

# CITY OF ROCKVILLE

P.O. BOX 93

ROCKVILLE, MN 56369

## **Planning/Zoning Commission Meeting Tuesday, May 5, 2020 - 6:00 p.m. City Hall - 229 Broadway Street East**

### **AGENDA**

- 1. Roll Call**
- 2. Oath of Office Luke Greiner**
- 3. Additions/Approval of Agenda**
- 4. Approval of January 7, 2020 Planning Commission Minutes**
- 5. Public Hearing – Rezone Ag-40 to RR**
  - Gerald J. Molitor, 12192 210<sup>th</sup> Street, PIN 76.41652.0600, Rockville
- 6. Qualified Minor Subdivision – Gerald J. Molitor**
- 7. Concept Plan - Jesse Johnson Subdivision/Rezone Concept Plan**
- 8. Building Permits – January, February, March, and April 2020**
- 9. Other Business**
  - Next Planning Commission Meeting Tuesday, June 2, 2020
- 10. Adjourn**

\* 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.



## OATH OF OFFICE

### OATH

*State of Minnesota*

SS:

*County of Stearns*

*I, Luke Greiner, do solemnly swear or affirm that I will support the Constitution of the United States and Constitution of the State of Minnesota and that I will discharge faithfully the duties of the office of Planning Commission Member of The City of Rockville in the County of Stearns, the State of Minnesota, to the best of my judgment and ability.*

\_\_\_\_\_  
Signature

*Subscribed and sworn to before me this 5<sup>th</sup> day of May, 2020.*

Signature of Notary Public

Date commission expires

Printed name of Notary Public

County of residence

Stearns

**MINUTES OF THE CITY OF ROCKVILLE PLANNING AND ZONING COMMISSION**  
**Tuesday, January 7, 2020, 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, Chad Schmitt, and Cory 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 Schreifels, to approve the agenda as presented. Motion carried unanimously.***

**Item 3) Election of Officers**

a) Chair

***Motion by Schreifels, second by Schmitt, to approve Member Bill Becker as Chair. Motion carried with Becker abstaining from the vote.***

b) Vice Chair

***Motion by Becker, second by Schmitt, to approve Member Brian Herberg as Vice Chair. Motion carried with Herberg abstaining from the vote.***

**Item 4) Approval of November 5, 2019 Meeting Minutes**

***Motion by Becker, second by Schreifels, to approve the November 5, 2019 meeting minutes as presented. Motion carried unanimously.***

**Item 5) Public Hearing – Lysa Marie Neitzke dba LMN Properties LLC, Rezone Ag-40 to RR**

Chairman Becker introduced and reviewed the following Rezone Ag40 to RR application for Lysa Marie Neitzke dba LMN Properties LLC with Planning Commission and the public.

**Staff Report**

**Re:** 1) Rezoning Application 60 +/- acre parcel Ag-40 to RR  
2) Qualified Minor Subdivision of 5 acre building Site

**Owner:** Lysa Marie Neitzke dba LMN Properties LLC

**Address:** 25287 County Road 139, all in Section (5) in Township one hundred twenty-three (123), Range twenty-nine (29), Stearns County, Rockville, Minnesota. Parcel No. 76.41608.0800.

**Request:**

1. Rezone 60-acre parcel from Ag-40 to RR
2. Qualified Minor Subdivision of the 5-acre building site

**Relevant Information:**

1. Property contains 60 +/- acres.
2. Purpose of rezoning request is to subdivide as per Section 16A RR.
3. 1<sup>st</sup> subdivision application is a Qualified Minor to subdivide the 5-acre building site.
4. Additional subdivision of the remaining 55 acres by platting is anticipated.
5. Applicant is aware of wetland requirements as administered/governed by Stearns County Environmental Services.
6. 10 notices of public hearing were sent out.
7. Rezoning DOES require a public hearing and does require Planning Commission/Council approval.
8. Qualified Minor Subdivisions DO NOT require a public hearing but does require Planning Commission/Council approval.

**Recommendation:**

--

Chairman Becker opened the public hearing at 6:04 p.m. for public comment.

Duane Willenbring, 25123 County Road 139, briefly commented in support of the rezone.

***There being no further comments offered from the public, motion was made by Herberg, second by Schmitt, to close the Public Hearing at 6:06 p.m. Motion carried.***

***Motion by Herberg, second by Schmitt, to approve the Lysa Marie Neitzke dba LMN Properties LLC rezone from Ag-40 to RR. Motion passed unanimously.***

**Item 6) Qualified Minor Subdivision – Lysa Marie Neitzke dba LMN Properties LLC**

Chairman Becker introduced and reviewed the following Qualified Minor Subdivision application from Lysa Marie Neitzke dba LMN Properties LLC with Planning Commission and the public.

**Staff Report**

**Re:** 1) Rezoning Application 60 +/- acre parcel Ag-40 to RR  
2) Qualified Minor Subdivision of 5 acre building Site

**Owner:** Lysa Marie Neitzke dba LMN Properties LLC

**Address:** 25287 County Road 139, all in Section (5) in Township one hundred twenty-three (123), Range twenty-nine (29), Stearns County, Rockville, Minnesota. Parcel No. 76.41608.0800.

**Request:**

1. Rezone 60-acre parcel from Ag-40 to RR
2. Qualified Minor Subdivision of the 5-acre building site

**Relevant Information:**

1. Property contains 60 +/- acres.
2. Purpose of rezoning request is to subdivide as per Section 16A RR.
3. 1<sup>st</sup> subdivision application is a Qualified Minor to subdivide the 5-acre building site.
4. Additional subdivision of the remaining 55 acres by platting is anticipated.
5. Applicant is aware of wetland requirements as administered/governed by Stearns County Environmental Services.
6. 10 notices of public hearing were sent out.
7. Rezoning DOES require a public hearing and does require Planning Commission/Council approval.
8. Qualified Minor Subdivisions DO NOT require a public hearing but does require Planning Commission/Council approval.

**Recommendation:**

--

Planning Commission held a brief discussion before calling the vote.

