

**PLANNING BOARD
PAYNESVILLE CITY HALL COUNCIL CHAMBERS
MAY 20, 2019
6:00 P.M.**

AGENDA

- I. CALL TO ORDER
- II. CONSENT AGENDA
- III. NEW BUSINESS
- IV. OLD BUSINESS
 - A. Re-Zoning – Pat Flanders etal. (page 1)
- V. INFORMATIONAL
 - A. Building Inspector Report (page 5)
 - B. Next Meeting – Monday, June 3, 2019 at 6:00 p.m. – will only meet if absolutely necessary as there will be a meeting on June 17, 2019 at 6:00 p.m. with a Public Hearing.
- 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, Shawn Reinke, and Bill Fuchs.
Advisory Members: Renee Eckerly, City Administrator and Brad Mehlihop, Building Official.**

This agenda has been prepared to provide information regarding an upcoming meeting of the Paynesville Planning Board. This document does not claim to be complete and is subject to change.

BARRIER FREE: All Paynesville Planning Board 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 BOARD/COUNCIL ACTION

BOARD/COUNCIL NAME: Planning Board

Board/Council Meeting Date: May 20, 2019

Agenda Section: Old Business

Originating Department: Administration

Item Number: IV – A

ITEM DESCRIPTION: Re-Zoning – Pat Flanders etal.

Prepared by: Staff

COMMENTS:

The City has received a Re-Zoning Application from Pat Flanders etal. Mr. Opatz wants to purchase this property, but the sale is pending the Re-Zoning. Please review the attached application. They wish to re-zone the property from R1 – Single & Two Family Residential to R2 – Multi Family Residential. The purpose for the re-zone is for a 3-story assisted living apartment building (40) units and possible future twin homes. They realize a height Variance for the apartments may be required if they exceed 35'. The land is currently bare (mowed for hay).

ADMINISTRATOR COMMENTS:

BOARD/COUNCIL ACTION:

Motion to set the Re-Zoning Public Hearing for Monday, June 17, 2019 at 6:05 p.m.

CITY OF PAYNESVILLE ~ RE-ZONING APPLICATION

221 Washburne Ave. ~ Paynesville, MN 56362

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

List All Property Owners: Patrick Flanders et al

Contact Person: Tom Opatz Email Address: tom.opatz@hilltophealthco.com

Mailing Address: 13084 County Rd 4, Aken, MN 56310

Telephone No.: 651-343-5239 Parcel No.: 70.393 63.0050

Property Address: TBD

Legal Description: Lot: outlot B Block: Addition: Ridgerview 3rd Add

CURRENT ZONE: R-1
EXISTING USE: Hay ground

PROPOSED ZONE: R-2 (multiple housing)
PROPOSED USE: Apartment + town homes possible Sr. living - Assisted living

Application Fee: \$200.00
(non-refundable) These are the fees incurred per document: Advertising \$48.00 (average), Recording \$46.00 (actual), Postage \$33.00 (average), Legal \$123.00 (average), totaling \$250.00.

WILL THIS RE-ZONE REQUIRE A CONDITIONAL USE? No
WILL THIS RE-ZONE REQUIRE A VARIANCE? yes - for height

DESCRIPTION OF REQUEST: (use separate sheet if needed)
Attached: re-zone /varner request to build a 3-plus story assisted living, ~ 40 units = full kitchen/baths.

Application Must Include:

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

Patrick et al
All Property Owners Must Sign This Application

5-8-19
Date

For office use only:

Application Fee: \$200.00 (non-refundable)
For office use only: Cash X

Check No. _____ Date Paid 5.8.19

Present To Planning Commission Date: 5.20.19 6pm
Planning Public Hearing Date: 6.17.19 6:05pm

Planning Set Public Hearing Date: 5.20.19
Council Makes Determination Date: 6.24.19 6pm

PLANNING COMMISSION ACTION:

Recommended to Council Approved _____
CITY COUNCIL ACTION: Approved _____

Denied Date: _____
Denied Date: _____

PAID

MAY 08 2019

Date Received In Office (Stamp)
CITY OF PAYNESVILLE

CITY OF PAYNESVILLE

RECH: 00060586 5/08/2019 11:43 AM
OPER: FRONT TERM: 001
REF#:

TRAN: 10.0020 REZONING FEE
RE-ZONE FLANDERS OPATZ
ZONING FEES 200.00CR

TENDERED: 200.00 CASH
APPLIED: 200.00-
CHANGE: 0.00



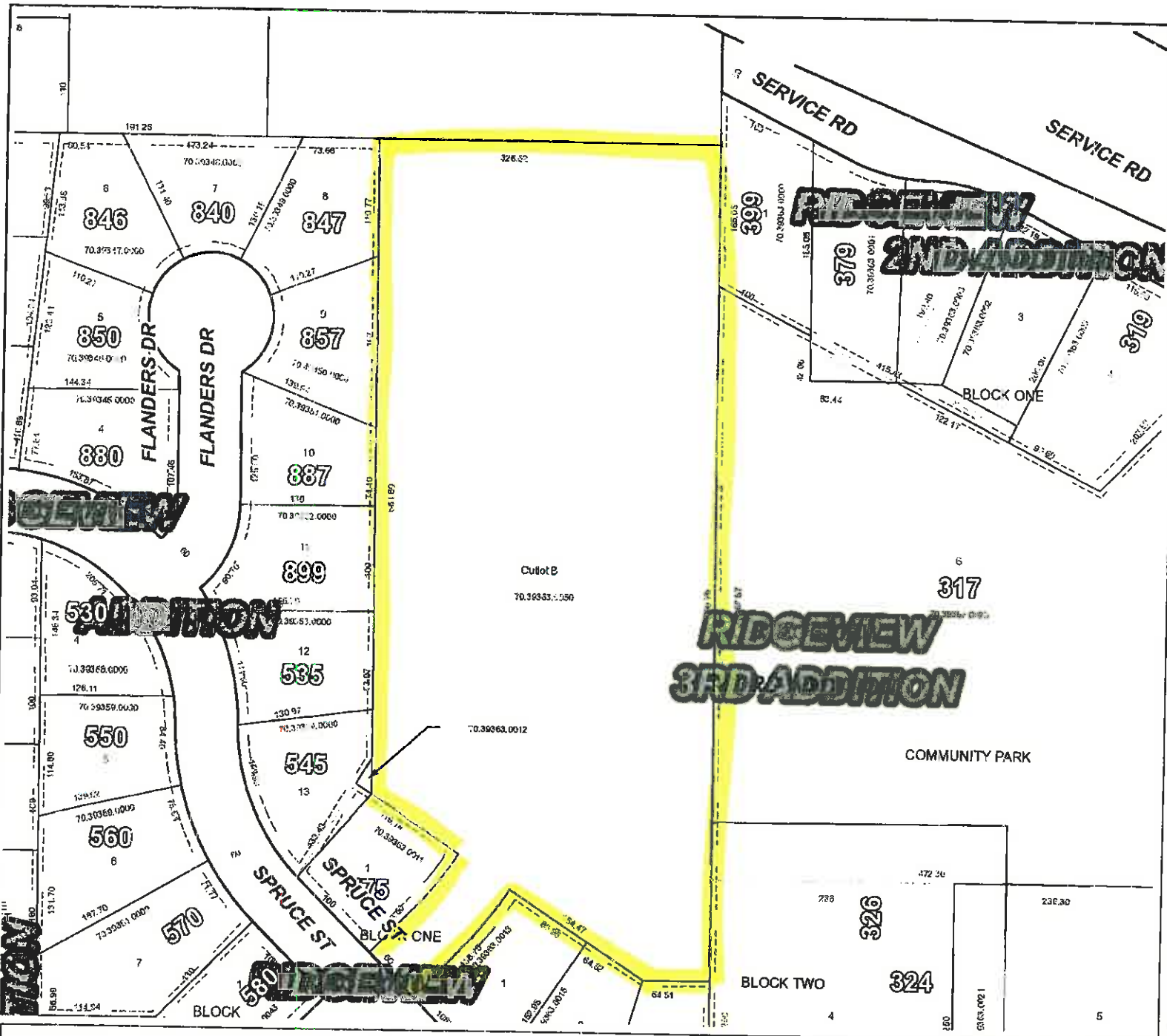
Legend

- Street Names - Utilities
- Street Names - Small
- - - Parcel Hooks
- City Limits
- Parcels
- Lot Lines
- - - Railroads
- Right of Way
- - - Railroad Right-of-Way
- - - Easements
- Vacated Alleys
- Right of Way-Vacated
- Township Boundary

Map Name



Disclaimer:
 This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a completion of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Paynesville is not responsible for any inaccuracies herein contained.



BOLTON & MENK
 Real People. Real Solutions.

