

SPECIAL COUNCIL MEETING AGENDA

AFTON CITY COUNCIL CHAMBERS

3033 St. Croix Trail South

Tuesday, July 24, 2018

At 5:30 p.m.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF AGENDA – July 24, 2018 Special Council Meeting**
- 4. CITY COUNCIL BUSINESS**
 - A. Schiltgen Request to Determine the Parcel at 12916 15th Street is a Nominal 20 Acre Parcel**
- 5. ADJOURN**

A quorum of the City Council or Other Commissions may be present to receive information at, but not limited to, any of the following meetings: Planning Commission; the Public Works Committee; Parks Committee; Design Review and Heritage Preservation Commission; Lower St. Croix Cable Commission; LSCWMO; MSCWMO; I-94 Corridor Coalition and the 5-City Mayor's Alliance.

Meeting Date July 24, 2018

Council Action Memo

To: Mayor Bend and Members of the City Council
From: Ron Moorse, City Administrator
Date: July 19, 2018
Re: Schiltgen Request to Determine the Parcel at 12916 15th Street is a Nominal 20 Acre Parcel

Amy and Brian Schiltgen are in the process of purchasing the property at 12916 15th Street for continued agricultural use. In addition, they currently farm 33 acres through a lease arrangement. The current accessory buildings on the 15th Street property are not large enough to accommodate their farm equipment. The storage of their farm equipment requires a building larger than the 2,500 square feet maximum allowed on a parcel less than 20 acres. The 15th Street parcel is 19.7 acres. The 19.7 acres is 1.5% less than the full 20 acres. They are requesting that the parcel be determined to be nominally a 20 acre parcel. The determination of a nominal parcel is provided for in the zoning code. The following is the definition of a nominal parcel in the code and a description of how a nominal parcel may be used to meet a minimum acreage requirement in the code. In addition, attached are two aerial photos showing the parcel and a letter from the Schiltgens requesting the nominal parcel determination.

Sec. 12-55

Nominal Parcel means a parcel not reduced by more than ten percent (10%) of its lot area due to right-of-way dedication or a perturbation in the rectangular survey system.

Sec. 12-132. B.

Wherever in this article a parcel or lot area of five or more acres is required, except for the subdivision or creation of new parcels or lots, that requirement may be met by a "nominal parcel" as defined in the Article.

While the language of the nominal parcel definition refers to a parcel that has been reduced in size due to right-of-way dedication or a perturbation in the rectangular survey system, the parcel at 12916 15th Street was reduced below 20 acres due to a historical lot split that created a small lot in the southeast corner of the former parcel, which reduced the parcel to 19.7 acres. (The house on this small parcel was built in 1922). However, the parcel size is very close to 20 acres and the request is based on the need for an agricultural building to support an agricultural use.

Council Action Requested:

Motion regarding a determination that the parcel at 12916 15th Street is a nominal 20 acre parcel.

Afton City Council
3033 St Croix Trl S
Afton, MN 55001

Parcel ID: 07.028.20.14.0003
Address: 12916 15th St S
Afton, MN 55001

Dear Council Members:

We are writing to ask you to classify the property located at 12916 15th St S as 20 acres. The property is 19.7 acres per Washington County.

As potential new owners of this historic farm property, our intentions would be to raise our 3 children, preserve the farm and continue to farm. In order to support our farming operation, we would need to build an agricultural building for our farming equipment.

Thank you for your consideration.