***Motion by Becker, second by Herberg, to approve the Qualified Minor Subdivision for Lysa Marie Neitzker dba LMN Properties LLC as presented. Motion passed unanimously.***

**Item 7) Public Hearing – Sign Variance – Frances Lenzmeier dba Mastermark/Stickney Hill Dairy**

Chairman Becker introduced and reviewed with the following Sign Variance for Frances Lenzmeier dba Mastermark/Stickney Hill Dairy with Planning Commission and the public.

**Staff Report**

**Re:** Variance Request

**Owner:** Frances J. Lenzmeier dba Master Mark Inc. / Stickney Hill Dairy

**Applicant:** Stickney Hill Dairy

**Property Address:** 1380 Prairie Drive, Rockville MN, PIN: 76.42146.0810.

**Request:**

Construct/erect a new 30-foot high free-standing sign (Section 12, Subd 17.C.1 – If facing Trunk Highway 23 – Twenty (20) feet).

**Relevant Information:**

1. Property is zoned I-1.
2. Property has 2.74 +/- acres.
3. Neighboring sign is by a variance 30 feet high (10.01.03).
4. 11 Public Hearing notices were mailed out.

**Action:**

1. Findings of Fact

**Recommendation:**

1. Consider Approval

***There being no comments offered from the public, motion was made by Herberg, second by Schreifels, to close the Public Hearing at 6:13 p.m. Motion carried.***

Planning Commission held a brief discussion.

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.

***Motion by Becker, second by Schreifels, to approve the Findings of Fact for the Frances Lenzmeier dba Mastermark/Stickney Hill Dairy Sign Variance. Motion passed unanimously.***

***Motion by Becker, second by Schmitt, to approve the Frances Lenzmeier dba Mastermark/Stickney Hill Dairy Sign Variance as presented. Motion passed unanimously.***

**Item 8) Final Plat – John and Lisa Lutgen aka Hilltop Woods**

**Staff Report**

**Re:** Final Plat known as Hilltop Woods

**Owner:** John and Lisa Lutgen

**Property's Legal Description:** The Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4), LESS AND EXCEPT: The South one-fourth of the SE1/4 of NE1/4, all in Section (5) in Township One Hundred Twenty-three (123), Range Twenty-nine (29), Stearns County, Minnesota. Parcel No. 76.41607.0900.

**Request:**

To Final Plat Subdivide 30 +/- acres into five (5), 5.09 to 5.87 +/- acre lots.

**Relevant Information:**

1. Property was rezoned from Ag-40 to R-R with a PUD Overlay (May 8, 2019 Council Meeting).
2. Lot size is 30 +/- acres.
3. Proposed Plat is five (5) lots at 5.09 to 5.87 +/- acres per lot.
4. Purpose is residential development.
5. Meets City of Rockville Zoning requirements of Section 16A: Rural Residential "R-R District".
6. Proposed access road would be Public.
7. Planning Commission Public Hearing for Preliminary Plat was on October 1, 2019.
8. Preliminary Plat was approved by Council Resolution 2019-47 on October 9, 2019 with conditions.

**Recommendation:**

Consider approval conditioned on City Engineer memorandum dated December 31, 2019.

***Motion by Herberg, second by Schreifels, to approve the John and Lisa Lutgen aka Hilltop Woods Final Plat as presented. Motion passed unanimously.***

**Item 9) Interstate 94/Highway 23 Corridor – Sign Ordinance**

Planning Commission held discussion on the current sign ordinance along the Interstate 94/Highway 23 corridor and modifications needed as indicated in red:

**ORDINANCE NO. 2020-105**

**ORDINANCE AMENDING CERTAIN SECTIONS OF THE CITY OF ROCKVILLE ZONING CODE**

**THE CITY COUNCIL OF THE CITY OF ROCKVILLE STEARNS COUNTY, MINNESOTA DOES  
HEREBY ORDAIN:**

**SECTION 8:**

**Amend Rockville's Zoning Ordinance SECTION 8: RULES AND DEFINITIONS Subdivision 2: DEFINITIONS**

**“INTERSTATE 94 CORRIDOR” means Interstate 94 East and West of Highway 23 abutting Rockville city limits.**

**SECTION 9:**

**Amend Rockville's Zoning Ordinance SECTION 9: General Requirements Subdivision 2 D by: Subdivision 2: ACCESSORY BUILDINGS**

**D. 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, R-3 and RR) detached accessory buildings may only be located in the rear yard and side yard of the lot, except as required by Section 9, subd. 2(D)(2) or allowed by Section 9, subd. 2(D)(3)

**SECTION 12:**

**Amend Rockville's Zoning Ordinance SECTION 12 Signs by:**

**Subdivision 16: SIGN STANDARDS FOR GENERAL BUSINESS DISTRICT (B-2)**

- A. Permitted signage. Except as included below, all sign types are prohibited. The following sign types are permitted:
  1. One Freestanding sign per lot, **except Interstate 94 corridor two (2) freestanding per lot no closer than 500 feet, and**
- B. Maximum sign area.
  3. Maximum sign area of Freestanding signs.
    - a. If ~~fac~~~~ing~~ ~~abutting~~ Trunk Highway 23 – Three hundred (300) square feet.
    - b. If ~~fac~~~~ing~~ ~~abutting~~ other arterial or collector street – One hundred-twenty- five (125) square feet.
    - c. If ~~fac~~~~ing~~ ~~abutting~~ local street – One hundred (100) square feet.
    - d. **Interstate 94 corridor 800 feet**
- C. Maximum height of freestanding signs.
  1. If ~~fac~~~~ing~~ ~~abutting~~ Trunk Highway 23 – ~~Twenty-two (22)~~ **Thirty (30)** feet.
  2. If ~~fac~~~~ing~~ ~~abutting~~ other arterial or collector street – Twenty (20) feet.
  3. If ~~fac~~~~ing~~ ~~abutting~~ local street – Eighteen (18) feet.
  4. **Interstate 94 corridor 85 feet.**

