

**PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
JULY 20, 2015
6:30 P.M.**

AGENDA

- I. CALL TO ORDER
- II. CONSENT AGENDA
 - A. Minutes (page 1)
- III. NEW BUSINESS
 - A. Variance - Paynesville Farmers Union Co-op Oil Co. (page 3)
- IV. OLD BUSINESS
 - A. New Member – Suggestions
 - B. Conditional Use Permit Request – Peter Larsen (page 16)
- V. INFORMATIONAL
 - A. Next Meeting – Monday, August 3, 2015 at 6:30 p.m.
 - B. Building Permit Report (page 27)
 - C. CCLD Review (page 28)
- VI. ADJOURN

Reminder: 6:35 p.m. Larsen 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: VACANCY, Darlene Loven, Ron Mehr, Bob McDaniel, and Neil Herzberg.
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: July 20, 2015

Agenda Section: Consent

Originating Department: Administration

Item Number: II - A

ITEM DESCRIPTION: Minutes

Prepared by: Staff

COMMENTS:

Please review the minutes from the June 22, 2015 Planning Commission Meeting.

ADMINISTRATOR COMMENTS:

COMMITTEE/COUNCIL ACTION:

Motion to approve the minutes from the June 22, 2015 Planning Commission Meeting.

**MINUTES
PLANNING COMMISSION**

JUNE 22, 2015

Chairperson Ron Mehr, called the Planning Commission meeting to order at 6:30 p.m. Members present were Bob McDaniel, Darlene Loven, and Neil Herzberg. Also present were JoLyn Lindquist, Social Media Specialist; Renee Eckerly, City Administrator; Peter Larsen, and Val Learue.

Motion was made by Herzberg to approve the minutes of the May 4, 2015 Planning Commission meeting. Seconded by Loven and unanimously carried.

CONDITIONAL USE PERMIT - LARSEN

The City has received a Conditional Use Permit Application from Peter Larsen, 212 Business 23 W, Paynesville, MN. Parcel No. 70.39063.0000. This property is currently zoned C-1 Central Business District and occupied by a single family residence, which constitutes a pre-existing non-conforming use. The owner of a pre-existing non-conforming use is entitled to continue the use including repair, replacement, restoration, maintenance or improvement, but is not entitled to extend or expand the non-conforming use to a greater height or to occupy a greater area of land, and the owner of the premises has presented a proposal which enlarges the area of land occupied by the residential structure. One condition is being proposed: That the residence to be constructed on the above-premises comply with the lot, yard, area and height requirements of Chapter 11, Section 11.30, Subd. 5. Other conditions may be imposed by the Planning Commission and/or Council as they see fit.

Mr. Larsen stated that the new dwelling can be moved on the property to meet the necessary setbacks.

Motion was made by Loven to set the Conditional Use Permit Public Hearing for Monday, July 20, 2015 at 6:35 p.m. Seconded by McDaniel and unanimously carried.

MEMBER APPOINTMENT

No suggestions were given.

NEXT MEETING

The next scheduled meeting is July 6, 2015; however, there is currently nothing on the agenda so that meeting may be cancelled.

INFORMATIONAL

The Building Inspection report was reviewed. This is the least amount of open permits in the last 9 years. Building Official training is going well.

There being no further business the meeting was adjourned at 6:43 p.m.

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REQUEST FOR COMMITTEE/COUNCIL ACTION

COMMITTEE/COUNCIL NAME: Planning Commission

Committee/Council Meeting Date: July 20, 2015

Agenda Section: New Business

Originating Department: Administration

Item Number: III - A

ITEM DESCRIPTION: Variance – Paynesville Farmers Union Co-op Oil Co.

Prepared by: Staff

COMMENTS:

The City has received a Variance Application submitted by Paynesville Farmers Union Co-op Oil Co. They own and have recently combined 105 and 109 Garfield into one lot addressed 109 Garfield (70.38636.0002) and it is zoned I2 - Heavy Industrial. The existing structure on this lot will be moved. They wish to construct a 124'x60' chemical storage building. This building will run north and south on the lot; therefore not being able to meet the 10' setback off the south property line. They will be 5' off the south property line; needing a 5' variance. The reason they are not running the building east and west is this better utilizes the lot leaving more space to the east.

Please review the attached application and Report & Recommendation.

ADMINISTRATOR COMMENTS:

COMMITTEE/COUNCIL ACTION:

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

CITY OF PAYNESVILLE
VARIANCE APPLICATION

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

List All Property Owners: Paynesville Farmers Union Coop Oil Co.

Contact Person: Paul D EVANS

Address: 419 Business 23E Location: 109 Corfield Ave

Telephone No.: 320 243 3751 Parcel No.: 70.38636.0002

Legal Description: Lot: See attached Block: _____ Addition: _____

ZONE: I2

EXISTING USE OF PROPERTY:
Industrial

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

IS THE VARIANCE NEEDED TO REPLACE AN EXISTING STRUCTURE OR ADD AN ADDITIONAL STRUCTURE? add an additional Building

IF REPLACING, IS THE EXISTING STRUCTURE NON-CONFORMING? N/A

DESCRIPTION OF REQUEST: (use separate sheet if needed)
want to build a chem. storage building within 5' of so prop line

DRAWING OF PROPOSED VARIANCE: (use separate sheet)

Application Must Include:

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

Paul D Evans
All Property Owners Must Sign This Application

07-13-2015
Date

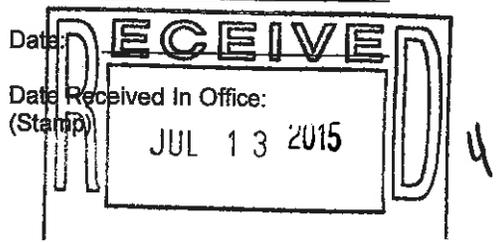
For office use only:

Application Fee: \$250.00 (non-refundable)
For office use only: Cash _____ Check No. 16693 Date Paid 7.13.15

Present To Planning Commission Date: 7.20.15 6:30pm
Board of Adjustment Public Hearing Date: 8.24.15
Board of Adjustment Set Public Hearing Date: 7.27.15
Board of Adjustment Makes Determination Date: 8.24.15

PLANNING COMMISSION ACTION:

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



CITY OF PAYNESVILLE

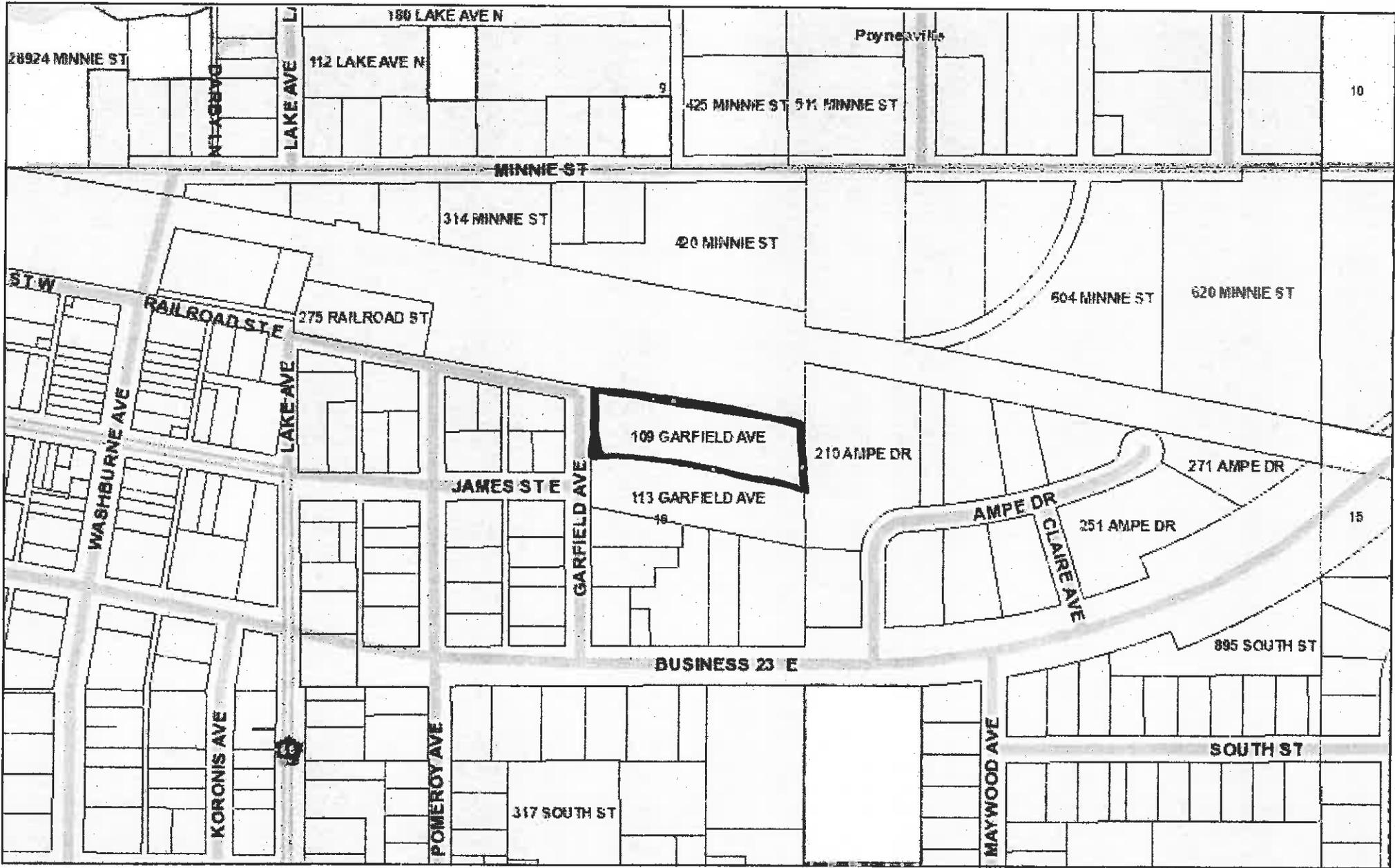
REC#: 00040956 7/13/2015 2:04 PM
OPER: FRONT TERM: 001
REF#: 6693

TRAN: 10.0100 VARIANCE FEE
cenex variance
VARIANCE FEES 250.00CR

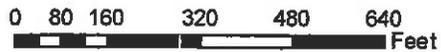
TENDERED: 250.00 CHECK
APPLIED: 250.00-

CHANGE: 0.00

Cenex



Digitally represented in Systems Center
 Decision, this is NOT intended for
 individual use and Shinn County
 makes no liability from this product.



Auditor/Treasurer
 Division of Land Management

Date: 7/13/2015



This map is made available as an "as-is" tool, without express or implied warranty, and the user assumes all liability for any errors or omissions in the data or the map's use.

PLOT PLAN

INSTRUCTIONS TO APPLICANT

THIS FORM NEED NOT BE USED WHEN PLOT PLANS DRAWN TO SCALE OF NOT LESS THAN 1"=20' ARE FILED WITH PERMIT APPLICATION (EACH BUILDING SITE MUST HAVE A SEPARATE PLOT PLAN.)

FOR NEW BUILDINGS PROVIDE THE FOLLOWING INFORMATION IN THE SPACE BELOW: LOCATION AND DIMENSION OF PROPOSED CONSTRUCTION AND EXISTING IMPROVEMENTS. SHOW BUILDING, SITE, AND SETBACK DIMENSIONS, SHOW EASEMENTS, FINISH CONTOURS OR DRAINAGE, FIRST FLOOR ELEVATION, STREET ELEVATION AND SEWER SERVICE ELEVATION. SHOW LOCATION OF WATER, SEWER, GAS AND ELECTRICAL SERVICE LINES. SHOW LOCATION OF SURVEY PINS. SPECIFY THE USE OF EACH BUILDING AND MAJOR PORTION THEREOF, LOCATIONS AND DIMENSIONS OF OFF-STREET PARKING STALLS.

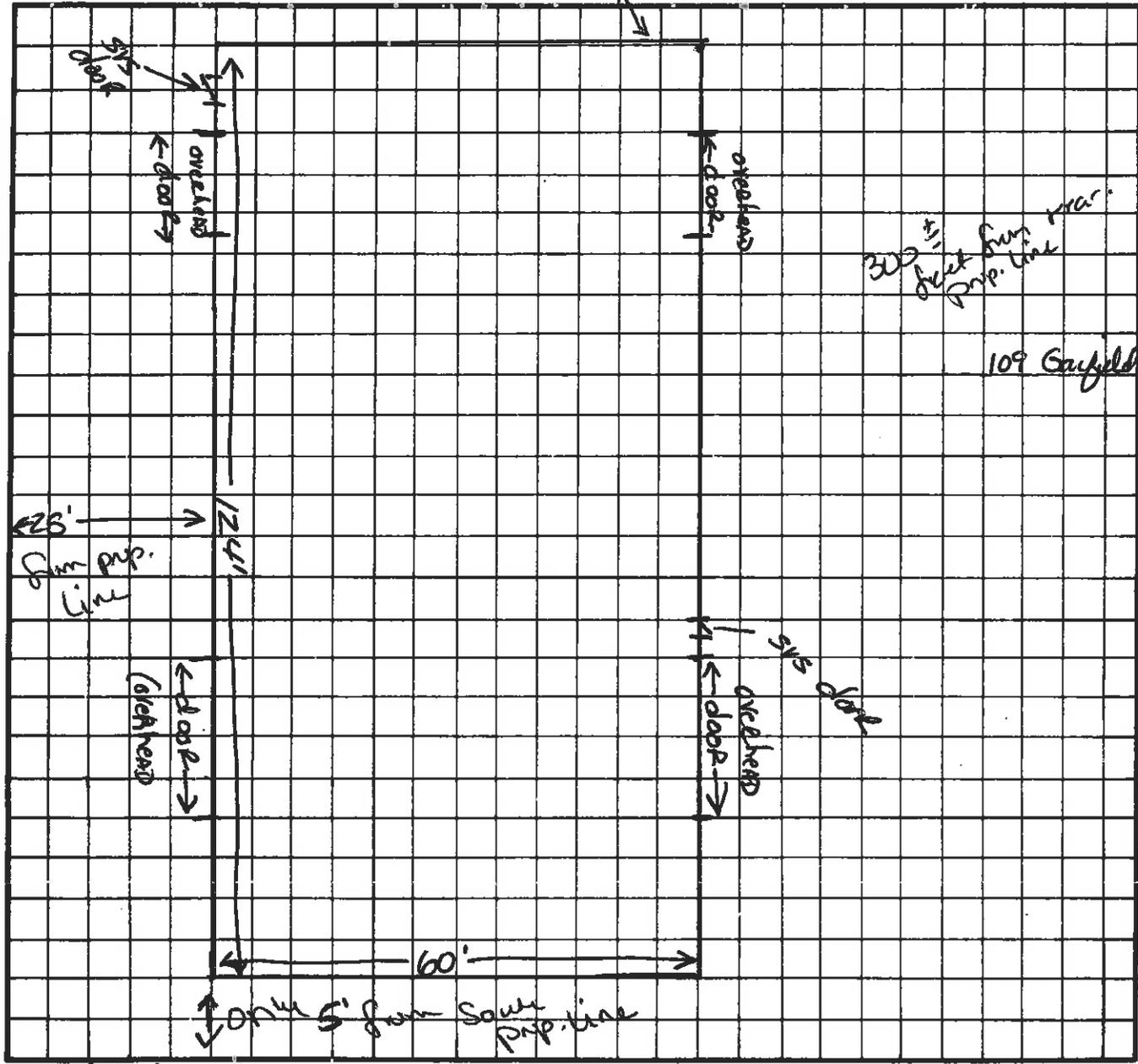
↑ INDICATE NORTH IN CIRCLE

GRAPH SQUARES ARE 5' x 5' OR 1" = 20'

PERMIT NO.
JOB ADDRESS
OWNER

2nd St

Genfield Ave



South property line
We certify that the proposed construction will conform to the dimensions and uses shown above and that no changes will be made without first obtaining approval.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

(DATE)

David Paul - GM.

