

CITY OF ROCKVILLE

Rockville Fire Hall 24001 Fire Hall Lane PO Box 93 Rockville, MN 56369

Planning/Zoning Commission Meeting

Tuesday, November 7, 2017 - 6:00 p.m.

Rockville Fire Hall - 24001 Fire Hall Lane

AGENDA

1. Roll Call
2. Approval Of Agenda/Amendments
3. Approval Of August 1, 2017 Meeting Minutes 2
4. Public Hearing - Daniel & Theresa Dullinger – Exceed 20% Impervious Surface 5
5. Public Hearing – James and Jacqueline Voigt – Preliminary/Final Plat & Rezone 23
6. Zoning Ordinance Review Committee
7. August-September-October Building Permits 38
8. Other Business
 - a) Next Meeting Tuesday December 5, 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, August 1, 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, Tom Molitor, and 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 Tippelt, to approve the agenda as presented. Motion carried unanimously.

Item 3) Approval of July 11, 2017 Meeting Minutes

Motion by Herberg, second by Molitor, to approve the July 11, 2017 meeting minutes as presented. Motion carried unanimously.

Item 4) Lot Combination – Matthew and Joy Doke

STAFF REPORT

Re: Combining Lots Request
Owners: Matthew and Joy Doke
Property Address: 11253 Hubert Lane
PIN: 76.42189.0011,
PIN: 76.42189.0012,
PIN: 76.42189.0030,
PIN: 76.42189.0031,

Combine two (2) adjacent riparian lots with associated back lots:

1. PIN: 76.42189.0011, Legal Description: Lot 012, Block 001 of Stearns County Boundary Comm Plat 1
2. PIN: 76.42189.0012, Legal Description: Lot 013, Block 001 of Stearns County Boundary Comm Plat 1
3. PIN: 76.42189.0030, Legal Description: Lot 014, Block 002 of Stearns County Boundary Comm Plat 1
4. PIN: 76.42189.0031, Legal Description: Lot 015, Block 002 of Stearns County Boundary Comm Plat 1

Relevant Information:

1. This property is located in a R-1 Shoreland District, Grand Lake
2. Both lots are each 50 feet +/- front footage
3. No Public Hearing required, no notices sent out

Recommendation:

1. Consider Approval

Motion by Herberg, second by Meyer, to approve the Lot Combination for Matthew and Joy Doke. Motion carried unanimously.

Item 5) Lot Combination – Darwin Voigt dba MAR-DAR LLC

STAFF REPORT

Re: Combining Lots Request
Owner: Darwin Voigt dba MAR-DAR LLC

PIN: 76.42146.0804, Property Address: 861 Prairie Ct,
Legal Description: Lot 004, Block 002 of Prairie Business Park
PIN: 76.42146.0805, Property Address: 875 Prairie Ct
Legal Description: Lot 005, Block 002 of Prairie Business Park

Purpose of Request: To satisfy the principle structure requirement and thereby allow for outdoor storage

Relevant Information:

1. This property is located in a I-1 Zoning District
2. Per Section 22, Sub. 3, 1: Open and outdoor storage when fully enclosed by fencing and screening is a permitted accessory use.
3. Per Section 22, Sub. 6, 3: In any case, the area used for such storage must be screened from view from outside the premises by a fence of one hundred percent (100%) opacity, of a minimum height of eight (8) feet, with the maximum height to be determined by the City. Under no circumstances will open or outside storage be allowed within the setback areas. Storage shall not be allowed in a truck, trailer, or similar container.
4. Since the Prairie Industrial Park was Subdivided, this is the third lot combination request:
 - a) Stickney Hills – To allow for a larger structure
 - b) Import Motors – To allow storage of junk cars
5. No Public Hearing required, no notices sent out

IF APPROVED – STIPULATIONS:

- 1) 100% opacity fence
- 2) Trees - 4' minimum arborvitaes or similar along the entire outside the fence area
- 3) Maintain existing drainage patterns over, under and across the property
- 4) No storage or parking of vehicles/equipment on street
- 5) Reimbursement of legal fees
- 6) *Parcel may not be subdivided for 5 years and re-platting would be required.*

A brief discussion was held by the Planning Commission members in reference to the current ordinance and fence requirements. Zoning Administrator Bode suggested removing item number 6 as a stipulation.

Darwin Voigt, property owner, provided an explanation of the Lot Combination request.

Motion by Meyer, second by Becker, to approve the Lot Combination for Darwin Voigt dba MAR-DAR LLC. But removing Item Number 6.

Roll Call Vote:

AYES: Becker, Meyer, Herberg

NAYS: Molitor, Tippelt

Motion passed on a 3 to 2 vote.

Item 6) I-2 Commercial Building Site Plan – Capital Granite

Planning Commission members reviewed the I-2 Commercial Building Site Plan for Capital Granite.

Motion by Becker, second by Molitor, to approve the I-2 Commercial Building Site Plan for Capital Granite. Motion carried unanimously.

Item 7) July Building Permits

The July Building Permits report was reviewed by the Planning Commission members.

Item 8) Other Business

- a. Next meeting, Tuesday, September 5, 2017 at 6:00 p.m.
- b. Discussion to change the front yard on the lake properties from roadside to the lakeside.

Item 9) Adjournment

ADJOURNMENT – *Motion by Herberg, second by Meyer, to adjourn the meeting at 6:38 p.m. Motion carried unanimously.*

Martin M. Bode
Zoning Administrator

Daniel & Theresa Dullinger

STAFF REPORT

November 7, 2017

Rockville Planning Commission; City Council

Re: Variance Request From:

Owners: Daniel & Theresa Dullinger
Property Address: 11193 Hubert Lane
Parcel No. 76.42189.0038

Variance(s) Requested:

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

Relevant Information:

1. Construct 30 x 30 addition
2. Property contains 24,626 square feet more or less
3. 15% is 3,694 sf
4. 20% is 4,925 sf
5. 25% is 6,157 sf
6. Proposed is 5,894 (23.9%)
7. 13 notices of public hearing were sent out

RECOMMENDATION

1. Consider Approval with stipulation of installation of a rain garden for mitigation of 2,200 sf of run off.

Submitted by:
Martin M. Bode
Zoning Administrator

Dullinger, Daniel & Theresa Impervious.11.07.17

**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: 11193 Hubert Lane Cold Spring, MN 56320

LEGAL DESCRIPTION: Lot 022 Block⁰⁰² PARCEL#: 76.42189.0038 ZONING: _____

EXPLANATION OF REQUEST: (Now year round home) Owner desires addition to home to add rooms and some storage, connect to garage, and revamp all home systems including new electric panel, Furnace, and up to code and centralized systems
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? N/A

Has a variance request been made previously on this property? No If yes, when? _____
Not that I am aware. 5

PROPERTY OWNER:

Name (Print): Daniel J. & Theresa A. Dullinger Phone: 612-812-0487 (cell)
First Name Middle Initial Last Name
 Address: 11193 Hubert Lane, Cold Spring MN 56320
 Signature (required): Daniel Dullinger Date: 9-21-2017
 *Signature of property owner shall serve as acknowledgement and authorization of this request.

APPLICANT:

Name (Print): Daniel J. Dullinger Phone: 612-812-0487
 Address: 11193 Hubert Lane Cold Spring MN 56320
 Signature (required): Daniel Dullinger Date: 9-21-2017
 (I hereby certify that I have read the above information and I agree with the terms).

STAFF USE ONLY:

Permit# 17-02V
 R# _____ Variance Application Fee Check # 8950 Date 9-27-17 101.41000.34103 \$200.00
 R# _____ Reimb. for Invoice Check# 8951 Date 9-27-17 101.41000-34102 \$46.00

VARIANCE JUSTIFICATION FORM

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

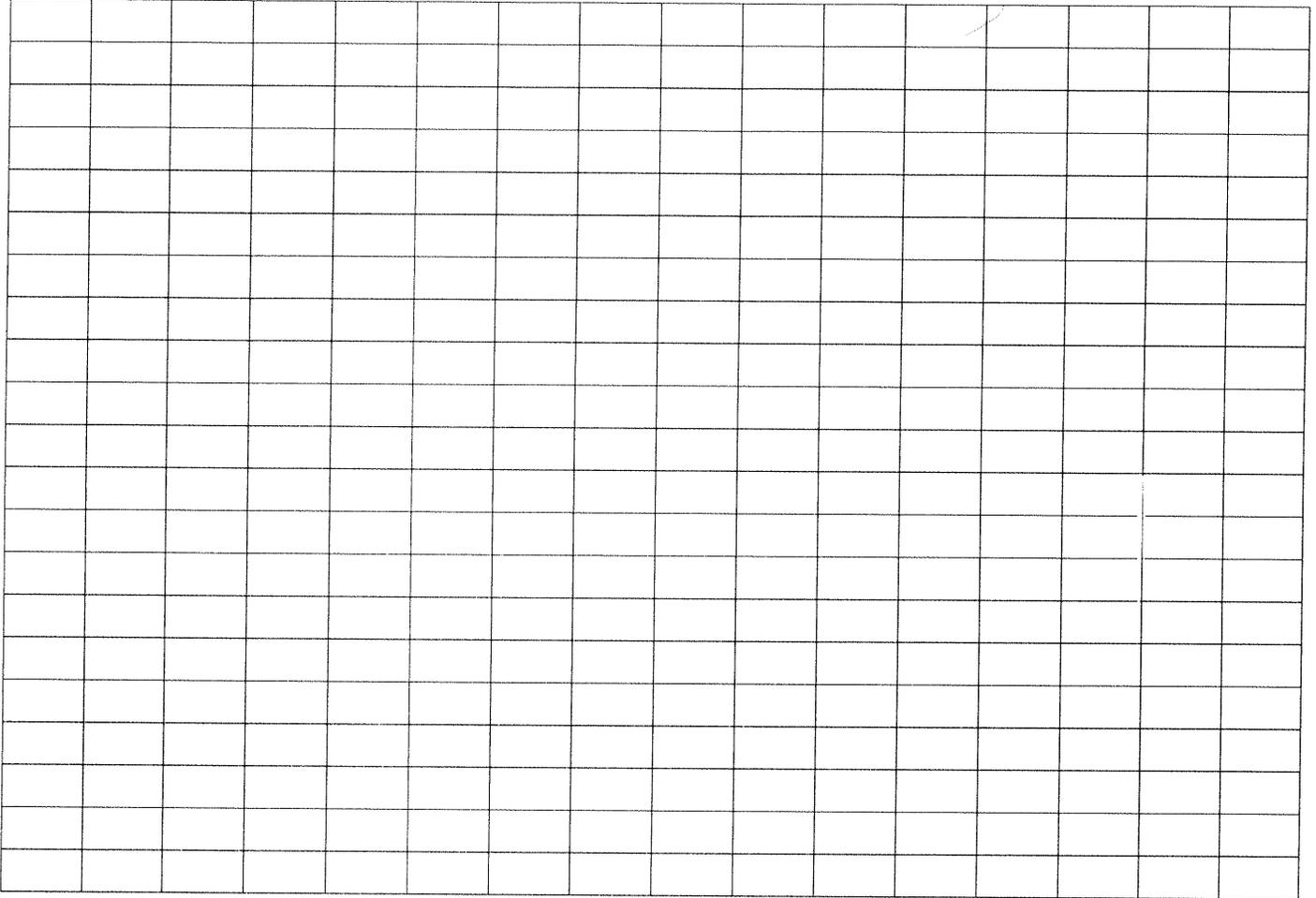
• Very big great room but the rest of home is very small.

