

**JOINT PLANNING BOARD
CITY HALL CONFERENCE ROOM
MAY 24, 2019
9:30 A.M.**

AGENDA

- I. CALL TO ORDER
- II. CONSENT AGENDA
 - A. Minutes (page 1)
- III. NEW BUSINESS
 - A. Appointment of At Large Member (page 4)
 - B. Election of Officers (page 5)
 - C. Meeting Schedule (page 6)
 - D. Re-Zoning – Shanberly Acres LLC (page 7)
- IV. OLD BUSINESS
- V. INFORMATIONAL
- 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: Township - Don Wiese, Butch Mueller, City – Shawn Reinke, Renee Eckerly, At Large Member –

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

BARRIER FREE: All Joint 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 COMMITTEE/COUNCIL ACTION

COMMITTEE/COUNCIL NAME: Joint Planning Board

Committee/Council Meeting Date: May 24, 2019

Agenda Section: Consent

Originating Department:

Item Number: II - A

ITEM DESCRIPTION: Minutes

Prepared by: Staff

COMMENTS:

Please review the minutes from the June 4, 2018 and July 27, 2018 Joint Planning Board meetings.

ADMINISTRATOR COMMENTS:

COMMITTEE/COUNCIL ACTION:

Motion to approve the minutes from the June 4, 2018 and July 27, 2018 Joint Planning Board meetings.

**MINUTES
JOINT PLANNING BOARD**

JUNE 4, 2018

Chairperson Don Pietsch called the Joint Planning Board meeting to order at 11:00 a.m. Members present were Jeff Thompson, Don Wiese, Renee Eckerly, City Administrator; and Gerry Mehr.

Motion was made by Mehr to approve the minutes from the October 28, 2014 and June 26, 2017 Joint Planning Board meetings. Seconded by Wiese and unanimously carried.

AT LARGE MEMBER APPOINTMENT

Motion was made by Thompson to appoint Gerry Mehr to the At Large position of the Joint Planning Board. Seconded by Wiese and unanimously carried.

ELECTION OF OFFICERS

Motion was made by Thompson to elect Pietsch as Chairperson, Thompson as Vice Chairperson, and Eckerly as Secretary. Seconded by Wiese and unanimously carried.

MEETING SCHEDULE

Motion was made by Thompson to continue to meet on an as needed basis. Seconded by Mehr and unanimously carried.

RICHARD & RHONDA BRADY – ADDITION TO DWELLING

The proposed 20x30 addition was discussed. The addition will be attached to the house for living space and is not an additional dwelling. The space is for family use only.

Motion was made by Mehr to approve the 20x30 addition. Seconded by Thompson and unanimously carried.

ALAN ROEMELING – NEW SHED

The Board discussed the proposed shed and combining the lots that have buildings on. It was recommended that Roemeling combine the lots when he pays the second half of the property taxes as he has built over the property lines.

Motion was made by Mehr to approve the new shed and recommend to have Parcel 26.16153.0076 and Parcel 26.16153.0077 be combined when the second half of the taxes are paid for 2018 since the structures will be built over the property lines. Seconded by Mehr and unanimously carried.

ANNEXATION MAPS

Motion was made by Mehr to approve the annexation maps. Seconded by Wiese and unanimously carried.

There being no further business, the meeting was adjourned at 11:15 a.m.

2

**MINUTES
JOINT PLANNING BOARD**

JULY 27, 2018

Chairperson Don Pietsch called the Joint Planning Board meeting to order at 11:00 a.m. Members present were Jeff Thompson, Don Wiese, and Gerry Mehr. Renee Eckerly, City Administrator was absent.

No minutes were approved.

RICHARD BRADY PROPERTY

The meeting was called to approve the construction of an unattached building in the Heatherwood Addition on the Richard Brady property. This is required by this Board because of the orderly annexation agreement between the City and township.

Motion was made by Mehr to approve the structure. Seconded by Wiese and unanimously carried.

There being no further business, the meeting was adjourned.

