

# CITY OF ROCKVILLE

City Hall      229 Broadway Street East      PO Box 93      Rockville, MN 56369

## Planning/Zoning Commission Meeting Tuesday, September 3, 2019 6:00 p.m. at City Hall

### AGENDA

1. Roll Call
2. Additions/Approval of Agenda
3. Approval of August 6, 2019 Planning Commission Meeting Minutes 2
4. Public Hearing – Accessory Structure Variance Request Tom and Amanda Eich 5
5. Hieserich dba Pickups N Powersports Interim/Conditional Use Permit 27
6. Voigt Administrative Subdivision Registered Land Survey Preliminary/Final 29
7. August 2019 Building Permits 40
8. Other Business
- a) Next Planning Commission meeting Tuesday, October 1, 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  
JOINT WITH CITY COUNCIL  
Tuesday, August 6, 2019, 6:00 p.m. – Rockville City Hall**

**Item 1) Roll Call**

The special Planning Commission and Council joint 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, Chad Schmitt, and Corey Schreifels. Absent: Dave Meyer.  
Staff present: City Administrator, Martin Bode.  
Others present: Various members of the public.

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

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

**Item 3) Approval of July 9, 2019 Meeting Minutes**

***Motion by Herberg, second by Schreifels, to approve the July 9, 2019 meeting minutes as presented. Motion carried unanimously.***

**Item 4) Public Hearing - Variance Request Luckerth Accessory Structure Front Yard**

**Staff Report**

**Re:** Variance Request by:

**Applicant:** Jesse R. Luckerth

**Owner:** Jesse R. Luckerth, 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 too 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

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

Jesse Luckerth, 25699 Lake Road, property owner gave a brief explanation of the variance request.

***Motion by Herberg, second by Schreifels, to close the Public Hearing at 6:06 p.m. Motion carried.***

Planning Commission reviewed the application.

***Motion by Becker, to approve the variance request with the exception of item 3. Motion failed due to a lack of a second.***

***Motion by Schreifels, second by Herberg, to approve the Luckerth Variance Accessory Structure Front yard as presented. Motion passed unanimously.***

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 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 Herberg, second by Schmitt, to approve the Variance Request including the Findings of Fact. Motion carried unanimously.***

#### **Item 5) Interim/Conditional Use Permit Hieserich dba Pickups N Powersports**

##### **Staff Report**

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:**

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Chairman Becker opened the public hearing at 6:26 p.m. for public comment.

Maureen Hieserich, 10213 County Road 47, was available for input.

Carol Dietman, 10059 County Road 47, opposed the permit.

Peter Walz, 10238 Ahles Road, expressed concerns about the operation.

It was noted for the record that the City of Rockville has received a letter of opposition to the Hieserich CUP from Jeff and Sheri Howe, 10251 County Road 47.

***Motion by Schreifels, second by Herberg, to close the Public Hearing at 6:32 p.m. Motion carried unanimously.***

Planning Commission held a brief discussion.

***Motion by Schreifels, second by Schmitt, to deny the Hieserich dba Pickups N Powersports Interim/Conditional Use Permit the as presented.***

***Roll call vote: Ayes; Becker, Schmitt, Schreifels. Nays; Herberg.***

***Motion carried on a 3-1 vote.***

#### **Item 6) John Kirscher 11063 Hubert Lane – Nonconforming Use**

##### **Staff Report**

Re: Building Permit, John Kirscher, 11063 Hubert Lane

**Owners:** John V. and Joyce A. Kirscher

Property Address: 11063 Hubert Lane

Parcel I.D. No. 76.42189.0047 - Section 21, Township 123, Range 029

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:**

Planning Commission and City Council advised Mr. Kirscher to meet with Administrator Bode to review his legal options.

***Motion by Becker, second by Herberg to deny improvements to the existing structures. Motion carried.***

**Item 7) July 2019 Building Permits**

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

**Item 8) Other Business**

- a. Next meeting scheduled for Tuesday, September 3, 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 7:17p.m.***

Respectfully submitted,

*Martin M. Bode  
Zoning Administrator*

## EICH STAFF REPORT

September 3, and September 11, 2019

Rockville Planning Commission; City Council

Re: Variance Request by

Applicant/Owner: Thomas and Amanda Eich

PIN: 76.42170.0035

Property Address: 6050 Scenic View Court, Rockville, MN

Variance(s) Requested:

1. Locate a new accessory structure in the side/front yard of property - (Section 9, Subd 2.D.1 – rear and side yard only)
2. Construct a 5,280sf accessory structure with 18-foot sidewalls - *Section 17, Subdivision 3 Permitted Accessory Uses. 1. Accelerated Accessory Structure, Area - 70,000sf to 85,000 sf = 2,400 sf w/14 Sidewalls*

Relevant Information:

1. Property is zoned RR, Schneider Farm Plat.
2. Recently combined two parcels into one.
3. Property contains approximately 10.3 +/- acres.
4. 18 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: <sup>6048-6050</sup> XXX Co Rd 191 Block 1 Lot 546

LEGAL DESCRIPTION: \_\_\_\_\_ PARCEL#: \_\_\_\_\_ ZONING: RR

EXPLANATION OF REQUEST: 1. 2 driveways 2. building size - Polished 60x88x18  
3. Polished before house - 1 Year Weather Permitting 4. Polished to be placed in sideyard

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? \_\_\_\_\_

**PROPERTY OWNER:**

Name (Print): Thomas D. Eich Phone: 320-293-0202  
First Name Middle Initial Last Name

Address: \_\_\_\_\_

Signature (required):  Date: 8-1-19

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

**APPLICANT:**

Name (Print): Thomas D. Eich Phone: 320-293-0202

Address: \_\_\_\_\_

Signature (required):  Date: 8-1-19

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

**STAFF USE ONLY:**

Permit# 19-04V  
 R# \_\_\_\_\_ Variance Application Fee Check # 2922 Date 8-01-19 101.41000.34103 \$200.00  
 R# \_\_\_\_\_ Reimb. for Invoice Check# 2923 Date 8-01-19 101.41000-34102 \$46.00

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## VARIANCE INFORMATION SHEET

**Variance Definition:** *A modification of the literal provisions of this ordinance granted when strict enforcement would cause practical difficulties owing to circumstances unique to the individual property on which the variance is granted. The crucial points of the variance are (a) practical difficulties, (b) unique circumstances and (c) applying to individual property. A variance is not justified unless all three elements are present in the case. District boundary lines, zoning, property use, or non-conforming use restrictions shall not be revised or amended by granting a request for variances.*

*Variance: Where there are practical difficulties or unusual hardships in the way of carrying out the strict letter of the provisions of this ordinance, the Governing Body shall have the power, in a specific case to permit a variance from the provisions of this ordinance (see definition of variance). A variance permit shall expire after ninety (90) days following date of issuance unless written application for time extension is received and granted by the Governing Body prior to such expiration date.*

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**WHEN IS A VARIANCE APPROPRIATE?** A variance may be needed when a landowner wishes to develop property, and due to the uniqueness of their lot, they are unable to comply with the ordinance.

**CAN ANYONE GET A VARIANCE?** No. The courts have said the applicant has a “heavy burden of proof” to show there are no reasonable development options, and there is “hardship” in following the rules of the ordinance.

**WHAT IS A HARDSHIP?** “Hardship” as used in connection with the granting of a variance means the property in question cannot be put to a reasonable use if used under the conditions allowed by the official controls; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. (Minnesota Statutes 394.27)

**HOW DO I APPLY FOR A VARIANCE?** You must submit a completed application and a site plan (to scale) that shows all physical characteristics of your property to the Planning/Zoning Committee. There is an example of a site plan attached to the variance application. This site plan must include: accurate property dimensions and shape, road centerline and right-of-way, all existing and proposed structures with dimensions, septic system, wells, driveways, city services, nearby structures on adjacent property, steep slopes, topographic alterations, wetlands, etc. All site plans must be signed and dated by the applicant.

**WHO DECIDES IF I WILL GET A VARIANCE?** After submitting the application for a variance to the Planning/Zoning Committee for review their recommendation is forwarded to the City Council. (Applications are to be submitted to the City Clerk and they will be put on the agenda for the next available meeting) The applicant then decides if they want to proceed with the variance request. If the applicant does proceed, the applicant then requests a Public Hearing to formally ask for the variance to be granted. A fee of \$200.00 dollars must accompany this request. At the public hearing the Planning Commission and the community have the opportunity to voice their opinions, both for and against, regarding the variance request. If it is found that the three points outlined above in the definition of a variance are met, it will then go to City Council for approval. Any building permits required in relation to a variance must also be approved by the City Council.

