



CITY OF ROCKVILLE

229 Broadway Street East

P.O. Box 93

Rockville MN 56369

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Jeff Hagen, Mayor
Don Simon, Councilor
Susan Palmer, Councilor
Richard Tallman, Councilor
Duane Willenbring, Councilor

Martin M. Bode, City Administrator
Judy Neu, Finance Director
Nick Waldbillig, Public Works Director
Debbie Weber, Administrative Assistant

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NOTICE OF PUBLIC HEARING CITY OF ROCKVILLE

Notice is hereby given that the Rockville Planning Commission will hold a public hearing on **Tuesday, May 10th, 2016 at approximately 6:00 p.m. at Rockville City Hall – 229 Broadway Street East** to consider the request of Edward J & Sandra E Schutz to rezone the property. The address of the property is: 25173 County Road 138-Rockville, MN with a Parcel No. 76.41607.0402

The request is rezone from R-1 – to RR, and to amend the Comprehensive Plan & Map to Agricultural Transitional.

All persons attending the hearing and wishing to address the Planning Commission will have an opportunity to do so. Those not able to be present at this meeting should submit their opinions in writing to the Rockville City Administrator, P.O. Box 93, Rockville, MN 56369 prior to the hearing.

Martin M. Bode
City Administrator/Clerk

Publish 04.26.16
Cold Spring Record

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Schutz Edward & Sandra Rezone R.1 to RR.wd.doc

Edward and Sandra Schutz

STAFF REPORT

May 10, 2016

Rockville Planning Commission; City Council

Re: Re-Zoning Request
76.41607.0402: Owners: Edward and Sandra Schutz
Property Address: 25173 County Road 138, Rockville, MN

Re-Zoning Requested:

1. Request to re-zone 24.2 acre parcel more or less from R-1/B-2 to RR.

Purpose of Requests:

1. To continue to allow for raising of farm animals.

Relevant Information:

1. Property contains 24.2 acres more or less.
2. 8 notices of public hearing were sent out.
3. This property is currently zoned R-1/B-2
4. This property prior to annexation was zoned Ag-40
5. Have a feedlot permit for 7 units
6. Future Land Use Map – Low density residential (not agricultural)
7. This area has a 300 foot Shoreland setback

PLANNING COMMISSION RECOMMENDATION

1. Consider Approval, Must Adhere to County Animal Unit Guidelines.

Submitted by:
Martin M. Bode
City Administrator-Clerk

Schutz, Edward and Sandra Rezone 04.12.16

CITY OF ROCKVILLE REQUEST TO CHANGE ZONING DISTRICT

The information on this form must be typed or printed legibly. State law requires that a public hearing must be held to rezone property. The applicant **must** attend the public hearing to discuss the request, which will be held before the Planning Commission. The Planning Commission shall make a report to the City Council upon any application for rezoning and shall recommend to the City Council (3/4 vote required) whatever action it deems advisable. The City Council meeting at which zoning issues will be considered on the 1st or 3rd Wednesday of each month at 7:00 p.m.; the Planning Commission meetings are held the Tuesday immediately preceding that City Council meeting.

Owner's Name: EDWARD J. SCHUTZ Applicant's Name: SAME
Property Address 25173 Co. Rd. 138 87% CLOUD MN. Daytime phone: 320-251-8306
Present Zone: R-1 56301 Requested Zone: RR

The Applicant must provide a legal description (From the deed) for the property. The City will not be responsible for utilizing an incorrect legal description. This information is required to make sure that maps are properly updated, and that the project that follows the rezoning conforms to the Zoning Ordinance. Please write the legal description here; if it is lengthy, you may attach on a separate sheet (in this case write "See attached sheet").

3-123-29 24.20A SE 4SE 4 Less Part Beg SE Cor Sec 4 N AIG E LN 924.90'-N74'
W 1160.28' to CL City Rd #138-SIDE ALG CL 203.98'-N76DW 138.16'-S81D W 104.50'-S57D W 161.82'-
N71D W 191.43'-S85D W 138' to thread of Stream of Sawk River - sly Along thread to SLN Sec
Section 03 Township 123 Rang 029

Do not check the boxes on this form; this section must be completed by the Zoning Administrator. The Zoning Administrator will check "yes" if the applicant has met that specific requirement or there is an unusual reason that the requirement does not apply (in which case the reason must be noted in the space provided).

YES NO # Item

1. **Fee Paid.** The Applicant must submit payment for the rezoning application fee of \$200.00 prior to processing this application. Once the notice has been sent to the *Cold Spring Record*, the fee is non-refundable.
2. **Site Plan.** A site plan of the *proposed* use of the property *after* the property has been rezoned must be submitted with this application. The site plan must be neatly drawn **to scale**; grid paper is available at City Hall if needed. Be sure to draw, label and show dimensions for:

<input type="checkbox"/> All Buildings	<input type="checkbox"/> North Directional Arrow	<input type="checkbox"/> Streets
<input type="checkbox"/> Alleys	<input type="checkbox"/> Sidewalks	<input type="checkbox"/> Property Lines
<input type="checkbox"/> Lot Dimensions	<input type="checkbox"/> Driveways & all Curb Cuts	<input type="checkbox"/> Decks
<input type="checkbox"/> Wells	<input type="checkbox"/> Utility Sheds	<input type="checkbox"/> Easements
3. **Floodplain or Shoreland District.** The Zoning Ordinance requires that staff shall determine whether or not the property is located within either the Floodplain or Shoreland District. If so, there are likely additional restrictions that apply. Indicate below whether the property lies within either of these districts after you've consulted with City staff. If so, a copy of the notice of public hearing must be sent to the Commissioner of Natural Resources.

Yes No Is the property located within a Floodplain District?

Yes No Is the property located within a Shoreland District?

SmartConnect Map



April 22, 2016

Search Results: Parcels

■ Override 1

1:27,539

0.45

0.225

0.375

0.75

1.5 km

0.9 mi

SEH