

CITY OF ROCKVILLE

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

Planning/Zoning Commission Meeting

Tuesday, July 11, 2017 - 6:00 p.m.

AGENDA

1. **Roll Call**
2. **Approval Of Agenda/Amendments**
3. **Approval Of June 6, 2017 Meeting Minutes**
4. **Public Hearing –Clement Kremers – Rezone AG-40 to RR**
5. **Qualified Minor Subdivision – Clement Kremers**
6. **Acknowledge Administrative Plat – Kremers Parcel, Schaefer Parcel & Lichy Parcel**
7. **Public Hearing – Keller Variance Application**
8. **Other Business**
 - a) Next Meeting **Tuesday** August 8, 2017, 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 REGULAR PLANNING AND ZONING COMMISSION MEETING HELD
Tuesday, June 6th 2017, 6:00 p.m. – Rockville City Hall**

Item 1) Roll Call - The meeting was called to order by Chair Bill Becker. Roll call was taken and the following members were present: Brian Herberg, Dave Meyer, and Tom Molitor.

Absent: Jerry Tippelt.

Staff present: City Administrator, Martin Bode.

Others present were various members of the public.

Item 2) Approval of Agenda/Amendments

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

Item 3) Approval of May 2, 2017 Meeting Minutes

Motion by Herberg, second by Molitor, to approve the May 2, 2017 meeting minutes as presented. Motion carried unanimously.

Item 4) Public Hearing – Kipland Vale Inc. - Amendment to Conditional Use Permit

STAFF REPORT

Re: Conditional Use Permit Request 17-02

Owners: Kipland Vale Inc (Eulalia May Bechtold, Roger Bechtold, and Mark Bechtold)

Property Address: 24353 125th Avenue, Saint Cloud MN 56301, in the City of Rockville, Stearns County, Minnesota.

PID # 76.41610.0500 and PID # 76.41634.0800

A Conditional Use Permit is required for feedlots proposing modifications or expansions exceeding 500 animal units in an A-40 zoning district. Rockville Ordinance Subdivision 25 refers to Stearns County, Minnesota Zoning Ordinance (as amended) Section 6.7.

Amend Conditional Use Permit Requested:

Construct a new 144' by 220' by 4' concrete stacking structure

Relevant Information:

- 1) This property is located within the A-40 District and the Special Protection – Ag District Overlay.
- 2) Adjacent property is zoned the same.
- 3) Access to the property is by 125th Ave or Glacier Rd.
- 4) Property contains 240 acres.
- 5) Animal unit capacity will remain at 790.
- 6) The main objective is to construct a concrete waste storage structure to address the stockpiling of manure on sensitive soils and meet the producer's needs. The structure will be sized to provide 7 months of storage volume for a portion of the solid dairy and young stock waste. The existing liquid manure storage basins will store the remaining manure.
- 7) Completion of this project will allow for better management of the animal waste and provide a method to handle it in an environmentally sound manner.
- 8) A public notice regarding this application, as required by the State, was published in the Cold Spring Record on May 23, 2017.

Recommendations:

Approval is recommended with the following conditions:

1. The manure management plan shall be updated annually as needed according to Minnesota Rules, Chapter 7020, or successor rules.
2. The owner shall maintain records of manure land application as required by Minnesota Rules, Chapter 7020, or successor rules.
3. The owner shall construct the project according to the plans submitted with the application.

Motion by Herberg, second by Meyer, to close the Public Hearing at 6:08 p.m.

Planning Commission members held a brief discussion and made the following “Findings of Fact”

1. The Applicant has complied with the application procedure in Section 27 Subd. 2 of the zoning ordinance.
2. The Planning Commission has reviewed and recommended approval of the request.
3. The original CUP did not burden public facilities and the additional waste facility will not create a burden on public facilities.
4. The request is compatible with existing and planned uses since it is an ordinary agricultural use and will not be detrimental to the health, safety, or welfare of the City.
5. The request is an ordinary agricultural use and will not adversely affect adjacent properties, will not create a traffic hazard, will not affect parking or loading areas.
6. The request will not impact, wetlands, floodplains, or shoreland.
7. That the establishment of the Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for existing and planned uses in the area.
8. The use is reasonably related to the overall needs of the City and to existing land uses.
9. The proposed use is in compliance with the Land Use Plan and other portion of the Comprehensive Plan adopted by the City.

Motion by Meyer, second by Molitor, to approve amending the Conditional Use Permit 17-02 for Kipland Vale Inc. with the conditions noted in the Staff Report. Motion carried unanimously.

Item 5) Zoning Ordinance Review

Administrator Bode informed the Members that Member Tippelt in the recent past has expressed some concerns over various parts of the current City of Rockville Zoning Ordinance. Chairman Meyer therefore recommended setting up a sub-committee of two to review the current City’s Land Use Ordinance and at a later time bring suggested changes to the Commission and possibly conduct one public hearing to address all if any changes. Chairman Becker appointed Members Tippelt and Herberg to this sub-committee.

Item 6) Other Business

- a. Next meeting Tuesday, July 11, 2017 at 6:00 p.m.

Motion by Herberg, second by Meyer, to approve setting the next Planning Commission meeting to July 11, 2017, 6:00 p.m. Motion carried unanimously.

Item 7) Adjournment

ADJOURNMENT – Motion by Meyer, second by Herberg, to adjourn the meeting at 6:22 p.m. Motion carried unanimously.

**Martin M. Bode
Zoning Administrator**

STAFF REPORT

July 11, 2017

Rockville Planning Commission; City Council

Re: Re-Zoning Request
76.41641.0700: Owner: Clement J. Kremers
Property Address: 22267 88th Avenue, Rockville, MN 56301

Re-Zoning Requested:

1. Request to re-zone 20 acre +/-parcel from A-40 to RR.

Purpose of Requests:

1. To allow a qualified minor subdivision.

Relevant Information:

1. Property contains 20 acres +/-.
2. 10 notices of public hearing were sent out.
3. This property is zoned A-40
4. Future Land Use Map – A-40
5. Not prime farmland per Stearns Count Environmental

PLANNING COMMISSION RECOMMENDATION

1. Consider Approval

Submitted by:
Martin M. Bode
City Administrator-Clerk

Kremers. Clement J. Rezone 07.11.17

**NOTICE OF PUBLIC HEARING
CITY OF ROCKVILLE**

Notice is hereby given that the Rockville Planning Commission will hold a public hearing on **Tuesday, July 11, 2017 at approximately 6:00 p.m. at Rockville City Hall – 229 Broadway Street East** to consider the request of Clement J. Kremer to rezone the property. The address of the property is: 22267 88th Avenue -Rockville, MN with a Parcel No. 76.41641.0700

The request is rezone from A-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 06.27.17
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.

Kremers. Clement J. Rezone A-40 to RR.wd.doc

STATE OF MINNESOTA)
)ss.
COUNTY OF STEARNS)

AFFIDAVIT OF SERVICE

Debbie Weber, being duly sworn, on oath says that at the City of Rockville in said County and State, on the **23rd** day of **June, 2017**, 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.

