

**PLANNING COMMISSION
PAYNESVILLE CITY HALL COUNCIL CHAMBERS
NOVEMBER 7, 2016
6:00 P.M.**

AGENDA

- I. CALL TO ORDER
- II. CONSENT AGENDA
- III. NEW BUSINESS
 - A. January Meeting – Both the first and third Mondays are holidays (City Hall closed); therefore a new meeting date will need to be determined for January in case there is a need.
 - B. Conditional use Permit – Bill & Hancy Fuchs (page 1)
- IV. OLD BUSINESS
- V. INFORMATIONAL
 - A. Building Inspector Report (page 6)
 - B. Next Meeting – Monday, December 5, 2016 at 6:00 p.m.
 - C. Lot Split – Administrative Review – City of Paynesville/Robert Meyer (page 10)
- 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: Randy Christman, Carly Brockner, Ron Mehr, Bob McDaniel, and Neil Herzberg.
Advisory Members: Renee Eckerly, City Administrator and Brad Mehlhop, Building Official**

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:

Agenda Section: New Business

Originating Department: Administration

Item Number: III - B

ITEM DESCRIPTION: Conditional Use Permit – Bill & Hancy Fuchs

Prepared by: Staff

COMMENTS:

Please review the attached Conditional Use Permit (CUP) application submitted by Bill & Hancy Fuchs, owners of the property located at 201 Minnie St. (former Credit Union) Lots 1, 2, 3, 4 of Gales Addition; Parcel Numbers 70.38752.0000 and 70.38751.0000. The property is zoned C1 - Central Business District which requires a CUP to conduct an auto repair shop – machine shop.

Items to think about if it was permitted by a Conditional Use Permit:

- In all Commercial and Industrial Districts adjacent to Residential Districts and not divided by streets there shall be provided along the property line, a twenty (20) foot wide planting strip composed of grass, trees and shrubs. A screening fence may be utilized when approved by the Planning Commission. Such fence shall not exceed eight (8) feet in height nor be less than six (6) feet in height and shall screen up to eighty (80) percent per square yard of area
- Existing structure would remain conforming and meet setbacks
- Complies with the City's Comprehensive Plan
- City would have some control over outside storage, how much, and for how long, etc.

ADMINISTRATOR COMMENTS:

COMMITTEE/COUNCIL ACTION:

Motion to set the Bill & Hancy Fuchs Conditional Use Permit Public Hearing for Monday, December 5, 2016 at 6:05 p.m.

CITY OF PAYNESVILLE ~ CONDITIONAL USE APPLICATION

221 Washburne Ave. ~ Paynesville, MN 56362

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

List All Property Owners: WILLIAM + HANCY FUCHS

Contact Person: BILL Email Address: BILL@BILLFUCHS MOTORSPORTS CO.

Mailing Address: 372 GENESEE ST.

Telephone No.: 320-237-3510 Parcel No.: 70.38752.0000 + 70.38751.0000

Property Address: 201 MINNIE ST.

Legal Description: Lot: 1234 Block: Addition: GALES ADD.

ZONE: C-1

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.

EXISTING USE OF PROPERTY:
NOV. 1ST REPAIR SHOP

WILL THIS CONDITIONAL USE REQUIRE A VARIANCE ALSO? NO

DESCRIPTION OF REQUEST: (use separate sheet if needed)
CONDITIONAL USE PERMIT TO OPERATE A AUTO REPAIR SHOP.

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.

