

**MINUTES OF A REGULAR PLANNING COMMISSION MEETING HELD,  
TUESDAY, JANUARY 13, 2009 – 6:32 P.M. – ROCKVILLE CITY HALL**

The meeting was called to order by Chair Toni Honer. Roll call was taken and the following members were found to be present: Chair Toni Honer, Jerry Bechtold, Dale Borgmann, Jerry Tippelt, and Steve Dietman. Absent Dan Hansen.

Staff members present were: Zoning Administrator Rena Weber, Billing Clerk/Administrative Assistant Judy Neu.

Others present: Mike Nistler, Doug Ruhland, Duane Willenbring and Don Simon.

**APPROVAL OF AGENDA/AMENDMENTS** – *Motion by Member Bechtold, second by Member Borgmann, to approve the agenda as presented. Motion carried unanimously.*

**APPROVAL OF MINUTES 11/24/08** – *Motion by Member Bechtold, second by Member Tippelt, to approve the minutes of 11/24/08 as presented. Motion carried unanimously.*

**NEW BUSINESS**

**MIKE NISTLER-CONDITIONAL USE PERMIT:** Zoning Administrator Rena Weber read the notice of public hearing which states that the Rockville Planning Commission will hold a public hearing on **Tuesday, January 13, 2009 at approximately 6:30 p.m. at Rockville City Hall, 229 Broadway Street East, Rockville, MN** to consider the request of Michael A. Nistler for a **Conditional Use Permit** to establish an event center in the A-40 (SP-1) District. The address of the property is: 25417 County Road 2, St. Cloud, MN 56301 with a legal description of: The Northeast Quarter of the Southwest Quarter (NE ¼ SW ¼) northerly of Road, Section Six (6), Township One hundred Twenty-three (123) North, Range Twenty-nine (20) West. Stearns County, Minnesota.

SECTION 24 Subdivision 3: SP-1 Conditional Uses reads:

1. Event Centers, as provided in Section 16, Subd. 4

**MIKE NISTLER STAFF REPORT 12/23/08**  
RE: CONDITIONAL USE PERMIT REQUEST

**REQUEST**

Approval to establish an event center in the A-40 SP-1 District by conditional use permit.

**RELEVANT INFORMATION**

1. Property is zoned A-40 with an SP-1 overlay.
2. Property is 6.45 acres approximately.
3. Michael Nistler and his wife would like to convert their barn into an event center to hold "barn dances" for weddings. The structure has capacity for greater than 100 people, however, Mr. Nistler would like to keep it to 100.
4. 40 parking spaces are required which Mr. Nistler proposes to provide in the rear of the building(s). The parking lot, access road will be constructed of Class V gravel. Ordinance calls for the road to be a dust free surface maintained or paved.
5. There are no neighbors within 150 of the structure – headlights shining on structures should not be an issue.
6. No residential building is within 200 feet of the access road unless the day care center is considered residential. The commercial use was allowed by CUP before consolidation.
7. Mr. Nistler has agreed to the time restrictions and will be requesting beer/wine licenses.
8. No service or operation is being allowed outside of the enclosed premises after sunset. At some time Mr. Nistler would like to add a deck to the west side of the barn (main entrance), but not right now.
9. No sound should be discernible at the property boundary.
10. No light is to be directed off the property, no flashing or blinking lights are visible from any property line, and no light is greater than 0.1 footcandles at the property boundary.

11. The facility has to comply with existing building, zoning and health code regulations. Stearns County Environmental Services issues the septic system permit and Mr. Nistler has contacted them regarding such. Mr. Nistler to provide the information received from Stearns County.
12. Setbacks from neighboring property, residential structures and road right-of-way are in compliance.
13. There is no existing event center within one mile of the boundary of the property. It should be noted that Jacob's Prairie Church is located within a mile.

**Engineer Report:**

As requested, I have reviewed the Nistler CUP application. The staff report states that 40 parking stalls are required; that they will be located in the rear of the buildings, and they will be constructed of Class 5 gravel. Based on review and comparison of 2005 aerial photography with the site plan provided by the applicant, it appears that the required 40 improved parking stalls don't exist - rather they will be constructed in existing undeveloped areas of the property - i.e. new impervious surface will be created. Thus a Stormwater Management Plan (SWMP) is required. Please forward the SWMP to me for review when you receive it.

Member Bechtold questioned the 40 parking space

Mike Nistler explained that he has plenty of space to add however amount of parking he needs. He would like to put the 40 parking spaces on the north side of the building because the land goes back 1000 feet. He stated that the parking that he currently has up front would not be used except for possible handicap parking.

Don Simon 601 Othmar Lane Rockville. He agrees with the idea. The City doesn't have an event center like that in town. It sound like Mr. Nistler wants to keep it under 100 people. He thinks that it would be suitable center for small gathering, small wedding, and family functions. The City needs to move forward and encourage businesses to come to Rockville.

Duane Willenbring 25123 County Road 139 Rockville. Current City Councilor. He took the liberty in canvassing some of the property owner in that area and all of them have agreed that it would be a great uses. With that information he strongly recommends with conditions to the City Council for approval.

Jerry Bechtold 24353 250<sup>th</sup> Street Rockville. He would like to commend the Planning Commission for working on this ordinance. The City has 17 farmsteads that are not being used for agricultural or live stock in the rural area. There would be all kinds of neat idea and proposal for that area.

Jerry Bechtold has concerns that the City has 6 shoreland owners on the council and only one rural representative. He is not sure that the rural interest is really being considered.

Doug Ruhland (Mr. Nistler attorney) stated that he review the staff report and believes that it addresses all the requirement of the ordinance. The Engineer also indicated that the class 5 or the impervious surface that it would create with the parking lot area would be subject to a Stormwater Management Plan. Mr. Nistler understands and will apply for the permit.

Zoning Administrator Rena Weber stated to Mr. Ruhland that the Planning Commission is only a recommending board. Mr. Ruhland stated that he understood.

Don Simon stated that he thinks that Mr. Nistler goal is to keep this a small family functions and small group. The City should keep this moving forward and is in favor of it.

Duane Willenbring questioned when the 60 day rules starts.

Zoning Administrator Rena Weber explains that the 60 day rules starts when the City has a completed application and the date was December 18, 2008.

Mike Nistler states that he hopes that we can get more things going in Rockville so people have a reason to stop here.