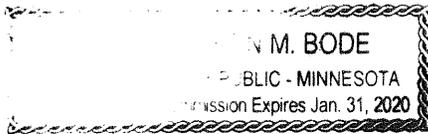


Signature

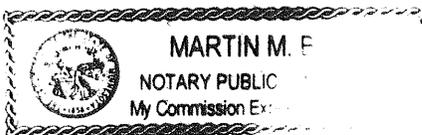
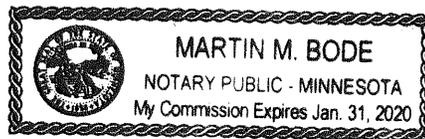
Subscribed and sworn to before me this 27 day of June, 2017.



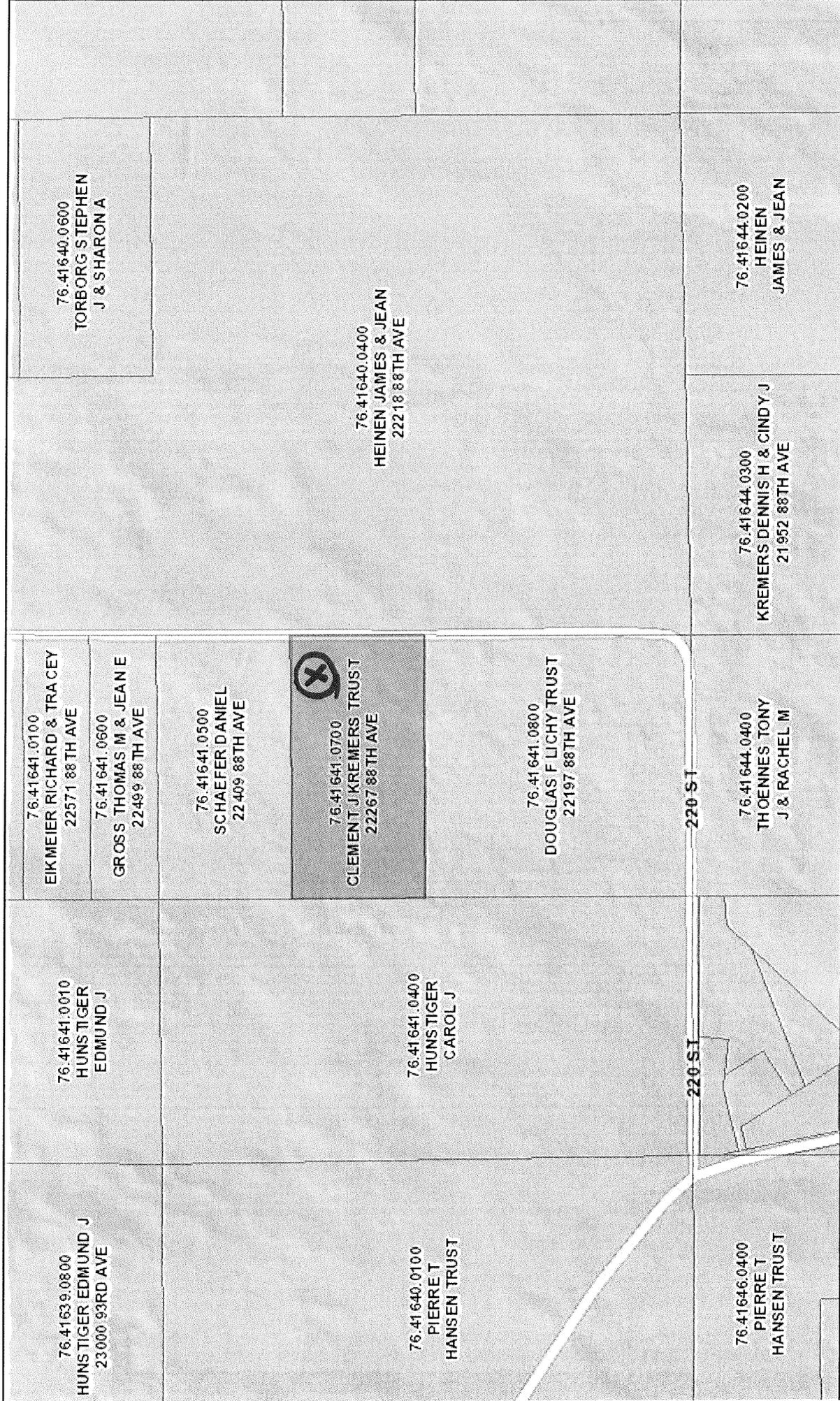
Notary Public Signature



Notary Public Stamp



SEH SmartConnect Map



22, 2017

Municipal Boundaries

Parcels

1:8,000



SEH

CAROL J HUNSTIGER	23000 93RD AVE	ST CLOUD MN 56301-9726
CLEMENT J KREMERS TRUST	22267 88TH AVE	ST CLOUD MN 56301-9723
DANIEL SCHAEFER	22409 88TH AVE	ST CLOUD MN 56301-9723
DENNIS H & CINDY J KREMERS	21952 88TH AVE	ST CLOUD MN 56301-9723
DOUGLAS F LICHY TRUST	22197 88TH AVE	ST CLOUD MN 56301
EDMUND J HUNSTIGER	23000 93RD AVE	ST CLOUD MN 56301-9726
JAMES & JEAN HEINEN	22218 88TH AVE	ST CLOUD MN 56301-9723
RICHARD & TRACEY EIKMEIER	22571 88TH AVE	ST CLOUD MN 56301
THOMAS M & JEAN E GROSS	22499 88TH AVE	ST CLOUD MN 56301-9723
TONY J & RACHEL M THOENNES	9756 SUMMIT OAKS DR	ST CLOUD MN 56301

10 Notices

RESOLUTION NO. 2017-XX

RESOLUTION APPROVING A REZONING FROM A-40 TO RR

WHEREAS, a request has been received from Clement J. Kremers to rezone 20 +/- acres of property from A-40 to RR, and;

WHEREAS, a public hearing to consider the request was held before the Rockville Planning Commission on July 11, 2017, and;

WHEREAS, proper notification was given and published notice was published in the Cold Spring Record, and;

WHEREAS, all persons attending the hearing were given an opportunity to address the Planning Commission.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF ROCKVILLE, STEARNS COUNTY, MINNESOTA:

1. The request to rezone 20 +/- acres of parcel #76.76.41641.0700 from A-40 to RR is hereby approved.
2. Said approval will not create undue hardship, is a unique circumstance, and applies to the individual property.
3. That granting of the rezoning will not be detrimental to the public health, safety, comfort and general welfare of the City.

Adopted this 12th day of July, 2017.

ATTEST:

Martin M. Bode
City Administrator

Duane Willenbring
Mayor

NOTICE OF REZONE PROCEEDINGS

Please take notice that the City of Rockville, Minnesota acting pursuant to the authority of Minnesota Statutes 462.357, has adopted a resolution granting a rezoning of a parcel(s) of land in the City of Rockville, Stearns County, Minnesota. The rezoning from A-40 (Agricultural) to RR (Rural Residential) is for the following described property:

Parcel #76.41641.0700
Clement J. Kremers
22267 88th Avenue, Rockville, MN

Legal Description:

The South Half of the Northeast Quarter of the Southwest Quarter (S1/2 NE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota.

Together with that part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota, lying northerly of the following described line: Beginning at the northwest corner of said SE1/4 SW1/4; thence easterly to a point on the east line of said SE1/4 SW1/4 distant 26.00 feet southerly of the northeast corner of said SE1/4 SW1/4, as measured along said east line thereof.

