

CITY OF ROCKVILLE

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

Planning/Zoning Commission Meeting Tuesday, September 4, 2018 6:00 p.m. at City Hall

AGENDA

1. Roll Call
2. Additions/Approval of Agenda 1
3. Approval of August 7, 2018 Meeting Minutes 2
4. Variance Application 4
Applicants: Ed and Nancy Metzger 10888 Grand Lake Road for a variance from Impervious Service
5. August Building Permits 12
6. Other Business
 - a) Short Term Rental
 - b) Next meeting Tuesday, October 2, 2018, 6:00 p.m.
7. Adjournment

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

MINUTES OF THE CITY OF ROCKVILLE PLANNING AND ZONING COMMISSION MEETING
Tuesday, August 7, 2018, 6:00 p.m. – Rockville City Hall

Item 1) Roll Call - The meeting was called to order by Chair Bill Becker at 6:02 p.m. Roll call was taken and the following members were present: Bill Becker, Brian Herberg, Dave Meyer, Corey Schreifels, and 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 Tippelt, to approve the agenda with the addition of: 6b. appointment of co-chair. Motion carried unanimously.

Item 3) Approval of July 10, 2018 Meeting Minutes

Motion by Meyer, second by Herberg, to approve the July 10, 2018 meeting minutes as presented. Motion carried unanimously.

Item 4) Public Hearing: Variance Application

Chairman Becker introduced the following variance application for 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.

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

No members of the public came forward, therefore motion by Herberg, second by Meyer, to close the Public Hearing at 6:05 p.m. Motion carried unanimously.

Planning Commission reviewed the following staff report:

Re: Variance Request

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

Variance 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.

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

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

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

Motion by Meyer, second by Herberg, to approve the above noted Findings of Fact for the Sarah J. Walz / Michael E. Gisler variance application. Motion carried unanimously.

Item 5) July Building Permits

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

Item 6) Other Business

- a. Next meeting Tuesday, September 4, 2018 at 6:00 p.m.
- b. Appoint Co-chair

Motion by Meyer, second by Tippelt, to approve appointing Member Herberg as Planning Commission Co-Chair. Motion carried unanimously.

-Member Meyer noted that he would be out of town for the September 4, 2018 Planning Commission meeting.

Item 7) Adjournment

Motion by Meyer, second by Herberg, to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 6:21 p.m.

Respectfully submitted,

Martin M. Bode
Zoning Administrator

STAFF REPORT

September 4 and September 12, 2018

Rockville Planning Commission; City Council

Re: Impervious Surface Variance Request From:

Owners: Ed and Nancy Metzger
Property Address: 10888 Grand Lake Road
Parcel No. 76.42070.0005

Variance(s) Requested:

1. To exceed the 20 percent impervious surface requirement in a R-1-Shoreland Overlay District on Grand Lake, a General Development Lake

(Section 33; subv 12(b) A 3 On a General or Recreational Development lake, 15%, except that a lot of record may contain up to 20% impervious surface, without a variance.

*Section 32; subv 10, I - Maximum coverage by all impervious surfaces shall be as provided in Section 33 Storm water Management. If no standard applies, the maximum impervious surface shall be **twenty-five percent**)*

Relevant Information:

1. Owners propose to update existing landscaping and patio
2. Property contains 30,927 square feet+/-

Impervious Service:

- 15% is 4,639 sf
- 20% is 6,185 sf
- 25% is 7,732 sf
- Proposed is 7,113 sf (23.%)

RECOMMENDATION

1. Consider Approval with stipulation of installation of a rain garden for mitigation of up to 2,474 sf of run off.

Submitted by:
Martin M. Bode
Zoning Administrator

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

Need a Copy of Deed

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

PROPERTY LOCATION/ADDRESS: 10888 Grand Lake Rd, Cold Spring MN 56300
Lot 005 of Melitars

LEGAL DESCRIPTION: addition PARCEL#: 76.42070.0005 ZONING: _____

EXPLANATION OF REQUEST: Update existing landscaping & patio with new materials. Add 385 sqft additional paver patio/pathway. Add additional Big Lap Rock to existing
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): Nancy Metzger Phone: 614-284-5074
First Name Middle Initial Last Name
 Address: 8770 Big Wood Lane, Eden Prairie, MN 55347
 Signature (required): Nancy J Metzger Date: 8-22-18

