

CITY OF ROCKVILLE

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

Planning/Zoning Commission Meeting Tuesday, August 7, 2018 6:00 p.m. at City Hall

AGENDA

1. Roll Call
2. Additions/Approval of Agenda 1
3. Approval of July 10, 2018 Meeting Minutes 2
4. Public Hearing: Variance Application
Applicants: Sarah J. Walz / Michael E. Gisler for a variance from Accessory Building Location Requirements. The address of the property is: 25707 Burg Street with a legal description of: Parcel No. 76.42142.0049 Lot Twelve (12), Block One (1) of PLEASANT LAKE HEIGHTS PLAT 3, according to the plat and survey thereof, now on file and of record in the office of the Stearns County Recorder.
5. July Building Permits
6. Other Business
 - a) Next meeting Tuesday, September 4, 2018, 6:00 p.m.
7. Adjournment

MINUTES OF THE CITY OF ROCKVILLE PLANNING AND ZONING COMMISSION MEETING
Tuesday, July 10, 2018, 6:00 p.m. – Rockville City Hall

Item 1) Roll Call - The meeting was called to order by Chair Bill Becker at 6:01 p.m. Roll call was taken and the following members were present: Bill Becker, Brian Herberg, Dave Meyer and Corey Schreifels. Absent: Jerry Tippelt.

Staff present: City Administrator, Martin Bode.

Others present: Various members of the public.

Item 2) Approval of Agenda/Amendments

Motion by Herberg, second by Meyer, to approve the agenda with the addition of: 2a. Oath of Office and 8b. Vacation Rental Task Force. Motion carried unanimously.

Item 3) Approval of June 5, 2018 Meeting Minutes

Motion by Meyer, second by Herberg, to approve the June 5, 2018 meeting minutes as presented. Motion carried unanimously.

Item 4) Concept Plan: Keith Eisenschenk

Chairman Becker introduced the following Concept Plan request that was submitted by Keith Eisenschenk, property address is located next to 8949 County Road 6, property owners: Greg and Marina Voigt, PID 76.42142.0066, property is zoned R-1:

My intentions for the property would be to build a home and a pole shed so I can run my custom staining and finishing business from this location. Two separate buildings. I would need to apply for a conditional use permit being this property is zoned residential. There would be a U-Haul size vehicle that delivers millwork from lumber yards at least once a week. It generally takes 20-30 minutes to unload the material off of this vehicle. The pole shed that I would run my staining and finishing business from would be OSHA compliant and I would follow all guidelines by OSHA for waste disposal and building set up. I would install all proper ventilation systems for spraying finishes. My building would be set up like a cabinet shop. There will be no noise or smells coming from this building.

I have been doing finishing work for nearly 20 years so I have a great understanding of what needs to be done to meet safety guidelines. I would like to ask you if it would be possible to have the pole shed built first before the house so I can start my business up and inform all my accounts on the change of location. The house would be built immediately after. I currently rent a shed in Richmond and the owner of the building is talking about selling. So I feel that it would be important for me to get everything rolling with the business first then concentrate on building the home.

I am open and willing to work with you on the locations of the house and shed on this property.

Thank you!

Keith Eisenschenk

The Planning Commission considered the effect of the proposed use upon the health, safety, morals, and general welfare of occupants of surrounding land, including land values.

The Planning Commission noted the following:

- Property is zoned R-1.
- The use (custom staining and finishing) is not a permitted use.
- Concern over the accessory structure being constructed before the dwelling. What safeguards could be put in place to ensure the dwelling is constructed.
- The CUP could stipulate that both the principle structure and accessory structure building permits be applied and paid for at the same time. Noting that each permit is valid for 180 days.
- Mr. Eisenschenk stated that he is not anticipating his business to grow and expand to the point that he would have to hire employees. Currently his girlfriend helps when he gets busy and sometimes his parents.

The consensus of the Planning Commission was the Concept Plan would be acceptable as long as the CUP address the above noted concerns.

Item 5) Public Hearing: Conditional Use Permit - Robert J. Kritzeck and JK Landscape Construction

Chairman Becker introduced the following Conditional Use Permit Application for: Applicants, Robert J. Kritzeck and JK Landscape Construction. Request is to construct a new retaining wall in an R-1 Residential District, Shoreland District, and Recreational Development Lake. Property address: 25646 Lake Road. Parcel No. 76.41952.0009

Chairman Becker opened the public hearing at 6:15 p.m. for public comment.

No members of the public came forward, therefore motion by Meyer, second by Herberg, to close the Public Hearing at 6:16 p.m. Motion carried unanimously.

Planning Commission reviewed the following staff report:

Re: Conditional Use Application in an R-1 Residential District, Shoreland District, Recreational Development Lake, Pleasant Lake.

Owner: Robert J. Kritzeck / JK Landscape Construction
 Property Address: 25646 Lake Road, Rockville MN
 Parcel I.D. No. 76.41952.0009

Request:

Shoreland Alteration Permit to do Slope cutout, sand blanket and construct two retaining walls.

Relevant Information:

1. R-1 Residential District, Shoreland District, Recreational Development Lake, Pleasant Lake
2. Lot is a legal non-conforming lot
3. 13 notices of public hearing were sent out
4. Application was reviewed by David Nett, Stearns County Environmental Specialist

Recommendation:

Consider approval contingent on the following conditions set forth by David Nett, Stearns County Environmental Specialist:

1. All authorized excavation and retaining wall construction work completed within 14 days of project commencement.
2. All disturbed areas created by the project must be seeded and covered with erosion control blanket, hydro-seeded or sodded within 14 days of project commencement.
3. If the sand blanket is authorized, sand is limited to within 10 feet of the shoreline unless a variance is obtained.
4. Submittal of a construction plan for the 6 foot high retaining wall from a Minnesota licensed professional engineer prior to work beginning. In addition, an as-built inspection shall be submitted from the engineer after the work is completed, ensuring the work was completed as designed.
5. If authorized, sand cannot exceed 12 inches in thickness.
6. Permit only authorizes work above the ordinary high water level.
7. Silt fence shall be constructed as shown on the plan prior to any dirt moving work commencing.
8. Filter fabric is required under the rock riprap. The rock cannot exceed 2 feet landward of the Ordinary High Water Level and must average no less than 6 inches or greater than 30 inches in diameter.

The Planning Commission considered the effect of the proposed use upon the health, safety, morals, and general welfare of occupants of surrounding land, including land values. Among other things, the Planning Commission made the following findings:

1. **Not a Burden on Public Facilities.** The use will not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
2. **Compatible with Existing and Planned Adjacent Uses.** That the establishment of the Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for existing and planned uses in the area.
3. **No Adverse Effect on Adjacent Properties.** The slope cutout, sand blanket and construct two retaining walls will not have an appearance, traffic, noise, odors, fumes, dust, vibration, light or emission levels or other features that will have an adverse effect upon adjacent properties for purposes already in use or permitted.
4. **Related to the Needs of the City.** The use is reasonably related to the overall needs of the City and to existing land uses.
5. **Consistent with the Comprehensive Plan.** The proposed use is in compliance with the Land Use Plan and other portion of the Comprehensive Plan adopted by the City.
6. **Not a Traffic Hazard.** The use will not cause a traffic hazard or congestion.
7. **Adequate Parking and Loading.** Is not a concern with this Conditional Use Permit.
8. **Not Detrimental to Health, Safety and Welfare.** The proposed use will not be detrimental to the public health, safety, comfort and general welfare of the City.
9. **Shoreland.** The criteria set out in the Shore land Ordinance will be met.

Following discussion, motion by Meyer, second by Becker, to approve the Robert J. Kritzeck and JK Landscape Construction Conditional Use Permit Application with the above noted 8 conditions that were provided by Dave Nett of Stearns County Environmental along with one more condition #9. Removal of the small 80sf storage shed on the SWE corner of parcel next to the lake. Motion carried unanimously.

