

# CITY OF ROCKVILLE

City Hall

229 Broadway Street East

PO Box 93

Rockville, MN 56369

## Planning/Zoning Commission Meeting

Joint with

## Rockville City Council (Special Meeting)

Tuesday, August 6, 2019

6:00 p.m. at City Hall

### AGENDA

1. Roll Call
2. Additions/Approval of Agenda
3. Approval of July 9, 2019 Planning Commission Meeting Minutes 2
4. Public Hearing – Variance Request Luckeroth Accessory Structure Front Yard 5
5. Public Hearing – Interim/Conditional Use Permit Hieserich dba Pickups N Powersports 18
6. John Kirscher 11063 Hubert Lane – Nonconforming Use 59
7. June 2019 Building Permits 68
8. Other Business
- a) Next Planning Commission meeting Tuesday, September 3, 2019, 6:00 p.m.
9. Adjournment

\*This agenda has been prepared to provide information regarding an upcoming meeting of the Rockville City Planning Commission. This document does not claim to be complete and is subject to change.

**MINUTES OF THE CITY OF ROCKVILLE PLANNING AND ZONING COMMISSION SPECIAL MEETING  
Tuesday, July 9, 2019, 6:00 p.m. – Rockville City Hall**

**Item 1) Roll Call**

The meeting was called to order by Chair Bill Becker at 6:00 p.m. Roll call was taken and the following members were present: Bill Becker, Brian Herberg, Dave Meyer, Chad Schmitt, and Corey Schreifels.  
Staff present: City Administrator, Martin Bode.  
Others present: Various members of the public.

**Item 2) Approval of Agenda/Amendments**

***Motion by Herberg, second by Meyer, to approve the agenda as presented. Motion carried unanimously.***

**Item 3) Approval of June 4, 2019 Meeting Minutes**

***Motion by Becker, second by Herberg, to approve the June 4, 2019 meeting minutes as presented. Motion carried unanimously.***

**Item 4) Public Hearing - Variance Request Vander Eyk Rear Yard Setback**

**Staff Report**

**Re:** Rear Yard Setback Variance Request from:

**Owners:** Brittney Vander Eyk

Property Address: 26176 Bluebird Lane

Parcel No. 76.41720.0416

**Variance Requested:**

1. To exceed the 25-foot rear yard setback requirement in an R-1 Shoreland Overlay District of Pleasant Lake, a Recreational Development Lake.

*Section 17.6.5.D Rear Yard Setback. For clarification purposes, the following is a list of features that are exempt and may be located within the thirty-five (35') foot setback but no closer than twenty-five (25) feet: outside stairways, fire escapes, porches, platforms, decks, balconies and other similar projections. (This does not apply to the riparian lake lots.)*

**Relevant Information:**

1. Owner proposes to construct a 12' x 14' deck
2. Lot dimensions: 131.58' x 135.84'
3. The deck would range between 3 to 15 +/- feet into the 25-foot rear yard setback
4. The lot is a legal Planned Unit Development lot
5. 12 notices of public hearing were sent out

**Recommendation**

--

Chairman Becker opened the public hearing at 6:03 p.m. for public comment.

***No members of the public came forward therefore motion by Meyer, second by Schreifels, to close the Public Hearing at 6:04 p.m. Motion carried unanimously.***

Planning Commission reviewed the application.

The Planning Commission determined that the applicant for the variance has established that there are practical difficulties in complying with the zoning ordinance and that the Planning Commission has considered the following criteria as defined in Minnesota Statutes Section 462 and Minnesota Statutes Section 394.27 and makes the following Findings of Fact:

1. The variance is in *harmony* with the purposes and intent of the *ordinance*.
2. The variance is *consistent* with the *comprehensive plan*.
3. The proposal does not put property to use in a *reasonable manner*.
4. There are *unique circumstances* to the property not created by the landowner.
5. The variance will continue to maintain the *essential character* of the locality.

***Following the discussion, motion by Meyer, second by Schreifels, to approve the Vander Eyk Rear Yard Setback Variance Request including the Findings of Fact. Motion carried unanimously.***

**Item 5) Qualified Minor Subdivision – Gross/Berdan**

**Staff Report**

**RE:** Qualified Minor Subdivision and Rezone  
Parcel I.D. No. 76.41625.0605 - Section 15, Township 123, Range 029

**Owners:** Ann M. Gross

Property Address: County Road 47 and Lake Road

Request is to reallocate 71.06 restricted acres to allow for a Qualified Minor Subdivision of 22.09 +/- acres and Rezone the 22.09 +/- acres from A-40 to RR.

**Relevant Information:**

1. This property is located in an A-40 zoning district
2. Property is located near the intersection of County Road 47 and Lake Road
3. Total acreage is 93.15 +/-
4. Restricted acreage is 71.06
5. Unrestricted acreage is 22.09
6. Purpose is to reallocate the 71.06 restricted acres and subdivide and rezone 22.06 to RR
7. Concept Plan was submitted and approved by the Planning Commission and City Council on June 4 and June 12, 2019 respectively.

**Recommendation:**

Consider approval.

--

Planning Commission held a brief discussion on the subdivision.

***Motion by Herberg, second by Meyer, to approve the Gross/Berdan Qualified Minor Subdivision as presented. Motion carried unanimously.***

**Item 6) Public Hearing – Rezone A-40 to RR Gross/Berdan**

**Staff Report**

**RE:** Qualified Minor Subdivision and Rezone  
Parcel I.D. No. 76.41625.0605 - Section 15, Township 123, Range 029

**Owners:** Ann M. Gross

Property Address: County Road 47 and Lake Road

Request is to reallocate 71.06 restricted acres to allow for a Qualified Minor Subdivision of 22.09 +/- acres and Rezone the 22.09 +/- acres from A-40 to RR.

**Relevant Information:**

8. This property is located in an A-40 zoning district
9. Property is located near the intersection of County Road 47 and Lake Road
10. Total acreage is 93.15 +/-
11. Restricted acreage is 71.06
12. Unrestricted acreage is 22.09
13. Purpose is to reallocate the 71.06 restricted acres and subdivide and rezone 22.06 to RR
14. Concept Plan was submitted and approved by the Planning Commission and City Council on June 4 and June 12, 2019 respectively.

**Recommendation:**

Consider approval.

--

Chairman Becker opened the public hearing at 6:16 p.m. for public comment.

Larry Litterest, 9330 Ahles Road, questioned the rezone, subdivision, and future development.

Judy Litterest, 9330 Ahles Road, questioned the wetlands on the property.

***No other members of the public came forward therefore motion by Herberg, second by Schreifels, to close the Public Hearing at 6:20 p.m. Motion carried unanimously.***

Planning Commission held a brief discussion on the rezone.

***Motion by Herberg, second by Schreifels, to approve the Gross/Berdan Rezone A-40 to RR as presented. Motion carried unanimously.***

**Item 7) June 2019 Building Permits**

The June 2019 building permits report was reviewed by the Planning Commission members.

**Item 8) Other Business**

- a. Next meeting scheduled for Tuesday, August 6, 2019 at 6:00 p.m.

**Item 9) Adjournment**

***Motion by Herberg, second by Schreifels, to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 6:23 p.m.***

Respectfully submitted,

*Martin M. Bode*  
Zoning Administrator

## LUCKEROTH STAFF REPORT

August 6, and August 14, 2019

Rockville Planning Commission; City Council

Re: Variance Request by

Applicant: Jesse R. Luckeroth  
Owner: Jesse R. Luckeroth, John C. and Vicky L. Rozycki  
PIN: 76.41720.0001  
Property Address: 25699 Lake Road, Rockville, MN

Variance(s) Requested:

1. Locate a new accessory structure in the front yard of property - (Section 9, Subd 2.D.1 – rear yard only)
2. Additional Driveway (Section 11, subd 7.14 Urban lots subject to single-family uses shall be limited to one (1))
3. Accessory Building siding won't match principal structure.

Relevant Information:

1. Property is zoned R-1. Shoreland Overlay District. Pleasant Lake
2. Property contains approximately 5.5 +/- acres.
3. House sits to close to the rear yard property line to build accessory in the back yard.
4. 19 Public Hearing notices were mailed out.

Action:

1. Findings of Fact

Recommendation:

1. Consider Approval

Submitted by:  
Martin M. Bode  
Zoning Administrator

**CITY OF ROCKVILLE  
 VARIANCE REQUEST APPLICATION  
 APPLICATION Fee \$200 and RECORDING Fee \$46.00 (per document)  
 Separate checks: 1 for Variance Request & 1 for Recording Fee(s)**

**Need a Copy of Deed**

**PLEASE NOTE:** any costs (i.e. legal, engineering, administrative, Stearns County fees, etc.) incurred over the application fee will be the responsibility of the petitioner.

PROPERTY LOCATION/ADDRESS: 25699 Lake Rd, St. Cloud MN 56301  
 Lot 002 Block 001

LEGAL DESCRIPTION: Beckston SUD PARCEL#: 76.41720.0001 ZONING: \_\_\_\_\_

EXPLANATION OF REQUEST: ~~NO~~ I would like to build an accessory building on my property but because of existing dwelling location would not be able to build it behind my house, also a separate driveway. If replacing an existing structure, what will be done with the old structure? N/A  
 \* Siding will ~~not~~ match once house is re-sided.  
 Has a variance request been made previously on this property? no If yes, when? \_\_\_\_\_

PROPERTY OWNER:  John Rucker  Jesse Rucker  
JOHN RUCKER JESSE RUCKER

Name (Print): Jesse R Luckeroth Phone: 320-291-9991  
First Name Middle Initial Last Name  
 Address: 25699 Lake Rd. St. Cloud MN 56301  
 Signature (required): Jesse Lucker Date: 7-8-19

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

**APPLICANT:**

Name (Print): JESSE Luckeroth Phone: 320-291-9991  
 Address: 25699 Lake Rd. St. Cloud MN 56301  
 Signature (required): Jesse Lucker Date: 7-8-19

*I hereby certify that I have read the above information and I agree with the terms.*

**STAFF USE ONLY:**

Permit# 19-03V  
 R# \_\_\_\_\_ Variance Application Fee Check # 3031 Date 7-16-19 101.41000.34103 \$200.00  
 R# \_\_\_\_\_ Reimb. for Invoice Check# 3032 Date 7-16-19 101.41000-34102 \$46.00

**APPEALS AND ADMINISTRATIVE DECISIONS**

Appeals of decisions of the Zoning Administrator will be heard by the City Council provided that the person making the appeal files an application for a hearing within thirty (30) days after the decision to be appealed was delivered to the applicant by the Zoning Administrator. The following procedure will be followed:

1. **Application**. The person making the appeal must apply for a hearing before the City Council on forms provided by the Zoning Administrator.
2. **Notice and Hearing**. The City Council will schedule a hearing on the appeal.
  - a) At least ten (10) days prior to the hearing a notice will be published in the official county newspaper.
  - b) The City Council will make their decision within thirty (30) days of the public hearing or may extend the time for consideration as permitted by state law.

**LAPSE OF VARIANCE**

If within one (1) year after granting a Variance the work permitted is not started, such variance shall become null and void unless a petition for an extension has been approved by the City Council.

**THE STEPS:**

1. Provide a complete application by the 1<sup>st</sup> Tuesday of the month to be on the *following* month's Planning Commission Agenda.
2. **Planning Commission** – (meets the 1st Tuesday of the month) The Planning Commission may schedule a site visit; hold the public hearing at their meeting and make a recommendation to the Council at the next City Council meeting.
3. **Council** - (meets 2nd Wednesday of the month) Council makes the final decision – if Council grants the Variance Request.
4. **Applicant** –
  - If applicant waits for Council approval before providing the plans the next step is to fill out the Building Permit Application & provide 2 full sets of plans to City Hall.
  - If Applicant provided the Building Permit Application & 2 full sets of plans with the variance request. The applicant will need to notify City Hall that the plans that are on file are correct. This process will not be forwarded to the Building Official until applicant contacts City Hall.
5. **Building Official** - Reviews the plans (allow 4-6 days). Once City Hall receives the plans back, Staff will notify the Applicant with the cost of the building permit.

Justin Gunn  
**Applicant Signature**

7-8-19  
**Date**

*I hereby certify that I have read the above information and I agree with the terms.*

## VARIANCE PROCEDURE

1. **Application Filing Required.** A person applying for a variance must fill out and submit to the Zoning Administrator a Variance Application form.
  - a) Application filled out & signed
  - b) Variance justification form filled out: A variance cannot be granted unless evidence is presented that satisfies, at a minimum, the 3 questions on the justification form. Failure to adequately provide such information may result in a denial of your request for a variance.
2. **Copy of Deed.**
3. **Provide Individual Property Owner names:** Within 350 feet or nearest 10 property owners (whichever is greatest).
4. **Required Fees.** A fee the City Council shall establish by resolution must accompany the application. **An additional fee may be charged for a typical projects, which in the opinion of the Zoning Administrator will require additional staff time and/or City expenditures. In such case, the applicant must reimburse the City for administrative time and professional services and costs incurred by the City.**
  - The required fee offsets – staff time, publishing the public hearing notice, mailing notices to property owners, the regular scheduled meetings of the Planning Commission and Council. (\*\*Note: there is an additional cost to hold a special meeting.)
5. **Detailed material.** Fully explaining the specific variance request.
6. **Application must include a site plan**  
Site Plan shows the following, as applicable:
  - a) Site description (legal description).
  - b) A Certificate of Survey.
  - c) Site plan drawn to scale showing the parcel and building dimensions, area and setbacks.
  - d) Location of all existing and proposed buildings and their square footage.
  - e) Curb cuts, driveways, access roads, parking spaces, off-street loading areas, sidewalks, vehicular circulation, and snow storage locations.
  - f) Landscaping and screening plans.
  - g) Waste facilities including enclosure and screening.
  - h) Drainage and grading plan.
  - i) Sanitary sewer and water plan with estimated use per day.
  - j) Soil type.
  - k) Any additional written or graphic information reasonably required by the Zoning Administrator or the Planning Commission.
7. **Notice for Floodplain Properties.**
  - a) The issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance; and
  - b) Such construction below the 100-year or regional flood level increases risks to life and property. Such notification shall be maintained with a record of all variance actions.



