



PLANNING COMMISSION AGENDA

April 4, 2016
7:00 pm

1. **CALL TO ORDER -**
2. **PLEDGE OF ALLEGIANCE --**
3. **OATH OF OFFICE - REAPPOINTMENTS**
 - A. **James Langan and Mark Nelson**
4. **ROLL CALL -**
 - Barbara Ronningen (Chair)
 - Sally Doherty
 - Kris Kopitzke
 - Mark Nelson
 - Judy Seeberger
 - Lucia Wroblewski
 - Scott Patten
 - Jim Langan
5. **APPROVAL OF AGENDA –**
6. **APPROVAL OF MINUTES -**
 - A. March 7, 2015 Meeting Minutes
7. **ELECTION OF OFFICERS**
 - A. **Chair**
 - B. **Vice-Chair**
 - C. **Secretary**
8. **REPORTS AND PRESENTATIONS – none.**
9. **PUBLIC HEARINGS -**
 - A. Islamic Society of Woodbury/East Metro application for a Conditional Use Permit for a Place of Worship at 12585 Hudson Road
10. **NEW BUSINESS -**
 - A. City of Woodbury Comprehensive Plan Amendment, Stonemill Farms 16th, Project No. 24-2016-00201
11. **OLD BUSINESS -**
 - A. Comprehensive Plan Update Process
 - B. Draft City Council Minutes
 - C. Update on City Council Actions
12. **ADJOURN -**

-- This agenda is not exclusive. Other business may be discussed as deemed necessary. --

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

CITY OF AFTON
DRAFT PLANNING COMMISSION MINUTES
March 7, 2016, 7:00 PM

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53

1. **CALL TO ORDER** – Chair Barbara Ronningen called the meeting to order at 7:00 p.m.

2. **PLEDGE OF ALLEGIANCE** – was recited.

3. **ROLL CALL** – Present: Langan, Wroblewski, Kopitzke, Kilmer, Patten, Nelson, Doherty and Chair Ronningen. Excused absence: Seeberger. **Quorum present.**

ALSO IN ATTENDANCE – Alternate Council Liaison Mayor Richard Bend, City Administrator Ron Moose and Deputy Clerk Kim Swanson Linner.

4. **APPROVAL OF AGENDA** –

Motion/Second: Wroblewski/Nelson. To approve the February 1, 2016 Planning Commission agenda as written. Motion carried 8-0-0.

5. **APPROVAL OF MINUTES** –

A. February 1, 2016 Planning Commission Meeting Minutes – Line 68, delete second sentence; Line 90, delete the first two sentences; Line 105, change second sentence to read, “She stated that parking for a large number of cars takes up a lot of space.” Line 196, replace “applied from” with “a result of actions by;” correct typos on lines 223: “addressing” to “addressed” and “His” to “He;” on Line 240, delete capital T; and Line 270 add a space between “starts” and “on.”

Motion/Second: Patten/Wroblewski. To approve the February 1, 2016 Planning Commission Meeting minutes as amended. Motion carried 8-0-0.

6. **REPORTS AND PRESENTATIONS** –

A. Ryan Garcia, Sector Rep from the Metropolitan Council – presented an overview of the Comprehensive Plan update process to the Planning Commission and to the several council members present. The Comp Plan update is due by December 31, 2018. In 2014 the Met Council issued its Regional System Plans; in 2015 the System Statements were issued to cities. Now cities are in the “local process” and have available the Met Council’s “Handbook Tools” to walk through every step and provide examples and mapping capabilities. Basically, cities will be reconfirming the community’s vision for the city. Afton has a Diversified Rural designation which has a density of no more than 4 per 40 acres or an average overall density of 10 acres. The city must hold at least one (1) Public Hearing to hear input and comments from residents. Neighboring communities, watershed districts and school districts are given a six-month review period prior to submitting the Plan to the Met Council for review and approval. Met Council review will look for: 1) conformance to the Regional System Plans and Statements; 2) consistency with policy plans; and, 3) compatibility with plans of affected and adjacent jurisdictions. The two new areas the Met Council is asking cities to address in this update are: 1) Resilience – key principles of sustainability and the environment, however, locally there are no requirements to address at this time; and, 2) Economic Competitiveness – on a regional, national or even international level – a niche filled as a benefit to residents.

7. **PUBLIC HEARINGS** –

A. Nature’s Trees/SavATree Conditional Use Permit application for a headquarters facility on the planned 5.9 acre parcel in the northeast corner of the property on Hudson Road with PID#06.028.20.24.0002 - Chair Ronningen opened the Public Hearing at 7:43 p.m.

Administrator Moose summarized SavATree’s plan to construct its Minneapolis/St. Paul headquarters facility on a 5.9 acre site in the northeast corner of the property on Hudson Road with PID# 06.028.20.24.0002. The subdivision to create the 5.9 acre parcel is to be recorded subsequent to the approval of the Conditional Use Permit (CUP). The front portion of the proposed facility will be used for offices. The rear portion of the building

54 will be used for the storage and service of a fleet of trucks and equipment and the storage of supplies. Both the
55 office use and the storage use require a CUP. The CUP process allows the City to review the proposed uses and
56 place conditions on the uses to address any concerns regarding the impacts of the proposed uses. The
57 application indicated that the office portion of the facility will operate as a headquarters with professional
58 management, sales and administrative staff. The operation of the rear portion will involve professional field
59 personnel coming to the facility in the morning, being dispatched for the day to work on client properties, and
60 returning at the end of the day. Fueling of trucks and equipment will take place on-site, requiring bulk fuel
61 storage in outdoor tanks specifically designed for this purpose. There will be no chipping/processing of wood
62 debris on the site. The city received a letter from Mn/DOT regarding requirements and permitting related to
63 accessing Hudson Road by SavATree. The subdivision approval for the creation of the 5.9 acre SavATree parcel
64 included the dedication of a public road right-of-way adjacent to the northwest corner of the 5.9 acre parcel. The
65 subdivision approval included conditions related to the use of the public right-of-way lane adjacent to the
66 SavATree parcel for a driveway to serve the SavATree facility. The City Attorney is drafting an agreement that:

- 67 a. Grants a temporary license to allow a driveway to be constructed on the public right-of-way lane
68 adjacent to the SavATree parcel; and,
- 69 b. Provides that the City shall have no responsibility for the construction or maintenance of the driveway,
70 or the future construction of a public road.

71 The Valley Branch Watershed District (VBWD) has approved a permit for this use. The City Engineer is in the
72 process of reviewing the grading and drainage plan and preparing a report regarding the plan and had indicated
73 no significant concerns.

74 The representative for SavATree, Mike Pizzi, had no additional comments.

75 One public comment came at the end of the meeting. Al Leopold, 12230 8th Street S, asked to speak on this
76 use. He was against this use, as this portion of the Rural Residential zone was, as he stated, “shoved down their
77 throats” and rezoned to Industrial. He and neighbors moved to this area of Afton to be in a residential zone and
78 they are not happy with heightened industrial uses coming into their area.

79
80 **Motion/Second: Kilmer/Doherty. To close the Public Hearing at 7:46 p.m. Motion carried 8-0-0.**

81
82 Commission Discussion

83 Nelson suggested that since the Design Review Committee proposed a landscape buffer using different
84 species than those proposed by the applicant, the CUP conditions may need to restate that the 98 percent opacity
85 is required notwithstanding SavATree's use of the DRC's proposed species.

86 Moose indicated that 98 percent opacity is included in the variance, but that adding it here could be
87 considered.

88 Kopitzke responded that land requirements go with the variance, and that CUP requirements concern the
89 operation of the business.

90 Kopitzke wondered why the applicant stated no chipping or processing of wood debris will happen on site.

91 Moose indicated it is to limit noise in the Rural Residential area. It was pointed out that the applicants
92 voluntarily indicated there would be no chipping or processing of wood debris on site.

93 Several commissioners had concerns about the bulk fuel tanks and the safety measures in the event of a fuel
94 spill, as Afton residents would not want infiltration to their well water.

95 The applicant indicated that double-walled tanks are allowed, that there will be a six-foot chain link fence
96 around the entire site and another fence around just the tanks. They indicated that any spills would be contained,
97 that spills could not get out to the environment and that it is in no way tied into their septic system.

98 It was noted that the applicants would need fence permits from the city.
99

100 **Motion/Second: Doherty/Kilmer. To recommend approval to the City Council for the Nature's Trees
101 application for a Conditional Use Permit for its proposed facility at the planned 5.9 acre parcel in the
102 northeast corner of the property on Hudson Road with PID#06.028.20.24.0002, with conditions as listed.**

103
104 Conditions

- 105 1. All conditions of the June 16, 2015 approval of the subdivision to create the 5.9 acre parcel shall
106 be met and the subdivision shall be recorded before the proposed use can begin.
- 107 2. Easements as required by the City Engineer shall be granted.
- 108 3. Scenic easements shall be placed on all slopes greater than 18%.
- 109 4. The developer shall execute a scenic easement agreement.
- 110 5. The developer shall obtain a permit for constructing a driveway in the road right-of-way.
- 111 6. The City shall have no responsibility for the construction or maintenance of the driveway, or the
112 construction of a public road, and the developer shall enter into an agreement setting out the
113 developer's responsibilities related to the driveway and the public road.
- 114 7. The developer shall execute the public right-of-way agreement as drafted by the City Attorney
115 including providing that the City is under no obligation to improve the right-of-way.
- 116 8. The developer shall follow the requirements in the septic system permit issued by the Washington
117 County Public Health Department.
- 118 9. Grading plans shall be reviewed and approved by the City Engineer.
- 119 10. Any permits required by Mn/DOT shall be acquired and all requirements placed on the permits
120 shall be met.
- 121 11. A permit shall be obtained from the Valley Branch Watershed District, and all requirements of
122 that permit shall be met.
- 123 12. The grading plan shall be constructed according to plans approved by the City Engineer. Silt
124 fences or other types of erosion control shall be properly installed prior to construction; and shall
125 be maintained in good condition until the construction is complete.
- 126 13. There shall be no chipping/processing of wood debris on the site.
- 127 14. The floor drain system for the shop area shall meet applicable MPCA requirements.
- 128 15. Non-compliance with the conditions of this permit shall be considered a violation, and may result
129 in revocation of this permit.
- 130 16. Compliance with conditions of this permit shall be monitored on a periodic basis.
- 131 17. Construction shall begin within one year of the date of issuance of this permit or the permit shall
132 become null and void.
- 133 18. The applicant is to submit verification to the city that double-walled tanks are sufficient for this
134 use in this location.

135
136 **Motion carried 8-0-0.**

137
138 **8. NEW BUSINESS –**

139 **A. Sec. 12-56 E and Conflicting Language Between the Comprehensive Plan and Zoning Ordinances –**
140 Commissioner Nelson requested that the Planning Commission discuss how the City Code's Sec. 12-56 E
141 calls for a more restrictive regulation of any kind to prevail over a less restrictive regulation on the same issue,
142 and the implications that carries for Policy No. 15 in Housing and Land Use Policies of the Comprehensive
143 Plan, which states "Commercial uses will only be in the VHS Zoning District" which is more restrictive than 12-
144 134, which allows various accessory commercial uses outside the VHS. Nelson believed the city at times has
145 referred to Policy No. 15 as it is drafted in the Comp Plan, and at other times mitigated it by referring to intent
146 and "spirit." He proposed redrafting Policy No. 15, which he says failed to represent what we were allowing
147 even when it was drafted. Nelson also believes 12-56 E was designed to apply to issues such as those in the
148 SavATree applications, including an assertion that we have violated the variance statute, and an assertion that
149 we are ignoring 12-143 D by allowing omission of architectural facing where it should be required over steel
150 siding. He considered actions by the Council to be guidance to the PC, and questioned whether 12-56 E should
151 be revised or repealed, or ignored. Commissioner Nelson felt these discrepancies need to be addressed.

152
153 Commission Discussion

154 Commissioners agreed that the general rule is that land use ordinances need to be consistent with the
155 Comprehensive Plan. They discussed that the Comp Plan is not a “regulatory” document, it is a visionary and
156 guiding document for the city. Ordinances are meant to be the regulatory “law of the land.”

157 Several commissioners thought there have been recent conflicts in not enforcing the Comp Plan or the
158 ordinances as drafted.

159 It was questioned whether the definition of “commercial” may have changed over time. In 2008 the city
160 started allowing Bed & Breakfast uses accessory to the principal residence, as well as, home occupations outside
161 the VHS. They wondered if the initial definition of “commercial” was meant more for “retail” and all the traffic,
162 noise, etc. that that use entailed.

163 Ronningen suggested the city may need a definition of commercial.

164 It was agreed that the terminology between the Comp Plan and city ordinances need to be modified to match
165 what is currently being done, and when drafting policy, perhaps stating why it is being drafted the way that it is.

166 Commissioners commented that enforcement of the ordinances seems to be diminishing when the
167 applications come before the City Council, as evidenced by the recent variance which Council granted to
168 significantly reduce setback requirements adjacent to the Rural Residential zone for the SavATree facility.
169

170 **It was determined that this issue be kept in mind for the work on the Comp Plan update.**

171 172 **8. OLD BUSINESS -**

173 **A. Tom and Clare Hoelderle application for an amendment to the zoning code to allow a commercial**
174 **wedding venue as a Conditional Use in the Rural Residential zoning district on lots 20 acres or greater as an**
175 **accessory use to a principal structure** – Administrator Moorse summarized that Tom and Clare Hoelderle own
176 the property at 589 Manning Avenue, located in the Rural Residential (RR) District and are requesting an
177 ordinance amendment to allow a commercial wedding venue as a Conditional Use in the RR zone as an
178 accessory to the principal use, which is a residence. This application was continued from last month so that staff
179 could determine how many properties throughout Afton this ordinance amendment may apply to. Moorse
180 indicated that there are approximately 20 properties of 20 acres in the Rural Residential District, half of which
181 have historical structures possible for this use.
182

183 Commission Discussion

184 Kopitzke and Kilmer felt this use can be seen as similar to a church in a Rural Residential zone, especially if
185 the number of events are limited to once per week.

186 It was noted that Bed & Breakfast uses are allowed in Rural Residential zoning.

187 Ronningen felt the magnitude of a wedding venue is much different than a Bed & Breakfast that might have
188 one or two cars per weekend.

189 Patten noted that only 11% of the petition signatures (in favor of the use) were actually Afton residents and
190 those residents were not located close to the venue.

191 Kopitzke felt this is a good use to allow in the Agriculture zoning districts, to preserve the rural
192 atmosphere; he just didn't feel it would be a good neighbor in the Rural Residential district. Kopitzke, doing
193 research using Google, estimated that half of those properties have barns for this use.

194 Wroblewski stated that the Planning Commission identified Manning Avenue as having less of a rural
195 ambience due to the amount of traffic and noise it generates. She felt this parcel in the Rural Residential district
196 is unique in keeping the area intact, as it is located adjacent to the grandfathered boat storage use designated as
197 an Industrial zoning district. She felt a Conditional Use Permit may be able to include conditions for appropriate
198 landscape screening or limit parking to screened areas, so as not to impact residential neighbors.

199 Langan, having lived down the street from an illegally operating wedding venue, commented that wedding
200 venues turn neighborhoods into a “zoo.” He witnessed people wandering onto properties doing “indiscriminate
201 things.” They were loud and are definitely a money-maker, pulling in \$5,000 - \$9,000 a weekend.

202 Ronningen noted information about the Hoelderle's rental cost for a recent wedding venue was \$2,800. She
203 stated that didn't sound “subordinate” to a residential use; it seems as it is more of a primary use.

204 Doherty commented that when the Commission considered Agri-Tourism a few years ago she felt the
205 enthusiasm was based on preventing development from Woodbury into Afton. When the wedding venue was
206 first proposed in the Rural Residential district, her ear was tuned to the neighbors that objected to that kind of
207 use in the RR zone, as it was just not an expectation they had for that district.

208 Commissioners discussed what the city could do to enforce noise or violations.

209 Moore explained that neighbors can call the Sheriff's Deputies to tell the owner to turn down the music and
210 that Council can revoke a Conditional Use Permit if too many violations are occurring.

211
212 **Motion/Second: Ronningen/Langan. To recommend DENIAL to the City Council for an amendment to**
213 **the zoning code to allow a commercial wedding venue as an accessory use with a conditional use permit in**
214 **the Rural Residential zoning district on lots 20 acres or greater. Motion carried 5-3-0 (Wroblewski,**
215 **Kilmer, Nelson).**

216
217 **B. Draft City Council Minutes - Update on City Council Actions** – Alternate Council Liaison Mayor Bend
218 reported on Council actions of the February meeting.

219 It was noted that re-appointments of commissioners will occur at the March 15 City Council meeting and
220 the election of officers for the Planning Commission will take place at their April 4, 2016 meeting.

221 Commissioner Kilmer announced that, due to her upcoming retirement schedule, she is unable to continue
222 as a Planning Commissioner. Her term was set to expire and she will not be applying for re-appointment. She
223 was thanked for her thoughtful and dedicated service.

224
225 **10. ADJOURN –**

226
227 **Motion/Second: Wroblewski/Patten. To adjourn the meeting at 8:57 p.m. Motion carried 8-0-0.**

228
229 Respectfully submitted by:

230
231
232 _____
233 Kim Swanson Linner, Deputy Clerk

234
235 **To be approved on April 4, 2016 as (check one): Presented: _____ or Amended: _____**

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

Planning Commission Memo

Meeting: April 4, 2016

To: Chair Ronningen and members of the Planning Commission
From: Ron Moorse, City Administrator
Date: March 30, 2016
Re: Election of Officers

Background

The ordinance setting out the purpose and operation of the Planning Commission calls for an annual election of officers. The officers and current incumbents are as follows:

Chair: Barbara Ronningen
Vice-Chair: Judy Seeberger
Secretary: Mark Nelson

The election process includes the nomination of members, and a vote regarding those nominated, for each position.

PLANNING COMMISSION ACTION REQUESTED:

Election of the following Officers:

Chair
Vice-Chair
Secretary

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

Planning Commission Memo

Meeting: April 4, 2016

To: Chair Ronningen and members of the Planning Commission

From: Ron Moorese, City Administrator

Date: March 30, 2016

Re: Islamic Society of Woodbury/East Metro Application for a Conditional Use Permit for a Place of Worship at 12585 Hudson Road – **Public Hearing**

Background

The Islamic Society of Woodbury/East Metro has applied for a conditional use permit for the construction of a place of worship (mosque) at 12585 Hudson Road. A place of worship is allowed in the Rural Residential zone with a conditional use permit. The conditional use permit process allows the City to review the proposed use and place conditions on the use to address any concerns regarding the impacts of the proposed use.

Variance Application Withdrawn

The Islamic Society had also applied for a variance to allow the widening of the existing driveway serving the property. The variance was required because the portion of the existing driveway that crosses the Hudson Road ditch and enters the property is in an area with a slope greater than 18%. The applicant has, subsequent to submitting the variance application, relocated and redesigned the driveway to avoid any disturbance to areas with slopes 18% or greater, and has therefore withdrawn its variance application. The letter withdrawing the variance application is attached.

Description of Use

The applicant has provided the attached outline of the use of the property, including days and times of use, activities, and number of people typically in attendance. Also attached are elevations of the building and a floor plan for the building that shows the various use areas. The building includes two minaret-type elements as aesthetic elements that are not functional. There will be no loud speakers on the minarets or the exterior of the building resulting in any kind of noise disturbance to the neighbors.

The facility will be used primarily for worship services on Fridays (approximately 200 people); for weekend school, primarily for school age children, on Sundays from 10:00 a.m. to 2:00 p.m. (100 students and teachers); and for social events on weekend evenings (150 to 200 people).

Property Location and Setting

The property is located on the south side of Hudson Road approximately one-half mile east of Manning Avenue. The property is bordered by light industrial zoning on the north and west, and by rural residential zoning on the east and south. The area to the east is zoned Rural Residential, and contains a residential subdivision with lots of approximately one to two acres in size. The proposed building will be located in the northwestern portion of the site, with parking to the west

and north of the building. The southern portion of the property is planned to continue to be used for agricultural use.

Preliminary Plans with Revised Site Plan

The attached set of preliminary plans includes a revised site plan (sheet C2-0) that reflects the relocated and redesigned driveway that was necessary to avoid a variance. The other sheets of the preliminary plan set still reflect the original driveway location. These plans will also be revised to reflect the relocated driveway.

Impervious Coverage

The proposal includes 1.54 acres, or 5.27% of impervious coverage, which is less than the maximum allowed coverage of 10%.

Septic Systems

The proposal includes primary and secondary septic system sites. These sites will require soil testing prior to approval of the sites by the Washington County Department of Public Health. Attached is a letter from Chris Leclair, of Washington County Public Health, indicating that, based on a soil report received on March 7, 2016, it is highly likely that the soils are suitable for the required septic systems.

Setbacks

Based on the information provided on the proposed site plan, the proposal meets all required setbacks. The proposed parking area meets the wetland setback and is allowed to be located within the powerline easement.

Parking

The City Engineer has reviewed the parking area and number of spaces required, and has indicated the parking meets requirements. The code requires 94 parking spaces and 94 spaces are being provided.

Lighting Plan

The applicant has submitted a preliminary photometric plan showing the location of light fixtures on the site and the amount of light generated by the fixtures. The fixtures are cut-off fixtures with downcast lighting. The light standards are 25 feet in height, with some to be mounted on foundations 3 feet above grade for a total height of 28 feet. This is within the maximum allowed 35 foot height. The City Engineer has reviewed the lighting plan, and has indicated it generally meets the City's requirements, but may exceed the allowed illumination level in some areas. The final lighting plan will need to meet the City's requirements.

Landscaping Plan

The City Engineer has reviewed the landscaping plan. The plan generally meets the City's requirements. The plan includes five coniferous trees and twenty-three deciduous trees or shrubs. The plan does not indicate landscaping on the sloping areas of the right-of-way. The applicant should provide ground cover detail for these areas to assure the area is maintained with appropriate ground cover.

Valley Branch Watershed District Permit

The proposed construction meets the thresholds that require a Valley Branch Watershed District (VBWD) permit. The applicant will submit the grading and drainage plan to the VBWD for their permit review. A condition of the approval of the conditional use permit should be the approval of a permit by the VBWD.