**City of Paynesville
Pending Inspections Report**

**Order By: Issued Date and Permit#
Issued Date From: 5/13/2016 To: 5/13/2019
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
02/07/2017	2017-00001	571 BUSINESS 23 W KOHNENS HEATING & AC (320) 267-0404	Mechanical Residential Over The Counter Permit
04/14/2017	2017-00023	905 BUSINESS 23 W SAMPSON, WILLIAM & NANCY	Building Residential Roofing
05/05/2017	2017-00043	571 BUSINESS 23 W JAMES BONINE, WAYNE FLEISCHHACKER (320) 444-4692	Building Residential Remodel
08/29/2017	2017-00091	306 RIVER ST FUCHS,BYRON P & DAYNA M	Building Residential Deck/Porch
10/06/2017	2017-00111	505 MORNINGSIDE AVE VELDKAMP, DUSTIN	Building Residential Addition
10/06/2017	2017-00113	121 INDUSTRIAL LOOP W STANG HOLDINGS LLC	Building Industrial New Construction
10/30/2017	2017-00129	121 INDUSTRIAL LOOP W VOSS PLUMBING & HEATING (320) 243-3644	Building Industrial New Construction
11/27/2017	2017-00131	520 MINNIE ST GEHRKE PROPERTY LLC (320) 243-7552	Building Industrial Addition
12/15/2017	2017-00136	571 BUSINESS 23 W JAMES BONINE, WAYNE FLEISCHHACKER (320) 444-4692	Building Residential Accessory Building
12/19/2017	2017-00141	121 INDUSTRIAL LOOP W BRETH-ZENZEN FIRE PROTECTION LLC (320) 363-0900	Fire Commercial Fire Suppression
01/26/2018	2018-00012	505 MORNINGSIDE AVE VOSS PLUMBING & HEATING (320) 243-3644	Mechanical Residential Replacement

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Date Issued	Permit#	Site Address Applicant, Phone Insp Date - Insp - Inspection Type	Permit Kind
03/08/2018	2018-00017	505 SUNRISE AVE WINTER,JOHN S & MARJORIE A	Building Residential Addition
05/09/2018	2018-00024	1097 MAPLE ST BRUNTLETT CONSTRUCTION (320) 493-3098	Building Residential Addition
04/19/2018	2018-00031	121 INDUSTRIAL LOOP W VOSS PLUMBING & HEATING (320) 243-3644	Mechanical Industrial New Construction
05/02/2018	2018-00037	331 WASHBURNE AVE TIM BROWN CONSTRUCTION (320) 243-6354	Building Residential Remodel
05/18/2018	2018-00040	214 POMEROY AVE JACK DAHL REMODELING INC (320) 492-0374	Building Residential Siding
05/18/2018	2018-00041	214 POMEROY AVE JACK DAHL REMODELING INC (320) 492-0374	Building Residential Window/Door Replacement
05/18/2018	2018-00060	417 WASHBURNE AVE CITY OF PAYNESVILLE (320) 243-3714	Building Commercial Accessory Building
05/30/2018	2018-00062	203 POMEROY AVE GILMORE,LEONARD A JR & AMY J	Building Residential Window/Door Replacement
07/17/2018	2018-00068	331 WASHBURNE AVE TIM BROWN CONSTRUCTION (320) 243-6354	Building Residential Roofing
07/16/2018	2018-00073	408 RAILROAD ST PAYNESVILLE FARMERS UNION COOP OIL	Building Industrial New Construction
05/31/2018	2018-00075	115 BUSINESS 23 E GILMORE PROPERTIES (320) 493-9851	Building Commercial Remodel
07/17/2018	2018-00086	331 WASHBURNE AVE TIM BROWN CONSTRUCTION (320) 243-6354	Building Residential Siding
07/20/2018	2018-00088	214 POMEROY AVE SWENSON, STEVEN (320) 557-6776	Building Residential Window/Door Replacement