SIGNATURE OF OWNER (IF OWNER BUILDER)

07/13/00

(DATE)

SIGNATURE OF BUILDING AND ZONING OFFICIAL

DATE

WHITE — Office Copy YELLOW — Inspectors Copy PINK — Applicant

↑

Abstract of Title

To the following described Real Estate situated in

Stearns County

That part of the North 3½ acres of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section Sixteen (16), Township One Hundred Twenty-two (122), Range Thirty-two (32) in the Village of Paynesville, Stearns County, Minnesota, described as follows: Starting at a point where the East line of Garfield Avenue in said Village of Paynesville intersects the South line of the Right of Way of the Minneapolis, St. Paul and Sault Ste. Marie Railroad Company as now located; thence running South along the East line of said Garfield Avenue a distance of 75 feet; thence running due East a distance of 150 feet; thence running due North to the South line of said Railroad right of way; thence running in a Westerly direction along the South line of said Railroad right of way to the place of beginning.

46
4:30 PM
6-2

OFFICE OF COUNTY RECORDER
STEARNS COUNTY, MINNESOTA

SPECIAL WARRANTY DEED

Document: A1317263

Certified, Filed, and/or Recorded on

June 04, 2010 2:19 PM

DIANE GRUNDHOEFER
STEARNS COUNTY RECORDER



This instrument was prepared by:
Ferrellgas Real Estate Department
One Liberly Plaza, Liberty, MO 64068

Return To & Send Tax Notice To:
Paynesville Farmers Union
PO Box 53
Paynesville, MN 56362

State of Minnesota
Stearns County.
TRANSFER tax \$330

THIS INDENTURE (the "Deed"), made this 25th day of May, 2010 by and between FERRELLGAS, L.P., a Delaware limited partnership, party of the first part ("Grantor"), and PAYNESVILLE FARMERS UNION CO-OP OIL CO., party of the second part ("Grantee"), whose mailing address is PO Box 53, Paynesville, MN 56362.

WITNESSETH: that Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does by these presents, GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, that certain real estate situated in the County and the State set out in the attached Exhibit A.

Subject to: (i) all covenants, easements, restrictions and reservations now of record; (ii) all taxes and assessments, general and specific, not now due and payable; (iii) any encumbrances and liens, if any, now in effect and (iv) use restriction prohibiting the use of the Real Estate in the propane business for a five (5) year period.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, forever. And Grantor, its successors and assigns, does hereby covenant, promise and agree to and with Grantee, that at the delivery of these presents Grantor is lawfully seized in its own right of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unencumbered of and from other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of any nature or kind whatsoever, except as are of record on the date hereof. Grantor will warrant and forever defend the same unto Grantee, its successors and assigns, to any claiming by, through or under Grantor, and no other.

Grantor has not and does not make any representation or warranty to Grantee concerning the physical condition of the above granted and described premises hereby conveyed. Grantee, having full opportunity to investigate said premises and its physical condition, is relying solely on its own judgment as to such matters. Grantee, for itself and its heirs and assigns, is accepting the Deed and taking possession AS-IS, WHERE-IS, and shall make no claim, demand or notice against Grantor on account of the condition of the premises.

IN WITNESS WHEREOF, Grantor has hereunto set their hand the day and year first above written.

Seller certifies that the Seller does not know of any walls on the described property.

GRANTOR:

FERRELLGAS, L.P., a Delaware limited partnership
By: FERRELLGAS, INC., a Delaware corporation,
its general partner

By: [Signature]
Name: Jason P. Cullen Cullen
Title: Director of Real Estate & Office Services

[Signature]
WITNESS
[Signature]
WITNESS

NO DELINQUENT TAXES AND
TRANSFER ENTERED

DATE June 4, 2010

AUDITOR [Signature]

DEPUTY [Signature]

* 70-38636:0000 *

SCR 1 of 3

ev First American
Kansas City, MO

109
Gayfield Hill

STATE OF MISSOURI

COUNTY OF CLAY

Be it remembered that on this 25th day of May, 2010, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Jason P. Cullen, the Director of Real Estate & Office Services of FERRELLGAS, INC., a Delaware corporation, who is personally known to me to be the same person who executed the within instrument on behalf of said corporation as general partner of Ferrellgas, L.P., and such person acknowledged the execution of the same to be the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Patricia S. Silvey
Notary Public
Name: Patricia S. Silvey
(typed, printed or stamped)

My Appointment Expires:

August 21, 2012



19 YRES04
6/04/2010 13:59:46
100010164 DEED TX *

P A I D
236.00

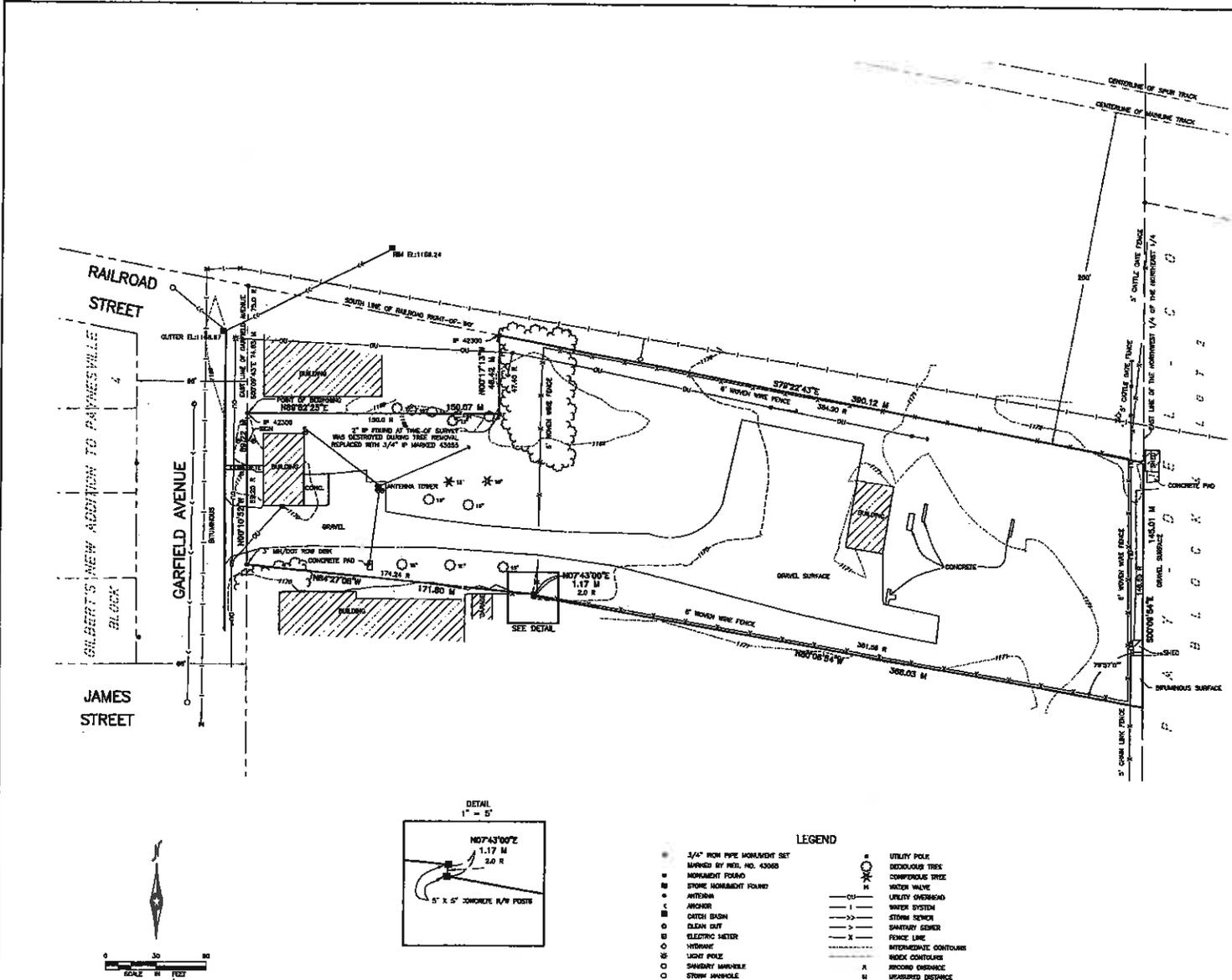
10

EXHIBIT 'A'