City Engineer review of grading and drainage plan

The City Engineer has reviewed the proposed grading and drainage plan. While the plan appears to work conceptually, the City Engineer has requested more detailed information regarding the infiltration capability of the pond, including soils and the water table in the area of the proposed infiltration pond. Because the property is large enough to allow flexibility in the final drainage solution, the City Engineer is not requiring additional information or plan modifications at this time. The conditions of the CUP approval should include the requirement that the final drainage solution needs to be approved by both the City Engineer and the Valley Branch Watershed District.

Height

The proposed building, including the two minaret-type elements, meet the height regulations. The ordinance language regarding height regulations for churches and other places of worship is shown below.

Sec. 12-132 F. Height.

1. No structure except those for public utilities, wind generators, farm buildings, churches and other places of worship shall exceed a height of 35 feet. The maximum height limitations for churches and other places of worship shall be as follows:

- a. A maximum height of thirty-five (35) feet for the occupied area of the structure;
- b. A maximum height of fifty (50) feet for the structural elements;
- c. A maximum height of sixty (60) feet for the following non-structural elements: spires or steeples, belfries or bell towers, cupolas, crosses or other religious symbols or decorative elements;

Continued Agricultural Use

The southern portion of the property, as well as the existing accessory buildings, will continue to be used for agricultural uses. The southern portion of the property is rented for growing crops. The accessory buildings will also be used for storage of equipment related to a planned community garden.

Use of Existing House

The existing house will be used in conjunction with the use of the open field area on the northeast portion of the property. The open field will be used as a play field for soccer and other games and for picnics. The house can provide shelter and restroom facilities that are more convenient to the field than the proposed new facility. The house will also be used for other social activities that are more suited to a smaller space than to the new facility.

Findings of Fact

The Planning Commission's recommendation needs to be based on a set of findings of fact. The findings of fact that are used as the basis of the Commission's recommendation should be listed.

Staff Findings: The following general findings are offered by staff for review and consideration by the Planning Commission:

1. The applicant has submitted all necessary documents needed for a Conditional Use Permit.
2. The applicant is proposing a 10,800 square foot building with a 4,200 sq. ft. multi-purpose hall.
3. The applicant has submitted a landscape plan, illustrating 5 coniferous trees and 23 deciduous trees and shrubs. The applicant is proposing to keep the southern portion of the property in cropland
4. The applicant has submitted a preliminary photometric plan showing the location of light fixtures on the site and the amount of light generated by the fixtures. The fixtures are cut-off fixtures with downcast lighting. The applicant has indicated that the maximum height of the light fixtures is 28 feet. The City Engineer has reviewed the preliminary photometric plan, and has indicated the level of illumination in some areas may exceed the allowed illumination level.
5. The applicant has not identified any exterior storage on the site plan.
6. According to the floor plan submitted by the applicant, the building is designed to have a main gathering area of 4,200 sq. ft., a youth room, a prayer room and offices.
7. The plan provides 94 parking spaces, which meets the minimum requirements.
8. Access into the site is proposed at one location off Hudson Road via a driveway which accesses the parking lot.
9. The driveway will also serve the existing house and out buildings.
10. The proposed building and parking area meet setback requirements.
11. The proposal meets impervious coverage requirements
12. The proposed building, including the two minarets, meets the height regulations.
13. All grading, drainage, and utility plans have been reviewed by the City Engineer. While the plans appear to work conceptually, the City Engineer has requested more detailed information regarding the infiltration capability of the pond, including soils and the water table in the area of the proposed infiltration pond.

Planning Commission Direction: The Planning Commission should consider the findings presented within this report and act on the application in one of the three following ways:

1. If the Commission determines that the findings support the approval of the application, the Commission should approve a motion to recommend approval of the application for a Conditional Use Permit based upon the findings provided within this report or with revision thereof. Approval of the application should be made only with conditions which mitigate potential impacts of the place of worship on the community.
2. If the Commission determines that additional information is needed to proceed with the approval or denial of the application, the Commission may approve a motion to table the application to a later meeting date. If the Commission tables the application, the Commission must identify the specific materials or information required by the Commission to act on the application.
3. If the Commission determines that the findings do not support the approval of the application, or directly support the denial of the application, the Commission should approve a motion to recommend denial of the application. If the Commission approves a motion recommending denial of the application, the Commission must cite specific findings supporting the denial of the application.

Staff Recommendation:

If the Planning Commission determines that the findings support the approval of the Conditional Use Permit application for the proposed place of worship, staff recommends the following conditions be placed on the approval recommendation. In addition, staff recommends the Planning Commission identify any other reasonable conditions they determine to be necessary to address any concerns regarding the impacts of the proposed use.

Conditions

The following is a list of recommended conditions to be placed on the Conditional Use Permit

1. Easements as required by the City Engineer shall be granted
2. Scenic easements shall be placed on all slopes greater than 18%,
3. The property owner shall execute a scenic easement agreement
4. The property owner shall obtain a septic permit from the Washington County Public Health Department
5. Any permits required by Mn/DOT, including permits for the driveway, shall be acquired and all requirements placed on the permits shall be met
6. A permit shall be obtained from the Valley Branch Watershed District, and all requirements of that permit shall be met
7. The grading and drainage plan shall be constructed according to final plans approved by the City Engineer. Silt fences or other types of erosion control shall be properly installed prior to construction; and shall be maintained in good condition until the construction is complete.
8. The lighting plan shall be subject to review and approval by the City Engineer and City Administrator.
9. No unscreened outdoor storage shall be permitted on the site.
10. No loud speakers shall be placed on the minarets or the exterior of the building resulting in noise disturbance to the neighbors.
11. Non-compliance with the conditions of this permit shall be considered a violation, and may result in revocation of this permit.
12. Compliance with conditions of this permit shall be monitored on a periodic basis.

Planning Commission Recommendation Requested:

Provide a recommendation regarding the Islamic Society of Woodbury/East Metro application for a Conditional Use Permit for a place of worship at 12585 Hudson Road, with findings, and with conditions if appropriate.

216-05

Updated April, 2012

CITY OF AFTON CONDITIONAL USE PERMIT APPLICATION

FILE
3-21-16

Owner	Address	City	State	Zip	Phone
Islamic Society of Woodbury/East Metro	680 Commerce Dr, Suite 130	Woodbury	MN	55125	763-370-1559
Applicant (if different than owner)	Address	City	State	Zip	Phone
Islamic Society of Woodbury/East Metro	680 Commerce Dr, Suite 130	Woodbury	MN	55125	763-370-1559
Project Address	AFTON		MN	55001	
12585 Hudson Rd					
Zoning Classification	Existing Use of Property	PID# or Legal Description			
Rural Residential	Vacant	06.028.20.13.0016 (legal description attached)			
Description of Request					
Conditional Use Permit for construction a new place of worship (Mosque – similar in purpose to a Church)					
Conditional Use Permit for construction a new place of worship (Mosque – similar in purpose to a Church)					
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. If work authorized by this Conditional Use Permit is not started within 12 months of the date issued , this CUP will EXPIRE and be INVALID.					
Signature of Owner/Applicant			Date		
M. W. [Signature]			3-1-2016		
Make checks payable to City of Afton:					
FEES:		ESCROW DEPOSIT:			
CUP	\$250	CUP Escrow	\$600	TOTAL:	\$850.00
Amended CUP	\$250	Amend CUP Escrow	\$350	DATE PAID:	3-1-2016
City Engineer	_____	Engineer Escrow	_____	CHECK #:	1166, 1165
Other	_____	Other	_____	RECVD. BY:	[Signature]
ATTACH COPY OF DEED OR PROOF OF OWNERSHIP TO APPLICATION					



ISLAMIC SOCIETY OF WOODBURY EAST METRO

Legal Description

The West 50 rods of the Northeast Quarter of Section 6, Township 28 North, Range 20 West, Washington County, Minnesota, lying South of the road as shown on Minnesota Department of Right-of-Way Plat No. 82-3, as amended by Right-of-Way Plat.

Use of Property

The proposed project seeks to build a Place of Worship (Mosque – similar in purpose to a Church) for the Muslim Community residing primarily in Woodbury, Afton and surrounding cities.

Place of worship is a permitted use in the Rural Residential District with a conditional use permit.

The proposed place of worship will be about 10,800 sqft in area. It will contain a multi-purpose hall approximately 4200 sqft in size that will be at the center of all the major uses for the place of worship. These uses for the multi-purpose hall will include religious services, social and educational events, youth activities and social services.

Some specific uses and information associated with these uses are as follows:

- Friday Worship Services: These services are similar in concept as the Sunday Worship Services offered at churches. Typical attendance is around 200 people for Friday Worship Services which last about an hour. The flow of traffic is not concentrated during this time, but rather spread across the hour, as people join and leave the sermon at different times.
In the future if the demand increases two sessions of Friday Worship Services can be offered
- Weekend School – The weekend school is primarily focused on school age children. Expected occupancy is about 100 students and teachers. The school **currently** is in session on Sundays and runs from 10:00 am to 2:00 pm.
- Social Events – Typically held over the weekend evenings and mostly on Saturdays. In addition, during the month of fasting called Ramadan, social and religious events are held over the weekend evenings. Typical occupancy for these events is around 150 people with special events having around 200 people.
- Social services such as Food Shelf, Soup Kitchen, Clothing Drive etc. may also be organized at this site
- Other services and uses typical for a place of worship will also be offered. These include religious and communal celebration events, youth related activities, programs and services, social and educational classes etc.



ISLAMIC SOCIETY OF WOODBURY
EAST METRO

Tuesday March 29, 2016

Ron Moore – City Administrator
3033 St Croix Trail S,
Afton, MN 55001

Subject: Withdrawal of Variance Application for Sec. 12-215 Land reclamation and Land grading

Dear Mr Moore,

This is a formal request to withdraw Islamic Society of Woodbury/East Metro (ISWEM) variance application submitted as part of the CUP approval.

We believe we have found a solution that meets the city code and does not require a variance. Details on this alternate plan are being provided to the City of Afton.

Thank you for your kind consideration.

Irfan Ali
Communications Director & ISWEM Board Member

ISLAMIC SOCIETY OF WOODBURY/EAST METRO ISLAMIC CENTER PROEJCT

12585 HUDSON ROAD
AFTON, MINNESOTA

PRELIMINARY PLANS

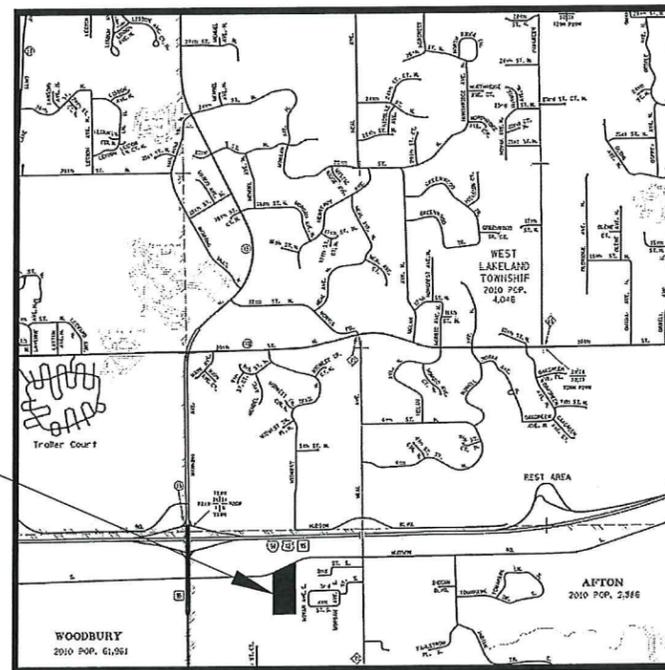
GOPHER STATE ONE CALL (GSOC)

STATE LAW REQUIRES CONTRACTOR TO CONTACT AND PROVIDE NOTICE TO THE NOTIFICATION CENTER BEFORE BEGINNING ANY EXCAVATION. (REFER TO MINNESOTA STATE STATUTE CHAPTER 216D FOR DETAILS)

E-TICKET: WWW.GSOCSUBMIT.ORG
BY PHONE: EMERGENCY TICKETS: 866-640-3637
TWIN CITIES METRO: 651-454-0002
GREATER MN AREA: 800-252-1166
NATIONALLY: 811



PROJECT LOCATION



VICINITY MAP

SHEET INDEX

SHEET NO.	DESCRIPTION
C0-0	TITLE SHEET
C1-0	SITE DEMOLITION PLAN
C2-0	SITE PLAN
C3-0	GRADING, DRAINAGE AND EROSION CONTROL PLAN
C4-0	UTILITY PLAN
L1-0	LANDSCAPE PLAN

CHAD LOCKWOOD | 3/7/2016 12:56:54 PM
 19.15 (LMS TECH) | U:\2014\CAD\DRAWING\enu\H:\Projects\09000\9151\CAD_BIM\Plan\9151_TSH01_CO_Titlesheet.dwg:C0-0

NO	DATE	BY	CHKD	APPR	
1	02/16/16	BPR	EWB	CHL	PRELIMINARY PLANS-CITY OF AFTON CUP APPLICATION
2	03/07/16	BPR	EWB	CHL	PRELIMINARY PLANS-CITY OF AFTON CUP APPLICATION COMMENTS

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Print Name: CHAD H. LOCKWOOD
 Date _____ License # 44986

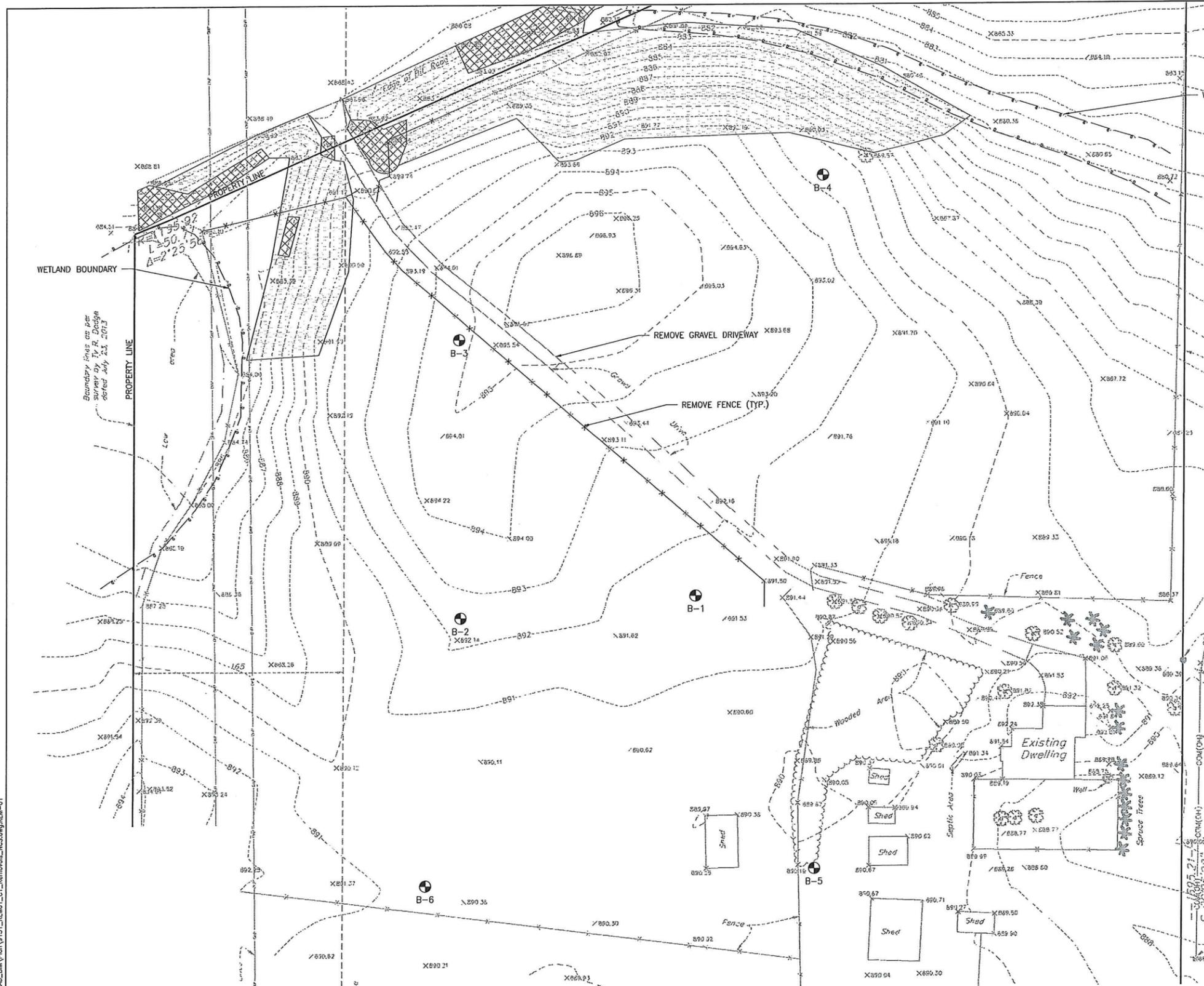
DRAWN BY
T. MASLOW
 DESIGNED BY
B. RUTMAN
 CHECKED BY
C. LOCKWOOD
 COMM. NO. 9151.00



**ENGINEERS
PLANNERS
DESIGNERS**

ISWEM ISLAMIC CENTER PROJECT
 12585 HUDSON ROAD
 TITLE SHEET
 AFTON, MINNESOTA

SHEET
 C0-0



GOPHER STATE ONE CALL (GSOC)

STATE LAW REQUIRES CONTRACTOR TO CONTACT AND PROVIDE NOTICE TO THE NOTIFICATION CENTER BEFORE BEGINNING ANY EXCAVATION. (REFER TO MINNESOTA STATE STATUTE CHAPTER 2160 FOR DETAILS)
 WWW.GSOCSUBMIT.ORG
 E-TICKET: BY PHONE:
 EMERGENCY TICKETS: 866-640-3637
 TWIN CITIES METRO: 651-454-0002
 GREATER MINN AREA: 800-252-1166
 NATIONALLY: 811



GENERAL NOTES

- MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL (GSOC)" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK. THE ONE CALL SERVICE IS FREE OF CHARGE. SOME UNDERGROUND LINES ON PRIVATE PROPERTY ARE PRIVATELY OWNED AND MAY NOT BE MARKED BY A UTILITY. OTHER UNDERGROUND LINES, BETWEEN A METER AND THE HOME OR BUSINESS, MAY BE CONSIDERED PRIVATELY-OWNED. IN THESE CASES A CHARGE BY THE UTILITY MAY APPLY TO LOCATE AND MARK THOSE LINES.
- THE CONTRACTOR SHALL CONTACT GSOC AT LEAST 48 HOURS IN ADVANCE FOR ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
- BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, STATE AND LOCAL REQUIREMENTS AND THE DETAILS SHOWN ON THE DETAIL SHEET(S) OF THE PROJECT PLANS.
- ALL CONSTRUCTION PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL ENTRANCES AND CONNECTIONS TO CITY STREETS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND NOTIFICATIONS AS REQUIRED.
- ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES.
- ADJUST ALL EXISTING STRUCTURES, BOTH PUBLIC AND PRIVATE TO THE PROPOSED GRADES WHERE DISTURBED AND COMPLY WITH ALL REQUIREMENTS OF THE UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
- EXISTING TOPOGRAPHY PROVIDED BY ADVANCE SURVEYING & ENGINEERING CO., TOPOGRAPHIC SURVEY, DATED MARCH 29, 2015.

SITE DEMOLITION NOTES

- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL UTILITY LOCATES. THE CONTRACTOR MUST HIRE A PRIVATE UTILITY LOCATING SERVICE TO LOCATE PRIVATE UTILITIES IN THE CONSTRUCTION AREA PRIOR TO ANY EXCAVATION.
- CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES.
- CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL.
- CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION WITHIN CONSTRUCTION LIMITS, STRIP TOPSOIL, AND STOCKPILE ON-SITE. REFER TO GRADING PLAN AND SWPPP FOR SEDIMENT AND EROSION CONTROL REQUIREMENTS.
- CLEAR AND GRUB AND REMOVE ALL TREES, VEGETATION AND SITE DEBRIS PRIOR TO GRADING. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. SEE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
- CONTRACTOR SHALL REMOVE ALL SITE SURFACE FEATURES WITHIN REMOVAL LIMITS UNLESS OTHERWISE NOTED.
- TREE PROTECTION FENCING SHALL BE INSTALLED AT THE DRIP LINE OF TREES TO REMAIN WITH LIMITS OF DISTURBANCE PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGH THE PROJECT.