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

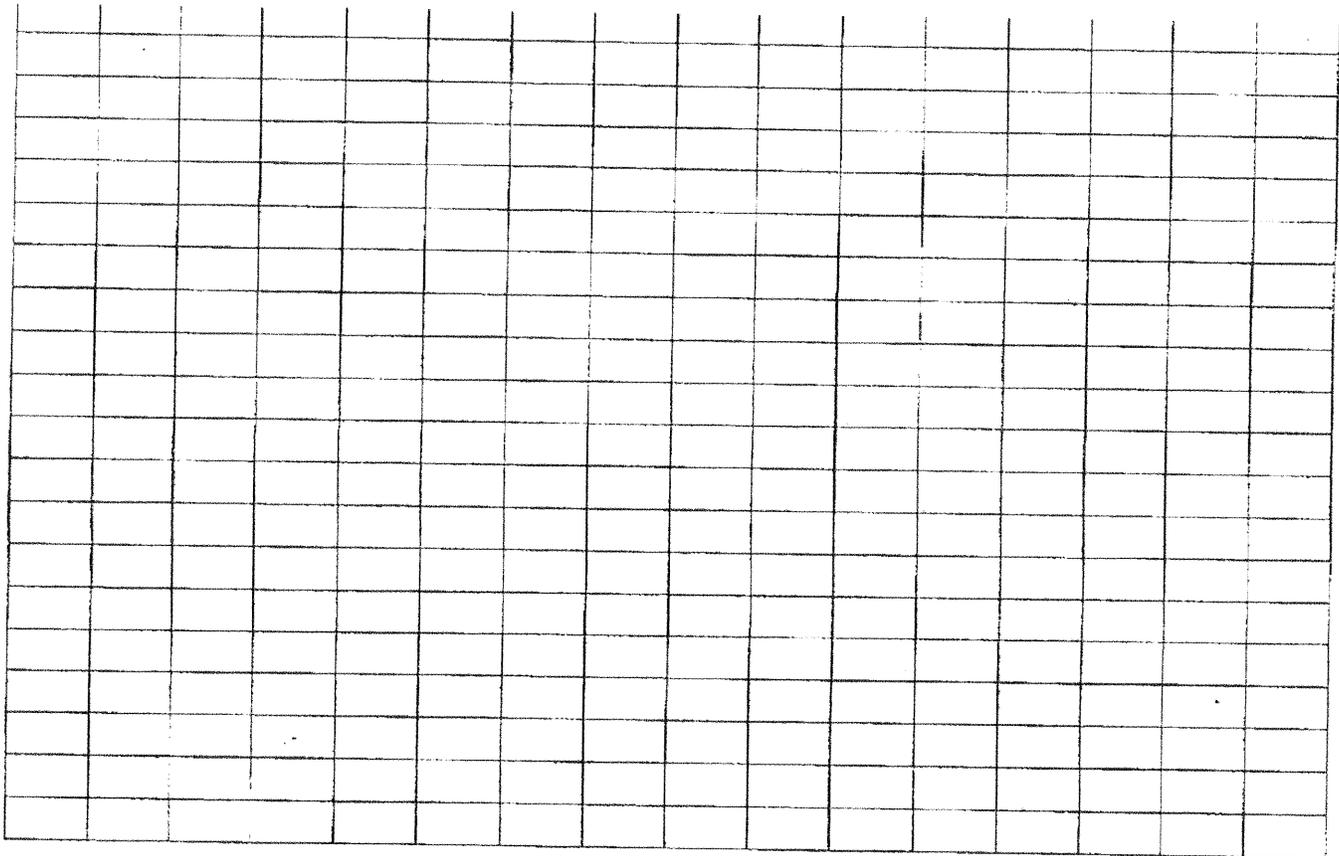
APPLICANT:

Name (Print): Backyard Reflections Phone: 300-274-6336
 Address: 940 Elm St. E, Annandale, MN 55302
 Signature (required): Jim Neikant Date: 8-22-18

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



The undersigned hereby certifies that they are the owner of the property located at:

10888 Grand Lake Rd, Cold Spring, MN 56320

And hereby agrees to locate the proposed Landscaping as shown by the diagram above if a variance is granted, and further certifies that the block plan shown by the diagram above is a current and correct plan of structures that exist on said property.