**Motion by Member Bechtold, second by Member Borgmann, to close the public hearing at 6:51p.m. Motion carried unanimously.**

**Motion by Member Bechtold, second by Member Dietman, to recommend approval to the Conditional Use Permit with conditions that is listed in the staff report. Motion carried unanimously**

**DEFINITIONS:** Zoning Administrator Rena Weber reported the following written/oral report:

- **“ACCELERATED ACCESSORY STRUCTURE”**- Take from ordinance # 2003-06 - keep
- **“AGRICULTURE”**- remove
- **“AWNING”**- means a roof-like cover, often of fabric, plastic, metal or glass designed and intended for protection from the weather or as a decorative embellishment, and which projects from a wall or roof of a structure primarily over a window, walk, or the like. Any part of an awning which also projects over a door shall be counted as an awning. - keep
- **“BLUFF”** –A. Part or all of the feature is located in a Shoreland area; and D. The slope must drain toward the waterbody. -Strike (Question the attorney)
- **“BUILDABLE LOT AREA”** means “Buildable Area.” - keep
- **“BUILDING HEIGHT”** means the vertical distance measured from the average ground level adjoining the building to the highest point of the roof surface if a flat roof, to the deck line of mansard roofs, and to the mean height level between eaves and ridge of gable, hip and gambrel roofs. - keep
- **“CITY”** The City of Rockville, Minnesota - keep
- **“CITY COUNCIL”** The Rockville City Council - keep
- **“ENFORCEMENT”** - remove
- **“EXTERIOR FINISH”** - keep
- **“EXTRACTIVE USE”**- remove
- **“FEEDLOT”** - add Minn. R. 7020.0300, Subp. 3.
- **“HEIGHT OF BUILDING”**- remove
- **“HOOP STRUCTURE”** is a structure not designed for permanent year round, long-term use, intended to shelter property of any kind, with a membrane, fabric or similar roof and/or walls. Said structure shall be anchored in place, will be considered as another building, will be required to go through the same procedure as accessory buildings, and must meet setback requirements. **Add-**if its going to be permanent it needs to be certified and meet wind and snow-load requirements.
- **“IMPERVIOUS SURFACE”**- review
- **“IMPROVEMENTS”**- review
- **“INDUSTRIAL USE”**- remove
- **“INSPECTION”**- remove
- **“LAKE & RIVER CLASS”** – use Stearns County definition
- **“LANDING”**- remove
- **“LANDSCAPE AREA”**- end with the word aggregate.
- **“LIFT”**- remove
- **“LOT OF RECORD”**- April 16, 2003 (verify the date)
- **“PETS”** - added
- **“PERMITTED USE”**- remove
- **“PRINCIPAL STRUCTURE”**- remove
- **“RAINWATER GARDEN, RAIN BARRELS, SOAKAWAY PIT/INFILTRATION TRENCH”** - check Stearns County definition
- **“RECREATION AREA USE AREA”** - remove
- **“RESIDENTIAL DWELLING UNIT”** – remove
- **“RESIDENTIAL LOT SUITABLE”** – review
- **“RIVER”** – remove

- “**SHARED INTEREST COMMUNITY**” - check Stearns County definition
- “**SITE MAP**” – review
- “**SITE PLAN**” – review
- “**STAIRWAY**” – remove
- “**STREAM**” – remove
- “**STORMWATER MANAGEMENT PLAN**” – remove
- “**SUBDIVISION**” – check Stearns County definition
- “**TRANSFER OF DEVELOPMENT RIGHTS**” - see ordinance and Stearns county definition
- “**VEGETATION**” - check Stearns County definition
- “**VIEW CORRIDOR**” - review
- “**WATER QUALITY**” - remove

#### ORDINANCE AMENDMENTS:

**PLANNING COMMISSION SIZE REDUCTION:** Chair Honer explained that she received an email that is stating that they want a reduction of two existing Planning Commission members. What that means is that they want a 5 member Commission and one of those members is a liaison from the council. (Refer to Mayor Hagen email hereby attached and marked Exhibit A).

Chair Honer explains that she did some research on other cities regarding members:

- ◆ City of St Augusta has 5 Council and 5 Planning Commission members
- ◆ City of St Joseph has 5 Council and 7 Planning Commission members
- ◆ City of Avon has 5 Council and 5 Planning Commission members
- ◆ City of Cold Spring 5 Council and 5 Planning Commission members

Chair Honer explained that City of Cold Spring has guideline for their Planning Commission Members it is called “Purpose and Membership Guidelines”. After reading these guidelines the City of Rockville should really look at something like this.

Chair Honer read/reference some of the document:

- ◆ **Continuity.** Frequent, significant change in the City’s leadership is disruptive to the operation. The City Council is subject to some turnover every other year. The Planning Commission is subject to very gradual turnover with each passing year. The model of having one commissioner position open each year allows the Council to appoint members that meet their collective vision for the community; yet, the fact that the potential for turnover is very gradual allows for the City’s planning direction to be insulated from violent change.
- ◆ **Mission Statement.** The City Council expects that the Planning Commissioners will support the Mission Statement established by the City Council philosophically, and with their individual contribution to each decision made by the group.
- ◆ **Conflict avoidance.** In order for the relationship to be effective between the City Council and the Planning Commission it is essential that all members of each group recognize that: 1) the City Council is the final authority on all decisions, and that they are responsible for ensuring that the decisions made within the Planning Commission’s purview are reconciled with the other objectives of the community (fiscal, community development, social, etc.); and 2) that the Planning Commission’s expertise on issues that pertain to them are designed to be more advanced than the City Council’s. In essence, so long as the Planning Commission diligently studies the issues, makes decisions solidly grounded in policy, and acts in accordance with the direction set by the Council; the Council should overturn a decision by the Commission only on rare occasions.

- ◆ **Purpose of zoning.** The purpose of zoning is to balance property owners' rights with the rights and needs of the community. It is essential that we keep this premise in mind whenever faced with even the most insignificant decision. It is nearly impossible to find purpose in most of the specific regulations affecting land use, but if you support fully the broader objective you can find justification in each case. Fully supporting the purpose of land use regulation is a prerequisite for membership on the Planning Commission. The Planning Commission should suggest amendments to the zoning ordinance regarding land use regulations; however, the City Council has the only authority to amend any ordinances.

*(Refer the Purpose and Membership Guidelines of the City of Cold Spring hereby attached and marked Exhibit B).*

**EVENT CENTER REPEAL REVIEW ORDINANCE:**

*Motion by Member Borgmann, second by Member Tippelt, request to have a joint meeting with a Facilitator, the City Council, Planning Commission Members and that the City Council holds off on any action regarding the 2 ordinances until the joint meeting has been held and reviewed. Motion carried unanimously*

**PLANNING COMMISSION MEMBER/STAFF REPORT:** None

**ADJOURNMENT** – Motion by Member Borgmann, second by Member Tippelt, to adjourn the meeting at 8:18p.m. Motion carried unanimously.

