



PLANNING COMMISSION AGENDA

November 6, 2017
7:00 pm

1. CALL TO ORDER -
2. PLEDGE OF ALLEGIANCE -
3. ROLL CALL -
 - Barbara Ronningen (Chair)
 - a) Sally Doherty
 - b) Kris Kopitzke
 - c) Mark Nelson
 - d) Lucia Wroblewski
 - e) Scott Patten
 - f) Jim Langan
 - g) Roger Bowman
4. APPROVAL OF AGENDA -
5. APPROVAL OF MINUTES -
 - A. October 2, 2017 Meeting Minutes -
6. REPORTS AND PRESENTATIONS - None
7. PUBLIC HEARINGS -
 - A. Charlie and Danielle Wamstad minor subdivision application at 1987 Manning Avenue and the 19 acre parcel to the south with PID# 18.028.20.22.0002.
 - B. Duane and Jennifer Lenander variance application at 12468 Meadow Bluff Trail.
8. NEW BUSINESS - None
9. OLD BUSINESS -
 - A. Comprehensive Plan Update Process
 1. Comprehensive Plan Edits To-Date
 2. Expansion of the Solid Waste Plan (from the Natural Resources and Groundwater Committee)
 - B. Update on City Council Actions -
 1. Council Highlights from the October 17, 2017 Council meeting - attached.
10. 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
 October 2, 2017

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1. **CALL TO ORDER** – Chair Barbara Ronningen called the meeting to order at 7:00 PM
 2. **PLEDGE OF ALLEGIANCE** – was recited.
 3. **ROLL CALL** – Present: Chair Barbara Ronningen, Roger Bowman, Sally Doherty, Kris Kopitzke, Lucia Wroblewski, Mark Nelson, Scott Patten. A Quorum was present. Absent: Jim Langan (excused).

ALSO IN ATTENDANCE – Mayor Richard Bend, City Administrator Ron Moorse, City Clerk Julie Yoho
 4. **APPROVAL OF AGENDA** – Motion/Second: Wroblewski/Bowman To approve agenda as presented. Motion passed 7-0-0.
 5. **APPROVAL OF MINUTES** –
 - A. September 11, 2017 Meeting Minutes – line 63 strike “discussion”; identify “Bob Rohloff” as the speaker, line 42.
Motion/Second: Patten/Nelson To approve minutes of September 11, 2017 as amended. Motion passed 6-0-1. (Bowman abstain due to absence)
 6. **REPORTS AND PRESENTATIONS** – none
 7. **PUBLIC HEARINGS** –
 - A. **Kevin Murphy Minor Subdivision Application at 4969 Neal Ave.** Mr. Murphy has applied for a minor subdivision to divide a 5-acre parcel from the existing 40 acre parcel. The proposed 5 acre parcel includes the homestead area of the larger parcel. The proposed parcels meet all requirements for a conforming lot, including the minimum 5 acre lot sized, 2.5 acres of buildable area, 300 feet of frontage on a public road and access directly onto a public road.

 Chair Ronningen opened the public hearing at 7:04 pm.

 Perry Eggers, 13379 50th St, stated he had no issues, the subdivision is per the comprehensive plan.

Motion/Second: Bowman/Doherty to close public hearing. Motion passed 7-0-0.
 Public hearing closed at 7:08 pm.

Motion/Second: Wroblewski/Doherty To approve the application with conditions and findings as outlined in the memo (below). Motion passed 7-0-0.
Conditions:
 1. Easements as required by the City Engineer shall be granted
 2. All drainage and utility easements shall be subject to the review and approval of the City Engineer.
 3. All grading, drainage and erosion control issues shall be subject to review and approval by the City Engineer, and by the Valley Branch Watershed District if they meet permit thresholds.
 4. Park dedication requirements shall be satisfied at the time of final subdivision approval in accordance with Section 12-1270 of the Subdivision Ordinance
 5. The property owner shall demonstrate that there is a suitable site for a septic system in the area shown as a potential new home site on Parcel 1. If a new home is to be constructed on Parcel 1, a permit for an individual septic system to serve the new home shall be obtained from the Washington County Public Health Department at the time of application for building permit for the new home, and all requirements of the septic permit shall be met.
 6. All driveways shall comply with Section 12-84 of the Zoning Ordinance and be subject to review and approval by the City Engineer.

56
57 **B. Will Carlson Rezoning, Preliminary Plat, and Conditional Use Permit Application (for a**
58 **Preservation and Land Conservation Development – PLCD) on 218 acres of land at 14220 60th St.**
59 Will Carlson has applied for a Preservation and Land Conservation Development (PLCD) Subdivision on a
60 219 acre site north of 60th Street and West of Trading Post Trail. The proposed subdivision would preserve
61 113 acres of open space through a conservation easement, and would create nineteen 5-acre lots on the
62 remainder of the site.

63
64 Chair Ronningen opened the public hearing at 7:10 pm

65
66 Bob Kirmis, City Planner provided a summary of his report. To accommodate the proposed subdivision,
67 the following approvals are necessary:

- 68 ○ Rezoning of the 5-acre parcel located in the extreme southeast corner of the site from Rural
- 69 Residential to Agricultural.
- 70 ○ Preliminary Plat
- 71 ○ Conditional use permit to allow a PLCD in an Agricultural zoning district.
- 72 ○ Conditional use permit to allow a subdivision identification sign

73 Other items noted were the length of the cul-de-sacs and to consider reconfiguring lots 1 and 19. The Parks
74 Committee recommendation is that the park dedication payment be in the form of a cash fee.

75
76 Andrew Plowman, City Engineer, provided a summary of the traffic study that was done. Estimates are for
77 200 vehicle trips per day. Historical safety of the corridor of 60th Street to Trading Post was looked at and
78 no incidents were found.

79
80 Maya Herold, City Engineer, provided a summary of storm water requirements for the project. The eastern
81 side of the site has storm water retention ponds that look sufficient and meet requirements according to the
82 state MPCA regulations on volume, rate of discharge, quality requirements and phosphorus.

83
84 Joe Bush, developer, provided an overview of the project.

85
86 Mary McConnell, 5680 Odell. Expressed concern over road safety & overall density. Would like a formal
87 written review from the city engineer regarding road access. Traffic will go north on Trading Post on an
88 unsafe narrow roadway. This is a highly sensitive site. All lots surrounding this have less dense
89 development. The ordinance doesn't allow for that number of lots on a cul-de-sac. How does this benefit
90 surrounding area?

91
92 Teresa Lewandowski, 5888 Trading Post Tr, expressed concern over the proposed cul-de-sac as it goes
93 against the ordinance; the second one should be removed.

94
95 Perry Eggers, 13379 50th St, stated there should be a 1000 foot setback from the stream as per the shoreline
96 ordinance.

97
98 Christian Dawson, 5888 Trading Post Tr. Expressed concern over the safety of the road, too many lots on
99 the cul-de-sac, and stated that the project should benefit Afton as a whole.

100
101 Paul Wolner, 13446 50th St S, expressed concern over traffic. There is speeding traffic along 50th now that
102 it's paved. The comprehensive plan calls for large lots and no cluster housing. Would ask for specific
103 calculations on runoff prior to any approval.

104
105 James Rickard, 5650 Odell, stated that the stormwater ponds would drain onto his property in event of
106 overflow. Concerned about traffic safety and sightlines to west; need to reflect actual road speeds in study.
107 Disagree with parks commission, should be taking land. Require performance bonding.