Except that part of the South Half of the Northeast Quarter of the Southwest Quarter (S1/2 NE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota, lying northerly of the following described line: Beginning at the northwest corner of said S1/2 NE1/4 SW1/4; thence easterly to a point on the east line of said S1/2 NE1/4 SW1/4 distant 21.52 feet southerly of the northeast corner of said S1/2 NE1/4 SW1/4, as measured along said east line thereof.

The rezoning for the above mentioned property came before the Rockville City Council, was completed and became effective 07/12/2017.

SEAL

Duane Willenbring
Mayor

Martin M. Bode, City Administrator
City of Rockville, Minnesota

THIS INSTRUMENT DRAFTED BY:

City of Rockville
229 Broadway Street East
Rockville, MN 56369
(320) 251-5836

STAFF REPORT

July 11, 2017

Rockville Planning Commission; City Council

Regarding: Qualified Minor Subdivision
76.41641.0700: Owner: Clement J. Kremers
Property Address: 22267 88th Avenue, Rockville, MN 56301

Request to split off 7 acres +/- of a 20 acre +/- parcel.

Relevant Information:

1. Original Property contains 20 acres +/-.
2. Split off North 7 +/- acres
3. Prior to this application an Administrative Plat had been applied for, granted and recorded. Purpose was to correct both the North and South boundary lines.
4. Prior to this application a request to rezone from A-40 to RR was applied for
5. Future Land Use Map – A-40
6. Not prime farmland per Stearns Count Environmental
7. Purpose is for building purposes
8. QMS do not require a public hearing but does require Planning Commission and Council Approval

PLANNING COMMISSION RECOMMENDATION

1. Consider Approval

Submitted by:
Martin M. Bode
City Administrator-Clerk

Kremers. Clement J. QMS 07.11.17

CERTIFICATE OF COMPLIANCE

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

Owners: Clement J. Kremers Trust, Rockville, MN

The request is a Qualified Minor Subdivision to split off 7 +/- acres for building purposes.

The Rockville City Planning Commission and City Council have reviewed this request and found it to be in compliance with the standards set forth in the City of Rockville. The Application for Qualified Minor Subdivision is approved and the related Certificate of Compliance may be recorded.

(Clement J. Kremers Trust) Parcel I.D. No. 76.41641.0700, Section 23, Township 123, Range 029

Legal Description after the June 21, 2017 Administrative Plat but prior to this Qualified Minor Subdivision:

The South Half of the Northeast Quarter of the Southwest Quarter (S1/2 NE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota.

Together with that part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota, lying northerly of the following described line: Beginning at the northwest corner of said SE1/4 SW1/4; thence easterly to a point on the east line of said SE1/4 SW1/4 distant 26.00 feet southerly of the northeast corner of said SE1/4 SW1/4, as measured along said east line thereof.

Except that part of the South Half of the Northeast Quarter of the Southwest Quarter (S1/2 NE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota, lying northerly of the following described line: Beginning at the northwest corner of said S1/2 NE1/4 SW1/4; thence easterly to a point on the east line of said S1/2 NE1/4 SW1/4 distant 21.52 feet southerly of the northeast corner of said S1/2 NE1/4 SW1/4, as measured along said east line thereof.

New Legal Descriptions:

Tract C

The South Half of the Northeast Quarter of the Southwest Quarter (S1/2 NE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota.

Together with that part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota, lying northerly of the following described line: Beginning at the northwest corner of said SE1/4 SW1/4; thence easterly to a point on the east line of said SE1/4 SW1/4 distant 26.00 feet southerly of the northeast corner of said SE1/4 SW1/4, as measured along said east line thereof.

Except that part of the South Half of the Northeast Quarter of the Southwest Quarter (S1/2 NE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota, lying northerly of the following described line: Beginning

at the northwest corner of said S1/2 NE1/4 SW1/4; thence easterly to a point on the east line of said S1/2 NE1/4 SW1/4 distant 21.52 feet southerly of the northeast corner of said S1/2 NE1/4 SW1/4, as measured along said east line thereof, excepting therefrom that part lying southerly of a line distant 215.00 feet southerly of, as measured at a right angle to and parallel with the north line thereof.

Tract D

The South Half of the Northeast Quarter of the Southwest Quarter (S1/2 NE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota.

Together with that part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota, lying northerly of the following described line: Beginning at the northwest corner of said SE1/4 SW1/4; thence easterly to a point on the east line of said SE1/4 SW1/4 distant 26.00 feet southerly of the northeast corner of said SE1/4 SW1/4, as measured along said east line thereof.

Except that part of the South Half of the Northeast Quarter of the Southwest Quarter (S1/2 NE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota, lying northerly of the following described line: Beginning at the northwest corner of said S1/2 NE1/4 SW1/4; thence easterly to a point on the east line of said S1/2 NE1/4 SW1/4 distant 21.52 feet southerly of the northeast corner of said S1/2 NE1/4 SW1/4, as measured along said east line thereof, excepting therefrom that part lying northerly of a line distant 215.00 feet southerly of, as measured at a right angle to and parallel with the north line thereof.

Approved this 12th day of July, 2017

**Martin M. Bode, Administrator/Clerk
City of Rockville, MN**

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

SA

CITY OF ROCKVILLE, MINNESOTA
QUALIFIED MINOR SUBDIVISION

~~FEE: \$100.00~~

RECORDING FEE \$46.00 (PER DOCUMENT)

Need separate checks: 1 for Qualified Minor application & 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 Application Submitted: _____
(Must submit at least ten (10) day prior to the next Planning Commission)

Parcel (1) # 76,41641.0700

Parcel (2) # _____

Location: Section 23 Township 123 Range 029

Legal Description parcel (1): 20,00 A. S2 NE 4 SW4 01#28.17041.000
Sec. 23 Twp. 123 Range 029

Legal Description parcel (2): _____

Owners Name Clement J. Kremers Phone 320-252-3850
First Name Middle Initial Last Name

Address 22267 88th Ave. St. Cloud Mn 56301 Email: mcKremers@g.com

The following must be submitted:
___ Certificate of Survey –fifteen (15) copies 11”x 17”

Clement J. Kremers Date 6-19-17
Signature of person

Office use only:
Complete Application date _____

R# _____ Qualified Minor Subd. Check # _____ Date _____ 101.41000.34103 ~~\$100.00~~ Permit # _____
Reimb. For invoice check # ~~3587~~ Date 6-19-17 101.41000-34102 \$46.00