[Signature]
Hancy C. Fuchs
All Property Owners Must Sign This Application

10-27-16
10/26/2016
Date

For office use only:

Application Fee: \$225.00 (non-refundable)
For office use only: Cash _____ Check No. 9524 Date Paid 10/27/16

Present To Planning Commission Date: 11.7.16 6pm Planning Set Public Hearing Date: 11.7.16
Planning Public Hearing Date: 12.5.16 6:05pm Council Makes Determination Date: 12.12.16 6pm

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

Date Received In Office: Oct 27 2016
(Stamp) 2

CITY OF PAYNESVILLE

RECH: 00048120 10/27/2016 12:57 PM
OPER: FRONT TERM: 001
REF#: 9524

TRAN: 10.0300 CONDITIONAL USE
fuchs
CONDITIONAL USE FEE 225.00CR

TENDERED: 225.00 CHECK
APPLIED: 225.00-

CHANGE: 0.00

Abstract of Title

To the following described Real Estate situated in

STEARNS COUNTY

1

Lots One (1), Two (2), Three (3) and Four (4) of Gale's Addition to the Village (now City) of Paynesville, according to the plat and survey thereof on file and of record with the County Recorder in and for Stearns County, Minnesota.

A & J Abstract & Title

Ross M. Amundson, Licensed Abstractor

David T. Johnson, Licensed Abstractor

217 West James Street

P. O. Box 241

Paynesville, MN 56362

Phone: (320) 243-6020

Fax: (320) 243-1075

Title

23.16149.0000
CROW RIVER TRAIL GUARDS INC

70.38751.0000

70.38752.0000

70.38751.0000

Paynesville

Block 2

lot 1+2

lot 3

lot 4

DARBY LN

MINNIE ST

55

WASHBURNE AV

Land Use Web Application

Legend

Parcels

0 10 20 40 Feet



Auditor/Treasurer
Division of Land Management
September 9, 2016



Data is as represented in Stearns County Databases, It is NOT intended for Locational Use and Stearns County waives all liability from this product.

This map is made available on an "as is" basis, without express or implied warranty of any sort including, specifically, any level of guarantee of fitness for a particular purpose, accuracy of information or otherwise relating to the accuracy or completeness of the database.

**City of Paynesville
Pending Inspections Report**

Order By: Issued Date and Permit#

Issued Date From: 1/26/2013 To: 10/26/2016

Permit Type: All Property Type: All Construction Type: All

Inspection Type: All

Report Detail: None

Date Issued	Permit#	Site Address Applicant, Phone Insp Date - Insp - Inspection Type	Permit Kind
12/16/2013	2013-00169	530 MAYWOOD AVE JUMA, EMSON (320) 267-1183	Building Residential Remodel
02/12/2015	2015-00014	531 MINNIE ST STANG, BRUCE F & BERNADETTE L	Building Industrial Remodel
07/22/2015	2015-00081	405 BUSINESS 23 E UTSCH, DIANE & TOM (320) 243-3747	Building Multi Family (5+ Units) Remodel
10/19/2015	2015-00136	310 LAKE AVE CROMWELL, TYLER	Building Residential Remodel
10/30/2015	2015-00141	200 RAILROAD ST W ROOF 1 RBR, INC (320) 836-7663	Building Industrial Roofing
11/13/2015	2015-00145	216 RAILROAD ST SERENITY PATH	Building Residential Siding
11/23/2015	2015-00147	314 STEARNS AVE CHANEY, JAMES (320) 980-7522	Building Residential Roofing
12/09/2015	2015-00151	104 BUSINESS 23 W BENSON, DOUGLAS	Building Commercial Remodel
11/25/2015	2015-00155	639 WASHBURNE AVE RINDAHL, NATHAN (320) 894-9404	Building Residential Remodel
12/31/2015	2015-00163	1030 STEARNS AVE VELYAN, RAYMOND & MARETTA (320) 243-7898	Building Residential Remodel
04/04/2016	2016-00022	125 INDUSTRIAL LOOP W STANG, BRUCE	Building Commercial Remodel

