned at 7:50 p.m.

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**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. Dan 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 which hold 60,000 lbs. The Airport fly zone was discussed. The Variance covers both silos.

**Motion was made by Mayer to approve the Report & Recommendation Of
Planning Commission On Application For Variance. Seconded by Mehr and
unanimously carried.**

ALLEY VACATION – AMPI

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

PRELIMINARY PLAT - FUCHS FARMS PUBLIC HEARING

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.

PRELIMINARY PLAT – FUCHS FARMS

**Motion was made by Mayer to approve the Report & Recommendation Of
Planning Commission Regarding Application For Approval On Preliminary Plat Of
Fuchs Farms. Seconded by Mehr and unanimously carried.**

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.

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

Depuydt reviewed 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:

Agenda Section: New Business

Originating Department: Administration

Item Number: III - A

ITEM DESCRIPTION: Concept Plan - Opportunity Park Plat 2

Prepared by: Staff

COMMENTS:

Please review the attached Concept Plan for Opportunity Park Plat 2 being submitted by the City. This is being re-submitted for approval as 1 year has lapsed since the passage of the previous Opportunity Park Plat 2 Preliminary Plat.

ADMINISTRATOR COMMENTS:

COMMITTEE/COUNCIL ACTION:

Motion to approve the Concept Plan for Opportunity Park Plat 2 and recommend such to the City Council.

**CITY OF PAYNESVILLE
CONCEPT PLAN APPLICATION**

221 Washburne Ave. ~ Paynesville, MN 56362

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

Name of Subdivision: Opportunity Park 2nd Addition - Resubmission

List All Property Owners: City of Paynesville

Contact Person: Renee Eckert, City Administrator

Address: 221 Washburne Ave, Paynesville MN 56362

Telephone No.: 320-243-3714 ext 227 Parcel No.: 70.39210.0105

Legal Description: Lot: Outlot A Block: _____ Addition: Opportunity Park Plat

Number of Lots: 4	Proposed Zone: C-2 Hwy Commercial
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Concept Plan Must Include:

- Concept Plan shall contain all information found in Section 12.06 Concept Plan Review, Subdivision 1, and Subdivision 2 found in the attached Ordinance No. 86, 2nd Series.
- Submit application with one (1) reproducible 11"x17" copy of the Concept Plan at least ten (10) business days prior to the Regular Planning Commission meeting.

Renee Eckert
Signature of Applicant(s)

8-14-14
Date

For Office Use Only.

Date Application Received In Office:
(Stamp)

8/14/2014

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PRELIMINARY PLAT: OPPORTUNITY PARK SECOND ADDITION

LEGEND

- 3/4" IRON PIPE MONUMENT SET
MARKED BY REG. NO. 43934
- MONUMENT FOUND

OWNER:
The City of Paynesville

SURVEYOR/ENGINEER:
Bolton & Menk, Inc.
2040 Hwy 12 E.
Willmar, MN 56201

DESCRIPTION:
Outlot A, OPPORTUNITY PARK, according to the recorded plat thereof, Stearns County, Minnesota except. That part of OUTLOT A, OPPORTUNITY PARK, lying east of a line parallel with and 65.00 feet west of the east line of said plat.

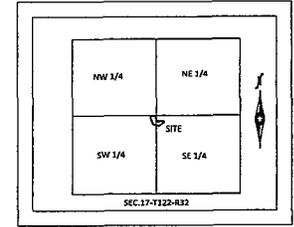
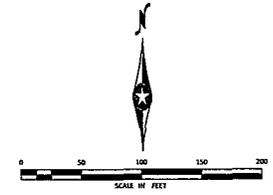
SURVEYOR'S NOTES:
1. Bearings shown on this survey are based on the NAD83(07) Stearns County Coordinate System.
2. Topographical features are a combination of field survey measurements done in February of 2012 and data taken from planned design information.

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.