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**JUDY NEU**  
BILLING CLERK/ADMINISTRATIVE ASST

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**TONI HONER**  
CHAIR

Exhibit A.

pc, council

From: **Jeff Hagen** (jshagen@clearwire.net)  
Sent: Fri 1/09/09 1:45 PM  
To: Toni Honer (yourmortgagelady@hotmail.com)

Hey Toni.

For what it is worth, I have been a very strong advocate of not only reducing the size of the PC but also the Council for a number of years...and I thought it was going to be on the ballot for the election of 2008...and after I resigned, I systematically email people like jim pflapsen and randy volkmuth to push to have it on the ballot this past fall.

They dropped the ball and were not aware of the deadline for doing so and missed it by a week or so.

So now it waits until the ballot of 2010 and I can assure you that it (as well as my mayor position, as a matter of fact) will be on that ballot.

It sounds like there is strong interest by Sue and the majority of the council to have a councilor liaison on the PC and I believe recently that was a voting position...which I agree with.

So a reduction would mean two existing PC members would have to offer up their positions or you guys select who goes off...and I know that can be tough.

For your own comfort, you may want to consider leaving that burden to the councilors...we can pick the best for you to do your job...that is the goal of the city...in my opinion.

Have a good weekend..I will be out of town from Sunday through Sunday coming.

Jeff

PURPOSE AND MEMBERSHIP GUIDELINES

# PLANNING COMMISSION

This document is intended to describe the City Council's understanding of the purpose and role of the Planning Commission, and shall serve as a guide for service on the Commission. The document is reviewed by the City Council periodically to ensure that it meets their expectations.

- 1. Purpose of zoning.** The purpose of zoning is to balance property owners' rights with the rights and needs of the community. It is essential that we keep this premise in mind whenever faced with even the most insignificant decision. It is nearly impossible to find purpose in most of the specific regulations affecting land use, but if you support fully the broader objective you can find justification in each case. Fully supporting the purpose of land use regulation is a prerequisite for membership on the Planning Commission. The Planning Commission should suggest amendments to the zoning ordinance regarding land use regulations; however, the City Council has the only authority to amend any ordinances.
- 2. Mission Statement.** The City Council expects that the Planning Commissioners will support the Mission Statement established by the City Council philosophically, and with their individual contribution to each decision made by the group.
- 3. Conflict avoidance.** In order for the relationship to be effective between the City Council and the Planning Commission it is essential that all members of each group recognize that: 1) the City Council is the final authority on all decisions, and that they are responsible for ensuring that the decisions made within the Planning Commission's purview are reconciled with the other objectives of the community (fiscal, community development, social, etc.); and 2) that the Planning Commission's expertise on issues that pertain to them are designed to be more advanced than the City Council's. In essence, so long as the Planning Commission diligently studies the issues, makes decisions solidly grounded in policy, and acts in accordance with the direction set by the Council; the Council should overturn a decision by the Commission only on rare occasions.
- 4. Communication.** Good communication is the greatest determinant of the health of the relationship between the Planning Commission and the City Council. Communication occurs via two primary sources. Staff has the responsibility to ensure that the communication to both groups is the same prior to the meetings. This will ensure that both groups will draw their conclusions based upon same facts. The role of the liaison between the two groups is at least as important; that individual is the only one that is present at both meetings, and unlike staff, they have a vote in the decisions that are made. The role of the liaison is to ensure consistency in the decisions by both groups, they must be prepared to provide the City Council with the valid arguments presented during the debate on an issue, whether they support those arguments or not. Although considerable effort is dedicated to making sure that the City's land use decisions are objective, the philosophy of zoning requires that members subjectively consider the impacts of an activity on the property, neighborhood and community. It is important, at times, for the liaison to communicate to the Council, the essence of even the feelings that the Commissioners had on the issue, provided that they are based on policy.

Staff shall provide a report (meeting minutes ideally) on the decisions made at a Planning Commission meeting to the Council prior to their meeting. The Commissioners shall consider each land use request in

the context of “findings of fact” as they review the meeting information and view the site. They should contribute their ideas when the findings of fact are established at the meeting.

**5. Continuity.** Frequent, significant change in the City’s leadership is disruptive to the operation. The City Council is subject to some turnover every other year. The Planning Commission is subject to very gradual turnover with each passing year. The model of having one commissioner position open each year allows the Council to appoint members that meet their collective vision for the community; yet, the fact that the potential for turnover is very gradual allows for the City’s planning direction to be insulated from violent change.

**6. Policy understanding.** Each commissioner is expected to have a thorough understanding of the policies relating to both planning (the Comprehensive Plan primarily) and zoning (the Zoning Ordinance primarily) for the city. The City Council expects that staff shall have the most intimate comprehension of these policies because they must implement and enforce them on a day-to-day basis, and shall provide direction to the Planning Commission and City Council on how these policies influence specific decisions that they must make.

Members are expected to notify the group if they feel that changes are necessary to certain components of these policies, and to re-familiarize themselves periodically with these policies. It is expected the Planning Commissioners will bring their City Code books to each formal meeting.

**7. Site visits.** Members are expected to conduct site visits for every specific land use decision that must be made at their upcoming meeting. Staff shall distribute information to the Commission not less than four days in advance of the meeting, about the upcoming meeting. That information shall include site plans for specific requests, which typically have addresses on them. Since one of the primary purposes of the Planning Commission is to dedicate a level of study to issues that the Council does not have the time, experience or expertise to dedicate, the Planning Commission must have gotten a feel for how the project would affect the property and especially the neighborhood. The Council would be expected to rely on the Planning Commission’s position without conducting their own visit of the site in nearly all cases, but would be expected to do so if there are unusual circumstances.

**8. Attendance.** The Council expects that members’ responsibility to their jobs and family will be put ahead of that of the Commission; and yet that there are people that will be able to arrange work on the Planning Commission into their schedules and others that cannot. The Council’s specific expectations with respect to attendance are characterized by two objectives. Firstly, that members will make decisions to miss meetings as they would for missing time at their full-time job. Secondly, that a member is generally expected to miss no more than three scheduled meetings per year.

