

**MINUTES OF A REGULAR PLANNING COMMISSION MEETING HELD,  
TUESDAY, FEBRUARY 10, 2015 – 6:00 P.M. – ROCKVILLE CITY HALL**

The meeting was called to order by Chair Bill Becker. Roll call was taken and the following members were found to be present: Member Toni Honer, Member Dale Borgmann, Member Jerry Tippelt, Susan Palmer – Liaison

Absent were:

Staff members present were: Zoning Administrator Rena Weber

Others present: Charles & Cheryl Unger, Christa and Elizabeth Althaus, Paul & Roxie Schmitt, John Honer, Tim Botz, Fabian Ruhland.

Addition to the agendas: John Honer wants to build a shed.

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

***APPROVAL OF MINUTES 1/13/15 – Motion by Member Honer, second by Member Tippelt, to approve the 1/13/15 minutes. Motion carried unanimously.***

**New Business:**

**CONCEPT PLAN REVIEW FOR JAMES & ELIZABETH ALTHAUS @ 25264 Haywood Road,  
AND CHARLES & CHERYL UNGER @ 24984 Haywood Road**

Re: Re-Zoning Request  
76.41609.0500: Owners: James & Elizabeth Althaus  
Property Address: 25264 Haywood Road, St. Cloud, MN 56301  
76.41610.0600: Owners: Charles & Cheryl Unger  
Property Address: 24984 Haywood Road, St. Cloud, MN 56301

**SUBDIVISION ORDINANCE**

Purpose, Jurisdiction & Conveyances

- (refer to attached list) See Attachment A

General Requirements & Definitions

- Established monuments – none known
- Preserve Natural Features – Wooded area and there is a drop off after the proposed cul-de-sac.
- Land subject for Flooding -
- Lack of Adequate Drainage –
- Lack of Adequate Water Supply – no city service. Each lot would have to provide their own water
- Lack of Adequate Streets – need width of 18' top for fire truck access
- No traffic volume to speak of will be created
- Lack of Waste Disposal – No city sewer available – will require 2 septic sites for each new lot. See concept drawing.

**COMP PLAN – DISTRICT 3 – SECTIONS 6 & 7**

- Oak Forest – identified in biological survey – may need to limit the amount of clear cutting.
- Park/Trail Development – See attachment B - ordinance no. 2007-44. (there is no master plan) Park land dedication fee. Would need to come up with a fee.

Relevant Information:

1. Property contains 44.66 acres more or less.
2. 10 notices of public hearing were sent out.
3. This property is zoned Ag-40.
4. These two properties are contiguous.
5. The owners are looking to retire and sell off some of their property to their children.
6. This area was made into smaller lots when it was originally platted.
7. This area is not farmed and is heavily wooded so it is ideal for rural residential

Recommendation:

Discuss roadway extension – Review by City Engineer David Blommel:

“As long as we have the ability to maintain the existing roadway (whether easement or platted Right of way) I don’t have any concerns with this. We just need to be sure that we have some room to clear trees on either side of the roadway and maintain the gravel surface itself. The trees being the most common problem we have related to ROW.

Are they asking to construct anything, or simply cleaning up some property issues?”

Dan Kron Surveyor sent a plat of Spring Valley. “This is the plat that created the lots for Miller and Schmitz. I am showing the same easement on the concept drawing as was shown on this final plat.”

“I would suggest on the concept-new plat for Unger/Althaus we only dedicate Haywood Road to the existing cul-de-sac that is out there today, and allow the easement to be used for access to Lot 5 on the concept drawing. If I need to adjust something please let me know.”

David Blommel: “That answers my questions. As long as we have control of the road, I am good.”

Discussed Park Land dedication or fee.

They are all in agreement to keep it for natural habitat and wildlife.

Member Honer asked, on lot 5 the surveyor made a note of iron pipe, do you know what that is for? Cul-de-sac.

Member Honer stated that is considered a monument. It’s normally marked with a number and it’s illegal to move it might have an effect on determining lot lines.

Mr. Unger described a switch back on his daughter’s property, removing small brush, and it will be entirely on her property.

Member Honer stated idea of community well.

***Motion by Member Honer, second by Member Borgmann, to approve the concept plan as presented. Motion carried unanimously.***

### **Board/Staff Report**

#### **DISCUSSION OF STRUCTURES**

**Definition of structure and lake shore property and distance.**

**Our city has more references to the structure than most and the intent should be looked at (ex. Fishhouse). This should be looked at so as not to create a loop hole in the ordinance.**

**See Attachment C – “Structure, Water Oriented”**

**Motion by Member Honer, second by Member Borgmann, to put definition of structures on the April agenda. Motion carried unanimously.**

**John Honer 23020 - 88<sup>th</sup> Avenue stated he would like to build a 50’ x 115’ with 16’ high sidewalls in the front yard. Attach a drive way to the current drive way. It’s off to the side. Very good**

drainage right now and it will not change anything. 166' from row of evergreens his parking lot to Heinen's land. Wants to maintain the residential look.

*Motion by Chair Becker, second by Member Honer, to approve plan as presented, shed must match the other shed. Motion carried unanimously.*

Business for next meeting:  
Preliminary final plat Althaus/Unger

*ADJOURNMENT – Motion by Member Honer, second by Member Borgmann, to adjourn the meeting at 7:05 PM. Motion carried unanimously.*

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MANDY LAIS  
ADMINISTRATIVE ASSISTANT

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BILL BECKER  
CHAIR