Nathaniel T. Stadler
Nathaniel T. Stadler
License Number 43934

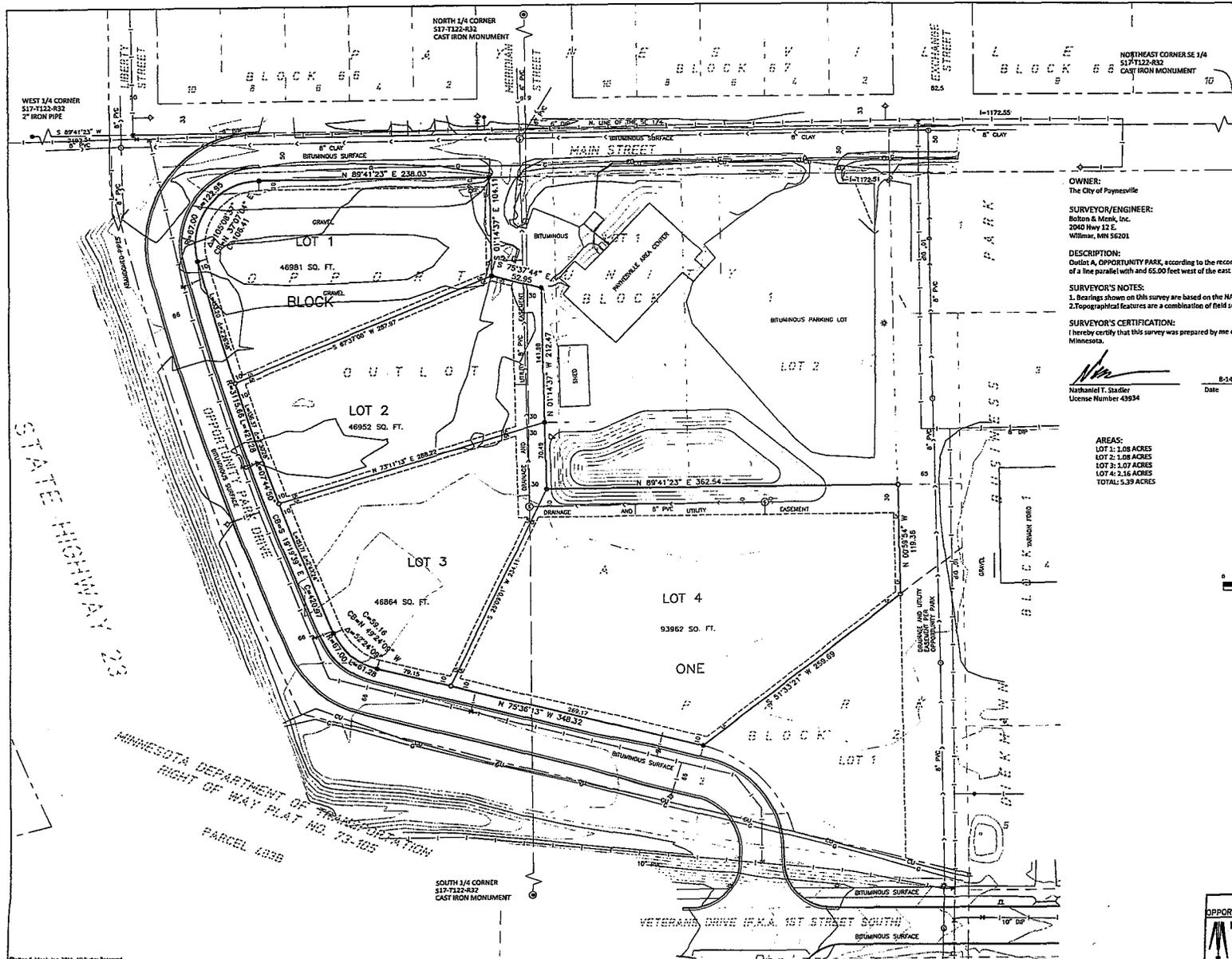
Date: 8-24-2014

AREAS:
LOT 1: 1.08 ACRES
LOT 2: 1.08 ACRES
LOT 3: 1.07 ACRES
LOT 4: 2.16 ACRES
TOTAL: 5.39 ACRES



VICINITY MAP
NOT TO SCALE

	PRELIMINARY PLAT OPPORTUNITY PARK SECOND ADDITION, PAYNESVILLE, MINNESOTA	DESCRIPTION: OUTLOT A, OPPORTUNITY PARK, STEARNS COUNTY, MINNESOTA
	BOLTON & MENK, INC. Consulting Engineers & Surveyors 2040 HIGHWAY 12 EAST, WILLMAR, MN 56201 (320) 231-3958 MANHOTO, MN; FARGO, MN; SLEEPY EYE, MN; BURNSVILLE, MN WILLMAR, MN; CHASKA, MN; PARKESVILLE, MN; AMES, IA	
JOB NUMBER: W14.105328 FIELD BOOK: DRAWN BY: FRO		FOR: CITY OF PAYNESVILLE