**9. Staff recommendation.** In order for the system established to work well, it is imperative that staff prepares sound recommendations. The recommendations are a product of staff’s careful study of how the policies apply to a specific case; but also a recognized subjective element, for instance on what affect a variance would have on the neighborhood, or whether a property owner’s hardship is sufficient grounds for that variance. The Planning Commission has not only the right, but also the responsibility to act against the recommendation of staff if warranted; provided that its decision is equally supported by policy. If so, the recommendation of staff and the Planning Commission will be presented to the City Council for consideration.

**MIKE NISTLER STAFF REPORT**  
**12/23/08**

RE: CONDITIONAL USE PERMIT REQUEST  
76.41609.300 Owner: Michael A. Nistler  
Property Address: 25417 County Road 2  
Legal description:

The Northeast Quarter of the Southwest Quarter (NE ¼ SW ¼) northerly of Road,  
Section Six (6), Township One hundred Twenty-three (123) North, Range Twenty-nine (20) West.  
Stearns County, Minnesota.

**REQUEST**

Approval to establish an event center in the A-40 SP-1 District by conditional use permit.

**RELEVANT INFORMATION**

1. Property is zoned A-40 with an SP-1 overlay.
2. Property is 6.45 acres approximately.
3. Michael Nistler and his wife would like to convert their barn into an event center to hold "barn dances" for weddings. The structure has capacity for greater than 100 people, however, Mr. Nistler would like to keep it to 100.
4. 40 parking spaces are required which Mr. Nistler proposes to provide in the rear of the building(s). The parking lot, access road will be constructed of Class V gravel. Ordinance calls for the road to be a dust free surface maintained or paved.
5. There are no neighbors within 150 of the structure – headlights shining on structures should not be an issue.
6. No residential building is within 200 feet of the access road unless the day care center is considered residential. The commercial use was allowed by CUP before consolidation.
7. Mr. Nistler has agreed to the time restrictions and will be requesting beer/wine licenses.
8. No service or operation is being allowed outside of the enclosed premises after sunset. At some time Mr. Nistler would like to add a deck to the west side of the barn (main entrance), but not right now.
9. No sound should be discernible at the property boundary.
10. No light is to be directed off the property, no flashing or blinking lights are visible from any property line, and no light is greater than 0.1 footcandles at the property boundary.
11. The facility has to comply with existing building, zoning and health code regulations. Stearns County Environmental Services issues the septic system permit and Mr. Nistler has contacted them regarding such. Mr. Nistler to provide the information received from Stearns County.
12. Setbacks from neighboring property, residential structures and road right-of-way are in compliance.
13. There is no existing event center within one mile of the boundary of the property. It should be noted that Jacob's Prairie Church is located within a mile.

**RECOMMENDATION**

1. Approve as presented.

Submitted by:  
Rena Weber  
Zoning Administrator

**Judy Neu**

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**From:** Scott Hedlund [shedlund@sehinc.com]  
**Sent:** Tuesday, January 06, 2009 9:54 AM  
**To:** Rena Weber; Judy Neu  
**Subject:** Nistler CUP application review

Rena/Judy,

As requested, I have reviewed the Nistler CUP application. The staff report states that 40 parking stalls are required; that they will be located in the rear of the buildings; and they will be constructed of Class 5 gravel. Based on review and comparison of 2005 aerial photography with the site plan provided by the applicant, it appears that the required 40 improved parking stalls don't exist - rather they will be constructed in existing undeveloped areas of the property - i.e. new impervious surface will be created. Thus a Stormwater Management Plan (SWMP) is required. Please forward the SWMP to me for review when you receive it.

Please contact me with any questions.

Thanks.

Scott D. Hedlund, PE | Associate  
Project Manager  
SEH  
1200 25th Avenue South  
St. Cloud, MN 56302-1717  
320.229.4335 direct  
320.229.4301 fax  
shedlund@sehinc.com  
www.sehinc.com

Information from ESET NOD32 Antivirus, version of virus signature database 3742  
(20090106)

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

**CITY OF ROCKVILLE, MINNESOTA**  
**APPLICATION FOR CONDITIONAL USE PERMIT**  
**CONDITIONAL USE FEE: \$200.00**

Need a Copy of Deed

PLEASE NOTE: ANY COSTS (i.e. LEGAL, ENGINEERING, ADMINISTRATIVE, ETC) INCURRED OVER AND ABOVE THE APPLICATION FEE ARE THE RESPONSIBILITY OF THE PETITIONER)

PROPERTY LOCATION/ADDRESS: 25417 Co Rd 2 St. Cloud MN 56303

LEGAL DESCRIPTION, LOT SUBDIVISION: N.W Qtr of SW Qtr Nthly of Rd Set 6...  
D10#

TAX PARCEL ID NUMBER#: \_\_\_\_\_ EXISTING ZONING: Ag 40

EXPLANATION OF REQUEST: Event Center

If replacing an existing structure, what will be done with the old structure? NOT replacing

Has a variance request been made previously on this property? Yes If yes, when? 1997 (for daycare)

- Provide Individual property owner names/addresses within 350 feet or nearest 10 property owners, whichever is greatest.
- Applicant provides an aerial photo (The photo would depict vegetative cover on property and how it links with adjacent property).
- Applicant provides the distance to the nearest existing driveway.

**PROPERTY OWNER:**

Name (Print): <u>Michael + Susan Nistler</u>	Email: _____
Address: <u>25417 Co Rd 2 St. Cloud MN 56303</u>	
Phone: <u>685-7724</u>	Fax Number: _____
Signature (required): <u>Michael A. Nistler</u>	Date: <u>12/18/08</u>

\*Signature of property owner shall serve as acknowledgement and authorization of this request.

**APPLICANT:**

Name (Print): <u>same as above</u>	Email: _____
Address: _____	
Phone: _____	Fax Number: _____
Signature (required): <u>Michael A. Nistler</u>	Date: <u>12/18/08</u>

**STAFF USE ONLY:**

Complete Application Date: _____
R # _____ Conditional Use Permit Fee Check#: <u>7144</u> Date <u>12/18</u> 101.41000.34103 \$200.00 Permit# <u>08-04CW</u>

**CITY OF ROCKVILLE  
APPLICATION FOR CONDITIONAL USE PERMIT**

Please use this for to explain how your request for a conditional use permit meets the zoning requirements.

1. Not a burden on public facilities.

NO - private facilities.

2. Compatible with existing and planned adjacent uses.

Dam located in a area where it will not directly impact any neighbors.

3. No adverse affect on adjacent properties.

NO.

4. Related to the needs of the City.

Will actually increase tax revenue for the city.

5. Consistent with the Comprehensive Plan.

yes. Actually works hand in hand with future land use.

