

PLANNING COMMISSION AGENDA

JULY 9, 2018

7:00 pm

- 1. CALL TO ORDER -**
- 2. PLEDGE OF ALLEGIANCE –**
- 3. ROLL CALL -**
 - a) Scott Patten
 - b) Sally Doherty
 - c) Kris Kopitzke (Chair)
 - d) Mark Nelson
 - e) Lucia Wroblewski
 - f) Jim Langan
 - g) Roger Bowman
 - h) Annie Perkins
 - i) Justin Sykora
- 4. APPROVAL OF AGENDA –**
- 5. APPROVAL OF MINUTES –**
 - A. June 4, 2018 Meeting Minutes
- 6. REPORTS AND PRESENTATIONS – None**
- 7. PUBLIC HEARINGS –**
 - A. Ruth Friedlander application for minor subdivision, variance and rezoning at 2900 Stagecoach Trail, 2948 Stagecoach Trail, the undeveloped parcels with PID #'s 22.028.20.11.0039, 22.028.20.11.0040 and 22.028.20.12.0002 and the parcel at 15785 Afton Hills Drive.
- 8. NEW BUSINESS – None**
- 9. OLD BUSINESS -**
 - A. Update on City Council Actions – Council Highlights from the June 19, 2018 Council meeting - attached.
- 10. ADJOURN –**

A quorum of the City Council or Other Commissions may be present to receive information.

CITY OF AFTON
DRAFT PLANNING COMMISSION MINUTES
June 4, 2018

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5 1. **CALL TO ORDER** – Chair Kris Kopitzke called the meeting to order at 7:02 PM
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7 2. **PLEDGE OF ALLEGIANCE** – was recited.
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9 3. **ROLL CALL** – Present: Chair Kris Kopitzke, Lucia Wroblewski, Mark Nelson, Roger Bowman, Sally
10 Doherty, Justin Sykora, James Langan, Annie Perkins. A Quorum was present. Absent was Scott Patten
11 (excused).
12 **ALSO IN ATTENDANCE** – City Council member Joe Richter, City Administrator Ron Moorse, City Clerk
13 Julie Yoho
14
15 4. **APPROVAL OF AGENDA** –
16 **Motion/Second: Wroblewski/Nelson to approve agenda. Passed 8-0.**
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18 5. **APPROVAL OF MINUTES** –
19 A. May 7, 2018
20 **Motion/Second: Wroblewski/Langan To approve the minutes of the May 7, 2018 Planning**
21 **Commission meeting with changes noted. Passed 8-0.**
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23 6. **REPORTS AND PRESENTATIONS** – none
24
25 7. **PUBLIC HEARINGS** –
26 A. Afton Marina & Yacht Club Inc. Application for a Conditional Use Permit for a Restaurant at 16071 31st
27 Street
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29 Chair Kopitzke opened the public hearing at 7:05 pm.
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31 Administrator Moorse provided the following summary:
32 The Afton Marina and Yacht Club, Inc. has requested approval of a conditional use permit to allow the
33 establishment of a seasonal restaurant upon its marina site located at 16071 31st Street South. The
34 restaurant is proposed to occupy 2,700 square feet of an existing boat and slip repair building which
35 measures approximately 9,400 square feet in size. Specifically, the restaurant would occupy the eastern
36 portion of the building which is provided views of adjacent St. Croix River.
37
38 City Planner Bob Kirmis gave a summary of his report. He pointed out that the primary issue is the access
39 from 32nd St. Alternative accesses discussed in the report are not supported by the marina.
40 Brad Aho, Afton Marina Treasurer, provided background information on the marina and the proposed
41 restaurant. They would like to have a second entrance for safety.
42 John, Lumberyard Pub. Stated he will work with Windmill to address their concerns as much as possible.
43 He expects different spikes in traffic, along with foot and boat traffic coming in to restaurant. He said the
44 parking lot could be closed to vehicles during peak boat launch times.
45 Rich, Attorney for Windmill Marina. Stated they are opposed to the CUP and the proposal. Windmill
46 maintains that portion of 32nd Street as a boat launch area, not public road. Afton marina is proposing to use
47 private roadway. For 50 years the access off 31st street has worked for Afton marina; they can access off
48 their own property. 32nd street is the busiest street in Afton. A full traffic study is needed. There also is a
49 gas tank and holding tank on the border.
50 Joe, Windmill Marina, spoke against the CUP and described typical traffic patterns and congestion. They
51 have an agreement to operate the boat launch for the community. Provided photos showing traffic
52 congestion. Noted that 32nd street goes at an angle toward the river.
53 Bev Aho, Afton Marina. Spoke in support of the CUP. Stated they are requesting to use the public right of
54 way.

55 Tamara Peterson, Afton Marina. Spoke in support of the CUP request. Windmill could reverse traffic circle
56 flow to help ease congestion.

57 DeDee Armstrong, local resident. Stated that this will impact on the people living here in town.

58 Ted, Windmill Marina asked if the road is capable of handling additional traffic? When would study be
59 available?

60 City Engineer Nick Guilliams replied that counts were done over Memorial Day; but need to be analyzed.

61 Ted asked about drainage

62 Guilliams replied that as part of design they will need VCWD and culvert permits. Traffic study not complete
63 yet.

64 Glen Bowman, Afton Marina, stated that a preliminary study done for the culvert is in progress.

65 Joe, Windmill Marina, stated they have paid for maintenance and improvements for past 40 yrs. on that road.

66 Brad Aho, Afton Marina, spoke in support of the second access road.

67 Kevin Kelling Afton Marina; spoke in support of the CUP.

68 DeDee Armstrong stated her specific concerns are regarding traffic and parking.

69 Beth Nelson, 2990 Itasca Ave S. St Mary's Point; asked about impervious surface next to the river and how
70 the runoff will be mitigated.

71
72 **Motion/Second Doherty/Bowman To close public hearing. Passed 8-0.**

73
74 Public hearing closed at 8:23pm

75
76 Wroblewski asked why hasn't Afton Marina addressed a different access point, or fixed the gate if it doesn't
77 function well? Why is there no alternative? Questions on traffic estimates? Getting a CUP isn't a right,
78 concerns have to be mitigated.

79 Nelson asked what kind of road we need on 32nd for cars to pass boat traffic to get into driveway.

80 Guilliams replied that it is a 2-way street. Vehicles would have to wait in line or illegally pass. Road would
81 remain 2-way traffic.

82 Perkins stated that the 32nd St photos had boats parked along it. It was not being used as a 2 way road. CUP
83 requires 32nd st to be sufficient to accommodate increased traffic. A formal traffic study is needed.

84 Kopitzke stated that it is a city street built to standards, but it is not used as a normal road. Public street, yet
85 not used as public street.

86 Administrator Moorse stated that it is a public ROW, the public has a right to use. The marina agreement
87 indicates hasn't operated as a public street; also the ROW is at an angle.

88 Perkins asked why are options B & C in the planning report off the table? They have 34 acres to work with
89 and can modify the entrance.

90 Bowman stated he hasn't heard a good explanation on why the other entrance won't work. How much traffic
91 is too much on 32nd? Also consider the pedestrian traffic impacts. The restaurant mentioned closing the
92 parking lot at peak times – a parking lot is required for a CUP.

93 Sykora agreed that closing the parking lot isn't going to work.

94 Bowman don't see solution

95 Doherty stated that it is a land locked parcel. Same ownership but different parcels. Could approve with
96 conditions for city to figure out how to do it safely, complete traffic study and work with both marinas.

97 Bowman asked about timing. (Mid July is 60 days)

98 Doherty stated she would move to recommend approval of the CUP with conditions listed. It is an approved
99 use and no variance is needed.