- Practical difficulties:
 - Seasonal home, purchased for primary year-round use, lacks in bedrooms and storage. Typical very small bedrooms, only two, and layout and infrastructure typical with seasonal, not year-round, home.
 - Little room for desired family times together. (very limiting)
 - Only one bathroom
 - Need office space for two reasons 1. Work from home (Day Job)
 - * • outdated electrical & Plumbing. Desire new centralized, up to code, infra-structures systems. 2. Work as volunteer Deacon at my Church - need place to work (office)
 - Unique circumstances:
 - All utility appliances are in closets in bedroom, bathroom, and kitchen. ex: (Electrical panel in Kitchen Cupboard) No room anywhere else.
 - Extreme lack of storage and closets in home.
 - Outdated exterior and interior
 - In general property lacks - interior home space, can't be put to reasonable use in the way we wish to use it, as is. The addition, extra garage space (about 8x24) storage, centralized and updated infrastructure room, new office area, extra Bath, and master bedroom, would greatly enhance our family enjoyment and use of the property.
- Applies to the Individual Property:
 - An addition & remodel would increase value and essential character of property, which is consistent with several homes on Hubert Lane.
 - * • Nice, but unusually large, parking area (over 2500 sq. ft.) is causing need for variance, not home size.

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.

See ~~attached~~ Site Plan



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

And hereby agrees to locate the proposed _____ 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.

Daniel J. Stullinger
Signature of Applicant

9-21-2017
Date

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

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 _____

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 2nd Tuesday of the month to be on the following month's Planning Commission Agenda.
2. **DATE:** _____ 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. **DATE:** _____ Council - (Meets 3rd Wednesday of month) 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.

DATE: _____ **Applicant should call 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)

9-21-2017
Date

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

CITY OF ROCKVILLE

229 Broadway Street East

P.O. Box 93

Rockville MN 56369

Phone 320-251-5836

Fax 320-240-9620



Duane Willenbring, Mayor
Vince Schaefer, Councilor
Don Simon, Councilor
Richard Tallman, Councilor
Jerry Tippelt, Councilor

Martin M. Bode, City Administrator
Judy Neu, Finance/Billing Clerk/Admin Asst.
Nick Waldbillig, Public Works Director
Gene Van Havermaet Maintenance/Mechanic
Debbie Weber, Administrative Assistant

Rockville City is an equal opportunity provider and employer

NOTICE OF PUBLIC HEARING CITY OF ROCKVILLE

Notice is hereby given that the Rockville City Planning Commission will hold a public hearing on **Tuesday, November 07, 2017 at approximately 6:00 p.m. at Fire Hall 24001 Firehall Lane** to consider the request of Daniel J. & Theresa A. Dullinger for a variance from Lot Coverage Requirements. The address of the property is: 11193 Hubert Lane Rockville, MN with a legal description of: Lot 22, Block 2, Stearns County Boundary Commission Plat Number 1, Stearns County, Minnesota.

The request is to construct a 30x30 addition in the R-1 District. Variances are required for: Impervious surface lot coverage.

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
City Administrator/Clerk

Publish 10.24.17
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.

Dullinger, Dan Lot Coverage Variance.2017.wd.doc

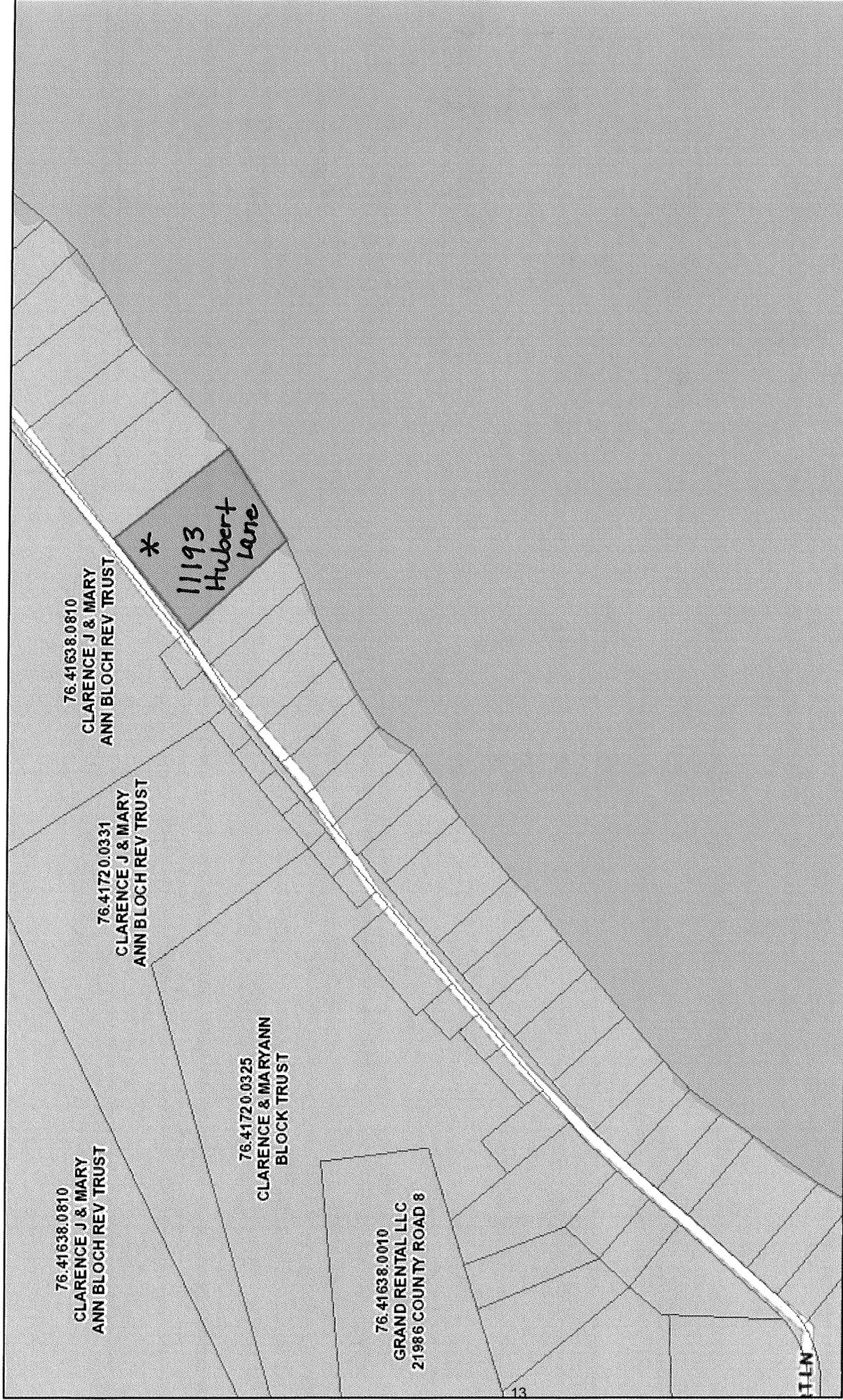
BETTY SEYMOUR
CARL VAN RAVENSWAAY
CLARENCE J & MARY ANN BLOCH REV TRUST
DANIEL DULLINGER
ERVIN R & KATHLEEN M LAUER
GARY A & FAYE L MROZEK
JAMES E SLATTERY
LINDA SCHINDELE
MARY C SULLIVAN
MATTHEW J DOKE
RANDY J SEYKORA
SCOTT A & LISA M DOMBROVSKI
VERNON & E G ROSCKES TRUST

812 28TH AVE N
5045 1ST ST W
21990 COUNTY ROAD 8
11193 HUBERT LN
8937 LOGAN AVE S
1314 WEST OAKES DR
4430 GLACIER LN
822 GOLF VIEW LN
11016 INDEPENDENCE AVE N
2221 CHELMSFORD LN
11181 HUBERT LN
11245 HUBERT LN
3255 COUNTY ROAD 10

SAINT CLOUD MN 56303
MONTEVIDEO MN 56265
COLD SPRING MN 56320
COLD SPRING MN 56320
BLOOMINGTON MN 55431
ST CLOUD MN 56303-0927
PLYMOUTH MN 55446
ST CLOUD MN 56301-5913
CHAMPLIN MN 55316
SAINT CLOUD MN 56301
COLD SPRING MN 56320
COLD SPRING MN 56320-9506
WATERTOWN MN 55388-9341

13 Notices.

SEH SmartConnect Map



76.41638.0810
CLARENCE J & MARY
ANN BLOCH REV TRUST

76.41720.0331
CLARENCE J & MARY
ANN BLOCH REV TRUST

76.41720.0325
CLARENCE & MARYANN
BLOCK TRUST

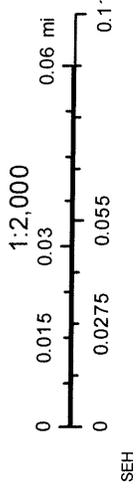
76.41638.0010
GRAND RENTAL LLC
21986 COUNTY ROAD 8

*
11193
Hubert
Lane

October 18, 2017

□ Parcels

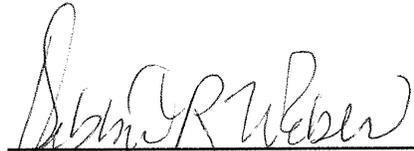
▣ Municipal Boundaries



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 **18th** day of **October, 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.

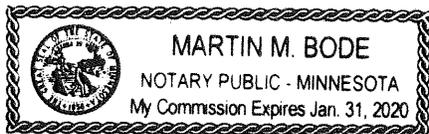


Signature

Subscribed and sworn to before me this 18 day of October, 2017.