**Subdivision 17: SIGN STANDARDS FOR INDUSTRIAL DISTRICTS (I-1/I-2)**

- A. Permitted signage. Except as included below, all sign types are prohibited. The following sign types are permitted:
  1. One Freestanding sign per lot, and **except Interstate 94 corridor two (2) freestanding per lot no closer than 500 feet.**
- B. Maximum sign area.
  3. Maximum sign area of Freestanding signs.
    - a. If ~~fac~~~~ing~~ ~~abutting~~ Trunk Highway 23 – Three hundred (300) square feet.
    - b. If ~~fac~~~~ing~~ ~~abutting~~ other arterial or collector street – ~~One hundred (100) square feet.~~ **One hundred-twenty-five (125) square feet.**
    - c. If ~~fac~~~~ing~~ ~~abutting~~ local street – ~~Seventy-five (75) square feet.~~ One hundred (100) square feet.
    - d. **Interstate 94 corridor 800 feet**
- C. Maximum height of freestanding signs.
  1. If ~~fac~~~~ing~~ ~~abutting~~ Trunk Highway 23 – ~~Twenty (20) feet.~~ **Thirty (30) feet.**
  2. If ~~fac~~~~ing~~ ~~abutting~~ other arterial or collector street – ~~Eighteen (18) feet.~~ **Twenty (20) feet.**
  3. If ~~fac~~~~ing~~ ~~abutting~~ local street – ~~Sixteen (16) feet.~~ **Eighteen (18) feet.**
  4. **Interstate 94 corridor 85 feet.**

**SECTION 16A:**

**Amend Rockville's Zoning Ordinance SECTION 16A Rural Residential District Subdivision 3 by: Subdivision 3 - PERMITTED ACCESSORY USES**

The following accessory uses and structures are permitted subject to the performance and general development standards contained in of this Ordinance.

a. Accessory buildings (~~For Residential and Agricultural uses~~)

- 1) ~~ACCELERATED ACCESSORY STRUCTURE – Private garages~~ Are permitted in all residential districts and rural residential (RR) based on the following accelerated structure and providing the exterior materials on the roof and side walls are visually similar to, comparable in quality/durability, and harmonious with the roof and side walls materials on the principal structure.

**10,200 SF to 13,000 SF = 600 SF Building with 8' Side Walls**

**13,000 SF to 18,000 SF = 900 SF Building with 10' Side Walls**

**18,000 SF to 25,000 SF = 1,100 SF Building with 10' Side Walls**

**25,000 SF to 35,000 SF = 1,200 SF Building with 12' Side Walls**

**35,000 SF to 45,000 SF = 1,500 SF Building with 12' Side Walls  
with 15' setback from main structure**

**45,000 SF to 65,000 SF = 1,800 SF Building with 14' Side Walls  
with 20' setback from main structure**

**65,000 SF to 70,000 SF = 2,000 SF Building with 14' Side Walls  
(because of higher side walls)**

**70,000 SF to 85,000 SF = 2,400 SF Building with 14" Side Walls  
85,000 SF to ...**

***Motion by Becker, second by Schreifels, to approve the changes to Ordinance No. 2020-105 as indicated in red above. Motion passed unanimously.***

**Item 10) November and December 2019 Building Permits**

The November and December 2019 building permit reports were reviewed by the Planning Commission members.

**Item 11) Other Business**

- a. Next meeting scheduled for Tuesday, February 4, 2020 at 6:00 p.m.
- b. It was noted that Luke Greiner has submitted an application for the open Planning Commission member position and will interview with the City Council at the Councils next Council meeting on January 8, 2020.

**Item 8) Adjournment**

***Motion by Becker, second by Schreifels, to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 7:06 p.m.***

Respectfully submitted,

*Martin M. Bode  
Zoning Administrator*

**Gerald J. Molitor  
STAFF REPORT**

May 5, 2020 and May 13, 2020

Rockville Planning Commission; City Council

RE: Rezone and Qualified Minor Subdivision  
Parcel I.D. No. 76.41652.0600 - Section 29, Township 123, Range 029

Owner: Gerald J. Molitor  
Property Address: 12192 210<sup>th</sup> Street

Request is to rezone 19.96 +/- acres from A-40 to RR to allow for a Qualified Minor Subdivision to subdivide the 19.96 acres into two 9.98 +/- acre parcels.

Relevant Information:

1. This property is located in an A-40 zoning district
2. The property is currently a legal non-conforming parcel
3. Total acreage is 19.96 +/- acres
4. Purpose of the application is to subdivide and then sell 9.98 +/- acres to a family member for building purposes
5. Concept Plan was submitted, reviewed and conceptionally approved by the City Council on March 11, 2020.
6. Rezone requires a public hearing, QMS does not require a public hearing
7. 10 Notice's of Public Hearing mailed out

**RR Purpose:** This district is established to provide areas for low density, rural residential structures in agricultural/rural areas on lands that due to substantial coverage by wooded areas, rock outcroppings, marginal soils, steep topographies where soil erosion is of risk and not conducive to long-term agricultural use; or negative impact on waterways from higher density residential is likely, etc. Some areas in this district are currently under agricultural production and can remain so. Residential development may be allowed in this district at an overall density up to 8 dwellings per 40 acres. Land within this district is not highly valued farmland nor is land located within any growth or expansion area of the City of Rockville. This district is likely located adjacent to agricultural areas and efforts to minimize land use conflict shall be a primary tool in approving development.

Recommendations:

Consider Approval with Declaration of Restriction, restricting further subdivisions of Tracts A & B

Submitted by:  
Martin M. Bode  
Zoning Administrator

# CITY OF ROCKVILLE

## REQUEST TO CHANGE ZONING DISTRICT

The information on this form must be typed or printed legibly. State law requires that a public hearing must be held to rezone property. The applicant **must** attend the public hearing to discuss the request, which will be held before the Planning Commission. The Planning Commission shall make a report to the City Council upon any application for rezoning and shall recommend to the City Council ( $\frac{3}{4}$  vote required) whatever action it deems advisable. The Planning Commission meeting is held the 1<sup>st</sup> Tuesday of each month at 6:00 p.m. The City Council meetings at which zoning issues will be considered are held on the 2<sup>nd</sup> Wednesday of each month at 6:00 p.m.