108
109 Seth Haukedahl, 6211 Oakgreen, Denmark twsp. Property is directly across from access road. Concern
110 about runoff into his property.
111

112 Kathy Graham, 5912 Trading Post Tr, Feels the unsafe intersection and density have not been adequately
113 addressed. Would support lot 1 as land / park dedication. Also question on signage on median.
114

115 Andrew Plowman, City Engineer stated that the height of the sign will require need more detail.
116

117 Nancy Turner, 13926 60th St. Stated concerns over adjoining lots surrounding their pasture. Concerns over
118 trespassing and liability. Scenic overlook is adjacent to her property. Parking area will become dump.
119

120 Joann Wolner, 13446 50th St S., asked about effect on the on water quality of trout stream.
121

122 Kathy Graham, 5912 Trading Post Tr, stated concerns over the aquifer and extra wells
123

124 Seth Haukedahl, 6211 Oakgreen, would like to know about median that is being proposed.
125

126 Paul Wolner, 13446 50th St, stated that if this project is approved it will send a message that Afton is open
127 for cluster housing.
128

129 Mark Patin, 13653 60th St S, Parking lot does not fit with rural character and will increase trash dumping.
130 Traffic currently travels at 45 mph plus, do not pave road. Preserve rural areas.
131

132 Patrick Leahy, 5680 Odell, Property abutting on east side of land. Concern over runoff. Lot 1 should be
133 dedicated as parkland. Ordinances prohibit subdivision sign.
134

135 Chris Dawson 5888 Trading Post Tr, Question over zoning and why this seems like it's rushing through,
136 why a change in zoning? Can a road be put through a rural residential property? Density too high.
137

138 Paul Wolner, 13446 50th St. Stated that the comp plan policies for housing and land use don't allow for this.
139 Ordinances require a minimum of 300' road frontage, prohibit irregularly shaped lots.
140

141 James Rickard, 5650 Odell asked about setback requirements for outbuildings, setback requirements from
142 the Graham's property line.
143

144 Doug Parker, Trading Post Tr, stated that this is a large development and we need to think of future
145 implications
146

147 Teresa Lewandowski, 5888 Trading Post Tr, noted that the road study was done on the July 4th weekend,
148 can't be accurate
149

150 **Motion/Second: Nelson/Wroblewski To close the public hearing. Motion passed 7-0-0.**
151 Public hearing closed 8:42 pm.
152

153 Discussion

154 Wroblewski asked general questions about the traffic study.
155

156 Andrew Plowman, City Engineer replied that Spack Consulting provided the traffic data. The study was
157 done June 29 – July 3. Counter strips were down. Trading Post was under construction at the time.
158

159 Kopitzke asked why are there 4 issues to consider, why are they not separate?

160
161 Moore responded that all of the items are related. A CUP is a requirement of a PLCD, so those two are
162 together; CUP is needed for a sign; Rezoning. Should all be considered in separate motions.
163
164 Doherty asked what about the 1000 foot setback from the stream that was brought up?
165
166 Bush replied that the South Washington Watershed stated requirements have been met.
167
168 Kirmis explained that the 1000' requirement is an overlay protection district; within that there is setback of
169 300'
170
171 Doherty expressed concern about road safety and would be interested in more thorough review. Zoning
172 change would be from Rural Residential to Agricultural. She indicated there is a high bar for a zoning
173 change and need a public hearing. The rezoning needs to be separate to see if that bar has been met.
174
175 Patten asked why do we need a zoning change to Ag?
176
177 Kirmis answered that the Ag zone allows for a PLCD. The Rural residential parcel is a remnant piece. Will
178 need to change all to Ag to accommodate the PLCD.
179
180 Wroblewski asked questions about the Parks committee meeting and their preference for cash vs. land? Did
181 they look at taking lot 1 at all?
182
183 Bush answered that it had to do with park requirements and other public access points. They were against
184 taking lot 1.
185
186 Doherty replied that the Parks committee is likely trying to be thoughtful of where they obtain parkland as
187 the public need is already met for access with that parking and overlook
188
189 Patten asked for clarification on where lot 1 is located
190
191 Ronningen pointed out that there are errors in the application. This should have been re-zoned prior to
192 Prelim plat review.
193
194 Doherty noted that lot 19 is an irregular shape which has been mentioned before
195
196 Nelson asked about the slope percentages at lot 19 and erosion, also questions over grading and the resulting
197 elevations of the road and the lot. Noted erosion concerns.
198
199 Bush replied he has a 30 page technical report from Plowe Engineering on the grading plan and that runoff
200 will be less than current conditions. End result will be in compliance.
201
202 Questions were raised over which exhibits the commission members received.
203
204 Wroblewski asked how many properties would be on the cul-de-sac?
205
206 Bush replied 18.
207
208 Wroblewski stated that regarding the sign issue, we had Cedar Bluffs take their sign down.
209
210 Bush replied that a median was being allowed to help with traffic flow. He plans to put in a rock with the
211 name on it.

212
213 Kopitzke stated he would like to look at what the base conditions were for Cedar Bluffs, which has long
214 cul-de-sacs. Would like to see the rationale. Ord. 12-1379 states NO variances. What is background to
215 that?
216
217 Wroblewski asked whether that was because of mistakes made in Cedar Bluffs?
218
219 Moose will look into the history
220
221 Ronningen stated that changes were made to allow that development (Cedar Ridge), then later reversed
222
223 Bush stated that a PLCD allows for extra length of a cul-de-sac.
224
225 Ronningen asked why was this not rezoned prior to preliminary plat? Rezoning was requested at sketch
226 plan discussion in June
227
228 Kirmis replied these all are conditions, intended to be steps in sequence. First condition is the rezoning.
229 Considering all together avoids extended review time lines and extra public hearings.
230
231 Kopitzke stated that since the rezoning requires meeting two thresholds: 4/5 of City Council support and a
232 change to the comprehensive plan. Would prefer not to waste time looking at the rest of the CUP if the
233 rezoning won't meet that threshold.
234
235 Ronningen stated that the parcel numbers are not correct and do not add up. Why weren't they combined?
236 A PLCD requires 80 acres and only one parcel has 80 acres and may not be in the right place.
237
238 Patten asked about the comment in the Kirmis report on the wetlands and walking path (*check this comment*)
239
240 Ronningen – Need an application for rezoning in order for us to consider, packet is missing that exhibit
241
242 **Motion/Second: Doherty/Wroblewski To deny the application for rezoning from Rural Residential**
243 **to Agriculture because there is no Agricultural use as end result and the criteria have not been not**
244 **laid out.**
245
246 Nelson stated he would expect Ag use on the land if changing zoning.
247
248 Moose stated that a PLCD is considered Ag use. Zone allows PLCD as a conditional use.
249
250 Wroblewski zoning has to occur first.
251
252 Doherty we have a high bar for rezoning, and have denied a lot of requests. This is precedent for the future
253 and needs same amount of rigor.
254
255 Moose noted that typically we are up zoning, this is down zoning
256
257 Ronningen noted that a 4 out of 5 vote on city council is needed to approve rezoning; therefor that needs to
258 occur first. Need application for just rezoning.
259
260 **Motion Vote**
261 **All aye 7-0-0 passed.**
262
263 Ronningen noted we have to rezone first, have parcels combined.

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Doherty stated that she generally doesn't approve of rezoning, period.

Motion/Second: Doherty/Wroblewski Move to deny PLCD preliminary plat approval based on all parcels not being zoned Agricultural. Recommend City Council not approve without correct zoning. Amendment: (Kopitzke) Request more information on cul-de-sac; improved lot map; eliminate odd shaped lot 19. Passed 7-0-0.

Motion/Second: Patten/Bowman To recommend City Council deny the CUP until the zoning change is approved 7-0-0.

Motion/Second: Kopitzke/Doherty To deny the proposed sign based on it being prohibited by Ord 12-1256. Passed 7-0-0.

Ronningen stated we need full reports with more specifics and data. The access road problems have not been addressed, recommend you get rid of and give to neighboring properties. Kopitzke noted that exhibits missing in packets but was online.

Doherty stated we need full engineering reports and we need more detail. Was there ever a second traffic report?

Bowman questioned the July road study

8. NEW BUSINESS - None

9. OLD BUSINESS –

A. Comprehensive Plan Update Process

Will look at next month

B. Michael and Carolyn Johnson Variance Application at 771 Indian Trail

It was determined that a variance is not needed. Application withdrawn

C. Update on City Council Actions

Mayor Bend reported that the City Council found no objective data to require an EIS for the Carlson PLCD.

10. ADJOURN

Motion/Second: Patten/Nelson to adjourn. Motion passed 7-0-0.

Meeting adjourned at 9:35 pm

Respectfully submitted by:

Julie Yoho, City Clerk

To be approved on November 6, 2017 as (check one): Presented: _____ or Amended: _____

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

Planning Commission Memo

Meeting: October 2, 2017

To: Chair Ronningen and members of the Planning Commission
 From: Ron Moorse, City Administrator
 Date: October 30, 2017
 Re: Charlie and Danielle Wamstad minor subdivision application at 1987 Manning Avenue and the 19 acre parcel to the south with PID# 18.028.20.22.0002.

Charlie and Danielle Wamstad have applied for a minor subdivision to divide the existing two parcels under their ownership - one at 1987 Manning Avenue and the other with PID# 18.028.20.22.0002 - with a total of 39.44 acres, to create three parcels. One of the three parcels is proposed to be 29.425 acres, and the other two parcels are each proposed to be 5 acres. Valley Creek runs through two of the parcels. A survey showing the proposed new lots is attached. The proposed parcels meet all requirements for a conforming lot, including the minimum 5-acre lot size, 2.5 acres of buildable area, 300 feet of frontage on a public road and access directly onto a public road. The property owners previously obtained a variance to allow a driveway to serve the large northerly parcel through an easement to 22nd Street. This enabled the access to be moved away from the Manning Avenue/Valley Creek Road intersection to eliminate a conflict point at that intersection.