REQUEST FOR COMMITTEE/COUNCIL ACTION

COMMITTEE/COUNCIL NAME: Joint Planning Board

Committee/Council Meeting Date: May 24, 2019

Agenda Section: New Business

Originating Department:

Item Number: III - A

ITEM DESCRIPTION: At Large Member Appointment

Prepared by: Staff

COMMENTS:

Gerry Mehr was appointed last year to serve in the At Large position of the Board. This position is appointed on an annual basis by the Board.

ADMINISTRATOR COMMENTS:

COMMITTEE/COUNCIL ACTION:

Motion to appoint _____ to the At Large position of the Joint Planning Board.

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REQUEST FOR COMMITTEE/COUNCIL ACTION

COMMITTEE/COUNCIL NAME: Joint Planning Board

Committee/Council Meeting Date: May 24, 2019

Agenda Section: New Business

Originating Department:

Item Number: III - B

ITEM DESCRIPTION: Election of Officers

Prepared by: Staff

COMMENTS:

Nominations for Chairperson.
Nominations for Vice Chairperson.
Nominations for Secretary.

ADMINISTRATOR COMMENTS:

COMMITTEE/COUNCIL ACTION:

Motion to elect _____ as Chairperson.
Motion to elect _____ as Vice Chairperson.
Motion to elect _____ as Secretary.

REQUEST FOR COMMITTEE/COUNCIL ACTION

COMMITTEE/COUNCIL NAME: Joint Planning Board

Committee/Council Meeting Date: May 24, 2019

Agenda Section: New Business

Originating Department:

Item Number: III - C

ITEM DESCRIPTION: Meeting Schedule

Prepared by: Staff

COMMENTS:

Each year every Board sets their annual meeting schedule. Currently the Board meets on an as needed basis.

ADMINISTRATOR COMMENTS:

COMMITTEE/COUNCIL ACTION:

Motion to set the Joint Planning Board meetings for _____.

Jennifer Welling

From: Matt Imdieke <Matt@centralmnrealty.com>
Sent: Monday, April 22, 2019 1:33 PM
To: Jodi Younkin
Cc: Jennifer Welling
Subject: FW: Question on Rezoning Land
Attachments: Map.pdf; Aerial Of Land 1.jpg; Aerial Of Land 3.png

Jodi & Jennifer,

Can you please see below from the county. I talked to Butch Mueller and he stated the TWP shouldn't have an issue with me having Bork Lumber build a storage unit on this parcel of land below but after getting a response from County they advised I should be talking with the city of Paynesville.

Attached in Red is the total 120 acres with three separate parcels. Please advise if storage units are allowed in their orderly annexation agreement? We would place storage building on whatever parcel City/TWP/County would prefer and least encumbrance on the farm land and wetland.

Have a great day

Matt Imdieke BROKER



320-420-1295 CELL
80 37th Ave South Suite 200
St. Cloud MN 56301
matt@centralmnrealty.com
WWW.MATTIMDIEKE.COM

   | centralmnrealty.com | [Agency Relations](#)

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From: Winskowski, Heidi <Heidi.Winskowski@co.stearns.mn.us>
Sent: Monday, April 22, 2019 12:55 PM
To: Matt Imdieke <Matt@centralmnrealty.com>
Subject: RE: Question on Rezoning Land