Bolton & Menk, Inc. 2011, All Rights Reserved
 H:\PAYM\W14105328\CADD\106328PROJ2-CONCEPT.DWG 08-14-2014 12:31pm

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REQUEST FOR COMMITTEE/COUNCIL ACTION

COMMITTEE/COUNCIL NAME: Planning Commission

Committee/Council Meeting Date:

Agenda Section: New Business

Originating Department: Administration

Item Number: III - B

ITEM DESCRIPTION: Preliminary Plat - Opportunity Park Plat 2

Prepared by: Staff

COMMENTS:

Please review the attached Preliminary Plat for Opportunity Park Plat 2 being submitted by the City. This is being re-submitted for approval as 1 year has lapsed since the passage of the previous Opportunity Park Plat 2 Preliminary Plat.

ADMINISTRATOR COMMENTS:

COMMITTEE/COUNCIL ACTION:

Motion to set the Opportunity Park Plat 2 Preliminary Plat Public Hearing for Monday, September 15, 2014 at 6:35 p.m.

**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 - Re submission

List All Property Owners: City of Paynesville

Contact Person: Renee Eckerly, City Administrator

Address: 221 Washburne Ave, Paynesville MN 56362

Telephone No.: 320-243-3714 ext 227

Legal Description: Outlet A, Opportunity Park Plat

Number of Lots: 4	Proposed Zone: C-2 Hwy Commercial	Application Fee: \$150.00 <small>(non-refundable) These are the fees incurred per document: Advertising \$48.00 (average), Postage \$33.00 (average), Legal \$123.00 (average), totaling \$204.00.</small>
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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 Eckerly
Signature of Applicant(s)

8-14-14
Date

For Office Use Only.
Application Fee: \$150.00 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: _____

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. 43934
- MONUMENT FOUND

OWNER:
The City of Paynesville

SURVEYOR/ENGINEER:
Bolton & Menk, Inc.
2040 Hwy 12 E.
Willmar, MN 56201

DESCRIPTION:
Outlot A, OPPORTUNITY PARK, according to the recorded plat thereof, Stearns County, Minnesota except: That part of OUTLOT A, OPPORTUNITY PARK, lying east of a line parallel with and 65.00 feet west of the east line of said plat.

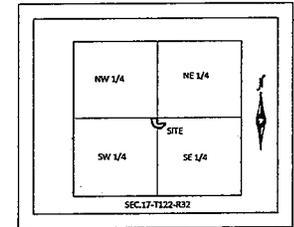
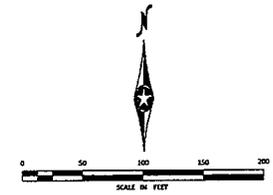
SURVEYOR'S NOTES:
1. Bearings shown on this survey are based on the NAD83(07) Stearns County Coordinate System.
2. Topographical features are a combination of field survey measurements done in February of 2012 and data taken from planned design information.

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.