6. Not a traffic Hazard.

traffic will be minimally impacted.

7. Adequate parking and loading.

More than sufficient

8. Not detrimental to health, safety, and welfare.

No health, safety or welfare concerns.

9. Flood plan.

Property is not located in a flood plain area.

A conditional use permit cannot be granted unless evidence is presented that satisfies the conditions above. Failure to adequately provide such information may result in a denial of your request for a conditional use permit. (Attach additional sheets if necessary).



# City of Rockville



### Options:

Select option...



### Property Information:

Pin: 76.41609.0300

Owner Name:  
NISTLER, MICHAEL A

Street Address:  
25417 COUNTY ROAD 2  
ST CLOUD MN 56301

Owner Address:  
25417 COUNTY ROAD 2  
ST CLOUD MN 56303

Acres: 6.45

Legal Description:  
6.45 A. PART OF NE4S/4 LYING N'LY  
OF CO RD 2 OLD NUM 28.16845.00  
0

Plat Name:

Lot:

Block:

[View Parcel Report](#)

[View Map Layers](#)

Active Layer: parcel

Active Tool: Zoom In

697732.28 ↔ 177672

Find Address

Find By Address:

House Number:

Find Name

Do not enter street direction (E,W,N,S) or street suffix

Street Name:

(ex. ave, hwy, etc.) A list of potential matches will be

Search



## Conditional Use Permit

I have asked Rena the City Administrator to read into the record, the following observations. Not only as they relate to the Mike Nistler Event Center request specifically but even more importantly how the ordinance change could or will affect the future. I believe we first must be mindful the change will only affect the Zoned Ag .40 land with the SP-1 Overlay. It is my belief that the Event Center being allowed as a permitted use, **with the proper restrictive conditions applied**, is a fine example of the highest and best use for that portion of the 6.5 +/- acres that this specific barn is located upon. There may be nearly a dozen of these nostalgic barns, located on previously prosperous family farms in the city limits, which may lend this type of opportunity for its owners. An example of a great use may be to have a petting zoo of domesticated farm animals along with exotic birds, reptiles i.e. turtles, fish etc. the list goes on and on. When allowing additional permitted uses the important thing to remember is to have the proper restrictive conditions applied and deliberate on a case by case basis.

How this memorandum relates to the specifics of the Mike Nistler Event Center request I submit the following

I have reviewed the Dec. 17, 2008 council minutes along with being present as an observer at the Jan. 13, 2009 Planning/Zoning Commission Meeting. I have reviewed the information brought forward by City Engineer, as it relates to this application, along with the findings of the Planning Commission.

I concur with the proposed conditions being brought forward by the Planning Commission along with one additional submittal. That request would be to have the applicant provide the City with a modified site plan that specifically shows the location of the proposed 40 parking stalls with impervious surface. Along with a **properly engineered** Storm Water Pollution Prevention Plan (SWPPP) as it relates to the additional impervious area.

If the additional request is accepted and provided by the applicant and if no additional conditions are brought forward that would change the intent of the proposed conditions, I will go on record as being in favor of granting the Conditional Use Permit.

I am painfully aware that my affirmative absentee vote may not be counted because, as per state statute's, you must be physically present at the council meeting to conduct official business

I urge my fellow city councilors to approve the afore mentioned Conditional Use Permit request.

**NOTE:** I believe December 18, 2008 (1<sup>st</sup> business day after completed application was presented and acted upon) starts the clock ticking regarding the 60 day rule. *Please verify with City Administrator.*

*Submitted by: Rockville City Councilor*

Duane P. Willenbring

12/18/08

**ROCKVILLE ACTIVITY**

**DECEMBER 2008**

**TOTAL HOURS 46.5**

***(SEE ATTACHED ACTIVITY LIST FOR DETAILS)***

# ALL CITATIONS FOR ROCKVILLE - DEC 2008

Area	Offense_Date	Citation_Number	Case_Number	Charge
CITY OF ROCKVILLE	12/09/2008 22:00:00	ST 459-031	08066058	169-797-2 NO INSURANCE
CITY OF ROCKVILLE	12/12/2008 02:35:00	ST 487-390	08067846	EXPIRED REGISTRATION-MS
CITY OF ROCKVILLE	12/14/2008 01:39:00	ST 437-090	08068256	LIQUOR-UNDERAGE CONSUMPTION 18-
CITY OF ROCKVILLE	12/14/2008 22:28:00	ST 427-932	07064812	DRIVING AFTER SUSPENSION-MS
CITY OF ROCKVILLE	12/15/2008 02:58:00	ST 495-074	08068402	ORD PROHIBITED PARKING 2003.07 SEC
CITY OF ROCKVILLE	12/15/2008 03:10:00	ST 495-075	08068403	ORD PROHIBITED PARKING 2003.7 SEC 7
CITY OF ROCKVILLE	12/15/2008 06:18:00	ST 487-856	08068415	SS169-13-2 CARELESS DRIVING
CITY OF ROCKVILLE	12/17/2008 02:55:00	ST 489-630	08060854	WINTER PARKING VIOLATION 2003-07 S
CITY OF ROCKVILLE	12/17/2008 10:39:00	ST 460-602	08068828	71-06 PARKING VIOLATION
CITY OF ROCKVILLE	12/19/2008 03:25:00	ST 495-167	08069194	TRAF-AC-GM-3RD DEG DWI-UI ALCOHOL
CITY OF ROCKVILLE	12/19/2008 03:25:00	ST 495-167	08069194	169A-20 1 5 169A-26 TRAF-AC-GM-3RD-D
CITY OF ROCKVILLE	12/19/2008 03:56:00	ST 459-032	08069199	SS152-027-4-A DRUGS-SMALL AMOUNT I
CITY OF ROCKVILLE	12/21/2008 13:05:00	ST 489-984	08069636	FAILURE TO USE DO CARE
CITY OF ROCKVILLE	12/21/2008 17:32:00	ST 489-216	08069660	85.018 S5 (A) UNLAWFLUL VEHICLE ON T
CITY OF ROCKVILLE	12/22/2008 22:02:00	ST 490-370	08069852	NO PROOF OF INSURANCE
CITY OF ROCKVILLE	12/23/2008 18:26:00	ST 490-331	08069998	SPEEDING
CITY OF ROCKVILLE	12/30/2008 03:31:00	ST 494-522	08071170	TRAF-AC-MS-4TH DEG DWI-UI ALCOHOL
CITY OF ROCKVILLE	12/30/2008 03:31:00	ST 494-522	08071170	TRAF-AC-GM-3RD DEG DWI-REFUSAL T
CITY OF ROCKVILLE	12/30/2008 03:31:00	ST 494-522	08071170	SS169A-35-3 OPEN CONTAINER IN MOT
CITY OF ROCKVILLE	12/30/2008 04:55:00	ST 487-609	08071176	ORD 2003-07-71-06-A PARKING VIOLATIC
CITY OF ROCKVILLE	12/31/2008 05:20:00	ST 458-369	08071316	ORD2003-07-71-06-A WINTER PARKING \