Owner's Name: Gerald John Molitor  
Applicant's Name: Cory Patrick Molitor  
Property Address: 12192 210<sup>th</sup> St. Cold Spring MN 56369  
Phone: 320-249-0694  
Presently Zoned: Ag40 Requested Zoning: RR

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

The West Half of the Southeast Quarter of the Southwest  
Quarter of Section 29, Township 123, Range 29, Stearns  
County, Minnesota

Signature of Applicant:  Date: 3-24-2020

Cory Molitor Cell #  
612-720-5675

PAID

PERMIT # 20-02RZ : \$200.00 / ck# 7082 : MAR 26 2020

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

**YES NO # Item**

1. **Fee Paid.** The Applicant must submit payment for the rezoning application fee of **\$200.00** prior to processing this application. Once the notice has been sent to the *Cold Spring Record*, the fee is non-refundable.

2. **Site Plan.** A site plan of the *proposed* use of the property *after* the property has been rezoned must be submitted with this application. The site plan must be neatly drawn **to scale**; grid paper is available at City Hall if needed. Be sure to draw, label and show dimensions for:

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> All Buildings  | <input type="checkbox"/> North Directional Arrow   | <input type="checkbox"/> Streets        |
| <input type="checkbox"/> Alleys         | <input type="checkbox"/> Sidewalks                 | <input type="checkbox"/> Property Lines |
| <input type="checkbox"/> Lot Dimensions | <input type="checkbox"/> Driveways & All Curb Cuts | <input type="checkbox"/> Decks          |
| <input type="checkbox"/> Wells          | <input type="checkbox"/> Utility Sheds             | <input type="checkbox"/> Easements      |

*N/A*

3. **Floodplain or Shoreland District.** The Zoning Ordinance requires that staff shall determine whether or not the property is located within either the Floodplain or Shoreland District. If so, there are likely additional restrictions that apply. Indicate below whether the property lies within either of these districts after you've consulted with City staff. If so, a copy of the notice of public hearing must be sent to the Commissioner of Natural Resources.

- Yes     No    Is the property located within a Floodplain District?  
 Yes     No    Is the property located within a Shoreland District?

4. **Legal description.** The applicant must provide an electronic copy of an accurate legal description to the Zoning Administrator. This should be accomplished by E-mailing the legal description in Microsoft Word format to [mbode@rockvillecity.org](mailto:mbode@rockvillecity.org)

5. **Hearing Date.** The date of the Public Hearing will generally be scheduled for the Planning Commission meeting nearest the date that the application is submitted if possible. That date may be impacted by other factors, however. The applicant should be notified of the *probable* date of the hearing at the time that the application is submitted.

\_\_\_\_\_ 5-5-20 Public Hearing and Planning Commission meeting date.  
 \_\_\_\_\_ 5-13-20 City Council meeting date (<sup>3</sup>/<sub>4</sub> vote required).

6. **Narrative.** The applicant must provide a written explanation of the purpose for requesting the rezoning. The narrative should explain **in detail** what action will be taken with the property once the property has been rezoned. Be sure to include arguments why approving the request is a good idea for the *community*. Please write the narrative here; if it is lengthy, you may attach on a separate sheet (in this case write "See attached sheet").

See attached sheet.

**Staff use only.**

Planning Commission Decision: \_\_\_\_\_ Date: \_\_\_\_\_

City Council Decision: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_

**CITY OF ROCKVILLE  
229 BROADWAY STREET WEST  
PO BOX 93  
ROCKVILLE MN 56369**

**SECTION 29: AMENDMENTS/REZONING CHECKLIST**

This checklist must be completed by the Applicant and submitted with the "Application for Amendments/Rezoning". The following items should be included as part of the application. Please contact the City offices with questions.

**PROCESS**

**YES**

**NO**

- \_\_\_\_\_ 1. **Initiation of Process/Application**. An amendment to the Zoning Ordinance or Zoning Map may be initiated by the City Council, the Planning Commission or by a petition of affected property owners (as described below).
- A. **Petition**. The owner of the subject property or ten (10) or more owners of property in the City may propose a zoning amendment or change, including a rezoning, by submitting fifteen (15) copies of a verified petition to the Zoning Administrator.
- ✓ \_\_\_\_\_ 2. **Application**. A person proposing a zoning amendment or change, including a rezoning, must fill out and submit to the Zoning Administrator a Zoning Application form, accompanied by the required fee and detailed materials fully explaining the proposal for an amendment to this Ordinance.

**The application must include a site plan showing 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.
- NA \_\_\_\_\_ F. Landscaping and screening plans.
- NA \_\_\_\_\_ G. Waste facilities including enclosure and screening.

YES    NO

**AMENDMENTS/REZONING CHECKLIST (Cont)**

              N/A

H. Drainage and grading plan.

              N/A

I. Sanitary sewer and water plan with estimated use per day.

              N/A

J. Soil type.

              N/A

K. Any additional written or graphic information reasonably required by the Zoning Administrator or the Planning Commission.

✓           3.

**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.

✓           4.

**Public Hearing.** The Zoning Administrator will set a date for the official public hearing.

A. Published Notice. The City will publish notice of the public hearing's time, place and purpose at least once in the City's official newspaper at least ten (10) days before the public hearing.

✓           5.

**Mailed Notice to Property Owners.** The City will also mail notice of the public hearing's time, place and purpose not less than ten (10) days and not more than thirty (30) days before the hearing date to all individual property owners within three hundred fifty (350) feet, or the ten (10) closest property owners, which ever is greatest, of the parcel included in the request. The Zoning Administrator must attest and make a part of the proceeding's records a copy of the notice and list of the owners and addresses to which the notice was sent. A property owner's failure to receive notice or a defective notice shall not invalidate any proceedings.

✓           6.

**A Complete Application**

## Narrative

6.

The current 20-acre property (12192 210<sup>th</sup> St. Cold Spring MN 56369) is zoned AG40 but not being used as farm land at this time. By rezoning this property to R.R and splitting the land into two 10-acre lots, it would allow me to purchase the land from my father, who also purchased this land from his father (My Grandfather). Once the property is rezoned, I plan on building a single-family home for me to raise my family on. In turn the city would be able to collect property tax from a new family that currently does not reside in Rockville or Rockville Township, instead of my family moving to a neighboring city or town. By building a new home we would also be creating new opportunities for local business to potentially earn some more business. Thank you for your consideration, take care and be safe.