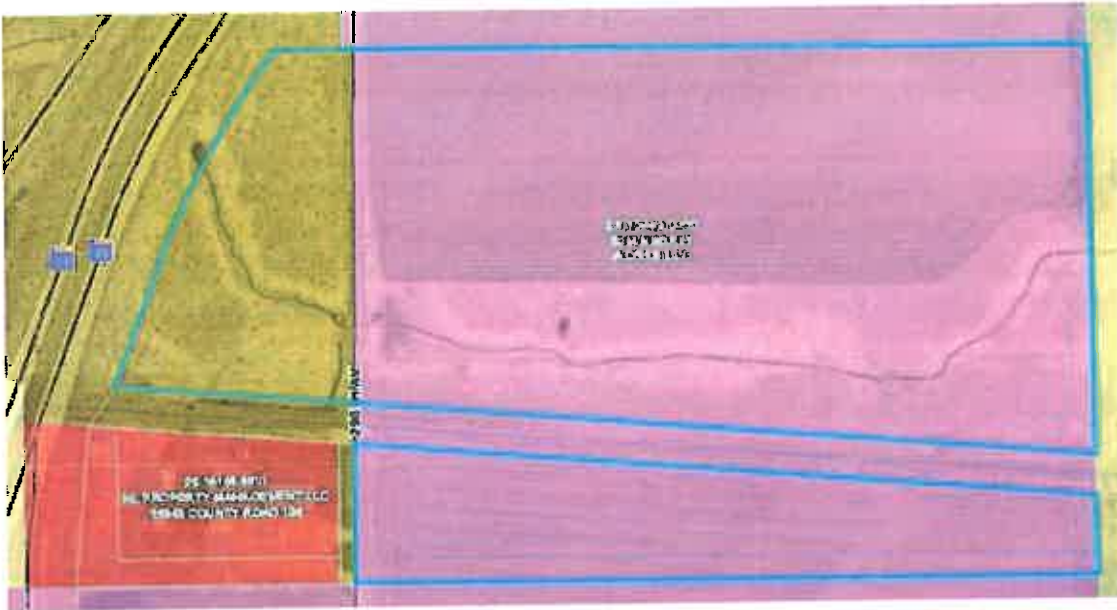
Hi Matt,

The portion of this parcel that is west of 296th Ave is zoned Transitional 20 and the portion east of 296th Ave is zoned Urban Expansion. In the area zoned Urban Expansion (purple on the map below), the zoning jurisdiction belongs to the City of Paynesville / Paynesville Township Joint Planning Board. You will need to check with them to see if storage units are allowed in their orderly annexation agreement or if they are willing to amend the agreement allow storage units. You can contact Renee, the Paynesville City administrator to discuss that. If the agreement doesn't allow storage



units, a rezoning to commercial could be applied for and a recommendation from the Joint Planning Board would be required with that.

It also looks like there is wetland on the property so you should contact the wetland staff in our office to make sure no wetland will be impacted with your plans.



Let us know if you have any questions:

Thanks,

Heidi Winskowski
Stearns County Environmental Services
705 Courthouse Sq Rm 343
St. Cloud, MN 56303
320-656-3613 (work)
320-656-6484 (fax)

Participate online to guide the future of Stearns County: <https://shapestearns.com/>



FRANK DONALD
D & VICKY J

26.15462.0000
AURORA LAND HOLDINGS LLC
8,332 Feet 29572 185TH ST

AURORA
29112

10.68 Acres

0 Feet
220.4 Feet
320.7 Feet
375.4 Feet
458.8 Feet
517.7 Feet
538.6 Feet
685.5 Feet
745.8 Feet
348 Feet
264.6 Feet

26.15466.0000
SHANBERLY
ACRES LLC

26.15465.0000
SHANBERLY
ACRES LLC
113.86 Acres

70
FEET
LIMIT

585.4 Feet
26.15468.0000
BL PROPERTY MANAGEMENT LLC
13343 COUNTY ROAD 130

26.15541.0002
SHANBERLY ACRES LLC
296TH AVE

26.15547.0000
LIEN YOLANDA F
17869 296TH AVE

945.5 Feet
26.15541.0004
ALBRIGHT JASON
17816 296TH AVE

521.8 Feet

70.38648.0515

10



00
THOMAS M
ROAD 130

A
138

26.1548.0000
THE FID PARTY MASSOBERG LLC
1840 COUNTY ROAD 130

26.15547.0000
LIEN YOLANDA F
17869 296TH AVE

26.15466.0000
SHANDERLY
ACRES LLC

26.15463.0000
SHANDERLY
ACRES LLC

26.15541.0000
SHANDERLY ACRES LLC
296TH AVE

26.15541.0004
ALBRIGHT JASON

70.38607.0000
FERCHET FAMILY
LIMITED PARTNERSHIP

70.38639.0500
CROW RIVER TRAIL
GUARDS INC



Property Information Report

Parcel: 26.15466.0000

Property Address:

Primary Taxpayer: SHANBERLY ACRES LLC
32989 249TH AVE
ALBANY MN 56307



Other Interested Parties:

City/Township: PAYNESVILLE TWP
School District: ISD 0741 PAYNESVILLE
Watershed District: NORTH FORK/CROW R WD
Zoning District: Transition District T-20
Deeded Acres: 42.4600

Legal Description:

Mets & Bounds Description: 8-122-32 42.46A N2SE4 LESS PARCEL #41 MNDOT
ROW PLAT# 73-108

Section-Township-Range: 08 -122-122

Platted Documents	
Document	Description/Document #

Taxes								
Tax Year	Net Tax	Spec. Assmt.	Total Tax	Penalty	Interest	Fees	Payment	Outstanding Balance
2019	\$1,068.00	\$0.00	\$1,068.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,068.00
2018	\$1,092.00	\$0.00	\$1,092.00	\$0.00	\$0.00	\$0.00	\$1,092.00	\$0.00
2017	\$1,320.00	\$0.00	\$1,320.00	\$0.00	\$0.00	\$0.00	\$1,346.40	\$0.00
2016	\$1,374.00	\$0.00	\$1,374.00	\$0.00	\$0.00	\$0.00	\$1,428.96	\$0.00
2015	\$1,336.00	\$0.00	\$1,336.00	\$0.00	\$0.00	\$0.00	\$1,336.00	\$0.00
2014	\$834.00	\$0.00	\$834.00	\$0.00	\$0.00	\$0.00	\$834.00	\$0.00
2013	\$738.00	\$0.00	\$738.00	\$0.00	\$0.00	\$0.00	\$738.00	\$0.00
2012	\$702.00	\$0.00	\$702.00	\$0.00	\$0.00	\$0.00	\$702.00	\$0.00

Values								
Tax Year	Emv Land	Emv Building	Emv Machine	Total Emv	Ga Emv	TMV	Ga Acres	Total Acres
2019	\$192,300.00	\$0.00	\$0.00	\$192,300.00	\$107,800.00	\$121,200.00	42.3450	42.4600
2018	\$170,600.00	\$0.00	\$0.00	\$170,600.00	\$107,800.00	\$120,900.00	42.3450	42.4600
2017	\$170,500.00	\$0.00	\$0.00	\$170,500.00	\$118,800.00	\$131,800.00	42.4600	42.4600

Property Classification			
Tax Year	Primary Classification	Secondary Classification	Thrd Classification
2019	2ANHGA-Agricultural Non-homestead - Non HGA	3A-Commercial/Industrial/Public Utility	
2018	2ANHGA-Agricultural Non-homestead - Non HGA	3A-Commercial/Industrial/Public Utility	
2017	2ANHGA-Agricultural Non-homestead - Non HGA	3A-Commercial/Industrial/Public Utility	
2016	2ANHGA-Agricultural Non-homestead - Non HGA	3A-Commercial/Industrial/Public Utility	
2015	2ANHGA-Agricultural Non-homestead - Non HGA	3A-Commercial/Industrial/Public Utility	

Special Assessment							
Amortized Year	Description	Init Assmt Amt.	Principal	Interest	Total Payment	Remaining Balance	Add'l Int 11/15-12/31

Permits

Paynesville Township Official Zoning Map



Zoning Ordinance #439
June 22, 2010

Amended By Ordinance #440, June 22, 2010
Amended By Ordinance #447, August 3, 2010