Minimum Requirements

The three proposed parcels meet all minimum requirements, including the following

1. 300 feet of width on a public road right-of-way
2. Five acre lot size
3. 2.5 acres of contiguous buildable area
4. Land suitable for driveway access
5. Land suitable for septic systems

Septic System Sites

Soil testing for septic system sites has been completed and Chris LeClair, the Washington County Septic Inspector, has provided the attached letter indicating the soils are suitable for septic system sites.

Park Dedication. Recognizing that the additional parcel created by the subdivision will impact the City's park system, park dedication will be required. The Parks and Open Spaces Plan Map in the Comprehensive Plan shows a trail along Manning Avenue. Manning Avenue currently has 8 foot wide shoulders from Hudson Road to County Road 18 that serve as a bike trail. Over the next two years, the Minnesota Department of Transportation will add 8 foot shoulders along Manning Avenue from County Road 18 down to Highway 61 as part of safety improvement projects in this area. The 2012 Parks Plan does not direct any land dedication to occur at or near the subject site. This being the case, a cash contribution in lieu of land dedication may be required (7.5 percent of the pre-development value with a minimum of \$5,000 per lot and a maximum of \$10,000 per lot). Because the subdivision will result in one additional lot, the park dedication fee will be required for one lot.

Dedication of Easements. The City Engineer has indicated drainage and utility easements are required along the perimeter of each parcel – 10 feet wide along the front and rear property lines and 5 feet wide along the side property lines. A drainage easement is also required over Valley Creek and over the drainage area that runs from 22nd Street to Valley Creek. Scenic easements are also required over all areas with slope of 18% or greater. The

dedication of drainage and utility easements as required by the City Engineer should be a condition of approval. The applicant will provide a revised survey to show the required easements.

Findings

1. The subject property is located in the Agricultural zone, as is all property surrounding it
2. The Agricultural zone allows residential use with five-acre minimum lot size and a density of three lots per quarter-quarter section
3. The proposed subdivision meets all subdivision and density requirements

Conditions

If the Planning Commission recommends approval of the subdivision application, it is recommended that the following conditions be placed on the approval, as well as additional conditions the Planning Commission may include.

1. Easements as required by the City Engineer shall be granted
2. All drainage and utility easements shall be subject to the review and approval of the City Engineer.
3. All grading, drainage and erosion control issues shall be subject to review and approval by the City Engineer, and by the Valley Branch Watershed District if they meet permit thresholds.
4. Park dedication requirements shall be satisfied at the time of final subdivision approval in accordance with Section 12-1270 of the Subdivision Ordinance
5. When a new home is to be constructed on Parcel B or C, a permit for an individual septic system to serve the new home shall be obtained from the Washington County Public Health Department at the time of application for building permit for the new home, and all requirements of the septic permit shall be met.
6. All driveways shall comply with Section 12-84 of the Zoning Ordinance and shall be subject to review and approval by the City Engineer.

Planning Commission Direction Requested:

Motion regarding a recommendation concerning the Wamstad Minor Subdivision application at 1987 Manning Avenue and the parcel with PID# 18.028.20.22.0002, including findings, and conditions if applicable.

RECEIVED

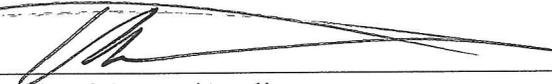
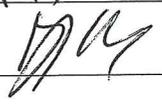
OCT 23 2017

CITY OF AFTON

217-36

CITY OF AFTON

MINOR SUBDIVISION PERMIT APPLICATION
(Reference Sections: 12-1256, 12-1260)

Owner	<u>Estate of Bernise Miller</u>	Address	City	State	Zip	Phone
	<u>Charlie David</u>	<u>12200 22nd st S</u>	<u>Afton</u>	<u>MN</u>	<u>55001</u>	<u>715-307-3504</u>
	<u>Danielle Wamstad</u>					
Applicant (if different than owner)		Address	City	State	Zip	Phone
		<u>12XXX & 12XXX</u>	<u>Afton</u>	<u>MN</u>	<u>55001</u>	
		<u>22nd st S</u>				
Project Address		Address	City	State	Zip	
		<u>12XXX & 12XXX</u>	<u>AFTON</u>	<u>MN</u>	<u>55001</u>	
		<u>22nd st S</u>				
Zoning Classification	Existing Use of Property	PID# or Legal Description				
<u>A6</u>	<u>Cropland</u>	<u>18.028.20.22.0002</u> <u>South 771.08' of NW 1/4 of NW</u>				
Description of Request						
<u>Create 2 lots from 20 Acre Parcel, 2 southern lots</u> <u>Northern 10 Acres would be added to exist parcel</u> <u>18.028.20.220007 20.43 zoned Ag and Farm site. Lot Road</u> <u>frontage would be on 22nd st for both lots.</u>						
By signing this application, the applicant agrees to pay all expenses incurred by the City of Afton. In connection with this request, your signature constitutes permission for a representative of the City of Afton to enter your property, during business hours, to evaluate this request. This may involve minor excavating or soil borings. If you would like to be present during this evaluation, please contact the City.						
 Signature of Owner/Applicant						<u>10-4-17</u> Date
Make checks payable to City of Afton:						
FEES:			Escrow:			
Minor Subdivision	\$250.00	Minor Subdivision	\$1,500.00	TOTAL:	\$1,750.00	
				DATE PAID:	<u>10-27-17</u>	
				CHECK #:	<u>2236</u>	
				RECVD. BY:		
ATTACH COPY OF DEED OR PROOF OF OWNERSHIP TO APPLICATION						



Department of Property Records
and Taxpayer Services

14949 62nd Street North PO Box 200
Stillwater, MN 55082-0200
(651) 430-6175 www.co.washington.mn.us

Property ID: 18.028.20.22.0002 Bill#: 785977

Taxpayer: CHARLIE & DANIELLE WAMSTAD
1987 MANNING AVE S
AFTON MN 55001-9735

TAX STATEMENT			
2016 Values for Taxes Payable in 2017			
VALUES AND CLASSIFICATION			
	Taxes Payable Year:	2016	2017
	Estimated Market Value:	250,000	250,000
Step 1	Homestead Exclusion:		
	Taxable Market Value:	149,300	149,300
	New Improvements/ Expired Exclusions:		
	Property Classification:	Ag Non-Hstd	Ag Non-Hstd
<i>This parcel is enrolled in Green Acres and has deferred taxes</i>			
Sent in March 2016			
Step 2	PROPOSED TAX		
	Did not include special assessments or referenda approved by the voters at the November election		\$1,314.00
Sent in November 2016			
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due	May 15	\$657.00
	Second half taxes due	November 15	\$657.00
	Total Taxes Due in 2017:		\$1,314.00



You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Property Address:

Description:

Section 18 Township 028 Range 020 THE SOUTH 771.08 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 28 NORTH, RANGE 20 WEST, WASHINGTON COUNTY, MINNESOTA.

Tax Detail for Your Property:				
Taxes Payable Year:		2016	2017	
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		<input type="checkbox"/>	\$0.00	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00		
Tax and Credits	3. Property taxes before credits	\$1,266.00	\$1,314.00	
	4. Credits that reduce property taxes			
	A. Agricultural market value credit	\$0.00	\$0.00	
B. Other Credits	\$0.00	\$0.00		
5. Property taxes after credits	\$1,266.00	\$1,314.00		
Property Tax by Jurisdiction	6. WASHINGTON COUNTY			
	A. County General	\$457.13	\$453.80	
	B. County Regional Rail Authority	\$3.69	\$3.63	
	7. CITY OF AFTON	\$438.54	\$482.23	
	8. State General Tax	\$0.00	\$0.00	
	9. ISD 834 STILLWATER	\$55.45	\$58.68	
	10. Special Taxing Districts	A. Voter approved levies	\$240.89	\$245.76
		B. Metropolitan Mosquito Control	\$13.91	\$12.80
		C. Valley Branch Watershed	\$7.28	\$6.91
		D. County HRA	\$26.29	\$28.17
		\$22.82	\$22.02	
	11. Non-school voter approved referenda levies	\$0.00	\$0.00	
	12. Total property tax before special assessments	\$1,266.00	\$1,314.00	
13. Special assessments	\$0.00	\$0.00		
14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$1,266.00	\$1,314.00		

PAYABLE 2017 2nd HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE: November 15

Property ID: 18.028.20.22.0002 Bill #: 785977



Taxpayer:
CHARLIE & DANIELLE WAMSTAD
1987 MANNING AVE S
AFTON MN 55001-9735

Detach at perforation & mail this stub with your 2nd half payment in the enclosed green envelope
Ag Non-Hstd

SECOND HALF TAX AMT

\$657.00

MAKE CHECKS PAYABLE TO:
Washington County
P.O. Box 200
Stillwater MN 55082-0200

CHECK
 CASH

No Receipt sent. Your canceled check is proof of payment. Do not send postdated checks.