Nancy J Metzger
Signature of Applicant

8/22/18
Date

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

VARIANCE JUSTIFICATION FORM

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

- Practical difficulties: Landscaping around house needs updating. There has been settling & concrete patio is cracked, etc.
- Unique circumstances: Existing Rip Rap Rock is not installed to DNR specs. Additional Rock needed for the correct 3:1 slope required.
- Applies to the individual property: Elevation difference from Back of house to lake shore necessitates level area for fire pit patio.

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

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

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SHORELAND ALTERATION PERMIT APPLICATION

City of Rockville

229 Broadway St E, • Po Box 93 • Rockville, MN 56369-0093

(320) 251-5836 • Fax (320) 240-9620

A. Applicant Information

Ed & Nancy Metzger Nancy 614-284-5074
Applicant name (last, first/MI) Telephone

8770 Big Wood Lane Eden Prairie, MN 55347
Applicant address City/State/Zip

B. Project Location

10888 Grand Lake Rd Cold Spring, MN 56320
Address of property affected City/State/Zip

76.42070.0005 lot 005 of Molitor's addition 28/123/029
Parcel # Lot, Block, Subdivision ¼ Section, Section-Twp-Range

C. Project Information

Grand Lake 385 sqft 7 cu yds
Waterbody name and number (if known) Area of disturbed ground (in sq. feet or acres) Volume of fill or excavation (in cubic yards)

TYPE OF WORK & AREA (check all that apply): **Attach drawing & plans (include dimensions)**

Construct Excavate Remove Access path Rip rap Shoreline

Drain Fill Repair Bridge Sand blanket Wetland

Other fire pit patio

Project Purpose (Why is this project needed? What benefits will it provide?):
Add Rip Rap Rock to bring to correct slope 3:1 per DNR SPECS

Alternative (describe any other site or methods that could be used to achieve the purpose of your project while avoiding or minimizing environmental impacts: Attach additional sheets if necessary).

DATES: Proposed start of activity: Sept 2018 Proposed completion: Oct 2018

OTHER PERMITS OBTAINED: DNR Township Stearns County
 Army Corps of Engineers MPCA Watershed district Septic Cert.#: _____

AGREEMENT: I hereby certify that I am the owner of the above property or their duly authorized agent and that the information contained herein is correct. I agree to do the proposed work in accordance with the ordinances of Stearns County, Minnesota and also in accordance with any additional provisions or conditions which may be attached to the permit being applied for. **The Contractor must have a current Minnesota Excavator License and will need to provide a copy of license.**

Please Note: Any Costs that incurred with this application are responsibility of the petitioner.

Signature of Property Owner or Agent: Juan Neubert Date: 8-15-18

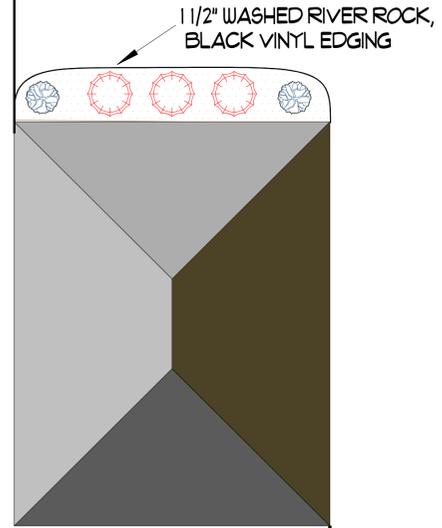
COST: STEARNS COUNTY FEE + \$25

Permit # _____ Receipt # _____ Date _____ Check # _____ 101-41940-36240 \$25.00 101-41940-36240 _____