Motion by Becker, second by Herberg, to approve the above noted Findings of Fact for the Robert J. Kritzeck and JK Landscape Construction Conditional Use Permit. Motion carried unanimously.

Item 6) Public Hearing: Variance Application

Chairman Becker introduced the following Variance Application: Applicant, Jeremy J. Danielson for a Variance from side yard setback requirements. Property address: 25814 Lake Road, Parcel No. 76.41603.0300. The request is to move in a cabin with entry way in an R-1, Shoreland Overlay District on Pleasant Lake a Recreational Development Lake. Porch would be 4 to 5 feet into the 10 foot setback requirement. Variances are required for side yard setback requirements, Section 17, Subd. 6.5.B.

Chairman Becker opened the public hearing at 6:28 p.m. for public comment.

Chairman Becker noted that the Planning Commission had received one letter from a resident, Mary McDonald, 25393 Pleasant Road, requesting that the variance be denied.

No members of the public came forward, therefore motion by Meyer, second by Herberg, to close the Public Hearing at 6:29 p.m. Motion carried unanimously.

Planning Commission reviewed the following staff report:

Owners: Jeremy J. Danielson
Property Address: 25814 Lake Road
Parcel No. 76.41603.0300

Variance Requested:

1. To exceed the 10 foot side yard setback requirement in an R-1-Shoreland Overlay District on Pleasant Lake, a Recreational Development Lake.

Relevant Information:

1. Owner proposes to move in cabin with entry way
2. Lot dimensions: lake front 49', street back 44.36', side 164' and 173'
3. Cabin dimension is 24'(w) x 32' – entry way 4.6'(w) x 5'
4. Attached entry way on the NW (street side) would be inside the side yard setback by 4.24 feet for approximately 5 feet and not inside the rear or front yard setback
5. The Lot is a legal nonconforming lot
6. 10 notices of public hearing were sent out

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

Following discussion, motion by Herberg, second by Meyer, to deny the variance application. Motion carried unanimously.

Motion by Herberg, second by Meyer, to approve the above noted Findings of Fact for denying the Jeremy J. Danielson Variance Application. Motion carried unanimously.

Item 7) June Building Permits

The June 2018 Building Permits reports were reviewed by the Planning Commission members.

Item 8) Other Business

- a. Next meeting Tuesday, August 7, 2018 at 6:00 p.m.
- b. Vacation Rental Taskforce

Chairman Becker informed the Commission that the City Council is forming a vacation rental taskforce and would like two members of the Planning Commission to be on that taskforce. Members Herberg and Meyer offered to be on the taskforce.

Item 5) Adjournment

Motion by Meyer, second by Herberg, to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 6:47 p.m.

Respectfully submitted,

*Martin M. Bode
Zoning Administrator*

WALZ/GISLER STAFF REPORT

August 7, and August 8, 2018

Rockville Planning Commission; City Council

Re: Variance Request by

Owner: Sarah J. Walz and Michael E. Gisler
PIN: 76.42142.0049
Property Address: 25707 Burg Street, Rockville, MN

Variance(s) Requested:

1. Construct a 36' x 48' unattached garage and variance to locate it in the front yard of property - (Section 9, Subd 2.D.1 – rear yard only)

Relevant Information:

1. Property is zoned R-1.
2. Property contains approximately 90,000 sf.
3. This property has wetlands on the north side yard and grinder station in the back yard.
4. 12 Public Hearing notices were mailed out.

Action:

1. Findings of Fact

Recommendation:

1. Consider Approval of Variance Request – accessory structure shall conform to all other zoning code requirements.

Submitted by:
Martin M. Bode
Zoning Administrator



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, August 7, 2018 at approximately 6:00 p.m. at Rockville City Hall – 229 Broadway Street East** to consider the request of Sarah J. Walz / Michael E. Gisler for a variance from Accessory Building Location Requirements. The address of the property is: 25707 Burg Street with a legal description of: Parcel No. 76.42142.0049 Lot Twelve (12), Block One (1) of PLEASANT LAKE HEIGHTS PLAT 3, according to the plat and survey thereof, now on file and of record in the office of the Stearns County Recorder.

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

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

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

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

Martin M. Bode
Administrator/Clerk

Publish 07/24/18
Cold Spring Record

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

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

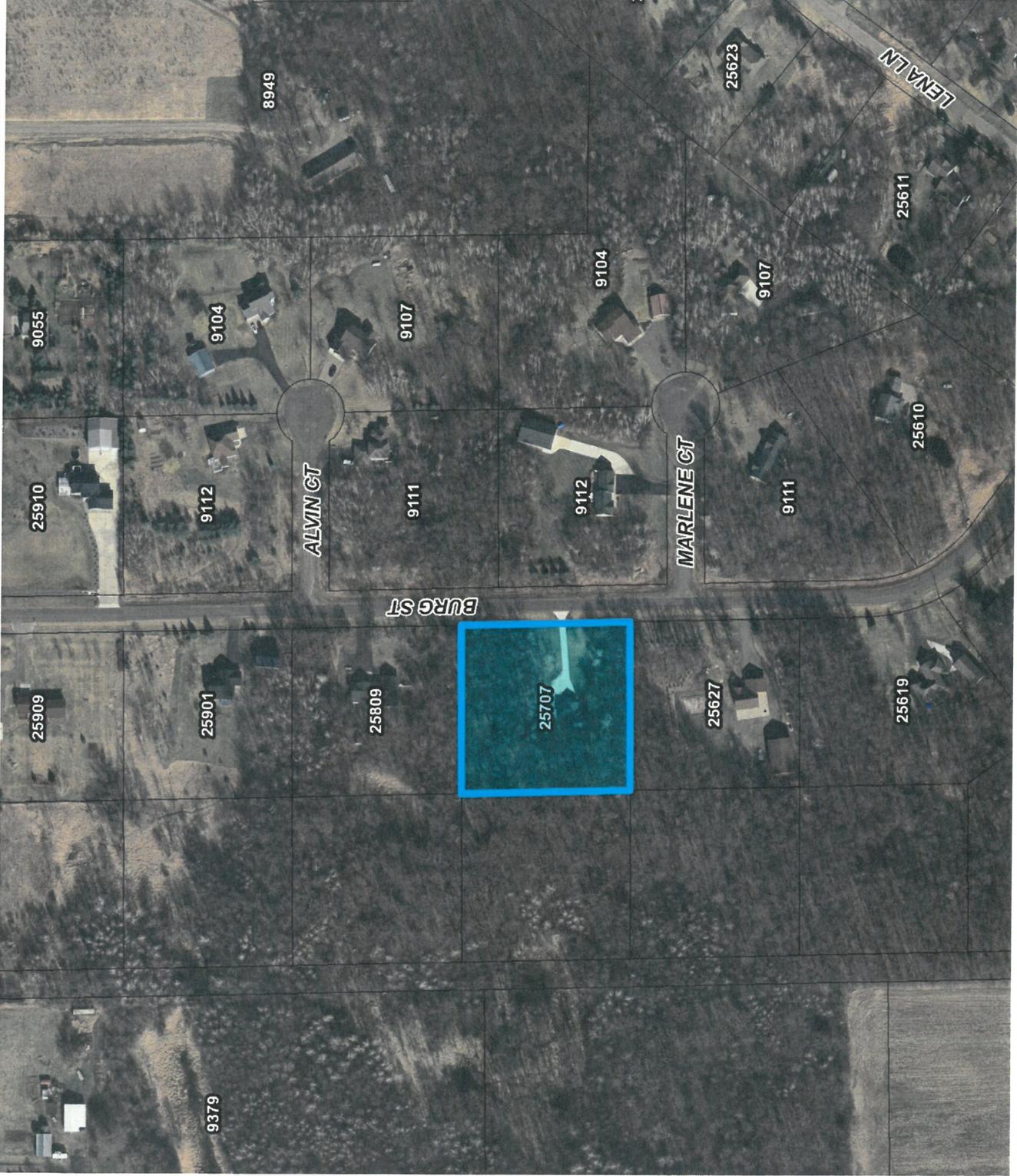
- Legend**
-  City Limits
 -  Parcels
 -  PWI Watercourse
 -  PWI Basin



**25707 Burg St
Variance**

Disclaimer:

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



Real People. Real Solutions.