100 Kopitzke asked about the responsibility for the kitchen equipment if owners change.

101 Bowman asked about light pollution if there is a wall of windows facing the river.

102 Wroblewski asked why can't the entrance come in from the other way?

103 Brad Aho answered that it was considered and needs 2/3 majority to approve change in marina bylaws.

104 Perkins asked about the marina bylaws; if the restaurant benefits the marina, they should be easy to change.

105 Aho replied that it is private property, the owners buy in.

- 106 Perkins asked about the driveway application. Moorese replied that it was submitted then rolled into this
107 application.
108 Doherty asked about food equipment design.
109 Bowman asked about outside dining?
110 Langan asked if the CUP is approved and parcel is sold off, is the CUP transferable? Does it go with
111 property? Moorese replied that it is a restaurant CUP.
112 Langan stated that in the future he could see that parcel being be sold off
113 Doherty asked that if it is sold, does that change any of the requirements of conforming to the ordinance?
114 Bowman asked if a CUP can be seasonal?
115 Wroblewski asked if the CUP can be approved with conditions or denied with no conditions. What is the
116 best way to approach?
117 Kirmis replied it is best to add more conditions. There is nothing about seasonal use right now.
118

119 **Motion/Second Doherty/Kopitzke To recommend approval of the Conditional Use Permit for a**
120 **restaurant at 16071 31st St with 14 conditions provided below, plus additional.**

- 121 1. The Planning Commission provide recommendation and the City Council determine the preferred
122 access location to the restaurant site (32nd Street South, 31st Street South or a combination thereof which
123 corresponds to peak demand times).
124 2. The following access-related conditions shall apply:
125 A. All recommendations of the City Engineer related to driveway and/or street improvements and
126 traffic analysis/traffic management shall be satisfied.
127 B. Any costs associated with the improvement of 32nd Street South, if required, shall be borne by the
128 applicant.
129 C. If a new access to 32nd Street South is deemed acceptable by City Officials, such access shall be
130 subject to driveway permit processing.
131 D. An opportunity shall be provided for emergency vehicles to access the restaurant site from 32nd
132 Street South.
133 E. Project development plans shall be modified as necessary to reflect the approved site access
134 location (or locations).
135 3. Information be provided by the applicant which documents the exterior building appearance of the
136 restaurant and related finish materials.
137 4. The City Engineer and/or Washington County Department of Public Health provide comment and
138 recommendation regarding the adequacy of existing well and septic systems and any modifications
139 which are necessary to accommodate the proposed use.
140 A. Conform with city's and county's recommendation on connecting to city sewer
141 5. The applicant provide proof to the City that new boat slips have been approved by the official
142 governing authority and are to be legally established.
143 6. City Officials find the proposed hours of restaurant operation (11:00 am to 10:00 pm, seven days a
144 week) to be acceptable.
145 7. All newly erected site signage shall comply with the applicable provisions of Section 12-210 of the
146 Zoning Ordinance, be subject to review by the City's Design Review/Heritage Preservation
147 Commission and be subject to sign permit.
148 8. The submitted site plan shall be modified to identify a trash handling area. The trash handling area
149 shall be located such that it will be accessible to refuse pick-up vehicles.
150 9. Trash handling receptacles shall be located in an enclosure such that they are screened from view of
151 public rights-of-way and neighboring properties.
152 10. The site plan shall be modified to identify a loading area which provides ample maneuvering space for
153 delivery vehicles.
154 11. The amount of impervious surface coverage upon the subject site shall not be increased.
155 12. Outdoor dining activities shall not be allowed except via the processing of a conditional use permit
156 amendment.

- 157 13. Issues related to site grading and drainage shall be subject to comment and recommendation by the
158 City Engineer, including water quality best management practices.
159 14. Comments of other City Staff.
160 15. DNR approval must be received for intended us including all aspects relative to runoff containment
161 16. Lighting must conform with Afton ordinances, the DNR, and relevant river organizations.
162

163 Discussion

164 Doherty stated that the 3 big issues are traffic management, that all costs be borne by the applicant, and that
165 the new access is deemed acceptable subject to driveway permit.
166 Bowman stated that we are making a decision without full information on traffic due to time constraints.
167 Sykora stated that the other options have not been fully explored. This is an approved use, but other options
168 need to be explored.
169 Kopitzke stated that it doesn't require a variance, and it is a public street.
170 Doherty agreed that there are other ways to solve the problem, but this is a separate parcel that has rights
171 Perkins pointed out that no variance is required, as long as 32nd street can accommodate the traffic
172 Kopitzke stated that Windmill Marina can't block a public street from other uses
173 Nelson stated that the motion should be phrased as a recommendation to the council. Doherty accepted.

174 **Motion Vote**

175 **4 Aye, 4 Nay. Split recommendation goes to council.** (Doherty, Nelson, Koptizke, Perkins Aye; Langan,
176 Wroblewski, Sykora, Bowman Nay)
177

- 178 B. Ordinance 01-2018, An Ordinance Amendment regarding allowed uses, design standards, landscape
179 requirements and exterior storage in the City's Industrial zones (I1-A, I1-B and I1-C)
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181 Administrator Moose provided the following summary: The ordinance amendment reflects revisions to
182 the list of uses allowed in the Industrial zones, clarifying exterior storage regulations, and updating design
183 standards and landscape requirements, based on feedback from both the Planning Commission and City
184 Council.
185

186 Chair Kopitzke opened the public hearing at 9:06 pm

187 No comments were received

188 **Motion/Second Doherty/Wroblewski To close public hearing. Passed 8-0.**

189 Public hearing closed at 9:07 pm
190

191 Perkins stated we should require pollinator friendly plantings and non-turf grass rather than recommend.

192 Moose stated that the planning commission can recommend and bring to the council. He will look into
193 existing guidelines.

194 Sykora asked about allowing fuel storage tanks, and that not allowing may limit uses too much.

195 Bowman asked about height and setback requirements, change setback to 10'.

196 Moose stated there is a 35' setback now

197 Discussion over heights

198 **Motion/Second Nelson/Wroblewski To recommend the City Council to approve the ordinance
199 amendment with changes discussed.**

200 Discussion

201 Langan stated that an interior height of 40' interior is recommended.

202 Sykora stated he would recommend 25% for natural habitat plantings.

203 Perkins stated it could be written as "natural habitat as defined by xx".

204 Doherty stated that it may be hard to come up with specs for stronger terms about native plantings, have staff
205 look into recommendations. Friendly amendment / accepted.

206 **Motion Vote 8-0**
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9. OLD BUSINESS –

A. Update on City Council Actions

1. Council highlights from the May 15, 2018 Council meeting
Council member Richter provided a summary of the Council meeting.

10. ADJOURN

Motion/Second Langan/Wroblewski To adjourn. Passed 8-0.

Meeting adjourned 9:33pm

Respectfully submitted by:

Julie Yoho, City Clerk

To be approved on July 9, 2018 as (check one): Presented: _____ or Amended: _____

City of Afton
3033 St. Croix Trl, P.O. Box 219
Afton, MN 55001

Planning Commission Memo

Meeting: July 9, 2018

To: Chair Kopitzke and members of the Planning Commission

From: Ron Moorse, City Administrator

Date: June 26, 2018

Re: Ruth Friedlander Application for minor subdivision, variance and rezoning at 2900 Stagecoach Trail, 2948 Stagecoach Trail, the undeveloped parcels with PID #'s 22.028.20.11.0039, 22.028.20.11.0040 and 22.028.20.12.0002 and the parcel at 15785 Afton Hills Drive. – **Public Hearing**

Ruth Friedlander has applied for a minor subdivision, variance and rezoning at 2900 Stagecoach Trail, 2948 Stagecoach Trail, the undeveloped parcels with PID #'s 22.028.20.11.0039, 22.028.20.11.0040 and 22.028.20.12.0002 and the parcel at 15785 Afton Hills Drive.

Attachments

- Survey showing the six existing parcels and the two proposed new parcels
- Sketch showing the ownership of the six existing parcels and the boundary line between the proposed two new parcels
- Sketch showing the two parcels that are zoned VHS-R
- Email from the Pesaventos, owners of existing parcel 6, indicating their intention to purchase approximately 7.5 acres (actually 7.25 acres) of property from Ruth Friedlander to be combined with their property.