That part of the Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4) of Section 16, Township 122, Range 32, Village of Paynesville, Stearns County, Minnesota, more particularly described as follows:

Beginning at a point 75.0 feet South of the intersection of the South 200 foot right-of-way line of the Minneapolis, St. Paul and Sault Ste. Marie Railway Company and the East line of Garfield Avenue in Gilbert's New Addition to the Village of Paynesville, said intersection forming an internal angle of 79 degrees 34 minutes; thence 150.0 feet due East along the South line of the Henderson and Hanson property to the intersection of said south line and the east line of the Henderson and Hanson property, said intersection forming an internal angle of 90 degrees 0 minutes; thence due North 47.40 feet to the intersection of said East property line and the South right-of-way line of the said Railway Company, said intersection forming an internal angle of 79 degrees 34 minutes; thence East Southeasterly along said right-of-way line a distance of 384.20 feet to the intersection of the East line of the Northwest Quarter of Northeast Quarter (NW 1/4 of NE 1/4) of said Section 16, said intersection forming an internal angle of 100 degrees 12 minutes; thence South along the said East line of the Northwest Quarter of Northeast Quarter (NW 1/4 of NE 1/4) of said Section 16 a distance of 148.60 feet to the intersection of the north line of the property identified on the plat as Minnesota Highway Department (M.H.D. property #2), said intersection forming an internal angle of 79 degrees 57 minutes; thence Northwesterly along said North line of M.H.D. property #2 a distance of 361.59 feet to the intersection of the West property line of M.H.D. property #2 and said North line; thence North 2.0 feet to a point; thence continuing in a Westerly direction along the North property line of M.H.D. #1, a distance of 174.24 feet to the intersection of the East line of Garfield Avenue forming an internal angle of 90 degrees 0 minutes; thence continuing along the said East line of Garfield Avenue in a Northerly direction a distance of 89.20 feet to the point of beginning.

(abstract property)



DESCRIPTION PROVIDED BY CLIENT:
That part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section Sixteen (16), Township One Hundred Twenty-two (122), Range Thirty-two (32), Village of Painesville, Stearns County, Minnesota, more particularly described as follows:

Beginning at a point 75.0 feet South of the intersection of the South 200 foot right-of-way line of the Minneapolis, St. Paul and South St. Mary Railway Company and the East line of Garfield Avenue in Olbert's New Addition to the Village of Painesville, said intersection forming an internal angle of 79 degrees 34 minutes; thence 150.0 feet due East along the South line of Henderson and Hanson property to the intersection of said South line and the East line of the Henderson and Hanson property, said intersection forming an internal angle of 80 degrees 00 minutes; thence due North 47.40 feet to the intersection of said East property line and the South right-of-way of said Railway Company, said intersection forming an internal angle of 79 degrees 34 minutes; thence East Southeast along said right-of-way line a distance of 384.00 feet to the intersection of the East line of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of said Section Sixteen (16), said intersection forming an internal angle of 100 degrees 12 minutes; thence South along the said East line of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of said Section Sixteen (16) a distance of 148.60 feet to the intersection of the North line of the property identified on the plat as Minnesota Highway Department (M.H.D., property #2), said intersection forming an internal angle of 79 degrees 37 minutes; thence Northwest along said North line of M.H.D., property #2 a distance of 361.56 feet to the intersection of the West property line of M.H.D., property #2 and said North line; thence North 2.0 feet to a point; thence continuing in a Westerly direction along the North property line of M.H.D., #1 a distance of 174.24 feet to the intersection of the East line of Garfield Avenue forming an internal angle of 90 degrees 00 minutes; thence continuing along the said East line of Garfield Avenue in a Northerly direction a distance of 80.50 feet to the point of beginning.

SURVEYOR'S NOTES:
1. This survey was performed, and the survey map prepared, without benefit of either a title insurance commitment or an attorney's title opinion. The record boundary and easement information (if any) shown hereon is based on information provided by the client. Research of documents affecting title to the property surveyed or adjoining properties has been limited to a cursory review of record information and it is recommended that all title matters affecting this property and survey be reviewed by an attorney or other title professional.
2. Easements shown on this survey are based on the MADS(86) Stearns County Coordinate System.
3. Field survey was completed June 9, 2010.

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.

Christopher N. Ambrose
Christopher N. Ambrose Date
License Number 43055

LEGEND

● 3/4" IRON PIPE MONUMENT SET MARKED BY PCL NO. 43068	○ MONUMENT FOUND	○ ANCHOR	○ DATCH BASIN	○ CLEAN OUT	○ ELECTRIC METER	○ HYDRANT	○ LIGHT POLE	○ SHADY W/SHRUB	○ STUMP REMOVED	○ UTILITY POLE	○ DECIDUOUS TREE	○ CONIFEROUS TREE	○ WATER MAIN	○ UTILITY OVERHEAD	○ WATER SYSTEM	○ STORM SEWER	○ SANITARY SEWER	○ FENCE LINE	○ INTERMEDIATE CONTOUR	○ INDEX CONTOUR	○ RECORD EMBANKMENT	○ MEASURED DISTANCE
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CERTIFICATE OF SURVEY 108 GARFIELD AVE., PAINESVILLE, MINNESOTA BOLTON & MENK, INC. Consulting Engineers & Surveyors 2248 HENRY 12 EAST, WILLMAR, MN 56301 (507) 831-3838 HANCOCK, MN 56040; LITTLE ROCK, MN 56044; WINDSBOROUGH, MN 56088; WILKINSON, MN 56084; WYOMING, MN 56095; AUSTIN, MN 56001		Part of the NW 1/4 of the NE 1/4 of Section 16, Township 122, Range 32, Stearns County, Minnesota FOR Painesville Village Order
JOB NUMBER: W14102304 FIELD BOOK: BC 23 PL. 80-80 DRAWN BY: PFD		832-7122-018-12

12

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

WHEREAS, the City Administrator has received from Paynesville Farmers Union Co-op Oil Co., a Variance Application to allow the construction of a chemical storage building on a property zoned "I-2" – Heavy Industrial, which will not meet the side yard setback requirement of City Code Chapter 11, Section 11.51, Subd. 3, which requires a 10 foot side setback on each of the sides of the property, and the property owner is seeking a Variance to allow a 5 foot side setback on the Southerly line of the above-premises; and

WHEREAS, Paynesville Farmers Union Co-op Oil Co. is the owner of property located at 109 Garfield Avenue, Paynesville, MN 56362; and

WHEREAS, this property is more particularly described as Parcel No. 70.38636.0002, and is legally described as follows, to-wit:

That part of the Northwest Quarter of the Northeast Quarter (NW ¼ of NE ¼) of Section 16, Township 122, Range 32, Village of Paynesville, Stearns County, Minnesota, more particularly described as follows:

Beginning at a point 75.0 feet South of the intersection of the South 200 foot right-of-way line of the Minneapolis, St. Paul and Sault Ste. Marie Railway Company and the East line of Garfield Avenue in Gilbert's New Addition to the Village of Paynesville, said intersection forming an internal angle of 79 degrees 34 minutes; thence 150.0 feet due East along the South line of the Henderson and Hanson property to the intersection of said South line and the East line of the Henderson and Hanson property, said intersection forming an internal angle of 90 degrees 0 minutes; thence due North 47.40 feet to the intersection of said East property line and the South right-of-way line of the said Railway Company, said intersection forming an internal angle of 79 degrees 34 minutes; thence East Southeasterly along said

right-of-way line a distance of 384.20 feet to the intersection of the East line of the Northwest Quarter of Northeast Quarter (NW ¼ NE ¼) of said Section 16, said intersection forming an internal angle of 100 degrees 12 minutes; thence South along the said East line of the Northwest Quarter of the Northeast Quarter (NW ¼ of NE ¼) of said Section 16 a distance of 148.60 feet to the intersection of the North line of the property identified on the plat as Minnesota Highway Department (M.H.D., property #2), said intersection forming an internal angle of 79 degrees 57 minutes; thence Northwesterly along said North line of M.H.D. property #2 a distance of 361.59 feet to the intersection of the West property line of M.H.D. property #2 and said North line; thence North 2.0 feet to a point; thence continuing in a Westerly direction along the North property line of M.H.D. #1, a distance of 174.24 feet to the intersection of the East line of Garfield Avenue forming an internal angle of 90 degrees 0 minutes; thence continuing along the said East line of Garfield Avenue in a Northerly direction a distance of 89.20 feet to the point of beginning; and

WHEREAS, the property in question is zoned "I-2" – Heavy Industrial District; and

WHEREAS, City Code Chapter 11, Section 11.51, Subd. 3(a), requires a 10 foot side setback on each side of the property; and

WHEREAS, the structure proposed to be built on the above-premises would have a setback from the South side of the property of 5 feet; and

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

WHEREAS, the Planning Commission finds that the Variance, if granted, will not alter the essential character of the locality; and

WHEREAS, the Planning Commission finds that the proposed use of the property is in harmony with the general purpose and intent of the Ordinance and that the Variance as sought by the property owner will not change the

fact that the use proposed is in harmony with the general purposes and intent of the zoning ordinance; and

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

NOW, THEREFORE, the Planning Commission recommends that this request for Variance be granted.

PAYNESVILLE PLANNING COMMISSION

Date: _____

By: _____
Ron Mehr, Chairperson

ATTEST:

Renee Eckerly, City Administrator

REQUEST FOR COMMITTEE/COUNCIL ACTION

COMMITTEE/COUNCIL NAME: Planning Commission

Committee/Council Meeting Date: July 20, 2015

Agenda Section: Old Business

Originating Department: Administration

Item Number: IV - B

ITEM DESCRIPTION: Conditional Use Permit Request – Peter Larsen

Prepared by: Staff

COMMENTS:

The City has received a Conditional Use Permit Application from Peter Larsen, 212 Business 23 W, Paynesville, MN. Parcel No. 70.39063.0000. This property is currently zoned C-1 Central Business District and occupied by a single family residence, which constitutes a pre-existing non-conforming use. The owner of a pre-existing non-conforming use is entitled to continue the use including through repair, replacement, restoration, maintenance or improvement, but is not entitled to extend or expand the non-conforming use to a greater height or to occupy a greater area of land, and the owner of the premises has presented a proposal which enlarges the area of land occupied by the residential structure.

One condition is being proposed: That the residence to be constructed on the above-premises comply with the lot, yard, area and height requirements of Chapter 11, Section 11.30, Subd. 5. Other conditions may be imposed by the Planning Commission and/or Council as they see fit.

Please review the attached Application and Report & Recommendation.

ADMINISTRATOR COMMENTS:

The City did receive one letter from Joe & Viola Kremer, please see attached.

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.

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: Peter Larsen

Contact Person: Peter Larsen / Val Learue (320) 267-5492

Address: 37032 CSAH 30

Telephone No.: (320) 339-5020 Parcel No.: _____

Legal Description: Lot: 15+25' of 16 Block: 8 Addition: HAINES

ZONE: C-1

EXISTING USE OF PROPERTY:
Residence

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)

Currently the property is zoned commercial & does not permit expansions, on extensions of non-conforming uses. Would like to have a conditional use permit with a larger residential dwelling. to replace demolished structure

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.

Pete Larsen

All Property Owners Must Sign This Application

6-1-15

Date

For office use only:

Application Fee: \$225.00 (non-refundable)

For office use only: Cash _____

Check No. _____ Date Paid 6-1-15

Present To Planning Commission Date: 6-22-15

Planning Set Public Hearing Date: 6-22-15

Planning Public Hearing Date: 7-27-15

Council Makes Determination Date: 7-27-15

PLANNING COMMISSION ACTION: 6:35pm

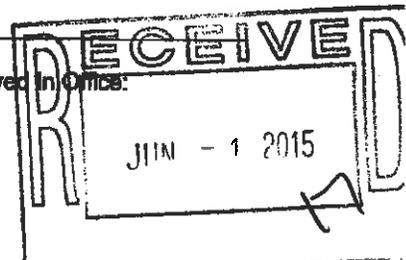
Recommended to Council Approved

Denied Date: _____

CITY COUNCIL ACTION: Approved

Denied Date: _____

Date Received in Office:
(Stamp)



187
-: A B S T R A C T O F T I T L E :-

To

Lot Numbered Fifteen (15) and the West half
(W.1/2) of Lot Numbered Sixteen (16) ^{in Block Eight (8)} in HAINES
ADDITION TO PAYNESVILLE, according to the plat
and survey thereof, on file and of record in the
office of the Register of Deeds, in and for
Stearns County, Minnesota.

State of Minnesota

Patent. Dated. Aug. 19, 1886.

To

Filed. Aug. 20, 1886--8--a. m.

Recorded in Book Z page 502

Sealed.

James C. Haines.

Description. N.E.1/4 N.W.1/4 Sec. 16 Twp.
122 Range 32, containing 40 acres.

James C. Haines and
Augusta, his wife

Warranty Deed. Dated. July 20, 1886.

Filed. July 22, 1886--8--a. m.

Consideration. \$3000.00

Recorded in Book 55 page 150

Sealed. Two Witnesses. Acknowledged

July 20, 1886 before John W. Darby, No-
tary Public, Stearns Co. Minn. Sealed.

To
Angus ~~MOVE-ABSTRACT~~

Description. Und. 1/2 of N.E.1/4 N.W.1/4
Sec. 16 Twp. 122 Range 32, except the R. R. right of way side track and
depot grounds. And other lands.

DATED: 3-24-11

FILE RECEIVED
[Signature]

Angus Haines and
Sarah, his wife

Warranty Deed. Dated. July 28, 1886.

Filed. July 31, 1886--8--a. m.

Consideration. \$3150.00

Recorded in Book 55 page 165

Sealed. Two Witnesses. Acknowledged

July 28, 1886 before John W. Darby, No-
tary Public, Stearns Co. Minn. Sealed.

To
Augusta Haines.

Description. Und. 1/2 of N.E.1/4 N.W.1/4 of
Sec. 16 Twp. 122 Range 32, except the R. R. right of way side track
and depot grounds. And other lands.

Augusta Haines and
James C. her husband

Agreement. Dated. Sept. 10, 1886.

Filed. Oct. 12, 1886--8--a. m.