# ALL CALLS IN ROCKVILLE - DEC 2008

City	Date Received	Call Number	Complaint	Description
ROCKVILLE	12/05/2008 23:35:53	08066719	1050	ACCIDENT
ROCKVILLE	12/21/2008 13:05:46	08069636	1050	ACCIDENT
ROCKVILLE	12/27/2008 06:47:02	08070643	1050	ACCIDENT
ROCKVILLE	12/27/2008 19:07:26	08070740	1050	ACCIDENT
ROCKVILLE	12/27/2008 19:48:09	08070751	1056	INTOXICATED DRIVER
ROCKVILLE	12/23/2008 11:18:03	08069932	911H	911 HANGUP CALL
ROCKVILLE	12/01/2008 10:16:09	08065774	911H	911 HANGUP CALL
ROCKVILLE	12/06/2008 01:32:36	08066745	AL	ALARM
ROCKVILLE	12/08/2008 09:10:00	08067136	AL	ALARM
ROCKVILLE	12/23/2008 00:07:33	08069860	AL	ALARM
ROCKVILLE	12/23/2008 07:32:07	08069906	AL	ALARM
ROCKVILLE	12/18/2008 17:35:49	08069066	AL	ALARM
ROCKVILLE	12/30/2008 19:23:05	08071264	AL	ALARM
ROCKVILLE	12/31/2008 17:39:47	08071456	AL	ALARM
ROCKVILLE	12/14/2008 01:38:33	08068256	ALMC	ALCOHOL MINOR CONSUMPTION
ROCKVILLE	12/11/2008 20:17:50	08067791	ANI	ANIMAL COMPLAINT
ROCKVILLE	12/08/2008 08:40:39	08067132	ANI	ANIMAL COMPLAINT
ROCKVILLE	12/02/2008 20:01:14	08066041	ANI	ANIMAL COMPLAINT
ROCKVILLE	12/09/2008 13:53:45	08067343	ASSTA	AGENCY ASSIST
ROCKVILLE	12/07/2008 02:22:12	08066982	ASSTA	AGENCY ASSIST
ROCKVILLE	12/07/2008 03:11:26	08066992	ASSTA	AGENCY ASSIST
ROCKVILLE	12/14/2008 01:40:03	08068258	BC	BAR CHECK/BAR CROWD
ROCKVILLE	12/14/2008 01:40:22	08068260	BC	BAR CHECK/BAR CROWD
ROCKVILLE	12/19/2008 23:19:53	08069393	BC	BAR CHECK/BAR CROWD
ROCKVILLE	12/01/2008 02:31:30	08065745	CC	CITIZEN CONTACT
ROCKVILLE	12/01/2008 04:18:53	08065749	CONTR	CONTRACT
ROCKVILLE	12/01/2008 20:15:22	08065843	CONTR	CONTRACT
ROCKVILLE	12/02/2008 14:59:16	08065989	CONTR	CONTRACT
ROCKVILLE	12/03/2008 04:50:33	08066101	CONTR	CONTRACT
ROCKVILLE	12/03/2008 21:54:53	08066266	CONTR	CONTRACT
ROCKVILLE	12/04/2008 10:31:36	08066314	CONTR	CONTRACT
ROCKVILLE	12/05/2008 04:37:47	08066515	CONTR	CONTRACT
ROCKVILLE	12/05/2008 19:30:13	08066637	CONTR	CONTRACT
ROCKVILLE	12/06/2008 02:00:07	08066751	CONTR	CONTRACT
ROCKVILLE	12/07/2008 21:54:43	08067085	CONTR	CONTRACT
ROCKVILLE	12/12/2008 05:04:38	08067849	CONTR	CONTRACT
ROCKVILLE	12/12/2008 17:58:20	08067953	CONTR	CONTRACT
ROCKVILLE	12/13/2008 01:57:59	08068052	CONTR	CONTRACT
ROCKVILLE	12/08/2008 18:13:13	08067201	CONTR	CONTRACT
ROCKVILLE	12/09/2008 00:26:23	08067246	CONTR	CONTRACT
ROCKVILLE	12/09/2008 10:56:41	08067313	CONTR	CONTRACT
ROCKVILLE	12/09/2008 22:18:09	08067452	CONTR	CONTRACT
ROCKVILLE	12/10/2008 02:05:44	08067469	CONTR	CONTRACT
ROCKVILLE	12/10/2008 19:27:14	08067617	CONTR	CONTRACT
ROCKVILLE	12/11/2008 15:27:37	08067739	CONTR	CONTRACT
ROCKVILLE	12/14/2008 14:34:31	08068331	CONTR	CONTRACT
ROCKVILLE	12/15/2008 21:54:05	08068583	CONTR	CONTRACT
ROCKVILLE	12/16/2008 04:36:07	08068607	CONTR	CONTRACT
ROCKVILLE	12/16/2008 18:53:13	08068737	CONTR	CONTRACT
ROCKVILLE	12/14/2008 01:23:58	08068255	CONTR	CONTRACT
ROCKVILLE	12/20/2008 01:49:44	08069434	CONTR	CONTRACT
ROCKVILLE	12/21/2008 00:52:34	08069583	CONTR	CONTRACT
ROCKVILLE	12/18/2008 19:13:31	08069090	CONTR	CONTRACT
ROCKVILLE	12/17/2008 22:34:35	08068941	CONTR	CONTRACT
ROCKVILLE	12/19/2008 22:58:14	08069387	CONTR	CONTRACT
ROCKVILLE	12/23/2008 04:48:36	08069894	CONTR	CONTRACT
ROCKVILLE	12/21/2008 22:37:11	08069685	CONTR	CONTRACT
ROCKVILLE	12/22/2008 04:38:17	08069710	CONTR	CONTRACT
ROCKVILLE	12/22/2008 21:17:57	08069843	CONTR	CONTRACT