Minor Subdivision

The minor subdivision is being proposed to address multiple parcels under one ownership that are totally or partially unbuildable due to steep slopes. The three smallest parcels (existing Parcels 2, 3 and 4 as designated on the attached survey) are unbuildable due to steep slopes, the parcel at 2948 Stagecoach Trail (existing Parcel 1) is unbuildable because there is a steep slope between Stagecoach Trail and the buildable portion of the lot, and the mid-portion of the parcel at 2900 Stagecoach Trail (existing Parcel 5) is unbuildable due to steep slopes.

The minor subdivision does not create any additional lots, but combines several parcels under the same ownership and rearranges lot lines to add property to the adjacent parcel under separate ownership to the north at 15785 Afton Hills Drive (existing Parcel 6). The result of the subdivision will be two parcels instead of six parcels (see the attached sketch of the parcels). Parcel A will be 2.14 acres and Parcel B will be 11.07 acres. The eastern portion of Parcel 1, which has buildable topography and is adjacent to Parcel 5, is proposed to be added to the eastern portion of Parcel 5 to provide as much accessible buildable area to this parcel as possible. The result would be that the new Parcel A would have 2.14 acres vs. the current lot size of 1.86 acres and would have more buildable area than it currently has. All of the land other than the new Parcel A would be combined with existing Parcel 6 to create a new Parcel B with 11.07 acres.

Variance

The variance application reflects the size of the new Parcel A being 2.14 acres vs. the required 5 acres. This is

less nonconforming than the existing 1.86 acre Parcel 5 and it has more buildable area than the existing Parcel 5. While the western boundary of Parcel A could have been moved to the west far enough to create a five-acre lot, the additional land would have been steep slopes and/or inaccessible to the eastern portion of the parcel. The proposed lot configuration was chosen to provide as much accessible buildable area to Parcel A as possible and to use the eastern boundary line of existing Parcel 2 as the western boundary line of new Parcel A to avoid irregularly-shaped parcels. While the City's planning consultant has indicated a variance is not necessarily required when an existing nonconforming parcel is being made less nonconforming, the variance process can document the reasoning behind the approval of a minor subdivision that includes a nonconforming parcel.

Rezoning

Existing Parcels 2 and 3, which are to be combined with the existing Parcel 6, are currently zoned VHS-R. Because Parcel 6 is zoned Rural Residential, the two parcels need to be rezoned to Rural Residential to avoid portions of the proposed new Parcel B being in different zoning districts.

Septic System

The septic system that serves Parcel A has recently been replaced. Because of the nonconforming size of Parcel A, it is recommended that a condition of approval of the subdivision and variance is that when the septic system becomes noncompliant, Parcel A would be required to hook up to the City sanitary sewer system if there is capacity in the system at that time.

Findings

The following is a recommended set of findings. The Planning Commission may revise the findings as desired.

1. The proposed subdivision includes two parcels zoned VHS-R and four parcels zoned Rural Residential
2. The land to the north, south and east of the subdivision is zoned Rural Residential and the land to the south is zoned VHS-R.
3. The proposed minor subdivision does not create any additional lots.
4. The proposed subdivision combines several parcels that are under the same ownership
5. The proposed subdivision reduces the number of parcels from six to two.
6. The proposed subdivision adds 7.25 acres to existing parcel 6, which is currently nonconforming with a lot area of 3.82 acres vs. the required minimum lot area of 5.0 acres.
7. The proposed subdivision includes a lot (Parcel A) that has a lot area of 2.14 acres vs. the required minimum lot area of 5 acres.
8. New Parcel A has a greater lot area than existing Parcel 5, and has a greater amount of buildable area than existing Parcel 5.
9. With the exception of the nonconforming lot area of the new Parcel A, the subdivision meets all subdivision requirements
10. The proposed subdivision makes the currently nonconforming existing Parcel 6 a conforming parcel with a lot area of 11.07 acres.

Conditions

If the Planning Commission decides to make a recommendation for approval, the following is a recommended set of conditions of approval. The Planning Commission may revise the conditions as desired.

1. When the existing septic system on Parcel A becomes non-compliant, the property will be connected to the municipal sanitary sewer system, if there is sufficient capacity in the system at that time
2. Drainage and utility easements as required by the City Engineer shall be granted

3. Scenic easements shall be placed on all areas with slopes of 18% or greater, and on all areas with slopes of 12% or greater in the Lower St. Croix River Bluffland and Shoreland Management District
4. The developer shall execute a scenic easement agreement and shall record the scenic easement concurrent with the subdivision

Planning Commission Recommendation Requested:

Motion regarding a recommendation concerning the Ruth Friedlander application for a minor subdivision, variance and rezoning at 2900 Stagecoach Trail, 2948 Stagecoach Trail, the undeveloped parcels with PID #'s 22.028.20.11.0039, 22.028.20.11.0040 and 22.028.20.12.0002 and the parcel at 15785 Afton Hills Drive, with findings, and conditions if applicable.

MINOR SUBDIVISION

CONTACT:
RUTH FRIEDLANDER
255 KELLOGG BLVD. E #504
ST. APUL, MN 55101-1468
651-492-7550

CONTACT:
STEVE PESAVENTO
15785 AFTON HILLS DRIVE S.
AFTON, MN 55001
651-581-4623

COUNTY/CITY:
WASHINGTON COUNTY
CITY OF AFTON

REVISIONS:

DATE	REVISION
6-11-18	PRELIMINARY ISSUE

CERTIFICATION:
I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

Danri L. Thurmes
Danri L. Thurmes Registration Number: 25718
Date: 6-11-18

PROJECT LOCATION:
2900 STAGECOACH TRAIL S.
PID#1502820440006

2948 STAGECOACH TRAIL S.
PID#1502820440005
PID#2202820110039
PID#2202820110040
PID#2202820120002

15785 AFTON HILLS DRIVE S
PID#1502820430003

Suite #1
6750 Stillwater Blvd. N.
Stillwater, MN 55082
Phone 651.275.8969
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dan@cssurvey.net

CORNERSTONE LAND SURVEYING, INC.

FILE NAME: SURVZ496
PROJECT NO. Z218496

MINOR SUBDIVISION

EXISTING FRIEDLANDER PARCEL DESCRIPTIONS:

All that part of the South Half of the Southeast Quarter (S1/2 of SE1/4) of Section Fifteen (15), Township Twenty-eight (28) North, Range Twenty (20) West, described as follows: Beginning a point in the Southern boundary line of Section Fifteen (15), in Township Twenty-eight (28) North, Range Twenty (20) West, One (1) Chain and Fifty (50) Links East of the Quarter Stake between Sections Fifteen (15) and Twenty-two (22); thence North and parallel with subdivision line running North from said Quarter Stake, Three (3) Chains and Seventy-two (72) Links; thence East and parallel with said South line of Section, Thirty-one (31) Chains and Seventy-five (75) Links to the middle line of Afton and Lakeland Road, (so-called); thence South 15' East along the middle line of said Road, Three (3) Chains and Eighty-five (85) Links to said Section line; thence West on said Section line Thirty-two (32) Chains and Seventy-six (76) Links to place of beginning.

Excepting therefrom that part described as follows: All that part of the South Half of the Southeast Quarter (S1/2 of SE1/4) of Section Fifteen (15), Township Twenty-eight (28) North, Range Twenty (20) West, described as follows to wit: Commencing at the center of the Afton-Lakeland Road (so-called) at a point three (3) chains and eighty-five (85) links measured along the center of said road from the South line of said Section Fifteen (15); thence West parallel with the South line of said Section Fifteen (15), eight chains to a point; thence South Two (2) chains and Twenty-five (25) links parallel with the West Line of said Section Fifteen (15), thence East eight (8) chains and sixty-six (66) links parallel with the South line of said Section Fifteen (15) to the center of the Afton-Lakeland Road; thence North two (2) chains and twenty-eight (28) links along the center of said road to the place of beginning.