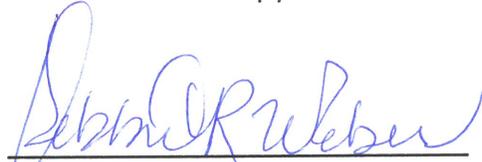
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© Bolton & Menk, Inc - Web GIS 7/20/2018 12:50 PM

STATE OF MINNESOTA)
)ss.
COUNTY OF STEARNS)

AFFIDAVIT OF SERVICE

Debbie R. Weber, being duly sworn, on oath says that at the City of Rockville in said County and State, on the **20th** day of **July, 2018**, he/she served the annexed Notice on **see attachment**, the person therein named, personally, by then and there handing to and leaving with him/her a true and correct copy of said Notice.

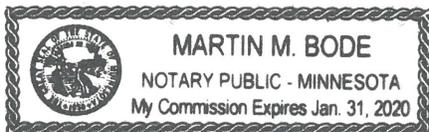


Signature

Subscribed and sworn to before me this 20 day of July, 2018.



Notary Public Signature



Notary Public Stamp

Taxpayer	Address	City
DARLENE C KLEIN REV TRUST	24763 LAKE RD	ST CLOUD MN 56301-9713
DAVID SIMONES	9379 COUNTY ROAD 6	SAINT CLOUD MN 56301
DUANE G & KERRI L SCHRAMMEL	25619 BURGS ST	ST CLOUD MN 56301-9480
LARRY J & LINDA K BYZEWSKI	25809 BURGS ST	ST CLOUD MN 56301-9484
LUKE W GREINER	25901 BURG ST	SAINT CLOUD MN 56301
MONICA E PELZER TRUST	9563 COUNTY ROAD 6	SAINT CLOUD MN 56301
RAYMOND J & JOLENE A CURTIS	25627 BURGS ST	ST CLOUD MN 56301-9480
ROBERT C & KAREN M WEIDNER	9111 MARLENE CT	ST CLOUD MN 56301-9487
SARAH J WALZ	25707 BURG ST	SAINT CLOUD MN 56301
SCOTT J & JODEE HINNENKAMP	9112 MARLENE CT	ST CLOUD MN 56301-9487
SCOTT P & SUZANNE M STENSETH	9112 ALVIN CT	ST CLOUD MN 56301-9486
TIMOTHY A & LAURIE A ANNETT	9111 ALVIN CT	ST CLOUD MN 56301-9486

12 Notices

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

Need a Copy of Deed

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

PROPERTY LOCATION/ADDRESS: 25707 Burg St. St. Cloud, MN 56301

LEGAL DESCRIPTION: Lot 12, Block 1, Pleasant Lake Heights
Plot 3, Stearns Co., MN PARCEL#: 76.42142.0049 ZONING: Residential Single family

EXPLANATION OF REQUEST: We would need to build a shed in front of the house instead of the back (See map for justification)

If replacing an existing structure, what will be done with the old structure? N/A

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

PROPERTY OWNER:

Name (Print): Sarah J Walz Phone: 320-333-2648
Address: 25707 Burg St. St. Cloud, MN 56301
Signature (required): Sarah Walz Date: 7-6-18
*Signature of property owner shall serve as acknowledgement and authorization of this request.

APPLICANT:

Name (Print): Sarah J Walz Phone: 320-333-2648
Address: 25707 Burg St. St. Cloud, MN 56301
Signature (required): Sarah Walz Date: 7-6-18
I hereby certify that I have read the above information and I agree with the terms.

STAFF USE ONLY:

Permit# _____
R# _____ Variance Application Fee Check # _____ Date _____ 101.41000.34103 \$200.00
R# _____ Reimb. for Invoice Check# _____ Date _____ 101.41000-34102 \$46.00

Pg 2 of 2

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

Need a Copy of Deed

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

PROPERTY LOCATION/ADDRESS: _____

LEGAL DESCRIPTION: _____ PARCEL#: _____ ZONING: _____

EXPLANATION OF REQUEST: _____

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):	<u>Michael</u>	<u>E</u>	<u>Gisler</u>	Phone:	<u>320-250-9017</u>
	<small>First Name</small>	<small>Middle Initial</small>	<small>Last Name</small>		
Address:	<u>25707 Burg St. St. Cloud, mn 56301</u>				
Signature (required):				Date:	<u>7-6-18</u>
<small>*Signature of property owner shall serve as acknowledgement and authorization of this request.</small>					

APPLICANT:

Name (Print):	<u>Michael E Gisler</u>	Phone:	<u>320-250-9017</u>
Address:	<u>25707 Burg St. St. Cloud, mn 56301</u>		
Signature (required):			Date: <u>7-6-18</u>
<i>I hereby certify that I have read the above information and I agree with the terms.</i>			

STAFF USE ONLY:

Permit#	_____
R#	_____ Variance Application Fee Check # _____ Date _____ 101.41000.34103 \$200.00
R#	_____ Reimb. for Invoice Check# _____ Date _____ 101.41000-34102 \$46.00

Staff Use only:

Zoning Administrator reviewed Variance Application.

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

2. Determination made and why: _____

() Complete Application

() Incomplete Application Why: _____

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

Staff _____ Date _____



Sarah Walz <swalz818@gmail.com>

wetland determination on 76.42142.0049

2 messages

Bechtold, Greg <Greg.Bechtold@co.stearns.mn.us>

Fri, Jul 6, 2018 at 3:06 PM

To: "mbode@rockvillecity.org" <mbode@rockvillecity.org>, "swalz818@gmail.com" <swalz818@gmail.com>

Cc: "Bechtold, Greg" <Greg.Bechtold@co.stearns.mn.us>

Sarah: Please see the attached sketch of the approximate wetland location from the 6-22-108 on-site wetland determination. If you need a more detailed sketch and location of the wetlands on this parcel, a wetland delineation will need to be completed. Wetland delineation reports need to be approved through an approval process to be valid. If needed a list of wetland consultants that have requested to be on a list of wetland consultants is attached. The wetland edge is approximately 75-feet west of the east lot line, and approximately 110-feet south of the north property line. If you have any questions or concerns, please email or telephone.

Thank you, Greg

2 attachments **6-22-2018 approximate wetland.pdf**
590K **Wetland Consultants 2015.docx**
29K**Sarah Walz** <swalz818@gmail.com>

Mon, Jul 9, 2018 at 10:27 AM

To: "Bechtold, Greg" <Greg.Bechtold@co.stearns.mn.us>

Thank you!



Sarah Walz
Realtor
320-223-7022 Direct
320-333-2648 Mobile

On Fri, Jul 6, 2018 at 3:06 PM, Bechtold, Greg <Greg.Bechtold@co.stearns.mn.us> wrote:

Sarah: Please see the attached sketch of the approximate wetland location from the 6-22-108 on-site wetland determination. If you need a more detailed sketch and location of the wetlands on this parcel, a wetland delineation

will need to be completed. Wetland delineation reports need to be approved through an approval process to be valid. If needed a list of wetland consultants that have requested to be on a list of wetland consultants is attached. The wetland edge is approximately 75-feet west of the east lot line, and approximately 110-feet south of the north property line. If you have any questions or concerns, please email or telephone.