LEGEND

- REMOVE GRAVEL DRIVEWAY
- CLEAR AND GRUB
- REMOVE TREE (CLEAR AND GRUB)
- LIMITS OF DISTURBANCE
- REMOVE FENCE
- APPROXIMATE SOIL BORING LOCATION
- SLOPE GREATER THAN 18%
- SLOPE GREATER THAN 12%



CHAD LOCKWOOD | 3/7/2016 1:16:31 PM
 H:\PROJECTS\09000\9151\CAD_BIM\PLAN\9151_REM01_C1_REMOVALS_NCS.dwg: REM-01

1	02/16/16	BPR	EWB	CHL	PRELIMINARY PLANS-CITY OF AFTON CUP APPLICATION
2	03/07/16	BPR	EWB	CHL	PRELIMINARY PLANS-CITY OF AFTON CUP APPLICATION COMMENTS
NO	DATE	BY	CHK	APPR	

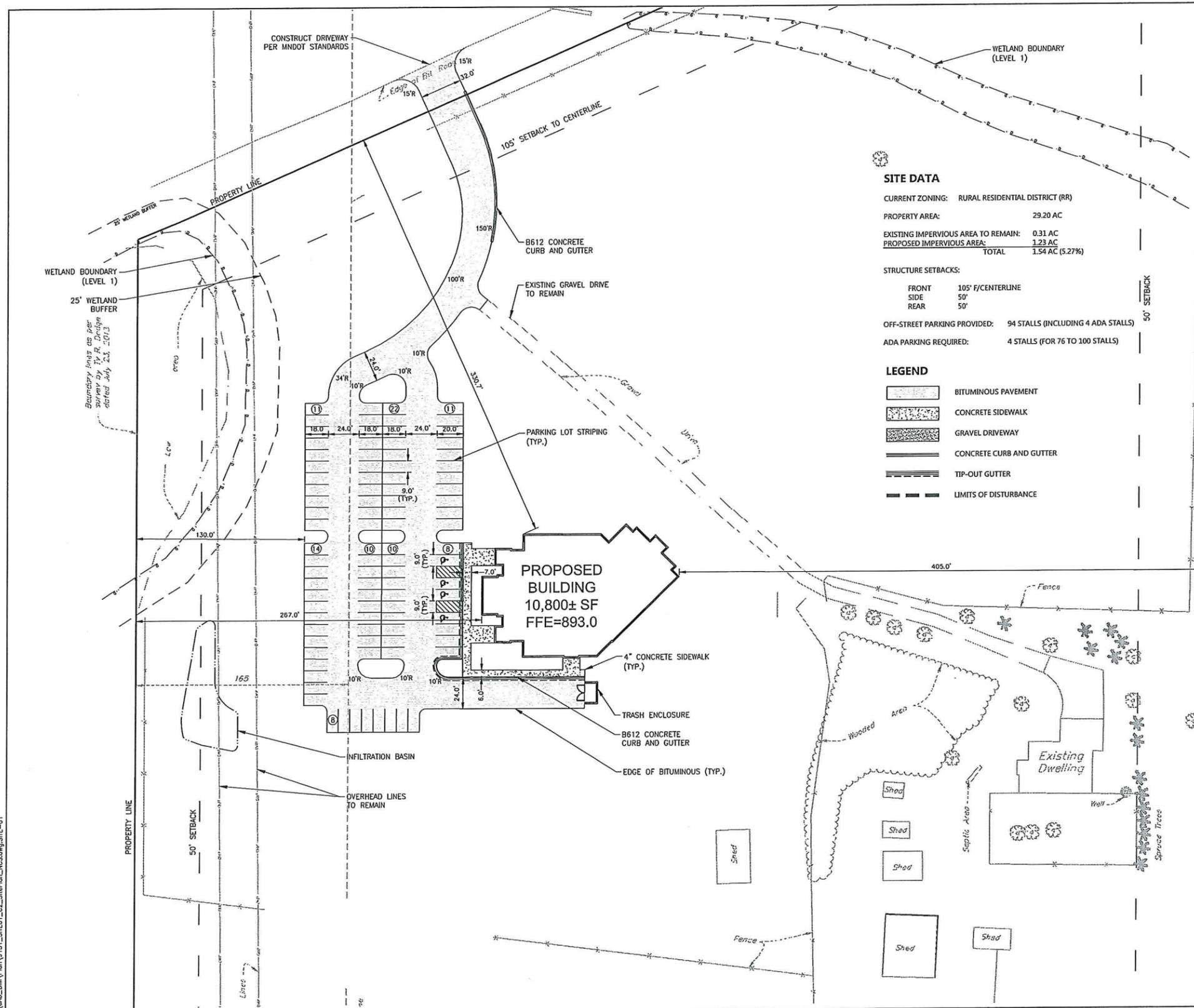
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Print Name: **CHAD H. LOCKWOOD**
 Date: _____ License # **44986**

DRAWN BY
T. MASLOW
 DESIGNED BY
B. RUTMAN
 CHECKED BY
C. LOCKWOOD
 COMM. NO. 9151.00



ISWEM ISLAMIC CENTER PROJECT
 12585 HUDSON ROAD
 SITE DEMOLITION PLAN
 AFTON, MINNESOTA

SHEET
C1-0



GOPHER STATE ONE CALL (GSOC)

STATE LAW REQUIRES CONTRACTOR TO CONTACT AND PROVIDE NOTICE TO THE NOTIFICATION CENTER BEFORE BEGINNING ANY EXCAVATION. (REFER TO MINNESOTA STATE STATUTE CHAPTER 216D FOR DETAILS)

E-TICKET: WWW.GSOCSUBMIT.ORG
 BY PHONE: 866-640-3637
 TWIN CITIES METRO: 651-454-0002
 GREATER MN AREA: 800-252-1166
 NATIONALLY: 811



GENERAL NOTES

- MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL (GSOC)" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK. THE ONE CALL SERVICE IS FREE OF CHARGE. SOME UNDERGROUND LINES ON PRIVATE PROPERTY ARE PRIVATELY OWNED AND MAY NOT BE MARKED BY A UTILITY. OTHER UNDERGROUND LINES, BETWEEN A METER AND THE HOME OR BUSINESS, MAY BE CONSIDERED PRIVATELY-OWNED. IN THESE CASES A CHARGE BY THE UTILITY MAY APPLY TO LOCATE AND MARK THOSE LINES.
- THE CONTRACTOR SHALL CONTACT GSOC AT LEAST 48 HOURS IN ADVANCE FOR ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
- BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, STATE AND LOCAL REQUIREMENTS AND THE DETAILS SHOWN ON THE DETAIL SHEET(S) OF THE PROJECT PLANS.
- ALL CONSTRUCTION PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL ENTRANCES AND CONNECTIONS TO CITY STREETS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND NOTIFICATIONS AS REQUIRED.
- ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES.
- ADJUST ALL EXISTING STRUCTURES, BOTH PUBLIC AND PRIVATE TO THE PROPOSED GRADES WHERE DISTURBED AND COMPLY WITH ALL REQUIREMENTS OF THE UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
- EXISTING TOPOGRAPHY PROVIDED BY ADVANCE SURVEYING & ENGINEERING CO., TOPOGRAPHIC SURVEY, DATED MARCH 29, 2015.

SITE DATA

CURRENT ZONING: RURAL RESIDENTIAL DISTRICT (RR)
 PROPERTY AREA: 29.20 AC
 EXISTING IMPERVIOUS AREA TO REMAIN: 0.31 AC
 PROPOSED IMPERVIOUS AREA: 1.23 AC
 TOTAL: 1.54 AC (5.27%)

STRUCTURE SETBACKS:
 FRONT 105' F/CENTERLINE
 SIDE 50'
 REAR 50'

OFF-STREET PARKING PROVIDED: 94 STALLS (INCLUDING 4 ADA STALLS)
 ADA PARKING REQUIRED: 4 STALLS (FOR 76 TO 100 STALLS)

LEGEND

- BITUMINOUS PAVEMENT
- CONCRETE SIDEWALK
- GRAVEL DRIVEWAY
- CONCRETE CURB AND GUTTER
- TIP-OUT GUTTER
- LIMITS OF DISTURBANCE

SITE NOTES

- ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND STATE/LOCAL JURISDICTION REQUIREMENTS.
- ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
- ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
- TYPICAL FULL SIZED PARKING STALL IS 9' X 18' UNLESS OTHERWISE NOTED.
- ALL CURB RADII SHALL BE 5.0' UNLESS OTHERWISE NOTED.
- ALL CURB TERMINI TO HAVE A 3 FOOT TAPER UNLESS OTHERWISE NOTED.
- BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.

SIGNAGE AND STRIPING NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SIGNAGE AND STRIPING AS SHOWN ON THIS PLAN.
- CONTRACTOR SHALL PAINT ALL ACCESSIBLE STALLS, LOGOS AND CROSS HATCH LOADING AISLES WITH WHITE PAVEMENT MARKING PAINT, 4" IN WIDTH.
- CONTRACTOR SHALL PAINT ANY/ALL DIRECTIONAL TRAFFIC ARROWS, AS SHOWN, IN WHITE PAINT.
- ALL SIGNAGE SHALL INCLUDE POST, CONCRETE FOOTING AND STEEL CASING WHERE REQUIRED.
- ALL SIGNAGE NOT PROTECTED BY CURB, LOCATED IN PARKING LOT OR OTHER PAVED AREAS TO BE PLACED IN STEEL CASING, FILLED WITH CONCRETE AND PAINTED YELLOW. REFER TO DETAIL.
- ANY/ALL STOP SIGNS TO INCLUDE A 24" WIDE PAINTED STOP BAR IN WHITE PAINT, PLACED AT THE STOP SIGN LOCATION, A MINIMUM OF 4' FROM CROSSWALK IF APPLICABLE. ALL STOP BARS SHALL EXTEND FROM DIRECTIONAL TRANSITION BETWEEN LANES TO CURB.
- ALL SIGNS TO BE PLACED 18" BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.



CHAD LOCKWOOD | 3/7/2016 2:15:00 PM
 H:\PROJECTS\09000\9151\CAD_BIM\PLAN\9151_SITE01_C2_SITEPLAN_NCS.dwg; SITE-01

1	02/16/16	BPR	EWB	CHL	PRELIMINARY PLANS-CITY OF AFTON CUP APPLICATION
2	03/07/16	BPR	EWB	CHL	PRELIMINARY PLANS-CITY OF AFTON CUP APPLICATION COMMENTS
NO	DATE	BY	CHKD	APPR	

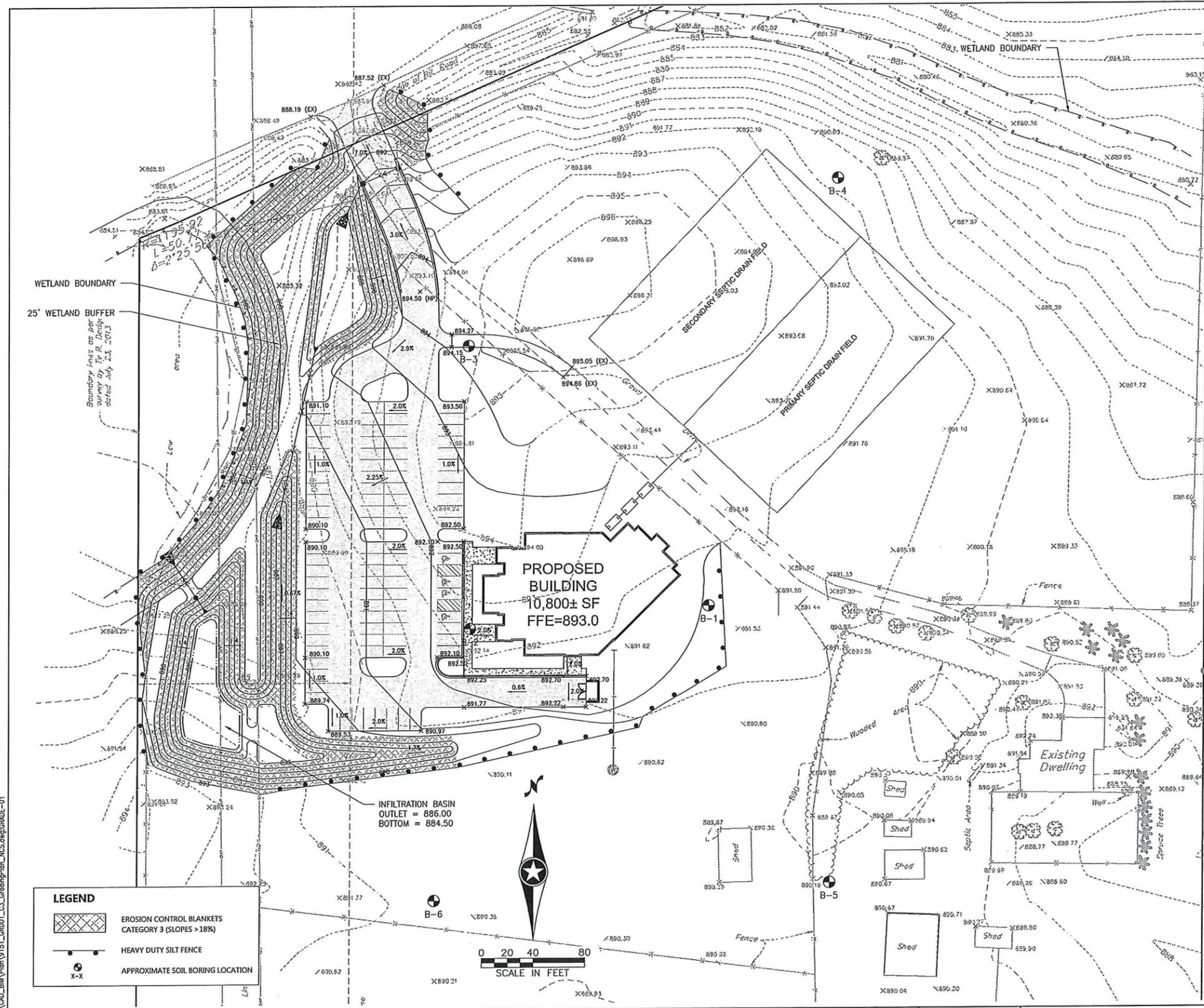
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Print Name: CHAD H. LOCKWOOD
 Date: _____ License # 44986

DRAWN BY
T. MASLOW
 DESIGNED BY
B. RUTMAN
 CHECKED BY
C. LOCKWOOD
 COMM. NO. 9151.00



ISWEM ISLAMIC CENTER PROJECT
 12585 HUDSON ROAD
 SITE PLAN
 AFTON, MINNESOTA

SHEET
 C2-0



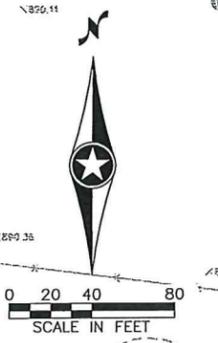
GOPHER STATE ONE CALL (GSOC)
 STATE LAW REQUIRES CONTRACTOR TO CONTACT AND PROVIDE NOTICE TO THE NOTIFICATION CENTER BEFORE BEGINNING ANY EXCAVATION. (REFER TO MINNESOTA STATE STATUTE CHAPTER 216D FOR DETAILS)
 E-TICKET: WWW.GSOCSUBMIT.ORG
 BY PHONE: EMERGENCY TICKETS: 866-640-3637
 TWIN CITIES METRO: 651-454-0002
 GREATER MN AREA: 800-252-1166
 NATIONALLY: 811

- GENERAL NOTES**
- MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL (GSOC)" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK. THE ONE CALL SERVICE IS FREE OF CHARGE. SOME UNDERGROUND LINES ON PRIVATE PROPERTY ARE PRIVATELY OWNED AND MY NOT BE MARKED BY A UTILITY. OTHER UNDERGROUND LINES, BETWEEN A METER AND THE HOME OR BUSINESS, MAY BE CONSIDERED PRIVATELY-OWNED. IN THESE CASES A CHARGE BY THE UTILITY MAY APPLY TO LOCATE AND MARK THOSE LINES.
 - THE CONTRACTOR SHALL CONTACT GSOC AT LEAST 48 HOURS IN ADVANCE FOR ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
 - THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
 - THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
 - THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
 - IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
 - THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
 - BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, STATE AND LOCAL REQUIREMENTS AND THE DETAILS SHOWN ON THE DETAIL SHEET(S) OF THE PROJECT PLANS.
 - ALL CONSTRUCTION PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL ENTRANCES AND CONNECTIONS TO CITY STREETS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND NOTIFICATIONS AS REQUIRED.
 - ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES.
 - ADJUST ALL EXISTING STRUCTURES, BOTH PUBLIC AND PRIVATE TO THE PROPOSED GRADES WHERE DISTURBED AND COMPLY WITH ALL REQUIREMENTS OF THE UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
 - EXISTING TOPOGRAPHY PROVIDED BY ADVANCE SURVEYING & ENGINEERING CO., TOPOGRAPHIC SURVEY, MARCH 29, 2015.

- GRADING, DRAINAGE & EROSION CONTROL NOTES**
- SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
 - GRADING OF THE INFILTRATION AREAS SHALL BE ACCOMPLISHED USING LOW-IMPACT EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF THE UNDERLYING SOILS. SMALL TRACKED DOZERS AND BOBCATS WITH RUNNER TRACKS ARE RECOMMENDED.
 - ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED.
 - FOR SITE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL), "GW" EQUALS SURFACE GRADE AT WALL GRADE TRANSITION, AND "BW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES).
 - REFER TO THE REPORT OF GEOTECHNICAL EXPLORATION AND ENGINEERING REVIEW, DATED JULY 18, 2013 AS PREPARED BY TICO ALLIED ENGINEERING CO. FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS.
 - STREETS MUST BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
 - DUST MUST BE ADEQUATELY CONTROLLED.
 - ON SLOPES 3:1 OR GREATER MAINTAIN SHEET PILE FLOW AND MINIMIZE RILLS AND/OR GULLIES.
 - ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.
 - TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEMPT EX: CLEAN AGGREGATE STOCK PILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.
 - FINAL STABILIZATION REQUIRES THAT ALL SOIL DISTURBING ACTIVITIES HAVE BEEN COMPLETED AND THAT DISTURBED AREAS ARE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH 70% OF THE EXPECTED FINAL DENSITY, AND THAT ALL PERMANENT PAVEMENTS HAVE BEEN INSTALLED. ALL TEMPORARY BMP'S SHALL BE REMOVED, DITCHES STABILIZED, AND SEDIMENT SHALL BE REMOVED FROM PERMANENT CONVEYANCES AND SEDIMENTATION BASINS IN ORDER TO RETURN THE POND TO DESIGN CAPACITY.
 - THE WATERSHED DISTRICT OR THE CITY MAY HAVE REQUIREMENTS FOR INSPECTIONS VERIFYING PROPER CONSTRUCTION OF THE BMP'S.
 - SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
 - SEE UTILITY PLAN FOR WATER, STORM AND SANITARY SEWER INFORMATION.
 - SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.

LEGEND

	EROSION CONTROL BLANKETS CATEGORY 3 (SLOPES > 18%)
	HEAVY DUTY SILT FENCE
	APPROXIMATE SOIL BORING LOCATION



CHAD LOCKWOOD | 3/7/2015 4:49:49 PM
 19.15 (LMS TECH) | 1/1/2014 CSD\BIM\Plan\151_GRD01_C3_GradingPlan_NCS.dwg\GRADE-01
 H:\PROJECTS\09000\9151\CAD_BIM\Plan\151_GRD01_C3_GradingPlan_NCS.dwg\GRADE-01

NO	DATE	BY	CKD	APPR	DESCRIPTION
1	02/16/16	BPR	EWB	CHL	PRELIMINARY PLANS-CITY OF AFTON CUP APPLICATION
2	03/07/16	BPR	EWB	CHL	PRELIMINARY PLANS-CITY OF AFTON CUP APPLICATION COMMENTS

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Print Name: **CHAD H. LOCKWOOD**
 Date: _____ License # **44986**

DRAWN BY
T. MASLOW
 DESIGNED BY
B. RUTMAN
 CHECKED BY
C. LOCKWOOD
 COMM. NO. 9151.00



ISWEM ISLAMIC CENTER PROJECT
 12585 HUDSON ROAD
GRADING, DRAINAGE & EROSION CONTROL PLAN
 AFTON, MINNESOTA

SHEET
C3-0

GOPHER STATE ONE CALL (GSOC)

STATE LAW REQUIRES CONTRACTOR TO CONTACT AND PROVIDE NOTICE TO THE NOTIFICATION CENTER BEFORE BEGINNING ANY EXCAVATION. (REFER TO MINNESOTA STATE STATUTE CHAPTER 216D FOR DETAILS)

E-TICKET: WWW.GSOCSUBMIT.ORG
 BY PHONE: EMERGENCY TICKETS: 866-640-2637
 TWIN CITIES METRO: 651-454-0002
 GREATER MN AREA: 800-252-1166
 NATIONALLY: 811

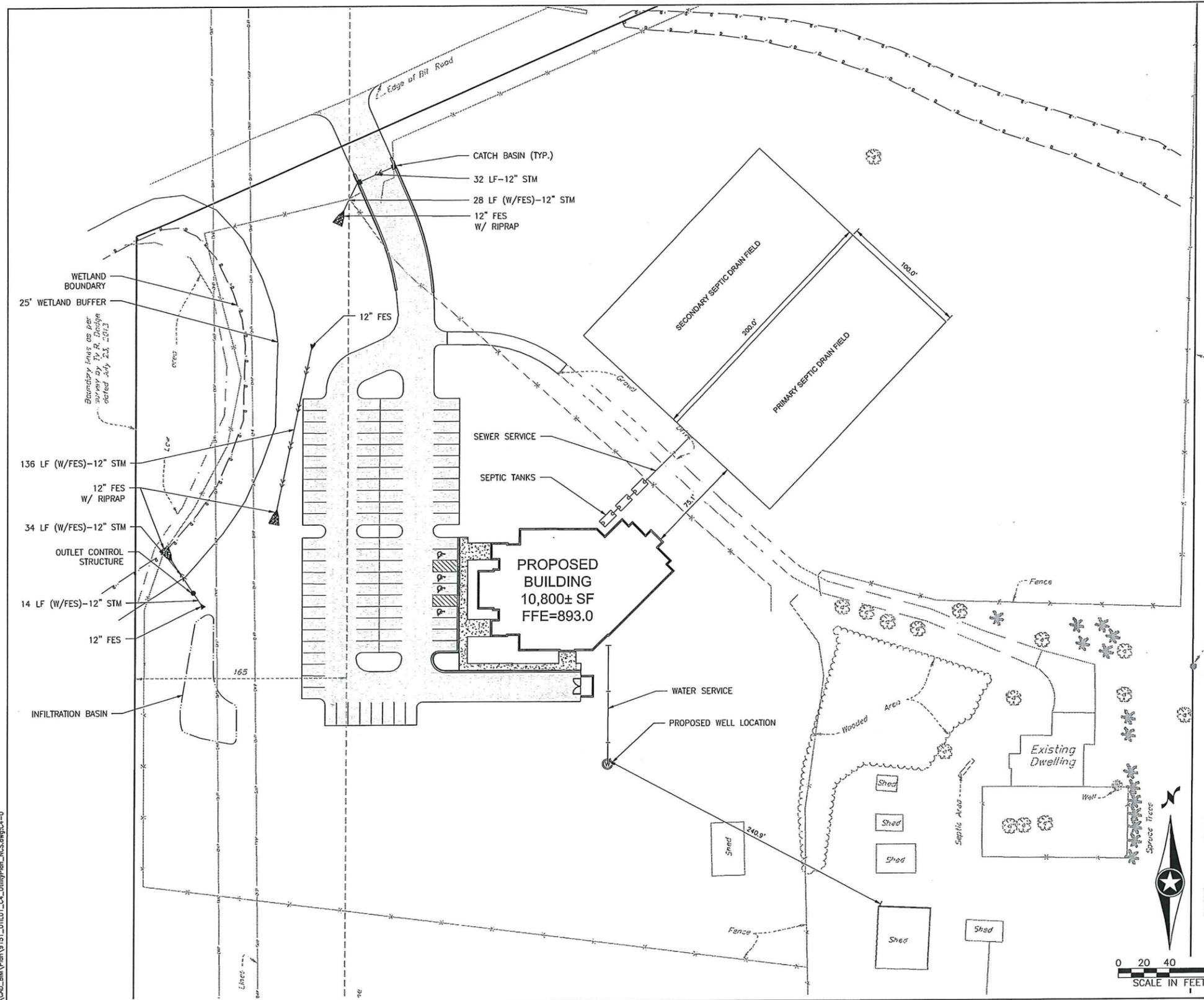


GENERAL NOTES

- MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL (GSOC)" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK. THE ONE CALL SERVICE IS FREE OF CHARGE. SOME UNDERGROUND LINES ON PRIVATE PROPERTY ARE PRIVATELY OWNED AND MAY NOT BE MARKED BY A UTILITY. OTHER UNDERGROUND LINES, BETWEEN A METER AND THE HOME OR BUSINESS, MAY BE CONSIDERED PRIVATELY-OWNED. IN THESE CASES A CHARGE BY THE UTILITY MAY APPLY TO LOCATE AND MARK THOSE LINES.
- THE CONTRACTOR SHALL CONTACT GSOC AT LEAST 48 HOURS IN ADVANCE FOR ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
- BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, STATE AND LOCAL REQUIREMENTS AND THE DETAILS SHOWN ON THE DETAIL SHEET(S) OF THE PROJECT PLANS.
- ALL CONSTRUCTION PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL ENTRANCES AND CONNECTIONS TO CITY STREETS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND NOTIFICATIONS AS REQUIRED.
- ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES.
- ADJUST ALL EXISTING STRUCTURES, BOTH PUBLIC AND PRIVATE TO THE PROPOSED GRADES WHERE DISTURBED AND COMPLY WITH ALL REQUIREMENTS OF THE UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.