**Staff Use only:**

Zoning Administrator reviewed Variance Application.

1. Referred to City Attorney and/or City Engineer: Date \_\_\_\_\_  
Why: \_\_\_\_\_  
\_\_\_\_\_

2. Determination made and why: \_\_\_\_\_  
\_\_\_\_\_

( ) Complete Application

( ) Incomplete Application Why: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant was notified for additional information: Date \_\_\_\_\_ in which the  
information needs to be turned in by: \_\_\_ in person \_\_\_ by phone \_\_\_ email

Staff \_\_\_\_\_ Date \_\_\_\_\_



**RANDY R. SCHREIFELS**  
 Stearns County Auditor-Treasurer  
 Administration Center Rm. 136 PO Box 728  
 St. Cloud, MN 56302-0728  
 Phone #: 320-656-3870  
 Website: www.co.stearns.mn.us

Pin Number: 76.41720.0001  
 Parties of Interest: ROZYCKI JOHN C & VICKY L

JOHN C & VICKY L ROZYCKI  
 25699 LAKE RD  
 ST CLOUD MN 56301

50187

# Property Tax Statement 2019

## VALUES AND CLASSIFICATION *Sent in March 2018*

Step 1	Taxes Payable Year:	2018	2019
	Estimated Market Value:	\$231,800	\$261,200
	Homestead Exclusion:	\$16,400	\$13,700
	Taxable Market Value:	\$215,400	\$247,500
	New Improvements/Expired Exclusions:		
	Property Classification:	Res Hstd	Res Hstd

## Step 2 PROPOSED TAX *Sent in November 2018*

Proposed Tax:	\$3,536.00
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## Step 3 PROPERTY TAX STATEMENT

First-half Taxes May 15, 2019:	\$1,701.00
Second-half Taxes October 15, 2019:	\$1,701.00
<b>Total Taxes Due in 2019:</b>	<b>\$3,402.00</b>

**REFUNDS? \$\$\$** *You may be eligible for one or even two refunds to reduce your property tax.*

**2019 Property Tax Statement**

**Pin Number:**  
76.41720.0001

**Property Address:**  
25699 LAKE RD  
ST CLOUD MN 56301-9714

**Property Description:**  
SubdivisionName BECKSTROM SUBD  
Lot 002 Block 001 SubdivisionCd 00034  
Section 02 Township 123 Range 029

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**Special Assessment Breakdown**

2019 SOLID WASTE FEE	\$8.00
SAUK RIVER STABILIZATION	\$3.32

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**Special Assessment Total** **\$11.32**

	Taxes Payable Year:	2018	2019
1. Use this amount on form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>			
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$3,026.00	\$3,390.68
<b>Tax and Credits</b>	3. Your property taxes before credits	\$3,026.00	\$3,390.68
	4. Credits that reduce your property taxes		
	A. Agricultural market value credits	\$0.00	\$0.00
	B. Other Credits	\$0.00	\$0.00
	<b>5. Property taxes after credits</b>	<b>\$3,026.00</b>	<b>\$3,390.68</b>
<b>Property Tax by Jurisdiction</b>	6. County STEARNS COUNTY	\$1,130.74	\$1,272.06
	7. City/Township ROCKVILLE CITY	\$995.40	\$1,137.07
	8. State General Tax	\$0.00	\$0.00
	9. School District ISD 0742 ST CLOUD		
	A. Voter approved levies	\$246.06	\$264.96
	B. Other local levies	\$625.42	\$685.78
	10. Special Taxing Districts		
	HRA	\$8.01	\$8.65
	Watershed	\$18.11	\$19.71
	Regional Rail Authority	\$2.26	\$2.45
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
	<b>12. Total Property tax before special assessments</b>	<b>\$3,026.00</b>	<b>\$3,390.68</b>
<b>13. Special Assessments on Your Property</b> See Left for Breakdown of Special Assessments			
Special Assessment Totals			
	Principal	\$11.32	\$10.00
			\$11.32
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>		<b>\$3,036.00</b>	<b>\$3,402.00</b>

**2** Detach this stub and return with your second half payment.  
**2nd Half Payment Stub - Payable 2019**  
 To avoid penalty, pay on or before October 15, 2019



Total Property Tax for 2019	\$3,402.00
<b>2nd Half Tax Amount</b>	<b>\$1,701.00</b>
Penalty	_____
<b>2nd Half Total Amount Due</b>	_____

PIN: 76.41720.0001  
 BILL NUMBER: 2487382  
 TAXPAYER: JOHN C & VICKY L ROZYCKI  
 25699 LAKE RD  
 ST CLOUD MN 56301

Paid By \_\_\_\_\_

**MAKE CHECKS PAYABLE TO:**  
 Randy R. Schreifels  
 Stearns County Auditor-Treasurer  
 PO Box 728  
 St Cloud, MN 56302-0728



Your canceled check is your receipt.

**1** Detach this stub and return with your first half payment.  
**1st Half Payment Stub - Payable 2019**  
 To avoid penalty, pay on or before May 15, 2019  
 If your tax is \$100.00 or less pay the entire tax by May 15, 2019



Total Property Tax for 2019	\$3,402.00
<b>1st Half Tax Amount</b>	<b>\$1,701.00</b>
Penalty	_____
<b>1st Half Total Amount Due</b>	_____

PIN: 76.41720.0001  
 BILL NUMBER: 2487382  
 TAXPAYER: JOHN C & VICKY L ROZYCKI  
 25699 LAKE RD  
 ST CLOUD MN 56301

Paid By \_\_\_\_\_

**MAKE CHECKS PAYABLE TO:**  
 Randy R. Schreifels  
 Stearns County Auditor-Treasurer  
 PO Box 728  
 St Cloud, MN 56302-0728



# Map Title



**Parcel ID** 76.41720.0001  
**Acreage** 5.5  
**Sec/Twp/Rng** 2-123-29  
**Legal Plat** Lot(s) 002 Block(s) 001 BECKSTROM SUBD

**Property Address** 25699 LAKE RD  
 ST CLOUD, MN 56301-9714

**Owner Address** JESSE LUCKEROTH  
 SAINT CLOUD MN 56301

**District** 7603 ROCKVILLE CITY 742  
**Class** 1A-Residential Homestead,  
**Brief Tax Description**

75' From Road  
 30' from NE property line  
 60+ Woods buffer to park.

0 25 50 100 Feet



Auditor/Treasurer  
 Division of Land Management  
 July 15, 2019



Data is as represented in Stearns County records. It is NOT intended for locational use and Stearns County waives all liability from this product.

**NOTICE OF PUBLIC HEARING  
CITY OF ROCKVILLE**

Notice is hereby given that the Rockville Planning Commission will hold a public hearing on **Tuesday, August 6, 2019 at approximately 6:00 p.m. at Rockville City Hall – 229 Broadway Street East** to consider the request of Jesse R. Luckerth and John C and Vicky L Rozycki for a variance from Accessory Building Location Requirements. The address of the property is: 25699 Lake Road with a legal description of: Parcel No. 76.41720.0001 Lot 002, Block 001, Beckstrom SUBD, Section 02, Township 123, Range 029, Stearns County, Rockville, MN..

The request is to construct an accessory structure and to locate it in the front yard.

**Section 9, Subdivision 2D Location on Property.** Accessory structures must be located on the property as provided in this paragraph:

1. In all Residential Districts (i.e. R-1, R-2 and R-3) detached accessory buildings may only be located in the rear yard of the lot, except as required by Section 9, subd. 2(D)(2) or allowed by Section 9, subd. 2(D)(3)

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.

Martin M. Bode  
Administrator/Clerk

Publish 07/23/2019  
*Cold Spring Record*

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City of Rockville,  
Minnesota  
*Greater Friends of the City*

**Legend**

-  City Limits
-  Parcels
-  PWI Watercourse
-  PWI Basin

**25699 Lake Rd  
Variance**



**Disclaimer:**

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Rockville is not responsible for any inaccuracies herein contained.

0  
263 Feet  
© Bolton & Menk, Inc - Web GIS 7/24/2019 9:56 AM



STATE OF MINNESOTA )  
 )ss.  
COUNTY OF STEARNS )

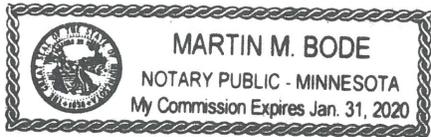
**AFFIDAVIT OF SERVICE**

**Debbie R. Weber**, being duly sworn, on oath says that at the City of Rockville in said County and State, on the **24th** day of **July, 2019**, he/she served the annexed Notice on see attachment, the person therein named, personally, by then and there handing to and leaving with him/her a true and correct copy of said Notice.

  
\_\_\_\_\_  
Signature

Subscribed and sworn to before me this 24 day of July, 2019.

  
\_\_\_\_\_  
Notary Public Signature



Notary Public Stamp

<b>Name</b>	<b>Address</b>	<b>City</b>
APRIL M TIDD	25652 LAKE RD	ST CLOUD MN 56301
BRIAN A & DORIE R DROWN	1514 13TH AVE S	SAINT CLOUD MN 56301-5601
CITY OF ROCKVILLE	PO BOX 93	ROCKVILLE MN 56369-0093
CLINT A LENTNER	25635 LAKE RD	SAINT CLOUD MN 56301
DALE P & KAREN A BORGMANN	25636 LAKE RD	ST CLOUD MN 56301-9768
DAVID B GRUENES	25722 LAKE RD	SAINT CLOUD MN 56301
GROSETH LIVING TRUST	150 DOUBLE EAGLE DR	AUSTIN TX 78738-1302
JEREMY SCHNEIDERMAN	25712 LENA LN	SAINT CLOUD MN 56301
JESSE LUCKEROTH	25699 LAKE RD	ST CLOUD MN 56301
JOHN C & VICKY L ROZYCKI	25699 LAKE RD	ST CLOUD MN 56301
JOHN STOMMES	25647 LAKE RD	ST CLOUD MN 56301-9768
LESLIE L HUGHES	25682 LAKE RD	ST CLOUD MN 56301-9804
MATHEW T & KAREN J ROTH	25718 LENA LN	ST CLOUD MN 56301-9748
PATRICIA A CAMERON	25706 LAKE RD	ST CLOUD MN 56301-9769
PETER J LEGUS	8603 WHITE OAK RD	ST CLOUD MN 56301-9477
ROBERT J KRITZECK	25646 LAKE RD	SAINT CLOUD MN 56301
RYAN A O'DONNELL	25676 LAKE RD	SAINT CLOUD MN 56301
SARA A GRACHEK	8609 WHITE OAK RD	ST CLOUD MN 56301
SCOTT W LOTHERT	25712 LAKE RD	SAINT CLOUD MN 56301

## 19 Notices

**FINDING OF FACT  
SUPPORTING/DENYING A VARIANCE**

A variance may be granted when the applicant for the variance established that there are practical difficulties in complying with the zoning ordinance. The consideration of the following criteria as defined in Minnesota Statutes Section 462 and Minnesota Statues Section 394.27:

1. Is the variance in *harmony* with the purposes and intent of the *ordinance*?  
Why or Why not?

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**Becker \_\_\_\_\_ Herberg \_\_\_\_\_ Meyer \_\_\_\_\_ Schreifels \_\_\_\_\_ Schmitt \_\_\_\_\_**

2. Is the variance *consistent* with the *comprehensive plan*?  
Why or Why not?

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**Becker \_\_\_\_\_ Herberg \_\_\_\_\_ Meyer \_\_\_\_\_ Schreifels \_\_\_\_\_ Schmitt \_\_\_\_\_**

3. Does the proposal put property to use in a *reasonable manner*?  
Why or Why not?

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**Becker \_\_\_\_\_ Herberg \_\_\_\_\_ Meyer \_\_\_\_\_ Schreifels \_\_\_\_\_ Schmitt \_\_\_\_\_**

4. Are there *unique circumstances* to the property not created by the landowner?  
Why or Why not?

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**Becker \_\_\_\_\_ Herberg \_\_\_\_\_ Meyer \_\_\_\_\_ Schreifels \_\_\_\_\_ Schmitt \_\_\_\_\_**

5. Will the variance, if granted, maintain the *essential character* of the locality?  
Why or Why not?

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**Becker \_\_\_\_\_ Herberg \_\_\_\_\_ Meyer \_\_\_\_\_ Schreifels \_\_\_\_\_ Schmitt \_\_\_\_\_**

IF ALL OF THE ANSWERS ARE "YES", THE CRITERIA FOR GRANTING THE VARIANCE HAVE BEEN MET.

## STAFF REPORT

August 6 and August 14, 2019

Rockville Planning Commission / City Council

RE: Conditional/Interim Use Application in an Ag-40 Agricultural Zoning District.