Thank you, Greg

6-22-2018
APP APPROXIMATE
WETLAND

76-42142-0058
TIMOTHY
LAURIE A. ALLEN

76-42142-0059
TREVOR
KIMBLE

76-42142-0057
DARLENE
KLEIN REV. TRUST

1128

1130

1136

76-42142-0056
DARLENE
KLEIN REV. TRUST

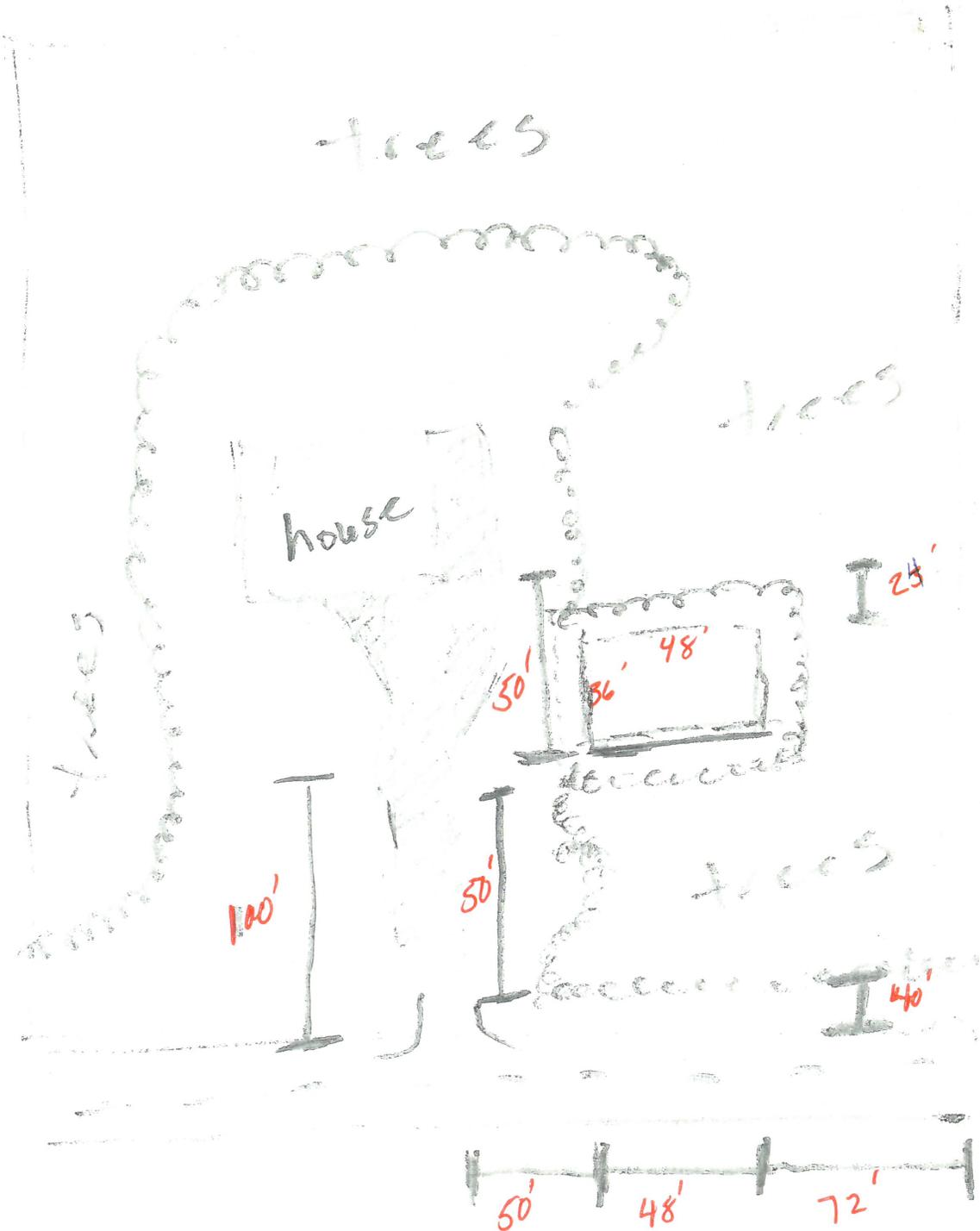
76-42142-0050
RAYMOND J &
SOLENE A CURTIS

1132

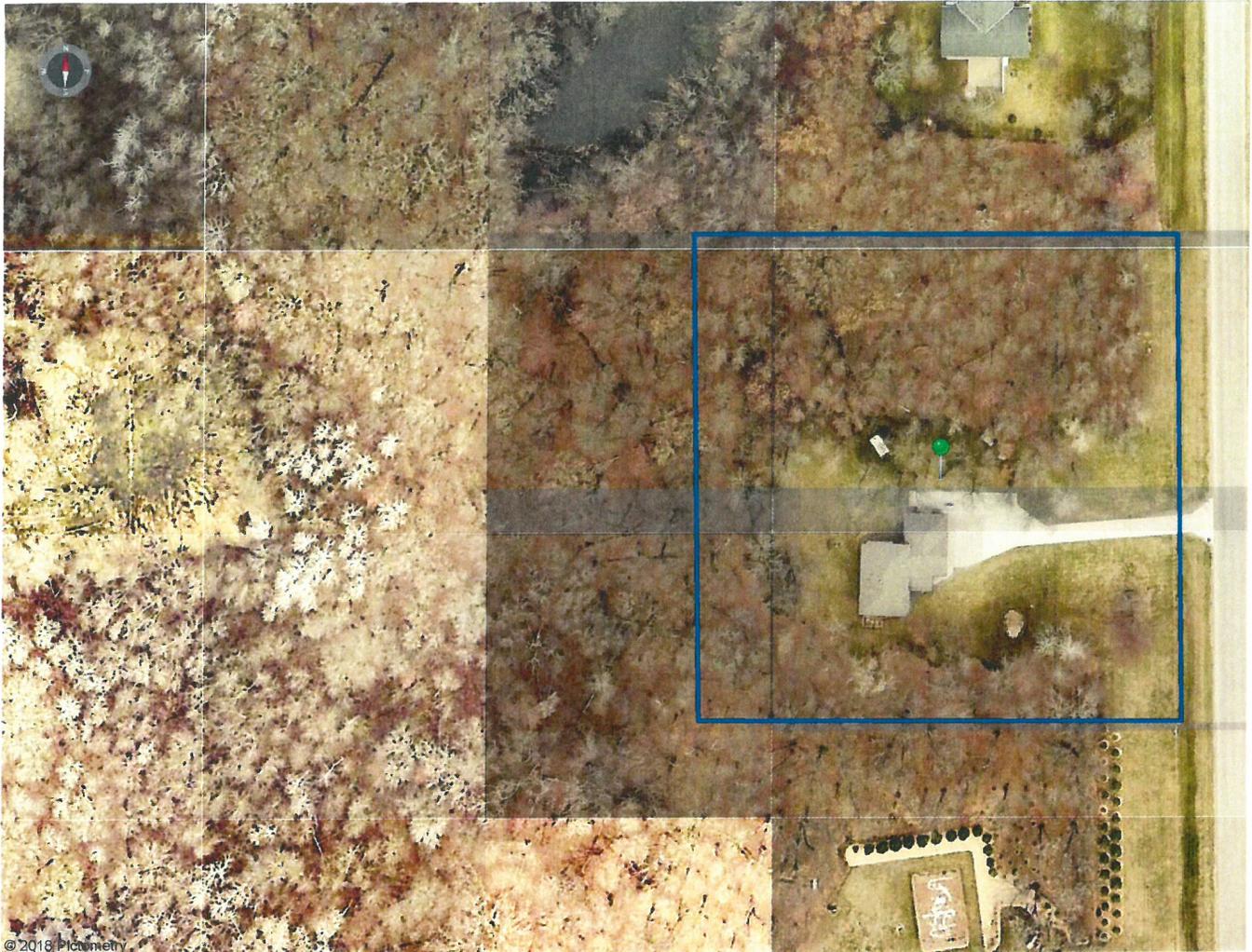
76-42142-0062
ROBERT C
KAREN M WEISS

1138

1134



CONNECTEXPLORER™



© 2018 Pictometry
map: Auto (Mosaic) Apr 2018 - May 2018 04/26/2018 - 05/10/2018

APPEALS AND ADMINISTRATIVE DECISIONS

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

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

LAPSE OF VARIANCE

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

THE STEPS:

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


Applicant Signature

7-6-18
Date

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

76.42142.0043
DARLENE C KLEIN
REV TRUST

76.42142.0048
LARRY J & LINDA
K BYZEWSKI

76.42142.0058
TIMOTHY A &
LAURIE A ANNETT

76.42142.0042
DARLENE C KLEIN
REV TRUST

76.42142.0049
SARAH J WALZ

76.42142.0018
SCOTT J & JODEE
HINNENKAMP

76.42142.0041
DARLENE C KLEIN
REV TRUST

76.42142.0050
RAYMOND J &
JOLENE A CURTIS

76.42142.0062
ROBERT C &
KAREN M WEIDNER



10 closest properties

Raymond & Jolene Curtis
25627 Burg St.
St. Cloud, MN 56301

Duane & Kerri Schramel
25619 Burg St.
St. Cloud, MN 56301

Larry & Linda Byzewski
25809 Burg St.
St. Cloud, MN 56301

Luke Greiner
25901 Burg St
St. Cloud, MN 56301

Scott & Suzanne Stenseth
9112 Alvin Ct.
St. Cloud, MN 56301

Timothy & Laurie Annett
9111 Alvin Ct.
St. Cloud, MN 56301

Trevor Knaeble
9112 Marlene Ct.
St. Cloud, MN 56301

Abbey & Zach Laudenbach
9104 Alvin Ct.
St. Cloud, MN 56301

Ken Athman
9107 Alvin Ct.
St. Cloud, MN 56301

Robert & Karen Weidner
9111 Marlene Ct.
St. Cloud, MN 56301

6/19 11-17-17 202.13
E-CRV-50.00

OFFICE OF COUNTY RECORDER
STEARNS COUNTY, MINNESOTA

NO DELINQUENT TAXES AND
TRANSFER ENTERED

DATE 11/17/2017

AUDITOR Randy R Schriefel

DEPUTY Brenda Stanger
76.42142.0049

Document: **A1509297**

Certified, Filed, and/or Recorded on

November 17, 2017 3:04 PM

DIANE GRUNDHOEFER
STEARNS COUNTY RECORDER



E-CRV No. 745668

DEED TAX DUE: **\$802.73**

Form No. 5-M-WARRANTY DEED

Individual(s) to Joint Tenants

Date: **November 09, 2017**

FOR VALUABLE CONSIDERATION, **Terisa D. Doll and Daniel D. Doll, spouses married to each other**, Grantor, hereby conveys and warrants to **Sarah J. Walz and Michael E. Gisler** Grantees, as joint tenants, real property in **Stearns** County, Minnesota, described as follows:

Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Check box if applicable:

- The Seller certifies that the seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed.
(if electronically filed, Insert WDC number 1023534)
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

e Home Title
Eden Prairie

161710935

SCR 1 of 4

EXHIBIT 'A'

- ✓ Lot 12, Block 1, Pleasant Lake Heights Plat 3, Stearns County, Minnesota.

76.42142.0046
DARLENE C KLEIN
REV TRUST

76.42142.0048
LARRY J & LINDA
K BYZEWSKI

76.42142.0042
DARLENE C
KLEIN REV TRUST

76.42142.0049
SARAH J WALZ

BURG ST
55

76.42142.0041
DARLENE C KLEIN
REV TRUST

76.42142.0050
RAYMOND J &
JOLENE A CURTIS

MARLENE CT

To: Karri Hoefler
 Ginger's Realty
 Phone: 251-1983
 Fax: 251-4058

From:



COUNTY OF STEARNS
 Environmental Services

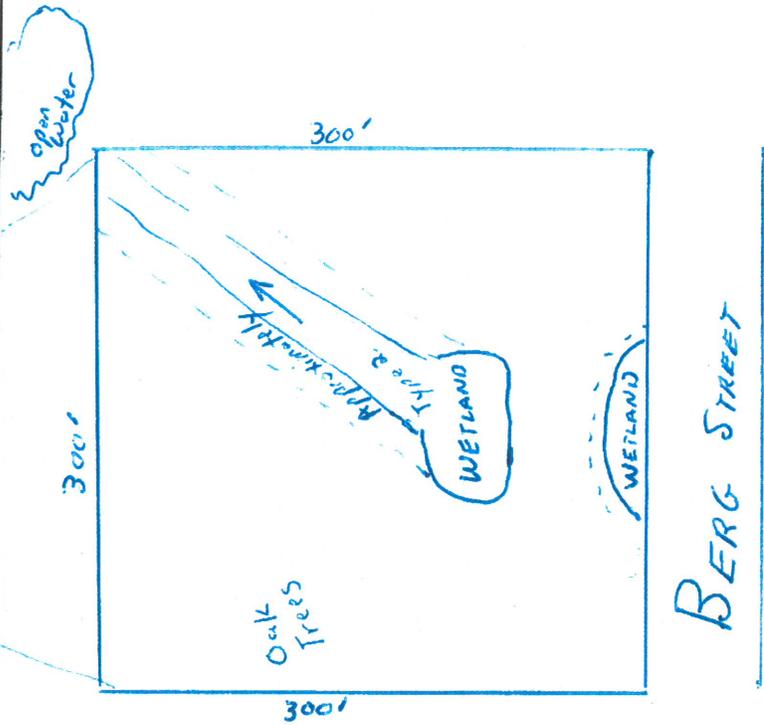
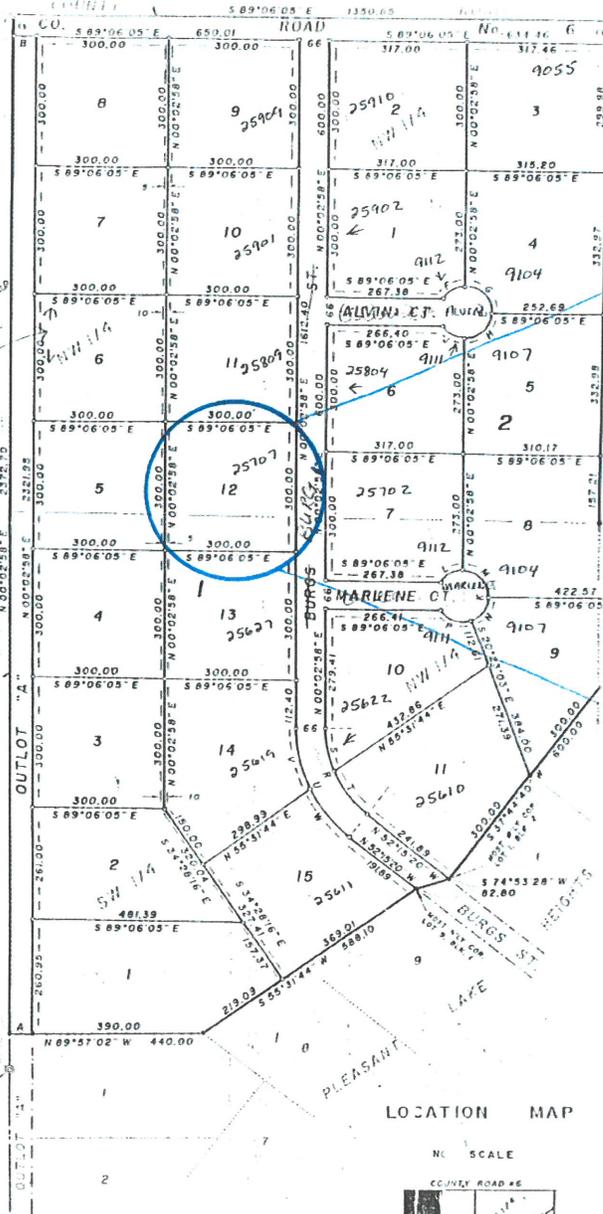
Gerry Wind