**It is important to note that a variance cannot be used to circumvent the more formal procedures required to change the zoning category of land (request for rezoning).**

# CITY OF ROCKVILLE VARIANCE APPLICATION AND THE PROCESS

## VARIANCES

No variance in the provisions or requirements of this Ordinance shall be authorized by the City Council unless it finds evidence that the following facts and conditions exist:

1. **Unique Circumstances**. That there are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not apply generally to other properties in the same zoning district. The unique circumstances did not result from the acts of the property owner.
2. **Necessary to Preserve reasonable use of the property**. The property cannot be put to a reasonable use without the variance. That such variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same district and in the same vicinity.
3. **Not merely economic**. The possibility of increased financial return or economic consideration will not in itself be deemed sufficient to warrant a variance if a reasonable use for the property exists under this Ordinance's terms. This means that cost or money savings cannot be the only reason for the variance.
4. **Maintains the Character of the Neighborhood**. The variance will not alter the area's essential character of the neighborhood.
5. **Meets the Spirit of this Ordinance and Comprehensive Plan**. The variance maintains the spirit and intent of this Ordinance and the Comprehensive Plan.

## OTHER CONSIDERATIONS

1. **Solar Energy Systems**. Practical difficulties shall include, but not be limited to, inadequate access to direct sunlight for solar energy systems.
2. **Earth Sheltered Homes**. Variances shall be granted for earth sheltered construction as defined in Minn. Stat. § 116J.06, Subd. 2, when in harmony with this Ordinance.
3. **Non-permitted Use**. The City Council may not permit as a variance any use that is not permitted under this Ordinance for property in the zone where the affected person's land is located.
4. **Temporary Use for one family dwelling**. The City Council may permit as a variance the temporary use of a one (1) family dwelling as a two (2) family dwelling.
5. **Variances in Floodplain Districts**. No variance shall have the effect of allowing a Floodplain District a lower degree of flood protection than the Regulatory Flood Protection Elevation for the particular area or permit standards lower than those required by state law.
6. **Conditions**. The City Council may impose conditions in granting variances to insure compliance and protect adjacent properties.

## 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.

**When a complete variance application is on file. (Here are 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) The applicant or the applicant's representative(s) must appear before the Planning Commission in order to answer questions concerning the Variance application.
3. **Recommendation by the Planning Commission**. After reviewing the Variance, the Planning Commission will make a written report and recommendation to the City Council.
4. **Decision by City Council**. Upon receiving the Planning Commission's report and recommendation to the City Council as to whether or not a variance should be granted. The City Council, acting as the Board of Adjustment will make the final decisions on all variances.
  - a) **Appearance by Applicant**. The applicant or applicant's representative(s) must appear before the City Council in order to answer questions concerning the variance application.
5. **Vote Required**. Approval of any Variance to this Ordinance will require passage by a majority of the votes cast.
6. **Conditions and/or Revisions**. If the City Council grants the Variance, it may impose conditions it considers necessary to protect public health, safety and welfare. The City Council may also revise the variance to ensure that it is the minimum variance required.
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 if 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 Variance application within sixty (60) days after the Zoning Administrator receives the application or will extend the time for consideration under state law.
8. **Recording**. A certified copy of every Variance to abstract or registered property shall be filed with the Stearns County Recorder. The variance 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.**
9. **Resubmission**. No application, which is substantially the same as and application of a denied Variance shall be resubmitted for a period of one (1) year from the date of the denial. The City Council may permit a new application if, in its opinion, new evidence or a change in circumstances warrant reconsideration.

**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.

  
\_\_\_\_\_  
Applicant Signature

8-1-19  
\_\_\_\_\_  
Date

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

## VARIANCE JUSTIFICATION FORM

Please use this form to explain how your variance request meets the three requirements for a variance.

- Practical difficulties: Zoning does not clearly state guidelines to follow for pole sheds on a RR Zoned property. Having 2 driveways onto property to allow access to pole shed easier, and less stress on roadway due to excess turning. Property Layout does not allow pole shed to be placed in a rear yard.
- Unique circumstances: Currently is two lots (5+6), and two parcels, Application is submitted to combine lots into 1 lot 1 parcel. Current Zoning does not allow for only a pole shed on lot without house. RR Zoning does not specify pole shed dimensions. Wanting to have a second driveway for ~~pole shed~~ pole shed. To build shed before house, not more than 1 year weather permitting, to use as storage for building materials and personal equipment and property. Pole shed ~~dimensions~~ 60' x 88' x 18' to be placed in side yard - house on one lot shed on the other.
- Applies to the individual property: Lots 5 and 6 of Schneider Farms Edition

A variance cannot be granted unless evidence is presented that satisfies, at a minimum, the three conditions above. Failure to adequately provide such information may result in a denial or your request for a variance (attach additional sheets if necessary).

**USE THE BACK OF THIS FORM TO LIST ALL ADJOINING PROPERTY OWNERS WITHIN 350 FEET OR NEAREST 10 PROPERTY OWNERS, WHICHEVER IS GREATEST.**

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**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

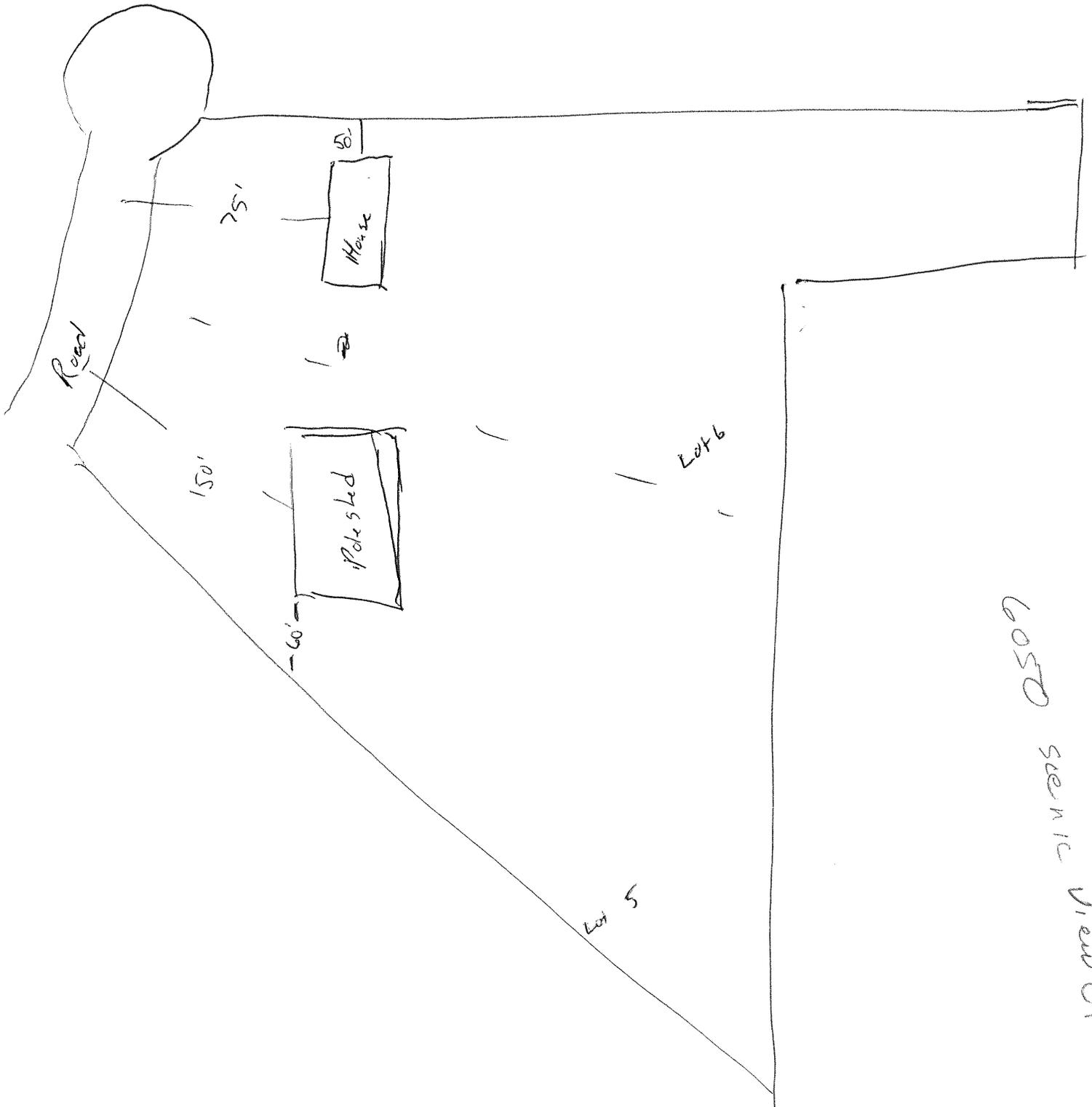
( ) Incomplete Application Why: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