**Owner:** Maureen A. Hieserich dba Pickups N' Powersports  
Property Address: 10213 County Road 47, Rockville MN  
Parcel I.D. No. 76.41626.0300

**Request:**

Temporary One (1) year Interim/Conditional Use Permit to operate a vehicle repair shop

**Relevant Information:**

1. Property is zoned Ag-40
2. Property size is 12.6 +/- acres
3. Property Owner (prior to moving the business) had been informed that this was NOT a permitted use.
4. Currently operating as an illegal non-conforming use
5. Property use adjacent to the West is Residential, 12.18 +/- acres
6. Property use adjacent to the East is zoned B-2 General Business District, 14.5 +/- acres (Grandfathered In)
7. North and South properties are Agricultural uses
8. 11 Notices of public hearing were sent out.

**Recommendation/Conditions:**

Submitted by:  
Martin M. Bode  
Zoning Administrator

**CITY OF ROCKVILLE**  
**APPLICATION FOR CONDITIONAL USE PERMIT**  
**C.U.P. Fee: \$200.00 and RECORDING Fee: \$46.00 (per document)**  
 Separate checks: 1 for Conditional Use Permit fee & 1 for Recording Fee(s)

**Need a Copy of Deed**

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

**PROPERTY LOCATION/ADDRESS:** 10213 Cty. Rd 47 ST. CLOUD MN

**LEGAL DESCRIPTION:** SEE ATTACHED **PARCEL #:** 16.41626.0300 **ZONING:** 5L301

**EXPLANATION OF REQUEST:** TEMPORARY PERMIT FOR (1) YEAR

If replacing an existing structure, what will be done with the old structure? \_\_\_\_\_

Has a variance request been made previously on this property? NO If yes, when? \_\_\_\_\_

- 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>MAUREEN A HIESAICH</u>	Phone:	<u>(320) 685-7310</u>
	First Name                      Middle Initial                      Last Name		
Address:	<u>10213 CTY RD 47 ST CLOUD, MN 56301</u>		
Signature (required):	<u>Maureen A. Hiesaich</u>	Date:	_____
*Signature of property owner shall serve as acknowledgement and authorization of this request.			

**APPLICANT:**

Name (Print):	<u>SAME - AS - ABOVE</u>	Phone:	_____
Address:	_____		
Signature (required):	_____	Date:	_____
I hereby certify that I have read the above information and I agree with the terms.			

**OFFICE USE ONLY:**

Permit #	<u>19-02 CVP</u>		
R #	Conditional Use Permit Fee Check#:	Date	101.41000.34103 \$200.00
R #	Reimb. for Invoice Check#	Date	101.41000.34102 \$46.00

Conditional Use Permit has been issued, of the time and place at which the Council will consider the revocation. The property owner shall have an opportunity to be heard after which time the Council may take all appropriate actions including the revocation and termination of the Conditional Use Permit.

3. **Costs of Enforcement.** It shall be a term of any Conditional Use Permit issued by the City, whether or not specifically stated, that the property owner(s) shall pay all staff and reasonable attorney's fees associated with enforcement of the terms of the Conditional Use Permit.

**THE STEPS:**

1. Provide a complete application by the 1<sup>st</sup> Tuesday of the month to be on the *following* month's Planning Commission Agenda.
2. **Planning Commission** – (meets the 1st Tuesday of the month) The Planning Commission may schedule a site visit; they will hold the public hearing at their meeting, and make a recommendation to the Council to be presented at the next City Council meeting.
3. **Council** - (meets 2<sup>nd</sup> Wednesday of the month) Makes the final decision– Council grants the Conditional Use Permit.
4. **Applicant** -
  - If applicant waits for Council approval before providing the plans the next step is to fill out the Building Permit Application & provide 2 full sets of plans to City Hall.
  - If Applicant provided the Building Permit Application & 2 full sets of plans with the Conditional Use process. The applicant will need to notify City Hall that the plans that are on file are correct. This process will not be forwarded to the Building Official until applicant contacts City Hall.
5. **Building Official** - Reviews the plans (allow 4-6 days). Once City Hall receives the plans back, Staff will notify the Applicant with the cost of the building permit.

Maurice A. Hieserich  
Applicant Signature

07-09-2019  
Date

*I hereby certify that I have read the above information and I agree with the terms.*

**CITY OF ROCKVILLE**  
**CONDITIONAL USE PERMIT APPLICATION AND THE PROCESS**

The Conditional Use permit application must be filled out and completed by the Applicant. The following items should be included as part of the application.

**PURPOSE**

The purpose of this Section of the Zoning Ordinance is to provide the City with a reasonable degree of discretion in determining the suitability of certain designated uses upon the general welfare and public safety.

**PROCEDURE**

1. **Application.** A person applying for a Conditional Use Permit must fill out and submit to the Zoning Administrator a Conditional Use Permit Application form, accompanied by the required fee and detailed material fully explaining the specific request together with such information as is necessary to show compliance with this Ordinance. The application must include a site plan showing the following, as applicable:
  - a) **Application filled out & signed**
  - b) **Form to explain how the request for a Conditional Use Permit meets the zoning requirements.** (A Conditional Use Permit cannot be granted unless evidence is presented that satisfies the 9 conditions. Failure to adequately provide such information may result in a denial of your request for a conditional use permit.)
  - c) **Copy of Deed.**
  - d) **Provide Individual Property Owner names:** within 350 feet or nearest 10 property owners (whichever is greatest)
  - e) **Applicant provides an Aerial Photo** (the photo would depict vegetative cover on property and how it links with adjacent property).
  - f) **Applicant provides the distance to the nearest existing driveways.**
  - g) **Application must include a site plan.**  
**Site plan shows the following, as applicable:**
    1. Site description (legal description).
    2. A Certificate of Survey.
    3. Site plan drawn to scale showing the parcel and building dimensions, area and setbacks.
    4. Location of all existing and proposed buildings and their square footage.
    5. Curb cuts, driveways, access roads, parking spaces, off-street loading areas, sidewalks, vehicular circulation, and snow storage locations.
    6. Landscaping and screening plans.
    7. Waste facilities including enclosure and screening.
    8. Drainage and grading plan.
    9. Sanitary sewer and water plan with estimated use per day.
    10. Soil type.
    11. Any additional written or graphic information reasonably required by the Zoning Administrator or the Planning Commission.
2. **Fees.** A fee the City Council shall establish by resolution must accompany the application. **An additional fee may be charged for atypical projects, which in the opinion of the Zoning Administrator will require additional staff time and/or City Expenditures. In such case, the applicant will be required to reimburse the City for administrative time, professional services and costs incurred by the City.**

- The required fee offsets – staff time, publishing the public hearing notice, mailing notices to property owners, the regular scheduled meetings of the Planning Commission and Council. (\*\*Note: there is an additional cost to hold a special meeting.)

### When a complete Conditional Use Permit application is on file – the next steps:

1. **Referral to Planning Commission.** After the Zoning Administrator has reviewed the application and the date has been set for the public hearing, the Zoning Administrator shall refer the application to the Planning Commission, together with the Zoning Administrator's review and recommendations regarding the application.
2. **Planning Commission Review.** The Planning Commission shall consider the request at their next regularly scheduled meeting and shall make a recommendation and report to the City Council.
  - a) **Appearance by Applicant.** The applicant or the applicant's representative(s) must appear before the Planning Commission in order to answer questions concerning the Conditional Use Permit application.
3. **Recommendation by the Planning Commission.** After reviewing the Conditional Use Permit application, the Planning Commission will make a written recommendation to the City Council within forty-five (45) days after the Zoning Administrator receives the application as to whether the City Council should approve or deny the application. If approval is recommended, the Planning Commission may suggest conditions to be attached to the Conditional Use Permit.
4. **City Council's Review.** Upon receiving the Planning Commission's report and recommendation, the City Council may hold an additional public hearing, if deemed necessary, and make the final decision on all Conditional Use Permit applications.
  - a) **Appearance by Applicant.** The applicant or the applicant's representative(s) must appear before the City Council in order to answer questions concerning the Conditional Use Permit application.
5. **Vote Required.** Approval of a Conditional Use Permit will require passage by a majority of the votes cast.
6. **Conditions.** If the City Council grants the Conditional Use Permit, it may impose conditions to it, or the Planning Commission, considers necessary to protect the public health, safety and welfare.
7. **Written Findings.** The City Council will issue written findings stating the reasons for its decision and any conditions imposed, and will serve a copy of its decision on the applicant by U.S. mail, within ten (10) days after its decision. In any event, the City Council will make a decision on each Conditional Use Permit application within sixty (60) days after the Zoning Administrator receives the application or may extend the time for consideration under state law.
8. **Appeal.** An applicant may appeal the City Council's decision to the Stearns County District Court as provided by law.
9. **Amendments.** An application for an amendment to a Conditional Use Permit will be administered in the same manner as a Conditional Use Permit.
10. **Resubmission.** No application, which is substantially the same as an application of a denied Conditional Use Permit shall be resubmitted for a period of one (1) year from the date of denial. The City Council may permit a new application if, in their opinion, new evidence or a change of circumstances warrant reconsideration.

## **CRITERIA FOR GRANTING CONDITIONAL USE PERMITS**

In granting a Conditional Use Permit, the City Council will consider the advice and recommendation of the Planning Commission and the effect of the proposed use upon the health, safety, morals, and general welfare of occupants of surrounding land, including land values. Among other things, the City Council must make the following findings when applicable.

1. **Not a Burden on Public Facilities.** The use will not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
2. **Compatible with Existing and Planned Adjacent Uses.** That the establishment of the Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for existing and planned uses in the area.
3. **No Adverse Affect on Adjacent Properties.** The structure and site will not have an appearance, traffic, noise, odors, fumes, dust, vibration, light or emission levels or other features that will have an adverse effect upon adjacent properties for purposes already in use or permitted.
4. **Related to the Needs of the City.** The use is reasonably related to the overall needs of the City and to existing land uses.
5. **Consistent with the Comprehensive Plan.** The proposed use is in compliance with the Land Use Plan and other portion of the Comprehensive Plan adopted by the City.
6. **Not a Traffic Hazard.** The use will not cause a traffic hazard or congestion.
7. **Adequate Parking and Loading.** That maximum measures have been or will be taken to provide maximum off-street parking and loading space to serve the proposed use.
8. **Not detrimental to Health, Safety and Welfare.** The proposed use will not be detrimental to the public health, safety, comfort and general welfare of the City.
9. **Floodplain.** For property located in Floodplain districts, the criteria set out in the Floodplain Ordinance will be met.
10. **Shore land.** For property located in Shore land districts, the criteria set out in the Shore land Ordinance will be met.
11. **Feedlots.** Feedlots will meet the requirements of this Ordinance and all other applicable ordinances.

## **ADDITIONAL CONDITIONS**

In permitting a new conditional use or the alteration of an existing conditional use, the Planning Commission may recommend the imposition of and the City Council may impose conditions considered necessary to protect the best interest of the surrounding area or the City as a whole, in addition to the standards and requirements expressly specified by this Ordinance. These conditions may include, but are not limited to the following:

1. Increasing the required lot size or yard dimensions.
2. Limiting the height, size, number or location of buildings.
3. Controlling the location and number of vehicle access points.
4. Increasing the street width.
5. Increasing the number of required off-street parking spaces.
6. Limiting the number, size, location or lighting of signs.
7. Requiring diking, berming, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.
8. Designating sites for open space.
9. Designating operating hours and noise levels.
10. A time limit on the use.
11. Any other condition the Planning Commission or City Council deems necessary to protect the public interest.

12. Additional Conditions may be imposed on property located in a floodplain in accord with the Floodplain Ordinance.
13. Additional Conditions may be imposed on property covered by the Shore land Ordinance.
14. Additional Conditions may be imposed on feedlots in accord with other applicable ordinances including without limitation Stearns County=s Ordinances relating to feedlots.

### **CHANGES IN CONDITIONAL USES**

Any change involving structural alteration, enlargement, intensification of use, or similar change not specifically permitted by the Conditional Use Permit issued shall require an amended Conditional Use Permit and all procedures shall apply as if a new permit were being issued. The Zoning Administrator will maintain a record of all Conditional Use Permits issued including information on the use, location, and conditions imposed by the City Council and time limits, review dates, and such other information as may be appropriate.

### **RECORDING CONDITIONAL USE PERMITS**

A certified copy of any Conditional Use Permit shall be filed with the Stearns County Recorder. The Conditional Use Permits shall include the legal description of the property involved.

- Stearns County Recorder office charges a fee to record the legal document.  
**The Applicant is responsible for those fees.**

### **REVOCAION**

In the event that the applicant violates any of the conditions set forth in this permit, the City Council shall have the authority to revoke a Conditional Use Permit.

### **TIME LIMITATION**

A Conditional Use Permit may include an expiration date and the property owner will be responsible to submit the application for renewal of the permit. The City Council will review and approve all renewal applications, which must be submitted at least sixty (60) days before the expiration date. The criteria for renewal will be the same as for a new permit. The owner of the land will not be required to pay a fee for said review.

### **LAPSE/EXPIRATION**

If within one (1) year after granting a Conditional Use Permit the use permitted has not been started, then the permit will become null and void unless the City Council has approved a petition for an extension. Conditional Use Permits expire if the authorized use ceases for any reason for more than six (6) months. Conditional Use Permits expire if the use is abandoned. A use is considered abandoned if the use is replaced by another use or discontinued for more than six (6) months.