UTILITY NOTES

- ALL SANITARY SEWER, STORM SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS/THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), 2013 EDITION.
- ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION AND THE GEOTECHNICAL REPORT.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
- ALL STORM SEWER, SANITARY SEWER AND WATER SERVICES SHALL TERMINATE 5' FROM THE BUILDING FACE UNLESS OTHERWISE NOTED.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
- ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 8.0 FEET OF COVER. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF WATER AND SANITARY SEWER LINES SHALL BE PROVIDED WHERE 8.0 FEET MINIMUM DEPTH CAN NOT BE ATTAINED.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL PORTIONS OF THE STORM SEWER SYSTEM, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4715.2820.
- ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT (SEE MINNESOTA RULES, PART 4715.0700). APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, AND OTHER STRUCTURES.
- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINS MUST COMPLY WITH MINNESOTA RULES, PART 4715.0540:
 - PIPES 4-INCH TO 10-INCH IN SIZE MUST COMPLY WITH AASHTO M252.
 - PIPES 12-INCH TO 60-INCH IN SIZE MUST COMPLY WITH ASTM F2306.
 - ALL FITTINGS MUST COMPLY WITH ASTM D3212.
 - WATER-TIGHT JOINTS MUST BE USED AT ALL CONNECTIONS INCLUDING STRUCTURES.



CHAD LOCKWOOD | 3/7/2016 4:15:22 PM
 19.15 (LWS TECH) | 1/1/2014 C:\D\BIM\PLANS\NCS.dwg\C4-0
 H:\PROJECTS\09000\9151\CAD_BIM\PLAN\9151_UTIL01_C4_UTILTYPLAN_NCS.DWG: C4-0

NO	DATE	BY	CHKD	APPR	
1	02/16/16	BPR	EWB	CHL	PRELIMINARY PLANS-CITY OF AFTON CUP APPLICATION
2	03/07/16	BPR	EWB	CHL	PRELIMINARY PLANS-CITY OF AFTON CUP APPLICATION COMMENTS

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Print Name: CHAD H. LOCKWOOD
 Date: _____ License # 44986

DRAWN BY
T. MASLOW
 DESIGNED BY
B. RUTMAN
 CHECKED BY
C. LOCKWOOD
 COMM. NO. 9151.00



ISWEM ISLAMIC CENTER PROJECT
 12585 HUDSON ROAD
 UTILITY PLAN
 AFTON, MINNESOTA

SHEET
 C4-0

GOPHER STATE ONE CALL (GSOC)

STATE LAW REQUIRES CONTRACTOR TO CONTACT AND PROVIDE NOTICE TO THE NOTIFICATION CENTER BEFORE BEGINNING ANY EXCAVATION. (REFER TO MINNESOTA STATE STATUTE CHAPTER 216D FOR DETAILS)

EMERGENCY TICKETS: 866-640-3637
 TWIN CITIES METRO: 651-454-0002
 GREATER MN AREA: 800-352-1166
 NATIONALLY: 811



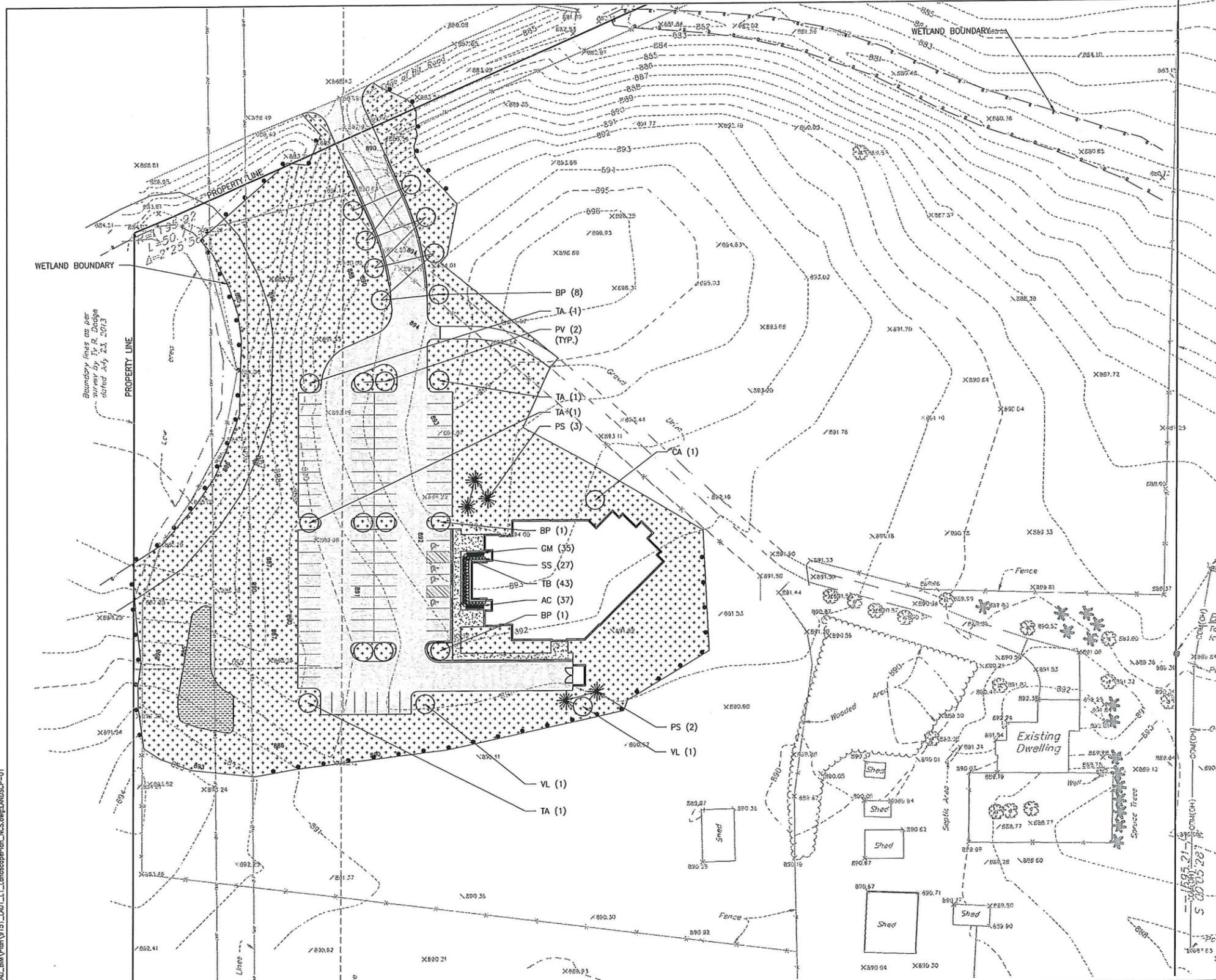
GENERAL NOTES

- MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL (GSOC)" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK. THE ONE CALL SERVICE IS FREE OF CHARGE. SOME UNDERGROUND LINES ON PRIVATE PROPERTY ARE PRIVATELY OWNED AND MAY NOT BE MARKED BY A UTILITY. OTHER UNDERGROUND LINES, BETWEEN A METER AND THE HOME OR BUSINESS, MAY BE CONSIDERED PRIVATELY-OWNED. IN THESE CASES A CHARGE BY THE UTILITY MAY APPLY TO LOCATE AND MARK THOSE LINES.
- THE CONTRACTOR SHALL CONTACT GSOC AT LEAST 48 HOURS IN ADVANCE FOR ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
- BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, STATE AND LOCAL REQUIREMENTS AND THE DETAILS SHOWN ON THE DETAIL SHEET(S) OF THE PROJECT PLANS.
- ALL CONSTRUCTION PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL ENTRANCES AND CONNECTIONS TO CITY STREETS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND NOTIFICATIONS AS REQUIRED.
- ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES.
- ADJUST ALL EXISTING STRUCTURES, BOTH PUBLIC AND PRIVATE TO THE PROPOSED GRADES WHERE DISTURBED AND COMPLY WITH ALL REQUIREMENTS OF THE UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
- EXISTING TOPOGRAPHY PROVIDED BY ADVANCE SURVEYING & ENGINEERING CO., TOPOGRAPHIC SURVEY, DATED MARCH 29, 2015.

SYMBOL	QTY	BOTANICAL NAME	SIZE	ROOT	NOTES
DECIDUOUS TREES					
BP	10	<i>Betula papyrifera</i>	2"	B&B	SINGLE STRAIGHT LEADER
TA	4	<i>Tilia americana Boulevard</i>	3"	B&B	SINGLE STRAIGHT LEADER
CONIFEROUS TREES					
PS	5	<i>Pinus sylvestris</i>	8"	B&B	SINGLE STRAIGHT LEADER
DECIDUOUS SHRUBS					
CA	1	<i>Cornus alternifolia</i>	#5	CONT.	
PV	6	<i>Prunus virginiana</i>	#5	CONT.	
VL	2	<i>Vaccinium corymbosum</i>	#5	CONT.	
PERENNIALS					
AC	37	<i>Asarum canadense</i>	#1	CONT.	PLANT 12" O.C.
GM	35	<i>Geranium maculatum</i>	#1	CONT.	PLANT 12" O.C.
SS	27	<i>Scilla maritima</i>	#1	CONT.	PLANT 30" O.C.
TB	43	<i>Tradescantia bracteata</i>	#1	CONT.	PLANT 18" O.C.

LEGEND

- MNDOT SEED MIX 25-131 (DISTURBED AREAS)
- MNDOT SEED MIX 33-262 (BASINS)
- PLANTING SOIL AND SHREDDED HARDWOOD MULCH
- DECIDUOUS TREE OR SHRUB
- CONIFEROUS TREE
- PERENNIAL



NO	DATE	BY	CHKD	APPR	DESCRIPTION
1	02/16/16	BPR	EWB	CHL	PRELIMINARY PLANS-CITY OF AFTON CUP APPLICATION
2	03/07/16	BPR	EWB	CHL	PRELIMINARY PLANS-CITY OF AFTON CUP APPLICATION COMMENTS

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Print Name: **CHAD H. LOCKWOOD**
 Date: _____ License # **44986**

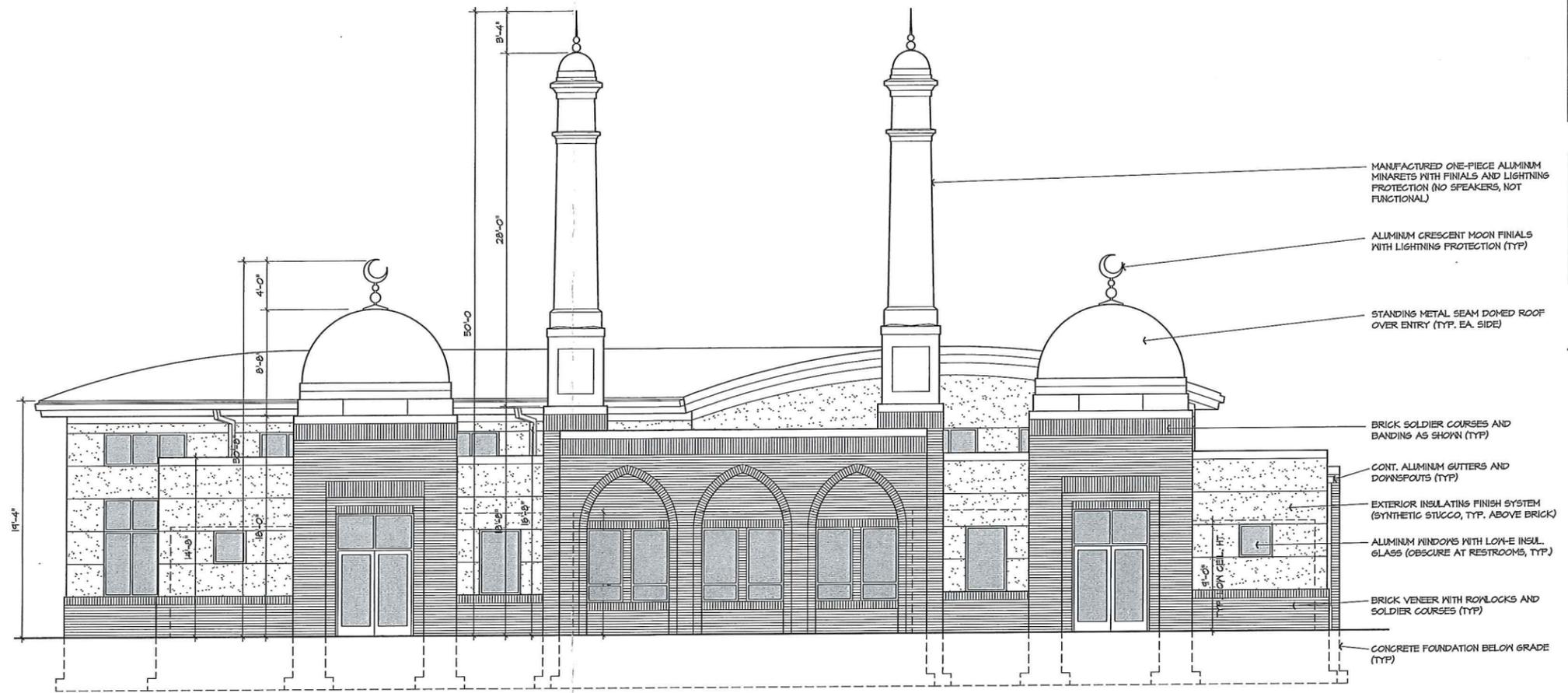
DRAWN BY
T. MASLOW
 DESIGNED BY
B. RUTMAN
 CHECKED BY
C. LOCKWOOD
 COXM. NO. 9151.00



ISWEM ISLAMIC CENTER PROJECT
 12585 HUDSON ROAD
 LANDSCAPE PLAN
 AFTON, MINNESOTA

SHEET
 L1-0

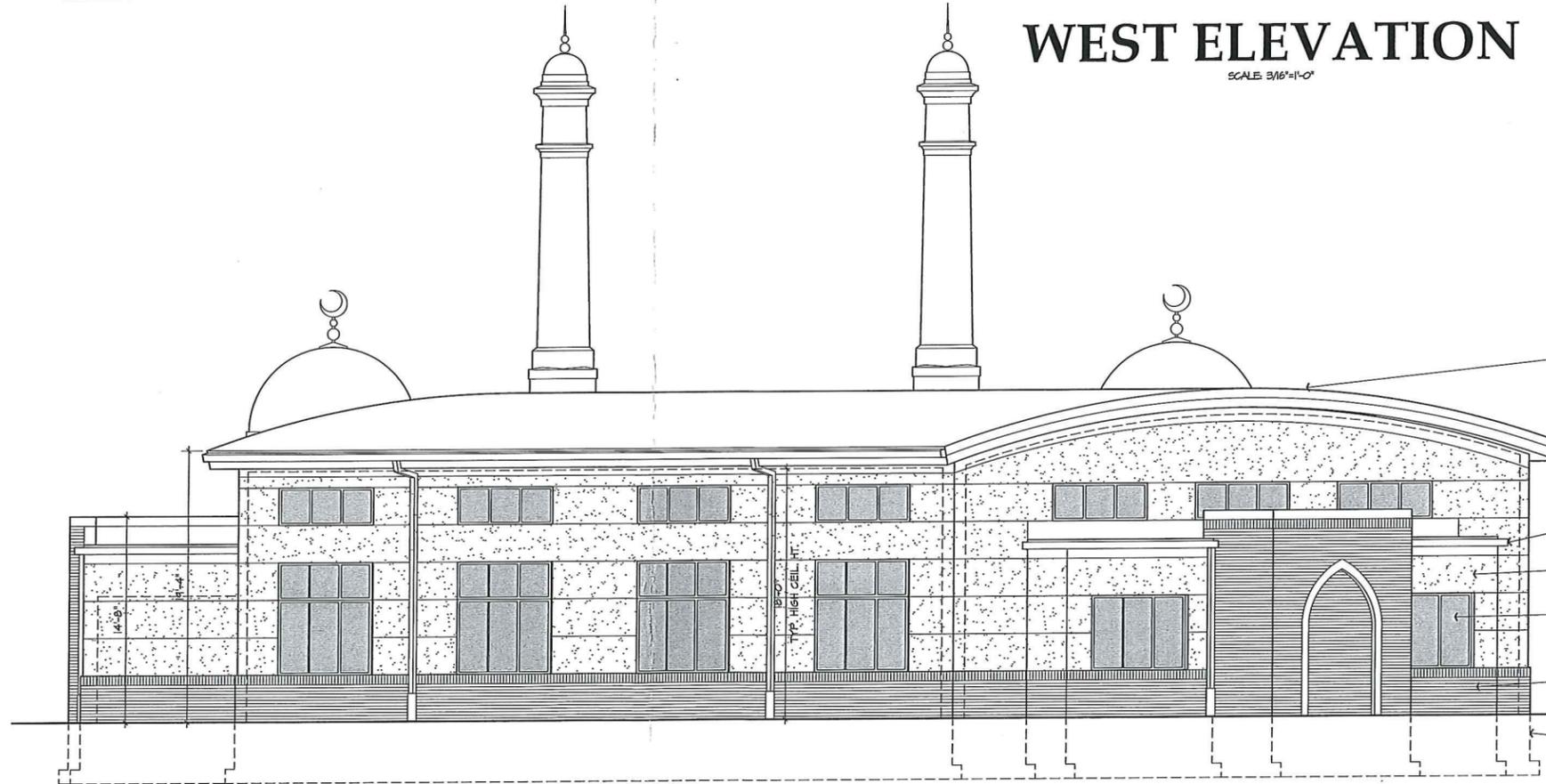
CHAD LOCKWOOD | 3/1/2016 5:11:45 PM
 19.15 (LWS TECH) | 1/1/2016 10:30:00 AM (CADD ROOM) (GEN)
 H:\PROJECTS\09000\9151\CAD_BIM\PLAN\9151_LA01_L1_LANDSCAPEPLAN_NCS.dwg | LANDSCP-01



WEST ELEVATION

SCALE 3/16"=1'-0"

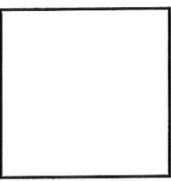
- MANUFACTURED ONE-PIECE ALUMINUM MINARETS WITH FINIALS AND LIGHTNING PROTECTION (NO SPEAKERS, NOT FUNCTIONAL)
- ALUMINUM CRESCENT MOON FINIALS WITH LIGHTNING PROTECTION (TYP)
- STANDING METAL SEAM DOMED ROOF OVER ENTRY (TYP, EA. SIDE)
- BRICK SOLDIER COURSES AND BANDING AS SHOWN (TYP)
- CONT. ALUMINUM GUTTERS AND DOWNSPOUTS (TYP)
- EXTERIOR INSULATING FINISH SYSTEM (SYNTHETIC STUCCO, TYP. ABOVE BRICK)
- ALUMINUM WINDOWS WITH LOW-E INSUL. GLASS (OBSCURE AT RESTROOMS, TYP.)
- BRICK VENEER WITH ROWLOCKS AND SOLDIER COURSES (TYP)
- CONCRETE FOUNDATION BELOW GRADE (TYP)



EAST ELEVATION

SCALE 3/16"=1'-0"

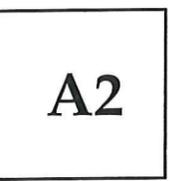
- STANDING METAL SEAM ARCHED ROOF OVER MULTI-PURPOSE ROOM
- CONT. ALUMINUM GUTTERS AND DOWNSPOUTS (TYP)
- EXTERIOR INSULATING FINISH SYSTEM (SYNTHETIC STUCCO, TYP. ABOVE BRICK)
- ALUMINUM WINDOWS WITH LOW-E INSUL. GLASS (OBSCURE AT RESTROOMS, TYP.)
- BRICK VENEER WITH ROWLOCKS AND SOLDIER COURSES (TYP)
- CONCRETE FOUNDATION BELOW GRADE (TYP)