Nathaniel T. Stadler
Nathaniel T. Stadler
License Number 43934

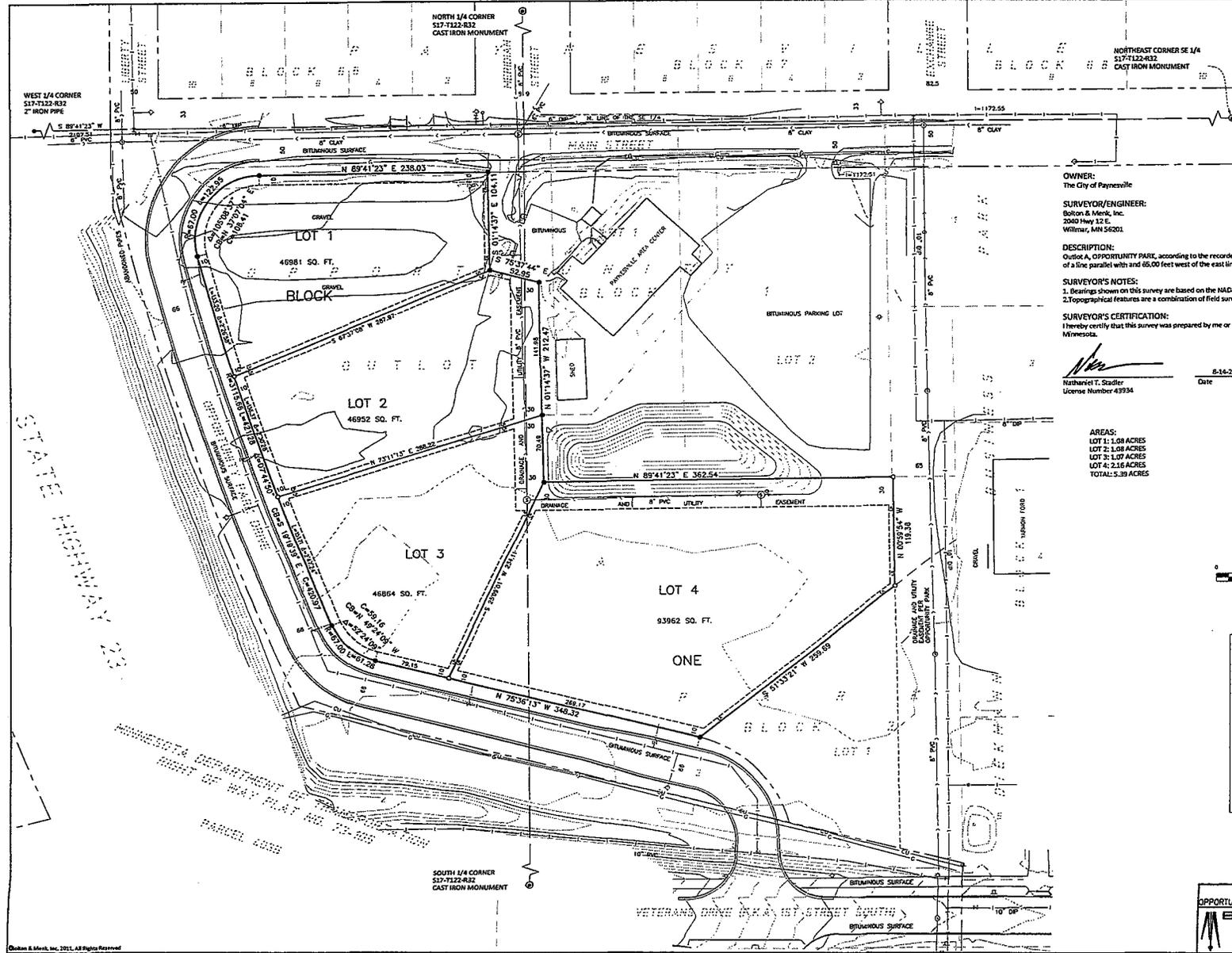
8-14-2014
Date

AREAS:
LOT 1: 1.08 ACRES
LOT 2: 1.08 ACRES
LOT 3: 1.07 ACRES
LOT 4: 2.16 ACRES
TOTAL: 5.39 ACRES



VICINITY MAP
NOT TO SCALE

PRELIMINARY PLAT OPPORTUNITY PARK SECOND ADDITION, PAYNESVILLE, MINNESOTA		DESCRIPTION OUTLOT A, OPPORTUNITY PARK, STEARNS COUNTY, MINNESOTA
BOLTON & MENK, INC. Consulting Engineers & Surveyors 2040 HIGHWAY 12 EAST, WILLMAR, MN 56201 (310) 231-1958 MARSHARD, MN PARKBENT, MN SLEEPY EYE, MN RUPESVILLE, MN WILKINSON, MN CHASSA, MN RANCK, MN AUSTIN, MN		
JOB NUMBER: W14105328	FIELD BOOK:	DRAWN BY: FRD



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**City of Paynesville
Pending Inspections Report**

**Order By: Permit#
Issued Date From: 01/01/2014 To: 08/14/2014
Permit Type: All Property Type: All Construction Type: All
Inspection Type: All
Report Detail: Not Completed**