### **COMPLIANCE**

1. **Revocation.** The City Council may revoke a conditional use permit if it determines that the permit's terms and conditions are not being complied with.
2. **Procedure.** The Building Inspector, Zoning Administrator, any Council member or the Mayor may bring before the City Council notice of a potential violation involving the terms or conditions of a Conditional Use Permit which has been issued in the City. In such event the Building Inspector or Zoning Administrator shall investigate the violation and report back to the Council. If the Council determines that proceedings to consider revocation of the permit are warranted, the Council shall provide five (5) days written notice to the owner of the property, as shown on the property tax records for which the

**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.

2. Compatible with existing and planned adjacent uses.

next door neighbor is Mike's Repair, which does Auto Repair just like ~~we~~ were doing. And he has been operating there as long as we lived here. 27 YEARS +

3. No adverse affect on adjacent properties.

Doesn't affect the neighbors much, just have more vehicles parked in our yard, ~~the~~ ~~lots~~ the lots here have thick woods.

4. Related to the needs of the City.

5. Consistent with the Comprehensive Plan.

6. Not a traffic Hazard.

Not that much traffic in + out on a daily basis

7. Adequate parking and loading.

Parking is up in our yard, not visible by the road.  
Long Driveway

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

Minimal impact to everyone in the area.

9. Flood plan.

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).



**Staff Use Only:**

Zoning Administrator reviewed Conditional Use Permit Application.

1. Referred to City Attorney and/or City Engineer: Date \_\_\_\_\_  
Why: \_\_\_\_\_  
\_\_\_\_\_

2. Determination made and why: \_\_\_\_\_  
\_\_\_\_\_

( ) Complete Application

( ) Incomplete Application Why: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant was notified for additional information: Date \_\_\_\_\_ in which the  
information needs to be turned in by: \_\_\_ in person \_\_\_ by phone \_\_\_ email

Staff \_\_\_\_\_ Date \_\_\_\_\_



**RANDY R. SCHREIFELS**  
 Stearns County Auditor-Treasurer  
 Administration Center Rm. 136 PO Box 728  
 St. Cloud, MN 56302-0728  
 Phone #: 320-656-3870  
 Website: www.co.stearns.mn.us

Pin Number: 76.41626.0300

Parties of Interest: HIESERICH MAUREEN A

MAUREEN A HIESERICH  
 10213 COUNTY ROAD 47  
 SAINT CLOUD MN 56301-9740



019273



# Property Tax Statement 2019

VALUES AND CLASSIFICATION <i>Sent in March 2018</i>			
Step	Taxes Payable Year:	2018	2019
1	Estimated Market Value:	\$244,300	\$263,600
	Homestead Exclusion:	\$15,300	\$13,500
	Taxable Market Value:	\$229,000	\$250,100
	New Improvements/Expired Exclusions:		
	Property Classification:	Res Hstd	Res Hstd

Step 2 PROPOSED TAX <i>Sent in November 2018</i>	
Proposed Tax:	\$3,710.00

Step 3 PROPERTY TAX STATEMENT	
First-half Taxes May 15, 2019:	\$1,787.00
Second-half Taxes October 15, 2019:	\$1,787.00
Total Taxes Due in 2019:	\$3,574.00

**REFUNDS? \$\$\$** *You may be eligible for one or even two refunds to reduce your property tax.*

## 2019 Property Tax Statement

Pin Number:  
76.41626.0300

Property Address:  
10213 COUNTY ROAD 47  
ST CLOUD MN 56301-9740

Property Description:  
12.60 A E412.5' OF W825' OF NW4NW4  
OLD # 28.16942.002 Section 15  
Township 123 Range 029

Special Assessment Breakdown	
2019 SOLID WASTE FEE	\$8.00
SAUK RIVER STABILIZATION	\$3.32

Special Assessment Total \$11.32

Taxes Payable Year:				2018	2019
1. Use this amount on form MIPR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.				<input type="checkbox"/>	
2. Use these amounts on Form MIPR to see if you are eligible for a special refund.				\$3,187.69	\$3,389.88
Tax and Credits	3. Your property taxes before credits			\$3,358.00	\$3,562.68
	4. Credits that reduce your property taxes				
	A. Agricultural market value credits			\$0.00	\$0.00
	B. Other Credits			\$0.00	\$0.00
	<b>5. Property taxes after credits</b>			<b>\$3,358.00</b>	<b>\$3,562.68</b>
Property Tax by Jurisdiction	6. County STEARNS COUNTY			\$1,202.23	\$1,286.40
	7. City/Township ROCKVILLE CITY			\$1,058.26	\$1,149.02
	8. State General Tax			\$0.00	\$0.00
	9. School District ISD 0750 ROCORI				
	A. Voter approved levies			\$334.32	\$326.94
	B. Other local levies			\$733.02	\$769.17
	10. Special Taxing Districts				
	HRA			\$8.52	\$8.75
	Watershed			\$19.25	\$19.92
	Regional Rail Authority			\$2.40	\$2.48
	11. Non-school voter approved referenda levies			\$0.00	\$0.00
<b>12. Total Property tax before special assessments</b>			<b>\$3,358.00</b>	<b>\$3,562.68</b>	
<b>13. Special Assessments on Your Property</b>					
See Left for Breakdown of Special Assessments					
Special Assessment Totals					
Principal			\$11.32	\$10.00	\$11.32
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>			<b>\$3,368.00</b>	<b>\$3,574.00</b>	



Detach this stub and return with your second half payment.  
**2nd Half Payment Stub - Payable 2019**  
 To avoid penalty, pay on or before October 15, 2019



Total Property Tax for 2019	\$3,574.00
<b>2nd Half Tax Amount</b>	<b>\$1,787.00</b>
Penalty	_____
<b>2nd Half Total Amount Due</b>	<b>_____</b>

PIN: 76.41626.0300

BILL NUMBER: 2474194

TAXPAYER: MAUREEN A HIESERICH  
 10213 COUNTY ROAD 47  
 SAINT CLOUD MN 56301

Paid By \_\_\_\_\_

**MAKE CHECKS PAYABLE TO:**  
 Randy R. Schreifels  
 Stearns County Auditor-Treasurer  
 PO Box 728  
 St Cloud, MN 56302-0728



# Heartland Title, LLC

18 South 15th Avenue • P.O. Box 518 • St. Cloud, MN 56302

Telephone (320) 253-8860 • Fax (320) 253-5606

## Abstract of Title

*To the following described Real Estate situated in*  
STEARNS COUNTY

1

All that part of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section Fifteen (15), in Township One Hundred Twenty-three (123) North, of Range Twenty-nine (29) West, in Stearns County, Minnesota, described as follows, to-wit: Beginning at a point on the North line of said NW 1/4 NW 1/4, said point being North 89° 59' 58" East, assumed bearing, a distance of 412.50 feet from the Northwest corner of said NW 1/4 NW 1/4; thence North 89° 59' 58" East, along said North line a distance of 412.50 feet; thence South 01° 49' 08" West 1332.78 feet to the South line of said NW 1/4 NW 1/4; thence North 89° 30' 41" West along said South line 412.50 feet; thence North 01° 49' 08" East a distance of 1329.26 feet to the point of beginning and there terminating.

# CITY OF ROCKVILLE

229 Broadway Street East

P.O. Box 93

Rockville MN 56369

Phone 320-251-5836

Fax 320-240-9620



Duane Willenbring, Mayor  
Bill Becker, Councilor  
Brian Herberg, Councilor  
Don Simon, Councilor  
Jerry Tippelt, Councilor

Martin M. Bode, City Administrator  
Judy Neu, Finance/Billing Clerk/Admin Asst.  
Gene Van Havermaet, Public Works Director  
Fabian Tomaschett, Maintenance/Mechanic  
Debbie Weber, Administrative Assistant

*Rockville City is an equal opportunity provider and employer*

Notice is hereby given that the Rockville Planning Commission will hold a public hearing on **Tuesday, August 6, 2019 at approximately 6:00 p.m. at Rockville City Hall – 229 Broadway Street East** to consider a Conditional Use Permit application from Maureen A. Hieserich (Pick-up Power and Sports) for a Conditional/Interim Use Permit to operate a vehicle repair shop in an Ag-40 Agricultural Zoning District. Property Address: 10213 County Road 47, Rockville, MN. Parcel ID 76.41626.0300, Stearns Country, Minnesota.

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 prior to the hearing, or be present at the public hearing.

Martin M. Bode  
Administrator/Clerk

Publish 07/23/2019  
*Cold Spring Record*

In accordance with federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, age, or disability. (Not all prohibited bases apply to all programs.)  
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.

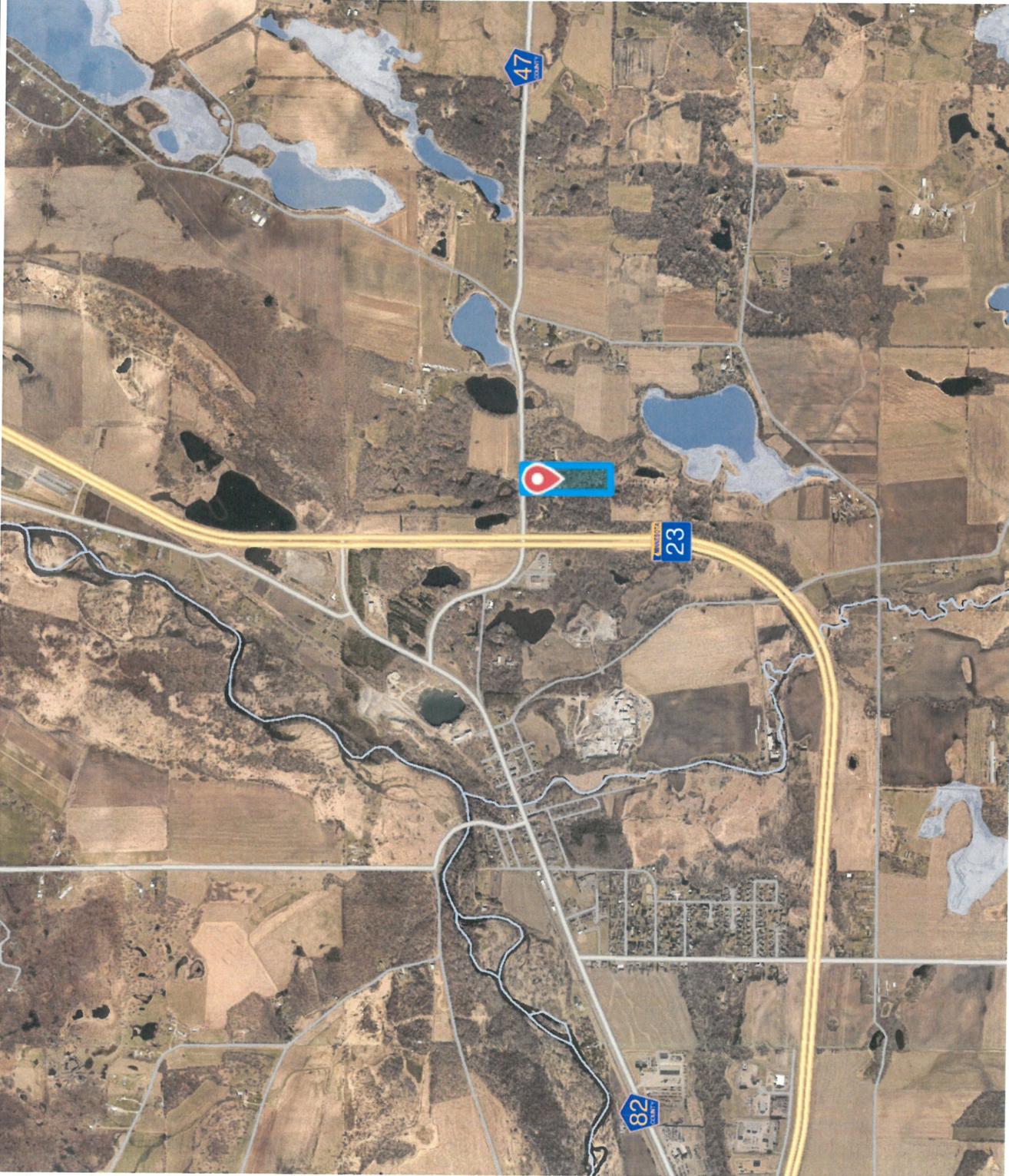
- Legend**
-  City Limits
  - Roads**
    -  Interstate
    -  State Highways
    -  County Highways
    -  Local Roads
  - PWI Watercourse**
    -  PWI Watercourse
    -  PWI Basin

10213 Co Rd 47  
CUP



Disclaimer:

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Rockville is not responsible for any inaccuracies herein contained.



Real People. Real Solutions.

0 2,107 Feet

© Bolton & Menk, Inc - Web GIS 7/23/2019 2:07 PM

STATE OF MINNESOTA )  
 )ss.  
COUNTY OF STEARNS )

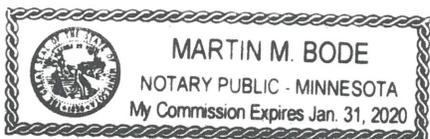
**AFFIDAVIT OF SERVICE**

**Debbie R. Weber**, being duly sworn, on oath says that at the City of Rockville in said County and State, on the **24th** day of **July, 2019**, he/she served the annexed Notice on **see attachment**, the person therein named, personally, by then and there handing to and leaving with him/her a true and correct copy of said Notice.

  
Signature

Subscribed and sworn to before me this 24 day of July, 2019.