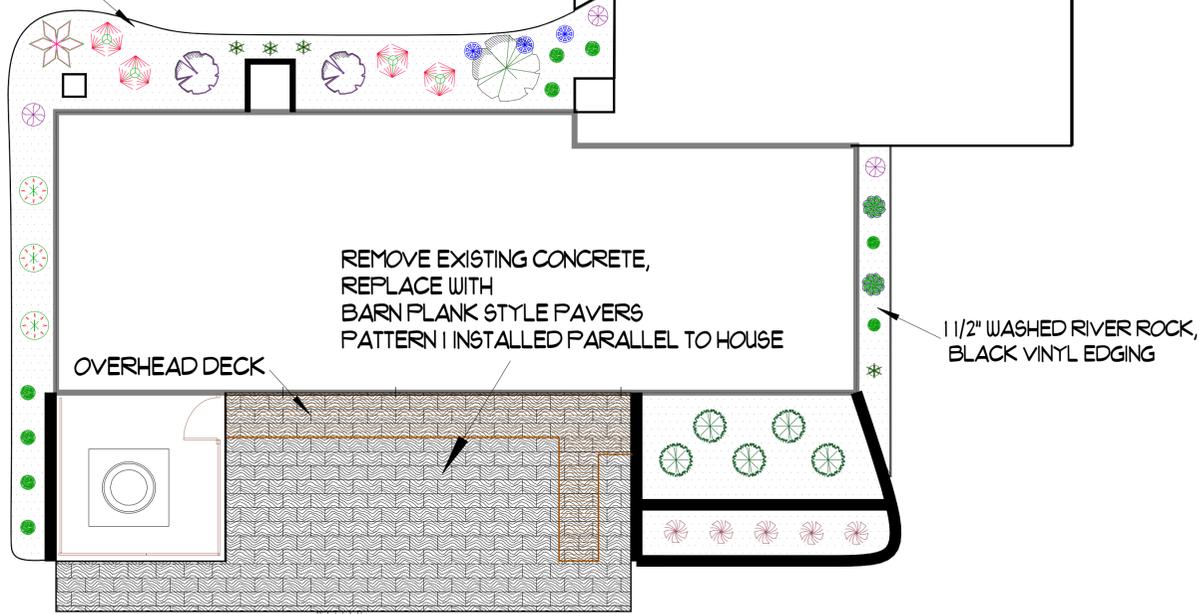


LEGEND			
QTY	COMMON NAME	QTY	COMMON NAME
FLOWER, PERENNIAL		SHRUB, DECIDUOUS	
5	CATMINT OR GROUND IVY, PERSIAN	2	BARBERRY, HELLMONDS PILLAR
4	DAYLILY, PARDON ME RED	3	CHOKEBERRY, LOW SCAPE MOUND
12	DAYLILY, STELLA	3	HYDRANGEA, LITTLE LIME
20	GRASS, FEATHER REED	1	HYDRANGEA, STRAWBERRY SUNDAY
5	HOSTA, AUGUST MOON	19	SUMAC, LOW GRO
3	HOSTA, SUM AND SUBSTANCE	4	WEIGELA, SPILLED WINE
2	JOE PYE WEED	SHRUB, EVERGREEN CONIFER	
14	IRIS, SIBERIAN CEASAR'S BROTHER	2	SPRUCE, BLUE GLOBE
3	LIGULARIA MIDNIGHT LADY	5	YEW, TAUTON SPREADING
5	PENSTEMON, HUSKER RED	TREE, DECIDUOUS	
7	RUDBECKIA, BLACK-EYED SUSAN	2	BIRCH, HERITAGE RIVER CLUMP
3	SALVIA, PERENNIAL	2	EXISTING TREES
2	SEDUM, AUTUMN JOY STONECROP	1	DWARF KOREAN LILAC TREE