Date Issued	Permit#	Site Address Applicant, Phone Insp Date - Insp - Inspection Type	Permit Kind
05/03/2016	2016-00027	534 MORNINGSIDE AVE MONDLOCH INC (320) 548-3255	Mechanical Residential Repair/Maintenance
05/18/2016	2016-00031	130 WASHBURNE DR VARNER, RICK	Building Residential Roofing
07/29/2016	2016-00039	803 BUSINESS 23 W KUECHLE, JEFF	Building Residential Siding
08/08/2016	2016-00041	630 STEARNS AVE PLANTENBERG, ERIC (320) 292-0537	Building Residential Roofing
05/09/2016	2016-00043	202 WASHBURNE AVE GILK PLUMBING HEATING AND AC LLC (320) 260-6914	Building Commercial Remodel
05/25/2016	2016-00046	230 AMPE DR John Mor	Building Commercial Commercial Remodel
06/22/2016	2016-00050	200 RAILROAD ST W VOSS PLUMBING & HEATING (320) 243-3644	Building Industrial Addition
06/29/2016	2016-00051	210 AMPE DR AVON PLASTICS INC (320) 260-1675	Building Industrial Siding
09/06/2016	2016-00052	224 JAMES ST W DINGMAN BROTHERS CONSTRUCTION INC (320) 250-1561	Building Commercial Remodel
09/06/2016	2016-00057	302 AUGUSTA AVE DAHL HOUSE RENTALS	Building Residential Siding
07/20/2016	2016-00062	115 MILL ST E GRANITE CITY ROOFING (320) 253-4441	Building Commercial Roofing
07/25/2016	2016-00064	313 LAKE AVE GENES PLUMBING & HEATING INC (320) 252-6750	Building Residential Repair/Maintenance
09/22/2016	2016-00072	427 KORONIS AVE ARNOLD, MIKE (320) 492-3946	Building Residential Siding

Date Issued	Permit#	Site Address Applicant, Phone Insp Date - Insp - Inspection Type	Permit Kind
09/22/2016	2016-00073	427 KORONIS AVE ARNOLD, MIKE (320) 492-3946	Building Residential Window/Door Replacement
09/26/2016	2016-00074	417 WENDELL ST W MOHR, JEROME & CAROL (480) 986-8342	Building Residential Roofing
10/03/2016	2016-00076	220 BUSINESS 23 E CASEY'S GENERAL STORE	Building Commercial Addition
08/12/2016	2016-00078	230 AMPE DR MOHR, JOHN	Building Commercial Addition
09/07/2016	2016-00081	271 AMPE DR RICE LAKE CONSTRUCTION GROUP (218) 546-1922	Building Industrial New Construction
10/19/2016	2016-00082	685 OPPORTUNITY PARK DR SIGNCRAFTERS OUTDOOR (763) 571-2995	Building Commercial Repair/Maintenance
10/03/2016	2016-00085	308 BUSINESS 23 W MATTHEWS, TOMMIE & TERRI (503) 560-7507	Building Residential Roofing
10/06/2016	2016-00087	571 BUSINESS 23 W JAMES BONINE, WAYNE FLEISCHHACKER	Building Residential Window/Door Replacement
10/13/2016	2016-00088	411 BURR ST D C OLMS INC KORONIS BUILDERS (320) 243-3422	Building Residential Roofing
10/17/2016	2016-00090	315 MINNESOTA ST W NIELSEN, TRUDY (320) 260-6214	Building Residential Roofing
09/27/2016	2016-00091	1665 WEST MILL ST KYLIE RODGERS SPECIAL NEEDS TRUST	Building Residential Manufactured Home
10/19/2016	2016-00092	200 1ST ST W PAYNESVILLE AREA HOSPITAL DIST (320) 243-3767	Building Commercial Remodel
10/17/2016	2016-00095	401 SOUTH ST MIKE BROCKNER CONSTRUCTION LLC (320) 492-4036	Building Residential Siding