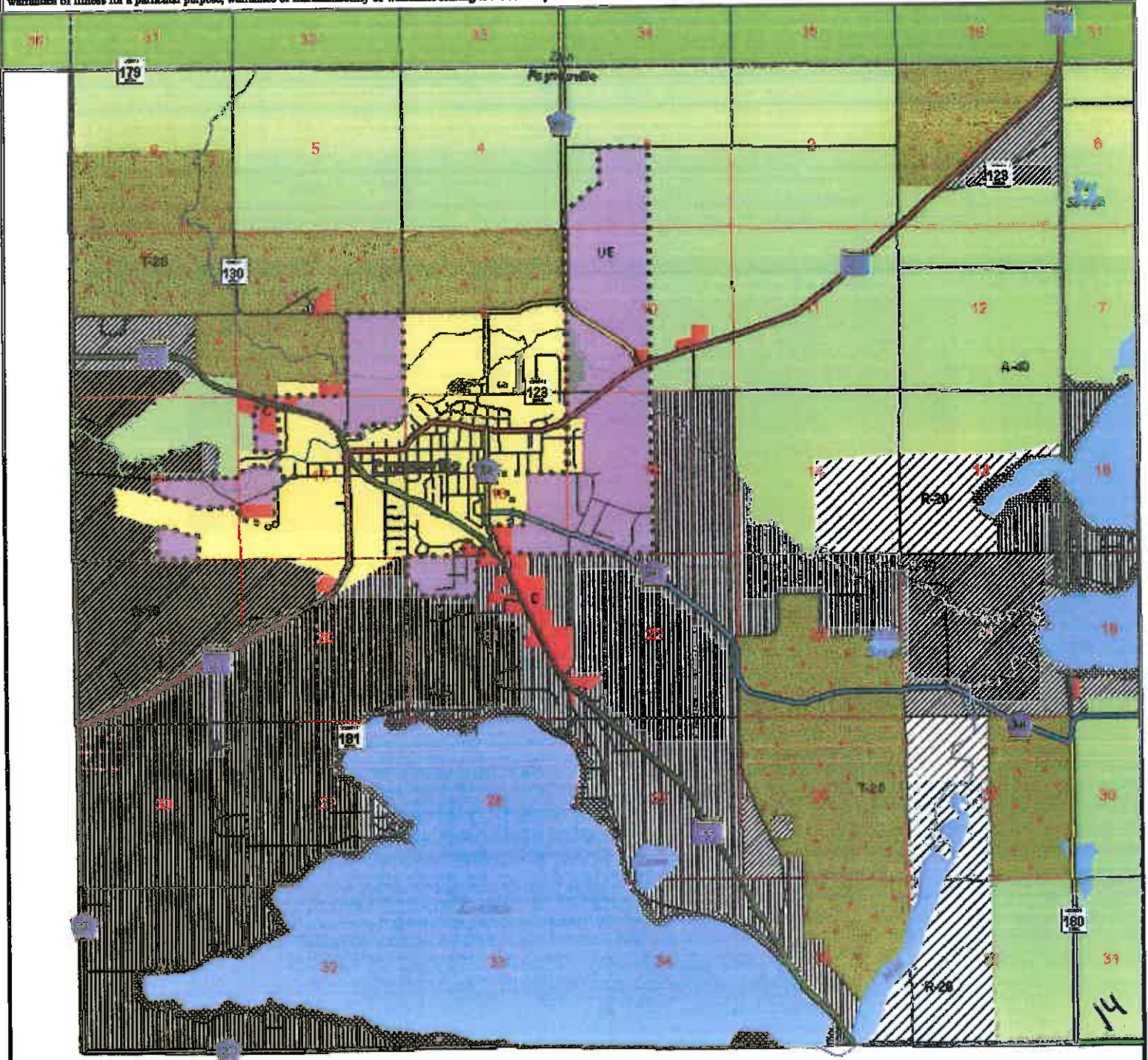
Functional Road Class

- Major Collector
- Minor Arterial
- Minor Collector
- Principal Arterial
- Roads
- Orderly Annexation Area
- Protected Rivers & Streams
- Townships
- Sections

Zoning Districts

- Agricultural District A-160
- Agricultural District A-80
- Agricultural District A-40
- Commercial (C)
- Educational/Ecclesiastical (EE)
- Industrial (I)
- Municipality
- Protected Lake
- Residential District R-1
- Residential District R-5
- Residential District R-10
- Residential District R-20
- Residential Manufactured Home (RMH)
- Rural Townsite (RT)
- Scenic River District (SR)
- Transition District T-20
- Urban Expansion (UE)

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





5