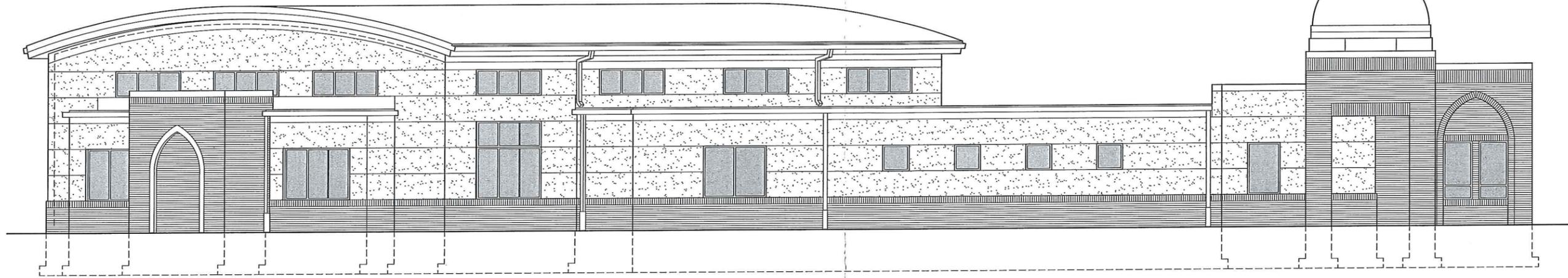


McCoy Architects LLC
 628 Winchester Road #301
 Lexington, Kentucky 40505
 859.233.1894
 www.mccoysarchitects.com

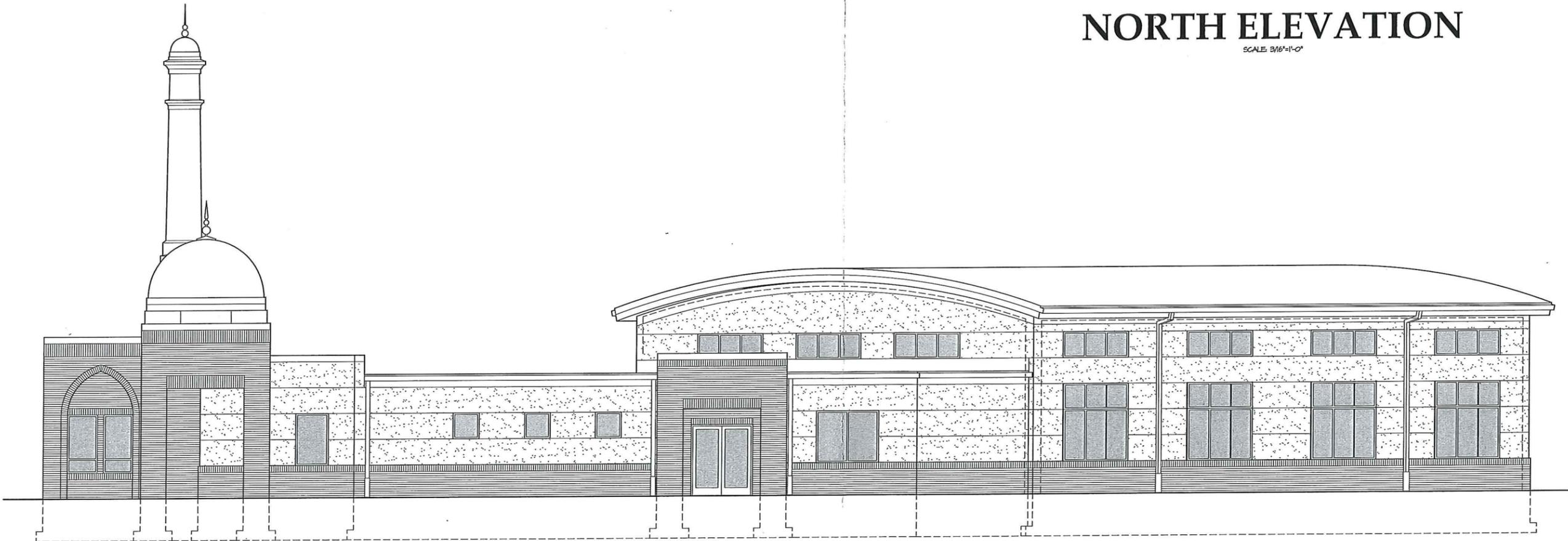
CONDITIONAL USE EAST AND WEST EXTERIOR ELEVATIONS
 Conditional Use Plan Application for the
ISLAMIC SOCIETY OF WOODBURY - EAST METRO
 12585 Hudson Road, Afton, Minnesota 55001-9751

CONDITIONAL USE PERMIT
 2/19/2016





NORTH ELEVATION
SCALE: 3/16"=1'-0"

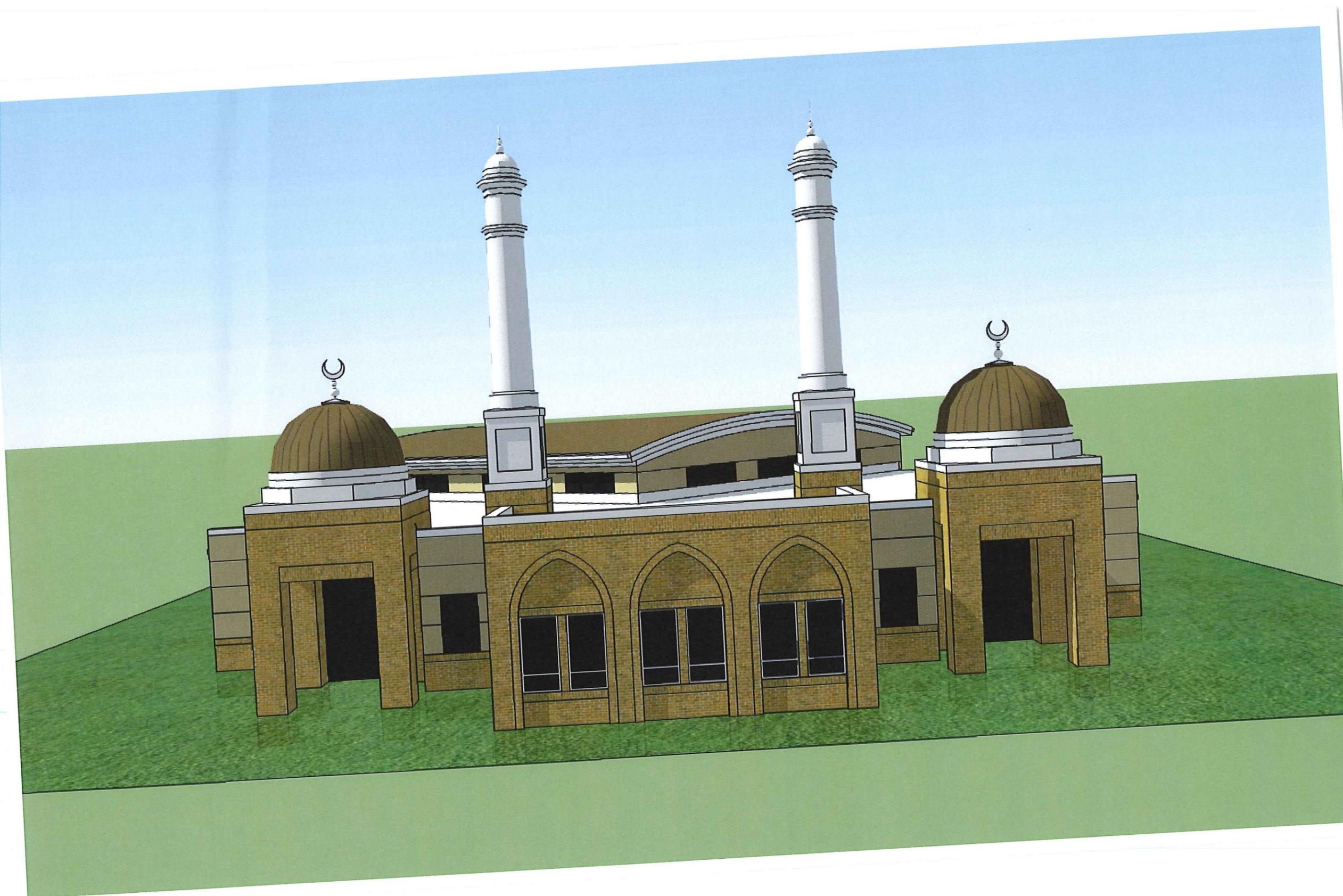


SOUTH ELEVATION
SCALE: 3/16"=1'-0"

CONDITIONAL USE NORTH AND SOUTH EXTERIOR ELEVATIONS

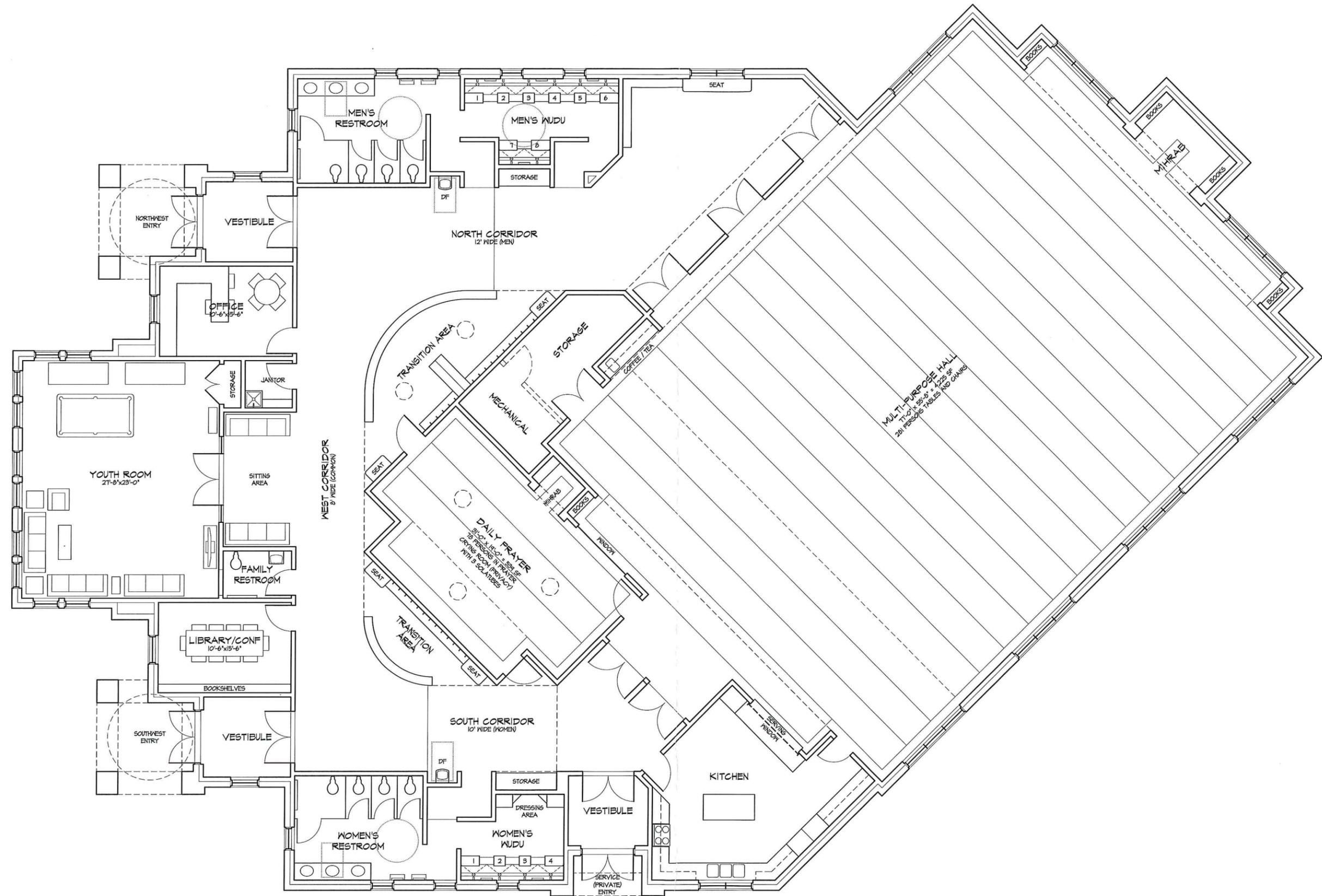
Conditional Use Plan Application for the
ISLAMIC SOCIETY OF WOODBURY - EAST METRO
12585 Hudson Road, Afton, Minnesota 55001-9751

CONDITIONAL USE PERMIT
2/15/2016









FLOOR PLAN

SCALE: 3/16" = 1'-0" GROSS FLOOR AREA = 10,850 SF



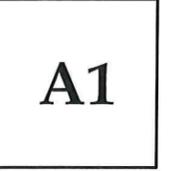
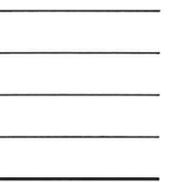
McCoy Architects LLC

628 Winchester Road #301
Lexington, Kentucky 40505
859.233.1884
www.mccoysarchitects.com

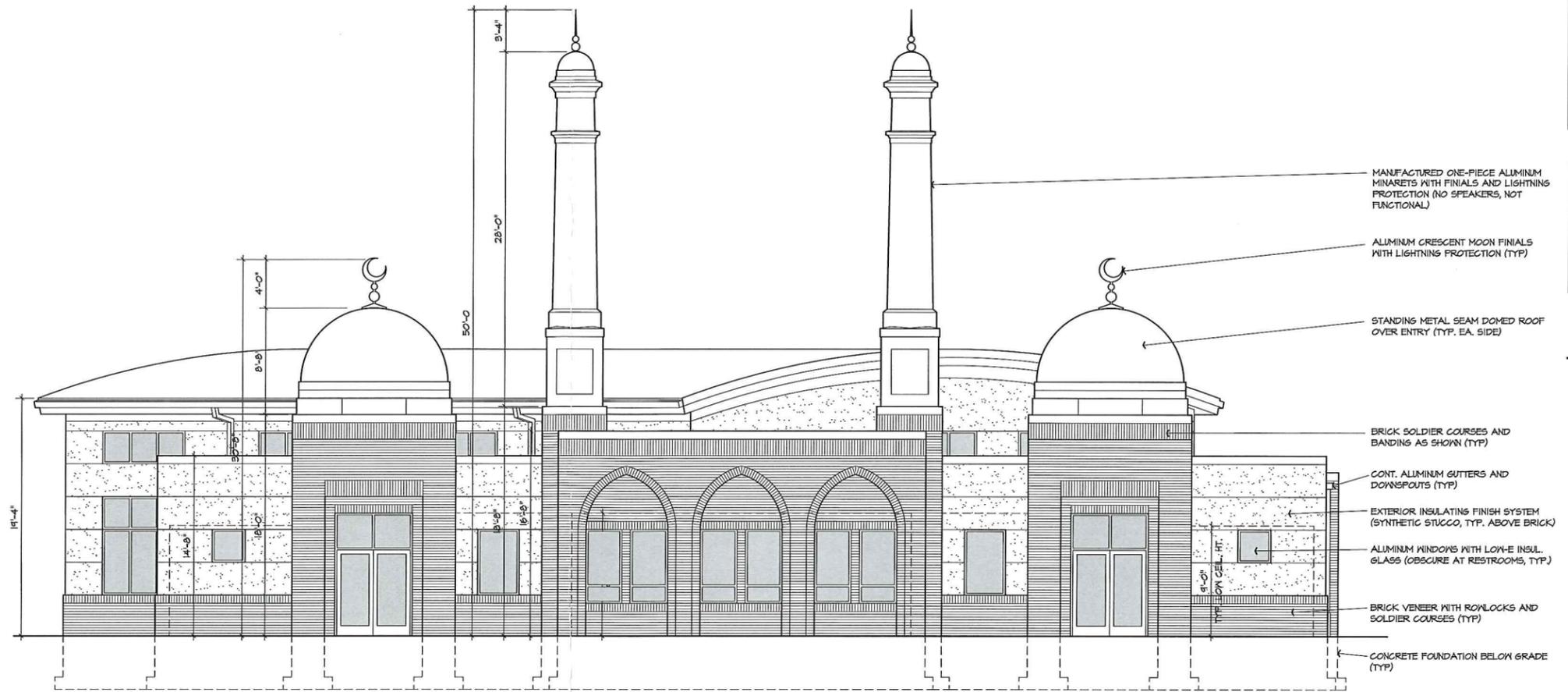
Conditional Use Plan Application for the
ISLAMIC SOCIETY OF WOODBURY - EAST METRO
12585 Hudson Road, Afton, Minnesota 55001-9751

FLOOR PLAN

CONDITIONAL USE PERMIT
2/15/2016

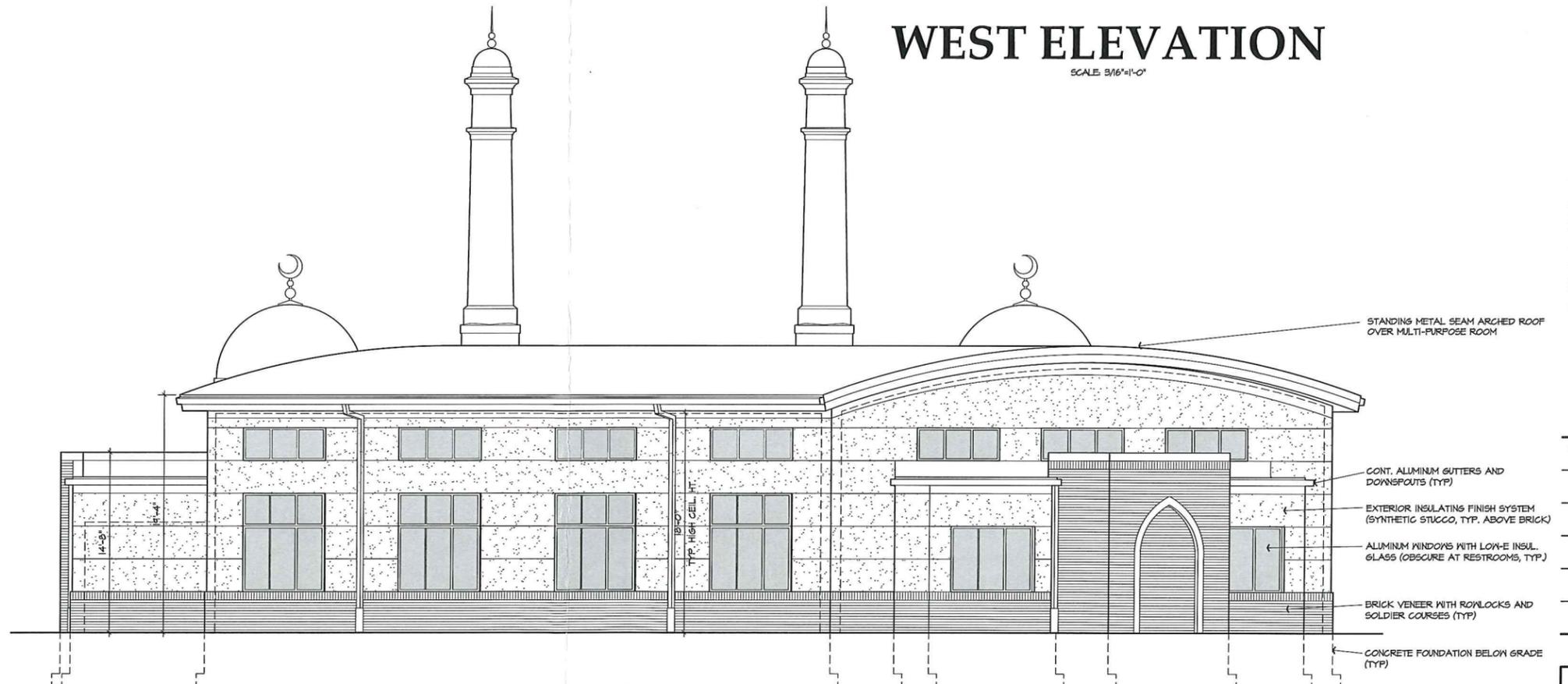


A1



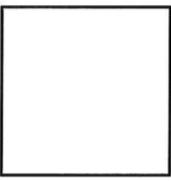
WEST ELEVATION

SCALE: 3/16"=1'-0"



EAST ELEVATION

SCALE: 3/16"=1'-0"



McCoy Architects LLC

628 Winchester Road #301
Lexington, Kentucky 40505
859.233.1884
www.mccoysarchitects.com

CONDITIONAL USE EAST AND WEST EXTERIOR ELEVATIONS
 Conditional Use Plan Application for the
ISLAMIC SOCIETY OF WOODBURY - EAST METRO
 12585 Hudson Road, Afton, Minnesota 55001-9751

CONDITIONAL USE PERMIT
2/15/2016

A2



NORTH ELEVATION

SCALE: 3/16"=1'-0"



SOUTH ELEVATION

SCALE: 3/16"=1'-0"

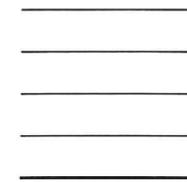


**McCoy
Architects
LLC**

628 Winchester Road #301
Lexington, Kentucky 40505
859.233.1884
www.mccoyarchitects.com

CONDITIONAL USE NORTH AND SOUTH EXTERIOR ELEVATIONS
 Conditional Use Plan Application for the
ISLAMIC SOCIETY OF WOODBURY - EAST METRO
 12585 Hudson Road, Afton, Minnesota 55001-9751

CONDITIONAL USE PERMIT
2/15/2016



A3



Building a legacy – your legacy.

701 Xenia Avenue South
Suite 300
Minneapolis, MN 55416
Tel: 763-541-4800
Fax: 763-541-1700

MEMORANDUM

To: *Diane Hankee, PE
Afton City Engineer*

From: *Erin Perdu, AICP, City Planner*
Date: *March 27, 2016*

WSB Project No. *01856-000*

Subject: *ISWEM Review*

Description

Per your request, I have prepared an evaluation of the Islamic Society of Woodbury/East Metro CUP application, particularly with regard to the parking lot design and landscaping requirements of the Afton City Code. I hope this information is helpful in your review of the application.