PERMIT #	APPLICANT	ADDRESS	PERMIT TYPE	PROPERTY TYPE	CONSTRUCTION TYPE	ISSUED DATE
2014-00010	MIKE BROCKNER CONSTRUCTION Building Final	714 BUSINESS 23 W	Building	Residential	Remodel	03/03/2014
2014-00021	Dolly, Hayla & Trent Progress Building Final	352 AUGUSTA AVE	Building	Residential	Siding	05/06/2014
2014-00032	THEIS, BRIANNA Electrical Rough-In Electrical Final Building Final	348 POMEROY AVE	Building	Residential	Accessory Building	05/27/2014
2014-00035	Dolly, Hayla & Trent Tear-Off Building Final	352 AUGUSTA AVE	Building	Residential	Roofing	05/06/2014
2014-00036	Dolly, Hayla & Trent Building Final	352 AUGUSTA AVE	Building	Residential	Window/Door Replacement	05/06/2014
2014-00044	YOUNKIN,JEFFREY F Tear-Off Building Final	513 HUDSON ST	Building	Residential	Roofing	06/04/2014
2014-00045	MICHAEL WENSMANN CONSTRUCTION INC Plumbing Final Gas Piping HVAC Final Electrical Final Re-roof Final Tear-Off Re-siding Final Building Final	815 KORONIS AVE	Building	Residential	Addition	05/19/2014
2014-00047	JACK DAHL REMODELING Building Final 06/26/2014 JD Progress	200 STEARNS AVE	Building	Commercial	Com. Accessible Ramp	06/20/2014

PERMIT #	APPLICANT	ADDRESS	PERMIT TYPE	PROPERTY TYPE	CONSTRUCTION TYPE	ISSUED DATE
2014-00048	Breitbach Construction Above Ceiling HVAC Rough-In HVAC Final Building Final	200 1ST ST W	Building	Commercial	Commercial Remodel	07/07/2014
2014-00050	BECKSTRAND,JAMES W & DENISE A Electrical Rough-In Insulation Electrical Final Building Final	305 MILL ST W	Building	Residential	Remodel	06/04/2014
2014-00053	LIESER, NATHAN Electrical Rough-In Insulation HVAC Final Electrical Final Building Final	101 NORTH GRANDE ST	Building	Residential	Remodel	06/03/2014
2014-00069	BURR,ERIK K Tear-Off Building Final	120 RIVER ST	Building	Residential	Roofing	07/21/2014

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2014-00071	B J BAAS BUILDERS INC. Sediment Controls Entrance, Rock and Address Footing - Soil - Insul Footing - Soil - Insul Footing - Soil - Insul Elect. Grdning Stub Fnd. Stem Walls Fnd. Stem Walls Plumb. RI UG Slab-Vapor B., Steel Vestib. CMU Walls Frame Metal Bldg Sys. Frame Metal Bldg Sys. Insulation Cont. Air Barrier Ext. Metal Wall Panels Int. Framing Studs Electrical Rough-In Plumbing Rough-In Gyp Board HVAC Rough-In Gas Piping Drop Cieling Frm Storm Water Ret. Off St. Parking HVAC Final Electrical Final Plumbing Final Building Final Certificate of Occupancy	914 BUSINESS 23 W	Building	Commercial	New Construction	08/08/2014
2014-00075	B J BAAS BUILDERS INC. Debris Removal Building Final	902 BUSINESS 23 W	Building	Residential	Demolition	08/08/2014
2014-00076	B J BAAS BUILDERS INC. Building Final	914 BUSINESS 23 W	Building	Commercial	Demolition	08/08/2014
2014-00082	TONY'S LIFETIME EXTERIORS INC Framing Building Final Footing - Soil - Insul	1157 MAPLE ST	Building	Residential	Remodel	07/24/2014

08/14/2014 

PERMIT #	APPLICANT	ADDRESS	PERMIT TYPE	PROPERTY TYPE	CONSTRUCTION TYPE	ISSUED DATE
2014-00084	BRUNTLETT CONSTRUCTION Framing Building Final	711 KORONIS AVE	Building	Residential	Deck/Porch	07/07/2014
2014-00085	ST LOUIS CHURCH OF PAYNESVILLE Roof System Building Final	525 LAKE AVE S	Building	Commercial	New Construction	07/08/2014
2014-00086	ISD 741 Cross Bracing and Anchoring Building Final	795 BUSINESS 23 W	Building	Public	Addition	07/15/2014
2014-00091	ROY, BUNDY Tear-Off Building Final	370 MILL ST W	Building	Residential	Roofing	07/31/2014
2014-00092	THOMPSON, JOHN Tear-Off Building Final	640 KORONIS AVE	Building	Residential	Roofing	08/01/2014
2014-00093	YOUNKIN, TIMOTHY Tear-Off Building Final	1116 MINNESOTA ST W	Building	Residential	Roofing	08/08/2014
2014-00094	MICHAEL WENSMANN CONSTRUCTION INC Tear-Off Building Final	664 CIRCLE PINES CT	Building	Residential	Roofing	08/12/2014
2014-00095	SWYTER,DENNIS L & CAROLYN A Progress Building Final	647 STEARNS AVE	Building	Residential	Siding	08/13/2014
2014-00101	RON MEHR CONSTRUCTION INC HVAC Rough-In Electrical Rough-In Underfloor Vapor Barrier Insulation Plumbing Final Gas Piping HVAC Final Electrical Final Building Final	660 DIEKMANN DRIVE	Building	Commercial	Addition	07/25/2014