And also excepting therefrom that part described as follows: The East 819 feet of the West 918 feet of the South 245.52 feet of the South Half of the Southeast Quarter (S1/2 of SE1/4) of Section Fifteen (15), Township Twenty-eight (28) North, Range Twenty (20) West, as measured along the South and West lines of said South Half of the Southeast Quarter (S1/2 of SE1/4), Parcel Identification No. 15-028-20-44-0005

Lots 1 through 6, Block 33, AFTON, according to the recorded plat thereof, Washington County, Minnesota. Parcel Identification No. 22-028-20-11-0039

Lots 1 through 3, Block 35, AFTON, according to the recorded plat thereof, Washington County, Minnesota. Parcel Identification No. 22-028-20-11-0040

That part of Lot 1, COUNTY AUDITOR'S PLAT NO. 5, Washington County, Minnesota, described as follows: Beginning at the northeast corner of said Lot 1; thence South along the east line of said Lot 1 a distance of 150.00 feet; thence northwesterly to a point on the north line of said Lot 1 distant 72.75 feet East of the northwest corner of said Lot 1; thence East along the north line of said Lot 1 to the point of beginning; according to the plat thereof on file and of record in the Office of the County Recorder, in and for Washington County, Minnesota. Parcel Identification No. 22-028-20-12-0002

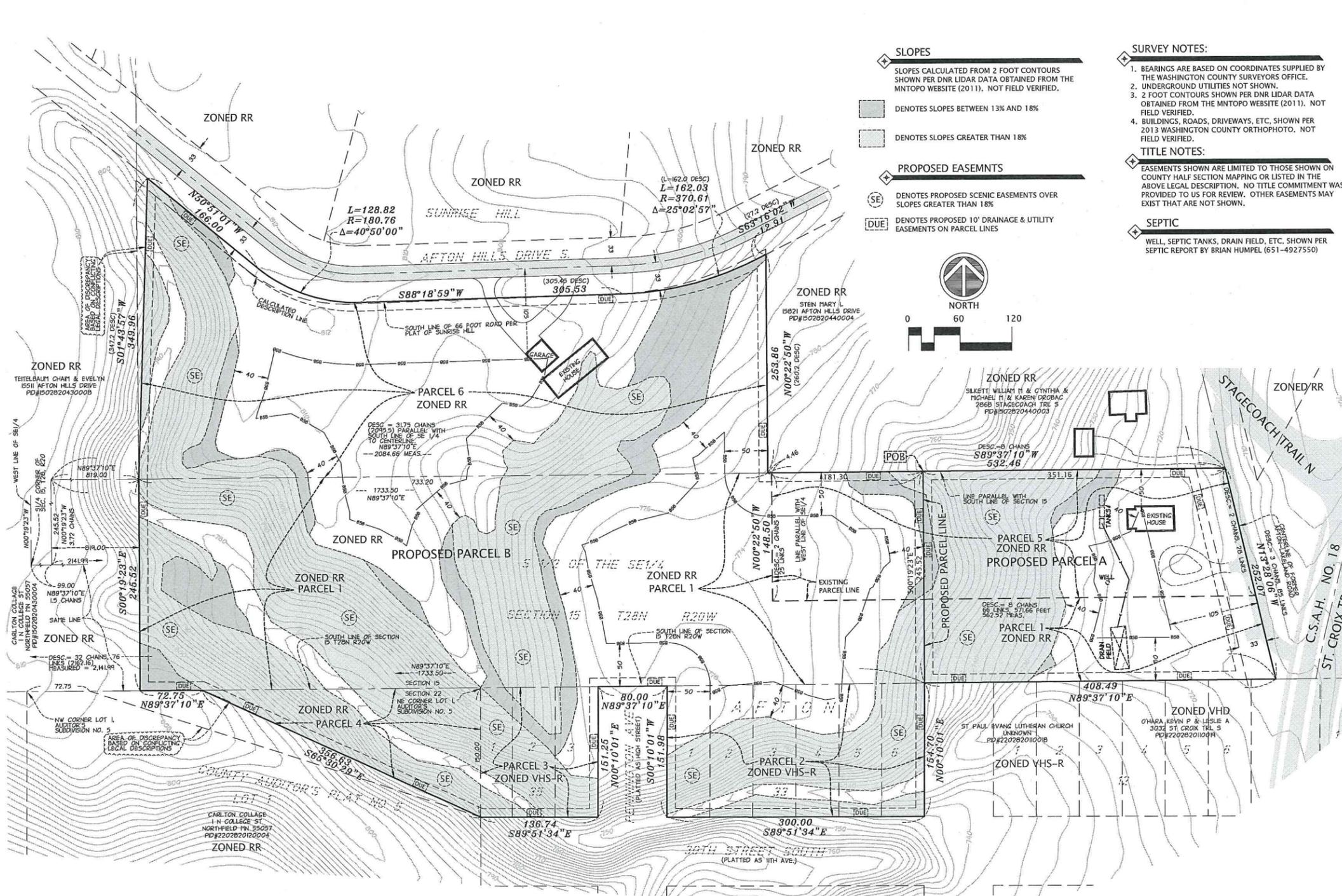
All that part of the South Half of the Southeast Quarter (S1/2 of SE1/4) of Section Fifteen (15), Township Twenty-eight (28) North, Range Twenty (20) West, described as follows to wit: Commencing at the center of the Afton-Lakeland Road (so-called) at a point three (3) chains and eighty-five (85) links measured along the center of said road from the South line of said Section Fifteen (15); thence West parallel with the South line of said Section Fifteen (15), eight chains to a point; thence South Two (2) chains and Twenty-five (25) links parallel with the West Line of said Section Fifteen (15), thence East eight (8) chains and sixty-six (66) links parallel with the South line of said Section Fifteen (15) to the center of the Afton-Lakeland Road; thence North two (2) chains and twenty-eight (28) links along the center of said road to the place of beginning.

EXISTING PESAVENTO PARCEL DESCRIPTION:

The following described property:
In Washington County, Minnesota described as follows:

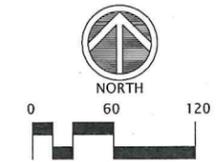
That part of the South 1/2 of Southeast 1/4 of Section 15, Township 28, Range 20, Washington County, Minnesota described as follows: Commencing at the Southeast corner of said 1/4, thence East along the South line of said 1/4 for 99.0 feet, thence North parallel to the West line of said 1/4 for 245.52 feet, thence East parallel to the South line of said 1/4 for 819.0 feet to the point of beginning of the property to be described, thence continuing East for 733.2 feet, thence North at right angles for 260.2 feet to the Southerly right of way line of a 66 foot road, thence by a deflection angle to the left of 116 degrees 32' 30" along the said Southerly right of way line for 27.2 feet, thence to the right on a curve having a radius of 370.61 feet, an intersection angle of 25 degrees 03' for an arc distance of 162.0 feet, thence West on a tangent for 305.45 feet, thence to the right on a curve having a radius of 180.76 feet, an intersection angle of 40 degrees 50' for an arc distance of 128.83 feet, thence Northwesterly on a tangent for 166.0 feet, thence by a deflection angle to the left of 129 degrees 20' 30" for 347.2 feet to the point of beginning; together with an easement for ingress and egress over the center line of said easement which is described as follows: Commencing at the iron monument at the Southeast corner of Section 15, Township 28, Range 20, thence North 76 degrees 19' West by turning an angle of 13 degrees 33' to the right from the SW corner of said Section, for 415.87 feet, thence North 13 degrees 29' 30" West for 697.60 feet, thence North 14 degrees 11' West for 410.15 feet thence South 73 degrees 47' 30" East for 34.37 feet to the point of beginning of the center line to be described, thence continuing South 73 degrees 47' 30" West for 6.09 feet, thence South 6 degrees 29' 30" East for 326.00 feet, thence to the right as a curve having a radius of 198.22 feet, an intersection angle of 70 degrees 28' for an distance of 243.79 feet, thence South 63 degrees 58' 30" West for 243.65 feet, thence to the right on a curve having a radius of 337.61 feet, an intersection angle of 25 degrees 03' for an arc distance of 147.60 feet, thence South 89 degrees 01' 30" West for 305.45 feet, thence to the right on a curve having a radius of 147.76 feet, an intersection angle of 40 degrees 50' for an arc distance of 105.30 feet, thence North 50 degrees 08' 30" West for 300.0 feet and there terminating.