Administration Center Rm 343
 705 Courthouse Square
 St. Cloud, MN 56303
 (612) 656-3613 • FAX (612) 656-6130
 1-800-450-0852

DATE 10-30-95

(File # 28-95134)

25707 Bury Street
 RE: Lot 12, Block 1, Pleasant Lake Heights Plat 3.
 NW 1/4, sec. 2, Rockville Twp



Lot 12, Block 1

To Build (* - Assuming wetland is filled)

- 1) From Stearns County Environmental Services
 - * a) Wetlands Exemption #24 (A 300')
 - b) Septic System Certification Permit (\$90.00)
 - Perc Test
 - Soil borings

- 2) * U.S. Army Corp of Engineers Permit
 Contact: Yvonne Berner @ St. Paul.
 (612) 290-5365

LOCATION MAP

NO SCALE



55

76.42142.0043
DARLENE C KLEIN
REV TRUST

76.42142.0048
LARRY J & LINDA
K RYZEWSKI

76.42142.0058
TIMOTHY A &
LAURIE A ANNETT

76.42142.0042
DARLENE C KLEIN
REV TRUST

76.42142.0049
SARAH J WALZ

76.42142.0059
SCOTT J &
JODEE HINNENKAMP

76.42142.0041
DARLENE C KLEIN
REV TRUST

76.42142.0050
RAYMOND J &
JOLENE A CURTIS

MARLENE CT

76.42142.0062
ROBERT C &
KAREN M WEIDNER

2

76.42142.0044
DARLENE C KLEIN
REV TRUST

76.42142.0047
LUKE W GREINER

76.42142.0053
SCOTT P &
SUZANNE M STENSETH

76.42142.0043
DARLENE C KLEIN
REV TRUST

292B
Alstad sandy loam, 1 to 4 percent slopes
Partially hydric - 10%
WT Depth 5
Coarse - No
Not highly erodible land
All areas are prime farmland
Stockpile - Not recommended

204B
Cushing sandy loam, 2 to 8 percent slopes
Partially hydric - 3%
WT Depth - 6
Coarse - No
Not highly erodible land
All areas are prime farmland
Stockpile - Slope must be 6% or less

ALVIN CT

76.42142.0048
LARRY J &
LINDA K BYZEWSKI

76.42142.0058
TIMOTHY A &
LAURIE A ANNETT

76.42142.0059
SCOTT J & JODEE
HINNENKAMP

873
Prebish-Nokay complex
Partially hydric - 55%
WT Depth 1.5
Coarse - No
Not highly erodible land
Not prime farmland
Stockpile - Not recommended

76.42142.0042
DARLENE C KLEIN
REV TRUST

76.42142.0049
SARAH J WALZ

204B
Cushing sandy loam, 2 to 8 percent slopes
Partially hydric - 3%
WT Depth >6
Coarse - No
Not highly erodible land
All areas are prime farmland
Stockpile - Slope must be 6% or less

55

MARLENE CT

76.42142.0041
DARLENE C KLEIN
REV TRUST

76.42142.0050
RAYMOND J &
JOLENE A CURTIS

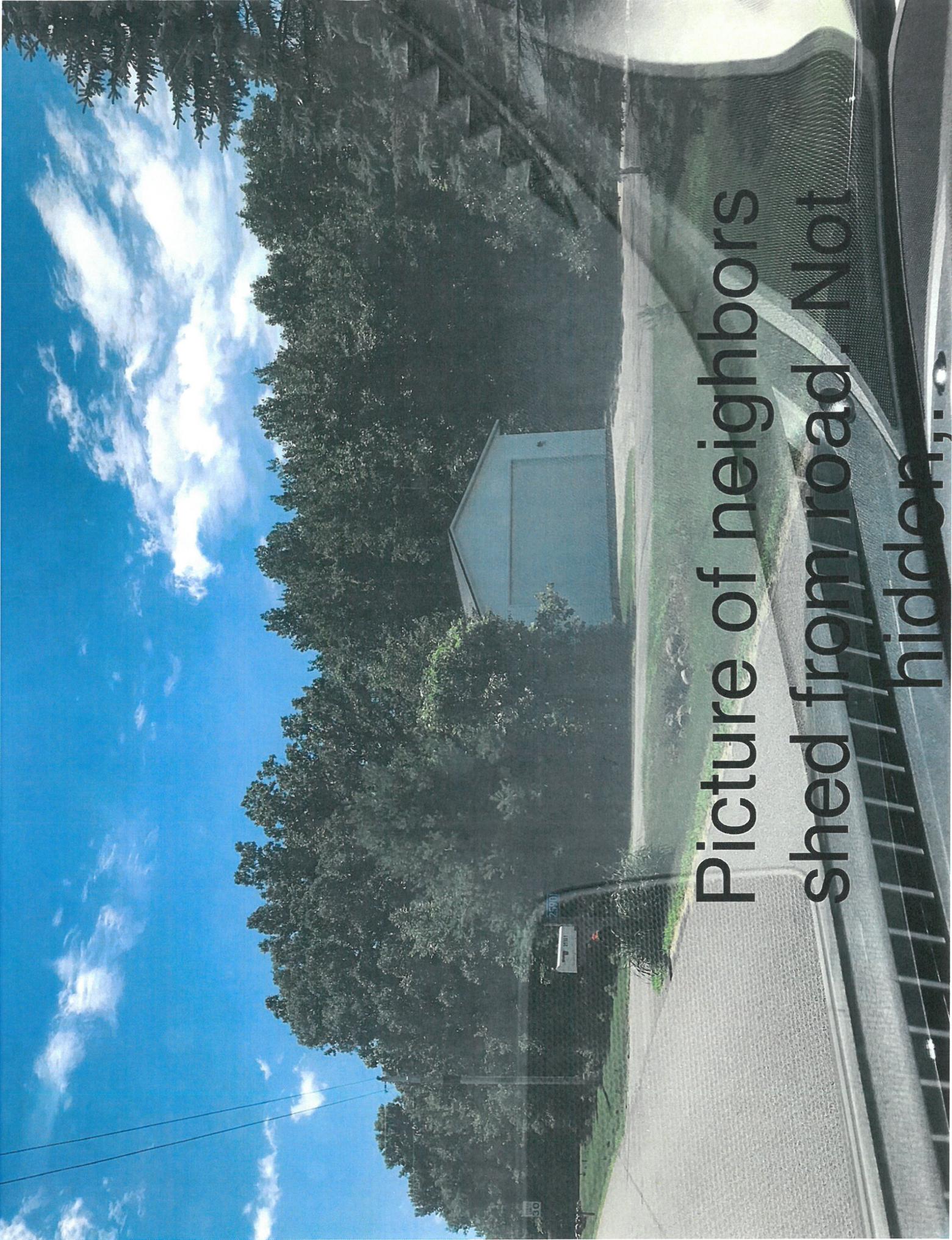
204B
Cushing sandy loam, 2 to 8 percent slopes
Partially hydric - 3%
WT Depth >6
Coarse - No
Not highly erodible land
All areas are prime farmland
Stockpile - Slope must be 6% or less