Notary Public Signature



Notary Public Stamp

Blow up and detail of addition

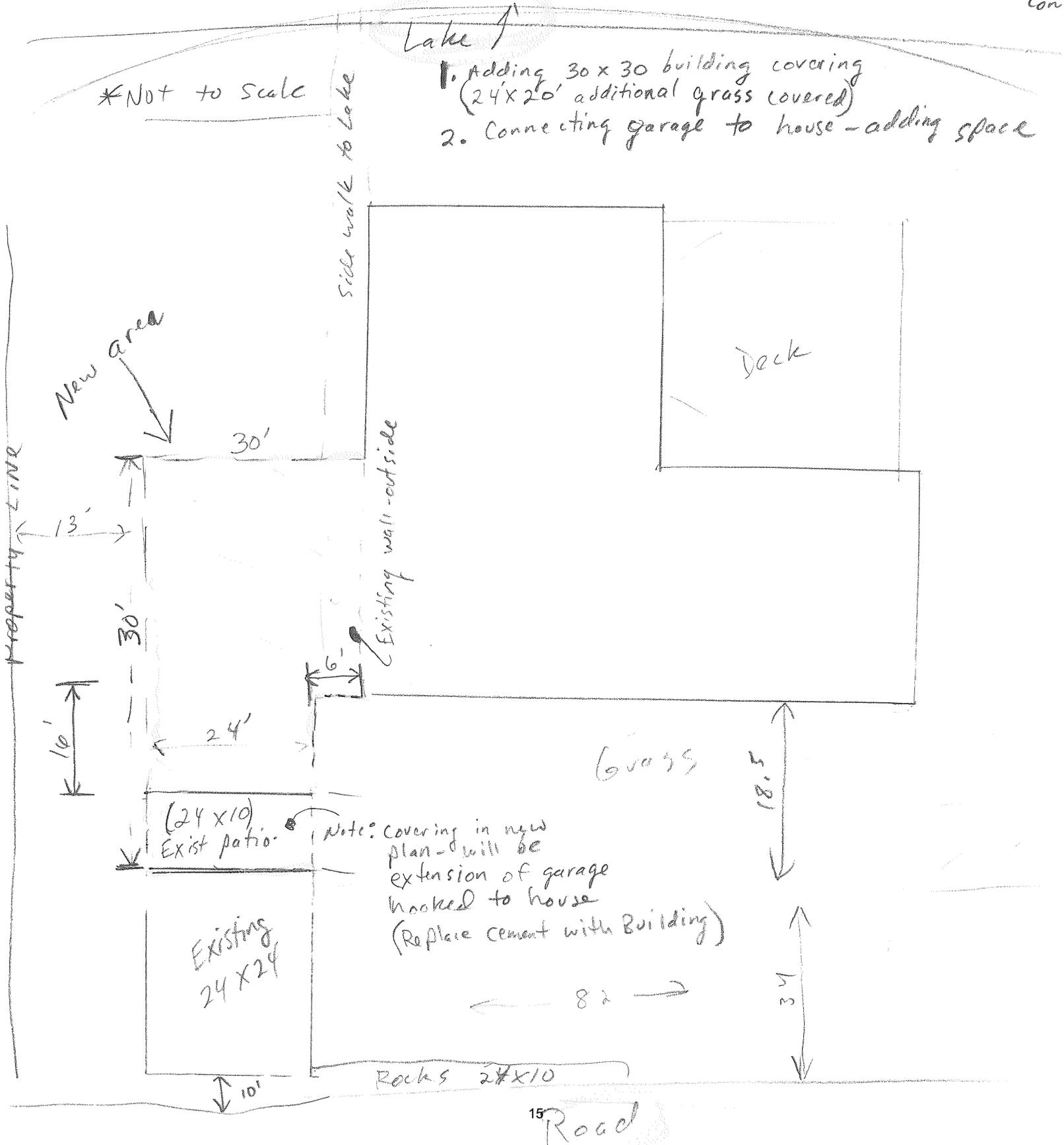
Site Plan

Page 2

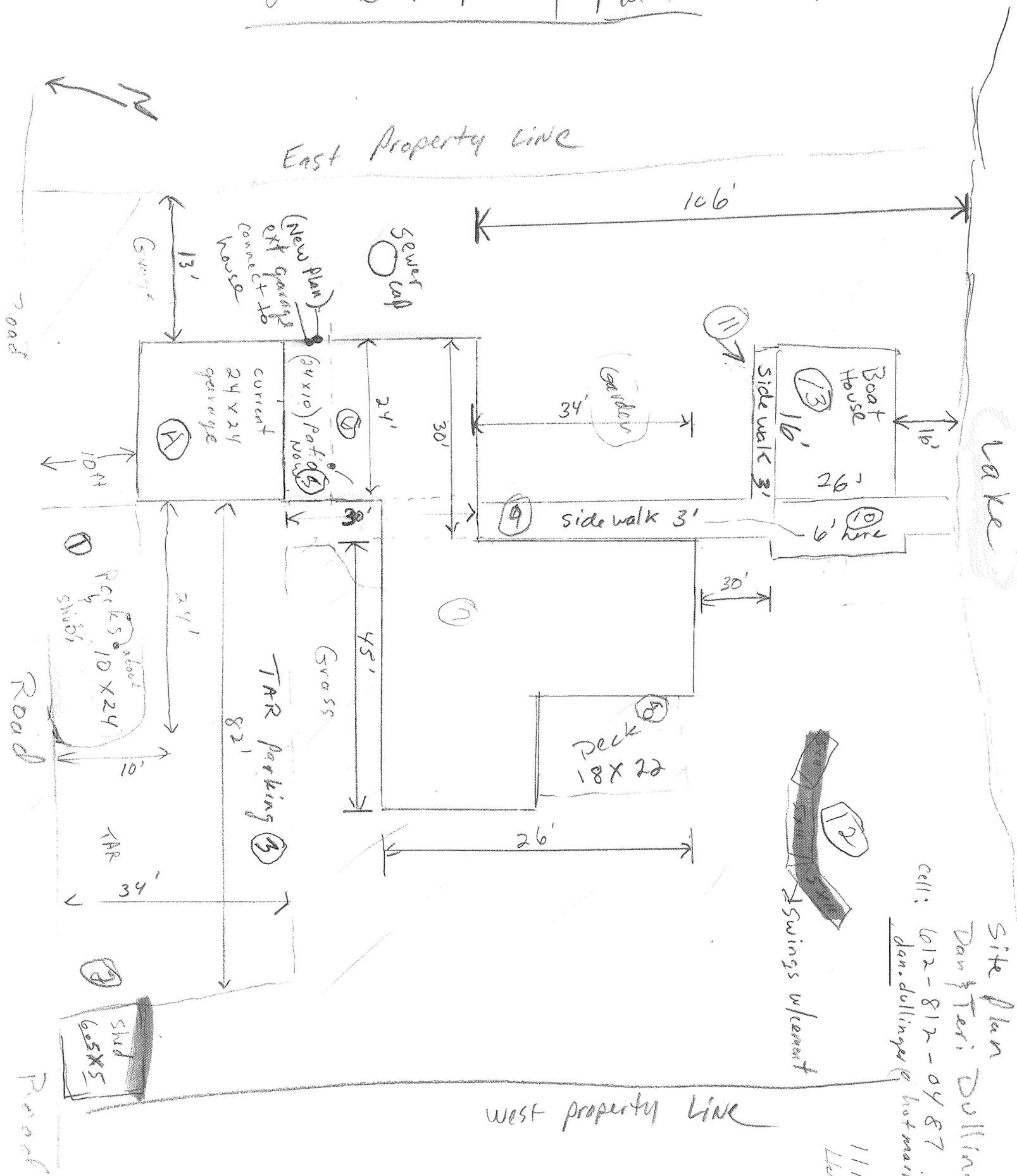
Dan & Teri Dullinger

Cell: 612-812-0487

email: dan.dullinger@hotmail.com

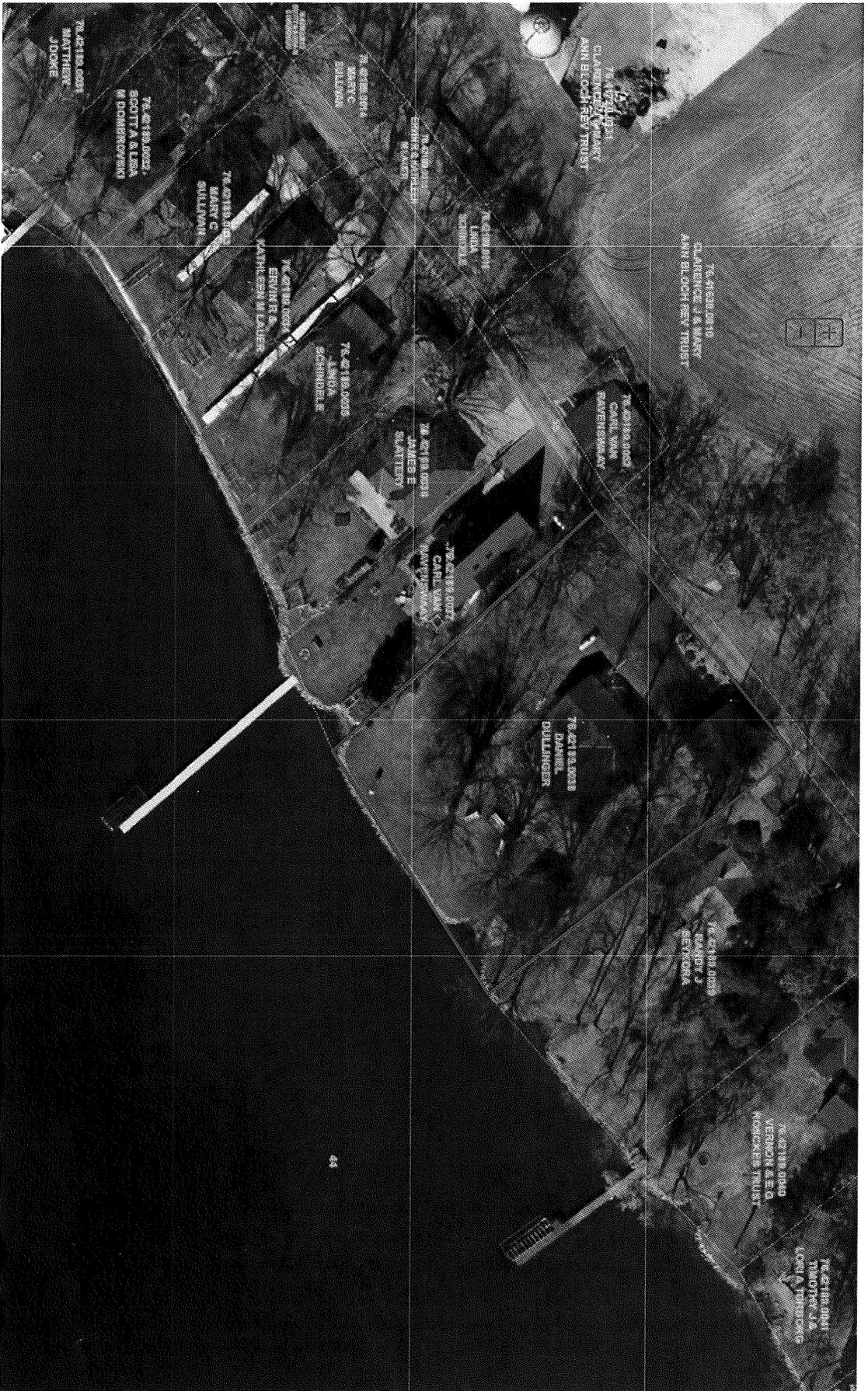


Whole Property Plan



Site Plan
 Dan & Teri Dullinger
 cell: 612-812-0487
 dan.dullinger@hotmail.com

11193
 Heber
 Lane



- Search
- Layers
- Draw
- Measure
- Legend

Login

32
72
14
26
12
03



RANDY R. SCHREIFELS
Stearns County Auditor-Treasurer
Administration Center Rm. 136 PO Box 728
St. Cloud, MN 56302-0728
Phone #: 320-656-3870
Website: www.co.stearns.mn.us

Pin Number: 76.42189.0038
Parties of Interest: LAURA J BALKO TRUST

LAURA J BALKO TRUST
11193 HUBERT LN
COLD SPRING MN 56320-9531



Property Tax Statement 2017

VALUES AND CLASSIFICATION <i>Sent in March 2016</i>			
Step	Taxes Payable Year:	2016	2017
1	Estimated Market Value:	\$304,700	\$307,100
	Homestead Exclusion:	\$9,800	\$9,600
	Taxable Market Value:	\$294,900	\$297,500
	New Improvements/Expired Exclusions:		
	Property Classification:	Res Hstd	Res Hstd