Brian & Amy Schiltgen



07.028.20.11.0002

2016-0

028.20.13.0002

07.028.20.14.0001

07.028.20.14.0003

08.028.20.23.0002

08.028.20.23.0005

07.028.20.14.0005

08.028.20.23

15TH ST S

10 RODS

875.30

14 RODS
7 RODS

451.00

451.00

668.00

645.00

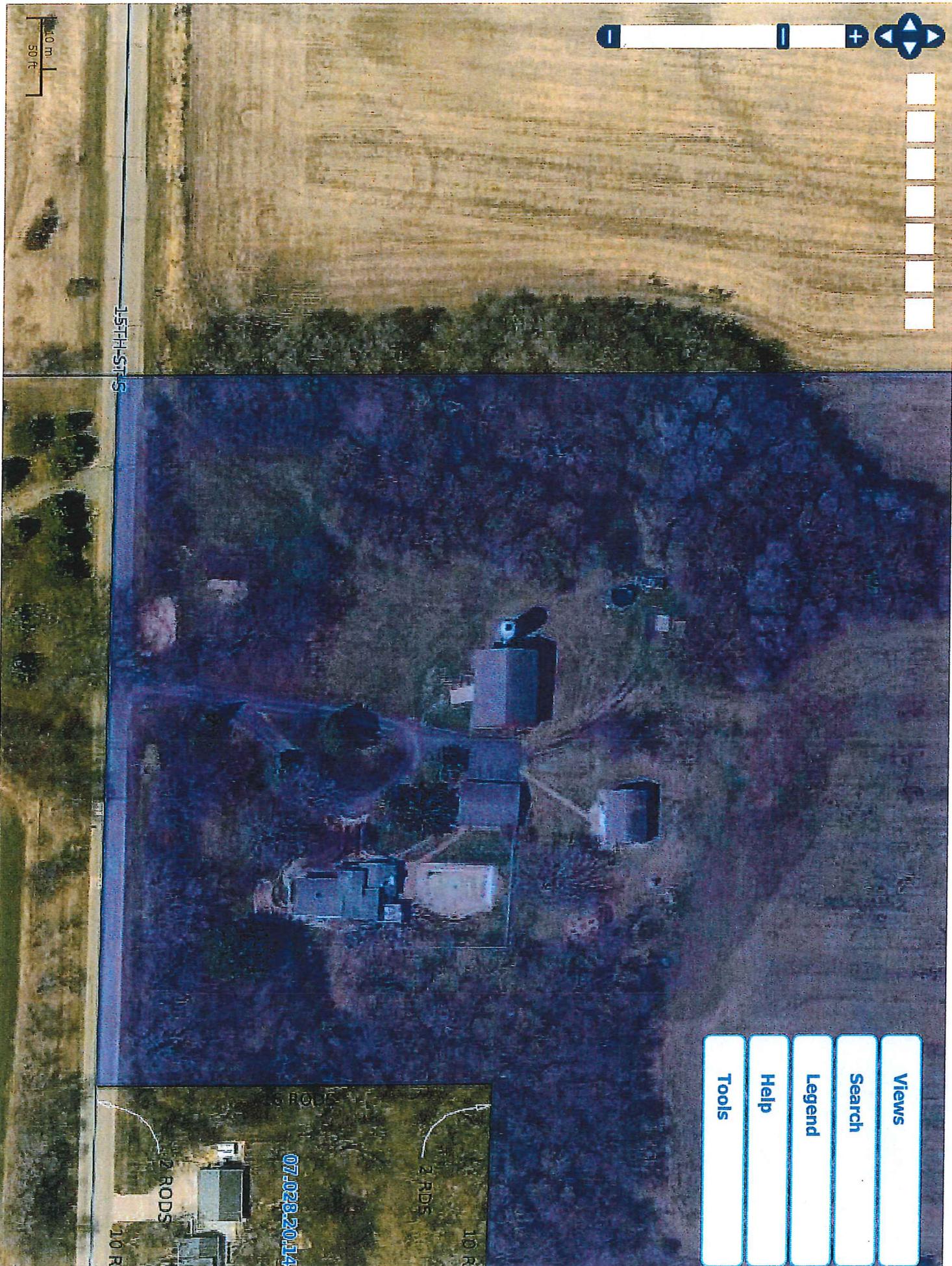
850.00

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15TH ST S