City	Date Received	Call Number	Complaint	Description
ROCKVILLE	12/23/2008 18:05:44	08069996	CONTR	CONTRACT
ROCKVILLE	12/25/2008 10:09:28	08070283	CONTR	CONTRACT
ROCKVILLE	12/26/2008 01:45:40	08070378	CONTR	CONTRACT
ROCKVILLE	12/26/2008 21:56:43	08070566	CONTR	CONTRACT
ROCKVILLE	12/31/2008 20:30:43	08071491	CONTR	CONTRACT
ROCKVILLE	12/30/2008 19:52:25	08071270	CONTR	CONTRACT
ROCKVILLE	12/29/2008 22:29:39	08071150	CONTR	CONTRACT
ROCKVILLE	12/24/2008 14:51:32	08070165	CONTR	CONTRACT
ROCKVILLE	12/24/2008 21:04:40	08070227	CONTR	CONTRACT
ROCKVILLE	12/28/2008 14:32:55	08070915	CONTR	CONTRACT
ROCKVILLE	12/28/2008 20:13:28	08070950	CONTR	CONTRACT
ROCKVILLE	12/03/2008 11:10:01	08066144	DARE	DARE PROGRAM
ROCKVILLE	12/03/2008 17:30:04	08066220	DOG	DOG COMPLAINT/BARKING
ROCKVILLE	12/02/2008 10:14:44	08065926	DOG	DOG COMPLAINT/BARKING
ROCKVILLE	12/21/2008 12:11:19	08069630	DRIVE	DRIVING COMPLAINT
ROCKVILLE	12/19/2008 02:59:14	08069194	DWI	DRUNK DRIVER ARREST
ROCKVILLE	12/30/2008 02:59:23	08071170	DWI	DRUNK DRIVER ARREST
ROCKVILLE	12/30/2008 05:24:58	08071179	FUP	FOLLOW UP
ROCKVILLE	12/13/2008 20:44:10	08068181	FUP	FOLLOW UP
ROCKVILLE	12/13/2008 21:24:17	08068184	FUP	FOLLOW UP
ROCKVILLE	12/14/2008 01:48:50	08068264	FUP	FOLLOW UP
ROCKVILLE	12/31/2008 07:31:02	08071321	HAZ	HAZARD
ROCKVILLE	12/31/2008 14:38:10	08071423	HAZ	HAZARD
ROCKVILLE	12/21/2008 04:55:47	08069603	MED	MEDICAL EMERGENCY
ROCKVILLE	12/25/2008 01:30:22	08070259	NOISE	NOISE COMPLAINT
ROCKVILLE	12/23/2008 17:42:13	08069993	OPEND	OPEN DOOR
ROCKVILLE	12/31/2008 18:03:43	08071460	ORD	ORDINANCE VIOLATION
ROCKVILLE	12/16/2008 20:09:37	08068748	PAPSV	PAPER SERVICE
ROCKVILLE	12/02/2008 15:27:59	08065992	PARK24	24 HOUR PARKING VIOLATION
ROCKVILLE	12/17/2008 10:38:59	08068828	PARKV	PARKING VIOLATION
ROCKVILLE	12/15/2008 02:58:03	08068402	PARKV	PARKING VIOLATION
ROCKVILLE	12/15/2008 03:10:58	08068403	PARKV	PARKING VIOLATION
ROCKVILLE	12/31/2008 05:16:45	08071316	PARKV	PARKING VIOLATION
ROCKVILLE	12/30/2008 04:53:51	08071176	PARKV	PARKING VIOLATION
ROCKVILLE	12/20/2008 02:54:42	08069443	PARKV	PARKING VIOLATION
ROCKVILLE	12/20/2008 03:06:27	08069444	PARKV	PARKING VIOLATION
ROCKVILLE	12/20/2008 03:06:52	08069445	PARKV	PARKING VIOLATION
ROCKVILLE	12/07/2008 11:11:26	08067018	PERD	ISSUE DEER PERMIT
ROCKVILLE	12/16/2008 22:49:47	08068771	PHONE	PHONE COMPLAINT
ROCKVILLE	12/12/2008 22:18:19	08067994	PHONE	PHONE COMPLAINT
ROCKVILLE	12/19/2008 03:55:47	08069199	POSSD	DRUGS-PARAPHERNALIA/POSSES
ROCKVILLE	12/08/2008 17:27:30	08067197	PRDAM	PROPERTY DAMAGE
ROCKVILLE	12/07/2008 01:36:21	08066970	ROB	ROBBERY
ROCKVILLE	12/17/2008 02:29:47	08068784	STALL	STALLED VEHICLE
ROCKVILLE	12/23/2008 12:22:25	08069946	STALL	STALLED VEHICLE
ROCKVILLE	12/28/2008 04:59:52	08070873	SUSV	SUSPICIOUS VEHICLE
ROCKVILLE	12/31/2008 23:17:54	08071536	SUSV	SUSPICIOUS VEHICLE
ROCKVILLE	12/14/2008 00:18:54	08068242	SUSV	SUSPICIOUS VEHICLE
ROCKVILLE	12/03/2008 22:55:54	08066271	SUSV	SUSPICIOUS VEHICLE
ROCKVILLE	12/02/2008 21:29:09	08066058	Traffic Stop	TRAFFIC STOP
ROCKVILLE	12/01/2008 20:31:48	08065847	Traffic Stop	TRAFFIC STOP
ROCKVILLE	12/06/2008 22:53:19	08066927	Traffic Stop	TRAFFIC STOP
ROCKVILLE	12/17/2008 22:18:05	08068937	Traffic Stop	TRAFFIC STOP
ROCKVILLE	12/15/2008 22:21:41	08068589	Traffic Stop	TRAFFIC STOP
ROCKVILLE	12/13/2008 02:21:11	08068060	Traffic Stop	TRAFFIC STOP
ROCKVILLE	12/12/2008 02:35:25	08067846	Traffic Stop	TRAFFIC STOP
ROCKVILLE	12/31/2008 23:50:44	08071548	Traffic Stop	TRAFFIC STOP
ROCKVILLE	12/30/2008 06:05:28	08071180	Traffic Stop	TRAFFIC STOP
ROCKVILLE	12/23/2008 18:26:12	08069998	Traffic Stop	TRAFFIC STOP
ROCKVILLE	12/24/2008 01:44:35	08070068	Traffic Stop	TRAFFIC STOP
ROCKVILLE	12/22/2008 22:02:24	08069852	Traffic Stop	TRAFFIC STOP
ROCKVILLE	12/19/2008 02:52:28	08069193	Traffic Stop	TRAFFIC STOP
ROCKVILLE	12/19/2008 20:17:27	08069340	TRAFFIC STOP	TRAFFIC STOP