Application qualified minor subdivision.form.wd
3587

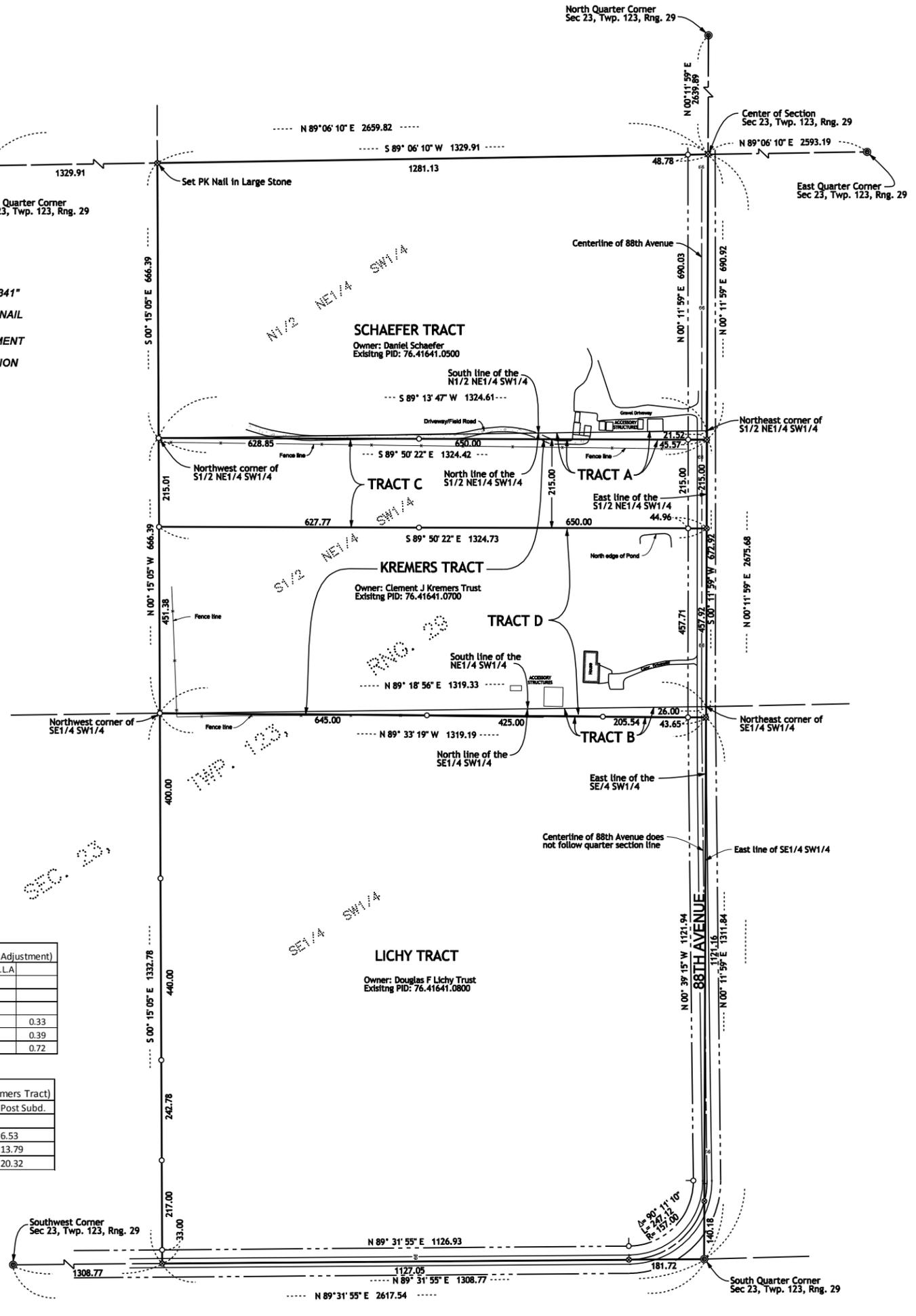




ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE STEARNS COUNTY COORDINATE SYSTEM NAD 83 (1998 HARN ADJ.)



- DENOTES: SET IRON PIPE WITH CAP STAMPED "DELEO 40341"
- ⊗ DENOTES: SET MAGNETIC "PK" NAIL
- DENOTES: FOUND IRON MONUMENT
- ⊙ DENOTES: GOVERNMENT SECTION CORNER MONUMENT



AREA TABULATION (Boundary Line Adjustment)			
	Existing	Post B.L.A.	
Schaefer Tract	20.34	20.67	
Kremers Tract	20.26	20.32	
Lichy Tract	40.28	39.89	
Tract A			0.33
Tract B			0.39
Sum	80.88	80.88	0.72

AREA TABULATION (Subd. of Kremers Tract)		
	Post B.L.A.	Post Subd.
Kremers Tract	20.32	
Tract C		6.53
Tract D		13.79
Sum		20.32

Areas are expressed in acres

EXISTING LEGAL DESCRIPTIONS

Schaefer Parcel:
The North Half of the Northeast Quarter of the Southwest Quarter (N1/2 NE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota.

Kremers Parcel:
The South Half of the Northeast Quarter of the Southwest Quarter (S1/2 NE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota.

Lichy Parcel:
The Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota.

LEGAL DESCRIPTIONS OF TRACTS TO BE CONVEYED AS PART OF BOUNDARY LINE ADJUSTMENT

Tract A
(From Kremers to Schaefer)
That part of the South Half of the Northeast Quarter of the Southwest Quarter (S1/2 NE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota, lying northerly of the following described line: Beginning at the northwest corner of said S1/2 NE1/4 SW1/4; thence easterly to a point on the east line of said S1/2 NE1/4 SW1/4 distant 21.52 feet southerly of the northeast corner of said S1/2 NE1/4 SW1/4, as measured along said east line thereof.

Tract B
(From Lichy to Kremers)
That part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota, lying northerly of the following described line: Beginning at the northwest corner of said SE1/4 SW1/4; thence easterly to a point on the east line of said SE1/4 SW1/4 distant 26.00 feet southerly of the northeast corner of said SE1/4 SW1/4, as measured along said east line thereof.

LEGAL DESCRIPTIONS POST BOUNDARY LINE ADJUSTMENT

Schaefer Parcel:
The North Half of the Northeast Quarter of the Southwest Quarter (N1/2 NE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota. Together with that part of the South Half of the Northeast Quarter of the Southwest Quarter (S1/2 NE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota, lying northerly of the following described line: Beginning at the northwest corner of said S1/2 NE1/4 SW1/4; thence easterly to a point on the east line of said S1/2 NE1/4 SW1/4 distant 21.52 feet southerly of the northeast corner of said S1/2 NE1/4 SW1/4, as measured along said east line thereof.

Kremers Parcel:
The South Half of the Northeast Quarter of the Southwest Quarter (S1/2 NE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota. Together with that part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota, lying northerly of the following described line: Beginning at the northwest corner of said S1/2 NE1/4 SW1/4; thence easterly to a point on the east line of said S1/2 NE1/4 SW1/4 distant 21.52 feet southerly of the northeast corner of said S1/2 NE1/4 SW1/4, as measured along said east line thereof.

Lichy Parcel:
The Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota. Except that part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota, lying northerly of the following described line: Beginning at the northwest corner of said SE1/4 SW1/4; thence easterly to a point on the east line of said SE1/4 SW1/4 distant 26.00 feet southerly of the northeast corner of said SE1/4 SW1/4, as measured along said east line thereof.

LEGAL DESCRIPTIONS FOR SUBDIVISION OF KREMERS TRACT POST BOUNDARY LINE ADJUSTMENT

Tract C
The South Half of the Northeast Quarter of the Southwest Quarter (S1/2 NE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota. Together with that part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota, lying northerly of the following described line: Beginning at the northwest corner of said S1/2 NE1/4 SW1/4; thence easterly to a point on the east line of said S1/2 NE1/4 SW1/4 distant 21.52 feet southerly of the northeast corner of said S1/2 NE1/4 SW1/4, as measured along said east line thereof. Except that part of the South Half of the Northeast Quarter of the Southwest Quarter (S1/2 NE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota, lying northerly of the following described line: Beginning at the northwest corner of said S1/2 NE1/4 SW1/4; thence easterly to a point on the east line of said S1/2 NE1/4 SW1/4 distant 21.52 feet southerly of the northeast corner of said S1/2 NE1/4 SW1/4, as measured along said east line thereof.