House dimensions 36' Deep  
88' wide

Shed dimensions 40' wide  
88' Deep  
18' Sidewall



6050 SCENIC VIEW CT

COPY

(Top 3 inches reserved for recording data)

**TRUSTEE'S DEED  
by Individual Trustee to Joint Tenants**

**Minnesota Uniform Conveyancing Blanks  
Form 10.4.2 (2006)**

E-CRV No. \_\_\_\_\_

DEED TAX DUE: \$402.60

DATE: July 25, 2019

FOR VALUABLE CONSIDERATION, Michael Schneider, Karen Schlangen, and Roy Schneider, as Trustees of The Irene T. Schneider Trust created by a trust instrument dated December 13, 2011 ("**Grantor**"), hereby conveys to Thomas D. Eich and Amanda J. Eich ("**Grantee**"), **as joint tenants**, real property in Stearns County, Minnesota, legally described as follows:

**Lots 5 and 6, Block 1, Schneider Farm, Stearns County, Minnesota.**

*Check here if all or part of the described real property is Registered (Torrens)*

together with all hereditaments and appurtenances belonging thereto.

**Check applicable box:**

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed.  
(if electronically filed, Insert WDC number \_\_\_\_\_)
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

The Irene T. Schneider Trust created by a trust instrument dated December 13, 2011

Michael Schneider  
Michael Schneider, Trustee

Roy Schneider  
Roy Schneider, Trustee

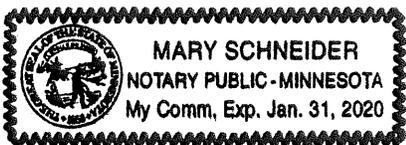
Karen Schlangen  
Karen Schlangen, Trustee

State of Minnesota

County of Stearns

This instrument was acknowledged before me on July 25, 2019, by Michael Schneider, Karen Schlangen, and Roy Schneider as Trustees of The Irene T. Schneider Trust created by a trust instrument dated December 13, 2011.

(Seal, if any)



Mary Schneider  
(signature of notarial officer)

Title (and Rank):

My commission expires:

THIS INSTRUMENT WAS DRAFTED BY:

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

First American Title Insurance Company dba Tri-  
County Abstract and Title Guaranty  
122 12th Avenue N

Thomas D. Eich and Amanda J. Eich  
278 Jeanne Avenue East  
Eden Valley, MN 55329

St. Cloud, MN 56303  
1510159

**CERTIFICATE OF COMPLIANCE**

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

**The request is to combine two adjacent lots**

The Rockville City Administrator has reviewed an Application for Combining Two Lots, below described, in the City of Rockville, said application was received by the City Clerk on the August 1, 2019 and said request is found to be in compliance with the standards set forth in the City of Rockville. The application for combining two lots is hereby approved. Permit #19-03CL.

Property Owner: Thomas D. Eich and Amanda J. Eich

Property Description:

Parcel No. 76.42170.0034, Lot 005, Block 001, of Schneider Farm, Stearns County, Minnesota  
Parcel No. 76.42170.0035, Lot 006, Block 001, of Schneider Farm, Stearns County, Minnesota

Approved this 14<sup>th</sup> day of August, 2019.

**CITY OF ROCKVILLE, MINNESOTA**  
  
**Martin M. Bode, City of Rockville  
Administrator/Clerk**

**THIS INSTRUMENT DRAFTED BY:**  
CITY OF ROCKVILLE (MMB)  
209 Broadway Street East  
Rockville, MN 56369  
(320) 251-5836

CITY OF ROCKVILLE, MINNESOTA  
APPLICATION FOR COMBINING 2 LOTS  
(Attachment to a contiguous lot)  
FEE: \$100.00

Approved  
8-14-19  


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

Date Application Submitted: 8-1-19

Parcels that you want combined # 5 # 6

Location: Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

Legal Description Lot 5 and 6 of Schnieder farm Edition

Detailed Description of the request and why it is being made: Combine lots 5 and 6  
in Schnieder farm Edition to allow for Poleshed to be built on 1 lot and  
house to be built on the other

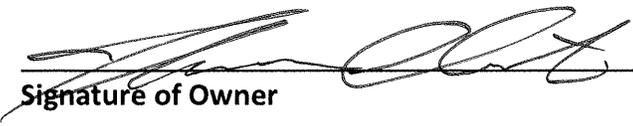
Land is presently zoned RR Total Amount of land involved (acres) 10.3

Owners Name Thomas D. Eich Phone 320-293-0202

Address XXX Co Rd 141 Email: tomeich01@gmail.com  
Current address 278 Jeanne Ave E Eden Valley MN 55329

The following must be submitted with the combine lots:

- Proof of ownership (copy of tax statements or deeds)
- Vicinity map (with surrounding property owners and roads identified)
- Required fee as noted above

 \_\_\_\_\_ Date 8-1-19  
Signature of Owner

OFFICE USE: Complete Application Date \_\_\_\_\_

R# \_\_\_\_\_ Check # 2922 Date 8-01-19 101.46300.34103 \$100.00 Permit # 19-03CL

PAID  
20  
AUG 01 2019

**NOTICE OF PUBLIC HEARING  
CITY OF ROCKVILLE**

Notice is hereby given that the Rockville Planning Commission will hold a public hearing on **Tuesday, September 3, 2019 at approximately 6:00 p.m. at Rockville City Hall – 229 Broadway Street East** to consider the request of Thomas D. Eich and Amanda J. Eich for a variance from Accessory Building Location and Size Requirements. The address of the property is: 6050 Scenic View Court with a legal description of: Parcel No. 76.42170.0035, Lot 005 and Lot 006, Block 001, of Schneider Farm, Section 25, Township 123, Range 029, Stearns County, Rockville, MN.

The request is to construct an accessory structure and to locate it in the side/front yard and exceed the permitted size by constructing a 60' x 88' (5,280sf) with 18-foot sidewalls.

**Section 9, Subdivision 2D Location on Property.** Accessory structures must be located on the property as provided in paragraph 1

**Section 17, Subdivision 3 Permitted Accessory Uses.** 1. Accelerated Accessory Structure, Area - 70,000sf to 85,000 sf = 2,400 sf w/14 Sidewalls

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.