Parking

Afton Code Section 12-196 includes off-street parking requirements for all uses. This section states that Places of Worship must provide one parking space per three seats. The proposed place of worship will have a maximum capacity (in the main hall) of 281 people, making the total number of parking spaces required 94. The applicant has shown 94 parking spaces on the plan, meeting that requirement.

Parking spaces for vehicles used by disabled persons shall not be less than 12 feet wide and 20 feet long. Proposed handicap spaces are 9' wide by 20' long. However, each pair of handicap spaces includes a shared 7' wide area in between; if split between the two adjacent spaces that leaves 12.5' in width for each space, therefore meeting the requirement. The plan shows that all parking spaces and driveways meet minimum requirements for driveway and lane width.

Landscaping

Afton Code Section 12-192 provides performance standards for landscaping. The applicant has provided a detailed landscaping plan. The plan includes the locations of two different types of seed mix; one for disturbed areas and one for basins. The remaining areas not covered by the seed mix will contain planting soil and shredded hardwood mulch. The plan shows the proposed locations of five coniferous trees and 23 deciduous trees or shrubs. Staff finds that the proposed seed mix meets the requirements for soil retention cover and around basins. The landscaped area shown on the plans includes landscaping from the edge of the street pavement to the street right of way line along the proposed driveway but does not indicate landscaping on the sloping areas of the right of way. Detail should be provided by the applicant to assure that this area will be maintained with appropriate ground cover in a manner so as not to degrade the aesthetics of the area.

From: Erik Seiberlich [<mailto:ESeiberlich@wsbeng.com>]
Sent: Tuesday, March 29, 2016 3:15 PM
To: sdelmore@wsbeng.com
Subject: RE: Lighting plan for ISWEM project

Review of the ISWEM project.

Basis of Review: Section 12-195 of the Afton Code of Ordinances states:

- A. No off street parking area lights shall cast light onto:
- An adjacent public street in excess of 1.0 fc.
 - Neighboring residential property in excess of 0.4 fc.
- B. Lighting standards shall not exceed 35 feet in height.

Comments based on our review:

- Property lines are not shown on the Preliminary Photometrics sheets, however, in the main part of the parking lot it can be assumed that the light levels would not be >0.4 fc at the property line.
- Depending on how close the driveway is to property lines, it is possible that the light levels could exceed 0.4 fc on adjacent residential property (levels are as high as 2.7 fc and 3.0 fc on the edge of the calculation zone).
- The adjacent public street is not shown on the sheets, and the light levels on the edge of the calculation zone are 1.7 fc and 1.8 fc. The ordinance states that the light cast into the street shall not be > 1.0 fc at the centerline.
- The light standards are 25' with some of them being placed on foundations 3' above grade (28' total). This is in line with the ordinance.
- Overall, the illumination levels and uniformity ratios are within the design criteria. Some areas are quite bright, but the only concern is the levels at the property lines and roadway centerline.



Memorandum

To: *Ron Morse, City of Afton*

From: *Jesse Carlson, WSB*

Date: *March 15, 2016*

Re: *Stormwater Review – Islamic Society of Woodbury
WSB Project No. 01856-500*

A proposed plan and stormwater calculations were submitted for the Islamic Society of Woodbury. The proposed project is located at 12585 Hudson Road in the City of Afton, MN. The proposed improvements are on a 29.19 acre site. The proposed area of disturbance for the proposed work is 5 acres and of that area 1.24 acres of new impervious is proposed. As a part of this submittal the following was reviewed:

- CUP application materials
- Preliminary plans
- Wetland review
- Subgrade exploration
- Drainage area maps
- HydroCAD Reports

The site was reviewed for conformance with the City of Afton's stormwater requirements. The following are items that will need to be addressed as a part of this application.

Procedural

- Prior to the start of any construction provide documentation that an NPDES permits has been obtained.
- VBWD Permit
- A maintenance agreement will be required to ensure that the pond performance will be maintained long term. The agreement at a minimum will include the following:
 - Annual inspection
 - Maintenance of all erosion control measures including but not limited to: rip rap storm sewer outlets, catch basin inlets, etc.
 - Sediment removal.
 - Verify system drawdown within 48 hours for infiltration areas.
 - Removal of trash and debris.
 - Maintenance of vegetation.
 - Access

Erosion Control

- The plans shall be revised to include a rock construction entrance on the plans.
- The plans shall be revised to address how erosion will be prevented as water flows from the proposed pretreatment basin into the proposed infiltration basin.

Storm Design

- The utility plan shall be updated to include RIM and Invert elevations for all proposed storm sewer.

Pond Design

- The applicant shall provide documentation demonstrating how the proposed infiltration pond will drawdown within 48 hours and that adequate separation is being provided to groundwater. Documentation may include:
 - Soil boring data in the location of the proposed basins
 - Assumed infiltration rates
 - Drawdown calculations
- The proposed bottom of the infiltration basin is at the same elevation of the existing wetland; therefore groundwater and drawdown is a concern for the proposed design.

Volume Control

- The site is proposing greater than 1 acre of new impervious. This triggers the MPCA requirement to provide 1 inch of volume control from all new impervious surfaces from the project site and meet the Valley Branch Watershed Districts requirement to provide 1.1 inch of volume control from all new impervious surfaces. For the purpose of this review we have evaluated these requirements for the most restrictive requirements:
 - Required volume control: 4,951 cubic feet
 - Proposed volume control: 4,997 cubic feet

Rate Control

- The applicant has demonstrated that the proposed ponds will meet the City of Afton's rate control requirement to match or reduce runoff rates when comparing existing to proposed runoff conditions.

Table 1. Runoff Rate Comparison

ID	Existing			Proposed		
	2-Year (cfs)	10-Year (cfs)	100-Year (cfs)	2-Year (cfs)	10-Year (cfs)	100-Year (cfs)
W	0.3	1.5	6.2	0.3	1.1	3.4
NE	0.5	2.5	10	0.5	2.5	10
SE	0.4	1.8	6.5	0.4	1.8	6.5
S	0.1	0.5	1.8	0.1	0.4	1.8

Freeboard

- We reviewed the site for freeboard concerns based on the 100-YR HWL as provided in the stormwater management plan. No issues with freeboard were identified.

Wetland Protection

- There are wetlands present on the site. No impacts are proposed as a part of the application; however the VBWD will need to review and approve the application along with the proposed 25 foot wetland buffer.

Please revise and resubmit the proposed plans. Please contact us if you have any questions.

Ron Moore

From: Jesse Carlson <JCarlson@wsbeng.com>
Sent: Tuesday, March 15, 2016 11:58 PM
To: 'Chad Lockwood'
Cc: Ron Moore; 'Irfan Ali'
Subject: RE: Islamic Society of Woodbury
Attachments: COM_ISW_Stormwater Review_031516.pdf

Chad:

The attached are my review recommendations for the Islamic Society of Woodbury. These recommendations will be provided to the planning commission.

Overall I am recommending approval to the City, however I do have a couple of concerns with the proposed infiltration basin that will need to be addressed:

1. Drawdown within 48 hours
2. Separation to groundwater

These concerns are due to the proposed infiltration basin being located at the same elevation of the existing wetland.

Please let us know how you can address these concerns.

Thank You,

Jesse Carlson, CPESC, CPSWQ
Water Resources Project Manager
d: 651-286-8464 | c: 612-518-8785
WSB & Associates, Inc. | 540 Gateway Blvd. | Burnsville, MN 55337



This email, and any files transmitted with it, is confidential and is intended solely for the use of the addressee. If you are not the addressee, please delete this email from your system. Any use of this email by unintended recipients is strictly prohibited. WSB does not accept liability for any errors or omissions which arise as a result of electronic transmission. If verification is required, please request a hard copy.

From: Chad Lockwood [mailto:CLockwood@srfconsulting.com]
Sent: Tuesday, March 15, 2016 10:32 AM
To: Jesse Carlson
Cc: rmoorse@ci.afton.mn.us; 'Irfan Ali'
Subject: RE: Islamic Society of Woodbury

Jesse,

Please find attached the HydroCAD reports and associated exhibits.

Even though we are not currently applying for a VBWD permit, the drainage design is intended to conform to VBWD requirements including the following:

- Match existing discharge rates
- Retain volume from 1.1" over new impervious surfaces

Let me know if you have any questions.

Thank you



Chad Lockwood, PE (MN), LEED AP

Associate

direct: 763.249.6791 | clockwood@srfconsulting.com

main: 763.475.0010 | mobile: 612.747.4655

From: Jesse Carlson [<mailto:JCarlson@wsbeng.com>]
Sent: Tuesday, March 15, 2016 9:06 AM
To: Chad Lockwood <CLockwood@srfconsulting.com>
Cc: rmoorse@ci.afton.mn.us; 'Irfan Ali' <iali@yahoo.com>
Subject: RE: Islamic Society of Woodbury

Chad:

That would be great and perhaps a quick email summary on your approach for sizing of the ponds. How you are you meeting NPDES volume requirements and I am assuming the ponds are designed to match rates for the 2-year, 10-Year, and 100-Year?

Thank You,

Jesse Carlson, CPESC, CPSWQ
Water Resources Project Manager
d: 651-286-8464 | c: 612-518-8785
WSB & Associates, Inc. | 540 Gateway Blvd. | Burnsville, MN 55337



This email, and any files transmitted with it, is confidential and is intended solely for the use of the addressee. If you are not the addressee, please delete this email from your system. Any use of this email by unintended recipients is strictly prohibited. WSB does not accept liability for any errors or omissions which arise as a result of electronic transmission. If verification is required, please request a hard copy.

From: Chad Lockwood [<mailto:CLockwood@srfconsulting.com>]
Sent: Tuesday, March 15, 2016 8:56 AM
To: Jesse Carlson
Cc: rmoorse@ci.afton.mn.us; 'Irfan Ali'
Subject: RE: Islamic Society of Woodbury

Jesse,

We do not have a formal report, but do have exhibits and HydroCAD I can send.

Do you want pdfs of the HydroCAD? I have a 9 am meeting and will get you the info upon my return (10 or so).

Thanks



Chad Lockwood, PE (MN), LEED AP

Associate

direct: 763.249.6791 | clockwood@srfconsulting.com

main: 763.475.0010 | mobile: 612.747.4655

From: Jesse Carlson [<mailto:JCarlson@wsbeng.com>]
Sent: Monday, March 14, 2016 6:17 PM
To: Chad Lockwood <CLockwood@srfconsulting.com>
Cc: rmoorse@ci.afton.mn.us
Subject: Islamic Society of Woodbury

Chad:

Is there a stormwater report/drainage analysis that was completed along with your submittal for the Islamic Society of Woodbury? I do not see one in the files that were sent to us. If you could pass it along it would help me complete the review and provide recommendations to the City.

If you could pass it along first thing tomorrow that would be great!

Thanks for the help!

Jesse Carlson, CPESC, CPSWQ
Water Resources Project Manager
d: 651-286-8464 | c: 612-518-8785
WSB & Associates, Inc. | 540 Gateway Blvd. | Burnsville, MN 55337



This email, and any files transmitted with it, is confidential and is intended solely for the use of the addressee. If you are not the addressee, please delete this email from your system. Any use of this email by unintended recipients is strictly prohibited. WSB does not accept liability for any errors or omissions which arise as a result of electronic transmission. If verification is required, please request a hard copy.



Department of Public
Health and Environment

Lowell Johnson
Director

David Brummel
Deputy Director

March 9, 2016

City of Afton
c/o Ron Moorse
3033 St. Croix Trail S
Afton MN 55001

ISLAMIC CENTER CUP (ISWEN CUP)

On March 7, 2016, the Department was provided a preliminary soil report for the proposed Islamic Center located at 12585 Hudson Road in Afton, Minnesota, GeoCode 06.028.20.13.0016. The soil report provided shows that the parcel has both Antigo Silt Loam and Chetek Sandy Loam.

Section 9.4 of the Washington County Development Code, Chapter Four, Subsurface Sewage Treatment System Regulations (Washington County Ordinance #196) states:

For new subdivision testing, enough soil observations must be conducted to assure that at least 10,000 square feet of suitable soil exists for each lot for long-term sewage treatment. On previously subdivided lots, enough area of suitable soil must be identified for two soil treatment and dispersal areas. Percolation tests are not required for subdivision or lot approval testing unless the permeability cannot be estimated or there is reason to believe the soil is not original or has been disturbed.

The Department has not been in receipt of any soil observations to approve this lot as described above. However, based on the soil report provided on March 7, 2016, it is highly likely that this requirement will be met. This work must be completed for lot approval as soon as possible and a lot approval application must be submitted to the Department for review and approval.

If you have any questions or comments, please contact me at 651-430-4052.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. LeClair".

Christopher W. LeClair, R.E.H.S.
Sr. Environmental Specialist
Washington County Department of
Public Health & Environment
651-430-4052

Government Center • 14949 62nd Street North — P.O. Box 6, Stillwater, Minnesota 55082-0006
Phone: 651-430-6655 • Fax: 651-430-6730 • TTY: 651-430-6246

Service Centers also located in Cottage Grove and Forest Lake

www.co.washington.mn.us

Equal Employment Opportunity / Affirmative Action

To: Chad Lockwood, Associate
From: Nicole Zappetillo, Senior Environmental Analyst
Date: February 10, 2016
Subject: Masjid Project – Islamic Society of Woodbury / East Metro

Masjid Project Wetland Review

Introduction

This memo documents wetland assessment efforts for the Masjid Project, located at 12585 Hudson Road in Afton, Minnesota (see Figures 1 and 2, attached). The project as proposed would construct a 10,800 square foot multi-purpose building with associated parking improvements and septic/well systems.

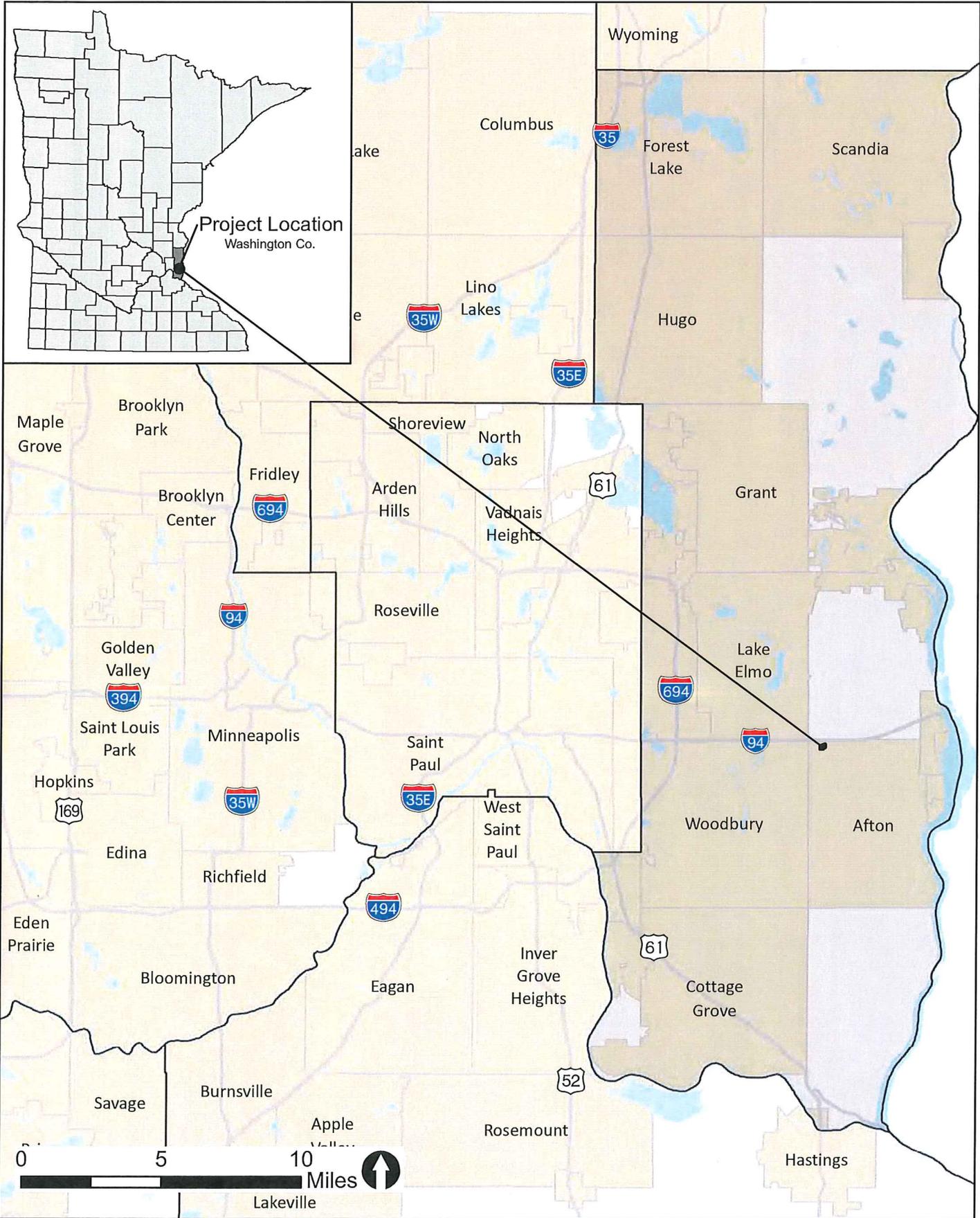
Methodology

SRF Consulting Group, Inc., on behalf of the Islamic Society of Woodbury / East Metro, reviewed off-site data sources including the National Wetland Inventory (NWI), Minnesota Department of Natural Resources (MnDNR) Public Waters Inventory (PWI), Natural Resource Conservation Service (NRCS) soil mapping and hydric soils list, light detection and ranging (LiDAR) two-foot contour data, U.S. Geological Survey (USGS) topographic maps, and recent aerial photography of the project area, prior to completing an off-site Level 1 wetland delineation to document any existing wetlands within the proposed project area.

Results

The off-site data review found one natural wetland (Wetland W-1) and one potential natural wetland (Wetland W-2) within the wetland delineation limits for the proposed project area (see Figure 3, attached). The wetlands are not located in mapped hydric soils; however, Wetland W-1 does overlap an NWI wetland area. Wetland W-2 is located in a swale that is marked with a blue line on the USGS topographic map. No MnDNR Public Waters or Watercourses are located within the wetland delineation limits.

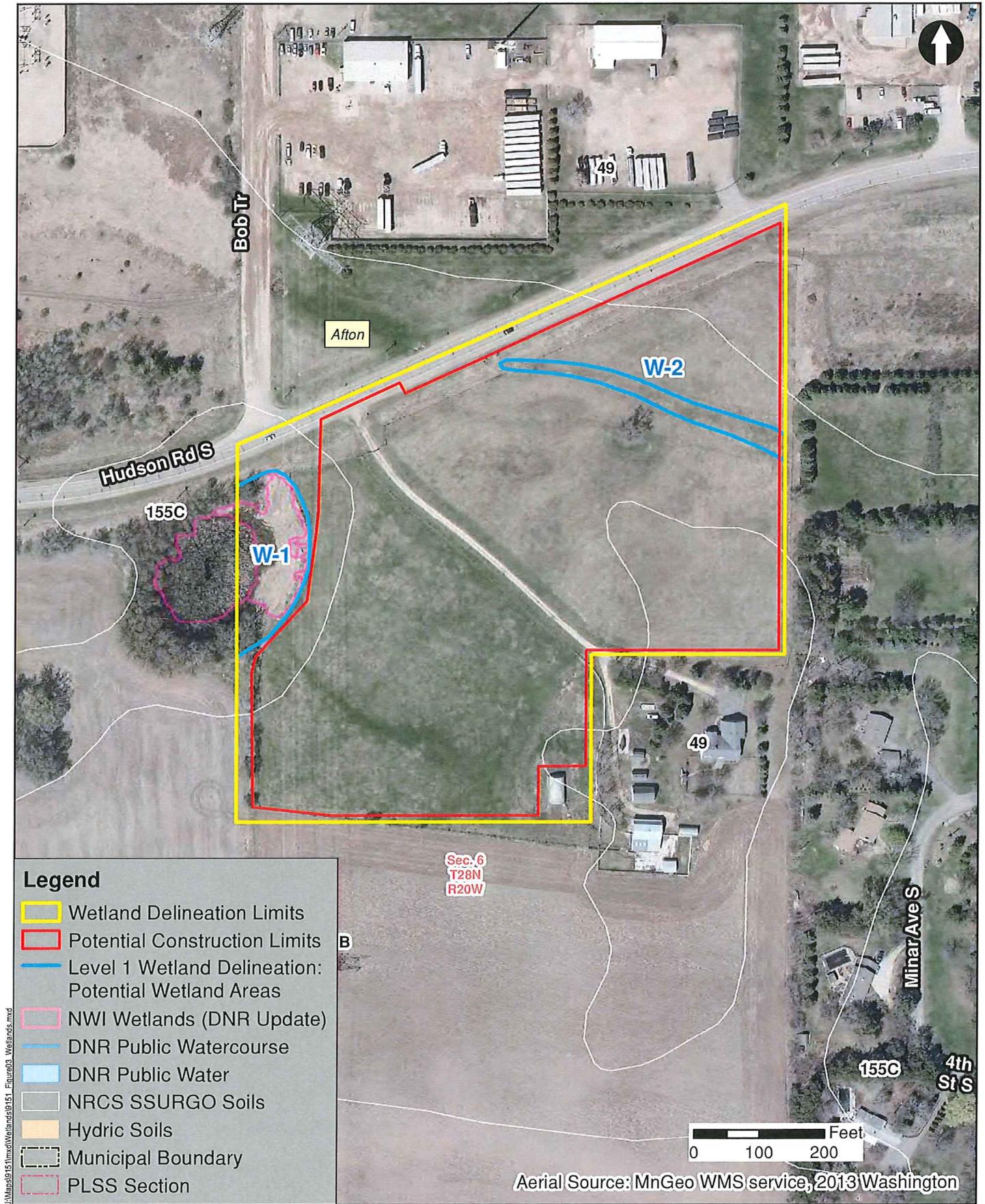
The delineated potential wetland boundaries are based primarily on a combination of aerial interpretation, NWI mapping, and contours (see Figure 4, attached). The elevation of the Wetland W-1 boundary varies from approximately 883 to 886 feet, and follows the relatively abrupt transition from wetland vegetation to upland vegetation (this also reflects the NWI wetland boundary on the east side). In addition, the fence to the east and the farm field to the west do not appear to extend below an elevation of approximately 883 feet, most likely because the soils below that elevation (in



Project Location Map

Masjid Project
 Islamic Society of Woodbury / East Metro

Figure 1



Potential Wetland Areas

Masjid Project
 Islamic Society of Woodbury / East Metro

Figure 3

298037

State of Minnesota
County of Washington

DISTRICT COURT
TENTH JUDICIAL DISTRICT

I, MARGARET CASANOVA, Clerk of the District Court, County of Washington, State of Minnesota, do hereby certify that the attached instrument is a true and correct copy of the original on file and of record in my office in Court File No. 35886

Witness my hand and the seal of said Court at Stillwater, Minnesota, this 13th
day of April, 1972.