Tract D
The South Half of the Northeast Quarter of the Southwest Quarter (S1/2 NE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota. Together with that part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota, lying northerly of the following described line: Beginning at the northwest corner of said S1/2 NE1/4 SW1/4; thence easterly to a point on the east line of said S1/2 NE1/4 SW1/4 distant 21.52 feet southerly of the northeast corner of said S1/2 NE1/4 SW1/4, as measured along said east line thereof. Except that part of the South Half of the Northeast Quarter of the Southwest Quarter (S1/2 NE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota, lying northerly of the following described line: Beginning at the northwest corner of said S1/2 NE1/4 SW1/4; thence easterly to a point on the east line of said S1/2 NE1/4 SW1/4 distant 21.52 feet southerly of the northeast corner of said S1/2 NE1/4 SW1/4, as measured along said east line thereof.

NO.	REVISIONS SINCE INITIAL SURVEY DATED 8/09/2017	DATE
1	REVISED LEGAL DESCRIPTIONS	8/21/2017

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

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* 6/21/2017
Samuel J. DeLeo, MN License No. 40341 Date

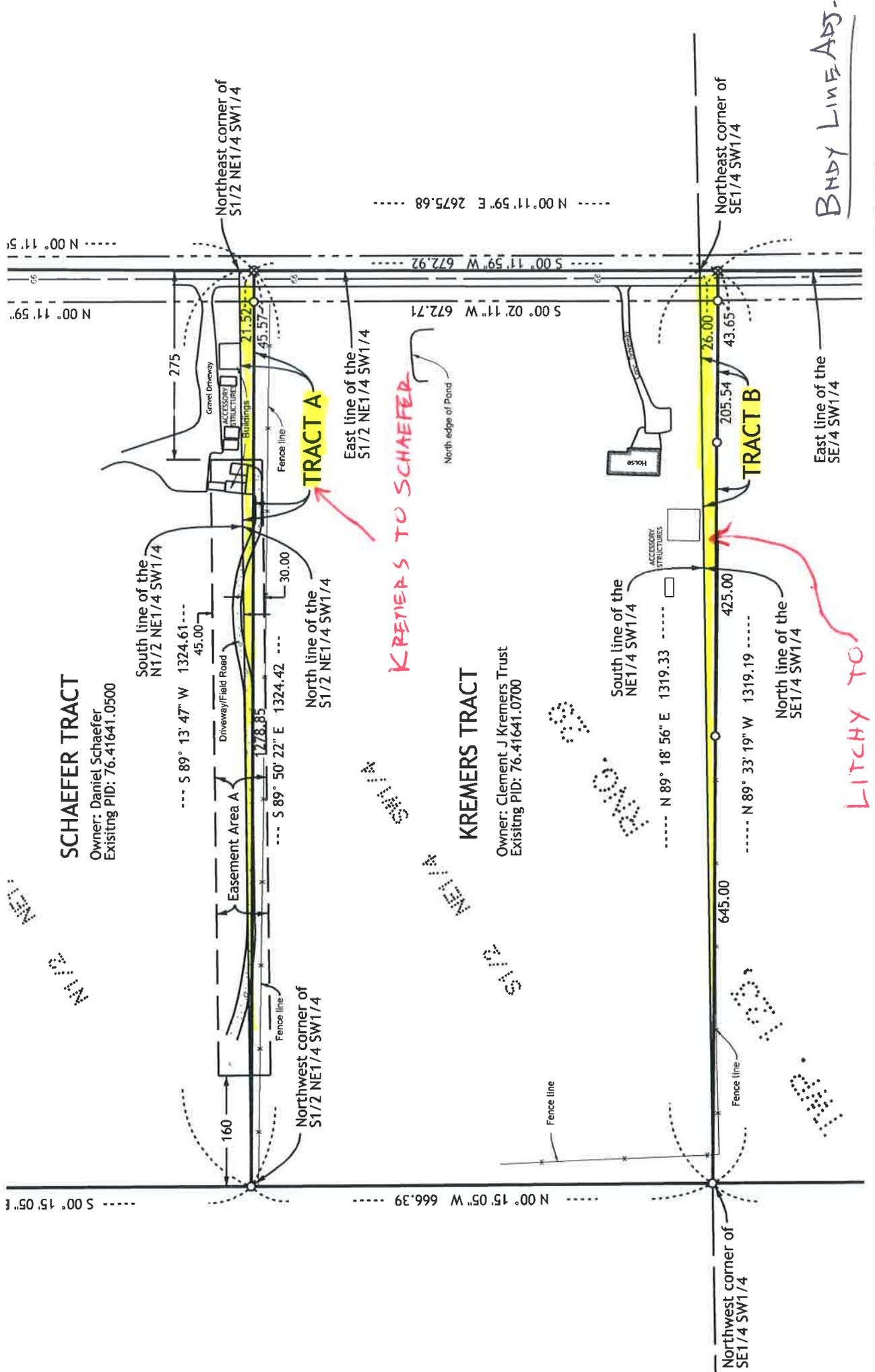
PROJECT NO. KREMC1601

CERTIFICATE OF SURVEY

Property Boundary Line Adjustment

City of Rockville, County of Stearns, State of Minnesota
Located in Section 23, Township 123 North, Range 29 West





1950 28

KREMERS TRACT

943783

00 JUL 31 PM 4: 03

No. delinquent taxes and transfer charges
 Certificate of Equalized Value
 Filed 31 2000
 Randy R. Schriefel
 County Auditor
 By Virgil Urbanski
 28-17041-000 Deputy
 82-44152-616

COUNTY RECORDER
 STEARNS CO. MN
 PATRICIA M. OVERMAN
 BY D. Knoblach DEPUTY

QUIT CLAIM DEED
 Individuals to Trustee

STATE DEED TAX DUE HEREON \$1.65

Date: July 27, 2000

FOR VALUABLE CONSIDERATION, CLEMENT J. KREMERS and MARY E. KREMERS, husband and wife, Grantors, hereby convey and quit claim to **CLEMENT J. KREMERS, AS TRUSTEE OF THE CLEMENT J. KREMERS REVOCABLE TRUST DATED JULY 27, 2000,** Grantee, real property in Stearns County, Minnesota, described as follows:

That part of the West Half of the Northeast Quarter (W1/2 NE1/4) of Section Thirty-two (32), Township One Hundred Twenty-four (124) North, Range Twenty-eight (28) West, lying Southeasterly of Parcel 3, State Highway Right of Way Plat No. 73-8 except therefrom the North 728.00 feet of the East 120.00 feet thereof and except therefrom that part thereof described as follows: Beginning at 1/4 section line at a point 1 chain 37 links (90.42 feet) North of the Northeast corner of SW1/4 NE1/4 of Section 32, Township 124, Range 28; thence running South on quarter line 8 chains 97 links (592.02 feet); thence South 74° West 10 chains (660.00 feet); thence North 16° 30' West 6 chains 50 links (429.00 feet); thence North 65° East 12 chains 93 links (838.71 feet) to the point of beginning;