**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

# Property Tax Statement 2020

VALUES AND CLASSIFICATION *Sent in March 2019*

Step	Taxes Payable Year:	2019	2020
1	Estimated Market Value:	\$356,600	\$391,100
	Homestead Exclusion:	\$14,200	\$12,200
	Taxable Market Value:	\$342,400	\$378,900
	New Improvements/Expired Exclusions:		
	Property Classification:	Ag Hstd	Ag Hstd

Pin Number: 76.41652.0600

Parties of Interest: MOLITOR GERALD J

038277

## Step 2 PROPOSED TAX *Sent in November 2019*

Proposed Tax: \$4,482.00

GERALD J MOLITOR  
 12192 210TH ST  
 COLD SPRING MN 56320-8732



## Step 3 PROPERTY TAX STATEMENT

First-half Taxes May 15, 2020: \$2,117.00  
 Second-half Taxes November 16, 2020: \$2,117.00  
 Total Taxes Due in 2020: \$4,234.00

**REFUNDS? \$\$\$** You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

**2020 Property Tax Statement**

**Pin Number:**  
76.41652.0600

**Property Address:**  
12192 210TH ST  
COLD SPRING MN 56320

**Property Description:**  
(Not to be used for Legal Purposes)  
20.00 A. W2SE4SW4 OLD #  
28.17122.010 Section 29 Township 123  
Range 029

**Special Assessment Breakdown**  
2020 SOLID WASTE FEE \$8.00

**Special Assessment Total** \$8.00

Taxes Payable Year:		2019	2020	
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.		\$3,438.74	\$3,871.24	
Tax and Credits	3. Your property taxes before credits	\$4,077.84	\$4,605.20	
	4. Credits that reduce your property taxes			
	A. Agricultural market value credits	\$329.84	\$379.20	
	B. Other Credits	\$0.00	\$0.00	
	<b>5. Property taxes after credits</b>	<b>\$3,748.00</b>	<b>\$4,226.00</b>	
Property Tax by Jurisdiction	6. County STEARNS COUNTY	\$1,377.48	\$1,492.42	
	7. City/Township ROCKVILLE CITY	\$1,230.72	\$1,502.47	
	8. State General Tax	\$0.00	\$0.00	
	9. School District ISD 0750 ROCORI			
		A. Voter approved levies	\$327.16	\$339.05
		B. Other local levies	\$779.28	\$845.99
	10. Special Taxing Districts			
		HRA	\$9.37	\$10.02
		Watershed	\$21.34	\$34.16
		Regional Rail Authority	\$2.65	\$1.89
	11. Non-school voter approved referenda levies	\$0.00	\$0.00	
		<b>12. Total Property tax before special assessments</b>	<b>\$3,748.00</b>	<b>\$4,226.00</b>
<b>13. Special Assessments on Your Property</b> See Left for Breakdown of Special Assessments				
Special Assessment Totals				
	Principal	\$8.00	\$8.00	
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>		<b>\$3,756.00</b>	<b>\$4,234.00</b>	
		Tax Amount Paid	\$0.00	

**2** Detach this stub and return with your second half payment.

**2nd Half Payment Stub - Payable 2020**

To avoid penalty, pay on or before November 16, 2020

Total Property Tax for 2020 \$4,234.00

**2nd Half Tax Amount** \$2,117.00

Penalty \_\_\_\_\_

**2nd Half Total Amount Due** \_\_\_\_\_

PIN: 76.41652.0600  
 BILL NUMBER: 3042630  
 TAXPAYER: GERALD J MOLITOR  
 12192 210TH ST  
 COLD SPRING MN 56320-8732

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 2020**

To avoid penalty, pay on or before May 15, 2020  
 If your tax is \$100.00 or less pay the entire tax by May 15, 2020

Total Property Tax for 2020 \$4,234.00

**1st Half Tax Amount** \$2,117.00

Penalty \_\_\_\_\_

**1st Half Total Amount Due** \_\_\_\_\_

PIN: 76.41652.0600  
 BILL NUMBER: 3042630  
 TAXPAYER: GERALD J MOLITOR  
 12192 210TH ST  
 COLD SPRING MN 56320-8732

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.

S 000-011  
01026300038277



## CITY OF ROCKVILLE

229 Broadway Street East

P.O. Box 93

Rockville MN 56369

Phone 320-251-5836

Fax 320-240-9620

### NOTICE OF PUBLIC HEARING CITY OF ROCKVILLE

Notice is hereby given that the Rockville Planning Commission will hold a public hearing on **Tuesday, May 5, 2020 at approximately 6:00 p.m. at Rockville City Hall – 229 Broadway Street East** to consider Ordinance 2020-107 regarding the request of Gerald J. Molitor to rezone his property from Ag-40 to RR. The address of the property is: 12192 210<sup>th</sup> Street, Rockville, MN with a Parcel No. 76.41652.0600. A complete copy of the proposed ordinance is available for inspection by any person during regular office hours at the City Administrator-Clerk's office or on the City of Rockville website at [www.rockvillecity.org](http://www.rockvillecity.org).

The request is rezone from Ag-40 to RR.

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

Martin M. Bode  
City Administrator/Clerk

Publish April 21, 2020  
*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.

<b>Name</b>	<b>Address</b>	<b>City</b>
DANIEL & DORIS VOIGT	20118 EDOM RD	COLD SPRING MN 56320-9791
DAVID L & MARLENE E MOLITOR TRUST	11600 210TH ST	COLD SPRING MN 56320
DOUGLAS T & PEGGY S BRINK	12432 210TH ST	COLD SPRING MN 56320-8710
GERALD J MOLITOR	12192 210TH ST	COLD SPRING MN 56320
GLENN R & DIANE M WILLARD	20826 125TH AVE	COLD SPRING MN 56320-9505
JEROME R SCHMITT TRUST	21492 COUNTY ROAD 8	COLD SPRING MN 56320
JOSEPH BLOCH	21705 COUNTY ROAD 8	COLD SPRING MN 56320
MAINE PRAIRIE TOWNSHIP	7551 DELLWOOD ROAD	KIMBALL MN 55353
PAUL MOLITOR FAMILY TRUST	12800 202ND ST	SARTELL MN 56377-1241
PETER M & JANET SCHAEFER	21725 COUNTY ROAD 8	COLD SPRING MN 56320-9755

**10 Notices**



**City of Rockville, Minnesota**  
*Granite - Heart of the City*

**Legend**

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

**Molitor Rezone**  
**12192 210th St**



**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 2,107 Feet



**BOLTON & MENK**  
 Real People. Real Solutions.

City of Rockville,  
Minnesota  
*Granite - Heart of the City*

**Legend**

-  City Limits
-  Parcels - 1/7/2020
-  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.

