

DAVE & MOLITOR STAFF REPORT

January 13, 2015

Rockville Planning Commission; City Council

Re: Variance Request
76.41780.0001: Owners: David & Marlene Molitor
Property Address: XXX County Road 8 (new home)

Variance(s) Requested:

1. Variance to construct a 36' x 72' single family dwelling and to locate it on property abutting Grand Lake – General Development Lake.
 - a) Building setback from centerline of County Road should be 100' – 90.96' is proposed.
 - b) Building setback from the rear property line should be 35' – 26' is proposed.

Construction Requests:

1. Construct 2,592 sf single family dwelling.

Relevant Information:

1. This property is located within the 1000' Shoreland Overlay District.
2. Property contains 25,331 square feet more or less.
3. 7 notices of public hearing were sent out.
4. Impervious Surface – Total lot area is 25,330.83 sf of which 14% would be covered including the pump house.
5. Per Susan McGuire – SC Environmental Services regarding wetland determination:
*I understand that the City would like a wetland determination on the property owned by David and Marlene Molitor Trust, Evens Addition, PID 76.41780.0001.
Concerning the portion of the parcel away from the lake, on the southwest side of County Road 8 – The soils map shows this is Osakis loam with a water table at 2.5 feet below surface. The soil is 5% hydric soil in depressions; the parcel is almost flat. There are no National Wetland Inventory wetland shown. There are not wetland concerns on this parcel.*

Recommendations:

1. This requires 2 variances on a non-conforming lot that was in place before the ordinance was adopted.
2. Proper temporary and permanent erosion control measures (BMP's) shall be implemented during and after construction to minimize sediment leaving the site; this would include proper installation of silt fence or bio-rolls on the down gradient side(s) of any excavations or earth disturbing activities, and subsequent re-vegetation of the disturbed areas soon after work is completed.
3. Approve with these conditions.

Submitted by:
Rena Weber
Zoning Administrator

Molitor Variance, 2015



CITY OF ROCKVILLE

P.O. Box 93 • 229 Broadway Street East • Rockville, Minnesota 56369

(320) 251-5836 • FAX (320) 240-9620

www.rockvillecity.org

NOTICE OF PUBLIC HEARING CITY OF ROCKVILLE

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COUNCIL

MAYOR

JEFF HAGEN
(320) 266-0377 CELL

COUNCILORS

SUE PALMER
(320) 253-8191 HOME

DON SIMON
(320) 252-6000 HOME

RANDY VOLKMUTH
(320) 240-6889 HOME

DUANE WILLENBRING
(320) 685-7775 HOME

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MANDY LAIS
RECEPTIONIST/
ADMINISTRATIVE ASSISTANT

RICK HANSEN
PUBLIC WORKS DIRECTOR
250-2601 CELL

Notice is hereby given that the Rockville Planning Commission will hold a public hearing on **Tuesday, January 13, 2015 at 6:00 p.m. at Rockville City Hall – 229 Broadway Street East** to consider the request of David & Marlene Molitor for a variance from front yard and rear yard setback requirements. The address of the property is: XXX County Road 8 in the City of Rockville.

Legal Description: Lot One (1), Block One (1) and Lot One (1), Block Two (2) of Evens Addition according to the plat and survey thereof, now on file and of record in the Office of the Stearns County Recorder.

Rockville Ordinance Section 9 Subd 27 (a) requires building setback from centerline of County Road to be 100'. Said Structure is proposed to be 90.96' from centerline.

Rockville Ordinance Section 17 Subd. 6 (5c) requires rear yard setback to be at least thirty-five 35' feet. Proposed said structure will be twenty-six 26' feet.

All persons attending the hearing and wishing to address the Council 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/Clerk, P.O. Box 93, Rockville, MN 56369 prior to the hearing.

Verena M. Weber-CMC
Administrator/Clerk

Publish 12/30/14
Cold Spring Record

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To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, room 326-w, Whitten Building, 1400 Independence Ave, SW, Washington, D.C. 20250-9410 or call (202) 720-5964 (voice & tdd). USDA is an equal opportunity provider and employer.

Molitor Variance 2014.wd.doc

**JAMES & ELIZABETH ALTHAUS
CHARLES & CHERYL UNGER
STAFF REPORT**

January 13, 2015

Rockville Planning Commission; City Council

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

Re-Zoning Requested:

1. These two adjoining neighbors request to re-zone 44.66 acres of property from Ag-40 to R-R – Rural Residential.

Construction Requests:

1. Eventually to subdivide both parcels to allow for a houses to be built.

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:

1. This joint project is quite unique in that both property owners are thinking of doing the same thing at the same time. We figured we could save some costs by doing them together.
2. The next step will be to sub-divide and Dan Kron will provide a concept plan at the hearing for folks to view keeping the lots to no less than 5 acres and not creating any new roads for the city to maintain.

Submitted by:

Rena Weber

Zoning Administrator

Althaus Unger Re-zone.2015



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NOTICE OF MEETING CITY OF ROCKVILLE

Notice is hereby given that the Rockville Planning Commission will hold a public hearing on **Tuesday, January 13, 2015 at approximately 6:15 p.m. at Rockville City Hall – 229 Broadway Street East** to consider the request of James & Elizabeth Althaus and Charles & Cheryl Unger to rezone property. The addresses of the property are: 25264 & 24984 Haywood Road with legal descriptions of: 25.16A of W2 SE4; Beg 640.54' W of SE corner SW4SE4 – NE to SE Corner – N1893.78' – S60DW 577.95' TH SW'ly – S – SE'ly & S'ly 1658.28' to Beg. Sec 6 Township 123 Range 029 AND 19.5A (E) Beg NE Corner of NW4NE4 – W640.54' – S 1330.65' E638.71' – N 1326.12' to PO Sec 7 Township 123 Range 029

The request is to rezone 44.66 acres from Agricultural to RR – Rural Residential.

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/Clerk, P.O. Box 93, Rockville, MN, 56369 prior to the hearing, or be present at the public hearing.

Verena M. Weber-CMC
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Althaus Unger Rezone.2015.wd.doc

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