AND ALSO CONVEYING:

The South One-Half of the Northeast Quarter of the Southwest Quarter (S1/2 NE1/4 SW1/4) of Section Twenty-three (23), in Township One Hundred Twenty-three (123) North, of Range Twenty-nine (29) West, in Stearns County, Minnesota.;

**CITY OF ROCKVILLE, MINNESOTA
APPLICATION FOR ADMINISTRATIVE PLATTING
PLATTING FEE: \$100.00**

RECORDING FEE: \$46.00 (PER DOCUMENT)

Need separate checks: 1 for Platting 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 Application Submitted: 6-12-17 Parcel # 76.41641.0700

Location: Section 23 Township 123 Range 029

Legal Description 20 A S2 NE4 SW4 Old #28.17041.000

Sec 23 Twp. 123 Range 029

Detailed Description of the request and why it is being made: x boundary Line

Land is presently zoned Res Hstd Zone Requested Same Total Amount of land involved: Acres 20.1

Owners Name Clement J. Kremers Phone 252-3850
First Name Middle Initial Last Name

Address 22267 88th Ave St. Cloud MN 56301 Email: mc.kremers@g.com

Surveyors Name KLD. (Sam) Phone 259-1266 Fax 259-8811

Address 13 N 11 Ave. St. Cloud, Mn 56303

The following must be submitted with the Administrative plat:

Certificate of Survey (15) Fifteen copies 11x17

Proof of ownership (copy of tax statement or deed)

Vicinity map (with surrounding property owners and roads identified)

Required fee as noted above

Daniel Schump
Clement J. Kremers Date 6-12-17
Signature of person submitting administrative plat

Complete Application Date _____

R# _____ Administrative Plat Fee Check # 3585 Date 6-12-17 101.41000.34103 \$100.00 Permit # 17-02A

Reimb. For invoice check # 3586 Date 6-12-17 101.41000-34102 \$46.00

**CITY OF ROCKVILLE, MINNESOTA
APPLICATION FOR ADMINISTRATIVE PLATTING
PLATTING FEE: \$100.00**

RECORDING FEE: \$46.00 (PER DOCUMENT)

Need separate checks: 1 for Platting 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 Application Submitted: _____ Parcel # 76.41641.0700

Location: Section 23 Township 123 Range 029

Legal Description 20A S2 NE4 SW4 old # 28,7041.000

Detailed Description of the request and why it is being made: boundary line

Land is presently zoned R-1H Zone Requested Same Total Amount of land involved: Acres 20A

Owners Name Clement J. Kremers Phone 252-3850
First Name Middle Initial Last Name

Address 22267 85 Ave St. Cloud, Mn 56301 Email: mcKremers@g.com

Surveyors Name KLD Kramer dias Phone 259-1266 Fax 259-8811

Address 13 N. 11 Ave. St. Cloud, Mn 56303

The following must be submitted with the Administrative plat:

Certificate of Survey (15) Fifteen copies 11x17

Proof of ownership (copy of tax statement or deed)

Vicinity map (with surrounding property owners and roads identified)

Required fee as noted above

Douglas A. Kelly 6-18-17 320-253-5748
Clement J. Kremers Date 6-18-17
Signature of person submitting administrative plat

Complete Application Date _____

R# _____ Administrative Plat Fee Check # _____ Date _____ 101.41000.34103 \$100.00 Permit # _____

Reimb. For invoice check # 3587 Date 6.12.17 101.41000-34102 \$46.00

CERTIFICATE OF COMPLIANCE

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

Owners: Clement J. Kremers Trust, 22267 88th Avenue, Rockville, MN
AND: Douglas F Lichy Trust and Linda A Lichy Trust, 22197 88th Avenue, Rockville, MN
AND: Daniel J. Schaefer, Melvin P. Schaefer, Connie J. Petermeier, Kathleen M. Grabowski, Sharon Pippo, Rebecca St John 22409 88th Avenue, Rockville, MN

The request is to correct boundary lines between the two neighbors.

The Rockville City Zoning Administrator has reviewed this request and found it to be in compliance with the standards set forth in the City of Rockville. The Application for Administrative Plat is approved and the Certificate of Compliance may be recorded. Acknowledged by the Rockville Planning Commission and Rockville City Council.

(Clement J Kremers Trust) Parcel I.D. No. 76.41641.0700, Section 23, Township 123, Range 029

(Douglas F Lichy Trust and Linda A Lichy Trust) Parcel I.D. No. 76.41641.0800, Section 23, Township 123, Range 029

(Daniel J. Schaefer, Melvin P. Schaefer, Connie J. Petermeier, Kathleen M. Grabowski, Sharon Pippo, Rebecca St John) Parcel I.D. No. 76.41641.0500, Section 23, Township 123, Range 029

EXISTING LEGAL DESCRIPTIONS

Schaefer Parcel:

The North Half of the Northeast Quarter of the Southwest Quarter (N1/2 NE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota.

Kremers Parcel:

The South Half of the Northeast Quarter of the Southwest Quarter (S1/2 NE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota.

Lichy Parcel:

The Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota.

LEGAL DESCRIPTIONS OF TRACTS TO BE CONVEYED AS PART OF BOUNDARY LINE ADJUSTMENT

Tract A

(From Kremers to Schaefer)

That part of the South Half of the Northeast Quarter of the Southwest Quarter (S1/2 NE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota, lying northerly of the following described line: Beginning at the northwest corner of said S1/2 NE1/4 SW1/4; thence easterly to a point on the east line of said S1/2 NE1/4 SW1/4 distant 21.52 feet southerly of the northeast corner of said S1/2 NE1/4 SW1/4, as measured along said east line thereof.

Tract B

(From Lichy to Kremers)

That part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota, lying northerly of the following described line: Beginning at the northwest corner of said SE1/4 SW1/4; thence easterly to a point on the east line of said SE1/4 SW1/4 distant 26.00 feet southerly of the northeast corner of said SE1/4 SW1/4, as measured along said east line thereof.

LEGAL DESCRIPTIONS POST BOUNDARY LINE ADJUSTMENT

Schaefer Parcel:

The North Half of the Northeast Quarter of the Southwest Quarter (N1/2 NE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota.

Together with that part of the South Half of the Northeast Quarter of the Southwest Quarter (S1/2 NE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota, lying northerly of the following described line: Beginning at the northwest corner of said S1/2 NE1/4 SW1/4; thence easterly to a point on the east line of said S1/2 NE1/4 SW1/4 distant 21.52 feet southerly of the northeast corner of said S1/2 NE1/4 SW1/4, as measured along said east line thereof.

Kremers Parcel:

The South Half of the Northeast Quarter of the Southwest Quarter (S1/2 NE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota.

Together with that part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota, lying northerly of the following described line: Beginning at the northwest corner of said SE1/4 SW1/4; thence easterly to a point on the east line of said SE1/4 SW1/4 distant 26.00 feet southerly of the northeast corner of said SE1/4 SW1/4, as measured along said east line thereof.