Date Issued	Permit#	Site Address Applicant, Phone Insp Date - Insp - Inspection Type	Permit Kind
10/17/2016	2016-00096	401 SOUTH ST MIKE BROCKNER CONSTRUCTION LLC (320) 492-4036	Building Residential Roofing
10/19/2016	2016-00097	674 PONDEROSA ST TIM BROWN CONSTRUCTION (320) 493-7555	Building Residential Siding
10/20/2016	2016-00107	311 MINNIE ST B & JS VALLEY CONSTRUCTION INC (320) 310-3473	Building Residential Accessory Building
10/24/2016	2016-00108	109 WASHBURNE AVE LAMB LABOR SERVICES	Building Commercial Remodel

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CITY OF PAYNESVILLE ~ LOT SPLIT APPLICATION

221 Washburne Ave. ~ Paynesville, MN 56362

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

List All Property Owners: City of Paynesville

Contact Person: Renee Eckert, City Administrator Email Address: reneee@paynesvillemn.com

Mailing Address: 221 Washburne Ave, Paynesville MN 56362

Telephone No.: 320-243-3714 ext 227 Parcel No.: 70.38753.0000

Property Address: _____

Legal Description: Lot: 6 Block: 1 Addition: Gates Addition

ZONE: C-1

EXISTING USE OF PROPERTY: Vacant

Application Fee: \$50.00
(administrative review) plus **\$120.00**
(if public hearing is needed) **\$170.00**
(total) (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

REASONS SUPPORTING THE PROPOSED SPLIT:

Owner to North (70.38754.0000) is encroaching his shed onto our property. He would rather purchase the strip of land rather than move shed

DESCRIPTION OF REQUEST: (use separate sheet if needed)

To split off and sell 1,496 square foot strip from the north side of lot 6, This strip of land will be sold and combined with lot 7 to the north

DRAWING OF PROPOSED LOT SPLIT: (use separate sheet)

Application Must Include:

- Illustrated description of the site to be split showing the original lot and proposed division.
- Legal description of any site or sites to which the split is to be added to.
- A scale drawing showing the location of any and all buildings on the site proposed to be split and any contiguous sites.
- A scale drawing showing the location of any proposed new buildings.
- Legal description from abstract.
- Any written or graphic data required by the City Administrator.

Renee Eckert City Administrator

All Property Owners Must Sign This Application

9-20-16
Date

Authorized by the City Council Sept 12, 2016

For office use only:

Application Fee: (non-refundable)

For office use only: Cash _____

\$ 50.00

Check No. 093639

Date Paid 10.26.16

Administrative Review Present To Planning Commission Date: _____

Council Set Public Hearing Date: _____

Council Public Hearing Date: X

Council Makes Determination Date: _____

PLANNING COMMISSION ACTION:

Recommended to Council Approved _____

Denied Date: _____

CITY COUNCIL ACTION: Approved _____

Denied Date: OCT 27 2016

Date Received In Office: (Stamp)

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CITY OF PAYNESVILLE

REC#: 00040116 10/27/2016 9:32 AM
OPER: FRONT TERM: 001
REF#: 093639

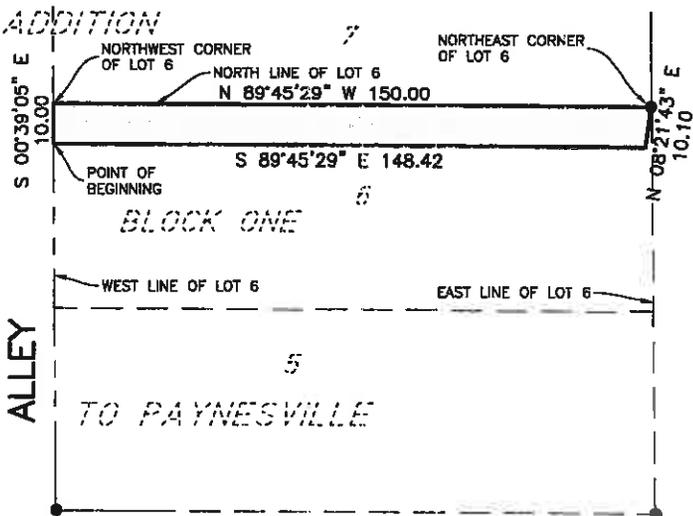
TRAN: -10.0400 LOT SPLIT
admin lot split meyer/city
LOT SPLIT FEES 50.00CR