Date Issued	Permit#	Site Address Applicant, Phone Insp Date - Insp - Inspection Type	Permit Kind
08/08/2018	2018-00094	318 WASHBURNE AVE BRANDON WENSMANN CONSTRUCTION (320) 492-3744	Building Residential Roofing
08/08/2018	2018-00095	318 WASHBURNE AVE BRANDON WENSMANN CONSTRUCTION (320) 492-3744	Building Residential Window/Door Replacement
08/02/2018	2018-00098	115 BUSINESS 23 E VOSS PLUMBING & HEATING (320) 243-3644	Building Commercial Remodel
08/31/2018	2018-00101	420 MINNIE ST 3 CHARLES AND BOBBIE KAY	Building Residential Window/Door Replacement
08/31/2018	2018-00103	648 STEARNS AVE RICE, PATRICIA (651) 357-4090	Building Residential Window/Door Replacement
08/10/2018	2018-00109	318 WASHBURNE AVE BRANDON WENSMANN CONSTRUCTION (320) 492-3744	Building Residential Deck/Porch
08/27/2018	2018-00112	523 SUNRISE AVE REBECCA WEEKES (320) 699-1751	Building Residential Remodel
10/05/2018	2018-00122	905 BUSINESS 23 W SAMPSON, WILLIAM & NANCY	Building Residential Window/Door Replacement
10/26/2018	2018-00123	309 BUSINESS 23 W DAHL HOUSE RENTALS (302) 492-0374	Building Residential Window/Door Replacement
10/26/2018	2018-00124	309 BUSINESS 23 W DAHL HOUSE RENTALS (302) 492-0374	Building Residential Siding
10/26/2018	2018-00125	113 1ST ST E DAHL HOUSE RENTALS (320) 492-0374	Building Residential Window/Door Replacement
09/07/2018	2018-00126	608 STEARNS AVE KUBAT, PAT	Building Residential Accessory Building
09/13/2018	2018-00129	420 MINNIE ST 14 GARY HASBROOK (320) 241-1505	Building Residential Window/Door Replacement



Date Issued	Permit#	Site Address Applicant, Phone Insp Date - Insp - Inspection Type	Permit Kind
09/14/2018	2018-00130	318 WASHBURNE AVE BRANDON WENSMANN CONSTRUCTION (320) 492-3744	Building Residential Remodel
09/25/2018	2018-00132	311 WASHBURNE AVE RON MEHR CONSTRUCTION INC (320) 492-5313	Building Commercial Window/Door Replacement
10/04/2018	2018-00135	420 MINNIE ST 1 LESTER VADNER (320) 406-0359	Building Residential Remodel
10/30/2018	2018-00138	113 1ST ST E DAHL HOUSE RENTALS (320) 492-0374	Building Residential Roofing
10/25/2018	2018-00144	210 AMPE DR AVON PLASTICS INC	Building Industrial Addition
12/24/2018	2018-00154	642 STEARNS AVE BUDGET EXTERIORS INC (952) 887-1613	Building Residential Window/Door Replacement
11/09/2018	2018-00156	1570 MILL ST W JAKE BURG (320) 260-4315	Building Residential New Construction
12/31/2018	2018-00158	1097 MAPLE ST AUGUSTA PLUMBING (320) 237-4219	Building Residential Remodel
12/31/2018	2018-00159	317 BUSINESS 23 W MIKE BROCKNER CONSTRUCTION LLC (320) 492-4036	Building Residential Window/Door Replacement
01/07/2019	2019-00001	330 LAKE AVE MIKE ARNOLD CONSTRUCTION INC (320) 243-7545	Building Residential Roofing
01/07/2019	2019-00002	330 LAKE AVE MIKE ARNOLD CONSTRUCTION INC (320) 243-7545	Building Residential Siding
01/07/2019	2019-00003	330 LAKE AVE MIKE ARNOLD CONSTRUCTION INC (320) 243-7545	Building Residential Window/Door Replacement
01/08/2019	2019-00004	680 SPRUCE ST JAMES A SOGGE CONSTRUCTION INC (320) 276-8400	Building Residential Window/Door Replacement