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PERMIT #	APPLICANT	ADDRESS	PERMIT TYPE	PROPERTY TYPE	CONSTRUCTION TYPE	ISSUED DATE
2014-00102	MIKE BROCKNER CONSTRUCTION	320 AUGUSTA AVE	Building	Residential	Addition	08/04/2014
	Footing - Soil - Insul					
	Foundation					
	Underfloor Vapor Barrier					
	Insulation					
	Plumbing Rough-In					
	Gas Piping					
	HVAC Rough-In					
	Pan Flashing and Framing					
	Grade D Paper and Wire Lathe					
	Insulation					
	Spray Foam					
	Electrical Rough-In					
	Gyp Board					
	Plumbing Final					
	HVAC Final					
	Building Final					

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Millennials change housing patterns

By Don Heinzman

Metro development plans adjust for next generation

The millennials, ages 18-34, are forcing changes in the metropolitan area housing patterns, particularly in the first-ring suburbs and urban centers.

Steve Elkins is the District 5 Metropolitan Council member, representing Bloomington, Richfield, Edina and Hopkins, who spoke to progressives recently in Bloomington. He is an economist for Optum Technology, a division of United Health Group.

Drawing on the Metropolitan Council's vast studies and research, Elkins said predictions are becoming true. He said more apartment units than single-family homes are under construction in many communities, the largest number of apartments built since the 1970s. Many millennials don't intend to buy single-family homes, Elkins said; they prefer "walkable neighborhoods" near "cool" places where they can walk and bike to work and to their favorite restaurants and coffee shops.

Many, therefore, don't intend to buy a car, preferring to ride the bus and the light rails. Elkins said that the number of miles driven by the average person has declined every year since 2004.

At the same time, baby boomers are starting to retire, downsize their homes and either buy condominiums or rent apartments. They, like the millennials, also want to relocate near convenient shopping centers and restaurants.

Elkins also predicted that populations in the first-ring suburbs will increase. For example, by 2040, the population of Bloomington is projected to go up from 85,000 to 125,000.

Turning to transit, Elkins said if the state Legislature doesn't act on funding needs identified by the Minnesota Department of Transportation next session, the time is coming when there won't be enough funds to build new roads. There only will be enough funds to repair roads and bridges.

Don't depend on the federal government for funds, he cautioned, because the Federal Highway Trust Fund is going broke, spending 30 percent more than it is taking in.

The last increase in the state gasoline tax is providing a third of the funds needed by MnDOT, he said.

Elkins said a new line of bus rapid transit is scheduled to be operational by 2019. The orange line will go from Burnsville through Bloomington, under Interstate 494 to Richfield, to 66th Street, onto Lake Street and to downtown Minneapolis. Big buses capable of seating over 50 passengers will be moving along that route.

Those wishful thinkers who want a change in the dangerous I-494 and I-35W interchange better keep wishing. While there is a plan drawn, Elkins said, "There are no funds and none in sight."

Elkins still has high hopes that some day the famous Dan Patch railroad line from Minneapolis to Savage can be used for light rail. He's figured the rails and crossings could be changed and include "quiet zones" for less than \$175 million.

What about water supply? Elkins said diverting plentiful water from the rivers will tide the communities over. He agreed it is time to draw less water from the aquifers and to use surface water.

The Met Council has adopted the Thrive 2040 plan in four areas: transportation, housing, waste water and parks. The council staff is preparing plans in those four areas to be ready by the end of this year. Next year and until 2018, mayors and council members will use the council's plan to revise their local development plans, keeping in mind all those millennials as well as the baby boomers who will be retiring.

— *Don Heinzman is a columnist for ECM Publishers Inc.*

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