TENDERED: 50.00 CHECK
APPLIED: 50.00-

CHANGE: 0.00

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GALES ADDITION



PROPOSED DESCRIPTION:

That part of Lot 6, Block 1, GALES ADDITION TO PAYNESVILLE, according to the recorded plat thereof, Stearns County, Minnesota, described as follows:

Beginning at the northwest corner of said Lot 6; thence South 00 degrees 39 minutes 05 seconds East, assumed bearing, along the west line of said Lot 6, a distance of 10.00 feet; thence South 89 degrees 45 minutes 29 seconds East, a distance of 148.42 feet; thence North 08 degrees 21 minutes 43 seconds East, a distance of 10.10 feet, to the northeast corner of said Lot 6; thence North 89 degrees 45 minutes 29 seconds West, along the north line of said Lot 6, a distance of 150.00 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. Bearings shown on this survey are based on the NAD83(2011) Stearns County Coordinate System.

SURVEYOR'S CERTIFICATION

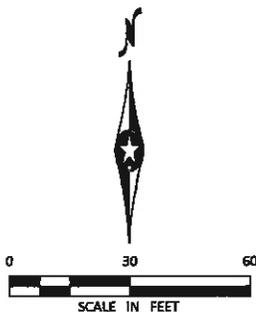
I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Nathaniel T. Stadler

Nathaniel T. Stadler
License Number 43934

09-16-2016
Date

MINNIE STREET



LEGEND

- MONUMENT FOUND
- ⊙ CAST IRON MONUMENT FOUND
- PROPOSED AREA TO BE SOLD

PROPOSED DESCRIPTION EXHIBIT
PAYNESVILLE, MINNESOTA



2040 HIGHWAY 12 EAST
WILLMAR, MINNESOTA 56201
(320)-231-3956

PART OF LOT 6, BLOCK 1, GALES ADDITION
TO PAYNESVILLE, STEARNS COUNTY, MINNESOTA

FOR: CITY OF PAYNESVILLE

12

2/46 4P1V 12/26

NO DELINQUENT TAXES AND TRANSFER ENTERED

DATE Dec. 30, 2013

AUDITOR [Signature]

DEPUTY [Signature]

70.38753.0000

OFFICE OF COUNTY RECORDER
STEARNS COUNTY, MINNESOTA

Document: A1414260

Certified, Filed, and/or Recorded on
December 30, 2013 1:30 PM

DIANE GRUNDHOEFER
STEARNS COUNTY RECORDER



WARRANTY DEED -

STATE DEED TAX DUE HEREON: \$44.55

Date: 12-17-13

FOR VALUABLE CONSIDERATION, Central Minnesota Credit Union fka Melrose Credit Union, a corporation under the laws of Minnesota, Grantors, hereby conveys and warrants to City of Paynesville, a municipality under the laws of Minnesota, Grantee, real property in STEARNS County, Minnesota, described as follows:

Lots Five (5) and Six (6), Block One (1), Gale's Addition, Stearns County, Minnesota

together with all hereditaments and appurtenances belonging to this real property, subject to the following exceptions: None.