Step	PROPOSED TAX	
2	Proposed Tax:	\$4,206.00

Step	PROPERTY TAX STATEMENT	
3	First-half Taxes Due May 15, 2017:	\$2,155.00
	Second-half Taxes Due October 16, 2017:	\$2,155.00
	Total Taxes Due in 2017:	\$4,310.00

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

2017 Property Tax Statement

Pin Number:
76.42189.0038

Property Address:
11193 HUBERT LN
COLD SPRING MN 56320

Property Description:
SubdivisionName STEARNS CO
BOUNDARY COMM PL 1 Lot 022 Block
002 SubdivisionCd 76030 Section 21
Township 123 Range 029

Special Assessment Breakdown

2017 SOLID WASTE FEE	\$10.00
----------------------	---------

Special Assessment Total **\$10.00**

Taxes Payable Year:		2016	2017
1. Use this amount on form MIPR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>			\$4,300.00
2. Use these amounts on Form MIPR to see if you are eligible for a special refund.		\$4,046.00	
Tax and Credits	3. Your property taxes before credits	\$4,046.00	\$4,300.00
	4. Credits that reduce your property taxes		
	A. Agricultural market value credits	\$0.00	\$0.00
	B. Other Credits	\$0.00	\$0.00
	5. Property taxes after credits	\$4,046.00	\$4,300.00
Property Tax by Jurisdiction	6. County STEARNS COUNTY	\$1,523.24	\$1,556.70
	7. City/Township ROCKVILLE CITY	\$1,383.95	\$1,440.59
	8. State General Tax	\$0.00	\$0.00
	9. School District ISD 0742 ST CLOUD		
	A. Voter approved levies	\$117.96	\$359.15
	B. Other local levies	\$981.07	\$904.92
	10. Special Taxing Districts		
	HRA	\$11.70	\$11.60
	Watershed	\$23.18	\$23.88
	Regional Rail Authority	\$4.90	\$3.16
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
	12. Total Property tax before special assessments	\$4,046.00	\$4,300.00
13. Special Assessments on Your Property			
See Left for Breakdown of Special Assessments			
Special Assessment Totals			
	Principal	\$10.00	\$10.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$4,056.00	\$4,310.00



Detach this stub and return with your second half payment.
2nd Half Payment Stub - Payable 2017
To avoid penalty, pay on or before October 16, 2017



Total Property Tax for 2017	\$4,310.00
2nd Half Tax Amount	\$2,155.00
Penalty	_____
2nd Half Total Amount Due	_____

PIN: 76.42189.0038
BILL NUMBER: 2115823
TAXPAYER: LAURA J BALKO TRUST
11193 HUBERT LN
COLD SPRING MN 56320-9531

Paid By _____

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



Dullinger Property Deed

97
1,105.50
7.20
46 00
5000
50-wdc

OFFICE OF COUNTY RECORDER
STEARNS COUNTY, MINNESOTA

NO DELINQUENT TAXES AND
TRANSFER ENTERED

Document: A1500536

DATE 7/20/2017

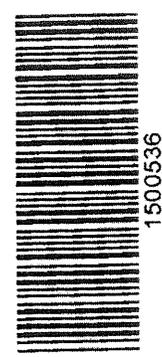
Certified, Filed, and/or Recorded on

AUDITOR Randy R. Schriefel

July 20, 2017 2:56 PM

DEPUTY Brenda Stanger
76.42189.0038

DIANE GRUNDHOEFER
STEARNS COUNTY RECORDER



Form No. 37-M
TRUSTEE'S DEED

by Individual(s) to Joint Tenants

Date: **July 18, 2017**
E-CRV No. 690745
DEED TAX DUE: \$ 1,105.50

FOR VALUABLE CONSIDERATION, **Everett E. Balko** and **Laura J. Balko**, as Trustee(s) of **Laura J. Balko Living Trust Dated August 5, 1996**, Grantor(s), hereby convey(s) to **Theresa Dullinger and Daniel Dullinger**, Grantee(s) 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.

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

together with all hereditaments and appurtenances belonging thereto.

Check applicable box:

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

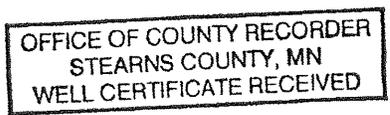


EXHIBIT 'A'

Lot 22, Block 2, Stearns County Boundary Commission Plat Number 1, Stearns County,
Minnesota.

PAYMENT DATE
07/20/2017
 COLLECTION STATION
030 TREAS SARA # 4
 RECEIVED FROM
FIRST AMERICAN TITLE
 DESCRIPTION

RANDY R. SCHREIFELS
 STEARNS COUNTY AUDITOR-TREASURER
 705 COURTHOUSE SQ RM-136/PO BOX 728
 ST CLOUD MN 56302-0728
 (320) 656-3870

BATCH NO.
 2017-07001745
 RECEIPT NO.
 2017-00015281

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT																											
DEED	DEED TAX % DEED DULLINGER 01 2145 DUE TO STATE DEED TAX \$1,105.50 Payments: <table border="1" data-bbox="462 646 1161 907"> <thead> <tr> <th>Type</th> <th>Detail</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Check</td> <td>333110101</td> <td>\$1,105.50</td> </tr> <tr> <td></td> <td>Total Cash</td> <td>\$0.00</td> </tr> <tr> <td></td> <td>Total Check</td> <td>\$1,105.50</td> </tr> <tr> <td></td> <td>Total Charge</td> <td>\$0.00</td> </tr> <tr> <td></td> <td>Total Other</td> <td>\$0.00</td> </tr> <tr> <td></td> <td>Total Remitted</td> <td>\$1,105.50</td> </tr> <tr> <td></td> <td>Change</td> <td>\$0.00</td> </tr> <tr> <td></td> <td>Total Received</td> <td>\$1,105.50</td> </tr> </tbody> </table>	Type	Detail	Amount	Check	333110101	\$1,105.50		Total Cash	\$0.00		Total Check	\$1,105.50		Total Charge	\$0.00		Total Other	\$0.00		Total Remitted	\$1,105.50		Change	\$0.00		Total Received	\$1,105.50	\$1,105.50
Type	Detail	Amount																											
Check	333110101	\$1,105.50																											
	Total Cash	\$0.00																											
	Total Check	\$1,105.50																											
	Total Charge	\$0.00																											
	Total Other	\$0.00																											
	Total Remitted	\$1,105.50																											
	Change	\$0.00																											
	Total Received	\$1,105.50																											
Total Amount:		\$1,105.50																											

**JAMES AND JACQUELINE VOIGT STAFF REPORT
NOVEMBER 7, 2017**

RE: SUBDIVIDE PROPERTY, PRELIMINARY AND FINAL PLAT AND REZONE
Parcel I.D.No. 76.41601.0620 and 76.41600.0415 - Section 11, Township 123, Range 029

Owner: James and Jacqueline Voigt
Property Address: 25614 Pleasant Road
Plat know as: Pleasant Estates Plat 3

REQUEST

1. Preliminary and Final Plat approval of seventeen (17), 1 acre +/- outlots.
2. Rezone outlots from Ag-40 to R-1
3. Developers Agreement

RELEVANT INFORMATION

1. Property is zoned A-40.
2. There are seventeen (17), 1 acre +/- outlots being proposed to be sub-divided.
3. Purpose is to offer the adjacent non-riparian property owners the opportunity purchase outlots that are adjacent to their properties.
4. Concept Plan was reviewed by Planning Commission and Council in April of 2017.
5. 50 Public Hearing notices were mailed out
6. Is consistent with the City's Comprehensive Plan.

RECOMMENDATION

Consider Approval of:

1. Preliminary and Final Plat
2. Rezone outlots from Ag-40 to R-1
3. Developers agreement

Submitted by:
Martin M. Bode
Zoning Administrator

Jim and Jacqueline pre.final plat Staff Report 11.07.17

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

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

Date of Pre-Application Meeting: _____

Date Application Submitted: _____ Parcel # P10 76.41601.0620 AND 76.41600.0415

Name of Plat PLEASANT ESTATES PLAT 3 Plat File # _____

Plat Location: Section 1&2 Township 123 Range 29

Legal Description SEE ATTACHED

Land is presently zoned AG Zone Requested R-1 Total Amount of land involved: Acres 16.19

Owners Name JAMES E. & JACQUELINA VOIGT Phone 320.251-7965
First Name Middle Initial Last Name

Address 25614 PLEASANT ROAD SC 56301 Email: _____

Developers Name SAME Phone _____

Address _____

Surveyors Name SAM DeLeo KLD, Inc. Phone 320-259-1266 Fax 259-8811

Address 13 11th Ave No SC 56303 Email: deleo@KLDLAND.COM

The following must be submitted with the preliminary plat:

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

Required Information

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

S. D. G. Date 10-19-2017
Signature of person submitting plat

Complete Application date _____

R# _____ Preliminary Plat Fee Check # 1478 Date 10-19-17 101.41000.34103 \$ 1500.00 Permit # 17-02P
Preliminary Plat Application.forms.wp 17-02P

P A I D

OCT 19 2017

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

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

Date of Pre-Application Meeting: _____

Date Application Submitted: _____ Parcel # PID 76.41601.0620 &
76.41600.0415

Name of Plat PLEASANT ESTATES PLAT 3 Plat File # _____

Plat Location: Section 1 & 2 Township 123 Range 29

Legal Description SEE ATTACHED

Land is presently zoned AG Zone Requested R1 Total Amount of land involved: Acres _____

Owners Name JAMES E. & JACQUELINE A VOIGT Phone 320-251-7965
First Name Middle Initial Last Name

Address _____ Email: _____

Developers Name SAWE Phone _____

Address _____

Surveyors Name SAM DELEO KLD Inc Phone 259-1266 Fax 259-8811

Address 13 11th Ave No. St. Cloud mn 56303

The following must be submitted with the final plat:

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

___ Required fee as noted above

Required Information

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

Sam DeLeo Date 10-19-2017
Signature of person submitting plat

Complete Application Date: _____

R # _____ Final Plat Fee Check # 1478 Date 10-19-2017 101.41000.34103 \$300.00 Permit # 17-01F
FinalPlat Application.forms.wp

PAID

LEGAL DESCRIPTION

All that part of Government Lot 3, Section 1, Township 123, Range 29, Stearns County, Minnesota, and all that part of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4), Government Lot 7, and Government Lot 8, Section 2, Township 123, Range 29, Stearns County, Minnesota, lying southeasterly of Block 2, PLEASANT ESTATES, and lying southeasterly of PLEASANT ESTATES PLAT 2, and lying southerly, northwesterly and northeasterly of the following described line:

Commencing at the most northerly corner of Lot 7, Block One, said PLEASANT ESTATES PLAT 2;

thence South 56 degrees 29 minutes 21 seconds East, assumed bearing along the northeasterly line of said Lot 7 for 178.13 feet to the most easterly corner of said Lot 7, being the point of beginning;

thence continue South 56 degrees 29 minutes 21 seconds East 315.00 feet;

thence South 24 degrees 52 minutes 29 seconds West 584.05 feet;

thence South 51 degrees 29 minutes 49 seconds West 193.97 feet;

thence North 40 degrees 43 minutes 53 seconds West 175.00 feet;

thence South 49 degrees 47 minutes 32 seconds West 408.66 feet;

thence South 49 degrees 42 minutes 17 seconds West 333.52 feet;

thence South 60 degrees 57 minutes 18 seconds West 615.32 feet;

thence South 69 degrees 21 minutes 45 seconds West 564.46 feet;

thence North 11 degrees 21 minutes 45 seconds West 260.00 feet to the southwesterly corner of Lot 14, Block 2, said PLEASANT ESTATES, and there terminating.