1802820220002 2 00000000065700 1

PAYABLE 2017 1st HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE: May 15

Property ID: 18.028.20.22.0002 Bill #: 785977



Taxpayer:
CHARLIE & DANIELLE WAMSTAD
1987 MANNING AVE S
AFTON MN 55001-9735

Detach at perforation & mail this stub with your 1st half payment in the enclosed green envelope
Ag Non-Hstd

FIRST HALF TAX AMT

\$657.00

MAKE CHECKS PAYABLE TO:
Washington County
P.O. Box 200
Stillwater MN 55082-0200

CHECK
 CASH

No Receipt sent. Your canceled check is proof of payment. Do not send postdated checks.

1802820220002 1 00000000065700 3

Property ID: 18.028.20.22.0007 Bill#: 791250

Taxpayer: TRADITIONAL VENTURES LLC
 1987 MANNING AVE S
 AFTON MN 55001-9735

TAX STATEMENT 2017		
2016 Values for Taxes Payable in 2017		
VALUES AND CLASSIFICATION		
	Taxes Payable Year:	2016 2017
Step 1	Estimated Market Value:	0 468,800
	Homestead Exclusion:	19,300
	Taxable Market Value:	0 306,300
	New Improvements/ Expired Exclusions:	
	Property Classification:	Ag Hstd
<i>This parcel is enrolled in Green Acres and has deferred taxes</i>		
Sent in March 2016		
Step 2	PROPOSED TAX	
	Did not include special assessments or referenda approved by the voters at the November election	
Sent in November 2016		
Step 3	PROPERTY TAX STATEMENT	
	First half taxes due	May 15 \$1,092.00
	Second half taxes due	November 15 \$1,092.00
	Total Taxes Due in 2017:	\$2,184.00



REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Property Address:
 12200 22ND ST S
 AFTON MN 55001

Description:
 Section 07 Township 028 Range 020 THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, ALL IN TOWNSHIP 28 NORTH, RANGE 20 WEST, WASHINGTON COUNTY, MINNESOTA DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH

Line 13 Special Assessment Detail:
 COUNTY ENVIRONMENTAL CHARGE PHE DEP 3.00

Principal: 3.00
 Interest: 0.00

Tax Detail for Your Property:			
Taxes Payable Year:			
	2016	2017	
1. Use this amount on Form MTPR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>			
2. Use these amounts on Form MTPR to see if you are eligible for a special refund.		\$1,981.79	
		\$0.00	
Tax and Credits	3. Property taxes before credits	\$0.00	\$2,537.20
	4. Credits that reduce property taxes		
	A. Agricultural market value credit	\$0.00	\$356.20
	B. Other Credits	\$0.00	\$0.00
	5. Property taxes after credits	\$0.00	\$2,181.00
Property Tax by Jurisdiction	6. WASHINGTON COUNTY	A. County General \$0.00 \$616.41	B. County Regional Rail Authority \$0.00 \$4.93
	7. CITY OF AFTON	\$0.00 \$654.88	
	8. State General Tax	\$0.00 \$0.00	
	9. ISD 834 STILLWATER	A. Voter approved levies \$0.00 \$312.62	B. Other Local Levies \$0.00 \$489.71
	10. Special Taxing Districts	A. Metropolitan Council \$0.00 \$17.38	B. Metropolitan Mosquito Control \$0.00 \$9.38
	C. Valley Branch Watershed \$0.00 \$38.25	D. County HRA \$0.00 \$29.90	
	11. Non-school voter approved referenda levies	\$0.00 \$7.54	
	12. Total property tax before special assessments	\$0.00 \$2,181.00	
	13. Special assessments	\$0.00 \$3.00	
	14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$0.00 \$2,184.00	

PAYABLE 2017 2nd HALF PAYMENT STUB
 TO AVOID PENALTY PAY ON OR BEFORE: November 15

Property ID: 18.028.20.22.0007 Bill #: 791250



Taxpayer:
 TRADITIONAL VENTURES LLC
 1987 MANNING AVE S
 AFTON MN 55001-9735

Detach at perforation & mail this stub with your 2nd half payment in the enclosed green envelope Ag Hstd

SECOND HALF TAX AMT

\$1,092.00

MAKE CHECKS PAYABLE TO:
 Washington County
 P.O. Box 200
 Stillwater MN 55082-0200

CHECK
 CASH

No Receipt sent. Your canceled check is proof of payment. Do not send postdated checks.

1802820220007 2 00000000109200 5

PAYABLE 2017 1st HALF PAYMENT STUB
 TO AVOID PENALTY PAY ON OR BEFORE: May 15

Property ID: 18.028.20.22.0007 Bill #: 791250



Taxpayer:
 TRADITIONAL VENTURES LLC
 1987 MANNING AVE S
 AFTON MN 55001-9735

Detach at perforation & mail this stub with your 1st half payment in the enclosed green envelope Ag Hstd

FIRST HALF TAX AMT

\$1,092.00

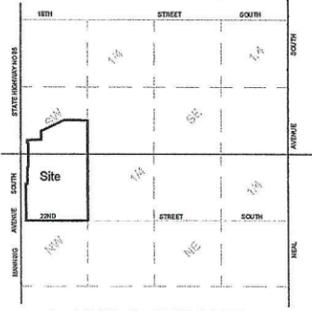
MAKE CHECKS PAYABLE TO:
 Washington County
 P.O. Box 200
 Stillwater MN 55082-0200

CHECK
 CASH

No Receipt sent. Your canceled check is proof of payment. Do not send postdated checks.

1802820220007 1 00000000109200 7

Vicinity Map



South Half Section 07, T28N, R20W
North Half Section 18, T28N, R20W
City of Afton, Washington County, Minnesota

CERTIFICATE OF SURVEY

Part of the Northwest Quarter of the Northwest Quarter of Section 18 and part of the Southwest Quarter of the Southwest Quarter of Section 07, all in Township 28 North, Range 20 West, City of Afton, Washington County, Minnesota

MINOR SUBDIVISION
PREPARED FOR:

**Charlie & Danielle Wamstad
Traditional Ventures LLC.**
12200 22nd Street South
Afton, Minnesota 55001

EXISTING PARCEL DESCRIPTIONS REPORTS:

All referenced documents and plats are on file and of record in the Office of the County Recorder, Washington County, Minnesota. See record documents for complete legal descriptions. Copies of referenced documents and plat are included with this Minor Subdivision application to the City of Afton.

PID: 18.028.20.22.0007 - TRADITIONAL VENTURES LLC.

This parcel was conveyed by Warranty Deed Document No. 3994814 filed for record on 07/23/2014. Subsequently per Warranty Deed Document No. 4087148, filed for record on 10/12/2016, a portion of the real estate conveyed in said Document No. 3994814 was conveyed to the State of Minnesota in fee as PARCEL 301B on the MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-135.

PID 18.028.20.22.0002 - CHARLIE AND DANIELLE WAMSTAD

This parcel was conveyed by Quit Claim Deed Document No. 4008434 filed for record on 12/01/2014 and conceded by Conveyed Quit Claim Deed Document No. 4014654 filed for record on 02/04/2015. Subsequently per Quit Claim Deed Document No. 4092072 filed for record on 11/17/2016, a portion of the real estate conveyed in said Document No. 4008434 was conveyed to the State of Minnesota in fee as PARCEL 301A on the MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-135.

PROPOSED CONVEYANCE - WAMSTAD TO TRADITIONAL VENTURES LLC.

The south 771.08 feet of the Northwest Quarter of the Northwest Quarter of Section 18, Township 28 North, Range 20 West, Washington County, Minnesota, lying northerly of the south 404.20 feet thereof, and lying easterly of and adjoining PARCEL 301A per MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-135, on file and of record in the Office of the County Recorder, in said Washington County, Minnesota.