<u>City</u>	<u>Date Received</u>	<u>Call Number</u>	<u>Complaint</u>	<u>Description</u>
ROCKVILLE	12/19/2008 22:09:59	08069365	Traffic Stop	TRAFFIC STOP
ROCKVILLE	12/19/2008 16:09:50	08069297	VDITCH	VEHICLE IN THE DITCH
ROCKVILLE	12/21/2008 17:32:24	08069660	VDITCH	VEHICLE IN THE DITCH
ROCKVILLE	12/26/2008 23:01:36	08070585	VDITCH	VEHICLE IN THE DITCH
ROCKVILLE	12/26/2008 23:20:02	08070592	VDITCH	VEHICLE IN THE DITCH
ROCKVILLE	12/28/2008 20:42:44	08070956	VDITCH	VEHICLE IN THE DITCH
ROCKVILLE	12/17/2008 08:14:38	08068808	VDITCH	VEHICLE IN THE DITCH
ROCKVILLE	12/15/2008 06:18:19	08068415	VDITCH	VEHICLE IN THE DITCH
ROCKVILLE	12/05/2008 22:47:47	08066699	VDITCH	VEHICLE IN THE DITCH
ROCKVILLE	12/31/2008 16:51:25	08071450	WELF	WELFARE CHECK
ROCKVILLE	12/22/2008 22:08:54	08069854	WELF	WELFARE CHECK
ROCKVILLE	12/09/2008 16:46:53	08067398	WOPA	WRONGFULLY OBTAINING PUBLIC
ROCKVILLE	12/09/2008 16:50:03	08067399	WOPA	WRONGFULLY OBTAINING PUBLIC
ROCKVILLE	12/09/2008 16:51:59	08067400	WOPA	WRONGFULLY OBTAINING PUBLIC

# ROCKVILLE CONTRACT - DEC 2008

<u>Actual Incid City</u>	<u>Date Received</u>	<u>Comp</u>	<u>Call Number</u>	<u>Complaint</u>	<u>First Unit</u>
ROCKVILLE	12/01/2008 04:18:53	04:49:16	08065749	CONTR	2573
ROCKVILLE	12/01/2008 20:15:22	21:18:39	08065843	CONTR	2540
ROCKVILLE	12/02/2008 14:59:16	16:16:21	08065989	CONTR	2541
ROCKVILLE	12/03/2008 04:50:33	05:50:09	08066101	CONTR	2559
ROCKVILLE	12/03/2008 21:54:53	23:15:25	08066266	CONTR	2567
ROCKVILLE	12/04/2008 10:31:36	11:35:22	08066314	CONTR	2542
ROCKVILLE	12/05/2008 04:37:47	05:41:44	08066515	CONTR	2566
ROCKVILLE	12/05/2008 19:30:13	20:30:26	08066637	CONTR	2561
ROCKVILLE	12/06/2008 02:00:07	03:00:56	08066751	CONTR	2554
ROCKVILLE	12/07/2008 21:54:43	22:57:18	08067085	CONTR	2569
ROCKVILLE	12/08/2008 18:13:13	19:17:15	08067201	CONTR	2572
ROCKVILLE	12/09/2008 00:26:23	01:32:24	08067246	CONTR	2558
ROCKVILLE	12/09/2008 10:56:41	11:58:33	08067313	CONTR	2548
ROCKVILLE	12/09/2008 22:18:09	23:19:38	08067452	CONTR	2574
ROCKVILLE	12/10/2008 02:05:44	03:03:13	08067469	CONTR	2563
ROCKVILLE	12/10/2008 19:27:14	20:30:27	08067617	CONTR	2561
ROCKVILLE	12/11/2008 15:27:37	16:29:27	08067739	CONTR	2541
ROCKVILLE	12/12/2008 05:04:38	06:04:34	08067849	CONTR	2565
ROCKVILLE	12/12/2008 17:58:20	19:28:00	08067953	CONTR	2579
ROCKVILLE	12/13/2008 01:57:59	03:01:18	08068052	CONTR	2575
ROCKVILLE	12/14/2008 01:23:58	02:32:52	08068255	CONTR	2573
ROCKVILLE	12/14/2008 14:34:31	15:42:20	08068331	CONTR	2564
ROCKVILLE	12/15/2008 21:54:05	22:55:53	08068583	CONTR	2540
ROCKVILLE	12/16/2008 04:36:07	05:36:57	08068607	CONTR	2581
ROCKVILLE	12/16/2008 18:53:13	21:07:37	08068737	CONTR	2578
ROCKVILLE	12/17/2008 22:34:35	23:36:07	08068941	CONTR	2561
ROCKVILLE	12/18/2008 19:13:31	20:16:43	08069090	CONTR	2576
ROCKVILLE	12/19/2008 22:58:14	00:13:07	08069387	CONTR	2547
ROCKVILLE	12/20/2008 01:49:44	02:49:32	08069434	CONTR	2559
ROCKVILLE	12/21/2008 00:52:34	01:53:59	08069583	CONTR	2567
ROCKVILLE	12/21/2008 22:37:11	23:43:02	08069685	CONTR	2580
ROCKVILLE	12/22/2008 04:38:17	05:43:12	08069710	CONTR	2554
ROCKVILLE	12/22/2008 21:17:57	22:40:23	08069843	CONTR	2540
ROCKVILLE	12/23/2008 04:48:36	05:55:31	08069894	CONTR	2573
ROCKVILLE	12/23/2008 18:05:44	19:06:53	08069996	CONTR	2569
ROCKVILLE	12/24/2008 14:51:32	16:46:01	08070165	CONTR	2546
ROCKVILLE	12/24/2008 21:04:40	22:05:01	08070227	CONTR	2569
ROCKVILLE	12/25/2008 10:09:28	11:06:48	08070283	CONTR	2557
ROCKVILLE	12/26/2008 01:45:40	02:49:59	08070378	CONTR	2563
ROCKVILLE	12/26/2008 21:56:43	23:01:23	08070566	CONTR	2579
ROCKVILLE	12/28/2008 14:32:55	16:06:46	08070915	CONTR	2541
ROCKVILLE	12/28/2008 20:13:28	21:13:01	08070950	CONTR	2561
ROCKVILLE	12/29/2008 22:29:39	00:53:56	08071150	CONTR	2549
ROCKVILLE	12/30/2008 19:52:25	20:58:28	08071270	CONTR	2571
ROCKVILLE	12/31/2008 20:30:43	22:00:43	08071491	CONTR	2569