76.42142.0062
ROBERT C &
KAREN M WEIDNER

76.42142.0040
DARLENE C
KLEIN REV TRUST

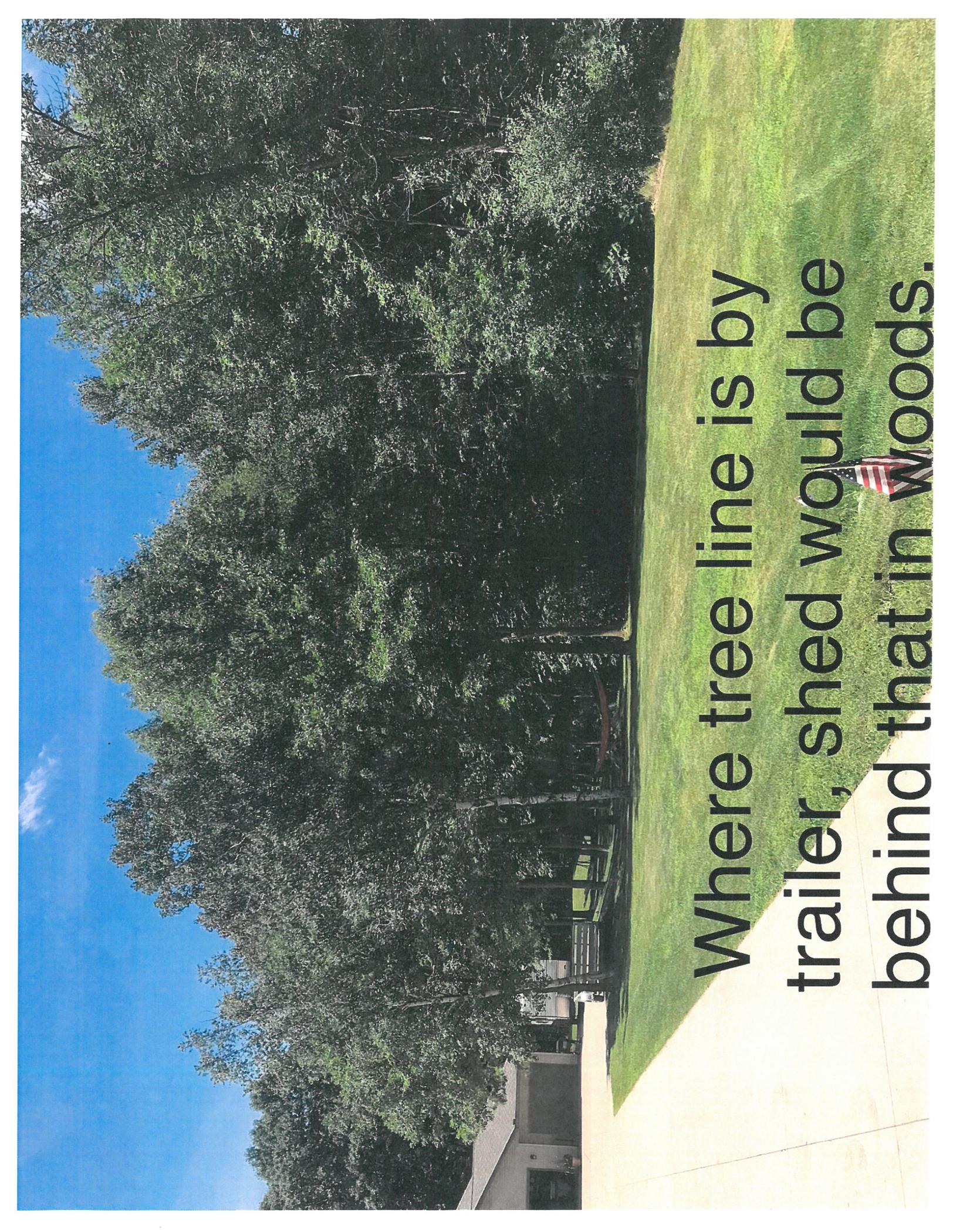
76.42142.0051
DUANE G & KERRI
L SCHRAMEL

76.42142.0063
BENJAMIN
L WATKINS



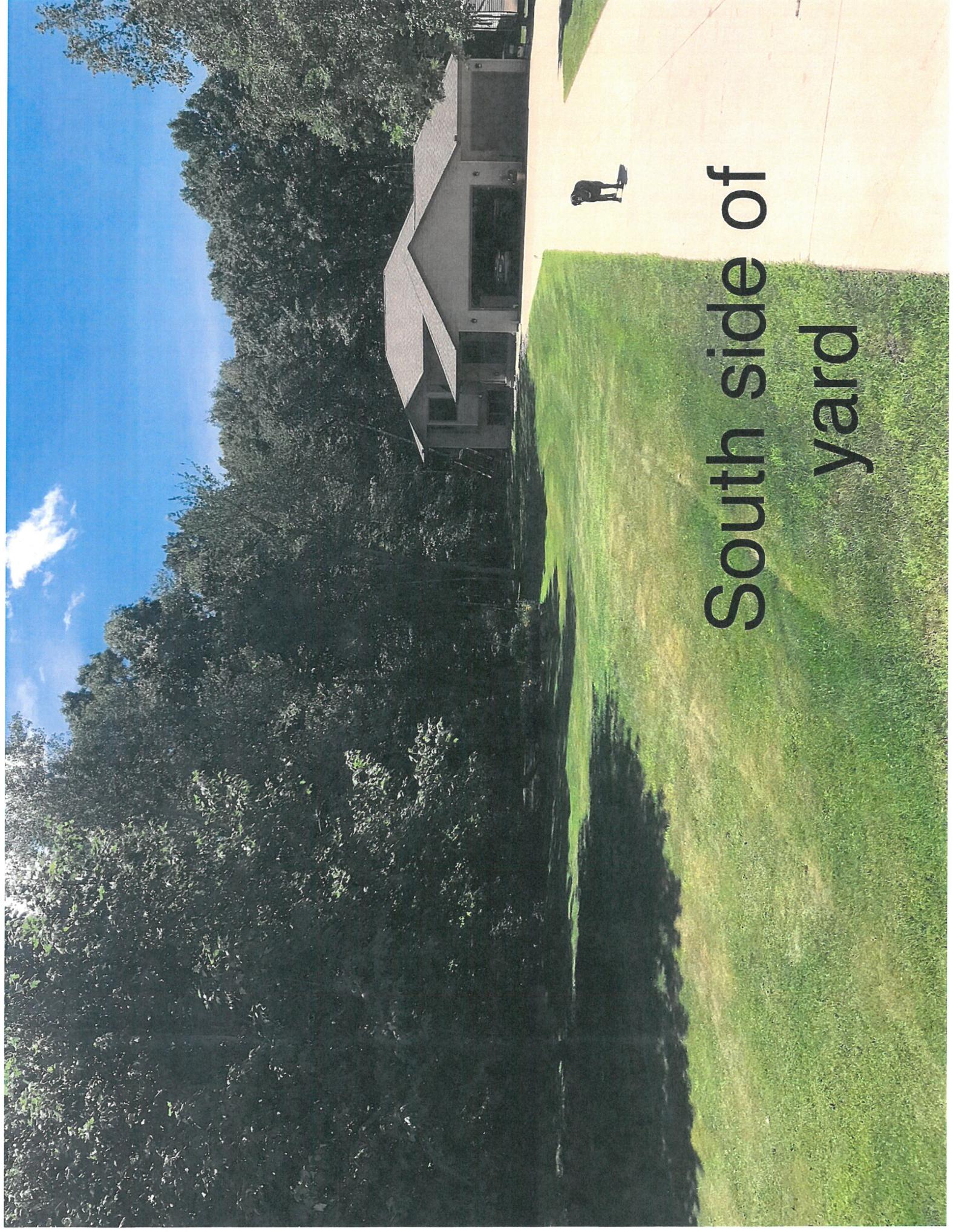
Picture of neighbors
shed from road. Not
hidden,...