0 263 Feet



CITY OF ROCKVILLE, MINNESOTA  
QUALIFIED MINOR SUBDIVISION

QM Subdivision Fee: \$100.00 + Recording Fee \$46.00 (per document)  
Need separate checks: 1 for QM Subdivision Fee & 1 for Recording Fee(s)

PLEASE NOTE: any costs (i.e. legal, engineering, administrative, etc.) incurred over and above the application fee are the responsibility of the petitioner.

Date Submitted: 3.26.2020  
(Must submit at least ten (10) days prior to the next Planning Commission)

Parcel (1) # 76.41652.0600

Parcel (2) # T. B. D.

Location: Section 29 Township 123 Range 29

Legal Description parcel (1): The West Half of the Southeast Quarter of the Southwest Quarter of Section 29, Township 123, Range 29, Stearns County, Minnesota

Legal Description parcel (2): T. B. D.

Owner's Name Gerald J Molitor Phone 320-249-0694  
First Name Middle Initial Last Name

Address 12192 210<sup>th</sup> St. Cold Spring MN 56369

Email: \_\_\_\_\_

The following must be submitted:

Certificate of Survey – one (1) copy 11"x 17" or PDF copy.

Gerald J Molitor 3-25-20  
Signature Date

Office Use Only:

R# 101.41000.34103 Check # 7080 Date 3.26.2020 Qualified Minor \$100.00 Permit # 20-02QM  
R# 101.41000.34102 Check # 7081 Date 3.26.2020 Recording Fee \$46.00 Permit # 20-02QM

PAID

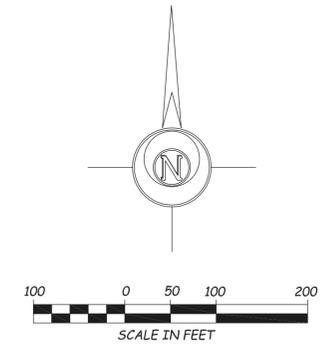
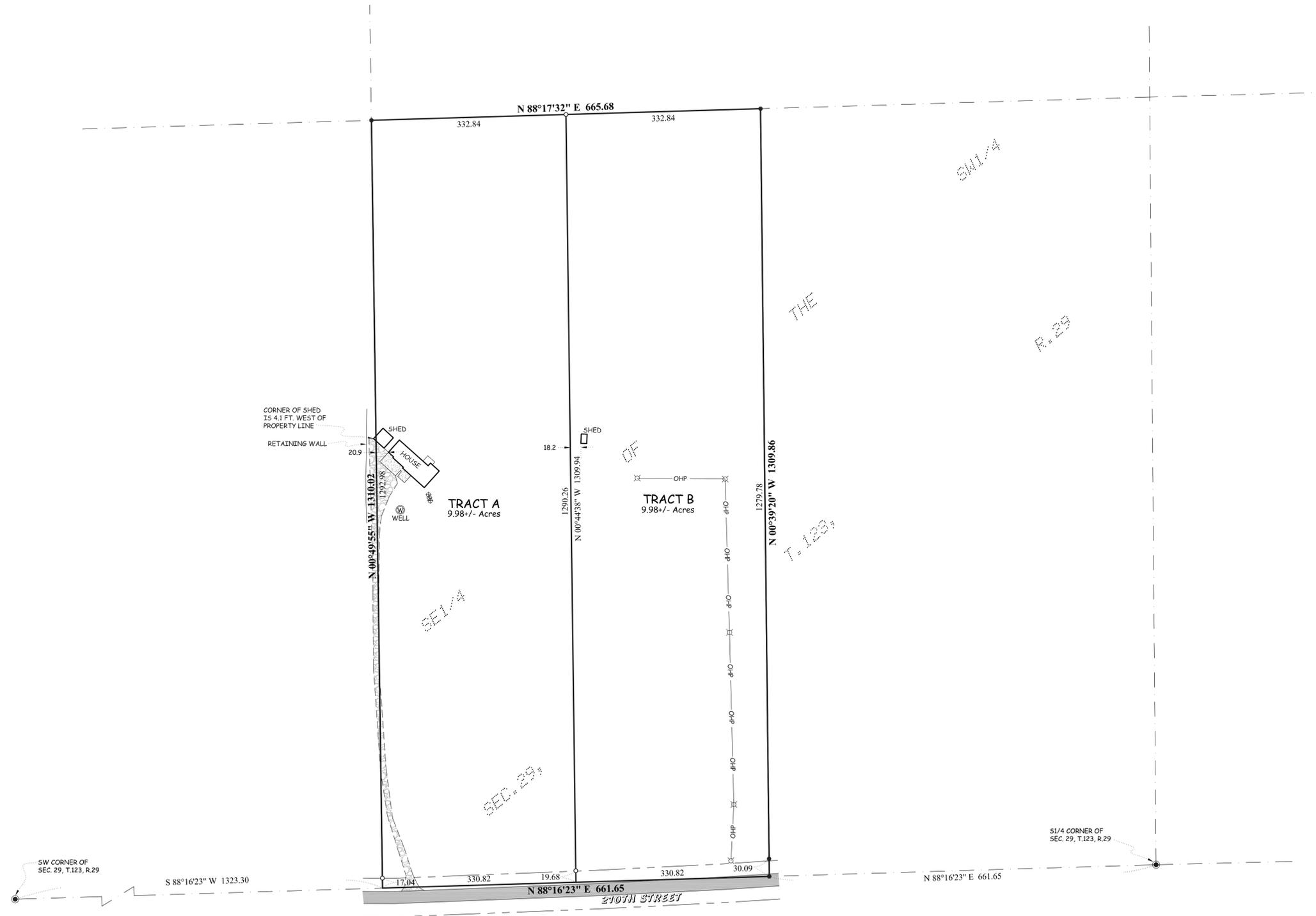
MAR 26 2020

**LEGAL DESCRIPTION**

EXISTING LEGAL DESCRIPTION  
(Per Client)  
The West Half of the Southeast Quarter of the Southwest Quarter of Section 29, Township 123, Range 29, Stearns County, Minnesota.