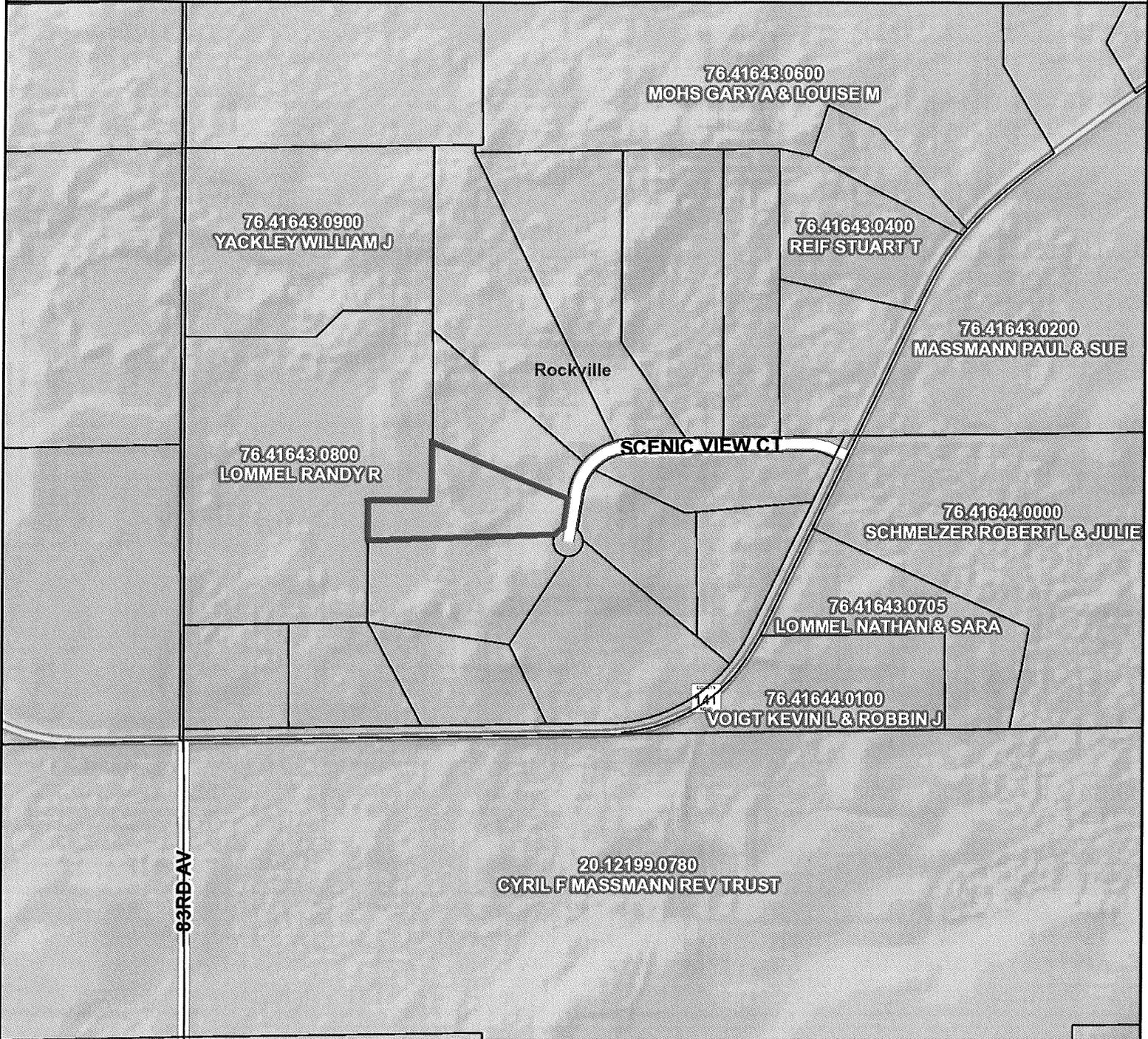
Martin M. Bode  
Administrator/Clerk

Publish 08/20/2019  
*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.

# Eich Variance



Legend

-  Parcel 76.42170.0035  
 Thomas and Amanda Eich  
 6050 Scenic View Court

0 160 320 640 Feet



Data is as represented in Stearns County Databases. It is NOT Intended for Locational Use and Stearns County waives all liability from this product.

Auditor/Treasurer  
 Division of Land Management  
 August 20, 2019



STATE OF MINNESOTA )  
 )ss.  
COUNTY OF STEARNS )

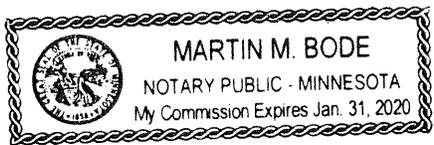
**AFFIDAVIT OF SERVICE**

**Debbie R. Weber**, being duly sworn, on oath says that at the City of Rockville in said County and State, on the **20th** day of **August, 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 20 day of August, 2019.

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



Notary Public Stamp

<b>Name</b>	<b>Address</b>	<b>City</b>
CYRIL F MASSMANN REV TRUST	995 HAMLET DR N	AVON MN 56310
GARY A & LOUISE M MOHS	7676 COUNTY ROAD 141	KIMBALL MN 55353
GORDON MASSMANN	19627 COUNTY ROAD 8	KIMBALL MN 55353
IRENE T SCHNEIDER TRUST	15302 150TH ST	WATKINS MN 55389
JONATHAN M SCHNEIDER	7788 COUNTY ROAD 141	KIMBALL MN 55353
KEVIN L & ROBBIN J VOIGT	7819 COUNTY RD 141	KIMBALL MN 55353-9717
KEVIN M & CYNTIA LOMMEL	7632 COUNTY ROAD 141	KIMBALL MN 55353
LLOYD D & CHERYL A LOMMEL	7682 COUNTY ROAD 141	KIMBALL MN 55353
NATHAN & SARA LOMMEL	7783 COUNTY ROAD 141	KIMBALL MN 55353
PAUL & SUE MASSMANN	7468 COUNTY ROAD 141	KIMBALL MN 55353-9716
RANDY ROY LOMMEL	8282 COUNTY ROAD 141	KIMBALL MN 55353-9717
ROBERT L & JULIE SCHMELZER	7725 COUNTY ROAD 141	KIMBALL MN 55353
RYAN STEIL	1665 FOREST GLEN CIRCLE	ST CLOUD MN 56301
STEARNS CO HIGHWAY	PO BOX 246	ST CLOUD MN 56302
STEPHEN J & SHARON A TORBORG	BOX 344	ST CLOUD MN 56302-0344
STUART T REIF	7674 COUNTY ROAD 141	KIMBALL MN 55353
THOMAS & AMANDA EICH	278 JEANNE AVE E	EDEN VALLEY MN 55329
WILLIAM J YACKLEY	8286 COUNTY ROAD 141	KIMBALL MN 55353

## **18 Notices**

August 23, 2019

Martin M. Bode  
Rockville City Administrator/Clerk  
P.O. Box 93  
Rockville, MN 56369

Re: Eich variance request/Schneider Farm development

The Schneider Farm development is still in the process of building the cul-de-sac access to the numerous lots currently plotted. From the Stearns County interactive plat map, only two future residents/investors (Thomas Eich and Ryan Steil) are listed as parcel owners. There are at least six more plots surrounding the cul-de-sac, currently unsold, listed as Irene Schneider Trust. There are additional unsold plots not adjacent to the cul-de-sac that are also part of the Schneider Farm development.

The City of Rockville has thoughtfully established Zoning Codes, two Sections (Section 9 and Section 17) of which one of the first owners of the Schneider Farm parcels wants to seek variances.

Is it fair to the future owners of parcels adjacent to the cul-de-sac, and others within the development, to grant exceptions/variances at this time? Future resident owners within this development are the ones that should have an opportunity to review variance requests within their immediate neighborhood. They are the ones that will have to live with it.

Granting variances within a new residential development sets a precedent. It opens the door for each of the future owners within the development to seek variances to Rockville Zoning Codes.

This request seems premature. Access road construction is still in process. Parcels are yet to be sold. Is this the time to grant Rockville Zoning Code variances?

Please share my thoughts at the public hearing scheduled for September 3, 2019.

Thank you.



Robert Schmelzer  
7725 County Road 141  
Kimball, MN 55353

cc.

AUG 27 2019

**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.

## **NOTICE OF GRANTING CONDITIONAL USE PERMIT PROCEEDINGS**

Please take notice that the City of Rockville, Minnesota acting pursuant to the authority of Minnesota Statute 462.3595, has approved of granting a Conditional Use Permit to: Maureen A. Hieserich dba Pickups N Powersports, 10213 County Road 47, Rockville, Minnesota in an A-40 Agricultural District of the Rockville City Zoning Ordinance.

The Conditional Use Permit is hereby granted for property located at the following described property in the City of Rockville, Stearns County, Minnesota:

Maureen A. Hieserich  
dba Pickups N Powersports  
10213 County Road 47  
Rockville, MN  
Parcel #76.41626.0300

### **Legal Description:**

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.

The Conditional Use Permit is approved to operate a power sports retail sales/maintenance shop business in an A-40 Agricultural District in Rockville Zoning with the following conditions:

1. Hours of operation shall be between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday. For business as well as personnel use.
2. Must obtain and maintain a Hazardous Waste Licensee from the Minnesota Pollution Control Agency (MPCA).
3. Must provide secondary containment for all hazardous waste.
4. Installation of 5-foot-tall trees spaced every 12 feet on the west property line.
5. All outside parked vehicles must have current licenses.
6. All outside parking must be on improved surface (gravel, tar, or concrete).

7. No outside storage of "refuse" as defined by Section 8 of the Rockville Zoning Code i.e. junk cars, parts, steel, iron, rubbish.
8. Solid waste services must be provided by a City of Rockville permitted hauler on a weekly basis.
9. Property owner is responsible for all cost(s) associated with enforcement of the terms of the conditional use permit.
10. Must place \$3,000.00 into a City escrow account.
11. This Conditional Use Permit is good for one (1) year from the date of Council approval.