PARCEL 1
PARCEL 2
PARCEL 3
PARCEL 4
PARCEL 5
PARCEL 6



- SLOPES**
- SLOPES CALCULATED FROM 2 FOOT CONTOURS SHOWN PER DNR LIDAR DATA OBTAINED FROM THE MNTPO WEBSITE (2011), NOT FIELD VERIFIED.
 - DENOTES SLOPES BETWEEN 13% AND 18%
 - DENOTES SLOPES GREATER THAN 18%
- PROPOSED EASEMENTS**
- SE DENOTES PROPOSED SCENIC EASEMENTS OVER SLOPES GREATER THAN 18%
 - DUE DENOTES PROPOSED 10' DRAINAGE & UTILITY EASEMENTS ON PARCEL LINES

- SURVEY NOTES:**
- BEARINGS ARE BASED ON COORDINATES SUPPLIED BY THE WASHINGTON COUNTY SURVEYORS OFFICE.
 - UNDERGROUND UTILITIES NOT SHOWN.
 - 2 FOOT CONTOURS SHOWN PER DNR LIDAR DATA OBTAINED FROM THE MNTPO WEBSITE (2011), NOT FIELD VERIFIED.
 - BUILDINGS, ROADS, DRIVEWAYS, ETC., SHOWN PER 2013 WASHINGTON COUNTY ORTHOPHOTO, NOT FIELD VERIFIED.
- TITLE NOTES:**
- EASEMENTS SHOWN ARE LIMITED TO THOSE SHOWN ON COUNTY HALF SECTION MAPPING OR LISTED IN THE ABOVE LEGAL DESCRIPTION. NO TITLE COMMITMENT WAS PROVIDED TO US FOR REVIEW. OTHER EASEMENTS MAY EXIST THAT ARE NOT SHOWN.
- SEPTIC**
- WELL, SEPTIC TANKS, DRAIN FIELD, ETC. SHOWN PER SEPTIC REPORT BY BRIAN HUMPEL (651-4927550)



ZONING/SETBACKS

THE MAJORITY OF THIS PARCEL IS WITHIN THE RURAL RESIDENTIAL (RR) ZONING DISTRICT. PORTIONS OF THIS PARCEL THAT ARE WITHIN THE PLAT OF AFTON ARE IN THE VILLAGE HISTORIC SITE - RESIDENTIAL AND ARE UNBUILDABLE.

RR SETBACKS:
FRONT = 105' FROM CENTERLINE OF ROAD
SIDE = 50'
REAR = 50'
SLOPES GREATER THAN 13% = 40'

EXISTING AREAS:

TOTAL AREA OF PARCEL SHOWN = 575,367 SQ.FT. / 13.21 ACRES INCLUDING 8,318 SQ.FT. OF RIGHT OF WAY FOR STAGECOACH TRAIL S.

EXISTING FRIEDLANDER PARCELS:
PARCEL 1 = 236,811 SQ.FT. / 5.44 ACRES
PARCEL 2 = 46,002 SQ.FT. / 1.06 ACRES
PARCEL 3 = 20,641 SQ.FT. / 0.47 ACRES
PARCEL 4 = 24,333 SQ.FT. / 0.56 ACRES
PARCEL 5 = 80,971 SQ.FT. / 1.86 ACRES

EXISTING PESAVENTO PARCEL:
PARCEL 6 = 166,613 SQ.FT. / 3.82 ACRES

PROPOSED PARCEL AREAS:

TOTAL AREA = 575,367 SQ.FT. / 13.21 ACRES

PROPOSED FRIEDLANDER PARCEL:
PARCEL A = 93,255 SQ.FT. / 2.14 ACRES
AREA LESS THAN 13% SLOPES = 1.20 ACRES
AREA BETWEEN 13% - 18% SLOPES = .08 ACRES
AREA ABOVE 18% SLOPES = 0.86 ACRES
AREA OF EXISTING RIGHT OF WAY = 0.19 ACRES
BUILDABLE = 1.09 ACRES (LESS 18% SLOPES AND R/W)

PROPOSED PESAVENTO PARCEL:
PARCEL B = 482,113 SQ.FT. / 11.07 ACRES
AREA LESS THAN 13% SLOPES = 5.08 ACRES
AREA BETWEEN 13% - 18% SLOPES = 0.94 ACRES
AREA ABOVE 18% SLOPES = 5.05 ACRES
AREA OF EXISTING RIGHT OF WAY = 0 ACRES
BUILDABLE = 6.02 ACRES (LESS 18% SLOPES AND R/W)

FRIEDLANDER TO PESAVENTO = 7.25 ACRES

PROPOSED PARCEL DESCRIPTIONS:

PROPOSED PARCEL A (FRIEDLANDER)
All that part of the South Half of the Southeast Quarter of Section 15, Township 28, Range 20, Washington County, Minnesota described as follows: COMMENCING at the South Quarter corner of said Section 15; thence on an assumed bearing of North 89 degrees 37 minutes 10 seconds East along the south line of said Southeast Quarter a distance of 99.00 feet to the POINT OF BEGINNING of the land to be described; thence North 00 degrees 19 minutes 23 seconds West parallel with the west line of said Southeast Quarter a distance of 245.52 feet; thence North 89 degrees 37 minutes 10 seconds East parallel with said south line a distance of 1,733.50 feet; to the POINT OF BEGINNING of the land to be described; thence South 00 degrees 19 minutes 23 seconds East parallel with said south line a distance of 245.52 feet to said south line; thence South 89 degrees 37 minutes 10 seconds East a distance of 99.00 feet; thence North 00 degrees 19 minutes 23 seconds West parallel with the west line of said Southeast Quarter a distance of 245.52 feet; thence North 89 degrees 37 minutes 10 seconds East parallel with said south line a distance of 1,733.50 feet to the POINT OF BEGINNING, EXCEPT the west 819.00 feet thereof.

Lots 1 through 6, Block 33, AFTON, according to the recorded plat thereof, Washington County, Minnesota. Parcel Identification No. 22-028-20-11-0039

Lots 1 through 3, Block 35, AFTON, according to the recorded plat thereof, Washington County, Minnesota. Parcel Identification No. 22-028-20-11-0040

That part of Lot 1, COUNTY AUDITOR'S PLAT NO. 5, Washington County, Minnesota, described as follows:
Beginning at the northeast corner of said Lot 1; thence South along the east line of said Lot 1 a distance of 150.00 feet; thence northwesterly to a point on the north line of said Lot 1 distant 72.75 feet East of the northwest corner of said Lot 1; thence East along the north line of said Lot 1 to the point of beginning, according to the plat thereof on file and of record in the Office of the County Recorder, in and for Washington County, Minnesota. Parcel Identification No. 22-028-20-12-0002

PROPOSED PARCEL B (PESAVENTO)
All that part of the South Half of the Southeast Quarter of Section 15, Township 28, Range 20, Washington County, Minnesota described as follows: COMMENCING at the South Quarter corner of said Section 15; thence on an assumed bearing of North 89 degrees 37 minutes 10 seconds East along the south line of said Southeast Quarter a distance of 99.00 feet to the POINT OF BEGINNING of the land to be described; thence North 00 degrees 19 minutes 23 seconds West parallel with the west line of said Southeast Quarter a distance of 245.52 feet; thence North 89 degrees 37 minutes 10 seconds East parallel with said south line a distance of 1,733.50 feet; to the POINT OF BEGINNING of the land to be described; thence South 00 degrees 19 minutes 23 seconds East parallel with said south line a distance of 245.52 feet to said south line; thence South 89 degrees 37 minutes 10 seconds East a distance of 99.00 feet; thence North 00 degrees 19 minutes 23 seconds West parallel with the west line of said Southeast Quarter a distance of 245.52 feet; thence North 89 degrees 37 minutes 10 seconds East parallel with said south line a distance of 1,733.50 feet to the POINT OF BEGINNING, EXCEPT the west 819.00 feet thereof.