32
70
12
46
00
00



RANDY R. SCHREIFELS
Stearns County Auditor-Treasurer
Administration Center Rm. 136 PO Box 728
St. Cloud, MN 56302-0728
Phone #: 320-656-3870
Website: www.co.stearns.mn.us

Pin Number: 76.41601.0620

Parties of Interest: VOIGT JAMES E & JACQUELINE A

Property Tax Statement 2017

VALUES AND CLASSIFICATION Sent in March 2016

Step	Taxes Payable Year:	2016	2017
1	Estimated Market Value:	\$516,800	\$516,800
	Homestead Exclusion:		
	Taxable Market Value:	\$173,200	\$183,600
	New Improvements Expired Exclusions:		
	Property Classification:	Ag Hstd HST Rur Vac Land GREEN ACRES	Ag Hstd HST Rur Vac Land GREEN ACRES RURAL PRESERVE

Step	PROPOSED TAX	
2	Proposed Tax:	\$1,162.00

Step	PROPERTY TAX STATEMENT	
3	First-half Taxes Due May 15, 2017:	\$595.00
	Second-half Taxes Due November 15, 2017:	\$595.00
	Total Taxes Due in 2017:	\$1,190.00

JAMES E & JACQUELINE A VOIGT
25614 PLEASANT RD
SAINT CLOUD MN 56301-9797



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

2017 Property Tax Statement

Pin Number:
76.41601.0620

Property Address:

Property Description:
74.58A SE4SE4 & LOTS 7 & 8 LESS
PART PLATTED & LESS REGISTERED
LAND SURVEY NO 12 Section 02
Township 123 Range 29

Special Assessment Breakdown

Special Assessment Total **\$0.00**

Taxes Payable Year:	2016	2017
1. Use this amount on form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$0.00	\$0.00
3. Your property taxes before credits	\$1,044.00	\$1,190.00
4. Credits that reduce your property taxes		
A. Agricultural market value credits	\$0.00	\$0.00
B. Other Credits	\$0.00	\$0.00
5. Property taxes after credits	\$1,044.00	\$1,190.00
6. County STEARNS COUNTY	\$447.00	\$479.98
7. City/Township ROCKVILLE CITY	\$380.18	\$417.75
8. State General Tax	\$0.00	\$0.00
9. School District ISD 0742 ST CLOUD		
A. Voter approved levies	\$31.61	\$109.72
B. Other local levies	\$173.52	\$170.61
10. Special Taxing Districts		
HRA	\$3.44	\$3.58
Watershed	\$6.81	\$7.38
Regional Rail Authority	\$1.44	\$0.98
11. Non-school voter approved referenda levies	\$0.00	\$0.00
12. Total Property tax before special assessments	\$1,044.00	\$1,190.00
13. Special Assessments on Your Property		
Sec Left for Breakdown of Special Assessments		
Special Assessment Totals	\$0.00	\$0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$1,044.00	\$1,190.00

2

Detach this stub and return with your second half payment.
2nd Half Payment Stub - Payable 2017
To avoid penalty, pay on or before November 15, 2017



Total Property Tax for 2017	\$1,190.00
2nd Half Tax Amount	\$595.00
Penalty	_____
2nd Half Total Amount Due	_____

PIN: 76.41601.0620

BILL NUMBER: 2118528

Paid By _____

TAXPAYER: JAMES E & JACQUELINE A VOIGT
25614 PLEASANT RD
SAINT CLOUD MN 56301-9797

MAKE CHECKS PAYABLE TO:

Randy R. Schreifels
Stearns County Auditor-Treasurer
PO Box 728
St Cloud, MN 56302-0728



Your canceled check is your receipt.

1

Detach this stub and return with your first half payment.
1st Half Payment Stub - Payable 2017
To avoid penalty, pay on or before May 15, 2017
If your tax is \$100.00 or less pay the entire tax by May 15, 2017



Total Property Tax for 2017	\$1,190.00
1st Half Tax Amount	\$595.00
Penalty	_____
1st Half Total Amount Due	_____

PIN: 76.41601.0620

BILL NUMBER: 2118528

Paid By _____

TAXPAYER: JAMES E & JACQUELINE A VOIGT
25614 PLEASANT RD
SAINT CLOUD MN 56301-9797

MAKE CHECKS PAYABLE TO:

Randy R. Schreifels
Stearns County Auditor-Treasurer
PO Box 728
St Cloud, MN 56302-0728



Your canceled check is your receipt.

32
70
12
46
00
00



RANDY R. SCHREIFELS
Stearns County Auditor-Treasurer
Administration Center Rm. 136 PO Box 728
St. Cloud, MN 56302-0728
Phone #: 320-656-3870
Website: www.co.stearns.mn.us

Pin Number: 76.41600.0415

Parties of Interest: VOIGT JAMES E & JACQUELINE A

JAMES E & JACQUELINE A VOIGT
25614 PLEASANT RD
SAINT CLOUD MN 56301-9797

61946



Property Tax Statement 2017

VALUES AND CLASSIFICATION Sent in March 2016

Taxes Payable Year:	2016	2017
Estimated Market Value:	\$725,600	\$725,600
Homestead Exclusion:		
Taxable Market Value:	\$348,400	\$349,200
New Improvements/Expired Exclusions:		
Property Classification:	Ag Hstd HST Rur Vac Land GREEN ACRES	Ag Hstd HST Rur Vac Land GREEN ACRES

PROPOSED TAX		
Step 2 Proposed Tax:		\$1,888.00

PROPERTY TAX STATEMENT		
Step 3 First-half Taxes Due May 15, 2017:		\$972.00
Second-half Taxes Due November 15, 2017:		\$972.00
Total Taxes Due in 2017:		\$1,944.00

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

2017 Property Tax Statement

Pin Number:
76.41600.0415

Property Address:

Property Description:
136.79A NE4SW4, GOVT LT 3 LESS
PART PLATTED, GOVT LT 2 LESS
PARTS SOLD & LESS 17.30A ANNEX
TO CITY & SW4NE3 LESS HWY &
LESS PART COM NW COR-N88D E
ALG N LN 367.46' TO POB-N88D E
150'-S1D E 80.02'-S50D W 64.03'-S88D
W 100'-N1D W 120.01' TO POB & LESS
PART CO Section 01 Township 123
Range 029

Special Assessment Breakdown

Special Assessment Total **\$0.00**

Taxes Payable Year:		2016	2017
1. Use this amount on form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		<input type="checkbox"/>	\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	\$0.00
Tax and Credits	3. Your property taxes before credits	\$2,101.50	\$2,263.30
	4. Credits that reduce your property taxes		
	A. Agricultural market value credits	\$317.50	\$319.30
	B. Other Credits	\$0.00	\$0.00
	5. Property taxes after credits	\$1,784.00	\$1,944.00
Property Tax by Jurisdiction	6. County STEARNS COUNTY	\$764.58	\$785.40
	7. City/Township ROCKVILLE CITY	\$649.18	\$681.68
	8. State General Tax	\$0.00	\$0.00
	9. School District ISD 0742 ST CLOUD		
	A. Voter approved levies	\$53.97	\$179.05
	B. Other local levies	\$296.32	\$278.39
	10. Special Taxing Districts		
	HRA	\$5.87	\$5.85
	Watershed	\$11.63	\$12.04
	Regional Rail Authority	\$2.45	\$1.59
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
12. Total Property tax before special assessments	\$1,784.00	\$1,944.00	
13. Special Assessments on Your Property See Left for Breakdown of Special Assessments			
Special Assessment Totals		\$0.00	\$0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$1,784.00	\$1,944.00

2

Detach this stub and return with your second half payment.
2nd Half Payment Stub - Payable 2017
To avoid penalty, pay on or before November 15, 2017



Total Property Tax for 2017	\$1,944.00
2nd Half Tax Amount	\$972.00
Penalty	_____
2nd Half Total Amount Due	_____

PIN: 76.41600.0415

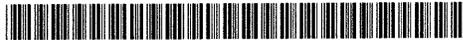
BILL NUMBER: 2117916

Paid By _____

TAXPAYER: JAMES E & JACQUELINE A VOIGT
25614 PLEASANT RD
SAINT CLOUD MN 56301-9797

MAKE CHECKS PAYABLE TO:

Randy R. Schreifels
Stearns County Auditor-Treasurer
PO Box 728
St Cloud, MN 56302-0728



Your canceled check is your receipt.

1

Detach this stub and return with your first half payment.
1st Half Payment Stub - Payable 2017
To avoid penalty, pay on or before May 15, 2017
If your tax is \$100.00 or less pay the entire tax by May 15, 2017



Total Property Tax for 2017	\$1,944.00
1st Half Tax Amount	\$972.00
Penalty	_____
1st Half Total Amount Due	_____

PIN: 76.41600.0415

BILL NUMBER: 2117916

Paid By _____

TAXPAYER: JAMES E & JACQUELINE A VOIGT
25614 PLEASANT RD
SAINT CLOUD MN 56301-9797

MAKE CHECKS PAYABLE TO:

Randy R. Schreifels
Stearns County Auditor-Treasurer
PO Box 728
St Cloud, MN 56302-0728



CITY OF ROCKVILLE

229 Broadway Street East

P.O. Box 93

Rockville MN 56369

Phone 320-251-5836

Fax 320-240-9620



Duane Willenbring, Mayor
Vince Schaefer, Councilor
Don Simon, Councilor
Richard Tallman, Councilor
Jerry Tippelt, Councilor

Martin M. Bode, City Administrator
Judy Neu, Finance/Billing Clerk/Admin Asst
Nick Waldbillig, Public Works Director
Gene Van Havermaet Maintenance/Mechanic
Debbie Weber, Administrative Assistant

Rockville City is an equal opportunity provider and employer

NOTICE OF PUBLIC HEARING CITY OF ROCKVILLE

Notice is hereby given that the Rockville Planning Commission will hold a public hearing on **Tuesday, November 7, 2017 at approximately 6:00 p.m. at Rockville Fire Hall – 24001 Firehall Lane** to consider the request of James E. Voigt and Jacqueline A. Voigt to rezone and subdivide their property. The address of the property is: 25614 Pleasant Road, Parcel No. 76.41600.0415 & 76.41601.0620, Stearns County, Minnesota.

The request is rezone from A-40 to R1 and to subdivide.