TRACT A  
The West Half of the West Half of the Southeast Quarter of the Southwest Quarter of Section 29, Township 123, Range 29, Stearns County, Minnesota.

TRACT B  
The East Half of the West Half of the Southeast Quarter of the Southwest Quarter of Section 29, Township 123, Range 29, Stearns County, Minnesota.



- Legend
- — INDICATES IRON MONUMENT PLACED
  - — INDICATES IRON MONUMENT FOUND
  - — INDICATES STEARNS COUNTY CAST IRON MONUMENT
  - OHP — INDICATES OVERHEAD POWER LINE
  - ⊗ — INDICATES POWER POLE
  - ⊕ — INDICATES SEPTIC CLEANOUT
  - — INDICATES BITUMINOUS SURFACE
  - ▨ — INDICATES CONCRETE SURFACE
  - ▩ — INDICATES GRAVEL SURFACE

CERTIFICATE OF SURVEY PREPARED FOR:  
**CORY MOLITOR**  
 JOB NO: 2020-87  
 FILE NAME: 2020-87.DWG  
 LOCATION: 29-123-29

**NOTE:** THIS SURVEY IS INTENDED ONLY FOR THE BENEFIT OF THE PARTY TO WHOM IT WAS PREPARED FOR AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY OR FOR ANY OTHER PURPOSE WITHOUT FIRST CONTACTING THE SURVEYOR WHO DEVELOPED AND MADE THIS DRAWING. UNAUTHORIZED REPRODUCTION OF THIS DOCUMENT IS PROHIBITED.

340 CHAPEL HILL RD.  
COLD SPRING, MN 56320  
PH. 320-685-5905  
FAX 320-685-3056

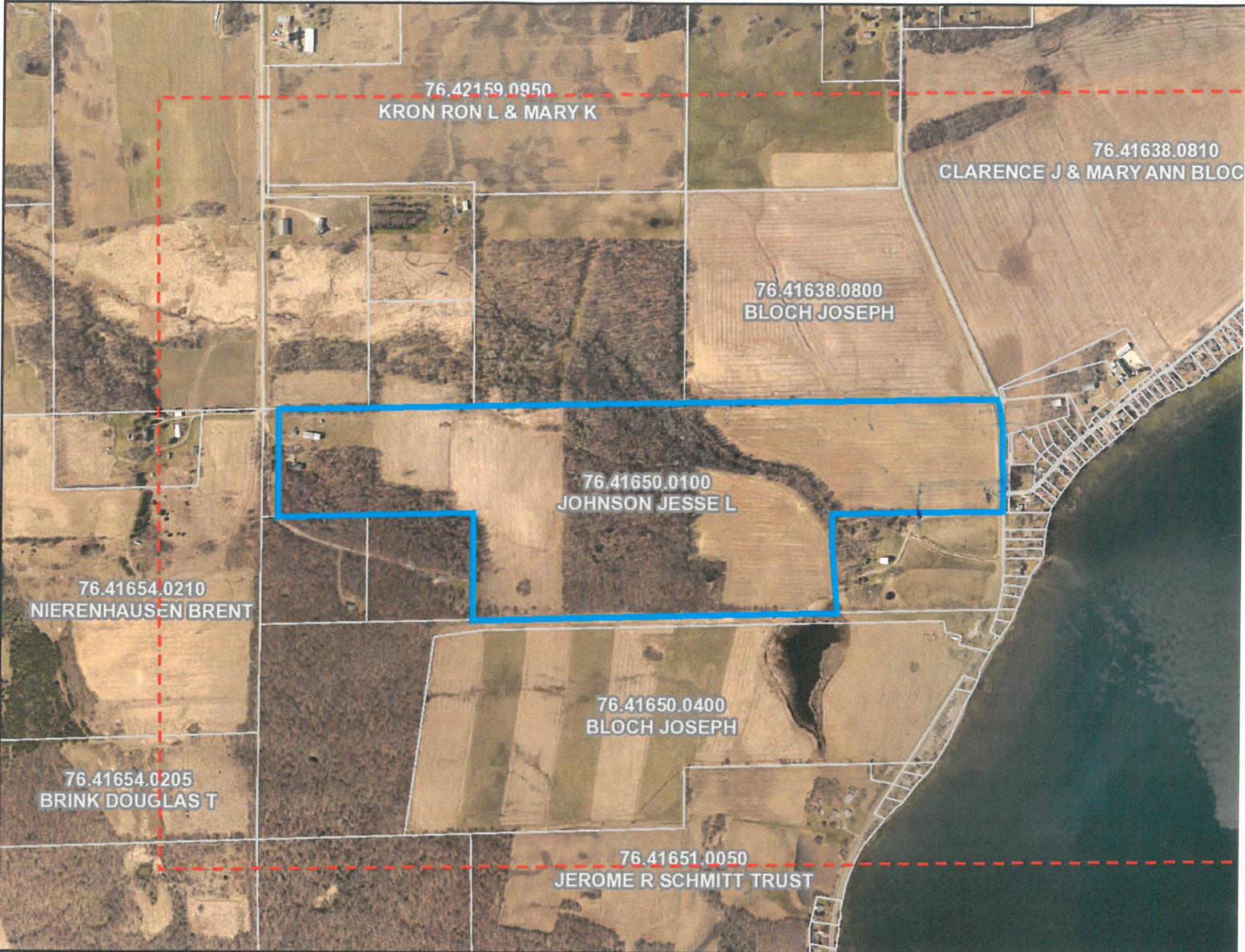
CERTIFICATE OF SURVEY PREPARED BY:  
**O'MALLEY & KRON**  
**LAND SURVEYORS, INC.**