The Conditional Use Permit for the above-mentioned property was completed and became effective September 11, 2019.

Drafted by:  
City of Rockville  
229 Broadway Street East  
P.O. Box 93  
Rockville, MN 56369

City of Rockville, Minnesota

\_\_\_\_\_  
Duane Willenbring, Mayor

(SEAL)

\_\_\_\_\_  
Martin M. Bode, Administrator/Clerk

## STAFF REPORT

September 3 and September 11, 2019

**RE:** Administrative Subdivision Registered Land Survey  
James and Jacqueline Voigt

**Owner:** James and Jacqueline Voigt  
Property Address: adjacent to 25293 Pleasant Road  
Known as: Registered Land Survey 14  
Parcel I.D. 76.41601.0625 - Section 1 & 2, Township 123, Range 029

**Request:**  
Administrative Subdivision by Registered Land Survey.

**Relevant Information:**

1. Property is zoned Ag-40
2. Property is titled by Registered Land Survey
3. Total subdivided area is 14,715 sf or 45' x 327' +/-
4. No new lots/parcel are created
5. Purpose: neighbor is buying the additional 45-foot wide subdivision and attaching to their existing parcel. Parcel No. 76.42160.0930
6. Administrative Plats do not require a public hearing or Planning Commission/Council approval. However, because of the Registered Land Survey and requirement to be recorded by mylar which will need to be signed by Planning Commission Chair and City Mayor, Planning Commission and Council approval is being requested.

**Recommendation:**

- Consider approval of:
1. Preliminary and Final Registered Land Survey

Submitted by:  
Martin M. Bode  
Zoning Administrator

**CITY OF ROCKVILLE, MINNESOTA  
APPLICATION FOR FINAL PLAT  
PLATTING FEE: \$300.00**

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

Date of Pre-Application Meeting: \_\_\_\_\_

Date Application Submitted: \_\_\_\_\_ Parcel # <sup>DOLL</sup> 76.42160.0930 & <sup>VOIGT</sup> 76.41601.0625

Name of Plat REGISTERED LAND SURVEY No 14 Plat File # \_\_\_\_\_

Plat Location: Section 2 Township 123 Range 29

Legal Description SEE ATTACHED  
\_\_\_\_\_  
\_\_\_\_\_

Land is presently zoned R-1 Zone Requested SAME Total Amount of land involved: Acres 1.12

Owners Name <sup>Daniel & Terisa Doll</sup> JAMES & Jacqueline Voigt Phone Jim Voigt 309-0792  
First Name Middle Initial Last Name

Address <sup>Doll: 25293 Pleasant Road S.C. 56301</sup> Voigt: 25614 Pleasant Road S.C. 56301 Email: \_\_\_\_\_

Developers Name Jim Voigt Phone 309-0792

Address Same

Surveyors Name Sam DeLeo Phone 259-1266 Fax \_\_\_\_\_

Address 13 117th Ave N. St. Cloud, mn 56303 deleo@KLDLAND.COM

**The following must be submitted with the final plat:**

- Applicant must submit at least ten (10) working days before the next regularly schedule Planning Commission meeting
- Provide Individual property owner names/addresses within 350 feet or nearest 10 property owners, whichever is greatest.
- Other supplementary material enumerated in this Ordinance.
- Required fee as noted above

**Required Information**

Five (5) full-size 24"x 36" and Fifteen (15) 11"x17" of the final plat, plus any additional copies deemed necessary.

James E. Voigt Date 7-23-19  
Signature of person submitting plat

Complete Application Date: \_\_\_\_\_

R # \_\_\_\_\_ Final Plat Fee Check # \_\_\_\_\_ Date \_\_\_\_\_ 101.41000.34103 \$300.00 Permit # \_\_\_\_\_

FinalPlat Application forms.wp

**CITY OF ROCKVILLE**  
**APPLICATION FOR PRELIMINARY PLAT**  
**PLATTING FEE: 1-3 Lots \$300      4-10 Lots \$500**  
**11-40 Lots \$1500      Over 40 Lots \$5000**

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

Date of Pre-Application Meeting: \_\_\_\_\_

Date Application Submitted: \_\_\_\_\_ Parcel # <sup>Doll</sup> 76.42160.0930 & <sup>Voigt</sup> 76.41601.0625

Name of Plat Registered Land Survey No. 14 Plat File # \_\_\_\_\_

Plat Location: Section 2 Township 123 Range 29

Legal Description See ATTACHED.  
 \_\_\_\_\_  
 \_\_\_\_\_

Land is presently zoned R-1 Zone Requested SAME. Total Amount of land involved: Acres 1.012

Owners Name Daniel & Terisa Doll James & Jacqueline Voigt Phone Jim Voigt 309-0792

Address <sup>Doll 25293 Pleasant Rd.</sup> <sup>Voigt - 25614 Pleasant Rd.</sup> Email: \_\_\_\_\_

Developers Name Jim Voigt Phone 309-0792

Address SAME

Surveyors Name Sam DeLeo Phone 259-1166 Fax \_\_\_\_\_

Address 13 11th Ave N. SC 56303 Email: deleo@KLDLAND.com

**The following must be submitted with the preliminary plat:**

- Septic System Site Evaluations
- Wetland Delineation & Report
- Grading plan for streets located within the plat boundary
- Proof of ownership (copy of tax statement or deed)
- Required fee as noted above

Required Information  
 Five (5) 24"x 36" and (15) 11"x17" copies of the preliminary plat, plus any additional copies deemed necessary.

James E. Voigt Date 7-23-19  
 Signature of person submitting plat

Complete Application date \_\_\_\_\_

R# \_\_\_\_\_ Preliminary Plat Fee Check # \_\_\_\_\_ Date \_\_\_\_\_ 101.41000.34103 \$ \_\_\_\_\_ Permit # \_\_\_\_\_  
 Preliminary Plat Application forms.wp



**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: 76.42160.0930

Parties of Interest: DOLL DANIEL D & TERISA D

DANIEL D & TERISA D DOLL  
 25293 PLEASANT RD  
 SAINT CLOUD MN 56301

20243



# Property Tax Statement 2019

VALUES AND CLASSIFICATION <i>Sent in March 2018</i>			
Step	Taxes Payable Year:	2018	2019
1	Estimated Market Value:	\$135,200	\$401,300
	Homestead Exclusion:	\$25,100	\$1,100
	Taxable Market Value:	\$110,100	\$400,200
	New Improvements/Expired Exclusions:		\$256,500
	Property Classification:	Res Hstd	Res Hstd

PROPOSED TAX <i>Sent in November 2018</i>		
Step 2	Proposed Tax:	\$5,696.00

PROPERTY TAX STATEMENT		
Step 3	First-half Taxes May 15, 2019:	\$2,736.00
	Second-half Taxes October 15, 2019:	\$2,736.00
	Total Taxes Due in 2019:	\$5,472.00

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

**2019 Property Tax Statement**

**Pin Number:**  
76.42160.0930

**Property Address:**  
25293 PLEASANT RD  
ST CLOUD MN 56301

**Property Description:**  
TRACT A Lot TRACT A SubdivisionCd  
S0072 SubdivisionName REGISTERED  
LAND SURVEY NO 12 Section 02  
Township 123 Range 29

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**Special Assessment Breakdown**

2019 SOLID WASTE FEE	\$8.00
SAUK RIVER STABILIZATION	\$3.00

---

**Special Assessment Total** **\$11.00**

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.		\$1,564.00	\$5,461.00
Tax and Credits	3. Your property taxes before credits	\$1,564.00	\$5,461.00
	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>\$1,564.00</b>	<b>\$5,461.00</b>
Property Tax by Jurisdiction	6. County STEARNS COUNTY	\$577.40	\$2,056.29
	7. City/Township ROCKVILLE CITY	\$508.79	\$1,838.62
	8. State General Tax	\$0.00	\$0.00
	9. School District ISD 0742 ST CLOUD		
	A. Voter approved levies	\$125.77	\$428.44
	B. Other local levies	\$337.53	\$1,087.83
	10. Special Taxing Districts		
	HRA	\$4.09	\$13.99
	Watershed	\$9.26	\$31.87
	Regional Rail Authority	\$1.16	\$3.96
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
		<b>12. Total Property tax before special assessments</b>	<b>\$1,564.00</b>
<b>13. Special Assessments on Your Property</b> See Left for Breakdown of Special Assessments			
Special Assessment Totals			
	Principal	\$11.00	\$11.00
	<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>	<b>\$1,564.00</b>	<b>\$5,472.00</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 \$5,472.00  
**2nd Half Tax Amount** \$2,736.00  
 Penalty \_\_\_\_\_  
**2nd Half Total Amount Due** \_\_\_\_\_

PIN: 76.42160.0930  
**BILL NUMBER:** 2523426  
**TAXPAYER:** DANIEL D & TERISA D DOLL  
 25293 PLEASANT RD  
 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



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 \$5,472.00  
**1st Half Tax Amount** \$2,366.00  
 Penalty \_\_\_\_\_  
**1st Half Total Amount Due** \_\_\_\_\_

PIN: 76.42160.0930  
**BILL NUMBER:** 2523426  
**TAXPAYER:** DANIEL D & TERISA D DOLL  
 25293 PLEASANT RD  
 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



Your canceled check is your receipt.