Recorded in Book C page 570

Sealed. Four Witnesses. Acknowledged

To
The Minneapolis & Pac-

18

**Property Tax
Statement**

Pin Number:
70.39063.0000

Property Address:
212 BUSINESS 23 W
PAYNESVILLE MN 56362

Property Description:
LOT 15 & W 25' OF LOT 16 BLK 8
SubdivisionName HAINES ADD Lot 015
Block 008 SubdivisionCd 70011 Section
16 Township 122 Range 032

Special Assessment Breakdown
2015 SOLID WASTE FEE

\$10.00

Special Assessment Total

\$10.00

5

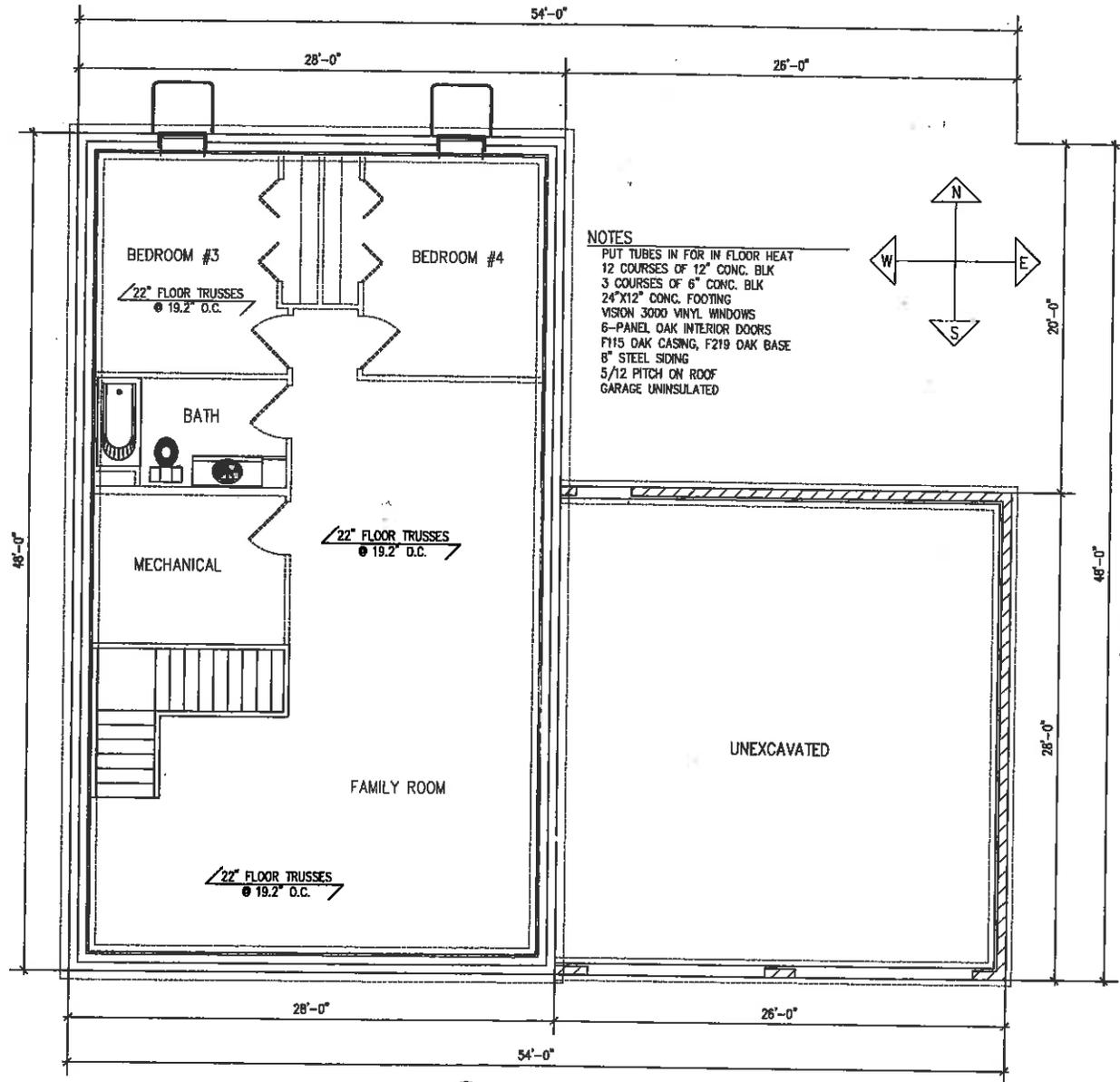
CITY OF PAYNESVILLE

RECH: 00040628 6/01/2015 1:12 PM
OPER: FRONT TERM: 001
REF#: 1260

TRAN: 10.0300 CONDITIONAL USE
 CONDITIONAL USE PERMIT LARSEN
 CONDITIONAL USE FEE 225.00CR /

TENDERED: 225.00 CHECK
APPLIED: 225.00-

CHANGE: 0.00



1 FOUNDATION PLAN

PRELIMINARY PLANS

22

**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 June 1, 2015; and

WHEREAS, the application for a Conditional Use Permit was presented to the Planning Commission on June 22, 2015; and

WHEREAS, the Planning Commission did, on June 22, 2015, set a public hearing on the application for a Conditional Use Permit for July 20, 2015, 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 of the City of Paynesville, 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 City Code Chapter 11, Section 11.80, Subd. 4;

NOW, THEREFORE, the Planning Commission makes the following:

REPORT/FINDINGS

1) The property in question is located at 212 Business 23 W., Paynesville, MN 56362.

2) The property in question is zoned "C-1" – Central Business District.

3) The parcel of land in question is Tax Parcel No. 70.39063.0000, and is legally described as follows, to-wit:

Lot Fifteen (15), and the West 25 feet of Lot Sixteen (16), Block Eight (8), in Haines Addition to Paynesville, according to the plat and survey thereof, on file and of record in the Office of the County Recorder, in and for Stearns County, Minnesota,

4) Peter Larsen is the owner of this parcel of property.

5) Although this property is zoned "C-1" - Central Business District, it is currently occupied by a single family residence, which constitutes a pre-existing non-conforming use within the meaning of Chapter 11, Section 11.11.

6) In accordance with the terms of Chapter 11, Section 11.11, the owner of a pre-existing non-conforming use is entitled to continue the use including through repair, replacement, restoration, maintenance or improvement, but is not entitled to extend or expand the non-conforming use to a greater height or to occupy a greater area of land, and the owner of the premises has presented a proposal which enlarges the area of land occupied by the residential structure.

7) In the Central Business District, pursuant to Chapter 11, Section 11.40, Subd. 4, certain uses not expressly permitted within the Central Business District may be allowed pursuant to a Conditional Use Permit, including single family dwellings in accordance with Chapter 11, Section 11.40, Subd. 4F.

8) The parcels lying both to the East and to the West along Business Highway 23 adjoining the above-premises are also pre-existing non-conforming residential uses.

9) The Planning Commission is satisfied that the standards of Chapter 11, Section 11.80, Subd. 4, governing the issuance of Conditional Use Permits are met in this case, and that the issuance of a Conditional Use Permit would be appropriate on the following condition:

a) That the residence to be constructed on the above-premises comply with the lot, yard, area and height requirements of Chapter 11, Section 11.30, Subd. 5.

RECOMMENDATION

The Planning Commission does hereby recommend the issuance of a Conditional Use Permit to allow the construction of a single family residence on the above-described premises, which is zoned "C-1" – Central Business District, on the condition that the single family residence be constructed so as to comply with the lot, yard, area and height requirements of Chapter 11, Section 11.30, Subd. 5.

PAYNESVILLE PLANNING COMMISSION

Date: July 21, 2015

By: _____
Ron Mehr, Chairperson

ATTEST:

Renee Eckerly, City Administrator

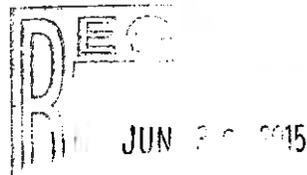
25

To whom it may concern —

This is in response to the letter received on Peter Larson's Conditional Use Permit.

He has our approval for the permit.

Joe & Viola
Kremer



DATE: July 13, 2015
TO: Planning Commission
FROM: Jennifer Welling, Administrative Assistant/Zoning Specialist

RE: **Building Permits**

2015 Permits

To date the City has issued 74 Building Permits of which 37 are open.

2014 Permits

The City issued 168 Building Permits in 2014 of which 10 remain open.

2013 Permits

There is one Building Permit in 2013 remaining to be closed. This project is an ongoing basement remodel.

Thank you.

CCLD REVIEW

CONSTRUCTION CODES AND LICENSING DIVISION
MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY

SUMMER 2015

Licensing

DLI's licensing fees reduced July 1, 2015

New technology created efficiencies, streamlined processes

Gov. Mark Dayton recently signed legislation that reduced most of the state's construction codes licensing fees by approximately \$20 for licenses that became effective after July 1, 2015.

The change lowered license costs for construction contractors, electricians, plumbers and high pressure pipefitters.