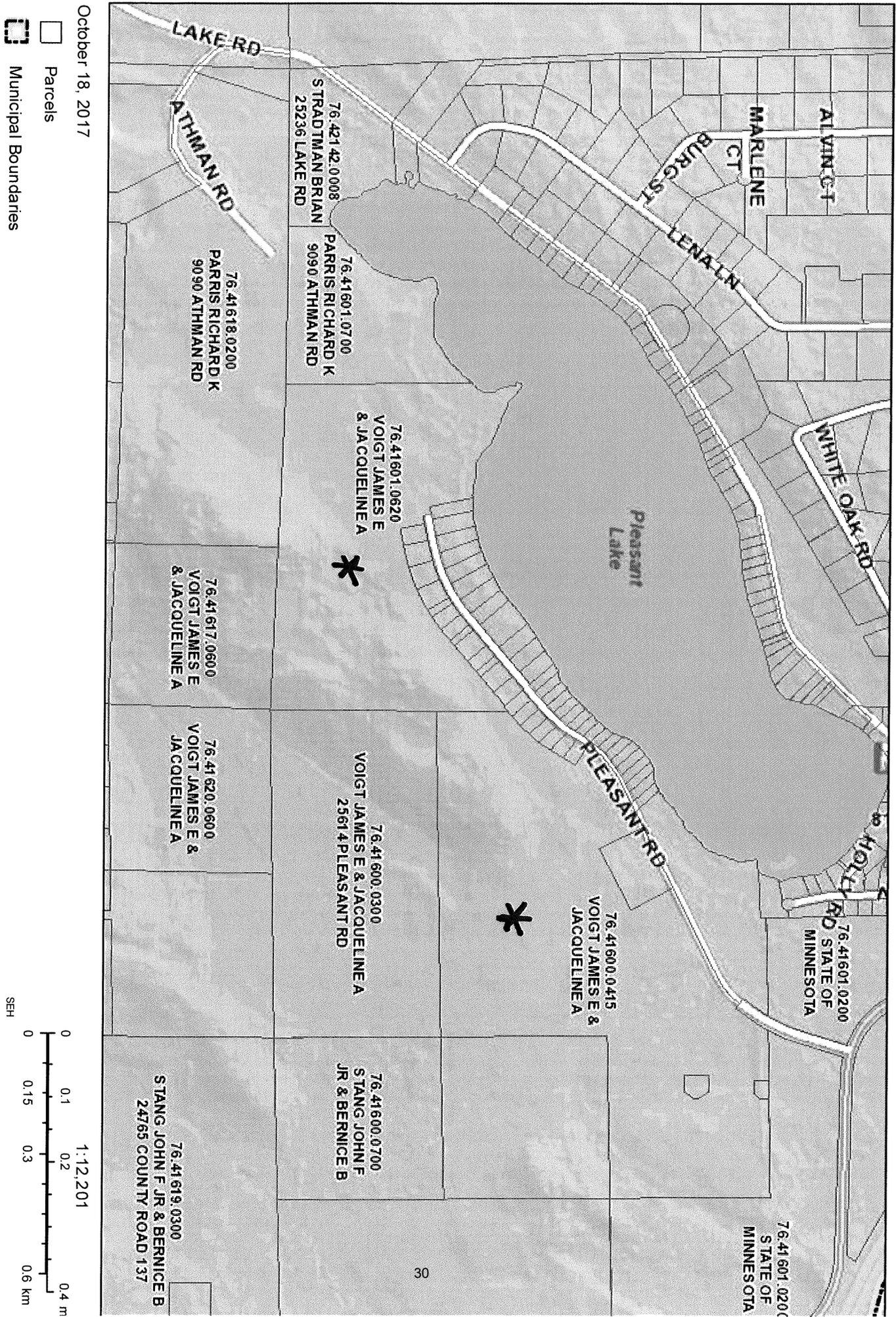
All persons attending the hearing and wishing to address the Planning Commission will have an opportunity to do so. Those not able to be present at this meeting should submit their opinions in writing to the Rockville City Administrator/Clerk, P.O. Box 93, Rockville, MN, 56369 prior to the hearing, or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

Martin M. Bode
Administrator/Clerk

Publish 10.24.17
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.

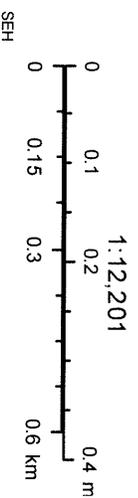
SEH SmartConnect Map



October 18, 2017

□ Parcels

▭ Municipal Boundaries

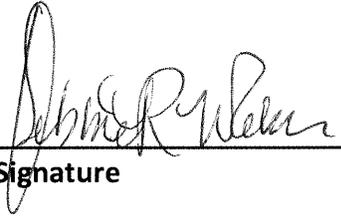


AARRON M REINERT	29251 POTASSIUM ST NW	ISANTI MN 55040
ALLEN & JULIE KELLER	2521 19TH ST N	ST CLOUD MN 56303
ANTHONY J & DORIS M SKAJA	9000 71ST AVE SE	LAKE LILLIAN MN 56253
BRIAN A & DIANE C SWENSON	25354 PLEASANT RD	ST CLOUD MN 56301
BRIAN KASPER	25297 PLEASANT RD	ST CLOUD MN 56301-9765
CITY OF ROCKVILLE	PO BOX 93	ROCKVILLE MN 56369-0093
DALE W & JEAN M STANG	25372 PLEASANT RD	ST CLOUD MN 56301-9766
DANIEL D & TERISA D DOLL	25707 BURG ST	ST CLOUD MN 56301-9484
DANIEL K BERGER	25396 PLEASANT RD	ST CLOUD MN 56301-9766
DAVID N MEYER	24433 PLEASANT RD	SAINT CLOUD MN 56301
DEDRIC & PAMELA MCBROOM	25417 PLEASANT RD	ST CLOUD MN 56301
DENNIS B & DORIS A MENKE	25322 PLEASANT RD	ST CLOUD MN 56301-9766
DENNIS M VOGEL	25298 PLEASANT RD	SAINT CLOUD MN 56301
ELLY M DANZEISEN	3715 8TH AVE S #311	SAINT CLOUD MN 56301
ERNEST & ARLENE LAUDENBACH	25403 PLEASANT RD	ST CLOUD MN 56301-9708
EVERETT H RASMUSSEN REV TRUST	3600 SAINT GERMAIN ST W APT 216	SAINT CLOUD MN 56301-4654
FRANK N KLEIN REV TRUST	25387 PLEASANT RD	SAINT CLOUD MN 56301
GRANT R & KIMBERLY A SWENSON	25559 PLEASANT RD	ST CLOUD MN 56301
JAMES & KELLY ARNOLD	25365 PLEASANT RD	ST CLOUD MN 56301-9708
JAMES & MARY MCDONALD TRUST	25393 PLEASANT RD	SAINT CLOUD MN 56301
JAMES E & JACQUELINE A VOIGT	25614 PLEASANT RD	ST CLOUD MN 56301-9764
JAYME P THIELEN	25421 PLEASANT RD	SAINT CLOUD MN 56301
JEANNE M DUININCK REV TRUST	25325 PLEASANT RD	SAINT CLOUD MN 56301
JERRY J & SANDRA M PAUL	25304 PLEASANT RD	ST CLOUD MN 56301-9766
JOHN F JR & BERNICE B STANG	24765 COUNTY ROAD 137	ST CLOUD MN 56301-9707
JOSEPH & JEANNE MEYER	25439 PLEASANT RD	SAINT CLOUD MN 56301
JOSHUA M VOIGT	25338 PLEASANT RD	SAINT CLOUD MN 56301
LAWRENCE & MARILYN SCHROEDER	20447 728TH AVE	DASSEL MN 55325
LAWRENCE E SCHROEDER	20447 728TH AVE	DASSEL MN 55325
LESLIE R & SALLY M GREEN	25447 PLEASANT RD	ST CLOUD MN 56301-9708
LOIS A LENZMEIER	25418 PLEASANT RD	ST CLOUD MN 56301
MICHAEL J MCKENNA	25553 PLEASANT RD	SAINT CLOUD MN 56301
MICHAEL R & LORI A DIEDERICHS	25404 PLEASANT RD	ST CLOUD MN 56301-9708
MICHAEL W LAUDENBACH	25410 PLEASANT RD	SAINT CLOUD MN 56301-9708
RANDY M UTECHT	25388 PLEASANT RD	SAINT CLOUD MN 56301
RICHARD E & GAIL A BLOMMER	25295 PLEASANT RD	ST CLOUD MN 56301-9708
RICHARD G CLUBB	25313 PLEASANT RD	ST CLOUD MN 56301-9708
RICHARD K PARRIS JR	4050 LOTUS DR	MINNETRISTA MN 55331
RICHARD P & SUSAN M KLEIN REV TRUST	25341 PLEASANT RD	SAINT CLOUD MN 56301
STATE OF MINNESOTA	705 COURTHOUSE SQ RM 148	SAINT CLOUD MN 56303
STEARNS COUNTY HIGHWAY	PO BOX 246	SAINT CLOUD MN 56302
TERRANCE ROEDER	25565 PLEASANT RD	ST CLOUD MN 56301-9708
THOMAS C OLSON & CONNIE K OLSON JOIN	25397 PLEASANT RD	SAINT CLOUD MN 56301
THOMAS J KOENIG	25547 PLEASANT RD	ST CLOUD MN 56301
THOMAS Z BEST	25539 PLEASANT RD	SAINT CLOUD MN 56301
VICTOR MANIFOLD	25303 PLEASANT RD	ST CLOUD MN 56301-9708
WAYNE & SUSAN J HIEMENZ	25465 PLEASANT RD	ST CLOUD MN 56301-9708
WAYNE A & BONITA A LAUDENBACH	25409 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

STATE OF MINNESOTA)
)ss.
COUNTY OF STEARNS)

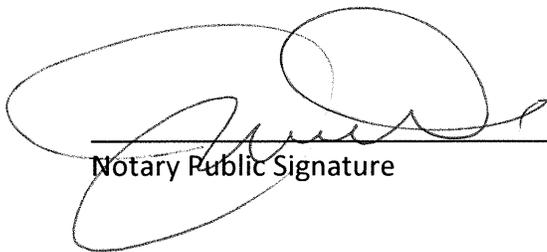
AFFIDAVIT OF SERVICE

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



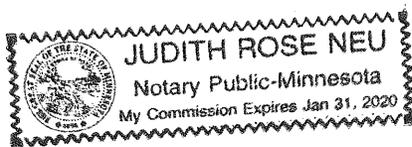
Signature

Subscribed and sworn to before me this 23rd day of October, 2017.