  
Notary Public Signature



Notary Public Stamp

<b>Name</b>	<b>Address</b>	
GREGOR A SCHNEIDER	200 11 1/2 AVE S	COLD SPRING MN 56320
JEFFREY R & SHERI L HOWE	10251 COUNTY ROAD 47	ST CLOUD MN 56301-9740
MARK H SCHNEIDER	23749 LAKE RD	ST CLOUD MN 56301
MAUREEN A HIESERICH	10213 COUNTY ROAD 47	SAINT CLOUD MN 56301
MICHAEL G ZWILLING	PO BOX 337	ROCKVILLE MN 56369-0337
PETER R WALZ	10238 AHLES RD	ST CLOUD MN 56301-9808
RICHARD J & CAROL L DIETMAN	10059 COUNTY ROAD 47	ST CLOUD MN 56301-9740
STATE OF MINNESOTA	395 JOHN IRELAND BLVD	ST PAUL MN 55155-1899
STEARNS COUNTY HIGHWAY	PO BOX 246	ST CLOUD MN 56302
TIMOTHY R MASSMANN	9882 COUNTY ROAD 47	ST CLOUD MN 56301
TRIPLE M LAND COMPANY LLC	3721 ROOSEVELT RD	SAINT CLOUD MN 56301

## 11 Notices

July 30, 2019

City of Rockville  
229 Broadway Street East  
PO Box 93  
Rockville MN 56369

We regret that due to previously scheduled obligations that take us out of the area we cannot attend this meeting in person. We submit this letter to outline our opposition to the Conditional Use Permit application for the property located at 10213 County Road 47, Rockville, MN.

We have lived next to the Hieserich's the entire time they have owned the property. We believe that the vehicle repair operation that is proposed will reduce the value of our property and the rural residential nature of the neighborhood. The following are the reasons for our opposition:

1. The notice posted and received indicates the request is for a Conditional/Interim Use Permit which is not listed in the Agricultural District A-40. Home Extended Businesses are not listed as a permitted Interim Use.
2. It is required that a Home Extended Business is incidental and secondary to the residential use. The current state of the property indicates that the residential aspect is secondary to the business which is not allowed.
3. The City ordinance definition of Home Extended Business states that the storage of vehicles and equipment is limited by the ordinance and conditions established by the City Council upon the review and recommendation of the Planning Commission. Our concerns are:
  - a. How will the number of vehicles and equipment be established?
  - b. Who will enforce the above established number?
  - c. How will the above be enforced?
4. We are concerned the City and County will spend a large amount of time and expense in ordinance enforcement due to the occupants past record of apparent disregard for regulations as shown by:
  - a. The Sheriff's report dated 6-7-2009. (See attached).
  - b. The Stearns County Environmental Services investigation dated 9-23-2009. (See attached).

- c. The relocation of their business “Pickups and Power Sports” to the above address without approval even though they were informed a year prior about the requirements for the permit.
  - d. The replacement of the septic drain field without a permit.
  - e. The activity that was established at the Maine Prairie Township location without approval.
5. The improper storage of large amounts of combustible and flammable liquids on pervious surface without secondary containment.
  6. The long-term storage of vehicles on pervious surface that threatens to contaminate soils, wetlands and wells.
  7. The increased amount of traffic in and out of the property due to the commercial use.
  8. The property has had no refuse service the entire time the occupants have owned the property.
  9. There is not a Stearns County Hazardous Waste Generation permit for the property.
  10. The Planning Commission and the City Council should view the property prior to making their decision to determine if it would be an acceptable use and it is an incidental and secondary use.
  11. The Hieserich’s vehicle repair business was located on a properly zoned property until they sold it and now are proposing to move the business to their residence where it does not meet zoning requirements.

Please contact us with any questions or concerns regarding this matter.

Very Respectfully,

Jeff & Sheri Howe  
10251 County Road 47  
320-333-9208

**INCIDENT/ARREST REPORT  
STEARNS COUNTY SHERIFFS DEPARTMENT**



REPORT NUMBER: \* 09031813

ORI# MN07300LD

DATE FROM: 06-07-2009 TIME: 10:24 PM

DATE TO: 06-07-2009 TIME: 10:24 PM

REPORT DATE: 06-07-2009 Sun TIME: 10:24 PM

**ADMIN**

LOCATION: 10251 CR 47 ROCKVILLE MN 56369-		TYPE OF INCIDENT NEIGHBORHOOD DISPUTE		OFFENSE TRACT 200
CASE STATUS: OTHER		DISPOSITION INACTIVE		EXC CLEAR DATE
HOW RECEIVED: RADIO	TIME ASSIGNED 2227	TIME ARRIVED 2241	TIME CLEARED 2357	RELATED TO OCA
REPORTING OFFICER 17462 KLEIN, ANN M		ASSISTING OFFICER		REVIEWING OFFICER

**OFFENSE**

ISN 1	STATUTE	OFFENSE DESCRIPTION VERBAL DISPUTE	UCR/IBR 09845	STATUS OTHER	COUNTS 0	DEGREE
BIAS MOTIVATION			PREMISE TYPE	ATTEMPTED <input type="checkbox"/>	ALCOHOL <input type="checkbox"/>	DRUGS <input type="checkbox"/>
FORCED ENTRY <input type="checkbox"/>	UNITS ENTERED 0	CRIMINAL ACTIVITY 1. 2. 3.				
IMPLEMENT USED 1. 2. 3.		TYPE ENTRY	METHOD OF ENTRY	TYPE EXIT		
WEAPON USED 1. 2. 3.						

ROUTING: - RECORDS

**SUSPECT**

NAME			HOME	CELL
ADDRESS			WORK	EMAIL
DOB	AGE	TO AGE	Juvenile <input type="checkbox"/>	RACE
SEX	RESIDENT	ETHNICITY		SSN
HEIGHT	WEIGHT	EYE COLOR	HAIR COLOR	HAIR LENGTH
CLOTHING		AFFILIATION		
SMTS				
EMPLOYER			EMPLOYER ADDRESS	
RELATED OFFENSES: 1. 2. 3. 4. 5. 6. 7. 8.				

**ARREST**

SUSPECT ARRESTED <input type="checkbox"/>	ARREST DATE/TIME	DISPOSITION	JUVENILE DISPOSITION	
LOCATION SAME AS INCIDENT <input type="checkbox"/>	ARREST LOCATION	COUNTY	AREA	
LOCATION NAME	CHARGES 1. 2. 3. 4. 5. 6. 7. 8.			
ARRESTING OFFICER		ASSISTING OFFICER		

**ADDITIONAL PERSONS**

REPORT NUMBER: 09031813

**STEARNS COUNTY SHERIFFS DEPARTMENT**

OR# MN07300LD

<b>PERSON</b>	INVOLVEMENT TYPE MENTIONED	NAME HIESERICH, ARNOLD JOHN				HOME ♦♦♦♦♦♦♦♦♦♦	CELL
	ADDRESS 10213 CR 47 ROCKVILLE MN 56369-				WORK	EMAIL	
	DOB ♦♦♦♦♦♦♦♦♦♦	AGE 59	TO AGE	RACE W	SEX M	RESIDENT RESIDENT	SSN
	EYE COLOR BROWN	HAIR COLOR BROWN	HEIGHT 603	WEIGHT 225	HAIR LENGTH	HAIR STYLE	DLN ♦♦♦♦♦♦♦♦♦♦
	EMPLOYER			EMPLOYER ADDRESS			
	STATE MN						
<b>PERSON</b>	INVOLVEMENT TYPE MENTIONED	NAME HIESERICH, JUSTEN JOHN				HOME	CELL
	ADDRESS 10213 CR 47 ROCKVILLE MN 56369-				WORK	EMAIL	
	DOB ♦♦♦♦♦♦♦♦♦♦	AGE 27	TO AGE	RACE W	SEX M	RESIDENT RESIDENT	SSN
	EYE COLOR BLUE	HAIR COLOR	HEIGHT 602	WEIGHT 150	HAIR LENGTH	HAIR STYLE	DLN ♦♦♦♦♦♦♦♦♦♦
	EMPLOYER			EMPLOYER ADDRESS			
	STATE MN						
<b>PERSON</b>	INVOLVEMENT TYPE MENTIONED	NAME HIESERICH, MAUREEN ANN				HOME ♦♦♦♦♦♦♦♦♦♦	CELL
	ADDRESS 10213 CR 47 ROCKVILLE MN 56369-				WORK ♦♦♦♦♦♦♦♦♦♦	EMAIL	
	DOB ♦♦♦♦♦♦♦♦♦♦	AGE 59	TO AGE	RACE W	SEX F	RESIDENT RESIDENT	SSN
	EYE COLOR BLUE	HAIR COLOR BLO	HEIGHT 507	WEIGHT 130	HAIR LENGTH	HAIR STYLE	DLN ♦♦♦♦♦♦♦♦♦♦
	EMPLOYER			EMPLOYER ADDRESS			
	STATE MN						
<b>PERSON</b>	INVOLVEMENT TYPE MENTIONED	NAME HOWE, SHERI LYNN				HOME --	CELL --
	ADDRESS 10251 CR 47 ROCKVILLE MN 56369-				WORK	EMAIL	
	DOB ♦♦♦♦♦♦♦♦♦♦	AGE 46	TO AGE	RACE W	SEX F	RESIDENT RESIDENT	SSN
	EYE COLOR BROWN	HAIR COLOR	HEIGHT 500	WEIGHT 145	HAIR LENGTH	HAIR STYLE	DLN ♦♦♦♦♦♦♦♦♦♦
	EMPLOYER			EMPLOYER ADDRESS			
	STATE MN						
<b>PERSON</b>	INVOLVEMENT TYPE	NAME				HOME	CELL
	ADDRESS				WORK	EMAIL	
	DOB	AGE	TO AGE	RACE	SEX	RESIDENT	SSN
	EYE COLOR	HAIR COLOR	HEIGHT	WEIGHT	HAIR LENGTH	HAIR STYLE	DLN
	EMPLOYER			EMPLOYER ADDRESS			
	STATE						
<b>PERSON</b>	INVOLVEMENT TYPE	NAME				HOME	CELL
	ADDRESS				WORK	EMAIL	
	DOB	AGE	TO AGE	RACE	SEX	RESIDENT	SSN
	EYE COLOR	HAIR COLOR	HEIGHT	WEIGHT	HAIR LENGTH	HAIR STYLE	DLN
	EMPLOYER			EMPLOYER ADDRESS			
	STATE						

ADDITIONAL/CONTINUATION NARRATIVE

REPORT NUMBER: 09031813

STEARNS COUNTY SHERIFFS DEPARTMENT

ORI# MN0730OLD

NARRATIVE TITLE

Narrative From CAD

Complaint Type: NDISP - NEIGHBORHOOD DISPUTE  
Caller Name: HOWE, SHERI  
Officer ID: AMKLEIN, Officer Name: ANN M KLEIN

[06/07/2009 23:56:48 : 2570 ]

SPOKE W/ARNOLD JOHN HIESERICH AND JUSTIN JOHN HIESERICH ABOUT THE PROPERTY LINE AND ROCKVILLE NOISE ORD. TOLD THEM THE TIMES AND RECORDED IT ON MY IN SQUAD CAMERA. PO KLEIN

[6/7/2009 23:43:57 : KMSIMON]  
10-2

[6/7/2009 23:30:26 : KLSTRUFF]

THE NEIGHBORS CAME BACK AFTER THE OFFICERS LEFT AND ARE WORKING AGAIN

[06/07/2009 23:21:10 : 2570 ]

SPOKE W/CMPLT SHERI LYNN HOWE SHE IS WORKING ON GETTING THE PROPERTY LINE SURVEYED.  
SPOKE W/ MAUREEN ANN HIESERICH WHO SAID THEY WILL STOP DOING ANYTHING NEAR WHERE THE LINE MAYBE UNTIL IT IS SURVEYED PO KLEIN

[06/07/2009 23:03:49 : 2566 ]

STOOD BY WHILE 2570 SPOKE WITH THE COMPLAINANT  
NO REPORT FROM ME  
PO JMAYERS

[6/7/2009 22:58:49 : KMSIMON]  
10-2

[6/7/2009 22:26:19 : KLSTRUFF]

NEIGHBOR DOING WORK WITH BIG TRACTORS AND CHAINSAWS AT THIS TIME THERE IS AN INPROGRESS PROPERTY DISPUTE GOING ON WITH THE COMPLAINANT AND THIS NEIGHBOR. THE PROPERTY LINE HAS NOT BEEN ESTABLISHED YET

NARRATIVE

**ADDITIONAL/CONTINUATION NARRATIVE**

REPORT NUMBER: 09031813

**STEARNS COUNTY SHERIFFS DEPARTMENT**

ORI# MN0730OLD

NARRATIVE TITLE

CASE SUMMARY/DEPUTY KLEIN

- SEE ATTACHED.

**NARRATIVE**

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# Stearns County Sheriff's Office

## Narrative Report

### ICR # 09031813

---

SGT. ANN KLEIN:

On 06-07-09 at approximately 2224 hours, I was dispatched to 10251 County Road 47 in Rockville for a neighborhood dispute. Dispatch said the neighbor was doing work with big tractors and chainsaws at this time. There was an in-progress property dispute going on with the complainant and this neighbor. The property line had not yet been established.

I responded and spoke with the complainant who I identified as Sheri Lynn Howe, DOB [REDACTED], address same as incident. She told me her husband left for Iraq at the end of April and since then, her neighbors have been doing different things with the property that she is not happy about because no one knows for sure where the property line is. She showed me some aerial photographs and tried to indicate where the property lines were. I told her I was unable to tell exactly where they were by the photograph. She said she was in contact with several people to have the land platted. She said the neighbors cut a tree down tonight and she thinks it's right around where the property line is and she's unsure if that would be her tree or their tree and she was upset about it. I told her I would speak with the neighbors and ask them to not do anything near the property line until she had time to have the plat worked on. She was happy with that.