This reduction in fees was possible because DLI has created efficiencies in its licensing process. In 2012, DLI launched its online DLI ReNew licensing system to allow individuals and businesses to apply for or renew a license, certificate or registration. Since then, DLI has used this technology to create process improvements that have reduced the time required to process license applications and renewals.

Example:

License level	Old fee	New fee	Reduction
Entry (one year)	\$29	\$19	34 percent
Journeyman (two years)	\$74.80	\$48	36 percent
Master (two years)	\$118.80	\$88	26 percent
Business (two years)	\$206.80	\$168	19 percent

License levels and fees

There are currently four levels of license fees: entry, journeyworker, master and business. Fees were reduced at all levels for licenses that became effective on or after July 1, 2015 and will **stay in effect through June 30, 2017**. The reduced fee amounts are listed for each license type at www.dli.mn.gov/cclD/PDF/LicenseFees.pdf.

DLI's Construction Codes and Licensing Division administers more than 130,000 construction trades and business licenses. Most licenses are issued for two-year terms.

Save-the-date

Dates and locations for CCLD Fall Seminar announced

DLI will sponsor a fall 2015 seminar at nine locations throughout Minnesota. The seminar's focus is the new International Building Code, new Commercial Energy Code and commercial applications of the new Radon Code.

The seminar offers seven hours of continuing education for building officials.

Registration will open later this summer and details will be posted at www.dli.mn.gov/CCLD/Education.asp. Subscribers to the CCLD Review newsletter will also

receive a separate notice when registration opens.

Tentative dates and locations for the course include:

- Mankato - Oct. 1, 2015
- Maple Grove - Oct. 8, 2015
- Burnsville - Oct. 15, 2015
- Duluth - Oct. 22, 2015
- Detroit Lakes - Oct. 29, 2015
- Winona - Nov. 5, 2015
- Vadnais Heights - Nov. 12, 2015
- Willmar - Nov. 19, 2015
- St. Cloud - Dec. 2, 2015

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Surcharge

Building permit surcharge fee reduced

The state surcharge applied to "fixed fee" building permits changed from \$5 for each fixed fee permit to \$1 for each fixed fee permit July 1, 2015.

The second paragraph of Minnesota Statutes 326B.148, surcharge, outlines the change. View the statute at <https://www.revisor.mn.gov/statutes/?id=326B.148>

For help with questions about the change, contact Cindy Chapel at (651) 284-5878 or Cynthia.Chapel@state.mn.us.

Codes

Changes to code adoption time frame

Consistent with the approach taken by the state during the last two model code adoption cycles, the legislature passed a law that directs DLI to review new model building codes every six years.

The commissioner will review the 2018 model building codes and propose administrative rules to adopt the model codes as amended for use in Minnesota within two years of the published model code. The commissioner may adopt amendments to the building codes prior to adopting a new model code in the event there are new construction methods, technology or materials, if it is necessary to protect the health, safety and welfare of the public, or to improve the efficiency or use of a building.

Model building codes will be available on DLI's website within ten days of the receipt of the final rule from the revisor of statutes.

All amendments to Minnesota building codes adopted after Aug. 1, 2015, will take effect 270 days after publication of the rule's notice in the State Register in order to allow for education and outreach about changes to the code.

Errata

Errata to 2015 Minnesota codes published

DLI has posted on its website errata to the new 2015 Minnesota codes. Also available are links to errata provided by the International Code Council for each code.

➤ View the errata at www.dli.mn.gov/CCLD/errata.asp



CCLD Review is a quarterly publication of the Minnesota Department of Labor and Industry.

Receive email notification when an issue is available by subscribing online.

Contact information

CCLD main contact info
Phone: (651) 284-5012
Toll-free: 1-800-657-3944
Fax: (651) 284-5749

Visit the Contact Us page

Licensing information

DLI.License@state.mn.us
Business/Contractor Licenses and Bonds: (651) 284-5034
(Including: Electrical, HPP, Plumbing, Residential, Manufactured Structures, Mechanical Bonds, Technology System, Water Conditioning)

Personal Licenses and Certificates:

(651) 284-5031
(Including: Boiler Engineers, Electricians, Plumbers, Power Limited Technicians, Pipefitters, Unlicensed Individuals, Building Officials)

Electrical information

Phone: (651) 284-5026
Fax: (651) 284-5749
DLI.Electricity@state.mn.us

Boiler, High-Pressure Piping, Boats-for-Hire inspection

Phone: (651) 284-5544
Fax: (651) 284-5737
DLI.Code@state.mn.us

Plumbing information

Phone: (651) 284-5063
Fax: (651) 284-5748
DLI.Plumbing@state.mn.us

License enforcement details

Phone: (651) 284-5069
Fax: (651) 284-5746
DLI.Contractor@state.mn.us

Contractor registration program

Phone: (651) 284-5074
DLI.register@state.mn.us

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Coming soon: online building, plumbing plan review

CCLD is in the process of implementing ProjectDox, an electronic plan review product, to launch an online plan review project called ePlans.



usage.

ePlans participants will realize immediate

During the summer and fall of 2015, DLI will work with a group of beta users in the design industry to refine procedures about how to submit plans and conduct building and plumbing plan reviews electronically. By the end of 2015, ePlans should be available for widespread

savings in printing and delivery costs and eventual savings in reduced plan review turn-around time. DLI's Manufactured Structures unit will transition to ePlans following the full implementation for building and plumbing plan review.

Plan review staffing changes – retirement and new hires

Curt Wiehle retired from CCLD Building Plan Review June 1. Wiehle's name has become synonymous with accessibility in Minnesota as he has spent most of his professional career promoting causes for the disabled community. His state government service began with the State Council on Disability and most recently with DLI as a building plan reviewer. His knowledge, practical application of the State Accessibility Code and endless hours teaching will be missed.

Greg Metz is a new building plan reviewer at DLI. Metz has practiced commercial architecture since 1987 and has been licensed as an architect in Minnesota since 1999. He has a degree in architecture from Iowa State University and a Masters of Architecture from California State Polytechnic University, Pomona (Los Angeles). His public service work includes three years as a civilian architect working for the U.S. Marine Corps Morale, Welfare, and Recreation Division on the island of Okinawa, Japan, and four years as a commercial plan reviewer for the City of Plymouth, Minn.

Karen Gridley is the newest plan reviewer at CCLD. She graduated from the University of Minnesota with a degree in housing studies. Gridley is a Minnesota-certified accessibility specialist and is an ICC-certified accessibility inspector/plans examiner. She also served as a member of the ANSI A117.1 Accessibility Standards Committee. Prior to coming to CCLD she worked for Target Corporation where she served as a senior accessibility specialist and code compliance lead providing plan review and expert code interpretations ensuring conformance with accessibility regulations.

Plumbing code adoption hearing conducted at DLI

A hearing regarding proposed adoption of a new plumbing code for Minnesota was conducted at DLI on April 30, 2015. Administrative law judge James L. LaFave presided and testimony was heard from several presenters both in favor of and opposed to adoption of the new code.

The Minnesota Plumbing Board proposed adopting by reference parts of the Uniform Plumbing Code (UPC) with amendments specific to Minnesota. The new code would replace the existing Minnesota Plumbing Code, found in Minnesota Rule 4715, with the amended UPC as Minnesota Rule 4714. If adopted, the new code would likely not become effective until early 2016.

View the Minnesota Plumbing Board Rulemaking Docket for updates on the status of the code adoption www.dli.mn.gov/PDF/docket/4715docket3.pdf.



A hearing about proposed adoption of a new plumbing code for Minnesota was conducted April 30, 2015, at DLI's St. Paul office.

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Continuing education for plumber license renewals

Minnesota Rules require all licensed plumbers to obtain 16 hours of DLI-approved continuing education in each full, two-year license period to renew a license.

Journey and restricted journey plumbers

- **Licensed BEFORE Dec. 31, 2013**, must report continuing education at their license renewal in December 2015.
- **Licensed AFTER Dec. 31, 2013**, will report continuing education for the first time at their 2017 license renewal.