**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: 76.41601.0625

Parties of Interest: VOIGT JAMES E & JACQUELINE A

JAMES E & JACQUELINE A VOIGT  
 25614 PLEASANT RD  
 ST CLOUD MN 56301-9764

50797

# Property Tax Statement 2019

## VALUES AND CLASSIFICATION *Sent in March 2018*

Step	Taxes Payable Year:	2018	2019
1	Estimated Market Value:	\$486,800	\$495,200
	Homestead Exclusion:		
	Taxable Market Value:	\$156,800	\$157,200
	New Improvements/Expired Exclusions:		
	Property Classification:	Ag Hstd HST Rur Vac Land GREEN ACRES	Ag Hstd HST Rur Vac Land GREEN ACRES RURAL PRESERVE

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

Proposed Tax:	\$996.00
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## Step 3 PROPERTY TAX STATEMENT

First-half Taxes May 15, 2019:	\$478.00
Second-half Taxes November 15, 2019:	\$478.00
Total Taxes Due in 2019:	\$956.00

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

**2019 Property Tax Statement**

Pin Number:  
76.41601.0625

Property Address:

Property Description:  
65.36A SE4SE4 & LOTS 7 & 8 LESS  
PART PLATTED & LESS REGISTERED  
LAND SURVEY NO 12 AND LESS  
PART PLATTED AS PLEASANT  
ESTATES PLAT 3 Section 1&2  
Township 123 Range 29

Special Assessment Breakdown  
SAUK RIVER STABILIZATION \$6.92

Special Assessment Total \$6.92

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.		\$0.00	\$0.00	
Tax and Credits	3. Your property taxes before credits	\$1,013.15	\$995.37	
	4. Credits that reduce your property taxes			
	A. Agricultural market value credits	\$49.15	\$46.29	
	B. Other Credits	\$0.00	\$0.00	
	<b>5. Property taxes after credits</b>	<b>\$964.00</b>	<b>\$949.08</b>	
Property Tax by Jurisdiction	6. County STEARNS COUNTY	\$412.66	\$404.80	
	7. City/Township ROCKVILLE CITY	\$362.75	\$361.57	
	8. State General Tax	\$0.00	\$0.00	
	9. School District ISD 0742 ST CLOUD			
		A. Voter approved levies	\$53.81	\$50.55
		B. Other local levies	\$124.44	\$122.35
	10. Special Taxing Districts			
		HRA	\$2.91	\$2.76
		Watershed	\$6.60	\$6.27
		Regional Rail Authority	\$0.83	\$0.78
	11. Non-school voter approved referenda levies	\$0.00	\$0.00	
		<b>12. Total Property tax before special assessments</b>	<b>\$964.00</b>	<b>\$949.08</b>
<b>13. Special Assessments on Your Property</b> See Left for Breakdown of Special Assessments				
Special Assessment Totals				
	Principal	\$6.92	\$6.92	
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>		<b>\$964.00</b>	<b>\$956.00</b>	



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



Total Property Tax for 2019 \$956.00  
**2nd Half Tax Amount** \$478.00  
 Penalty \_\_\_\_\_  
**2nd Half Total Amount Due** \_\_\_\_\_

PIN: 76.41601.0625

BILL NUMBER: 2524453

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

TAXPAYER: JAMES E & JACQUELINE A VOIGT  
 25614 PLEASANT RD  
 ST CLOUD MN 56301-9764

**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.



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**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 \$956.00  
**1st Half Tax Amount** \$478.00  
 Penalty \_\_\_\_\_  
**1st Half Total Amount Due** \_\_\_\_\_

PIN: 76.41601.0625

BILL NUMBER: 2524453

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

TAXPAYER: JAMES E & JACQUELINE A VOIGT  
 25614 PLEASANT RD  
 ST CLOUD MN 56301-9764

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



- 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.



# Title



**Parcel ID** 76.42160.0930  
**Acreage** 0  
**Sec/Twp/Rng** 2-123-29  
**Legal Plat** Lot(s) TRACT A Block(s) REGISTERED LAND SURVEY NO 12

**Property Address** 25293 PLEASANT RD  
 ST CLOUD, MN 56301  
**Owner Address** DANIEL D & TERISA D DOLL  
 SAINT CLOUD MN 56301

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



Data is as represented in Stearns County Databases. It is NOT Intended for Locational Use and Stearns County waives all liability from this product

Auditor/Treasurer  
 Division of Land Management  
 June 3, 2019



**From:** Sam DeLeo <deleo@kldland.com>  
**Sent:** Tuesday, July 23, 2019 12:28 PM  
**To:** Martin Bode  
**Subject:** Jim Voigt  
**Attachments:** PRELIM PLAT RLS14\_2019.07.23\_11X17.pdf; FINAL RLS\_14\_Draft 2019.07.23\_11x17.pdf; FINAL RLS\_14\_Draft 2019.07.23+22x34.pdf; PRELIM PLAT RLS14\_2019.07.23\_22X34.pdf; Tax Stmt Doll.pdf; Tax Stmt Voigt.pdf; Legal Description for RLS 14.docx; Parcel Map.pdf

Marty, attached are the maps and other related information for Jim Voigt's and Dan Doll's new Registered Land Survey (RLS). Jim will be bringing in the application forms. Basically they are expanding RLS #12 an additional 45 feet to the west to make it larger.

Shout if you have any questions.

**Sam DeLeo, PLS**

deleo@KLDland.com

Office 320-259-1266    Mobile 320-492-1824    Fax 320-259-8811

**Kramer Leas DeLeo, P.C.**    13 North 11<sup>th</sup> Ave.    St. Cloud, MN 56303

# Title



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0 20 40 80  
 Feet



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Auditor/Treasurer  
 Division of Land Management  
 June 3, 2019

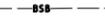


# REGISTERED LAND SURVEY NO. 14

**Lake Data**  
 Lake Classification = Recreational Development  
 Ordinary High Water (OHW) Elev. = 1095.05  
 Highest Known Elev. = 1095.1  
 Datum = NAVD 88

PLEASANT LAKE

### MAPPING LEGEND

UTILITY PEDESTAL   
 PROPERTY LINE   
 BUILDING SETBACK 



ORIENTATION OF THIS BEARING SYSTEM ASSUMES THAT THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SEC. 2, TWP. 123, RANG. 29 BEARS SOUTH 87°31' 06" EAST

### LEGAL DESCRIPTION

**Tract A:**  
 All that part of Government Lot 7, Section 2, Township 123, Range 29, Stearns County, Minnesota, described AS FOLLOWS:

Commencing at the southeast corner of Tract A, REGISTERED LAND SURVEY NO. 12, STEARNS COUNTY, MN;  
 thence South 78 degrees 56 minutes 30 seconds West, along the southerly line of said Tract A 105.00 feet to the southwestern corner of said Tract A, said point also being the point of beginning;  
 thence continue South 78 degrees 56 minutes 30 seconds West 45.00 feet;  
 thence North 11 degrees 31 minutes 06 seconds West 327 feet, more or less, to the southeasterly shoreline of Pleasant Lake;  
 thence northeasterly along said shoreline of Pleasant Lake a distance of 45 feet, more or less, to the westerly line of said Tract A;  
 thence South 11 degrees 31 minutes 06 seconds East, along said westerly line of Tract A 324 feet, more or less, to the point of beginning.

**Tract B:**  
 Tract A, REGISTERED LAND SURVEY NO. 12, STEARNS COUNTY, MN.

Existing Property Site Address: 25293 Pleasant Road. Rockville, MN

Current Zoning = Residential District R-1

Part of current County Tax Parcel ID = 76.42160.0930

Pleasant Road is a City Road

### BUILDING SETBACKS

Residential District R-1

**Principal Structures:**  
 25 feet from Right of Way  
 10 feet from side yard lines (15 feet on corner lots)  
 35 feet from rear yard lines  
 100 feet from Ordinary High Water (OHW)

Detached Accessory Structures may be placed 10 feet from side and rear lot lines.