Check box if applicable:

- The Seller certifies that the seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document.
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Central Minnesota Credit Union
fka Melrose Credit Union

BY: [Signature]
ITS: [Signature]
Richard Odenthal

By PID #

By Owner

By Address

RESULTS

70.38753.0000 - 09122/032

Property information

PIN: 70.38753.0000

ADDRESS: PAYNESVILLE CITY

ADDITION: GALES ADD

OWNER NAME: CITY OF PAYNESVILLE

OWNER ADDRESS: 221 WASHBURN AVE

CITY: PAYNESVILLE MN

STATE: MN

ZIP: 56362 1642

DEVELOPER: 0

SECTIONING: 09122/032

LOCAL: 1

LEGAL DESCRIPTION: 1

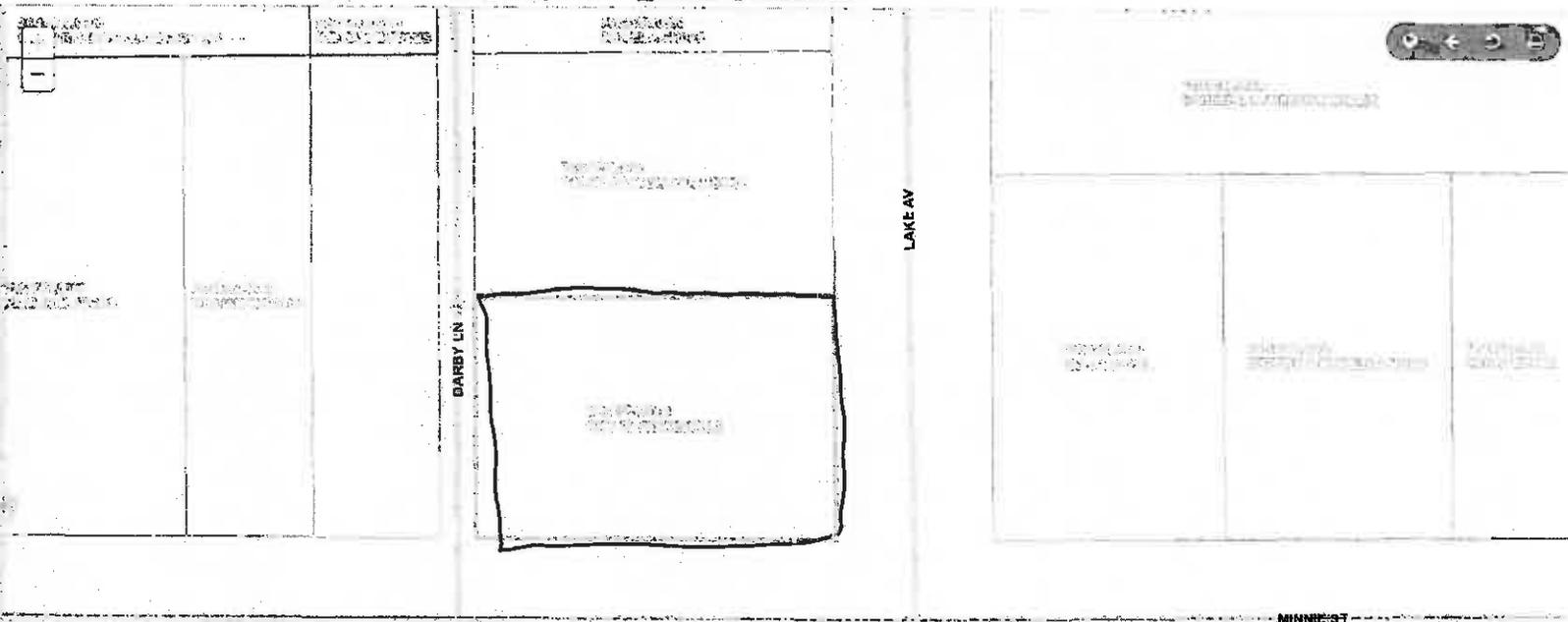
Tax Districts

SCHOOL DISTRICT: ISD 0741 PAYNESVILLE

ADDITIONAL DISTRICT: NORTH FORK CROW R

ADDITIONAL DISTRICT: WVD

Zoning



Property Information	70.38753.0000 - 09122/032
PIN Information (1)	
Taxpayer Information (1)	
Property Address (0)	
Legal Description (3)	
Permits (0)	
Restrictions (0)	

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