Notary Public Signature

Notary Public Stamp



CITY OF ROCKVILLE

REQUEST TO CHANGE ZONING DISTRICT

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

Owner's Name: James and Jacqueline Voigt. 25614 Pleasant Rd. St. Cloud mn 56301
 Applicant's Name: Sam DeLeo KLD Inc. 13 11th Ave No. St. Cloud, mn 56303
 Property Address: XXXX PLEASANT ROAD St. Cloud mn
 Phone: Jim Voigt 309-0792 Sam DeLeo 320-259-1266
 Presently Zoned: AG Requested Zoning: R-1

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

SEE ATTACHED SHEET

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

- | YES | NO | # | Item | | | | | | | | | | | | |
|---|--|---|--|--|--|----------------------------------|---------------------------------|------------------------------------|---|---|--|--------------------------------|--------------------------------|--|------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. | Fee Paid. The Applicant must submit payment for the rezoning application fee of \$200.00 prior to processing this application. Once the notice has been sent to the <i>Cold Spring Record</i> , the fee is non-refundable. | | | | | | | | | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. | Site Plan. A site plan of the <i>proposed</i> use of the property <i>after</i> the property has been rezoned must be submitted with this application. The site plan must be neatly drawn to scale ; grid paper is available at City Hall if needed. Be sure to draw, label and show dimensions for: <table border="0" style="width: 100%; margin-left: 20px;"> <tr> <td><input type="checkbox"/> All Buildings</td> <td><input type="checkbox"/> North Directional Arrow</td> <td><input type="checkbox"/> Streets</td> </tr> <tr> <td><input type="checkbox"/> Alleys</td> <td><input type="checkbox"/> Sidewalks</td> <td><input type="checkbox"/> Property Lines</td> </tr> <tr> <td><input type="checkbox"/> Lot Dimensions</td> <td><input type="checkbox"/> Driveways & all Curb Cuts</td> <td><input type="checkbox"/> Decks</td> </tr> <tr> <td><input type="checkbox"/> Wells</td> <td><input type="checkbox"/> Utility Sheds</td> <td><input type="checkbox"/> Easements</td> </tr> </table> | <input type="checkbox"/> All Buildings | <input type="checkbox"/> North Directional Arrow | <input type="checkbox"/> Streets | <input type="checkbox"/> Alleys | <input type="checkbox"/> Sidewalks | <input type="checkbox"/> Property Lines | <input type="checkbox"/> Lot Dimensions | <input type="checkbox"/> Driveways & all Curb Cuts | <input type="checkbox"/> Decks | <input type="checkbox"/> Wells | <input type="checkbox"/> Utility Sheds | <input type="checkbox"/> Easements |
| <input type="checkbox"/> All Buildings | <input type="checkbox"/> North Directional Arrow | <input type="checkbox"/> Streets | | | | | | | | | | | | | |
| <input type="checkbox"/> Alleys | <input type="checkbox"/> Sidewalks | <input type="checkbox"/> Property Lines | | | | | | | | | | | | | |
| <input type="checkbox"/> Lot Dimensions | <input type="checkbox"/> Driveways & all Curb Cuts | <input type="checkbox"/> Decks | | | | | | | | | | | | | |
| <input type="checkbox"/> Wells | <input type="checkbox"/> Utility Sheds | <input type="checkbox"/> Easements | | | | | | | | | | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. | Floodplain or Shoreland District. The Zoning Ordinance requires that staff shall determine whether or not the property is located within either the Floodplain or Shoreland District. If so, there are likely additional restrictions that apply. Indicate below whether the property lies within either of these districts after you've consulted with City staff. If so, a copy of the notice of public hearing must be sent to the Commissioner of Natural Resources. | | | | | | | | | | | | |

Yes No Is the property located within a Floodplain District?

pd. # 1478

10.19.17

Permit #: 17-02RZ

___ Yes ___ No Is the property located within a Shoreland District?

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

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

_____ Public Hearing and Planning Commission meeting date.

_____ City Council meeting date (³/₄ vote required).

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

In order to make the zoning of the proposed plat of Pleasant Estates Plat 3 consistent with the adjoining lots

Signature of Applicant: Sam DeLo

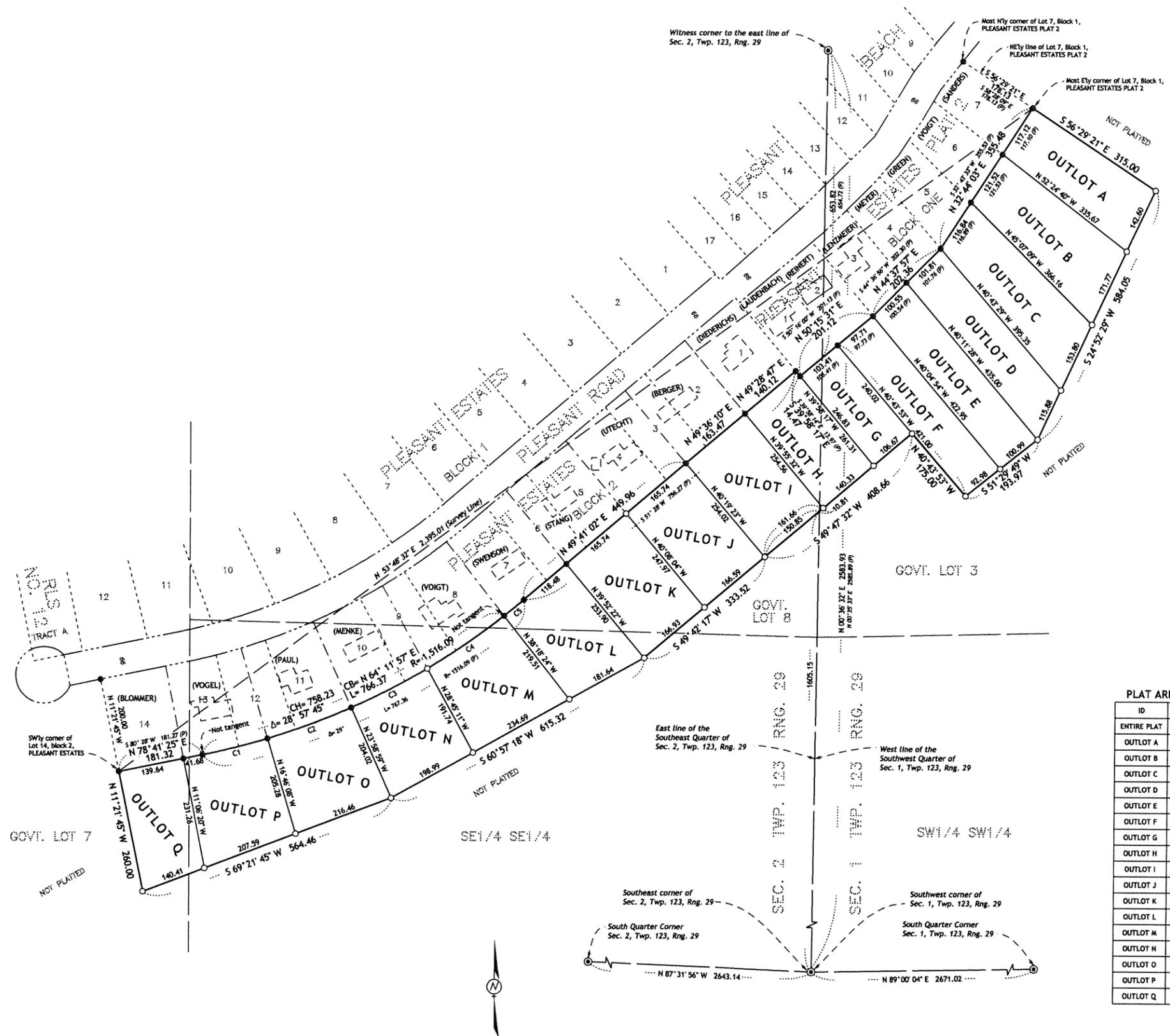
Date: 10-23-17

Staff use only.

Planning Commission Decision: _____ Date: _____

City Council Decision: _____ Date: _____

Comments:



PROJECT NARRATIVE:

The proposed plat consists of 17 outlots. These outlots are being created such that they may be conveyed and attached to the adjacent existing platted lots. These outlots may be attached to an existing adjacent platted lot and the outlots may be attached to one another. In no instance shall any of the proposed outlots be a conveyed such that they create a landlocked parcel and in no instance shall any of the combined platted lots and proposed outlots contain more than residential structure.

ZONING:

The property to be platted is currently in an Agricultural District (A-40). The adjacent platted lots are currently in a Residential (R-1) District. The proposed plat is to be re-zoned as a Residential (R-1) district so as to be consistent with the zoning of the existing adjacent platted lots. The proposed plat and the adjacent properties are both located within a Shoreland Management Zone.

LEGAL DESCRIPTION:

All that part of Government Lot 3, Section 1, Township 123, Range 29, Stearns County, Minnesota, and all that part of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4), Government Lot 7, and Government Lot 8, Section 2, Township 123, Range 29, Stearns County, Minnesota, lying southeasterly of Block 2, PLEASANT ESTATES, and lying southeasterly of PLEASANT ESTATES PLAT 2, and lying southerly, northwesterly and northeasterly of the following described line:
 Commencing at the most northerly corner of Lot 7, Block One, said PLEASANT ESTATES PLAT 2;
 thence South 56 degrees 29 minutes 21 seconds East, assumed bearing along the northeasterly line of said Lot 7 for 178.13 feet to the most easterly corner of said Lot 7, being the point of beginning;
 thence continue South 56 degrees 29 minutes 21 seconds East 315.00 feet;
 thence South 24 degrees 52 minutes 29 seconds West 584.05 feet;
 thence South 51 degrees 29 minutes 49 seconds West 193.97 feet;
 thence North 40 degrees 43 minutes 53 seconds West 175.00 feet;
 thence South 49 degrees 47 minutes 32 seconds West 408.66 feet;
 thence South 49 degrees 42 minutes 17 seconds West 333.52 feet;
 thence South 60 degrees 57 minutes 18 seconds West 615.32 feet;
 thence South 69 degrees 21 minutes 45 seconds West 564.46 feet;
 thence North 11 degrees 21 minutes 45 seconds West 260.00 feet to the southwesterly corner of Lot 14, Block 2, said PLEASANT ESTATES, and there terminating.

PLAT AREAS (+/-)

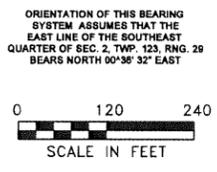
ID	AREA (Ac.)
ENTIRE PLAT	16.19
OUTLOT A	0.96
OUTLOT B	1.14
OUTLOT C	1.12
OUTLOT D	0.99
OUTLOT E	0.99
OUTLOT F	0.92
OUTLOT G	0.59
OUTLOT H	0.84
OUTLOT I	0.97
OUTLOT J	0.99
OUTLOT K	0.99
OUTLOT L	0.98
OUTLOT M	1.05
OUTLOT N	0.90
OUTLOT O	0.97
OUTLOT P	1.00
OUTLOT Q	0.79

CONTACT INFORMATION

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

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

- DENOTES: GOVERNMENT SECTION CORNER MONUMENT
- DENOTES: FOUND IRON MONUMENT
- DENOTES: A 1/2 INCH DIA. IRON PIPE WITH CAP STAMPED "DELEO 40341" TO BE SET
- (P) DENOTES: DISTANCE OR DIRECTION PER UNDERLYING PLAT OF RECORD



NO.	REVISIONS SINCE INITIAL SURVEY	DATE

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

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

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

Signature: *Samuel J. DeLeo* 10/10/2017
 Samuel J. DeLeo, MN License No. 40341 Date

PROJECT NO. VOIGF1601

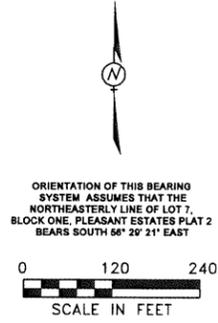
Preliminary Plat of
PLEASANT ESTATES PLAT 3
 For PID: 76.41601.0620
 City of Rockville, County of Stearns, State of Minnesota
 Located in Sections 18&2, Township 123 North, Range 29 West

