

**MINUTES
PLANNING BOARD**

AUGUST 19, 2019

Chairman Ron Mehr called the meeting to order at 6:00 p.m. Members present were Shawn Reinke, Bill Fuchs, and Randy Christman. Carly Brockner was absent. Others present were Renee Eckerly, City Administrator; Kristin Leither, Social Media Specialist; Josh Hellermann and LeAnn Hellermann. Brad Mehlhop, Building Official was absent.

Motion was made by Reinke to approve the minutes from the August 5, 2019 Planning Board meeting. Seconded by Christman and unanimously carried.

LOT SPLIT - KLEIN

The Planning Board asked if staff can approve these without coming to a Planning Board meeting.

Mehr reported that the City of Paynesville received a Lot Split application from Keith & Kayla Klein. They own the parcel to be split is located at 331 Lake Avenue, Paynesville, MN 56362, Tax Parcel No. 70.38945.0000, which is legally described as:

The North 15 feet of Lot Three (3), less the East 592 feet thereof and the South 69.5 feet of Lot Two (2), less and except the East 592 feet thereof in Gilbert's Fourth Addition to Paynesville. ALSO:

The South 150 feet of the West 50 feet of the East 642 feet of Lot Three (3) in Gilbert's Fourth Addition to Paynesville. AND ALSO:

The North 10 feet of the West 150 feet of the South 150 feet of Lot Three (3) in Gilbert's Fourth Addition to the City of Paynesville, all according to the plat and survey thereof, now on file and of record in the office of the Stearns County Recorder, Stearns County, Minnesota,

The parcel to which the split will be added to is located at 350 Pomeroy Avenue, Paynesville, MN 56362, Tax Parcel No. 70.38949.0000, which is legally described as:

The West 110.00 feet of the East 592.00 feet of the South 74.50 feet of Lot Three (3), Gilbert's Fourth 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.

The properties in question are both zoned "R-1" – Single & Two Family Residential District. The owners of the parcel to be split are Keith Klein and Kayla Klein, and the owners of the property to receive the split are Joshua Hellermann and LeAnn Hellermann. The lots in question are all conforming lots and it is proposed to split an area 50' x 74.5' off of the most Southerly end of the Klein lot, and attach that to the Hellermann lot, and after this lot split both lots will remain conforming in all respects, and the result of the lot split will not cause any non-buildable or non-conforming lots. The lot split as proposed complies with the City's Comprehensive Plan and meets the requirements of Chapter 30 of the City Code, and the lot proposed to be split is a platted lot of record in the county.

Eckerly stated that if the Lot Split is granted:

- The parcel must be conveyed and attached to the Hellermann lot.

- Property owners must obtain a legal description of the parcel being split off of the Klein property for purposes of attachment to the Hellermann parcel, and submit that to the City of Paynesville
- The deed of conveyance from Klein to Hellermann, in addition to containing the legal description provided to the City of Paynesville, must contain the following language:
“This tract is being conveyed for purposes of attachment to a contiguous lot, to-wit:
the West 110.00 feet of the East 592.00 feet of the South 74.50 feet of Lot Three (3), Gilbert’s Fourth 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.
- The parcel being attached, together with the parcel receiving the attachment, shall not be further subdivided unless platted to meet all provisions and requirements of the City Code of the City of Paynesville set forth in Chapter 30 of the City Code of the City of Paynesville.”

Motion was made by Reinke to approve the Findings Of Fact & Recommendation Of The Planning Board Regarding Lot Split and recommend such to the City Council. Seconded by Fuchs and unanimously carried.

INFORMATIONAL

Brad Mehlhop, Building Official reported that he expects an increase in inspections in the next couple months.

There being no further business the meeting was adjourned at 6:05 p.m.