There was no evidence of wetland observed within the area to be platted.

Topographic features shown hereon are from a field survey completed on 07/03/2019.

Access to property will be provided via an existing driveway to Pleasant Road.

Existing ground cover is primarily lawn, field grass, and some trees.

There are no registered feed lots with the governing setback buffer.

### TRACT AREAS (+/-)

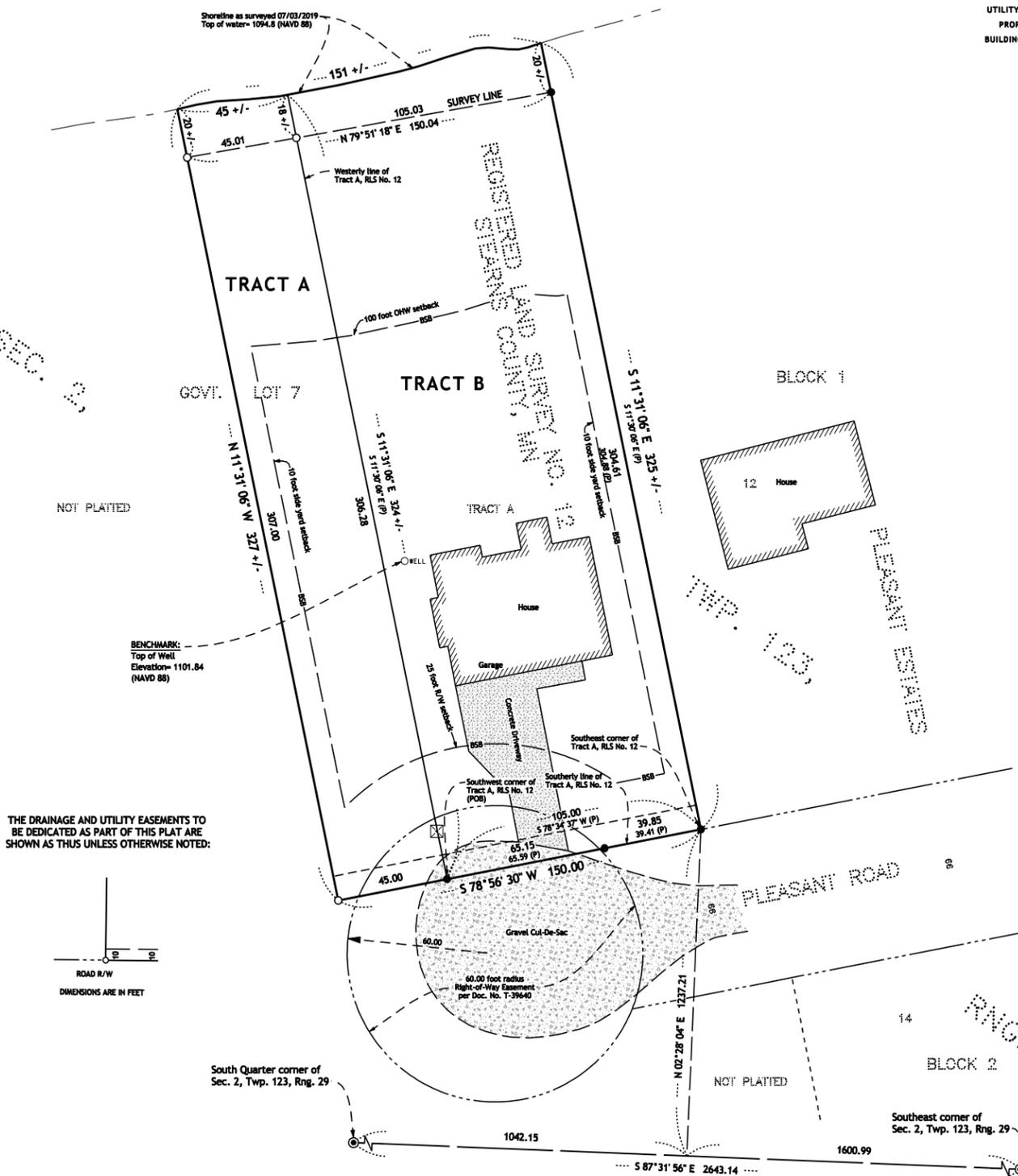
Tract A = 0.34 Acres

Tract B = 0.78 Acres

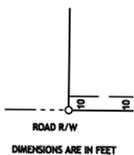
### CONTACT INFORMATION

**Owner and Developer:**  
 Jim Voigt  
 25614 Pleasant Road  
 St. Cloud, MN 56301  
 Phone: 320-309-0792

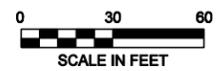
**Land Surveyor:**  
 Sam DeLeo  
 Kramer Leas DeLeo, P.C.  
 13 North 11th Ave.  
 St. Cloud, MN 56303  
 Phone: 320-259-1266



THE DRAINAGE AND UTILITY EASEMENTS TO BE DEDICATED AS PART OF THIS PLAT ARE SHOWN AS THUS UNLESS OTHERWISE NOTED:



- LEGEND OF PROPERTY BOUNDARY SYMBOLS**
- SET IRON PIPE WITH CAP STAMPED "DELO 40341"
  - FOUND IRON MONUMENT
  - ⊙ GOVERNMENT SECTION CORNER MONUMENT
  - (P) DIMENSION PER UNDERLYING PLAT OF RECORD



NO.	REVISIONS SINCE INITIAL SURVEY DATED 08/29/2019	DATE



**KRAMER LEAS DELEO**  
 SURVEYING • ENGINEERING • PLANNING  
 BRAINERD ST. CLOUD

13 North 11th Avenue  
 St. Cloud, MN 56303  
 320-259-1266

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Signature: *Samuel J. DeLeo* 08/29/2019  
 Samuel J. DeLeo, MN License No. 40341 Date

PROJECT NO. VOIGJ1901

Preliminary Plat of

## REGISTERED LAND SURVEY NO. 14

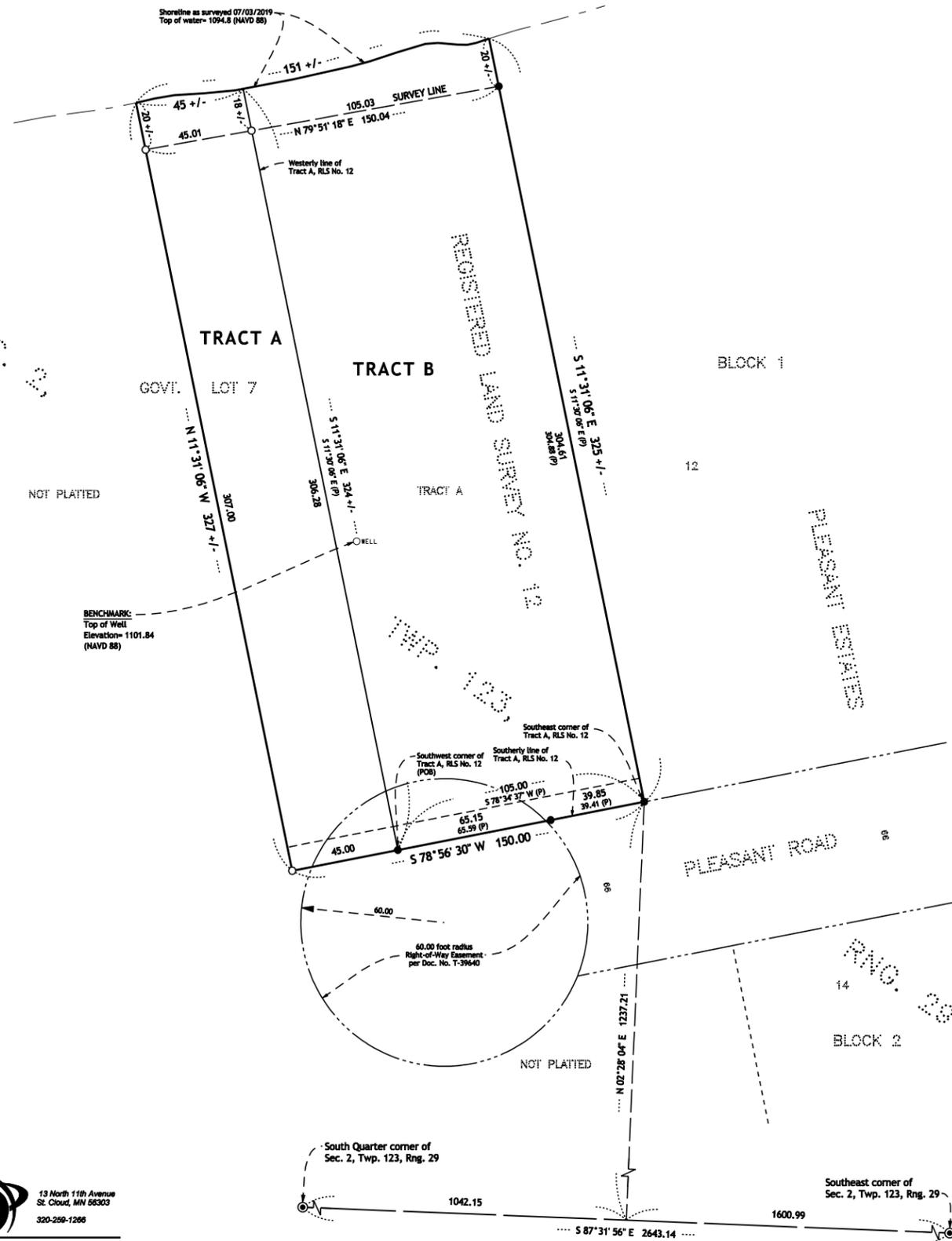
For property at: 25293 Pleasant Road  
 City of Rockville, County of Stearns, State of Minnesota  
 Located in Section 2, Township 129 North, Range 23 West