1004 2nd ST. SE  
WILLMAR, MN 56201  
PH. 320-235-4012  
FAX 320-685-3056

I HEREBY CERTIFY THAT THIS SURVEY, PLAN 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.  
 DANIEL M. KRON  
 MINNESOTA REGISTRATION NO. 42621  
 DATE: 03-20-20

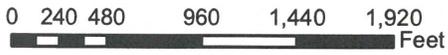
SHEET 1 OF 1

# Title



### Legend

 Parcels (aerial overlay)



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



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**Building Permits: January 2020**

Parcel #	REASON	ADDRESS	DATE	PERMIT #	Valuation	Permit \$	Review	SSC	Fees
76.42220.0030	Roofing	660 Ptarmigan Dr	1/9/2020	2020-00001	\$ 17,000.00	\$ 25.00	\$ -	\$ 1.00	\$ 26.00
76.42188.0006	Mechanical	13007 Glen Cove Rd	1/30/2020	2020-00002	\$ 2,950.00	\$ 40.00	\$ -	\$ 1.00	\$ 41.00
76.42240.0056	Window	152 Broadway St W	1/31/2020	2020-00003	\$ 3,000.00	\$ 25.00	\$ -	\$ 1.00	\$ 26.00
76.41900.0006	Plumbing	501 Maple St	1/24/2020	2020-00012	\$ 4,994.00	\$ 49.94	\$ -	\$ 2.50	\$ 52.44
76.41900.0006	Roofing	501 Maple St	1/28/2020	2020-00013	\$ 120,000.00	\$ 660.00	\$ 250.00	\$ 60.00	\$ 970.00

**Building Permits: February 2020**

Parcel #	REASON	ADDRESS	DATE	PERMIT #	Valuation	Permit \$	Review	SSC	Fees
76.41840.0005	Furnace Replacement	11456 230th Street	2/7/2020	2020-00004	\$ -	\$ 40.00	\$ -	\$ 1.00	\$ 41.00
76.42188.0010	Remodel	12910 Glen Cove Rd	2/11/2020	2020-00015	\$ 56,000.00	\$ 308.00	\$ 200.20	\$ 28.00	\$ 536.20
76.42240.0015	Mechanical	149 Broadway St E	2/19/2020	2020-00016	\$ 5,700.00	\$ 44.50	\$ 28.93	\$ 2.85	\$ 76.28
76.42142.0066	Mechanical	8945 Co Rd 6	2/26/2020	2020-00017	\$ -	\$ 75.00	\$ -	\$ 1.00	\$ 76.00
76.42142.0066	Plumbing	8945 Co Rd 6	2/26/2020	2020-00018	\$ -	\$ 75.00	\$ -	\$ 1.00	\$ 76.00

**Building Permits: March 2020**

Parcel #	REASON	ADDRESS	DATE	PERMIT #	Valuation	Permit \$	Review	SSC	Fees
76.42350.0005	Demo Home	25424 Lake Rd	3/6/2020	2020-00005	\$ 6,500.00	\$ 50.00	\$ -	\$ 1.00	\$ 51.00
76.42350.0005	New Home Construction	25424 Lake Rd	3/11/2020	2020-00020	\$ 379,000.00	\$ 2,084.50	\$ 1,354.93	\$ 189.50	\$ 3,628.93

## Building Permits: April 2020

Parcel #	REASON	ADDRESS	DATE	PERMIT #	Valuation	Permit \$	Review	SSC	Fees
76.42188.0006	Window Replacement	13007 Glen Cove Rd	4/6/2020	2020-00006	\$ 20,496.00	\$ 35.00	\$ -	\$ 1.00	\$ 36.00
76.41611.0200	Reroof	11782 Glacier Rd	4/15/2020	2020-00007	\$ 2,500.00	\$ 35.00	\$ -	\$ 1.00	\$ 36.00
76.41632.0900	Reroof	540 Co Rd 8	4/16/2020	2020-00008	\$ 10,000.00	\$ 35.00	\$ -	\$ 1.00	\$ 36.00
76.41628.0500	Furnace Replacement	400 Mill St S	4/27/2020	2020-00009	\$ 13,820.00	\$ 50.00	\$ -	\$ 1.00	\$ 51.00
76.41950.0000	Reroof	620 Othmar Lane	4/30/2020	2020-00010	\$ 15,000.00	\$ 35.00	\$ -	\$ 1.00	\$ 36.00
76.41633.0300	Reroof	611 Caroline Lane	4/30/2020	2020-00029	\$ 8,500.00	\$ 35.00	\$ -	\$ 1.00	\$ 36.00
76.41952.0016	Addition	25722 Lake Rd	4/3/2020	2020-00021	\$ 25,000.00	\$ 101.50	\$ 65.97	\$ 12.50	\$ 179.97
76.42050.0002	New Home Construction	24937 Co Rd 138	4/3/2020	2020-00022	\$ 320,000.00	\$ 1,760.00	\$ 1,144.00	\$ 160.00	\$ 3,064.00
76.42170.0035	New Home Construction	6050 Scenic View Court	4/17/2020	2020-00023	\$ 350,000.00	\$ 1,925.00	\$ 1,251.25	\$ 175.00	\$ 3,351.25
76.41850.0001	Mechanical	23275 97th Ave	4/17/2020	2020-00024	\$ 877.00	\$ 75.00	\$ -	\$ 1.00	\$ 76.00
76.41650.0600	Fence	21614 Co Rd 8	4/20/2020	2020-00025	\$ 23,854.00	\$ 98.50	\$ 64.03	\$ 11.93	\$ 174.46
76.42350.0005	Mechanical	25424 Lake Rd	4/27/2020	2020-00026	\$ 25,000.00	\$ 75.00	\$ -	\$ 1.00	\$ 76.00
76.42170.0035	Mechanical	6050 Scenic View Court	4/27/2020	2020-00027	\$ 23,860.00	\$ 75.00	\$ -	\$ 1.00	\$ 76.00
76.42170.0035	Plumbing	6050 Scenic View Court	4/27/2020	2020-00028	\$ 15,450.00	\$ 75.00	\$ -	\$ 1.00	\$ 76.00
76.42146.0806	Sign - Permanent	1380 Prairie Drive	4/29/2020	2020-00040	\$ 42,500.00	\$ 233.75	\$ 151.94	\$ 21.25	\$ 406.94