Date Issued	Permit#	Site Address Applicant, Phone Insp Date - Insp - Inspection Type	Permit Kind
01/08/2019	2019-00005	680 SPRUCE ST JAMES A SOGGE CONSTRUCTION INC (320) 276-8400	Building Residential Siding
02/25/2019	2019-00006	322 SPRUCE ST ERKENS WATER (320) 980-4125	Mechanical Residential Replacement
01/10/2019	2019-00012	208 JAMES ST W TIM BROWN CONSTRUCTION (320) 243-6354	Building Commercial Remodel
03/05/2019	2019-00014	1660 MILL ST W CURT LIESER CONSTRUCTION LLC (320) 250-1823	Building Residential Addition
02/21/2019	2019-00015	1570 MILL ST W MATTSON PLUMBING (763) 614-7724	Building Residential New Construction
02/13/2019	2019-00016	330 LAKE AVE MONDLOCH INC (320) 548-3255	Building Residential Remodel
02/26/2019	2019-00017	1170 COAKLEY ST KERZMAN, DAVID R & ANNIKA J	Building Residential Remodel
03/18/2019	2019-00019	113 LAKE AVE N BOHMER, JOHN & AMBER (320) 260-2295	Building Residential Roofing
04/01/2019	2019-00021	135 CENTRAL AVE J P EVANS CONSTRUCTION LLC (320) 243-3893	Building Residential Window/Door Replacement
04/15/2019	2019-00022	510 MILL ST W MIKE ARNOLD CONSTRUCTION INC (320) 243-7545	Building Residential Window/Door Replacement
04/22/2019	2019-00023	426 WENDELL ST W THOMAS D PIERSON (320) 340-0219	Building Residential Roofing
03/19/2019	2019-00027	638 CIRCLE PINES CT MERGEN, RON & MICHELLE	Building Residential Window/Door Replacement
03/13/2019	2019-00028	511 MINNIE ST B & JS VALLEY CONSTRUCTION INC (320) 310-3473	Building Industrial Siding

Date Issued	Permit#	Site Address Applicant, Phone Insp Date - Insp - Inspection Type	Permit Kind
04/08/2019	2019-00029	410 BURR ST BRAUN,JUSTIN J	Building Residential Accessory Building
03/22/2019	2019-00033	714 STEARNS AVE LUDWIG, BELINDA	Building Residential Remodel
03/25/2019	2019-00034	350 POMEROY AVE J P EVANS CONSTRUCTION LLC (320) 243-3893	Building Residential Remodel
03/25/2019	2019-00036	513 SOUTH ST LINGL, ANDREW (320) 293-8072	Building Residential Remodel
03/29/2019	2019-00037	415 KIRA LN MARK NISTLER CONSTRUCTION (320) 597-3526	Building Residential New Construction
03/29/2019	2019-00038	420 MINNIE ST LTS HOLDINGS	Building Residential Demolition
05/01/2019	2019-00040	408 KORONIS AVE ZIMMER, DAVID	Building Residential Accessory Building
04/16/2019	2019-00041	311 MINNIE ST BEST, CORY (763) 301-2896	Building Residential Accessory Building
04/15/2019	2019-00042	409 HIGHWAY 55 MIKE ARNOLD CONSTRUCTION INC (320) 243-7545	Building Commercial Window/Door Replacement
04/25/2019	2019-00043	104 KORONIS CT PENTZ, BRAD	Building Residential Siding
04/25/2019	2019-00044	104 KORONIS CT PENTZ, BRAD	Building Residential Window/Door Replacement
04/29/2019	2019-00045	200 CLAIRE AVE BINSFELD,DANIEL R & JANET M	Building Commercial Window/Door Replacement
05/08/2019	2019-00046	304 BUSINESS 23 W HAINES, BILL	Building Residential Window/Door Replacement

Date Issued	Permit#	Site Address Applicant, Phone Insp Date - Insp - Inspection Type	Permit Kind
05/10/2019	2019-00048	352 AUGUSTA AVE TIM BROWN CONSTRUCTION (320) 243-6354	Building Residential Roofing
04/16/2019	2019-00051	400 SOUTH ST CRYSTAL HANSEN	Building Residential Demolition
04/24/2019	2019-00053	957 MAPLE ST GILK PLUMBING HEATING AND AC LLC (320) 260-6914	Building Residential Remodel
04/24/2019	2019-00055	840 SUNRISE AVE VOSS PLUMBING & HEATING (320) 243-3644	Building Townhouse New Construction
04/25/2019	2019-00056	119 WASHBURNE DR KORONIS HEATING & AIR (320) 282-8106	Building Residential Remodel
05/02/2019	2019-00057	611 STEARNS AVE GERDING, ERIC (320) 493-2244	Building Residential Accessory Building
05/02/2019	2019-00058	220 JAMES ST E JASON VANDERPOOL CONSTRUCTION (320) 492-7247	Building Residential Remodel
05/08/2019	2019-00059	119 WASHBURNE DR MONDLOCH INC (320) 548-3255	Building Residential Remodel
05/10/2019	2019-00069	422 WENDELL ST W STEVENS, GEORGE A & ANN MARIE T (320) 243-4013	Building Residential Deck/Porch