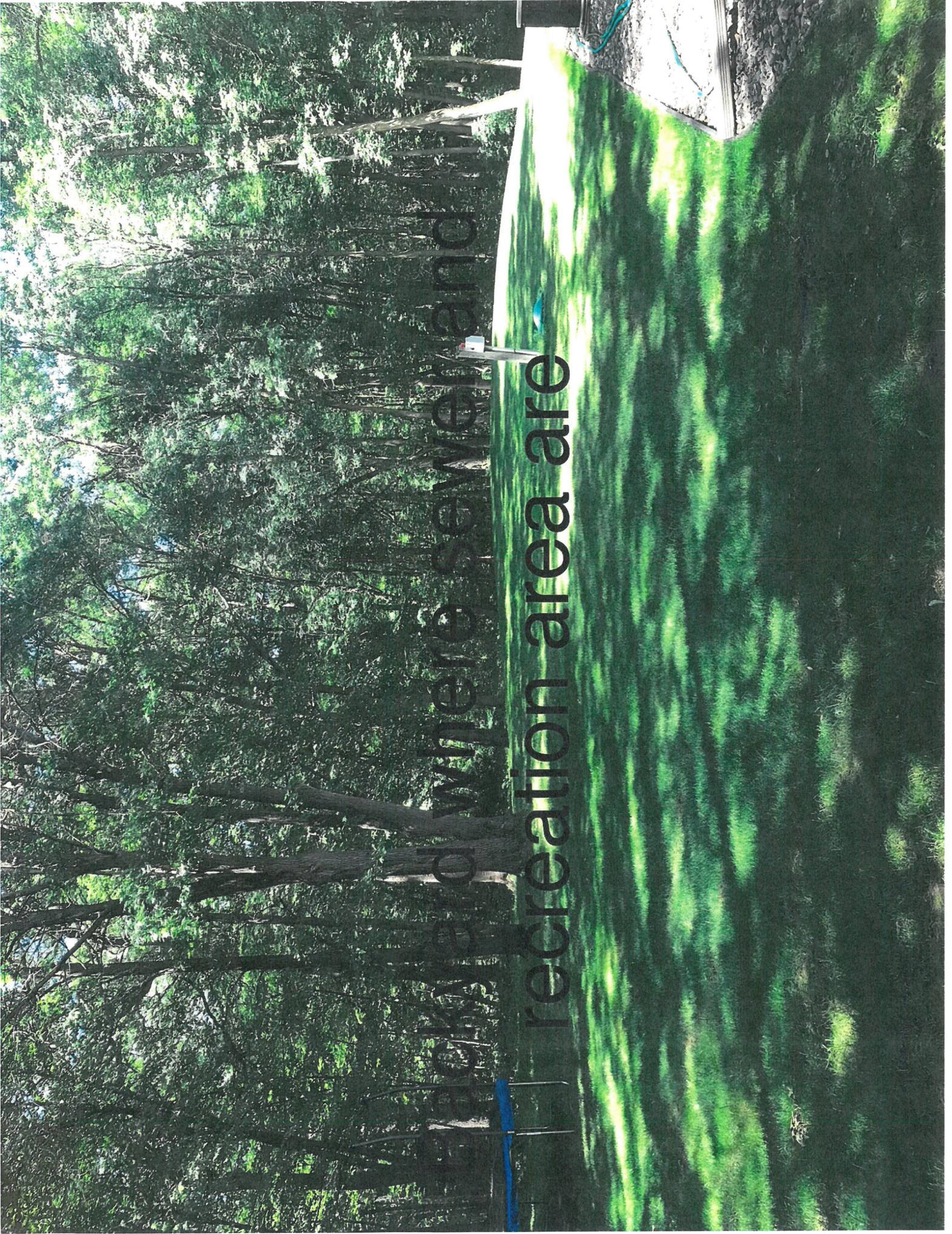
A photograph of a residential property. In the foreground, there is a light-colored concrete driveway. To the left, a portion of a grey house is visible. In the middle ground, a white shed and a white trailer are parked. A large, dense line of green trees runs across the background. The sky is blue with some light clouds. An American flag is visible on a pole in the distance, partially obscured by the text.

Where tree line is by
trailer, shed would be
behind that in woods.

South side of
yard



... where sewer and recreation area are



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

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

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

Becker _____ **Herberg** _____ **Meyer** _____ **Tippelt** _____

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

Becker _____ **Herberg** _____ **Meyer** _____ **Tippelt** _____

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

Becker _____ **Herberg** _____ **Meyer** _____ **Tippelt** _____

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

Becker _____ **Herberg** _____ **Meyer** _____ **Tippelt** _____

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

Becker _____ **Herberg** _____ **Meyer** _____ **Tippelt** _____

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

BUILDING PERMITS NUMBERS

Building Permits: July 2018

<u>Parcel #</u>	<u>REASON</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>PERMIT #</u>	<u>Valuation</u>	<u>Permit \$</u>	<u>Review</u>	<u>SSC</u>	<u>Fees</u>
76.41625.0200	Re-roof	8840 Ahles Road	7/2/2018	2018-00039		\$ 25.00		\$ 1.00	\$ 26.00
76.42189.0040	Re-roof	11167 Hubert Lane	7/17/2017	2018-00040		\$ 25.00		\$ 1.00	\$ 26.00
76.41635.0200	Re-roof	12318 235th St.	7/19/2018	2018-00041		\$ 25.00		\$ 1.00	\$ 26.00
76.42140.0068	New Home Construction	25629 Pleasant Rd	7/3/2018	2018-00058	\$ 350,000.00	\$ 1,925.00	\$ 1,251.25	\$ 175.00	\$ 3,351.25
76.42140.0067	New Home Construction	25625 Pleasant Rd	7/3/2018	2018-00059	\$ 280,000.00	\$ 1,540.00	\$ 1,001.00	\$ 140.00	\$ 2,681.00
76.41649.0300	Plumbing	11128 Grand Lake Rd	7/3/2018	2018-00060		\$ 75.00		\$ 1.00	\$ 76.00
76.41649.0300	Mechanical	11128 Grand Lake Rd	7/3/2018	2018-00061		\$ 75.00		\$ 1.00	\$ 76.00
76.41649.0300	New Home Construction	11128 Grand Lake Rd	7/5/2018	2018-00062	\$ 331,000.00	\$ 1,820.50	\$ 1,030.60	\$ 167.50	\$ 3,018.60
76.42140.0067	Plumbing	25625 Pleasant Rd	7/5/2018	2018-00063		\$ 75.00		\$ 1.00	\$ 76.00
76.42140.0067	Mechanical	25625 Pleasant Rd	7/9/2018	2018-00064		\$ 75.00		\$ 1.00	\$ 76.00
76.42240.0046	Roofing	156 Broadway St E	7/6/2018	2018-00065	\$ 20,000.00	\$ 86.50	\$ 56.23	\$ 10.00	\$ 152.73
76.42051.0001	Fence (retaining wall)	10613 Co Rd 47	7/9/2018	2018-00066	\$ 10,000.00	\$ 56.50	\$ 36.73	\$ 5.00	\$ 98.23
76.41720.0401	Fence	26117 Bluebird Ln	7/12/2018	2018-00067	\$ 5,000.00	\$ 41.50	\$ 26.98	\$ 2.50	\$ 70.98
76.42161.0000	Shed Addition	21952 Rausch Lake Rd	7/17/2018	2018-00050	\$ 15,000.00	\$ 71.50	\$ 46.48	\$ 7.50	\$ 125.48
76.41952.0010	Basement Remodel	25672 Lake Rd	7/30/2018	2018-00081	\$ 8,000.00	\$ 50.50	\$ 32.83	\$ 4.00	\$ 87.33
76.41632.0400	Park Shelter	563 Chestnut St	7/31/2018	2018-00082	\$ 10,000.00	\$ 56.50	\$ 36.73	\$ 5.00	\$ 98.23
76.41654.0600	Deck/Porch	12600 210th St	7/27/2018	2018-00083	\$ 21,553.00	\$ 92.50	\$ 60.13	\$ 10.78	\$ 163.41
76.42241.0201	Plumbing/Commercial	24010 Firehall Ln	7/30/2018	2018-00085	\$ 18,000.00	\$ 180.00	\$ 117.00	\$ 9.00	\$ 306.00