I went to the neighbor's residence at 10213 County Road 47 in Rockville and spoke with a female I verbally identified as Maureen Ann Hieserich, DOB [REDACTED], address same as incident. I briefly explained the situation to her. I told her Howe was working on figuring out where the property line was. I asked her to ask her husband and son to not do anything near the property line until it was established. She said that was fine.

About ten minutes after I cleared, Dispatch advised the neighbors had returned and were working again.

I went to 10213 County Road 47 in Rockville and saw a bulldozer in motion. There was one male standing watching the other male on the bulldozer. I approached the male and verbally identified him as Arnold John Hieserich, DOB [REDACTED] and later verbally identified the driver of the bulldozer as his son, Justen John Hieserich, DOB [REDACTED], both

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# Stearns County Sheriff's Office

## Narrative Report

### ICR # 09031813

---

of 10213 County Road 47, Rockville. I told Arnold why I was there. I told him his son needed to stop the bulldozer immediately and I would look up the noise ordinance because I believed he was in violation. I told him if he wasn't in violation, they could continue with what they were doing but he needed to stop at this moment. Arnold asked if he could finish doing what he was doing and I told him no, he needed to stop immediately. Arnold went up to Justin and told him to stop. Justin continued to do it. I motioned to Justin to shut the bulldozer off. He continued. I told Arnold if he did not stop the bulldozer immediately, he would be going to jail for obstructing. Arnold approached Justin again and he did finally shut the bulldozer off. I told Arnold I would return within a short period of time and let them know about the noise ordinance.

I located the Rockville noise ordinance and briefly read through it. I returned to Arnold and Justin and briefly explained it to them. I told them they were in violation of the Rockville noise ordinance. Arnold said they were in the country and not in the city. I told them technically they lived in the city limits of Rockville now, even though it appeared they were in the country. We briefly discussed it. I activated my in-squad camera. I told both Justin and Arnold the hours they could operate the bulldozer were weekdays between 6 a.m. and 10 p.m. and 7 a.m. to 9 p.m. on weekends or holidays. I told them they could not operate it outside those hours. We briefly discussed the situation. They said they understood and were just trying to make their property more valuable by cleaning it up. I told them I could appreciate that but for heavy equipment, due to the noise ordinance they needed to follow the Rockville city ordinance. Arnold said he understood. I cleared without incident.

TB:tlk

STEARNS COUNTY ENVIRONMENTAL SERVICES  
ENVIRONMENTAL SERVICES COMPLAINT INVESTIGATION

COMPLAINT # 09-112

PART I - INTAKE INFORMATION

DATE: 9-23-09

TIME: \_\_\_\_\_

RECEIVED BY: Tray

Phone Call  Letter  In Person

\*\*\*\*\* SEE CONFIDENTIAL FILE FOR COMPLAINANT INFORMATION \*\*\*\*\*

PART II - COMPLAINT

NATURE OF COMPLAINT: Burning Solid Waste

LOCATION OF COMPLAINT (ADDRESS): 10213 County Road 47

PARCEL NO: 76.41626.0300

SECTION: 15

LOCATED IN SHORELAND?  YES / NO

COMPLAINT CODE: SW

OWNER AND/OR OCCUPANT: Arnold + Marleen Hieserich

PART III - FINDINGS

DATE: 9-24-09

TIME: 11:30

FINDINGS: Large Burn pile behind shed - phone books, cans, bottles, fiber glass, filters, filter cores and other wastes. P\* (waste from business) No service at home or business. Explained to Mrs. Hieserich. 30 days to address. Forwarded to MPCA P. Haz Waste and Waste Oil issues.

PART IV - DISPOSITION OF COMPLAINT

RESOLVED (Date): November 5, 2009

REFERRED TO: \_\_\_\_\_

OTHER (List): \_\_\_\_\_

Tray Frehammer  
Environmental Services Staff

STEARNS COUNTY ENVIRONMENTAL SERVICES  
ENVIRONMENTAL SERVICES COMPLAINT INVESTIGATION

COMPLAINT # 09-112

PART I - INTAKE INFORMATION

DATE: 9-23-09

TIME: \_\_\_\_\_

RECEIVED BY: Troy

Phone Call  Letter  In Person

\*\*\*\*\* SEE CONFIDENTIAL FILE FOR COMPLAINANT INFORMATION \*\*\*\*\*

PART II - COMPLAINT

NATURE OF COMPLAINT: Burning Solid Waste

LOCATION OF COMPLAINT (ADDRESS): 10213 County Road 47  
St Cloud MN 56301

PARCEL NO: 76.41626.0300

SECTION: 15

LOCATED IN SHORELAND? YES / NO

COMPLAINT CODE: SW

OWNER AND/OR OCCUPANT: Arnold - Marleen Hieserich

PART III - FINDINGS

DATE: 9-24-09

TIME: 11:30

FINDINGS: Large Burn pile behind shed phone books  
cans bottles fibrid glass filters filtercozes and  
other wastes. P<sup>F</sup> (waste from business) No service at  
home or business. Explainer to Ms. Hieserich, 30  
days to address. Forwarded to MPCA R. - Haz Waste and  
Waste Oil issues.

PART IV - DISPOSITION OF COMPLAINT

RESOLVED (Date): \_\_\_\_\_

REFERRED TO: \_\_\_\_\_

OTHER (List): \_\_\_\_\_

## Freihammer, Troy

---

**Subject:** 76-Hieserich  
**Start Date:** Monday, October 26, 2009  
**Due Date:** Monday, October 26, 2009

**Status:** Completed  
**Percent Complete:** 100%  
**Date Completed:** Monday, November 09, 2009

**Total Work:** 0 hours  
**Actual Work:** 0 hours

**Owner:** Freihammer, Troy

Owners Pickups n' Powersports.  
2009309 Visited the home and the burn pile was gone.

**U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

7006 2760 0003 9578 2170

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark  
Here

Sent To Hieserich  
 Street, Apt. No.,  
 or PO Box No. 213 C.R. 47  
 City, State, ZIP+4 St. Cloud

PS Form 3800, August 2006 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Arnold & Maureen Hieserich  
 10213 County Road 47  
 St. Cloud, MN 56301-9740

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 MAUREEN HIESERICH  Addressee

B. Received by (Printed Name) MA HIESERICH

C. Date of Delivery 9/26/09

D. Is delivery address different from item 1?  Yes  
 No  
 If YES, enter delivery address below:

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number (Transfer from ser. iabt) 7006 2760 0003 9578 2170

PS Form 3811, February 2004 Domestic Return Receipt

102595-02-M-1541

**Certified Mail Provides:**

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

**Important Reminders:**

- Certified Mail may ONLY be combined with First-Class Mail® or Priority Mail®.
- Certified Mail is *not* available for any class of international mail.
- NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "*Restricted Delivery*".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

**IMPORTANT: Save this receipt and present it with your mailpiece when making an inquiry.**

PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-904

UNITED STATES POSTAL SERVICE



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

COUNTY OF STEARNS  
ENVIRONMENTAL SERVICES  
ADMINISTRATION CENTER, RM 343  
705 COURTHOUSE SQUARE  
ST. CLOUD, MN 56303

ATTN TROY



# COUNTY OF STEARNS

## *Environmental Services Department*

Administration Center Rm 343 • 705 Courthouse Square • St. Cloud, MN 56303  
320-656-3613 • Fax 320-656-6484 • 1-800-450-0852

### Notice of Violation

September 24, 2009

CERTIFIED MAIL 7006 2760 0003 9578 2170  
RETURN RECEIPT

Arnold & Maureen Hieserich  
10213 County Road 47  
St. Cloud, MN 56301-9740

Dear Mr. & Ms. Hieserich:

On September 24, 2009 staff from this office met with you at property, described as: 12.6 acres East 412.5 feet of West 825 feet of NW $\frac{1}{4}$ NW $\frac{1}{4}$ ; Section 15, Township 123, Range 29; parcel number 76.41626.0300; Stearns County, Minnesota, to investigate a complaint regarding improper storage of solid waste and the burning of solid waste.

Stearns County Ordinance, Number 171, Section 3.1 prohibits the use of property for solid waste (garbage, telephone books, plastic, fiberglass, other discarded wastes) management without a license granted by the Stearns County Board; Section 3.2 prohibits the open burning of solid waste and Section 5.1 requires "adequate facilities for sanitary and safe storage, collection, transportation, and disposal of all solid wastes."

It was noted that some portion of the solid waste being burned at the property had been generated at a business location (portion of Prairie Industrial Park Lot-001 Block-002 parcel number 76.42147.0001).

September 24, 2009  
Arnold & Maureen Hieserich  
Page 2

Per the requirements of Stearns County Ordinance Number 171 all accumulation and burning of solid waste must discontinue and all solid waste (as listed above and including ash) must be placed in proper containers for storage and disposal of solid must be done so at a permitted facility. **Receipts must be provided to this office for the disposal of the solid waste.**

You must complete this action before October 26, 2009:

Stearns County Ordinance Number 171 is available at: <http://www.co.stearns.mn.us/786.htm>.

As requested, here is a list of license haulers that provide service in Rockville:

Rockville	Affordable Disposal & Recycling	320.249.3956
	Allied Waste Ind.	320.252.9608
	Rapid Container Service	320.203.7617
	Veolia ES SW Midwest, Inc.	320.251.8919
	Waste Mgmt. of St. Cloud	888.964.9716
	West Central Sanitation	800.246.7630

Please contact me if there is a mitigating circumstance that would prevent you from completing the required action.

Sincerely,



Troy T. Freihammer  
Environmental Specialist  
County of Stearns

R 2010 Mod? R 76.41626.0300

Calc thru: 6/05/2009 MP#: R 76.41626.0300

Taxpayer -73295 Total: EMV 269,400 TMV 269,400 Deeded acres 12.60

ARNOLD J & MAUREEN HIESERICH  
10213 COUNTY ROAD 47  
ST CLOUD MN 56301-9740

Dist: 7605 TIF Dist:

Plat:

Sect Twnshp Range Lot Block

15 123 029

12.60 A E412.5' OF W825' OF Subd:

NW4NW4

HSTD - RESIDENTIAL \*MORE

Alternate

Escrow

Prop Address

10213 COUNTY ROAD 47 ST CLOUD MN 56301-9740

T Original Adj/Chg Payments Unpaid Bal

- Net Tax
- Special Asmt
- Tot before P&I
- Penalty
- Interest
- Fees
- \* \*Totals

F2=Tier F14=Legal F16=Notes F17=APINs F19=OtherNames F24=MoreKeys  
A=GS B=ASM C=DQ E=TR F=SP H=THST I=PRASC J=COJ P=PA R=ADJ U=CAMA Y=CMP

685-7310

Pickups and Power Sport.





R 2010 Mod? R 76.41626.0300

Calc thru: 6/05/2009 MP#: R 76.41626.0300

Taxpayer 73295 Total: EMV 269,400 TMV 269,400 Deeded acres 12.60

ARNOLD J & MAUREEN HIESERICH  
10213 COUNTY ROAD 47  
ST CLOUD MN 56301-9740

Dist: 7605 TIF Dist:

Plat:

Sect 15 Twnshp 123 Range 029 Lot Block

Alternate

12.60 A E412.5' OF W825' OF Subd:

Escrow

NW4NW4

HSTD - RESIDENTIAL

\*MORE

Prop Address

10213 COUNTY ROAD 47 ST CLOUD MN 56301-9740

T Original Adj/Chg Payments Unpaid Bal

Net Tax

Special Asmt

Tot before P&I

Penalty

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Fees

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F2=Tier F14=Legal F16=Notes F17=APINs F19=OtherNames F24=MoreKeys  
A=GS B=ASM C=DQ E=TR F=SP H=THST I=PRASC J=COJ P=PA R=ADJ U=CAMA Y=CMP

320 - 685-7310

Pickups and Power Sport

1040 Prairie Dr SE

Cold Spring MN 56320-1461

ACTIVITY LOG

Applicant:

Phone:

Staff	Date	Action
Greg B	6-5-09	Received a complaint that fill is being placed in a drainage way.
Amen	6-5-09	On site 12:15 - observed fill/grading areas is <u>not</u> wetland - Oaks, Bosswood, common plantain, creeping, bouncing bette? Close file
Greg B	9-22-09	Don Adams asked Troy Frieckman to take a look at this site.
Greg B	9-24-09	On-site Not a wetland issue. Solid Waste Pickups and Power Sports

**FINDING OF FACT**  
**CRITERIA FOR GRANTING CONDITIONAL USE PERMITS**

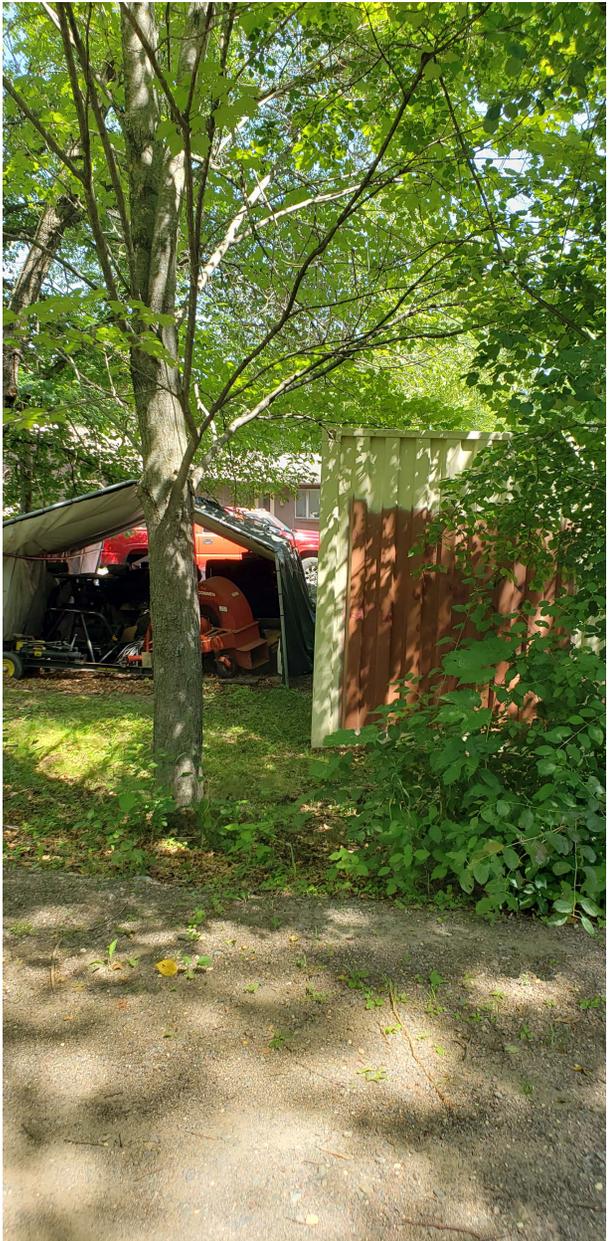
In granting a Conditional Use Permit, the City Council will consider the advice and recommendation of the Planning Commission and the effect of the proposed use upon the health, safety, morals, and general welfare of occupants of surrounding land, including land values. Among other things, the City Council must make the following findings when applicable.