Sheet No. 1 of 1

PLEASANT ESTATES PLAT 3

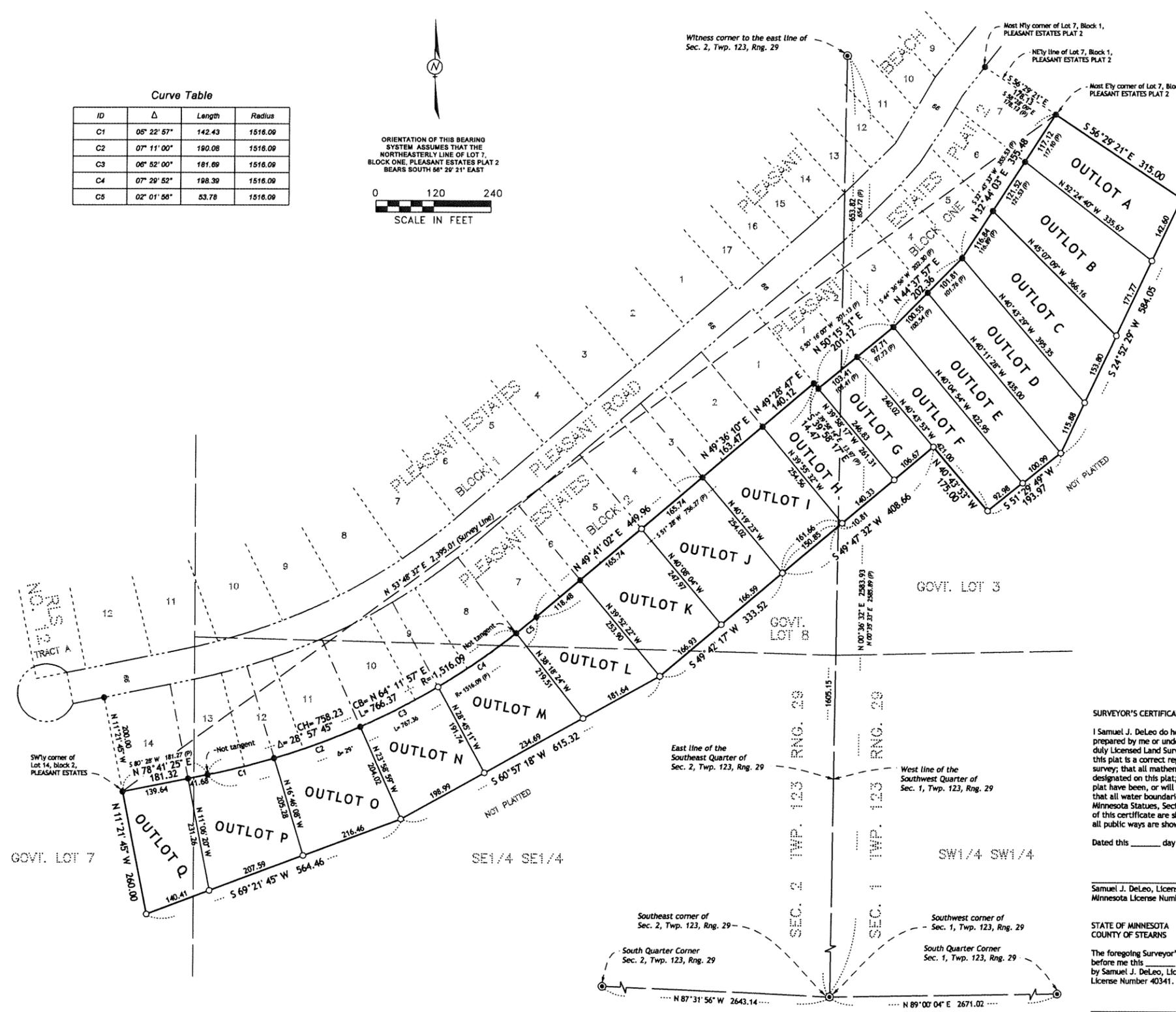
Curve Table

ID	Δ	Length	Radius
C1	05° 22' 57"	142.43	1516.09
C2	07° 11' 00"	190.08	1516.09
C3	06° 52' 00"	181.69	1516.09
C4	07° 29' 52"	198.39	1516.09
C5	02° 01' 58"	53.78	1516.09



PLAT AREAS +/-

ID	AC.
ENTIRE PLAT	16.19
OUTLOT A	0.96
OUTLOT B	1.14
OUTLOT C	1.12
OUTLOT D	0.99
OUTLOT E	0.99
OUTLOT F	0.92
OUTLOT G	0.59
OUTLOT H	0.84
OUTLOT I	0.97
OUTLOT J	0.99
OUTLOT K	0.99
OUTLOT L	0.98
OUTLOT M	1.03
OUTLOT N	0.90
OUTLOT O	0.97
OUTLOT P	1.00
OUTLOT Q	0.79



KNOWN ALL PERSONS BY THESE PRESENTS:
That James E. Voigt and Jacqueline A. Voigt, husband and wife, owners of the following described property:
All that part of Government Lot 3, Section 1, Township 123, Range 29, Stearns County, Minnesota, and all that part of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4), Government Lot 7, and Government Lot 8, Section 2, Township 123, Range 29, Stearns County, Minnesota, lying southeasterly of Block 2, PLEASANT ESTATES, and lying southeasterly of PLEASANT ESTATES PLAT 2, and lying southerly, northwesterly and northeasterly of the following described line:
Commencing at the most northerly corner of Lot 7, Block One, said PLEASANT ESTATES PLAT 2; thence South 56 degrees 29 minutes 21 seconds East, assumed bearing along the northeasterly line of said Lot 7 for 178.13 feet to the most easterly corner of said Lot 7, being the point of beginning;
thence continue South 56 degrees 29 minutes 21 seconds East 315.00 feet;
thence South 24 degrees 52 minutes 29 seconds West 584.05 feet;
thence South 51 degrees 29 minutes 49 seconds West 193.97 feet;
thence North 40 degrees 43 minutes 53 seconds West 175.00 feet;
thence South 49 degrees 47 minutes 32 seconds West 408.66 feet;
thence South 49 degrees 42 minutes 17 seconds West 333.52 feet;
thence South 60 degrees 57 minutes 18 seconds West 615.32 feet;
thence South 69 degrees 21 minutes 45 seconds West 564.46 feet;
thence North 11 degrees 21 minutes 45 seconds West 260.00 feet to the southwesterly corner of Lot 14, Block 2, said PLEASANT ESTATES, and there terminating.

Have caused the same to be surveyed and platted as PLEASANT ESTATES PLAT 3.
In witness whereof said James E. Voigt and Jacqueline A. Voigt, husband and wife, have hereunto set their hands this _____ day of _____, 20____.

James E. Voigt _____ Jacqueline A. Voigt _____

STATE OF MINNESOTA
COUNTY OF _____
The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by James E. Voigt and Jacqueline A. Voigt, husband and wife.

(Notary Signature) _____ (Notary Printed Name) _____
Notary Public _____ County, Minnesota
My commission expires _____

City of Rockville Planning Commission
Approved by the Planning Commission of the City of Rockville this _____ day of _____, 20____.

Chairman _____ Secretary _____

City Council of Rockville
Approved by the City Council of Rockville this _____ day of _____, 20____.

Mayor _____ Clerk _____

STEARNS COUNTY
I hereby certify that this plat has been examined and recommended for approval this _____ day of _____, 20____.

Stearns County Surveyor, _____
Minnesota License Number _____

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

Stearns County Auditor / Treasurer _____ Deputy Auditor / Treasurer _____

Tax Parcel Number: 76.41600.0415

I hereby certify that this instrument was filed for record in the Office of the Registrar of Titles in and for Stearns County, Minnesota on this _____ day of _____, 20____, at _____ o'clock _____ M., and was recorded as Document No. _____ in Plat Cabinet _____ No. _____.

Stearns County Registrar of Titles _____ Deputy Registrar of Titles _____

SURVEYOR'S CERTIFICATION
I Samuel J. DeLeo do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.
Dated this _____ day of _____, 20____.

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

STATE OF MINNESOTA
COUNTY OF STEARNS
The foregoing Surveyor's Certification was acknowledged before me this _____ day of _____, 20____ by Samuel J. DeLeo, Licensed Land Surveyor, Minnesota License Number 40341.

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



- DENOTES: GOVERNMENT SECTION CORNER MONUMENT
- DENOTES: FOUND IRON MONUMENT
- DENOTES: SET A 1/2 INCH DIA. IRON PIPE WITH CAP STAMPED "DELEO 40341"
- (P) DENOTES: DISTANCE OR DIRECTION PER UNDERLYING PLAT OF RECORD

Building Permits: September 2017

Parcel #	REASON	ADDRESS	DATE & PERMIT #	Valuation	Permit \$	Review	SSC	Fees
76.41705.0007	Reroofing	21317 Agate Beach Rd	9/15/2017 2017-00074	\$3,700.00	\$25.00		\$1.00	\$26.00
76.42240.0013	Replace existing front door	209 Broadway St E	9/26/17 2017-00075	\$1,700.00	\$25.00		\$1.00	\$26.00
76.41650.0600	Mechanical	21614 Co Rd 8	9/5/2017 2017-00090	\$20,565.00	\$205.65		\$10.28	\$215.93
76.41617.0900	Bathroom Remodel	24297 88th Ave	9/18/2017 2017-00091	\$16,000.00	\$74.50	\$48.43	\$8.00	\$130.93
76.42147.0002	New Commerical Building	1550 Prairie Dr	9/20/2017 2017-00105	\$243,126.00	\$1,337.20	\$869.18	\$121.56	\$2,327.94
76.41741.0002	Yard Shed 10X12	802 Ptarmigan Dr	9/6/17 17-06CSP		\$25.00			\$25.00
76.41741.0012	8x12 Yard Shed	804 Ptarmigan Dr	9/7/17 17-07CSP		\$25.00			\$25.00

Building Permits: October 2017

Parcel #	REASON	ADDRESS	DATE & PERMIT #	Valuation	Permit \$	Review	SSC	Fees
76.42188.0016	Replace existing windows, door	22916 Grovewood Ln	10/23/2017 2017-00092	\$19,632.00	\$25.00		\$1.00	\$26.00
76.41623.0900	Window Replacement	23815 88th Ave	10/24/2017 2017-00093	\$14,192.00	\$25.00		\$1.00	\$26.00
76.41617.0900	Plumbing	24297 88th Ave	10/03/2017 2017-00106		\$40.00		\$1.00	\$41.00
76.42144.0018	Remodel Lions Park Pavillion	25775 Lake Rd	10/10/2017 2017-00108	\$9,656.00	\$56.50	\$36.73	\$4.83	\$98.06
76.41621.0400	Foundation Only	24309 Co Rd 137	10/10/2017 2017-00108	\$10,000.00	\$56.50	\$36.73	\$5.00	\$98.23
76.41650.0600	Plumbing (Water Heater)	21614 Co Rd 8	10/31/2017 2017-00110	\$4,700.00	\$47.00		\$2.35	\$49.35