Lots 1 through 6, Block 33, AFTON, according to the recorded plat thereof, Washington County, Minnesota. Parcel Identification No. 22-028-20-11-0039

Lots 1 through 3, Block 35, AFTON, according to the recorded plat thereof, Washington County, Minnesota. Parcel Identification No. 22-028-20-11-0040

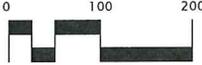
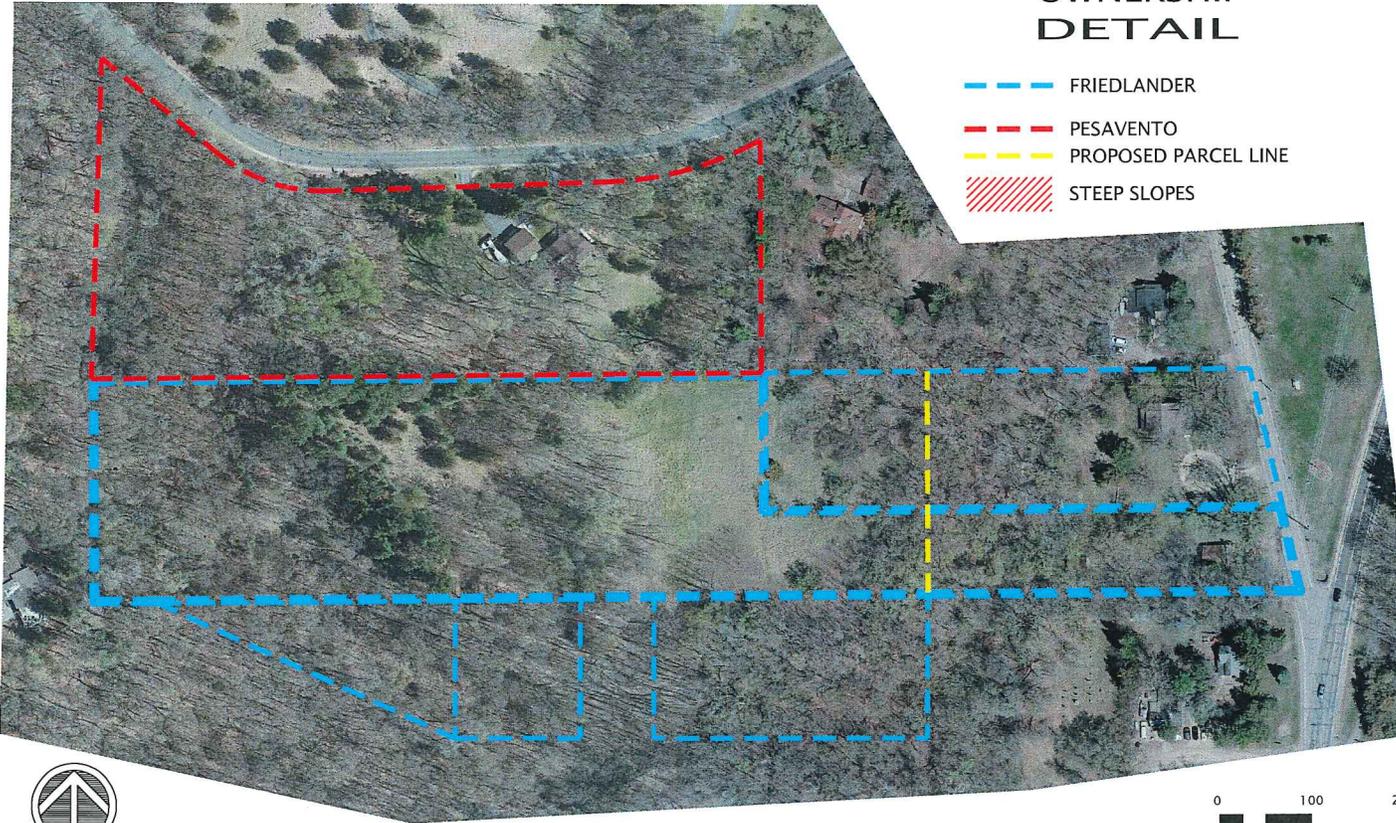
That part of Lot 1, COUNTY AUDITOR'S PLAT NO. 5, Washington County, Minnesota, described as follows:
Beginning at the northeast corner of said Lot 1; thence South along the east line of said Lot 1 a distance of 150.00 feet; thence northwesterly to a point on the north line of said Lot 1 distant 72.75 feet East of the northwest corner of said Lot 1; thence East along the north line of said Lot 1 to the point of beginning, according to the plat thereof on file and of record in the Office of the County Recorder, in and for Washington County, Minnesota. Parcel Identification No. 22-028-20-12-0002

CONTINUED PROPOSED PARCEL B (PESAVENTO)
That part of the South 1/2 of Southeast 1/4 of Section 15, Township 28, Range 20, Washington County, Minnesota described as follows: Commencing at the Southeast corner of said 1/4, thence East along the South line of said 1/4 for 99.0 feet, thence North parallel to the West line of said 1/4 for 245.52 feet, thence East parallel to the South line of said 1/4 for 819.0 feet to the point of beginning of the property to be described, thence continuing East for 733.2 feet, thence North at right angles for 260.2 feet to the Southerly right of way line of a 66 foot road, thence by a deflection angle to the left of 116 degrees 32' 30" along the said Southerly right of way line for 27.2 feet, thence to the right on a curve having a radius of 370.61 feet, an intersection angle of 25 degrees 03' for an arc distance of 162.0 feet, thence West on a tangent for 305.45 feet, thence to the right on a curve having a radius of 180.76 feet, an intersection angle of 40 degrees 50' for an arc distance of 128.83 feet, thence Northwesterly on a tangent for 166.0 feet, thence by a deflection angle to the left of 129 degrees 20' 30" for 347.2 feet to the point of beginning; together with an easement for ingress and egress over the center line of said easement which is described as follows: Commencing at the iron monument at the Southeast corner of Section 15, Township 28, Range 20, thence North 76 degrees 19' West by turning an angle of 13 degrees 33' to the right from the SW corner of said Section, for 415.87 feet, thence North 13 degrees 29' 30" West for 697.60 feet, thence North 14 degrees 11' West for 410.15 feet thence South 73 degrees 47' 30" East for 34.37 feet to the point of beginning of the center line to be described, thence continuing South 73 degrees 47' 30" West for 6.09 feet, thence South 6 degrees 29' 30" East for 326.00 feet, thence to the right as a curve having a radius of 198.22 feet, an intersection angle of 70 degrees 28' for an distance of 243.79 feet, thence South 63 degrees 58' 30" West for 243.65 feet, thence to the right on a curve having a radius of 337.61 feet, an intersection angle of 25 degrees 03' for an arc distance of 147.60 feet, thence South 89 degrees 01' 30" West for 305.45 feet, thence to the right on a curve having a radius of 147.76 feet, an intersection angle of 40 degrees 50' for an arc distance of 105.30 feet, thence North 50 degrees 08' 30" West for 300.0 feet and there terminating.