1. **Not a Burden on Public Facilities.** The use will not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
2. **Compatible with Existing and Planned Adjacent Uses.** That the establishment of the Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for existing and planned uses in the area.
3. **No Adverse Affect on Adjacent Properties.** The structure and site will not have an appearance, traffic, noise, odors, fumes, dust, vibration, light or emission levels or other features that will have an adverse effect upon adjacent properties for purposes already in use or permitted.
4. **Related to the Needs of the City.** The use is reasonably related to the overall needs of the City and to existing land uses.
5. **Consistent with the Comprehensive Plan.** The proposed use is in compliance with the Land Use Plan and other portion of the Comprehensive Plan adopted by the City.
6. **Not a Traffic Hazard.** The use will not cause a traffic hazard or congestion.
7. **Adequate Parking and Loading.** That maximum measures have been or will be taken to provide maximum off-street parking and loading space to serve the proposed use.
8. **Not detrimental to Health, Safety and Welfare.** The proposed use will not be detrimental to the public health, safety, comfort and general welfare of the City.
9. **Floodplain.** For property located in Floodplain districts, the criteria set out in the Floodplain Ordinance will be met.
10. **Shore land.** For property located in Shore land districts, the criteria set out in the Shore land Ordinance will be met.
11. **Feedlots.** Feedlots will meet the requirements of this Ordinance and all other applicable ordinances.

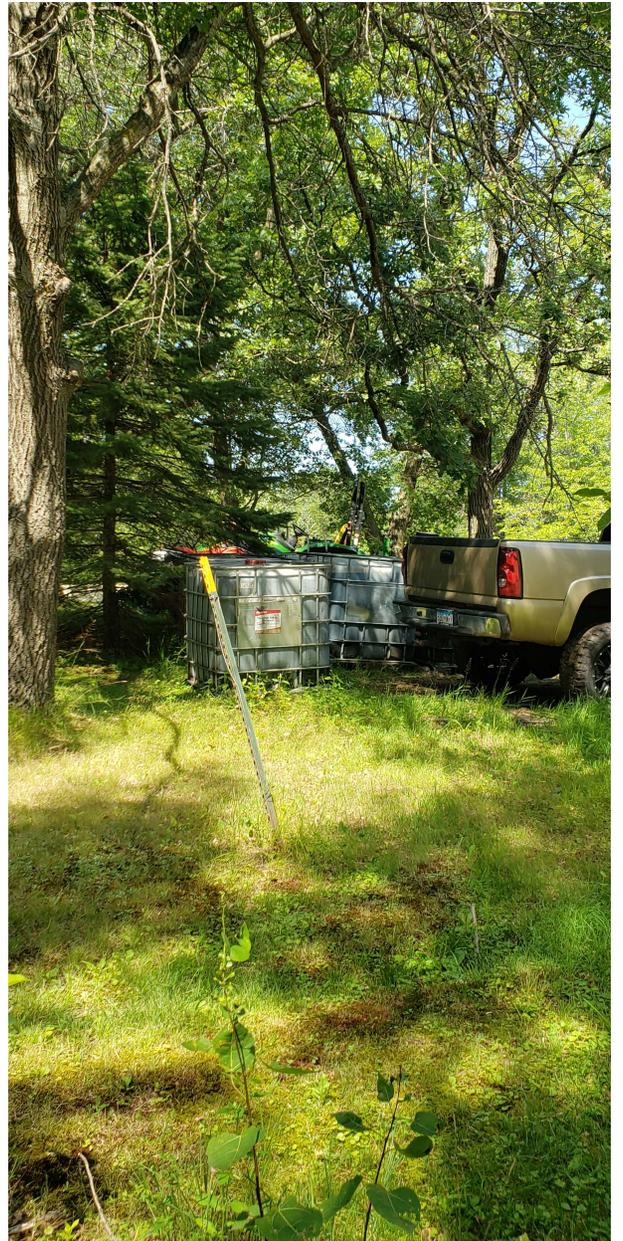
## **ADDITIONAL CONDITIONS**

In permitting a new conditional use or the alteration of an existing conditional use, the Planning Commission may recommend the imposition of and the City Council may impose conditions considered necessary to protect the best interest of the surrounding area or the City as a whole, in addition to the standards and requirements expressly specified by this Ordinance. These conditions may include, but are not limited to the following:

1. Increasing the required lot size or yard dimensions.
2. Limiting the height, size, number or location of buildings.
3. Controlling the location and number of vehicle access points.
4. Increasing the street width.
5. Increasing the number of required off-street parking spaces.
6. Limiting the number, size, location or lighting of signs.
7. Requiring diking, berming, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.
8. Designating sites for open space.
9. Designating operating hours and noise levels.
10. A time limit on the use.
11. Any other condition the Planning Commission or City Council deems necessary to protect the public interest.
12. Additional Conditions may be imposed on property located in a floodplain in accord with the Floodplain Ordinance.
13. Additional Conditions may be imposed on property covered by the Shore land Ordinance.
14. Additional Conditions may be imposed on feedlots in accord with other applicable ordinances including without limitation Stearns County's Ordinances relating to feedlots.



PHOTOGRAPHY





## JOHN KIRSCHER - STAFF REPORT

August 6, 2019

Rockville Planning Commission; City Council

RE: Building Permit, John Kirscher, 11063 Hubert Lane  
Parcel I.D. No. 76.42189.0047 - Section 21, Township 123, Range 029

Owners: John V. and Joyce A. Kirscher  
Property Address: 11063 Hubert Lane

Request is to make improvements to one of two cabins for the purpose of resale.

### Relevant Information:

1. This property is located in an R-1 Single Family Residential zoning district, Shoreland Overlay District on Grand Lake
2. Total area 17,335 +/- sf
3. In 2006 two non-conforming lots were combined into one conforming lot with the understanding of removing the two non-conforming structures and building one conforming dwelling
4. City adjusted sewer assessments and fees to accommodate request, with the understanding of removing the two non-conforming structures and building one conforming dwelling
5. City approved of one well to serve both cabins with the understanding of removing the two non-conforming structures and building one conforming dwelling
6. As of this date the property owner has made no change in cabin(s) or property status.

### Recommendations:

Submitted by:  
Martin M. Bode  
Zoning Administrator

Permit No. \_\_\_\_\_

## CITY OF ROCKVILLE ROOFING PERMIT and INSPECTION CARD

Po Box 93 229 Broadway Street E Rockville MN 56369  
 Phone: 320-251-5836 Fax: 320-240-9620 [www.rockvillecity.org](http://www.rockvillecity.org)

**Inspectron Inc.** 15120 Chippendale Ave. Suite 104 Rosemount MN 55068  
 Main Office: 651-322-6626 Fax: 651-322-7580 Toll Free: 1-800-322-6153

Date Received by City 7-12-19

Project Address <u>11063 hubert lane Rock mn</u>				Property Identification No. <u>76.42189.0047</u>	
Owner Name <u>John Kirscher</u>		Street <u>Same</u>		City <u>Rock</u>	
State/Zip <u>MN</u>		Owner Phone Number <u>612-875-4642</u>		Contractor's Name <u>Minnesota home improvements</u>	
Contractor's Name <u>Minnesota home improvements</u>		Street <u>Same</u>		City <u>Rock</u>	
State/Zip <u>MN</u>		Contractor's Phone Number <u>320 761 3884</u>		Contractor's Email <u>Ryan@mnhomeimprovements.com</u>	
Contractor's State License Number/Bond (required) <u>BC 699875</u>		Expiration Date <u>3-31-21</u>		Contractor's Fax Number <u>320 761 3884</u>	
Brief Project Description <u>tear off &amp; install new asphalt shingles</u>			Completed Value of Project (includes labor and materials) <u>\$3000</u>		

Signature of Applicant (Owner or Contractor): Ryan Angell Date \_\_\_\_\_

**Make check payable to City of Rockville**

Charges:

**Residential** \$25.00 plus \$1.00 surcharge = \$26.00

**Commercial** is based on cost of project

Permit Fee \$ \_\_\_\_\_

Surcharge \$ \_\_\_\_\_

Total \$ \_\_\_\_\_

Fund Codes 101.46300.32210 R# \_\_\_\_\_ Date \_\_\_\_\_ Check # \_\_\_\_\_

Zoning Administrator: Denise 7-12-19 Date \_\_\_\_\_  
See attached

**PLEASE HAVE REPRESENTATION ON SITE  
FOR SCHEDULED INSPECTIONS:**

Inspection	What is inspected	Date Inspected	Inspector Initials
Tear off/Ice and Water Protection	Condition of roof sheathing and installation of ice and water shield to a point 24 " inside the exterior wall line		
Roofing Final	Presence of adequate attic ventilation, all flashings including kick outs and valleys, nailing and general appearance.		

**THIS INSPECTION CARD SHALL BE POSTED ON THE PROJECT SITE PRIOR TO COMMENCING THE WORK, PROTECTED FROM DAMAGE AND POSTED SO IT IS VISIBLE FROM THE STREET AND ACCESSIBLE TO INSPECTOR.**

Requires a 24 Hour Inspection Notice  
**FOR INSPECTIONS CALL: Inspectron, Inc at 1-800-322-6153**

**LETTER FROM ROGER SCHMIDT** – Rena Weber read the letter addressed to Mayor Herberg and the City Council (a copy of which is on file in the office of the Administrator/Clerk).

Mayor Herberg reported that 3 members are looking to quit the Planning Commission if something is not done with member Peck. The proper procedure to handle this matter would be at the open forum as this is an appointed position. This is not a hired employee. Attorney Mogan understands this is a political issue.

Chair Jerry Bechtold indicated that the letter has caught him by surprise, but he is more tolerant than some members, however, it has been a burden.

Member Hagen indicated he was not surprised, and when she was put in the Secretary position this gave her certain control, but that, too, has to be controlled.

Mayor Herberg has talked to her on numerous occasions.

Member Ahles stated that she probably is right on environmental issues, but she keeps bringing up the same issue every meeting stating the city council never listens to the Planning Commission.

Member Simon indicated that she gets too carried away and it is always the same old thing.

***Motion by Member Simon, second by Member Lommel, to remove Linda Peck from the Planning Commission effective immediately.***

Member Hagen asked if she been warned. Mayor Herberg reported that he and the Administrator had talked to her on two occasions.

**AYES: Ahles, Hagen, Herberg, Karls, Lommel, Simon, & Simones**

***Motion passed on a 7 to 0 vote.***

***Motion by Member Hagen, second by Member Lommel, to authorize the Administrator/Clerk to advertise for the position.***

**AYES: Ahles, Hagen, Herberg, Karls, Lommel, Simon, & Simones**

***Motion passed on a 7 to 0 vote.***

**JOHN KIRSCHER** – Mr. Kirscher was present at the meeting with four questions for the council. Mr. Kirscher purchased the McNamara property on Hubert Lane which is located adjacent to his property. He has requested the two lots be joined as one through the Boundary Commission platting process.

1. Mr. Kirscher indicated that he needed to restate some of the things he said to the Boundary Commission in that he would surrender the 34' of lake front to Johannes once the Boundary Commission platting is done. He will combine both lots and use the address of the one he currently owns.
2. Mr. Kirscher wants to use only one grinder station, but he still needs a new well. Member Lommel indicated that Mr. Kirscher needs to show us documentation that he has combined the lots and will have only one structure. Mr. Kirscher can tap into the grinder station of McNamara's. Mayor Herberg stated that if he can legally combine the lots to have one lot okay, but abandonment of one well has to take place. It is okay to hook up to the good well.
3. Mr. Kirscher further requested deletion of the Sewer Special Assessment for the Kirscher lot and reimbursement for the total paid to date which was \$1000. His lawyer told him that it goes away and the benefits are that the city is going to get a grinder.