Except that part of the South Half of the Northeast Quarter of the Southwest Quarter (S1/2 NE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota, lying northerly of the following described line: Beginning at the northwest corner of said S1/2 NE1/4 SW1/4; thence easterly to a point on the east line of said S1/2 NE1/4 SW1/4 distant 21.52 feet southerly of the northeast corner of said S1/2 NE1/4 SW1/4, as measured along said east line thereof.

Lichy Parcel:

The Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota.

Except that part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 23, Township 123, Range 29, Stearns County, Minnesota, lying northerly of the following described line: Beginning at the northwest corner of said SE1/4 SW1/4; thence easterly to a point on the east line of said SE1/4 SW1/4 distant 26.00 feet southerly of the northeast corner of said SE1/4 SW1/4, as measured along said east line thereof.

Approved this 21th day of June, 2017

SEAL

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

**Martin M. Bode, Administrator/Clerk
City of Rockville, MN**

Cert. of Compliance Ad Plt Kremers, Lichy, Schaefer 06.21.17wd.doc

July 11, 2017

STAFF REPORT

Rockville Planning Commission; City Council

Re: Variance Request(s)

Owner: Allen and Julie Keller

Property Address: 25479 Pleasant Road

Legal Description: Parcel ID# 76.42140.0009, Lot 010 of Pleasant Beach, Section-Township-Range 01-123-029

Zoning District: R-1 Single Family Residential, Shoreland

Variance(s) Requested:

A Variance to setback requirement of a non-conforming lot in an R-1 Shoreland District, to construct a 12 x 20 addition to the East end of the existing home, said addition will encroach 4 feet into the 10 foot side yard setbacks

Section 17, Subsection 6, 5 Setbacks,

B. Side Yard Setback. The side yard setback must be at least ten (10) feet, except that the side yard setback on corner lots must be at least fifteen (15) feet.

Relevant Information:

1. This property is located in the Pleasant Lake Shoreland District
2. This is a riparian lot
3. Lot is a legal non-conforming
4. Current structure is 4 feet inside the 10 foot side yard setback
5. Variance to construct a 12 x 20 addition that would be 4 feet inside the 10 foot side yard setback requirement
6. 14 notices of public hearing were sent out.

RECOMMENDATION

- 1. Consider Approval**

Submitted by:
Martin M. Bode
Zoning Administrator

Var Staff Report. Allen & Julie Keller 07.11.17

STATE OF MINNESOTA)
)ss.
COUNTY OF STEARNS)

AFFIDAVIT OF SERVICE

Debbie Weber, being duly sworn, on oath says that at the City of Rockville in said County and State, on the **23rd** day of **June, 2017**, 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.

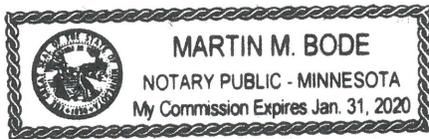


Signature

Subscribed and sworn to before me this 22 day of June, 2017.



Notary Public Signature



Notary Public Stamp

AARRON M REINERT	29251 POTASSIUM ST NW	ISANTI MN 55040
ALLEN & JULIE KELLER	2521 19TH ST N	ST CLOUD MN 56303
DAVID N MEYER	24433 PLEASANT RD	SAINT CLOUD MN 56301
DEDRIC & PAMELA MCBROOM	25417 PLEASANT RD	ST CLOUD MN 56301
ELLY M DANZEISEN	3715 8TH AVE S #311	SAINT CLOUD MN 56301
EVERETT H RASMUSSEN REV TRUST	3600 SAINT GERMAIN ST W APT 216	SAINT CLOUD MN 56301-4654
JAMES E & JACQUELINE A VOIGT	25614 PLEASANT RD	ST CLOUD MN 56301-9764
JAYME P THIELEN	25421 PLEASANT RD	SAINT CLOUD MN 56301
JOSEPH & JEANNE MEYER	25439 PLEASANT RD	SAINT CLOUD MN 56301
LESLIE R & SALLY M GREEN	25447 PLEASANT RD	ST CLOUD MN 56301-9708
LOIS A LENZMEIER	25418 PLEASANT RD	ST CLOUD MN 56301
WAYNE & SUSAN J HIEMENZ	25465 PLEASANT RD	ST CLOUD MN 56301-9708
WAYNE K & MELINDA M SANDERS	25484 PLEASANT RD	SAINT CLOUD MN 56301-9708
WILLIAM T FAIRBANKS	2240 MIDLAND GROVE RD #207	ROSEVILLE MN 55113

14 notices

NOTICE OF PUBLIC HEARING CITY OF ROCKVILLE

Notice is hereby given that the Rockville Planning Commission will hold a public hearing on **Tuesday, July 11, 2017 at approximately 6:00 p.m. at Rockville City Hall – 229 Broadway Street East** to consider the request of Allen and Julie Keller for a variance from setback requirements in a R-1, Shoreland District. The address of the property is: 25479 Pleasant Road, Rockville, MN with a legal description of:

Parcel ID# 76.42140.0009, Lot 010 of Pleasant Beach, Section-Township-Range 01-123-029

The variance is to construct a 12 x 20 addition to the East end of the existing home, said addition will encroach 4 feet into the side yard setbacks.

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.