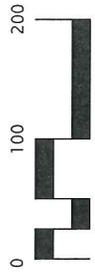
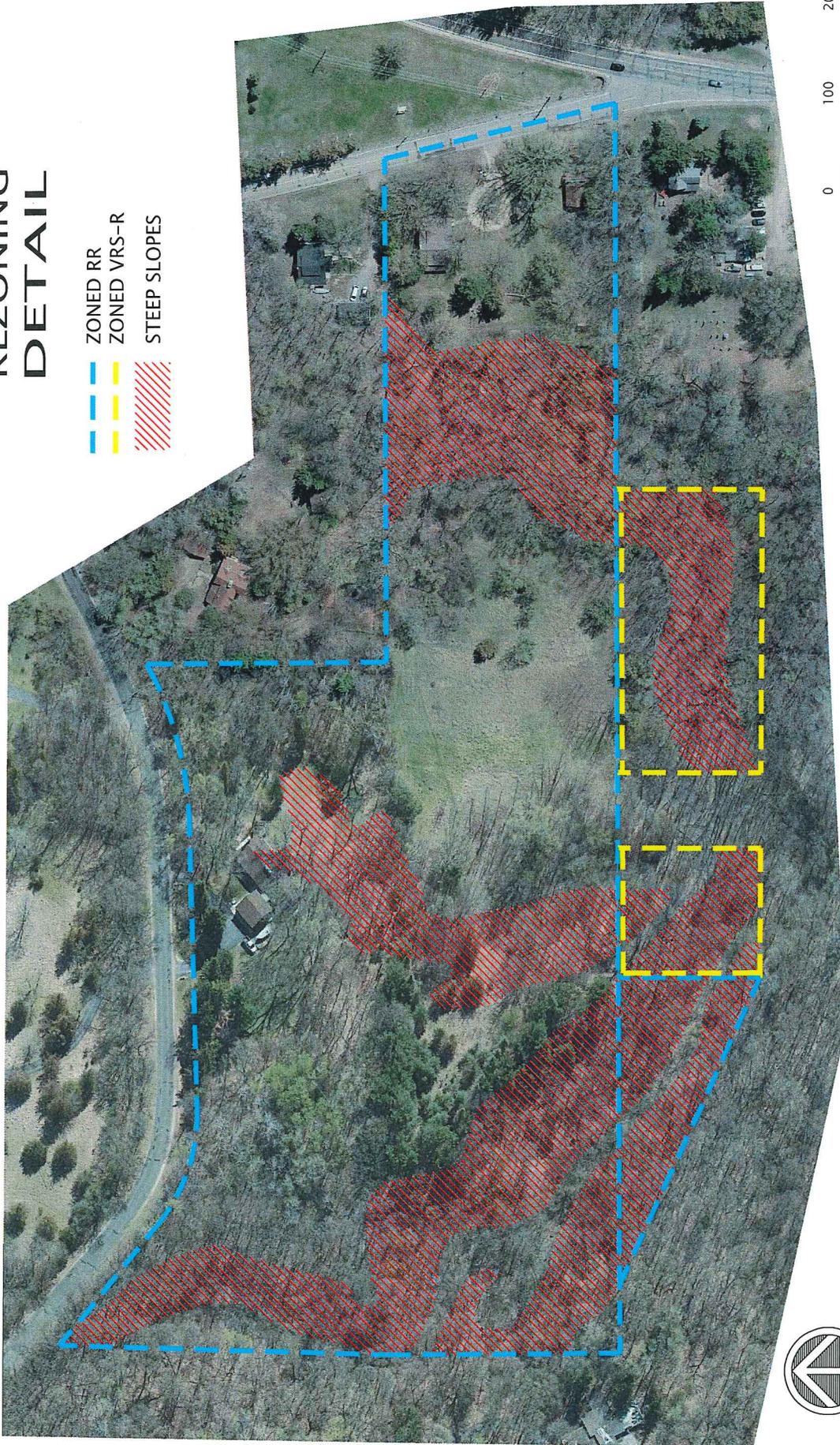
OWNERSHIP DETAIL

-  FRIEDLANDER
-  PESAVENTO
-  PROPOSED PARCEL LINE
-  STEEP SLOPES



REZONING DETAIL

- ZONED RR
- ZONED VRS-R
- STEEP SLOPES



Ron Moorse

From: Smillie, Steve <SteveSmillie@edinarealty.com>
Sent: Tuesday, June 26, 2018 9:13 AM
To: Ron Moorse
Subject: FW: Friedlander lot re-alignment

See below

From: steve pesavent [mailto:spesavent@yahoo.com]
Sent: Tuesday, June 26, 2018 8:21 AM
To: Smillie, Steve <SteveSmillie@edinarealty.com>; lahofschulte@yahoo.com
Subject: Friedlander lot re-alignment

Ron Morris,

As current property owners at 15785 Afton Hills Drive, it is our intention to purchase part of Ruth Friedlander's land, as part of a minor subdivision. The current land for sale being offered is approximately ~7.5 acres. Our current property aligns to Ruth Friedlander's land that sits to the south of our property and are going to combine land with the existing parcel.

Thank you

Steve and Louise Pesavento

ALERT! Edina Realty will never send you wiring information via email or request that you send us personal financial information by email. If you receive an email message like this concerning any transaction involving Edina Realty, **do not respond** to the email and **immediately contact your agent via phone.**

RECEIVED

JUN 13 2018

CITY OF AFTON

218-14

CITY OF AFTON

MINOR SUBDIVISION PERMIT APPLICATION

(Reference Sections: 12-1256, 12-1260)

Owner	Address	City	State	Zip	Phone
Ruth Friedlander	#504 255 Kellogg Blvd. E	St. Paul	MN	55101-1468	651 428-2204

Applicant (if different than owner)	Address	City	State	Zip	Phone
Don Thurmes 25418 1540, 2504 St. Paul Cornerstone Land Surveying	6750 Stillwater Blvd. N. #1	Stillwater	MN	55042	651-275 8969

Project Address
2900, 2948 Stagecoach, 15785 Afton Hills Dr. AFTON MN 55001

Zoning Classification	Existing Use of Property	PID# or Legal Description
RR VHD	Residential	150282044006, 005 / 2202820110039, 40 150282043003 / 2202820430002

Description of Request
Friedlander would like to subdivide her existing 5 parcels (9.39 acres) and transfer 2.25 acres to Pesavento. Pesavento will then have 11.07 acres and Friedlander will have 2.14 acres. A steep slope currently separates Friedlander from the majority of her land. This new parcel line will separate the land at the top of the steep slope.

By signing this application, the applicant agrees to pay all expenses incurred by the City of Afton. In connection with this request, your signature constitutes permission for a representative of the City of Afton to enter your property, during business hours, to evaluate this request. This may involve minor excavating or soil borings. If you would like to be present during this evaluation, please contact the City.

Signature of Owner/Applicant: *Ruth Friedlander* Date: *June 4, 2018*

Make checks payable to **City of Afton:**

<u>FEES:</u>		<u>Escrow:</u>		
Minor Subdivision	\$250.00	Minor Subdivision	\$1,500.00	TOTAL: \$1,750.00
				DATE PAID: <i>6-11-18</i>
				CHECK #: <i>20017</i>
				RECVD. BY: <i>[Signature]</i>

ATTACH COPY OF DEED OR PROOF OF OWNERSHIP TO APPLICATION

RECEIVED

JUN 13 2018

218-13

CITY OF AFTON

CITY OF AFTON
VARIANCE APPLICATION

Owner	Address	City	State	Zip	Phone
Ruth Friedlander	255 Kellogg Ave E #504	St. Paul	MN	55092	651.492.7552

Applicant (if different than owner)	Address	City	State	Zip	Phone
Don Thomas, Corner Stone Land Surveying, Inc.	6750 Stillwater Blvd. N #1	Stillwater	MN	55422	651.275.8969

Project Address	City	State	Zip
2900 Stage Coach Trl. S.	AFTON	MN	55001

Zoning Classification	Existing Use of Property	PID# or Legal Description
RR, UHS-R	Residential	150282044006, 150282044005 and others.

Please list the section(s) of the code from which the variance(s) are requested.

12-141, Lot area, Lot Buildable area.

Description of Request

Ruth Friedlander would like to transfer 7.25 acres of her land to the neighbor Steve Pasavento. She would be left with 2.14 acres. This land will be from the top of a steep slope.

By signing this application, the applicant agrees to pay all expenses incurred by the City of Afton. In connection with this request, your signature constitutes permission for a representative of the City of Afton to enter your property, during business hours, to evaluate this request. This may involve minor excavating or soil borings. If you would like to be present during this evaluation, please contact the City.

Ruth Friedlander

June 4, 2018

Signature of Owner/Applicant

Date

Make checks payable to: **City of Afton**

If multiple variances are necessary from the applicant only **one** fee is required. However, the deposit fee must be multiplied by the number of variances sought.