***Motion by Mayor Herberg, second by Member Ahles, to have Mr. Kirscher meet with the Street Committing on 5/8/06 – 3:00 p.m. to come up with a plan for his assessment and the well issue.***

**AYES: Ahles, Hagen, Herberg, Karls, Lommel, Simon, & Simones**

***Motion passed on a 7 to 0 vote.***

Member Hagen suggested the city get a cost for running of the water line, and find out how much did he actually pay in assessments.

4. Mr. Kirscher stated that in regards to the triangle piece in that he will surrender 34' to Johannes he has paid taxes for 8 years at \$4.00 per year and would like to be reimbursed. It was determined that the City can't do anything about this = \$32.00 total.

Intro:

Name : John Kirscher

Address: 11063 Hubert Lane

Reason for Discussion- Change assessment for lot from \$7586.66 to \$0.00  
Change bimonthly charge from \$82.28 to \$41.14.

Reason for sewer issue

Property line dispute with McNamarra

Prevented sewer and well from being installed

Settled property line dispute by buying McNamarra property

Told by my lawyer that side by side property becomes one property under state law

Letter to Rena regarding grinder installation- no response - *Kirscher attended council mtg to get answers*

Attorney General's Office regarding sewer issue

By law, one lot one grinder station, therefore one assessment

Number of homes around the lake having more than one living quarters totals approximately 15.  
Fourteen of the 15 were assessed for only one grinder and one monthly bill.

I was told three times as to why I was to be assessed and continue to be assessed as was done. I showed each time that the rationale for the assessment was incorrect.

Initial time I was told that I had to be assessed even though no grinder- Each lot around the lake was assessed. Thomey's lot was my response.

Second time I was told that I had to be assessed even though no grinder- that I benefited by the grinder (even though I did not have one) by:

Allocated sewer space

Installation of the main

All the connections installed

This was shown not to be the case. No connections had been made.

Third time I was told that I had to be assessed even though I had no grinder- Lots were combined after assessments were made and since there has been one assessment adjustment, a second one can not be done according to state law. This is not true according to the tax recorders office.

Attorney General's Office stated that assessment appears to be an anomaly since no service was provided by the assessment and by law I can not be charged since there is no service provided. The city must provide me in writing the statute that they are following to make such an assessment.

Assessment:

initial assessment was \$14,387.90

revised assessment is \$7,586.66

Sewer charge (bi-monthly) is \$84.28

Summary:

1. Settled property line dispute
2. Prevented McNamarra property from becoming Torrenced saving city money
3. Satisfied Boundry Line Commision Survey with no further property line dispute on our behalf
4. Agreed to combine lots
5. Saved city an extra grinder (becomes a spare)
6. Land is a single parcel by law
7. Saves county money with less paperwork
8. Boundry Line Commission plat was approved by me even though I have lost 34 feet of lake front and part of road was given to the city

Desire- reduce assessment to \$0 for former lot and change bi-monthly billing to normal rate of \$41.14.

**JOHN KIRSCHER** – John Kirscher stated he has been assessed for the two sewer stubs and asked that this be removed since he has combined the two lots into one.

Attorney Jim Mogen stated that he has questions regarding the release of liability form that the City Council wished to have signed. Discussion was held on the following:

- The well has been tied to the existing cabin to McNamara so we don't have to drill another well.
- Get two pieces of property combined so there will not be another structure in the future.
- The Release of Liability that Kirscher signs is that he will not be making a claim on another well.
- The City is making this effort now and Kirscher cannot come back to the city if this does not work out.
- Kirscher needs to sign the release of liability due to the fact that he intends to tear down both cabins and build one new home in 4 years.
- The Boundary Commission is combining two lots into one.

Member Hagen asked if he is creating a duplex here so he should get a variance for this. Jim Mogen recommended that Kirscher enter into an agreement that in exchange for reassessing this property he will not be able to build two units or the City should make him go through the variance procedure.

**ASSESSMENT QUESTION** – Jim Mogen reported that the law does allow the city to re-assess for an improvement that did not happen. Rena Weber would send a notice to the County Auditor and request that any assessments he has paid be returned not in excess of benefit received. This does not require a public hearing. By combining the two lots John Kirscher has agreed to connecting the cabins to one well.

Cancel the assessment - \$14,387.90 includes costs for main line, connection and grinder station. Jim Mogen stated the council would not be authorized to refund any of the trunk main and capacity.

- Conditional on Mr. Kirscher signing the agreement and this should be recorded on the deed

John Kirscher stated that he fully understands what is going on, but does not agree.

***Motion by Member Simones, second by Member Lommel, to continue the process of connecting the second well to the existing residence, and further to rescind that portion of the \$14,387.90 assessment that we can rescind by law that was not put in.***

***AYES: Ahles, Hagen, Herberg, Karls, Lommel, Simon & Simones***

***Motion passed on a 7 to 0 vote.***

From: kirscher@usfamily.net <kirscher@usfamily.net>  
Date: Monday, March 20, 2006 1:57 PM  
To: Rena Weber <rweber@mywdo.com>  
Subject: Grinder Installation

Hi Rena,

The property line dispute between Joseph McNamara and I still has not been settled. To prevent further legal cost, he has offered to sell his property to me. This sounds interesting but there is a large host of questions that need to be answered.

From the city, I need to know if I would still need to have a grinder installed even though the combined lots would already have a grinder. Be advised that precedence has been set where in the Thomey's lots only have one grinder for the two cabins. My lot would be much the same at least for a while, that is until I decide whether I wish to build a 4 season home on the lot or continue with what is there (two small cabins).

One of the benefits to the city is it would free up a grinder for some future use. This is based on the fact that we were originally told that there are currently 118 lake hookups available and this would mean only 117 are being used.

Please let me know the answer. I understand the council needs to answer this question.

Thank you,

John Kirscher  
763-420-3747

**Rena Weber**

---

**From:** kirscher@usfamily.net  
**Sent:** Monday, May 01, 2006 3:42 PM  
**To:** Rena Weber  
**Subject:** Desire to get on City Council Agenda

Hello Rena,

The transfer of ownership of the McNamara property is now complete. My wife and I now own it. As a result, I wish to speak before the city council on Wednesday, May 3rd.

There are three points I wish to make to gain approval of the council. They are:

1. The desire to combine the two parcels to make them one.
2. The need for the installation of the grinder no longer exists.
3. The desire for all assessments levied through June 30th to be reimbursed.

There is another point or topic. It relates to land purchased back in 1986, which has been taxed and paid by me but does not exist. I wish to recover all paid taxes.

Please let me know if I can get on the agenda.

Have a great day,

John Kirscher

--- [USFamily.Net](#) - \$8.25/mo! -- [Highspeed](#) - \$19.99/mo! ---

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No virus found in this incoming message.

Checked by AVG Free Edition.

Version: 7.1.385 / Virus Database: 268.5.1/327 - Release Date: 4/28/2006

Legend

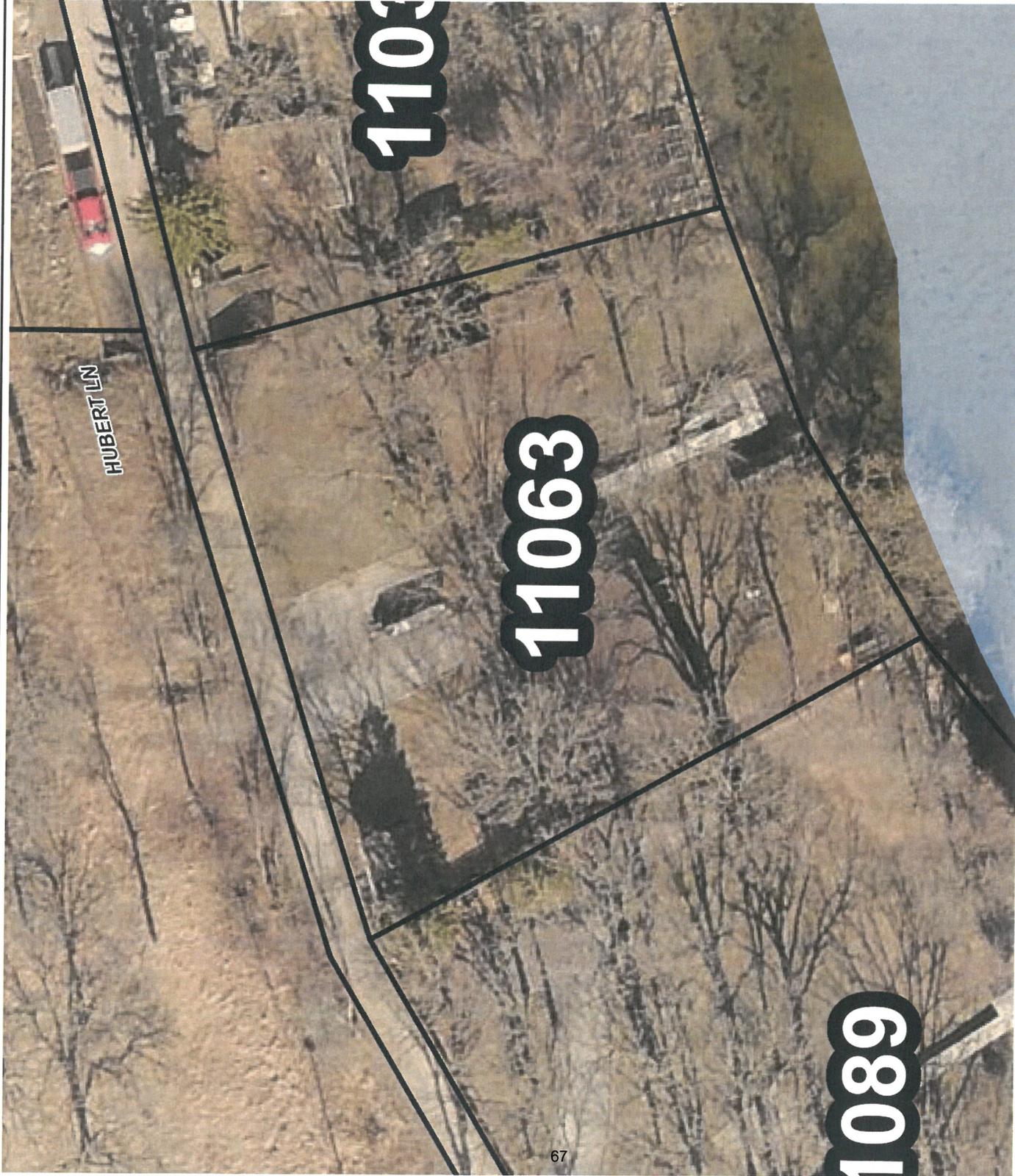
- City Limits
- Parcels
- PWI Watercourse
- PWI Basin



Map Name

Disclaimer:

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Rockville is not responsible for any inaccuracies herein contained.



Real People. Real Solutions.

0 33 Feet

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## Building Permits: July 2019

Parcel #	REASON	ADDRESS	DATE	PERMIT #	Valuation	Permit \$	Review	SSC	Fees
76.41830.0012	Water Heater Replacement	449 Oak Street	7/1/2019	2019-00035		\$ 40.00		\$ 1.00	\$ 41.00
76.41840.0005	Window/Door Replacement	11456 230th Street	7/9/2019	2019-00053	\$ 2,332.00	\$ 25.00		\$ 1.00	\$ 26.00
76.41605.0300	Demo House + Garage	25985 Co Rd 138	7/12/2019	2019-00054		\$ 50.00		\$ 2.00	\$ 52.00
76.41650.0010	Window/Door Replacement	11134 Grand Lake Rd	7/19/2019	2019-00055	\$ 15,210.00	\$ 25.00		\$ 1.00	\$ 26.00
76.41607.0402	Window Replacement	25173 Co Rd 138	7/29/2019	2019-00056	\$ 2,933.00	\$ 25.00		\$ 1.00	\$ 26.00
76.41607.0900	Single Family New Construction	25743 Co Rd 139	7/31/2019	2019-00062	\$ 361,334.50	\$ 1,987.35	\$ 1,291.78	\$ 180.67	\$ 3,459.80
76.41617.0200	Accessory Building	24145 Lake Rd	7/2/2019	2019-00065	\$ 20,000.00	\$ 86.50	\$ 56.23	\$ 10.00	\$ 152.73
76.41720.0416	Deck	26176 Bluebird Ln	7/12/2019	2019-00066	\$ 4,800.00	\$ 41.50	\$ 26.98	\$ 2.40	\$ 70.88
76.41628.0200	Deck	401 Cedar St	7/17/2019	2019-00067	\$ 3,000.00	\$ 35.50	\$ 23.08	\$ 1.50	\$ 60.08
76.42240.0014	Remodel	201 Broadway St E	7/19/2019	2019-00068	\$ 92,000.00	\$ 506.00	\$ 328.90	\$ 46.00	\$ 880.90
76.41618.0500	Mechanical	8585 245th St	7/19/2019	2019-00069	\$ 8,060.00	\$ 41.00	\$ -	\$ 1.00	\$ 41.00
76.42240.0014	Plumbing	201 E Broadway St	7/26/2019	2019-00070	\$ 12,000.00	\$ 120.00	\$ 78.00	\$ 6.00	\$ 204.00
76.41720.0411	Deck	26104 Bluebird Ln	7/29/2019	2019-00071	\$ 6,000.00	\$ 44.50	\$ 28.93	\$ 3.00	\$ 76.43
76-41835.0015	Sign - Permanent	1690 Broadway St W	7/30/2019	2019-00072	\$ 1,800.00	\$ 29.50	\$ 19.18	\$ 0.90	\$ 49.58