Proposed 60.00 foot wide drainage easement : (Wamstad and Traditional Ventures LLC. to the City of Afton)

A 60.00 foot wide easement for drainage purposes over, under and across the Northwest Quarter of the Northwest Quarter of Section 18, Township 28 North, Range 20 West. The center line of said easement is described as follows:

Commencing at the northwest corner of said Section 18; thence South 00 degrees 08 minutes 57 seconds East, bearings are based on the Washington County Coordinate System, NAD 83, 1986 adjustment, along the west line of said Northwest Quarter of the Northwest Quarter, a distance of 357.67 feet; thence South 44 degrees 55 minutes 13 seconds East, a distance of 114.33 feet to its intersection with the easterly line of PARCEL 301B per MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-135 and the point of beginning of said center line; thence continuing South 44 degrees 55 minutes 13 seconds East a distance of 117.84 feet; thence easterly along a tangential curve concave to the north an arc distance of 163.17 feet, said curve has a radius of 135.00 feet and a delta angle of 69 degrees 15 minutes 03 seconds; thence North 00 degrees 08 minutes 57 seconds East, tangent to the last described curve, a distance of 153.80 feet; thence easterly along a tangential curve concave to the south an arc distance of 110.36 feet, said curve has a radius of 170.00 feet and a delta angle of 37 degrees 11 minutes 39 seconds; thence southeasterly along a compound curve concave to the southwest, an arc distance of 80.65 feet, said curve has a radius of 93.00 feet and a delta angle of 49 degrees 41 minutes 07 seconds; thence South 23 degrees 29 minutes 55 seconds East a distance of 51.60 feet; thence southeasterly along a tangential curve concave to the northeast an arc distance of 228.66 feet, said curve has a radius of 275.00 feet and a delta angle of 47 degrees 13 minutes 28 seconds; thence South 70 degrees 43 minutes 21 seconds East a distance of 225.59 feet, more or less, to its intersection with the east line of said Northwest Quarter of the Northwest Quarter and said center line there terminating.

The side lines of said easement are to be prolonged or shortened to terminate on said easterly line of PARCEL 301B and are to be prolonged or shortened to terminate on said east line of the Northwest Quarter of the Northwest Quarter.

Proposed 20.00 foot wide drainage easement : (Charlie and Danielle Wamstad to the City of Afton)

A 20.00 foot wide easement for drainage purposes over, under and across the Northwest Quarter of the Northwest Quarter of Section 18, Township 28 North, Range 20 West. The center line of said easement is described as follows:

Commencing at the southwest corner of said Northwest Quarter of the Northwest Quarter, thence South 88 degrees 37 minutes 00 seconds East, bearings are based on the Washington County Coordinate System, NAD 83, 1986 adjustment, along the south line of said Northwest Quarter of the Northwest Quarter, a distance of 522.59 feet to the point of beginning of the center line to be described; thence North 01 degree 17 minutes 58 seconds East a distance of 36.49 feet; thence North 41 degrees 16 minutes 16 seconds East a distance of 215.93 feet; thence North 12 degrees 33 minutes 21 seconds East a distance of 236.29 feet; thence North 53 degrees 09 minutes 40 seconds East a distance of 86.93 feet and said center line there terminating.

Proposed Public Road Easement : (Charlie and Danielle Wamstad to the City of Afton)

An easement for public road purposes over, under and across all that part of the Northwest Quarter of the Northwest Quarter of Section 18, Township 28 North, Range 20 West described as follows:

Commencing at the southwest corner of said Northwest Quarter of the Northwest Quarter, thence South 88 degrees 37 minutes 00 seconds East, bearings are based on the Washington County Coordinate System, NAD 83, 1986 Adjustment, along the south line of said Northwest Quarter of the Northwest Quarter, a distance of 50.02 feet to the southeasterly most corner of PARCEL 301A per MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-135, on file and of record in the Office of the County Recorder, Washington County, Minnesota and to the point of beginning of the parcel of land to be described; thence continuing South 88 degrees 37 minutes 00 seconds East, along said south line of the Northwest Quarter of the Northwest Quarter, a distance of 1080.10 feet to the southeast corner of said Northwest Quarter of the Northwest Quarter; thence North 00 degrees 07 minutes 49 seconds West, along the east line of said Northwest Quarter of the Northwest Quarter, a distance of 40.94 feet; thence North 89 degrees 02 minutes 05 seconds West, a distance of 530.76 feet; thence North 89 degrees 02 minutes 22 seconds West, a distance of 540.11 seconds to its intersection with an east line of said PARCEL 301A; thence South 0 degrees 02 minutes 59 seconds East, along said east line of PARCEL 301A, a distance of 33.01 feet to the point of beginning.

This parcel contains 0.917 acres (39,934 square feet) more or less and is subject to all other easement, covenants and restrictions of record.

Proposed Municipal Drainage and Utility Easement : (Charlie and Danielle Wamstad to the City of Afton)

An easement for municipal drainage and utility purposes, located in the south 771.08 feet of the Northwest Quarter of the Northwest Quarter of Section 18, Township 28 North, Range 20 West, Washington County, Minnesota, being the east 33.00 feet of said south 771.08 feet of the Northwest Quarter of the Northwest Quarter and also being 10.00 feet in width, lying easterly of and adjoining PARCEL 301A per MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-135 and also being 10.00 feet in width and lying northerly of and adjoining the following described parcel of land:

Commencing at the southwest corner of said Northwest Quarter of the Northwest Quarter, thence South 88 degrees 37 minutes 00 seconds East, bearings are based on the Washington County Coordinate System, NAD 83, 1986 Adjustment, along the south line of said Northwest Quarter of the Northwest Quarter, a distance of 50.02 feet to the southeasterly most corner of PARCEL 301A per MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NUMBER 82-135, on file and of record in the Office of the County Recorder, Washington County, Minnesota and to the point of beginning of the parcel of land to be described; thence continuing South 88 degrees 37 minutes 00 seconds East, along said south line of the Northwest Quarter of the Northwest Quarter, a distance of 1080.10 feet to the southeast corner of said Northwest Quarter of the Northwest Quarter; thence North 00 degrees 07 minutes 49 seconds West, along the east line of said Northwest Quarter of the Northwest Quarter, a distance of 40.94 feet; thence North 89 degrees 02 minutes 05 seconds West, a distance of 530.76 feet; thence North 89 degrees 02 minutes 22 seconds West, a distance of 540.11 seconds to its intersection with an east line of said PARCEL 301A; thence South 0 degrees 02 minutes 59 seconds East, along said east line of PARCEL 301A, a distance of 33.01 feet to the point of beginning.

Proposed Municipal Drainage and Utility Easement : (Traditional Ventures LLC. to the City of Afton)

An easement for municipal drainage and utility purposes, located in part of the Northwest Quarter of the Northwest Quarter of Section 18, and in part of the Southwest Quarter of the Southwest Quarter of Section 07, all in Township 28 North, Range 20 West, Washington County, Minnesota, being the east 33.00 feet of said Northwest Quarter of the Northwest Quarter lying north of the south 771.08 feet thereof and also being 10.00 feet in width, lying easterly of and adjoining PARCEL 301B per MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-135, on file and of record in the Office of the County Recorder, said Washington County, Minnesota, the easterly line of said 10.00 foot wide easement is to be prolonged to terminate on the northeasterly extension of the north line of said PARCEL 301B.