Course topics

Of the required 16 hours of continuing education, at least 12 hours must pertain to the Minnesota Plumbing Code and at least four hours to technical topics related to plumbing installations and equipment, the Minnesota State Building Code or the Minnesota statutes governing plumbing work. No more than four hours can be taken online in each license period.

Multiple licenses

Plumbers who have more than one type of license can apply their continuing education hours to all of their licenses. Only the number of hours required for the license

More information:

Approved continuing education courses
<https://secure.dli.state.mn.us/ccldcecourses/>

Questions

- www.dli.mn.gov/CCLD/pe_ce.asp
- DLI.License@state.mn.us
- (651) 284-5031

with the highest continuing education requirement must be fulfilled.

Medical gas installer certification

Medical gas installers certified by DLI after Nov. 27, 2012, are required to take four hours of continuing education pertaining to medical gas to renew their certification. Approved courses taken to fulfill the medical gas renewal requirement may also be used as either code or technical hours toward fulfillment of plumbing renewal requirements.

Be sure to complete all required continuing education before you renew your license. Renewing a license without taking all CE is a basis for license suspension and a fine of up to \$1,000.

New ideas

Building officials share ideas at DLI-organized forum

Participants address challenges facing their industry

More than 60 building officials from throughout Minnesota attended a June 5 meeting at Camp Ripley near Little Falls, Minn., to discuss ideas about how to address the challenges facing Minnesota building officials including how to ensure competent code administration into the future.

The program opened with State Building Official Scott McLellan providing a brief review of issues highlighted during 2014's building official institutes.

CCLD Assistant Director Scott McKown and Scott

Holm, building inspector/plans examiner for the University of Minnesota, discussed the history, current status and outlook for the future of the community college's Building Inspection Technology Program. McKown also described CCLD's building official limited training program, its history and plans for refocusing it for the future.

The program concluded with an exchange of ideas and potential solutions. The division will share much of the information generated before and after the meeting with all building officials during the summer of 2015.

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Building Contractor Recovery Fund training offered

A new program titled "Building Contractor Recovery Fund" has been added to the 2014-2015 Education and Training plan (www.dli.mn.gov/CCLD/training.asp) for building official groups, inspectors and permit technicians.

This 90-minute program by CCLD's recovery fund administrator will discuss what the Building Contractor Recovery Fund is, how homeowners can apply, dollar limits, how it is funded, how long it takes to receive payment, timing, process and more.

An overview about residential building contractor licensing

will also be provided during the presentation.

To request this new program or any of the other division training programs, complete and submit the Education Request Form at www.dli.mn.gov/CCLD/training.asp. This course can be approved for 1.5 hours of continuing education credit for building officials through an approved sponsor.

More information about the Contractor Recovery Fund is available at www.dli.mn.gov/CCLD/RBCRecovery.asp.

Enforcement actions

Residential building contractor fined \$20,000

Some recent CCLD enforcement actions include:

- An Eden Prairie residential building contractor's license was revoked, the company was ordered to cease and desist from residential building contractor activity, and fined \$20,000. The action was taken due to the contractor's failure to complete projects, reimburse homeowners and pay subcontractors and suppliers.
- An unlicensed technology systems contractor from Miamisburg, Ohio, was ordered to cease and desist from performing technology systems contractor work in Minnesota, penalized \$2,500, and ordered to hire a properly licensed contractor to review the work performed, file permits and Requests for Electrical Inspection forms.
- An unlicensed residential building contractor from Sartell was ordered to cease and desist from unlicensed activity and pay a \$10,000 penalty. The contractor performed work that required a residential building contractor license and pulled the related permit application by fraudulently using the license number of a properly licensed contractor. Additionally, the unlicensed contractor failed to cooperate with the commissioner's investigation.



Enforcement actions
View enforcement
and license actions
taken against
licensees

Summaries of all final CCLD enforcement actions are available at www.dli.mn.gov/CCLD/Enforcement.asp. Questions about specific enforcement actions should be directed to (651) 284-5069 or DLI_contractor@state.mn.us.

Planning to hire a contractor? Make sure they are licensed

Before hiring a contractor, visit DLI's consumer Web page for steps to take before signing a contract. Some of the topics include how to select a contractor, how to solicit bids, what to include in a contract and how to file a complaint against a contractor.

> View more information at
www.dli.mn.gov/cclid/RBCconsumer.asp.

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Reminder: Elevator permits available online with eTRAKiT

Elevator permits can be easily applied for online through the eTRAKiT online permit system at www.dli.mn.gov/CCLD/etrakit_elevator.asp.



Apply for and track permits online instantly

Since the launch of the online elevator permit system, nearly 70 percent of all elevator permits are now applied for electronically.

Some of the benefits of online applications with eTRAKiT are:

- faster approvals
- no checks to mail
- able to attach plans for quick review
- no delayed starts
- view permit status online at any time

Visit www.dli.mn.gov/CCLD/etrakit_elevator.asp for more information.

Resilient building

Workshop draws attendees from construction, design, architecture

A Resilient Building Workshop was conducted May 21, 2015, at DLI's St. Paul office.

Speakers included Sara Hoverter of the Georgetown Climate Center and Douglas Piece of AREA Research, Perkins+Will.

The event, hosted by DLI and the Minnesota Pollution Control Agency, drew representatives from construction, design, inspection and architecture to learn and share ideas about aspects of safer and more resilient buildings and communities that are better adapted to the effects of extreme weather.



Sara Hoverter of the Georgetown Climate Center speaks during a May 21, 2015, Resilient Building Workshop at DLI

Solar PV systems

New solar photovoltaic resources available online

Solar photovoltaic (PV) systems, along with other renewable energy technologies, are a rapidly growing sector of the energy market. A new set of resources related to solar PV systems is now available on DLI's website. Topics include licensing, permits, inspections, solar PV associations and councils, codes and standards and more.

Visit www.dli.mn.gov/CCLD/ElectricalSolar.asp to view the solar PV resources. For help with questions about solar PV systems in Minnesota, contact DLI's electrical inspection staff at dli.electricity@state.mn.us.



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Stray electrical current a safety concern near water

Low level electrical current leaking into lakes and rivers can be a silent killer for swimmers around docks and marinas.

Electric shock drowning is the result of the passage of a typically low-level electrical current through the body with sufficient force to cause skeletal muscular paralysis, while immersed in fresh water, eventually resulting in drowning. The electricity that enters the water and causes electric shock drowning originates from the wiring of the dock or marina or from boats that are connected to the marina's or dock's power supply.

Most often, electricity enters the water when an electrical fault occurs aboard a boat. Often, the electric fault occurring aboard the boat is intermittent. For example, the fault may only occur when a light switch is turned on, or when a hot water heater, battery charger or other electrical device cycles on.

Help prevent electrical shock drowning:



Stray electrical current around docks and marinas can be deadly to swimmers.

- Find swimming locations at least 50 yards from electrically-powered docks.
- Follow current codes and standards.
- Install ground fault protection.
- Inspect dock and boat electrical systems annually and after storms.

Read more from the Electric Shock Drowning Prevention Association www.electricshockdrowning.org/.

Electrical staff happenings

Electrical inspection staff host meeting, present at conference



At left, Sam Sampson, DLI senior electrical representative, presents June 19 at the Minnesota Electrical Association Summer Conference in St. Louis Park. Also presenting from DLI was John Williamson, electrical unit supervisor. Topics for their presentations included electrical licensing, inspections, codes and standards and related subjects. Learn more about the Minnesota Electrical Association at www.electricalassociation.com.

At right, DLI's contract electrical inspectors and electrical area representatives from throughout Minnesota gathered May 12 at the Minnesota Electrical Joint Apprenticeship Training Center for a meeting organized by DLI's Construction Codes and Licensing Division.

The primary topic of the meeting was solar photovoltaic systems. Since the inspectors are spread throughout the state, large gatherings don't happen often, but DLI's Electrical Unit staff said they hope to make the meetings annual or biannual events.



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