Sheet No. 1 of 1

# REGISTERED LAND SURVEY NO. 14

**Lake Data**  
 Lake Classification = Recreational Development  
 Ordinary High Water (OHW) Elev. = 1095.05  
 Highest Known Elev. = 1095.1  
 Datum = NAVD 88

PLEASANT LAKE

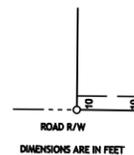


**TRACT AREAS ±**  
 Tract A=  
 0.34 Acres  
 Tract B=  
 0.78 Acres

ORIENTATION OF THIS BEARING SYSTEM ASSUMES THAT THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SEC. 2, TWP. 123, RANG. 29 BEARS SOUTH 87°31' 56" EAST



THE DRAINAGE AND UTILITY EASEMENTS TO BE DEDICATED AS PART OF THIS PLAT ARE SHOWN AS THUS UNLESS OTHERWISE NOTED:



- LEGEND OF PROPERTY BOUNDARY SYMBOLS**
- SET IRON PIPE WITH CAP STAMPED "DELEO 40341"
  - FOUND IRON MONUMENT
  - ◎ GOVERNMENT SECTION CORNER MONUMENT
  - (P) DIMENSION PER UNDERLYING PLAT OF RECORD

I hereby certify that in accordance with the provisions of Chapter 508, Minnesota Statutes, I have surveyed the following described property, situated in the City of Rockville, County of Stearns, State of Minnesota, to-wit:

Tract A:  
 All that part of Government Lot 7, Section 2, Township 123, Range 29, Stearns County, Minnesota, described AS FOLLOWS:

Commencing at the southeast corner of Tract A, REGISTERED LAND SURVEY NO. 12, STEARNS COUNTY, MN;  
 thence South 78 degrees 56 minutes 30 seconds West, along the southerly line of said Tract A 105.00 feet to the southwesterly corner of said Tract A, said point also being the point of beginning;  
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 thence South 11 degrees 31 minutes 06 seconds East, along said westerly line of Tract A 324 feet, more or less, to the point of beginning.

Tract B:  
 Tract A, REGISTERED LAND SURVEY NO. 12, STEARNS COUNTY, MN.

I hereby certify that this Registered Land Survey is a correct delineation of said survey. Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Samuel J. DeLeo, Licensed Land Surveyor  
 Minnesota License Number 40341

STATE OF MINNESOTA  
 COUNTY OF STEARNS

The foregoing Surveyor's Certification was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Samuel J. DeLeo, Licensed Land Surveyor, Minnesota License Number 40341.

Sidney Theis

Notary Public Stearns County, Minnesota  
 My commission expires January 31, 2022

Approved by the Planning Commission for the City of Rockville, Minnesota at a regular meeting thereof held this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By \_\_\_\_\_, Chairperson

By \_\_\_\_\_, Secretary

Approved by the City Council for the City of Rockville, Minnesota at a regular meeting thereof held this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By \_\_\_\_\_, Mayor

By \_\_\_\_\_, City Clerk

I hereby certify that this plat has been examined and recommended for approval the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Stearns County Surveyor  
 Minnesota License Number \_\_\_\_\_

I hereby certify that the taxes on the land described hereon are paid for the year 20\_\_\_\_ and all years prior to the year 20\_\_\_\_ and transfer entered.

Date \_\_\_\_\_

Stearns County Auditor/Treasurer

Deputy Auditor/Treasurer

Tax Parcel Number \_\_\_\_\_

Document Number \_\_\_\_\_  
 Certificate of Title Number \_\_\_\_\_

I hereby certify that this instrument was filed for record in the Office of the County Registrar of Titles in and for Stearns County, Minnesota on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_ o'clock \_\_\_\_ M.

Stearns County Registrar of Titles  
 Deputy Registrar of Titles

**KLD**  
 13 North 11th Avenue  
 St. Cloud, MN 56303  
 320-259-1266  
**KRAMER LEAS DELEO**  
 SURVEYING • ENGINEERING • PLANNING  
 BRAINERD ST. CLOUD

08/29/2019  
**DRAFT**

## Building Permits: August 2019

Parcel #	REASON	ADDRESS	DATE	PERMIT #	Valuation	Permit \$	Review	SSC	Fees
76.42220.0025	Window Replacement	571 Ptarmigan Lane	8/27/2019	2019-00057	\$ 14,800.00	\$ 25.00	\$ -	\$ 1.00	\$ 26.00
76.41607.0900	Mechanical	25743 Co Rd 139	8/2/2019	2019-00073	\$ -	\$ 75.00	\$ -	\$ 1.00	\$ 76.00
76.42142.0065	Mechanical	25801 Lena Ln	8/5/2019	2019-00074	\$ 4,500.00	\$ 40.00	\$ -	\$ 1.00	\$ 41.00
76.42240.0046	Fence	156 Broadway St E	8/5/2019	2019-00075	\$ 1,000.00	\$ 25.00	\$ -	\$ 1.00	\$ 26.00
76.42240.0046	Door	156 Broadway St E	8/5/2019	2019-00076	\$ 2,000.00	\$ 50.00	\$ -	\$ 2.00	\$ 52.00
76.41648.0100	Addition	21113 Grand Lake Ct	8/13/2019	2019-00077	\$ 172,213.11	\$ 947.18	\$ 615.67	\$ 86.11	\$ 1,648.96
76.42142.0066	New Construction Single Family	8945 Co Rd 6	8/22/2019	2019-00078	\$ 314,438.60	\$ 1,729.42	\$ 1,124.12	\$ 157.22	\$ 3,010.76
76.41720.0001	Accessory Building	25699 Lake Road	8/19/2019	2019-00079	\$ 30,000.00	\$ 165.00	\$ 107.25	\$ 15.00	\$ 287.25
76.41850.0001	Remodel	23275 97th Avenue	8/19/2019	2019-00080	\$ 30,000.00	\$ 165.00	\$ 107.25	\$ 15.00	\$ 287.25
76.41629.0500	Plumbing Commercial	23445 Co Rd 8	8/20/2019	2019-00082	\$ 11,000.00	\$ 110.00	\$ 71.50	\$ 5.50	\$ 187.00
76.41607.0900	Plumbing New Construction	25743 Co Rd 139	8/22/2019	2019-00083	\$ -	\$ 75.00	\$ -	\$ 1.00	\$ 76.00
76.42220.0030	Kitchen Remodel	660 Ptarmigan Dr	8/26/2019	2019-00084	\$ 103,224.92	\$ 567.74	\$ 369.03	\$ 51.61	\$ 988.38
76.42070.0006	Deck	10902 Grand Lake Rd	8/28/2019	2019-00085	\$ 23,488.00	\$ 98.50	\$ 64.03	\$ 11.74	\$ 174.27