Margaret Casanova

Clerk of District Court

By _____
Deputy

STATE OF MINNESOTA

IN DISTRICT COURT

COUNTY OF WASHINGTON

TENTH JUDICIAL DISTRICT

Court File 35886

Northern States Power Company,
a corporation (by the Board of
Directors thereof),

FINAL DECREE

Petitioner,

v.

Peter Joseph Engler
Agnes Ann Engler
First National Bank of Stillwater
Almon B. Bebermeyer
Bessie C. Bebermeyer
Leon T. Norman
Hazel Norman
Joseph H. Friedrich
Ila Friedrich
Edwin R. Albrecht (aka Edwin Albrecht)
Lauretta Albrecht
Clara L. Schultz
Mabel M. Almich
Julius Almich
Frederick G. Wetzel
Rudolph A. Wetzel - Madeline Wetzel
Kenneth O. Palmquist
Olga I. Palmquist
John E. Blomquist, Inc.
Edna D. Mueller
Emil H. Keske
Jewel R. Keske
The Northwestern Mutual Life Insurance
Company, a Wisconsin corporation

County of Washington

State of Minnesota

The above entitled matter having come before the Court in the Courthouse in the City of Stillwater, Washington County, Minnesota, on the 13th day of April, 1972, upon motion of Northern States Power Company, the Petitioner above-named, for an Order for Final Decree establishing the rights of Petitioner in the parcels of land taken and condemned in the above proceeding, and the Court having made and filed its Order for Final Decree herein;

NOW, THEREFORE, pursuant to the Order for Final Decree on file herein and on motion of Ralph S. Towler, attorney for Petitioner,

IT IS HEREBY ADJUDGED AND DECREED:

1. The taking herein, as hereinafter described, is reasonably necessary and such as is authorized by law.
2. That the parcels of land hereinafter described be and they hereby are condemned for the uses and purposes of constructing, operating and maintaining thereon an electric transmission system for the transmission of electric energy for the purpose of supplying the public therewith.
3. That the estate acquired by Petitioner, Northern States Power Company, a Minnesota corporation, its successors and assigns, in Parcels 3, 4, 7, 8, 9, 10, 11, 12 and 13, inclusive, hereinafter more particularly described, shall be a perpetual easement and right of way over and across said parcels of land with the right to enter upon said parcels of land for the purposes of surveying for, constructing, operating, and maintaining an electric transmission system thereon, consisting of conductors, supporting structures therefor, and other associated facilities for the transmission of electric energy, and for the

purposes of repairing, replacing, patrolling, improving, and rebuilding or removing the same, and with the right to trim, cut, or remove all trees now or hereafter located upon or over said parcels of land, including the branches of trees which may now or hereafter overhang said parcels, and with the further right to remove from said parcels of land any structures or other objects (except fences and improvements as hereinafter provided) which, in the opinion of Petitioner, its successors and assigns, will interfere with said transmission system.

The owner and occupants of all of the said parcels of land shall have the full use and enjoyment of said parcels of land not inconsistent with the use thereof by Petitioner, its successors and assigns, as herein set forth, with the right to cultivate, use, fence (as hereinafter qualified) or otherwise occupy said parcels, together with the further right to subdivide and use the same for residential and business purposes, as well as the right to dedicate and have or permit to be improved, maintained, and used for purposes of streets, curbs and gutters, sewers, water and underground utilities, the portion of said right of way not actually occupied by the structures supporting Northern States Power Company's transmission system provided that said improvements do not impair the structural or electrical integrity of said transmission system; and provided further that all such improvements shall not result in a ground clearance of less than the minimum requirements specified by the National Electrical Safety Code. Petitioner shall have the right to relocate its structures after any of the aforementioned improvements are in place, provided that said

relocated structures shall not interfere with any such improvements which are in place before said relocation. Except as hereinabove provided, such owners or occupants shall not without the prior written approval of Petitioner, its successors and assigns, erect or maintain on said parcels of land any structures (except fences, as hereinafter qualified) or other objects, permanent or temporary, or plant any trees, and shall not perform any act thereon which will interfere with or endanger said transmission system or the use thereof. Said owners and occupants shall have the further right to erect or maintain fences on said parcels of land, provided, however, that Petitioner, its successors and assigns, shall have the right to install and maintain temporary gates if such gates are necessary to gain ingress to and egress from said parcels of land to accomplish the aforesaid purposes.

4. That said parcels of land hereinafter referred to are situate in the County of Washington and are described as follows, to wit:

File No. 4-8

Parcel No. 7

(Almon E. Bebermeyer)

A parcel of land consisting of that part of the following described tract:

The West Fifty (50) rods of the Northeast Quarter ($NE\frac{1}{4}$) of Section Six (6), Township Twenty-eight (28) North, Range Twenty (20) West, Washington County, Minnesota.

Which lies within a distance of Eighty-two and Five-tenths (82.5) feet on each side of the following described line and extensions thereof, to wit:

Beginning at a point on the East line of Section Six (6), Township Twenty-eight (28) North, Range Twenty (20) West, Seven Hundred Eighty-two and Five-tenths (782.5) feet South of the Southerly right-of-way line of U.S. Highway #12; thence Westerly and parallel with said Southerly right-of-way line to a point Eighty-two and Five-tenths (82.5) feet East of the North-South Quarter ($N-S\frac{1}{4}$) line of said Section Six (6); thence South parallel with said North-South Quarter ($N-S\frac{1}{4}$) line to the South line of the West Fifty (50) rods of the Northeast Quarter ($NE\frac{1}{4}$) of said Section Six (6), Township and Range aforesaid.

File No. 4-9

Parcel No. 8

(Edwin R. Albrecht)

A strip of land consisting of a part of the following described tract:

The North Half ($N\frac{1}{2}$) of the North Half ($N\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section Six (6), Township Twenty-eight (28) North, Range Twenty (20) West, Washington County, Minnesota.

Said strip of land being more particularly described as:

The West One Hundred Sixty-five (165) feet of the above described tract of land.

File No. 4-10

Parcel No. 9

(Edith W. Dittbenner)

A strip of land consisting of a part of the following described tract:

The South Half ($S\frac{1}{2}$) of the North Half ($N\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section Six (6), Township Twenty-eight (28) North, Range Twenty (20) West, Washington County, Minnesota.

Said strip of land being more particularly described as:

The West One Hundred Sixty-five (165) feet of the above described tract of land.

**CITY OF AFTON
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

TO WHOM IT MAY CONCERN: Notice is hereby given that the City of Afton Planning Commission will convene on Monday, April 4, 2016 at 7:00 PM at Afton City Hall, 3033 St. Croix Trail S., to conduct the following public hearing:

To consider an application by the Islamic Society of Woodbury/East Metro for a conditional use permit for a new place of worship, and a variance to allow the existing driveway to be widened, on the property at 12585 Hudson Road.

Materials will be available for viewing at the Afton City Hall, 3033 St. Croix Trail, Afton MN. The materials will also be available on the City website at www.ci.afton.mn.us. All interested persons are encouraged to attend the public hearing. A quorum of the City Council or another Commission may also be present to receive information at the meeting.

Ron Moorse
City Administrator
City of Afton

LYNUM RITA K
or Current Resident
12770 4TH ST S
AFTON MN 55001

ISLAMIC SOCIETY WOODBURY/EAST METRO
or Current Resident
680 COMMERCE DR # 130
WOODBURY MN 55125

LIND PETER & ELOISE E
or Current Resident
12738 4TH ST S
AFTON MN 55001

PERDOMO JOSE M CANAS JR & DONNA M CANAS
or Current Resident
12799 2ND ST S
AFTON MN 55001

ALBRECHT LAURETTA O TRS
or Current Resident
1911 NOBLE RD
ARDEN HILLS MN 55112-7832

FARAGO LAZLO D & CHARLOTTE A
or Current Resident
382 MINAR AVE S
AFTON MN 55001

TURCOTTE LIMITED PARTNERSHIP
or Current Resident
12720 HUDSON RD S
AFTON MN 55001-9798

BRENNER RANDOLPH E & RITA E
or Current Resident
354 MINAR AVE S
AFTON MN 55001

NELSON LAVERNE M TRS
or Current Resident
12838 2ND ST S
AFTON MN 55001

STATE OF MN-DOT
or Current Resident
1500 COUNTY ROAD B2 W
ROSEVILLE MN 55113

2015-1 IH2 BORROWER LP
or Current Resident
901 MAIN ST STE 4700
DALLAS TX 75202

O'DONNELL PATRICK J
or Current Resident
12771 3RD ST S
AFTON MN 55001

FOLZ THOMAS A & LISA G
or Current Resident
12751 4TH ST S
AFTON MN 55001

REISMAN STEVEN A & DEENA S
or Current Resident
12695 4TH ST S
AFTON MN 55001

PAULSON SANDRA J
or Current Resident
322 MINAR AVE S
AFTON MN 55001

SCHMITZ THEODORE M & KAREN K
or Current Resident
12774 THIRD ST S
AFTON MN 55001

JOHNSEN GARY L
or Current Resident
12843 2ND ST S
AFTON MN 55001

RMG GROUP LLC
or Current Resident
12601 HUDSON RD S
AFTON MN 55001

KRAWCZESKI WILLIAM C & CLAUDETTE KRAWCZESKI
or Current Resident
12741 3RD ST S
AFTON MN 55001

ERLER GEORGE E & NANCY L
or Current Resident
12748 3RD ST S
AFTON MN 55001

XCEL ENERGY
or Current Resident
414 NICOLLET MALL
MINNEAPOLIS MN 55401

MALECEK KEVIN D & AMANDA R
or Current Resident
12798 2ND ST S
AFTON MN 55001

GOEBEL ALVIN F & JOAN M
or Current Resident
12060 110TH ST S
HASTINGS MN 55033

FOC LLC
or Current Resident
1807 MARKET BLVD # 335
HASTINGS MN 55033

BECHEL BRADLEY J & ANGELA G
or Current Resident
12350 8TH ST CT
AFTON MN 55001

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

Planning Commission Memo

Meeting: April 4, 2016

To: Chair Ronningen and members of the Planning Commission
From: Ron Moorese, City Administrator
Date: March 30, 2016
Re: City of Woodbury Comprehensive Plan Amendment, Stonemill Farms 16th, Project No. 24-2016-00201

Background

Attached are materials related to a request to amend the City of Woodbury Comprehensive Plan. The amendment would change the use of a vacant piece of property in the Stonemill Farms development, at the corner of Settlers Ridge Parkway and Lake Road. The amendment would allow for 5.66 acres to be guided as medium density residential instead of neighborhood commercial. This would enable the construction of a townhome development similar to what is being constructed to the east of this property.

The Comprehensive Plan update process includes an opportunity for neighboring cities to comment on the proposed amendment. The amendment materials are being provided to the Planning Commission so that the Commission can provide a recommendation to the City Council regarding the amendment.

PLANNING COMMISSION ACTION REQUESTED:

Motion regarding a recommendation concerning the City of Woodbury Comprehensive Plan Amendment, Stonemill Farms 16th, Project No. 24-2016-00201



RECEIVED
MAR 21 2016
CITY OF AFTON

March 18, 2016

City of Afton
Attn: Community Development
3033 St. Croix Trail
P.O. Box 219
Afton, MN 55001-0219

RE: City of Woodbury Comprehensive Plan Amendment, Stonemill Farms 16th, Project No. 24-2016-00201

The City of Woodbury recently received a request to amend the comprehensive plan for a vacant piece of property within the Stonemill Farms development, at the corner of Settlers Ridge Parkway and Lake Road. The amendment would allow for 5.66 acres to be guided as medium-density residential instead of neighborhood commercial.

The applicant, Lennar Corporation, is requesting to construct a new market rate townhome development similar to what is being constructed by them to the east. The draft plan features 42 units located off of a private street system.

A copy of the proposed site plan and location map is attached to this letter. Please review this amendment and send any written comments to my attention or e-mail me at ggore@ci.woodbury.mn.us. If you have no comments or issues, please still send your written response indicating that you have received the plan and have no comments.

In order to facilitate the review by the Metropolitan Council for the amendment, we respectfully request that you provide us written feedback by May 17th. If we do not receive comments from you by that date, we will assume that you do not wish to comment.

If you have any questions, please call our department at (651) 714-3533.

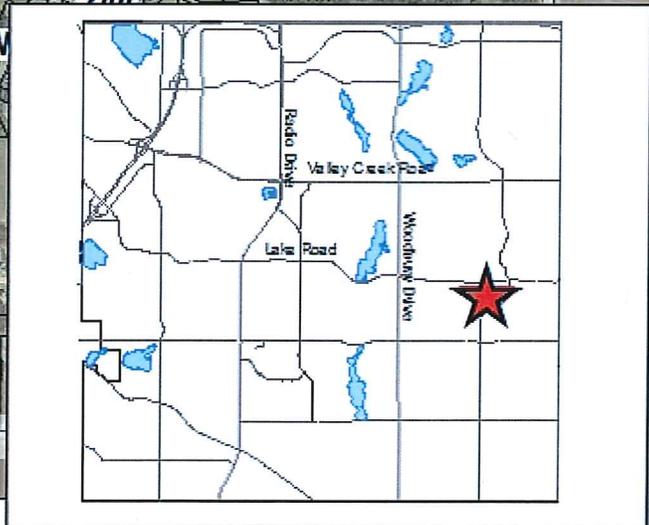
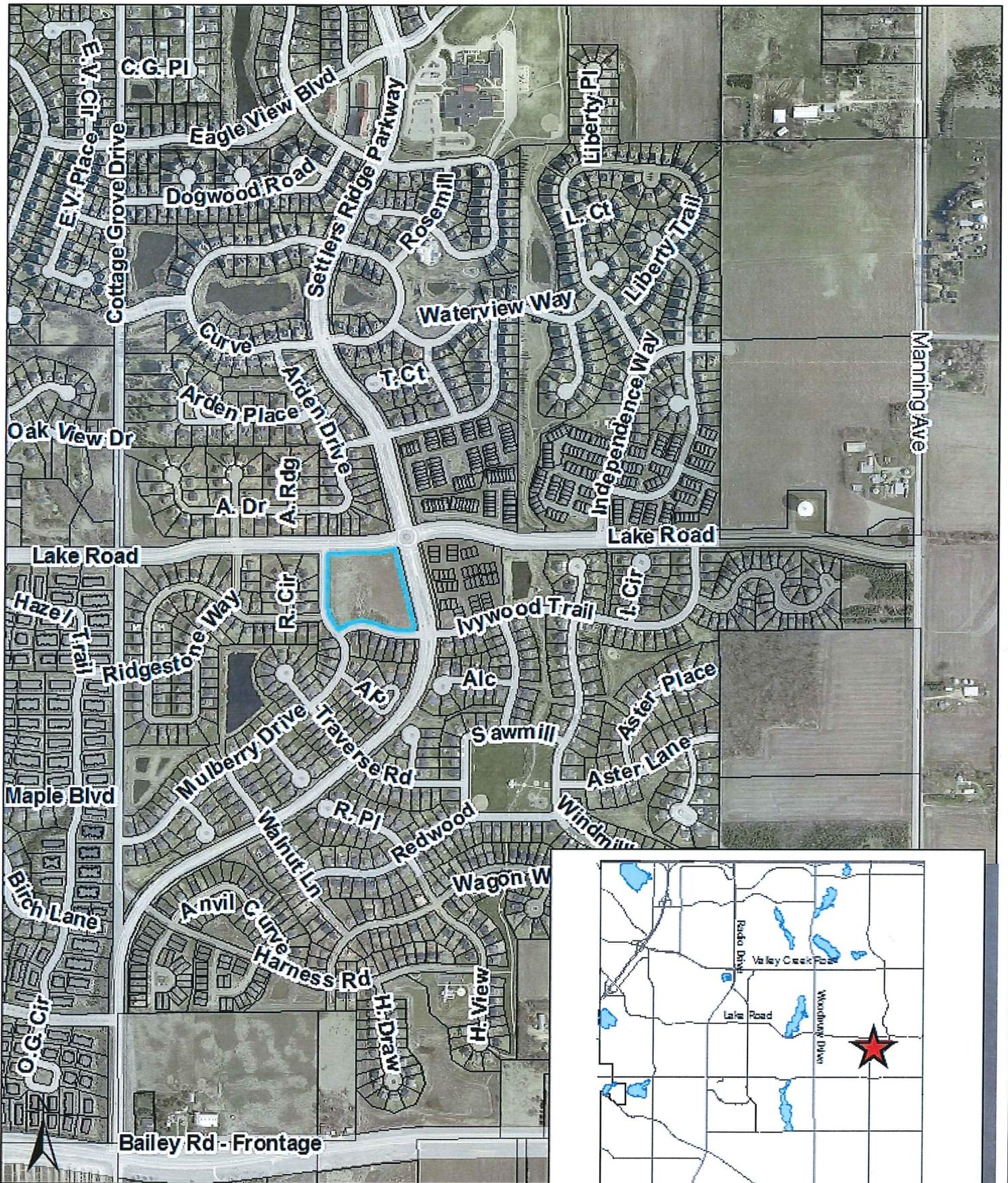
Sincerely,

Gina Gore
Community Development Technician

Enclosures

1. Proposed Site Plan
2. Location Map

Location Map



Disclaimer: This map is intended for reference purposes only and is not a legally recorded map or survey. The City of Woodbury shall not be liable for any damages or claims that arise due to accuracy, omissions, use, or misuse of the information herein pursuant to NY State Civil Service Law § 272.

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

Planning Commission Memo

Meeting: April 4, 2016

To: Chair Ronningen and members of the Planning Commission

From: Ron Moorse, City Administrator

Date: March 30, 2016

Re: Comprehensive Plan Update Process

Background

At the March 7 Planning Commission meeting, Chair Ronningen asked that the Comprehensive Plan update process be included on each Planning Commission agenda. She also asked that the Planning Commission members each review the Comprehensive Plan to identify any policies, issues, language, etc. that should be addressed during the Comprehensive Plan update process, so the Commission can develop a list of items to be addressed and build them into the update process.

Planning Commission Direction Requested:

Provide direction related to the Comprehensive Plan update process

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56

**PROCEEDINGS OF THE AFTON CITY COUNCIL
CITY OF AFTON
WASHINGTON COUNTY, MINNESOTA**

**DRAFT City Council Regular Meeting Minutes
March 15, 2016
Afton City Hall
3033 St. Croix Trail
Afton, MN 55001
7:00 P.M.**

1. THE MEETING WAS CALLED TO ORDER at 7:00 P.M. by Mayor Bend.

2. THE PLEDGE OF ALLEGIANCE – was recited.

3. ROLL CALL: Council Members Nelson, Ross, Richter, Palmquist and Mayor Bend. **Quorum Present.**

ALSO PRESENT: City Attorney Fritz Knaak, City Engineer Diane Hankee, Planning Commission Chair Barbara Ronningen, City Administrator Ron Moore and Deputy Clerk Kim Swanson Linner. City Accountant, Tom Niedzwiecki, joined the meeting in progress.

4. APPROVAL OF AGENDA –

A. Agenda for the Regular City Council Meeting of March 15, 2016 – Item 7B, Jim Bougie, Finance Committee Report was deleted. Item 9B3, Pennington Erosion Repair report was added. From Item 9C1, Jeff Brower was invited to introduce himself to Council for appointment to the Afton Branding Committee under Item 7F. Item 9C9, Schedule Special City Council meeting was deleted.

Motion/Second: Palmquist/Richter. To approve the agenda of the March 15, 2016 Regular City Council Meeting as amended. Motion carried 5-0-0.

5. APPROVAL OF MINUTES -

A. Minutes of the February 16, 2016 Regular City Council Meeting Minutes – Council Member Palmquist commented that he liked the shortened version of the minutes, with the agenda item summarized and the council action taken. He felt if anyone wants to get the detailed discussion, they can go to the City Website and watch the meeting videos. It was agreed by all that the minutes can be the shortened version going forward.

Motion/Second: Richter/Ross. To approve the minutes of the February 16, 2016 Regular City Council meeting as presented. Motion carried 4-0-1 (Abstain: Nelson).

6. PUBLIC INPUT –

Al Leopold, 12230 8th Street S, spoke in defense of his neighborhood; they don't want any more land use changes in the northwest quadrant where a portion was rezoned to Industrial (due to litigation) and is adjacent to Rural Residential.

Mark Thieroff, attorney representing the Hoelderles, would prefer to speak during the item on the agenda.

Danielle and Charlie Wamstad, 1987 Manning Avenue, support the land use for wedding venues to keep the rural character and to provide opportunities for residents on large parcels. They felt the Conditional Use Permit was appropriate for the governance and safety controls of the wedding venue use.

7. REPORTS/PRESENTATIONS -

A. Sheriff's Monthly Report –Deputy Sullivan reported that “crime is afoot” in that there are many phone or email scams being run in the name of the IRS. The phone calls can either be live or automated; they indicate there is a problem with your tax return, or there will be a warrant for your arrest if you don't pay money. He strongly cautioned: DON'T PAY ANYBODY ANYTHING!!! The authentic IRS only sends information through the U.S. Postal Service. Also, Deputy Bell was moved to K-9 duty; he informed Council a deputy new to the department, Laura Jackson, is being assigned to Afton.