Proposed Ingress and Egress Easement:

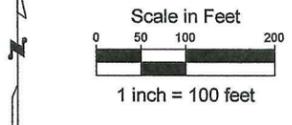
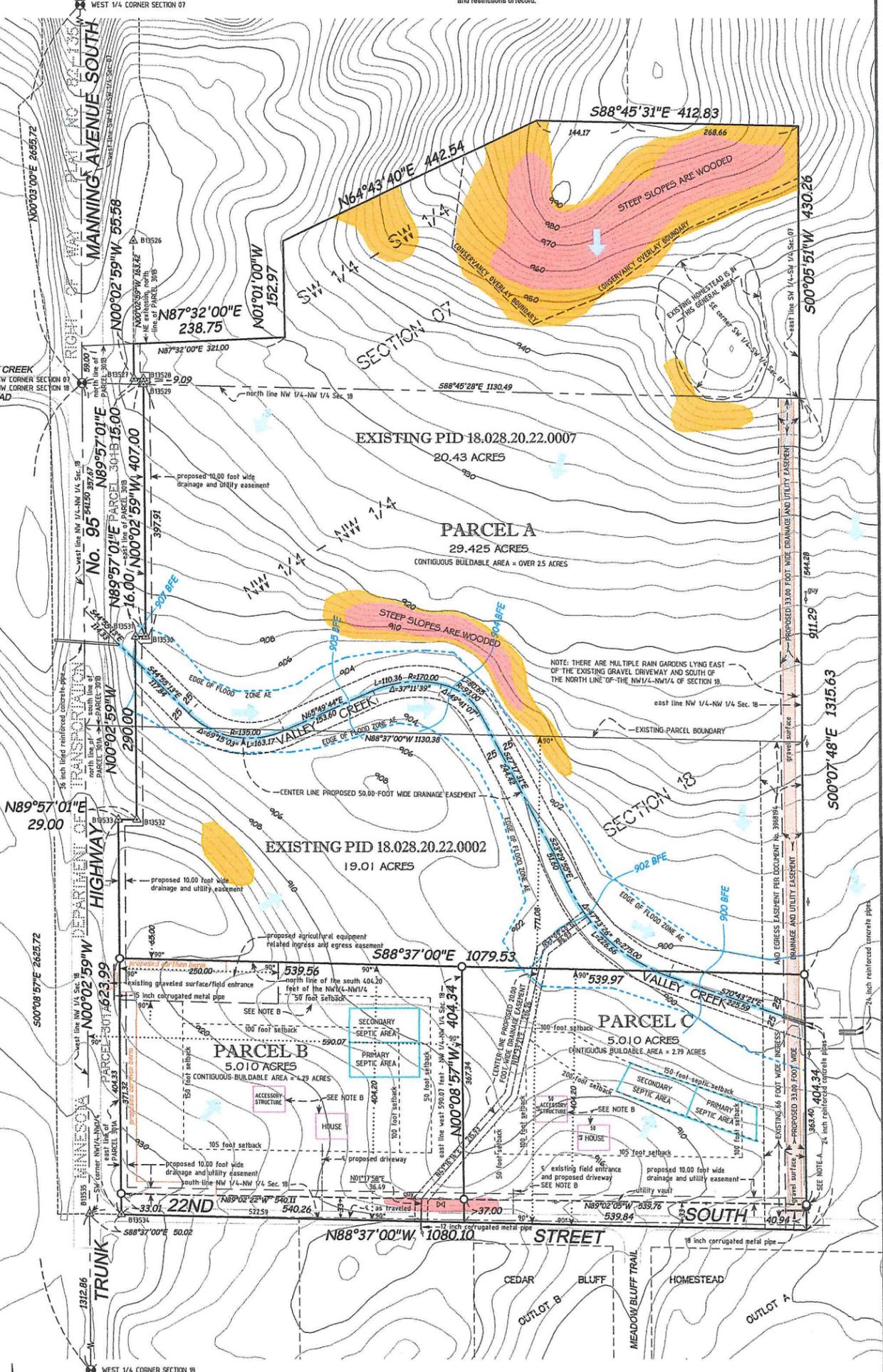
An easement for ingress and egress for agricultural related activities over and across the north 65.00 feet of the south 404.20 feet of the Northwest Quarter of the Northwest Quarter of Section 18, Township 28 North, Range 20 West, Washington County, Minnesota, being 100.00 feet in width, lying easterly of and adjoining PARCEL 301A per MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-135, on file and of record in the Office of the County Recorder, said Washington County, Minnesota.

Legend

- Denotes 1/2 inch iron pipe, 18 inches long, with a plastic cap inscribed HORAK LS 62577, to be set within 30 days of the approval of this Minor Subdivision by the City of Afton.
- Denotes found 1/2 inch iron pipe monument, with a plastic cap, license number as noted, unless otherwise noted.
- ⊗ Denotes Washington County cast iron monument.
- △ B19334 Denotes computed position of MN DOT RW Boundary Corner per MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 82-135
- L= Denotes length of curve.
- R= Denotes radius of curve.
- Δ= Denotes delta angle of curve.
- Denotes slopes 13 to 18%.
- Denotes slopes over 18%.
- Denotes general surface water flow.
- Denotes potential building site.
- Denotes proposed eiff fence.
- Denotes utility pole.
- Denotes gas valve.
- 902 BFE Denotes Base Flood Elevation of FEMA flood zone AE per FIRM Number 27163C0361E.

Elevations are in feet and based on the North American Vertical Datum of 1988.
Contours are at two foot intervals and are based on field measurements and data published by the Minnesota Department of Natural Resources.
Distances are in feet and decimals of a foot.
Bearings are based on the Washington County Coordinate System, NAD 83, 1986 Adjustment.

Landmark Surveying, Inc.
21 090 Olinda Trail North
P.O. Box 65
Scandia, Minnesota 55073
Office number: 651-433-3421
Cell number: 651-755-5760
E-mail: info@landmark.net



NOTE A: Found a 1/2 inch iron pipe monument with a plastic cap, Minnesota License Number 13775, S00°07'48"E, a distance of 1.16 feet from set monument.
NOTE B: Proposed driveways, buildings, septic areas and utility poles are shown for conceptual purposes only. At the time of building permit application, land owners will submit detailed site plans with final construction specifications.

MINNESOTA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAT NO. 82-135
RECORDED DIMENSIONS

FROM TO	DIST (FT)	AZIMUTH
B13526	B13527	219.00 179°57'04"
B13527	B13528	15.00 89°57'04"
B13528	B13529	09.09 179°57'04"
B13529	B13530	397.91 179°57'04"
B13530	B13531	16.00 269°57'04"
B13531	B13532	290.00 179°57'04"
B13532	B13533	29.00 269°57'04"
B13533	B13534	623.59 179°57'04"
B13534	B13535	50.02 271°23'00"

OFFICIAL COPIES OF THIS MAP ARE CRIMP SEALED
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Landmark Surveying, Inc.
Milo B. Horak, Minnesota License No. 52577
October 20, 2017
Date

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

Planning Commission Memo

Meeting: October 2, 2017

To: Chair Ronningen and members of the Planning Commission
 From: Ron Moorse, City Administrator
 Date: October 30, 2017
 Re: Duane and Jennifer Lenander Variance Application at 12468 Meadow Bluff Trail

Duane and Jennifer Lenander have applied for a variance at 12468 Meadow Bluff Trail to allow a side yard setback of 30 feet for a pool and 32.6 feet for a house vs. the required setback of 50 feet to enable the construction of their proposed house and pool on the parcel. The parcel is located in the Cedar Bluff development, which is in the Agricultural zoning district. All of the lots in the Cedar Bluff development are substandard, in that they are less than five acres and have less than 300 feet of frontage on a public road. After the Cedar Bluff subdivision was approved, the developer had requested that the side yard setback be reduced, due to the smaller size of the lots, and due to the ordinance language that allowed exceptions to setback requirements for lots with substandard size and/or width in the Rural Residential zoning district. The Council had indicated that they would not provide a general reduction in the side yard setback, but would potentially consider a variance for a particularly narrow lot on a case by case basis.

The lot at 12468 Meadow Bluff is 2.53 acres and has a width that ranges from 144 and 164 feet. The lot is adjacent to a power line easement on its east side, which is where the variance is being requested.

The applicant is proposing a house and pool that are 32.6 feet and 30 feet from the east property line respectively vs. the required 50 foot setback. (The survey incorrectly shows the pool at a 28.2 foot setback. The pool is proposed to have a 30 foot setback.) The applicant has provided a narrative as well as the Variance Questionnaire addressing the need for the variance and the variance criteria.

Variance Criteria

The following are the criteria set out in the zoning code to be used in considering a variance application.

The City can hear requests for variances from the literal provisions of the ordinances in instances where their strict enforcement would cause practical difficulties because of circumstances unique to the individual property under consideration and to grant such variances only when they are in harmony with the general purposes and intent of the ordinance and when the terms of the variance are consistent with the comprehensive plan. "Practical difficulties" as used in connection with the granting of a variance includes a three-factor test, all three of which must be met in order for a variance to be granted.

- a. Reasonableness: The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance.
- b. Uniqueness: The plight of the landowners is due to circumstances unique to the property not created by the landowner.
- c. Essential Character: The variance, if granted, will not alter the essential character of the locality.

In addition to meeting the criteria set forth above the following criteria must be met before a Variance may be granted:

- a. The Variance, if granted, will not have a significant adverse effect on the public health, safety, welfare or environment.