FEES:	DEPOSITS:		
Variance	\$250	\$600	TOTAL: \$850.00
Renewal/Extension	\$250	\$350	DATE PAID: 6-11-18
			CHECK #: 20018
			RECVD BY: <i>[Signature]</i>

ATTACH COPY OF DEED OR PROOF OF OWNERSHIP TO APPLICATION

Applicant(s):

^{Steve +}
Ruth Friedlander / Louise Pesamento

Phone:

651-492-7550 / 612-581-4623

Mailing Address:

255 Kellogg Blvd. E #504 / 15785 Afton Hills Dr. Afton, MN 55001
St. Paul, MN 55101-1466

Property Address for variance:

2900 Stagecoach Trail S.

Variance request description:

Variance for minimum lot size - required 5.0 acres.
request 2.14 acres - Variance for minimum buildable area - required 2.5 acres.
request 1.09 acres.

City Ordinance Section number(s), that variance is requested for:

sec 12-141

min Lot size, min Buildable area.

Answer the following questions to the best of your ability - based on the criteria found in section 12-77 of Afton's Code (Land Use, Appeals and Variances). Completing this questionnaire will help the Planning Commission and the City of Afton evaluate your application in light of the requirements of Afton's Variance Ordinance. It does not guarantee that your variance request will be approved. If needed use a separate page.

Background: This questionnaire is designed to help you and the City of Afton determine whether a variance should be granted. Please consult with the City Administrator who can help you with your variance application and explain the Variance Ordinance to you. The City Administrator will work with you to ensure that the variance you request is the minimum variance required to provide the same rights commonly enjoyed by other properties in the same zoning district. Because of special provisions for certain types of construction, the City Administrator will also determine whether the property is in the Flood Plain District. There are also special provisions for earth-sheltered construction.

Criteria #1 *The requested use, must be a reasonable use in order to receive a variance. Applicant -*

Please explain why the proposed use which requires a variance is a reasonable use for this property?

NO CHANGE IN USE

Criteria #2 *Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size, shape, topography, or other circumstances over which the property owner, since enactment of this Ordinance, have had no control. Applicant -* What exceptional or extraordinary circumstances related to the property do not apply generally to other properties in the same zone or vicinity? Extraordinary circumstances would include lot size, irregular lot shape or topography. Are there other circumstances over which you, as the property owner, have no control?

Explain? Existing House is separated from overall parcel by steep slopes, difficult to go up the hill.

Criteria #3 *That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.*

Applicant - How does the literal interpretation of the provisions of the Afton ordinance (from which you are requesting a variance) deprive you of rights commonly enjoyed by other properties in the same zoning district? Explain: _____

Criteria #4 *The special conditions or circumstances do not result from actions of the applicant.*

Applicant - How did these exceptional circumstances related to the property come about? Did actions by you create these circumstances? Explain: Natural slopes (steep) separate the parcel and it is difficult to maintain.

Criteria #5 *That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to owners of other lands, structures, or buildings in the same district.*

Applicant - Will the granting of the requested variance confer on you, the applicant, any special privilege that is denied by this ordinance to owners of other lands, structures, or buildings in the same zoning district? Explain: Parcel includes land in the UHS-R zoning district, which has less area requirements than RR.

Criteria #6 *The variance requested is the minimum variance which would alleviate the hardship.*

Applicant - Is the variance you are requesting the minimum variance which would alleviate the practical difficulty or hardship for your property? Explain: yes, the steep slope dictates where the parcel line (proposed) is placed.

Criteria #7 *The variance would not be materially detrimental to the purposes of this Ordinance, or to property in the same zone.* **Applicant (Optional)** - Will the variance be materially detrimental to the purposes of this Ordinance, or to property in the same zone? How would the use of the property, if allowed by the variance, affect other properties in the vicinity?

Explain: the use will remain the same. Residents will be able to maintain the property

Criteria #8 *Economic conditions or circumstances alone shall not be considered in the granting of a variance request if a reasonable use of the property exists under the terms of the ordinance.* **Applicant** - Is the requested variance for economic reasons?

Explain: Practical. It is difficult to maintain the majority of the existing parcel because of steep slopes.

Criteria #9 *In the Flood Plain District, no variance shall be granted which permits a lower degree of flood protection than the Regulatory Flood Protection Elevation for the particular area or permits standards lower than those required by state law.* **Applicant (optional), PC** - Is the property in a Flood Plain District? Yes No

Criteria #10 *Variations shall be granted for earth-sheltered construction by state statutes when in harmony with this Ordinance.* **Applicant** - Is the variance for earth-sheltered construction? Yes No

ADDITIONAL CRITERIA THAT MAY BE CONSIDERED BY THE PLANNING COMMISSION (PC) AND/OR CITY COUNCIL(CC)- Applicant responses to criteria #11 and criteria #12 are optional.

Criteria #11 *Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance.* **Applicant (Optional), PC** - Is the requested variance in harmony with the Afton ordinances and code? How will this variance if granted (and the proposed use of the property allowed) affect the essential character of the area?

Explain: yes it is in harmony with the code. Natural steep slopes separate the Friedlander parcels from the existing house.

Criteria #12 *Variances shall only be permitted when they are in harmony with the general purposes and intent of the Afton Comprehensive Plan.* **Applicant (Optional), PC** - Is the requested variance in harmony with the Afton comprehensive plan?

Explain: yes, it is in harmony with the Comp plan.

Z18-15

RECEIVED
JUN 25 2018
CITY OF AFTON

City of Afton
ZONING PERMIT APPLICATION

REZONING APPLICATION
(Reference Code Section: 12-80)

Owner	Address	City	State	Zip	Phone
Ruth Friedlander	2900 Stagecoach Trail S	Afton	MN	55001	651-428-2204
Applicant (if different than owner)	Address	City	State	Zip	Phone
Project Address <u>2900 Stagecoach Trail S AFTON MN 55001</u>					
Zoning Classification	Existing Use of Property	PID# or Legal Description			
VHS - R	Vacant land	2202820110040 & 2202820110039			
Description of Request <u>Small parcels that will be combined with the larger parcel need to be rezoned from VHS-R to Rural Residential because a parcel should not have two different zoning designations</u>					
By signing this application, the applicant agrees to pay all expenses incurred by the City of Afton. In connection with this request, your signature constitutes permission for a representative of the City of Afton to enter your property, during business hours, to evaluate this request. This may involve minor excavating or soil borings. If you would like to be present during this evaluation, please contact the City.					
Authentisign Ruth Friedlander <small>6/25/2018 12:31:29 PM CDT</small>		06/25/2018			
Signature of Owner/Applicant			Date		
FEES:	ESCROW:				
Rezoning Fee \$350.00	Rezoning Escrow \$1500.00	TOTAL:	\$1850.00 <i>\$3500.00</i>		
		DATE PAID:	<i>6-25-18</i>		
		CHECK #:	<i>20024</i>		
Make checks payable to: City of Afton		RECVD. BY:	<i>[Signature]</i>		
ATTACH COPY OF DEED OR PROOF OF OWNERSHIP TO APPLICATION					

I understand and hereby agree that the work for which the permit is issued shall be performed according to the following: (1) the conditions of the permit, (2) the approved plans and specifications, (3) the applicable city approvals, ordinances and codes, and (4) the state building code.

I understand that the permit will expire if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 anytime after work has commenced; and that I am responsible for ensuring that all required inspections are requested in conformance with the state building code.

Council Highlights from the June 19, 2018 Council Meeting

The Council:

- Approved an application for a Conditional Use Permit for a restaurant from Afton Marina and Yacht Club with conditions.
- Approved Ordinance 01-2018 Amendment regarding allowed uses, design standards, landscape requirements and exterior storage in the City's Industrial zones.
- Approved patching repairs to 50th Street.
- Approved a liquor license for the Boatyard Grill Restaurant.
- Approved painting of City Hall.
- Approved Pay Vouchers for Park Construction, Geislinger & Sons, and Great Northern Landscapes Inc.
- Approved list of bridge repairs as prepared by WSB.
- Approved removal of trees in Town Square Park