B. Jim Bougie, Finance Committee Report – [Item was deleted.]

57 C. Tom Niedzwiecki, Budget Report – [This item will “float” until Mr. Niedzwiecki arrives from another
58 meeting.]

59 D. Lower St. Croix Fire District Report – Nelson reported that the Community Event sign will be installed at
60 the Fire Station soon.

61 E. Valley Branch Watershed District (VBWD) – Jennifer Koehler, from Barr Engineering, gave a brief
62 presentation updating Council on the Kelle’s Creek Septic System Inspection Program. The water quality study
63 indicated that the impairment comes from non-compliant septic systems making up 60-84% of the bacteria load to
64 Kelle’s Creek. A Clean Water Fund Grant will pay for inspections of septic systems in close proximity to the Creek
65 (an estimated 100 households). This is a voluntary inspection program, and residents are highly encouraged to
66 participate. Owners of septic systems found to be non-compliant will be connected to potential funding sources for
67 replacing the septic system.

68 F. Afton Branding Committee – Jeff Brower was in attendance to introduce himself to Council; he has
69 experience and background in business development and marketing and would like to use that to help Afton explore
70 the branding of the city. His family homesteaded in Afton in the 1800’s.

71

72 **8. CONSENT AGENDA – Items C, D, E, F and H were pulled from the Consent Agenda.**

73 A. Just and Correct Claims

74 B. 4-M Transfer - JANUARY & FEBRUARY 2016 – **Resolution 2016-13**

75 C. 2016 Cost of Living Adjustment

76 D. Re-appoint James Langan to a 3-year term on the Planning Commission.

77 E. Re-appoint Mark Nelson to a 3-year term on the Planning Commission

78 F. Renew Contract with Tom Niedzwiecki for Accountant Services **Resolution 2016-14**

79 G. Watershed District Boundary Changes – **Resolution 2016-15**

80 H. County Economic Development Services Plan and Proposed Legislation - **Resolution 2016-16**

81 I. Waive Park Reservation Fee for AABA.

82

83 **Motion/Second: Richter/Palmquist. To approve the Consent Agenda, Items A, B, G and I. including**
84 **Resolution 2016-13 and Resolution 2015-15. ROLL CALL: All Ayes. Motion carried 5-0-0.**

85

86 A. Just and Correct Claims

87 B. 4-M Transfer - JANUARY & FEBRUARY 2016 – **Resolution 2016-13**

88 C. 2016 Cost of Living Adjustment – Richter thought the increase should justify the work staff are doing, and
89 questioned giving the same increase “across the board.” Moose explained that the increase is compared to
90 the general market and is meant for salaries to be competitive to other cities.

91 **Motion/Second: Bend/Ross. To authorize a 2% increase to city staff [Office Assistant and Public Works**
92 **staff] in lieu of a cost of living raise, to be retroactive to March 1, 2016. Motion carried 5-0-0.**

93

94 D. Re-appoint James Langan to a 3-year term on the Planning Commission -

95 E. Re-appoint Mark Nelson to a 3-year term on the Planning Commission -

96 Richter wanted to be able to recognize and thank the volunteers serving Afton. Langan and Nelson were
97 thanked for their service.

98 **Motion/Second: Richter/Ross. To re-appoint James Langan and Mark Nelson to 3-year terms for the**
99 **Planning Commission which will expire in February 2019. Motion carried 5-0-0.**

100

101 F. Renew Contract with Tom Niedzwiecki for Accountant Services **Resolution 2016-14** – Administrator
102 Moose summarized that the current three-year contract with Tom Niedzwiecki for accounting services
103 expires on April 15, 2016. Contract services added in 2015 were for Mr. Niedzwiecki’s attendance at
104 regular City Council meetings to provide budget and financial updates at a cost of \$100 per meeting. The
105 new contract proposed an increase by 3% in each year of the contract and an increase by \$50 per month to
106 cover expenses related to continuing education and professional dues.

107

Motion/Second: Palmquist/Richter. To adopt Resolution 2016-14 approving a three year contract

108 **with Tom Niedzwiecki for accounting services expiring on April 15, 2019, with the elimination of the**
109 **reference to the continuing education and professional dues stipend. ROLL CALL: All Ayes. Motion carried**
110 **5-0-0.**

111
112 G. Watershed District Boundary Changes – Resolution 2016-15

113 H. County Economic Development Services Plan and Proposed Legislation - Resolution 2016-16 – This item
114 was pulled from the Consent Agenda but it was clarified that Item 8I was the item to be pulled.

115 **Motion/Second: Richter/Bend. To approve Resolution 2016-16 indicating Afton City Council’s support for**
116 **the proposed legislation related to the Washington County Community Development Agency (CDA). ROLL**
117 **CALL: All Ayes. Motion carried 5-0-0.**

118
119 **Motion/Second: Bend/Richter. To reconsider Item 8I from the Consent Agenda. Motion carried 5-0-0.**

120
121 I. Waive Park Reservation Fee for AABA – Council wanted to discuss the proposal to waive the Town
122 Square Park reservation fee by the Afton Area Business Association (AABA). It was noted that the AABA
123 is a non-profit, but not a charitable organization. That is distinctly different from, for example, the Afton
124 Historical Society/Museum, which is non-profit and a charitable organization. The AABA acts as a
125 Chamber of Commerce for the benefit of businesses. They use the vendor fees (reported to be \$200 for
126 non-food vendors and \$400 for food vendors per weekend event) for advertising for businesses and
127 community events and for putting on other events in the Village.

128 **Motion/Second: Palmquist/Nelson. To waive the park reservation fee for the use of Town Square Park by the**
129 **AABA for the 2016 Art in the Park event in September 2016. Motion carried 5-0-0.**

130
131 **5. CITY COUNCIL BUSINESS -**

132 **A. Planning Commission Report** – Chair Barbara Ronningen reported for the Planning Commission and
133 referred Council to the Planning Commission draft minutes provided.

134
135 1. Tom and Clare Hoelderle Ordinance Amendment to allow a Commercial Wedding Venue use in the in
136 the Rural Residential (RR) District by a Conditional Use Permit – Administrator Moose summarized that this
137 ordinance amendment had a Public Hearing at the Planning Commission, but that commissioners wanted additional
138 information about the number of properties this might be applicable to in Afton. They had concerns about the
139 impact of allowing this use throughout the Rural Residential zoning districts, questions about whether a 20 acre lot
140 would provide for a sufficient buffer from adjacent Rural Residential properties and questions about how the use
141 relates to the Comprehensive Plan’s policies regarding commercial uses in the Rural Residential zoning district.
142 Staff determined that about 24 parcels appear to be eligible to meet the criteria of a 20 acre parcel size and having
143 frontage on a County or State Highway in the Rural Residential zone. A map showed the locations of those parcels.
144 Staff also estimated that there are approximately 45 parcels in the Agricultural zone that would meet those criteria.
145 Moose reviewed that the specific language of the zoning code amendment was proposed by the applicant and
146 reflected generally how the Hoelderles would plan to operate the wedding venue use. The Planning Commission
147 discussed the need for additional performance standards, which were attached for Council’s consideration. The PC
148 questioned how the city could enforce standards and compliance with conditions. Conformance with the
149 Comprehensive Plan caused additional concern for the Planning Commission, as did the definition of
150 “commercial.” Moose indicated that the Planning Commission recommended, on a vote of 5-3-0, that the
151 ordinance amendment be denied.

152
153 **Motion/Second: Bend/Richter. To DENY the adoption of the proposed Ordinance 03-2016, an ordinance**
154 **amendment to the zoning code to allow a commercial wedding venue as an accessory use to a principal**
155 **dwelling, on lots 20 acres or greater, located on a state or county road in the Rural Residential zoning district**
156 **with a Conditional Use Permit. ROLL CALL: All Ayes. Motion carried 5-0-0.**

157
158 2. Nature’s Trees, dba St. Croix SavATree, for a Conditional Use Permit (CUP) at a 5.9 acre parcel at the
159 Hudson Road property with PID# 06.028.20.24.0002 – Administrator Moose summarized that Nature’s
160 Trees/SavATree received variances to the zoning code at the February 16, 2016 Council Meeting to construct its

161 Minneapolis/St. Paul headquarters facility on a 5.9 acre site in the northeast corner of the property on Hudson Road
162 with PID# 06.028.20.24.0002. The subdivision of this parcel will create the 5.9 acre parcel, to be recorded subject
163 to the approval of a Conditional Use Permit (CUP) for the use. The proposed facility will have offices in the front
164 and the rear portion of the building will be used for the storage and service of a fleet of trucks and equipment and
165 the storage of supplies. The CUP process allows the City to review the proposed uses and place conditions on the
166 uses to address any concerns regarding the impacts of the site or neighboring area. The offices will be staffed per
167 normal business hours and operation of the rear portion of the facility will have field personnel coming to the
168 facility in the morning, being dispatched for the day to work on client properties, and returning at the end of the
169 day. The applicant has indicated there will be no chipping/processing of wood debris on the site. Fueling of trucks
170 and equipment will take place on-site, requiring bulk fuel storage in 1,500 to 2,000 gallon outdoor tanks
171 specifically designed for this purpose. The Planning Commission questioned the fuel storage tanks and whether
172 they would have containment around them and whether they will meet state and/or federal regulations. The
173 proposed conditions require that the tanks will meet MPCA regulations. Mn/DOT has requested that all
174 requirements and permitting related to accessing Hudson Road be met; the city recommends that as a condition of
175 the CUP. Moose indicated that a condition of the subdivision creating the 5.9 acre Nature's Trees/SavATree parcel
176 include the dedication of a public road right-of-way adjacent to the northwest corner of the 5.9 acre parcel. The
177 subdivision approval included conditions related to the use of the public right-of-way lane adjacent to the SavATree
178 parcel for a driveway to serve the SavATree facility. The City Attorney has drafted an agreement that provides for
179 the following:

- 180 a. Grants a temporary license to allow a driveway to be constructed on the public right-of-way lane
181 adjacent to the SavATree parcel; and,
- 182 b. Provides that the City shall have no responsibility for the construction or maintenance of the
183 driveway, or the future construction of a public road.

184 Moose indicated that the Valley Branch Watershed District (VBWD) has approved a permit for SavATree. The
185 City Engineer has reviewed the grading and drainage plan and does not have any significant concerns. Moose
186 reported that the Planning Commission recommended, on a vote of 8-0-0, approval of the CUP application, subject
187 to conditions.
188

189 **Motion/Second: Palmquist/Ross. To adopt Resolution 2016-17 approving Nature's Trees/SavATree**
190 **Conditional Use Permit for a headquarters facility on the planned 5.9 acre parcel in the northeast corner of**
191 **the property on Hudson Road with PID#06.028.20.24.0002, subject to the following conditions and as a**
192 **friendly amendment, adding #19. Amendment to motion was accepted by Palmquist and Ross.**
193

194 **Conditions of Approval**

- 195 1. All conditions of the June 16, 2015 approval of the subdivision to create the 5.9 acre parcel shall be
196 met and the subdivision shall be recorded before the proposed use can begin.
- 197 2. Easements as required by the City Engineer shall be granted.
- 198 3. Scenic easements shall be placed on all slopes greater than 18%.
- 199 4. The developer shall execute a scenic easement agreement.
- 200 5. The developer shall obtain a permit for constructing a driveway in the road right-of-way.
- 201 6. The City shall have no responsibility for the construction or maintenance of the driveway, or the
202 construction of a public road, and the developer shall enter into an agreement setting out the
203 developer's responsibilities related to the driveway and the public road.
- 204 7. The developer shall execute the public right-of-way agreement as drafted by the City Attorney
205 including providing that the City is under no obligation to improve the right-of-way.
- 206 8. The developer shall follow the requirements in the septic system permit issued by the Washington
207 County Public Health Department.
- 208 9. Grading plans shall be reviewed and approved by the City Engineer.
- 209 10. Any permits required by Mn/DOT shall be acquired and all requirements placed on the permits shall
210 be met.
- 211 11. A permit shall be obtained from the Valley Branch Watershed District, and all requirements of that
212 permit shall be met.

- 213 **12. The grading plan shall be constructed according to plans approved by the City Engineer. Silt fences**
214 **or other types of erosion control shall be properly installed prior to construction; and shall be**
215 **maintained in good condition until the construction is complete.**
216 **13. There shall be no chipping/processing of wood debris on the site.**
217 **14. The floor drain system for the shop area shall meet applicable MPCA requirements.**
218 **15. The bulk fuel storage tanks must meet and continue to meet MPCA requirements, and procedures**
219 **for preventing spills during fueling must be put in place and followed.**
220 **16. Non-compliance with the conditions of this permit shall be considered a violation, and may result in**
221 **revocation of this permit.**
222 **17. Compliance with conditions of this permit shall be monitored on a periodic basis.**
223 **18. Construction shall begin within one year of the date of issuance of this permit or the permit shall**
224 **become null and void.**
225 **19. Garage doors shall be closed when repairs or adjustments to equipment or operations with noise are**
226 **taking place.**

227
228 **ROLL CALL: Ayes – Nelson, Ross, Palmquist, Bend; Nay - Richter. Motion carried 4-1-0.**
229

230 **B. Engineering Report – City Engineer Diane Hankee reported on:**

- 231 1. Staff Report/Council Update – Engineers are finalizing construction documents and securing permit
232 approvals. It is anticipated to go out for bids in April, with construction beginning in June 2016.
233
234 2. Levee Approval – Permitted Aesthetic Items – Engineers included “placeholders” of aesthetic items
235 such as benches, lighting and marina signing in the submittal to USACE for their approval process.
236
237 3. Pennington Erosion Repair – It was determined that the work that Comcast did in the area on a utility
238 permit started the erosion. Staff is recommending repairs to stay at the public works level.
239

240 **C. Administration –**

- 241 1. Appointments to the Afton Branding Committee – Administrator Moose indicated that the City
242 received applications from Lucy McAllister, Jeff Brower and Scott Patten to serve on the Afton Branding
243 Committee.
244

245 **Motion/Second: Palmquist/Ross. To appoint Lucy McAllister, Jeff Brower and Scott Patten to the Afton**
246 **Branding Committee. Motion carried 5-0-0.**
247

248 **Item 7C: Tom Niedzwiecki, Financial Report** – The City Accountant arrived from his other meeting and reported
249 to the Council at this time. He noted that the Unaudited Reports for Year Ended December 31, 2015 were provided
250 to Council and will be coordinated with the Auditor. He reported that he and Deputy Clerk Swanson Linner will
251 continue to work on closing out old escrow accounts; he noted that some are potential write-offs, or can be placed
252 in a holding account until at such time that they may be collected. Park reservations will no longer appear on the
253 Escrow Report, as they are temporary deposits. Staff has requested that routine bills be paid by “auto-pay;” both
254 staff and council members have the opportunity to sign up for Direct Deposit.
255

256 2. Advertise opening on the Planning Commission – Administrator Moose announced that Planning
257 Commissioner Kitty Kilmer has chosen not to be reappointed. Council thanked her for her long-time and dedicated
258 service. The opening will be advertised in the next newsletter.
259

260 3. Restructuring of Deputy Clerk Position – Administrator Moose summarized that he and the Personnel
261 Committee have reviewed the current staffing structure and priority workload needs, as well as pay survey
262 information, and have developed a proposed restructuring of the Deputy Clerk position. An updated set of job
263 duties, a new position title, a new pay range, and a new pay rate were recommended due to changes in
264 responsibilities and staff restructuring. The recent hiring of the new Office Assistant has also provided an
265 opportunity for flexibility in the allocation of tasks among staff. The restructured duties will include completing a

266 backlog of a number of zoning tasks. With the expanded duties, Moorse and the Personnel Committee believed the
267 position would be similar to a City Clerk position, which was recommended as the new title of the position. A
268 market survey for the City Clerk positions and a Planner position, that does the zoning-related duties, were
269 included. A new pay range was proposed for the City Clerk position with a starting rate of \$25.40.
270 The new pay structure is not an automatic step range; it is to be based on performance. The proposed placement in
271 the pay range would provide a 7% pay adjustment.

272
273 **Motion/Second: Richter/Ross. To restructure the Deputy Clerk position, adding zoning-related duties, re-**
274 **titling the position as City Clerk, and approving a 7% pay rate increase to \$25.40 retroactive to March 1,**
275 **2016. Motion carried 5-0-0.**

276
277 4. City Administrator Pay Adjustment – Administrator Moorse indicated that the City Administrator
278 employment agreement calls for the City Administrator to be placed into step 2 of the 2015 pay schedule subject to
279 performance meeting expectations. The performance evaluation process has been completed and the Council found
280 that the City Administrator’s performance was “superb.” The step 2 salary in the 2015 pay schedule is \$92,150,
281 which is an increase of 4.5% over the current salary of \$88,150.

282
283 **Motion/Second: Palmquist/Nelson. To adjust the City Administrator salary to \$92,150, which is the step 2**
284 **salary in the 2015 City Administrator pay schedule. Motion carried 5-0-0.**

285
286 5. Agreement with CenturyLink for High Speed Internet Access Expansion Project – Administrator
287 Moorse indicated that he and the High Speed Internet Committee met with Richard Gacke of CenturyLink earlier
288 today to review the final plan/proposal from CenturyLink for the expansion of high speed internet access
289 throughout the City. Mr. Gacke indicated the expansion project should be able to be accomplished at a cost not to
290 exceed \$250,000, with the City and CenturyLink sharing the costs equally. The plan/proposal by CenturyLink was
291 presented to Council by Council Member Ross.

292
293 **Motion/Second: Palmquist/Ross. To enter into an agreement with CenturyLink according to their proposal**
294 **for the expansion of high speed internet access throughout the City of Afton, setting out the expansion**
295 **requirements and the cost parameters of the project, which are not to exceed \$125,000 for the City’s match.**
296 **Motion carried 5-0-0.**

297
298 6. Agreement with Afton Historical Museum for Cemetery Operation and Maintenance – Administrator
299 Moorse indicated that Council Member Stan Ross, who is also President of the Afton Historical Society, prepared
300 an outline of an agreement between the City and the Afton Historical Museum for the maintenance and restoration
301 of the City’s Mount Hope Cemetery. The City Attorney indicated after reviewing the draft agreement that, although
302 the agreement requires the Museum to carry liability insurance, the agreement language nevertheless would make
303 Afton the liable party for any action of the Museum’s volunteers including, presumably, the Museum members.
304 While there is nothing wrong with this, given that the City would be liable for whatever would happen at the
305 cemetery under the current scenario, it does call into question what the purpose would be of the Museum
306 purchasing insurance. The City Attorney suggested that the agreement leave the Museum liable for the acts of its
307 members, agents and volunteers, agreeing to indemnify the City for the actions of these individuals, and the City
308 agreeing to indemnify the Museum for the actions of the City and its employees, exclusive of who might be at the
309 Cemetery for the Museum.

310
311 Ross indicated he would like to have the Afton Historical Society present a budget to the city. It was suggested
312 that the presentation be at the April Council meeting so that the final form of the agreement can have the costs
313 plugged into it.

314 No action was taken.

315
316 7. Ordinance for the Operation and Maintenance of City Owned Cemeteries – The City Attorney was
317 directed to draft an ordinance establishing regulations related to the maintenance and operation of the Cemetery.

318 Council also wondered if the City’s pioneer “infant” cemetery, St. Paulus, should be included with Mount Hope
319 Cemetery.
320

321 8. Tree Removal Along Quadrant Avenue – Administrator Moose reported that there are approximately
322 15 cedar trees growing along the edge of Quadrant Avenue that are extending well over the road surface. Since they
323 are conifers, it would not be possible to trim the trees without having an unattractive visual impact. Tri County has
324 provided a price quote of \$2,500 to remove the trees.
325

326 **Motion/Second: Richter/Nelson. To accept the price quote from Tri-County for the removal of 15 cedar**
327 **trees along Quadrant Avenue in an amount not to exceed \$2,500. Motion carried 5-0-0.**
328

329 9. Schedule Special Council Meeting and Council Work Session [Item was deleted.]
330

331 **D. Committee Reports -**

- 332 1. Public Works –met to do the spring road tour.
333 2. Personnel – software items are being looked into by the [now] City Clerk.
334 3. Parks – Afton did not receive the grant for the Town Square Restroom Building. The Committee would
335 like to use the Park Dedication funds, as they need to be used for capital improvements for parks. They wanted
336 approval to send the plans out to get firm cost quotes.
337

338 **Motion/Second: Bend/Palmquist. To approve that the Parks Committee send out the plans to get firm cost**
339 **quotes to construct the Town Square Park restroom building. Motion carried 5-0-0.**
340

- 341 4. HPC/DR – work on the local designation process continues with consultant Tom Zahn.
342 5. Natural Resources and Groundwater – their joint meeting with the City Council is tomorrow.
343 6. High Speed Internet – already reported.
344

345 **10. COUNCIL, CONSULTANT AND STAFF REPORTS, ANNOUNCEMENTS AND UPDATES**

- 346 **A.** Ward 1 Council Member Palmquist – none.
347 **B.** Ward 2 Council Member Richter – none.
348 **C.** Ward 3 Council Member Ross – none.
349 **D.** Ward 4 Council Member Nelson – Gateway Corridor meeting was delayed; Council should purchase
350 chambers chairs like the Fire Station has.
351 **E.** Mayor Bend – attended the Lower St. Croix Valley Foundation meeting with Gary Kriesel; there is interest
352 in extending the Afton-Lakeland Trail to Steamboat Park or River Road.
353 **F.** City Attorney Knaak –Prosecution Report on file.
354 **G.** City Administrator Moose – none.
355

356 **11. ADJOURN –**
357

358 **Motion/Second: Palmquist/Richter. To adjourn the meeting at 10:58 p.m. Motion carried 5-0-0.**
359

360 Respectfully submitted by:

361 _____
362
363 Kim Swanson Linner, City Clerk

364
365 **Approved by Council (on April 19, 2016) as (check one): Presented: _____ Amended: _____**
366

367
368 **Signed by Mayor Richard Bend _____ Date _____**