- b. The granting of the Variance requested will not confer on the applicant any special privilege that is denied by the Ordinance to owners of other land, structures or buildings in the same district.
- c. Exceptional or extraordinary circumstances apply to the property which does not apply generally to other properties in the same zoning district or vicinity, and result from lot size or shape, topography, or other circumstances over which the owners of the property have had no control.
- d. The literal interpretation of the provisions of this Ordinance would deprive the applicant of the rights commonly enjoyed by other property in the same district under the terms of this Ordinance.
- e. The Variance requested is the minimum Variance that would alleviate the practical difficulty.

Findings

The following is a list of recommended findings. The Planning Commission may want to provide additional findings.

- 1. The subject property is located in the Agricultural zone, as is all property surrounding it
- 2. The Agricultural zone allows residential use with five-acre minimum lot size, 300 feet of frontage on a public road and a 50 foot side yard setback.
- 3. The lot at 12468 Meadow Bluff Trail is 2.53 acres in size and has a width that ranges from 144 and 164 feet.
- 4. The proposed house and pool are 32.6 feet and 30 feet from the east property line respectively vs. the required 50 feet.
- 5. The lot is adjacent to a power line that runs north/south on the east side of the lot and extends 150 feet to the east of the lot.
- 6. The applicant is proposing a house measuring a total of 3,175 square feet.
- 7. While the zoning code includes an exception to allow a side yard setback of 10 feet for substandard lots with a width less than 200 feet in the Rural Residential zone, the code does not include this exception for lots in the Agricultural zone.

Conditions

If the Planning Commission recommends approval of the subdivision application, the Commission may also place conditions on the approval to mitigate the impact of the variance.

Planning Commission Direction Requested:

Motion regarding a recommendation concerning the Duane and Jennifer Lenander variance application at 12468 Meadow Bluff Trail, including findings, and conditions if applicable.

RECEIVED

OCT 19 2017

CITY OF AFTON

717-33

CITY OF AFTON
VARIANCE APPLICATION

(Reference Sections: 12-55, 12-77, 12-328 12-835, 12-1020, 12-1266, 12-1955, 12-2228)

Owner	Address	City	State	Zip	Phone
Duane & Jennifer Lenander	2501 Marion Street	Roseville	MN	55113	651.769.4591
Applicant (if different than owner)	Address	City	State	Zip	Phone
Project Address					
12468 Meadow Bluff Trail		AFTON	MN	55001	
Zoning Classification	Existing Use of Property	PID# or Legal Description			
Agricultural	Agricultural	18.028.20.24.0014			
Please list the section(s) of the code from which the variance(s) are requested.					
12-132E					
Description of Request					
Request for a 20 foot variance from the East property line. Please see attached memo for further information.					
By signing this application, the applicant agrees to pay all expenses incurred by the City of Afton. In connection with this request, your signature constitutes permission for a representative of the City of Afton to enter your property, during business hours, to evaluate this request. This may involve minor excavating or soil borings. If you would like to be present during this evaluation, please contact the City.					
Signature of Owner/Applicant			Date		
Jennifer Lenander			10.18.17		
Make checks payable to: City of Afton					
If multiple variances are necessary from the applicant only one fee is required. However, the deposit fee must be multiplied by the number of variances sought.					
FEES:		ESCROWS:			
Variance	\$250	\$600	TOTAL:	\$850.00	
Renewal/Extension	\$250	\$350	DATE PAID:	10-19-17	
			CHECK #:	2770	
			RECVD BY:	counter	

MEMORANDUM

TO: City of Afton Planning Commission

FROM: Jennifer and Duane Lenander

DATE: October 18, 2017

SUBJECT: Variance Request

In an effort to proactively address any questions or concerns regarding our request for a variance of 20 feet from the East property line on our lot located at 12468 Meadow Bluff Trail in Cedar Bluff Development, lot #22 (Exhibit 1), we have put together this memo.

The lot is about 144 feet by 711 feet at the smallest and about 164 feet by 716 feet at the largest (Exhibit 2). The lot measures a total of 2.53 acres. Despite the large lot, the narrow width, along with the current required setbacks poses a practical difficulty in building a home on the lot.

It is our understanding that the Afton Planning Commission must consider 3 items in order to determine if there is in fact a practical difficulty before a variance can be granted. Below we review each of these requirements and our responses to each.

1. Reasonableness: The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance.

The house we would like to build is a very modest home, measuring a total of 3,175 square feet. Compared to other homes in the neighborhood, this is a reasonable sized home, as some are more than double this size. Further, orienting our home on an angle (Exhibits 3 & 4) not only makes more sense aesthetically but also prevents our house from looking directly at the neighbor's house to the West. Moreover, placing our house on an angle also helps keep with the essential character of the neighborhood, being the lot is at the end of a cul-de-sac.

There are three cul-de-sacs in the Cedar Bluff Development. On each of these cul-de-sacs, all of the houses that surround the circle are on an angle, facing the middle of the cul-de-sac, the same direction we propose to place our home (Exhibit 5), further justifying our desire to do the same.

We understand that it could be argued that a home could fit on this lot if the home was redesigned or oriented differently on the lot. While this may be true, we don't believe doing so would fit with the essential character of the neighborhood, especially considering the uniqueness of the lot.

Further, we believe this to be a reasonable request because it appears when the City agreed to allow smaller, 2.5 acre lots, it did not review and update the setback parameters

in regards to these smaller lots. The current code regarding Land Use refers widely to a minimum of 5 acre lots but does not account for 2.5 acre lots. While a 50 foot setback is reasonable for 5 acre lots, it can pose a practical difficulty for a 2.5 acre lot, especially one which is so narrow such as ours.

Moreover, while this lot is zoned as agricultural, it should be noted that the Land Use code, § 12-132-E7, does allow an exception to setbacks for rural residential lots that have a width of 200 feet or less (changing the setback from 25 feet to 10 feet). The logic used in this section of the code makes sense to apply to similarly situated lots, like ours, despite the difference in zoning classifications.

For all of these reasons, we believe that our request more than adequately satisfies the reasonableness standard.

2. Uniqueness: The plight of the landowners is due to circumstances unique to the property not created by the landowner.

Our lot is unique compared to all other lots in the Cedar Bluff Development in that it is the narrowest lot, by almost 25 feet. When the developer created the 25 lots, it failed to make lot #22 wide enough to build a reasonable home that fits the essential character of the neighborhood. We were not made aware just how narrow the lot was until 7 days before our closing, which was not sufficient time to request a variance from this Commission before we closed on the lot. The narrow width of the lot is a condition which we did not create. Further, because our lot is narrower than all other lots by about 25 feet, a 20 foot variance would not be giving us special privileges, as the other owners would not need a variance to fit a reasonable sized home.

The only setback we are requesting is that from the East side of our property (which is our backyard). As you can see from Exhibits 6, 7, and 8, behind our lot are high voltage power lines. These power lines are 50 feet from our property line and are 100 feet wide themselves. This means if the land behind us is ever developed and any homes are built there, their back property line would at the very least be 150 feet away from our back property line. Having these power lines behind us creates an additional uniqueness, as only two lots in the development have this situation, our lot and lot #23. However, lot #23 is 182 feet wide (Exhibit 9), almost 40 feet wider than our lot and wide enough to build a reasonable home.

For all of these reasons, we believe that our request more than adequately satisfies the uniqueness standard.

3. Essential Character: The variance, if granted, will not alter the essential character of the locality.

If a variance is granted, the home we propose to build, oriented on an angle, would not alter the essential character of the neighborhood. In fact, by allowing a variance, our home would further the essential character of the neighborhood. As stated above, there are three cul-de-sacs in the Cedar Bluff Development. On each of these cul-de-sacs, all of the houses that surround the circles are on an angle, facing the middle of the circle, the same direction we propose to place our home (Exhibit 5).