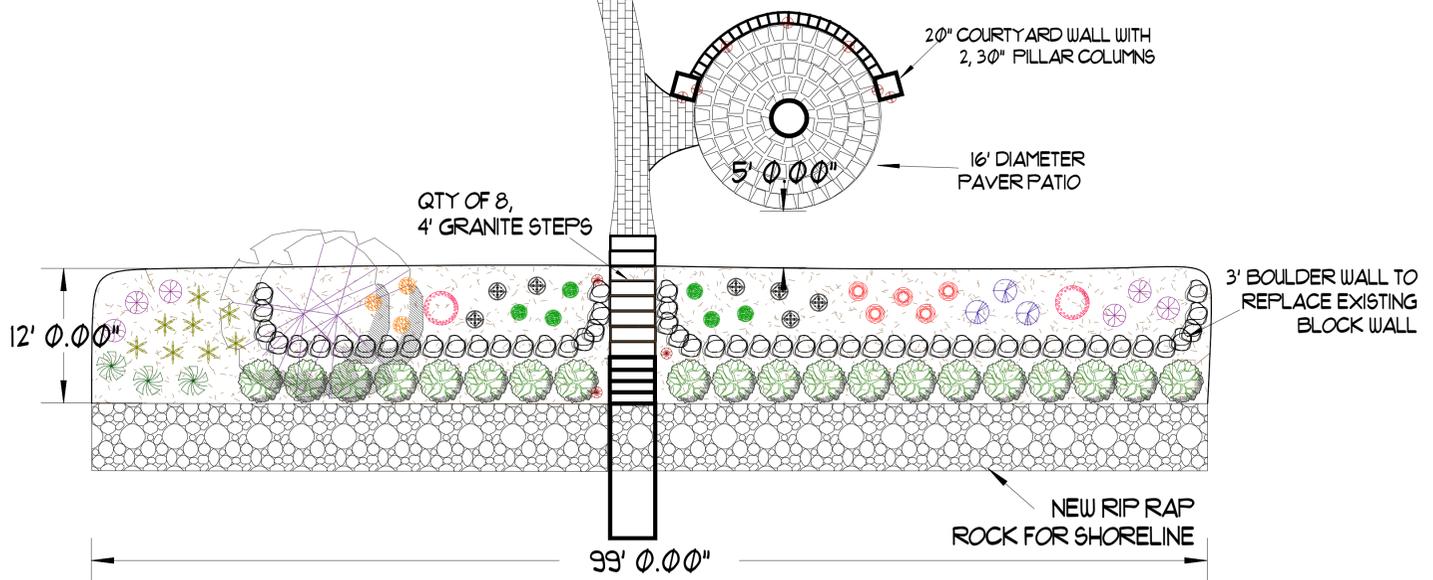
- 7 LEDGE LIGHTS
- 3 PATHWAY LIGHTS



1 1/2" WASHED RIVER ROCK, BLACK VINYL EDGING



3' PAVER PATHWAY



Revision #:

Scale: 

Landscape Plan: 2

Landscape Design by: Juli Neubarth

Date: 8/15/2018

1/8" = 1'

Ed and Nancy Metzger

Backyard Reflections, Inc

Legend

- City Limits
- Parcels
- PWI Watercourse
- PWI Basin



Map Name

Disclaimer:

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



Real People. Real Solutions.

0 66 Feet

Building Permits: August 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>
76.41641.0510	Re-roof	22409 88th Ave	8/2/2018	2018-00042	\$ 8,746.00	\$ 25.00		\$ 1.00	\$ 26.00
76.42220.0029	Replacing windows	501 Ptarmigan Ln	8/7/2018	2018-00069		\$ 25.00		\$ 1.00	\$ 26.00
76.42220.0029	Siding	501 Ptarmigan Ln	8/7/2018	2018-00070		\$ 25.00		\$ 1.00	\$ 26.00
76.42240.0043	Re-roof	210 Cedar St N	8/9/2018	2018-00071		\$ 25.00		\$ 1.00	\$ 26.00
76.41830.0001	Window Replacement	408 Oak Street	8/10/2018	2018-00072	\$ 10,000.00	\$ 25.00		\$ 1.00	\$ 26.00
76.41830.0012	Re-roof	449 Oak Street	8/10/2018	2018-00073		\$ 25.00		\$ 1.00	\$ 26.00
76.41630.0300	Re-roof	1681 Broadway St W	8/10/2018	2018-00074	\$ 2,928.00	\$ 25.00		\$ 1.00	\$ 26.00
76.42240.0034	Deck/Porch	306 Broadway St E	8/3/2018	2018-00084	\$ 3,840.00	\$ 38.50	\$ 25.03	\$ 1.92	\$ 65.45
76.42140.0068	Plumbing	25629 Pleasant Rd	8/3/2018	2018-00086	\$ 18,619.00	\$ 75.00		\$ 1.00	\$ 76.00
76.41620.0200	Foundation Only	8306 263rd St	8/9/2018	2018-00087	\$ 6,500.00	\$ 47.50	\$ 30.88	\$ 3.25	\$ 81.63
76.41638.0010	Accessory Building	21986 County Road 8	8/7/2018	2018-00088	\$ 90,000.00	\$ 495.00	\$ 321.75	\$ 45.00	\$ 861.75
76.41800.0012	New Home Construction	21537 Agate Beach Rd	8/13/2018	2018-00090	\$ 448,000.00	\$ 2,464.00	\$ 1,601.60	\$ 224.00	\$ 4,289.60
76.41650.0600	Fence	21614 County Road 8	8/17/2018	2018-00091	\$ 5,250.00	\$ 44.50	\$ 28.93	\$ 2.62	\$ 240.55
76.42141.0024	Detached Garage	25298 Pleasant Rd	8/20/2018	2018-00092	\$ 32,000.00	\$ 176.00	\$ 114.14	\$ 16.00	\$ 306.40