

**MINUTES OF A REGULAR PLANNING COMMISSION MEETING HELD,  
TUESDAY, JULY 12, 2011 – 6:30 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. Absent Susan Palmer. Liaison Jeff Howe arrived @ 7:00 p.m.

Staff members present were: Billing Clerk/Administrative Assistant Judy Neu.

Council Member Jerry Schmitt.

Others present: John Vandereyk.

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

**APPROVAL OF MINUTES 06/14/11 – Motion by Member Bechtold, second by Member Tippelt, to approve the minutes of 06/14/11 as presented. Motion carried unanimously.**

**NEW BUSINESS**

**INFORMATIONAL LISA HUNSTIGER LOCATE NEW BUSINESS IN AG-40 DISTRICT-** Removed from agenda.

**ADDITIONS TO AGENDA – ADMINSTRATIVE PLAT VIRGINIA VANDEREYK @ 7520 COUNTY ROAD 47** - John Vandereyk @ 7652 County Road 47 explained that he would like to purchase 5 acres from his mother that abuts his property for the reason that if his mother would no longer be able to live in her home and they would need to sell the property he doesn't want someone to be able to split off 5 acres and build on it. The land is currently farmed by the Molitor's.

**CERTIFICATE OF COMPLIANCE**

STATE OF MINNESOTA )  
COUNTY OF STEARNS ) ss  
CITY OF ROCKVILLE )

RE: These descriptions are intended for the Theodore Vandereyk and Virginia Vandereyk (husband & wife) tract to be retained and the remaining tract to be transferred to John T. Vandereyk and Terese M. Vandereyk (husband & wife) in the City of Rockville.

The following described property is the new legal description for Theodore Vandereyk and Virginia Vandereyk parcel #76.41622.0100.

**TRACT B:** That part of the S 1/2 of the SE 1/4 of Section 12, Township 123, Range 29, Stearns County, Minnesota, described as follows: Commencing at the Southeast corner of said Section 12; thence on an assumed bearing of WEST along the South line of said Section 12, for a distance of 1289.40 feet to the point of beginning of the tract herein described; thence continue on a bearing of WEST along last said line, 200.00 feet; thence on a bearing of N 01°53'00" E, 1090.00 feet; thence on a bearing of EAST, 200.00 feet to its intersection with a line bearing N 01°53'00" E from the point of beginning; thence on a bearing of S 01°53'00" W along last said line, 1090.00 feet to the point of beginning.

Subject to easements of record.  
Subject to the rights of the public in County Road No. 47  
Containing 5.00 acres, more or less.

The following described property is to be attached to John T. Vandereyk & Terese M. Vandereyk parcel #76.41621.0900

All that part of the S1/2 of SE ¼ of Section 12, Township 123 North, Range 29 West, Stearns County, Minnesota, described as follows: Commencing at the southeast corner of said Section 12; thence in a

westerly direction along the south line of said Section 12 (bearing N 90°00' W) for a distance of 1489.49 feet to the point of beginning; thence continuing along the afore-described line, said line also being described as the centerline of County Road number 47, (bearing N 90° 00' W) for a distance of 512.80 feet; thence deflect right 91° 53' (bearing N 01° 53' E) for a distance of 850.00 feet; thence deflect right 88° 07' (bearing S 90° 00' E) for a distance of 512.80 feet; thence deflect right 91° 53' (bearing S 01° 53' W) for a distance of 850.00 feet to the point of beginning and there terminating. Containing 10.00 acres more or less and being subject to any and all easements of record.

And to attach the following description:

**TRACT A:** That part of the S 1/2 of the SE 1/4 of Section 12, Township 123, Range 29, Stearns County, Minnesota, described as follows: Commencing at the Southeast corner of said Section 12; thence on an assumed bearing of WEST along the South line of said Section 12, for a distance of 1289.40 feet to the point of beginning of the tract herein described; thence continue on a bearing of WEST along last said line, 200.00 feet; thence on a bearing of N 01°53'00" E, 1090.00 feet; thence on a bearing of EAST, 200.00 feet to its intersection with a line bearing N 01°53'00" E from the point of beginning; thence on a bearing of S 01°53'00" W along last said line, 1090.00 feet to the point of beginning.

Subject to easements of record.

Subject to the rights of the public in County Road No. 47

Containing 5.00 acres, more or less.

Said split is for non-building purposes only.

The Rockville City Planning Commission has reviewed this split and found it to be in compliance with the standards set forth in the City of Rockville.

***Motion by Member Borgmann, second by Member Tippelt, approved the Administrative Plat as present. Motion carried unanimously.***

**PLANNING COMMISSION MEMBER/STAFF REPORT –**

- ◆ **UPDATE ON ADMINISTRATIVE PLATS & DECLARATION OF RESTRICTION-** Judy Neu reported under the Administrative Plat- land that is split off the 40 acres rule would still apply and you would need to set aside the difference and a Declaration of Restriction would be recorded. If the property owner wanted to develop all the land the only way to lift the Declaration of Restriction would be by both parties (property owners) would need to rezone their property otherwise the restriction would remain and the property owner could only develop what is not restricted.
- ◆ **UPDATE ON JUNE 28<sup>TH</sup> SITE VISITS-** Chair Honer reported on:
  - Mark Schneider – Everything looks good, Mark would need to apply for the Conditional Use permit for a new business and then pull a building permit application if granted.
  - Ruth Brown - Would like to receive a letter in detail on what they need to do.
  - Monte Burger – Need to verify what the previous dimension on patio was and what is currently there.
  - Brian & Chris Drown – Construction is on hold.
- ◆ **SCHEDULE NEXT SITE VISITS- None at this time**

**MUELLER PIT:** Jerry Bechtold explained that he would like to give some history, background and a status report on Mueller Pit. In 1947 the County Commissioner decided to start upgrading roads that were closer to the City of St Cloud. The pit that Stearns County was using to maintain the gravel roads they were having a hard time finding any material to put on hard surface roads so they contact the Geography Department at St Cloud State to find good aggregate pits. This is how the Mueller pit got selected. At the Mueller pit currently there is a 14 or 15 foot depression compare to the grade, originally that was a glacier ridge that was above grade. The aggregate that is there is clean, no contamination, its about 40% rock. Since 1950 the Mueller Pit was used quite frequently. It is a great source of product.

**ADJOURNMENT – Motion by Member Borgmann, second by Member Bechtold, to adjourn the meeting at 7:57 p.m. Motion carried unanimously.**

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**JUDY NEU**  
**BILLING CLERK/ADMINISTRATIVE ASST**

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**TONI HONER**  
**CHAIR**