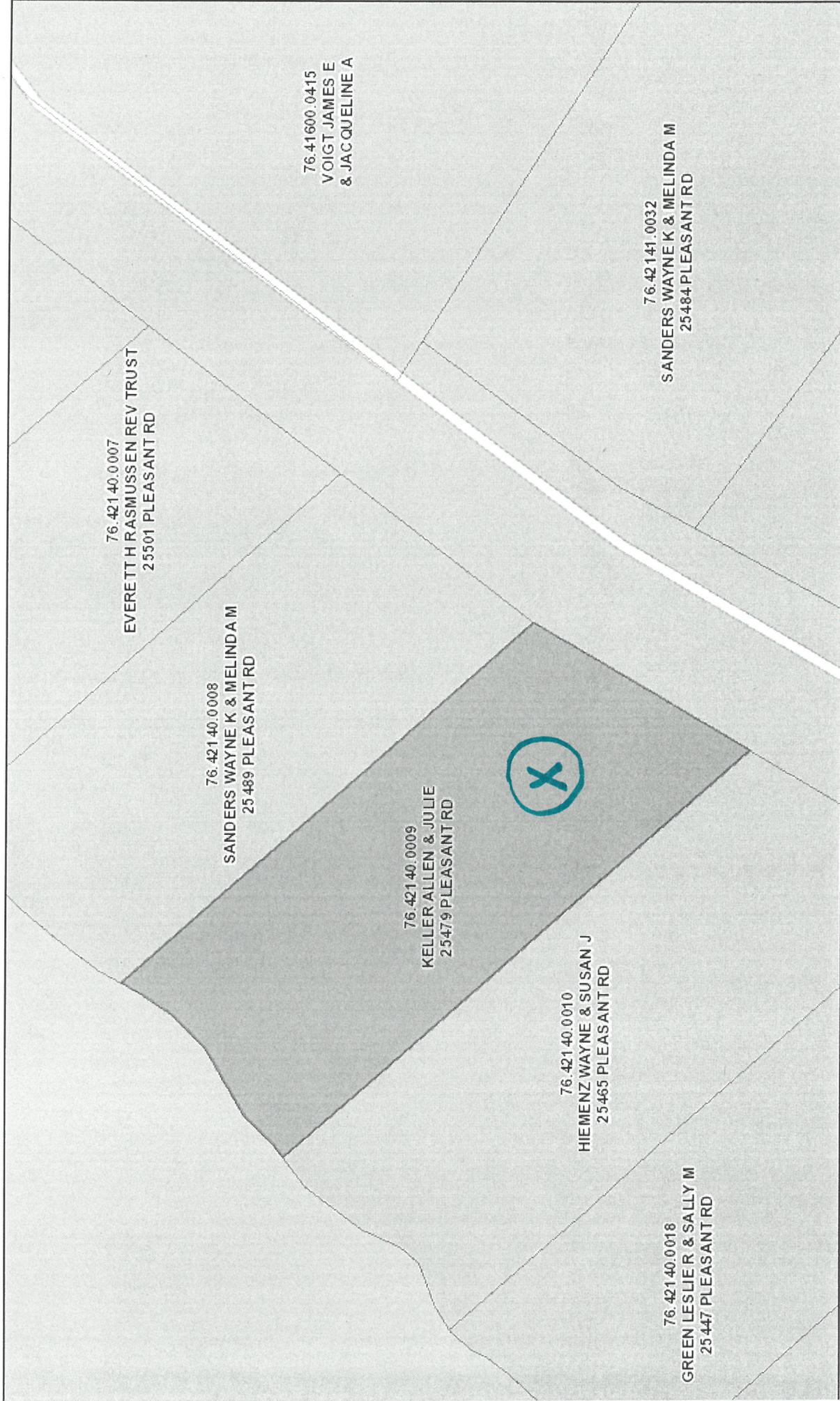
Martin M. Bode
Administrator/Clerk

Publish 06/27/2017
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.

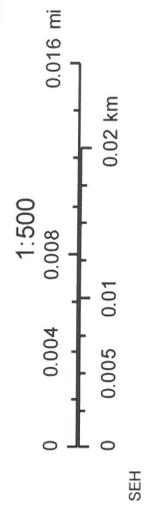
SEH SmartConnect Map



22, 2017

Municipal Boundaries

Parcels



NOTICE OF GRANTING VARIANCE PROCEEDINGS

Please take notice that the City of Rockville, Minnesota acting pursuant to the authority of Minnesota Statutes 462.3595, has adopted a resolution granting variances from R-1 Side Yard Setback Requirements to Allen Robert. Keller and Julie Ann Keller, The variance is to construct a 12 x 20 addition to the East end of the existing home, said addition will encroach 4 feet into the side yard setbacks in a R-1, Shoreland Zoning District.

Rockville City Code Reads:

Section 17, Subsection 6, 5 Setbacks,

B. Side Yard Setback. The side yard setback must be at least ten (10) feet, except that the side yard setback on corner lots must be at least fifteen (15) feet.

Variance request is hereby granted for property located at the following described property in the City of Rockville:

Allen Robert. Keller and Julie Ann Keller
25479 Pleasant Road
Rockville, MN

Parcel No. 76.42140.0009
Lot 010 of Pleasant Beach
Section-Township-Range 01-123-29

The variance permit for the above mentioned property was completed and became effective July 12, 2017.

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

(Seal)

Martin M. Bode, Administrator/Clerk
City of Rockville, Minnesota

**CITY OF ROCKVILLE, MN
RESOLUTION NO. 2017-XX**

A RESOLUTION GRANTING VARIANCE TO THE SIDE YARD SETBACK ORDINANCE.

WHEREAS, A request for a variance has been received from Allen Robert Keller and Julie Ann Keller for a variance from the side yard setback requirements in an R-1, Shoreland zoning district, and;

WHEREAS; The variance is to construct a 12' x 20' addition to the East end of the existing home, said addition will encroach 4 feet into the side yard setbacks, and;

WHEREAS, The Rockville Planning Commission held a Public Hearing on July 11, 2017, 6:00 p.m., and;

WHEREAS, Proper notification and publication had been given, and;

WHEREAS, all persons were given an opportunity to be heard on said request.

WHEREAS, The Rockville Planning Commission recommends the Rockville City Council approve the variance request.

NOW, THEREFORE, PER MINNESOTA STATUTE 462.3595, BE IT RESOLVED BY THE CITY COUNCIL OF ROCKVILLE, STEARNS COUNTY, MINNESOTA:

1. Said approval will not create undue hardship, is a unique circumstance, and applies to the individual property.
2. That granting of the variance will not be detrimental to the public health, safety, comfort and general welfare of the City.

Adopted this 12th Day of July, 2017

ATTEST:

SEAL:

MARTIN M. BODE
CITY ADMINISTRATOR

DUANE WILLENBRING
MAYOR

CITY OF ROCKVILLE
APPLICATION FOR VARIANCE REQUEST: Fee \$200
RECORDING FEE \$ 46.00 (PER DOCUMENT)

Need 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 AND ABOVE THE APPLICATION FEE ARE THE RESPONSIBILITY OF THE PETITIONER

PROPERTY LOCATION/ADDRESS: 25479 Pleasant Road Rockville, MN 56369

LEGAL DESCRIPTION: Pleasant Beach PARCEL#: 10 ^{16.42140.0009} ZONING: _____

EXPLANATION OF REQUEST: Request to build 12' x 20' addition to the rear of existing structure.

Provide Individual property owner names/addresses within 350 feet or nearest 10 property owners, whichever is greatest.

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

Has a variance request been made previously on this property? _____ If yes, when? _____

PROPERTY OWNER:

Name (Print): Allen R Keller Phone: 320-480-4588
First Name Middle Initial Last Name

Address: 2521 19th St. N St. Cloud, MN 56303

Signature (required):  Date: 6/7/2017

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

APPLICANT:

Name (Print): Allen Keller Phone: 320-480-4588

Address: 2521 19th St. N St Cloud, MN 56303

Signature (required):  Date: 6/7/2017

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

STAFF USE ONLY:

Permit# 17-01V
R# _____ Variance Application Fee Check # 1462 Date 6-15-17 101.41000.34103 \$200.00
R# _____ Reimb. for Invoice Check# 1463 Date 6-15-17 101.41000-34102 \$46.00

Lot 010 of Pleasant Beach

VARIANCE JUSTIFICATION FORM

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

- **Practical difficulties:**
Current property owner would like to add 12' x 20' addition to the rear of the existing structure located at 25479 Pleasant Road Rockville, MN 56369. Existing structure is located 6' from North property line which falls inside of current code of 10'. The proposed addition would see extending the North exterior wall Eastward 12' and not encroaching any closer than the current 6' from North property line. Proposed addition would allow for a bathroom and additional bedroom providing potential for year round living space.
- **Unique circumstances:**
Current property owner would like to offer that since zoning laws have changed since the construction of existing structure at 25479 Pleasant Road, he has, in essence, inherited the problem through no fault of his own.
- **Applies to the Individual Property:**
Current property owner would offer that there would be significant aesthetic benefit to the surrounding neighbors with this variance. This proposed addition would allow the property owner an opportunity to not only increase the footprint of the current structure but allow for the cosmetic and functional upgrades enjoyed by those properties adjacent to it.

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.

Staff Use only:

Zoning Administrator reviewed Variance Application.

1. Referred to City Attorney and/or City Engineer: Date _____

Why: _____

2. Determination made & 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 _____



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25479