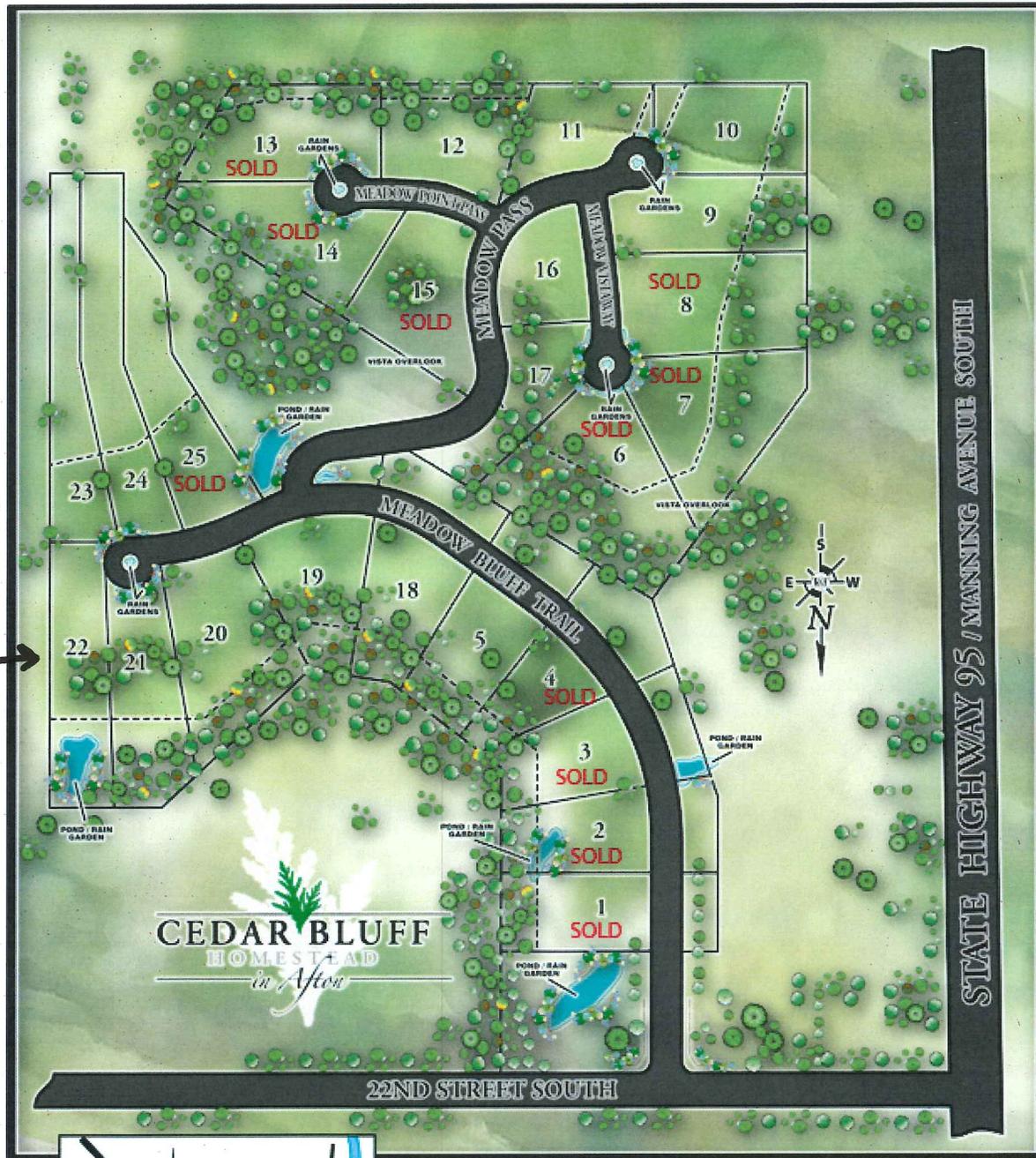
For all of these reasons, we believe that our request more than adequately satisfies the essential character standard.

In researching this topic for this application, we educated ourselves about variances and setbacks. In doing so, we learned that setbacks were created so that homes cannot be placed close together and for purposes of safety, privacy, and environmental protection. Granting a variance of 20 feet on the East side of our property does not impede any of these things. In fact, by allowing the 20 foot variance, we will be furthering the intent and purpose. By building our house on the lot where we propose, we are respecting the 50 foot setbacks that are on the sides of our property where our neighbors are. In fact, to the South, we will be over 130 feet from our property line. Further, if our variance is granted, we will still be respecting the utility and conservation easements that currently exist.

For the reasons stated above, we respectfully request a 20 foot variance from the East property line at 12468 Meadow Bluff Trail. While we believe we have provided more than sufficient support for our request, we will be fully prepared to address these issues before the full Commission at the next meeting. We thank you in advance for your anticipated thoughtful discussion and hoped-for vote in favor of this modest variance request.

JTL:

Exhibit 1



Lot 22

CEDAR BLUFF
 HOMESTEAD
in Astor



*This plan is an artistic conceptual rendering only, and should NOT be interpreted as an EXACT representation. Some information may differ from actual plans and may be subject to change. ©2011 Cedar Bluff Development / T&T Designs, Inc.

For Information:
 Yocum Real Estate Group
 651-226-2672



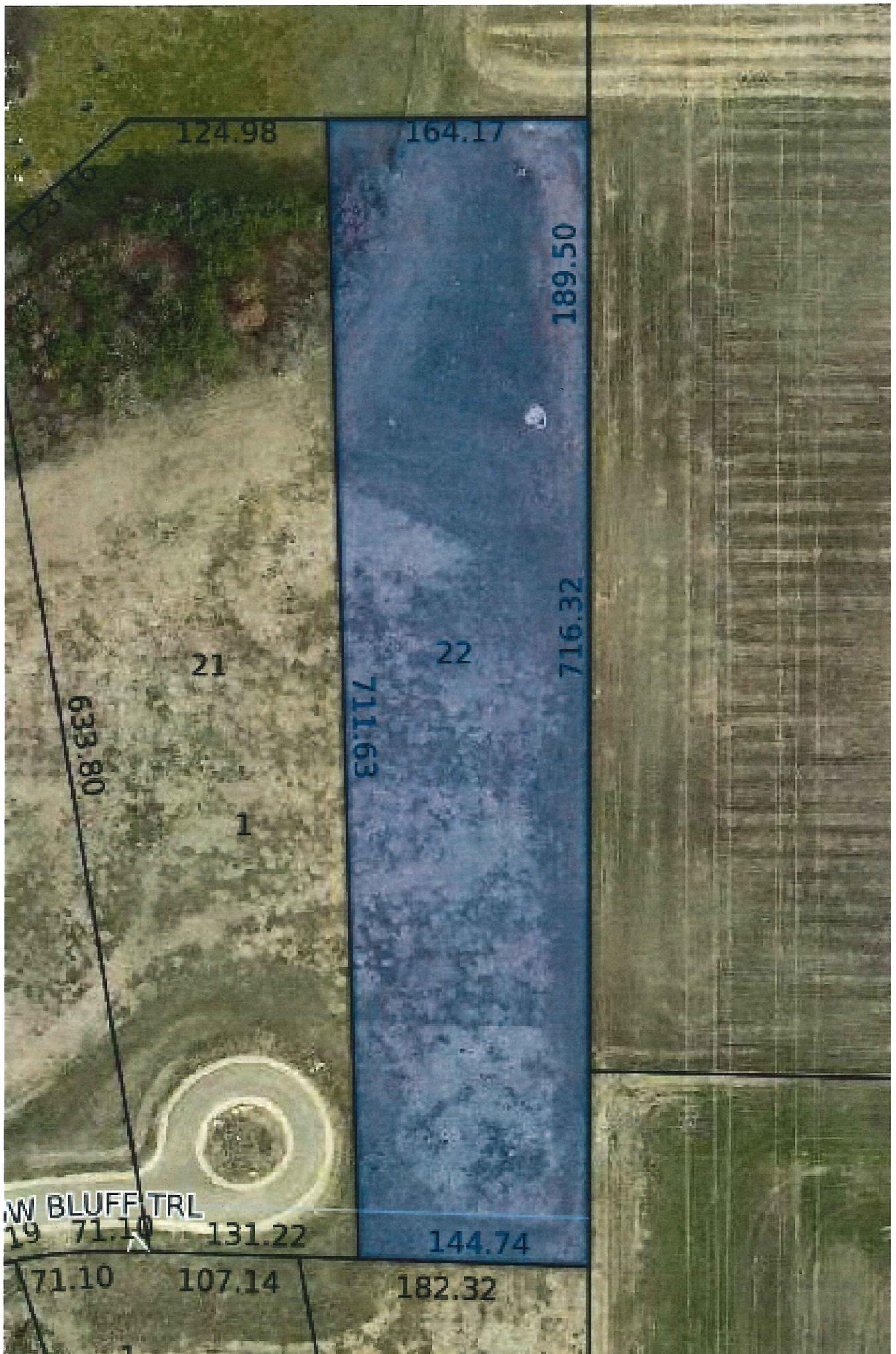


Exhibit 2

Address PIN 12468, MEADOW BLUFF

12468 MEADOW BLUFF TRL, CITY OF AFTON
1802820240014

PIN: 1802820240014
OWNER NAME: CEDAR BLUFF DEV LLC
ADDRESS: 12468 MEADOW BLUFF TRL, CITY OF AFTON
ZIP: 55001

Report Tax Map III Mail II

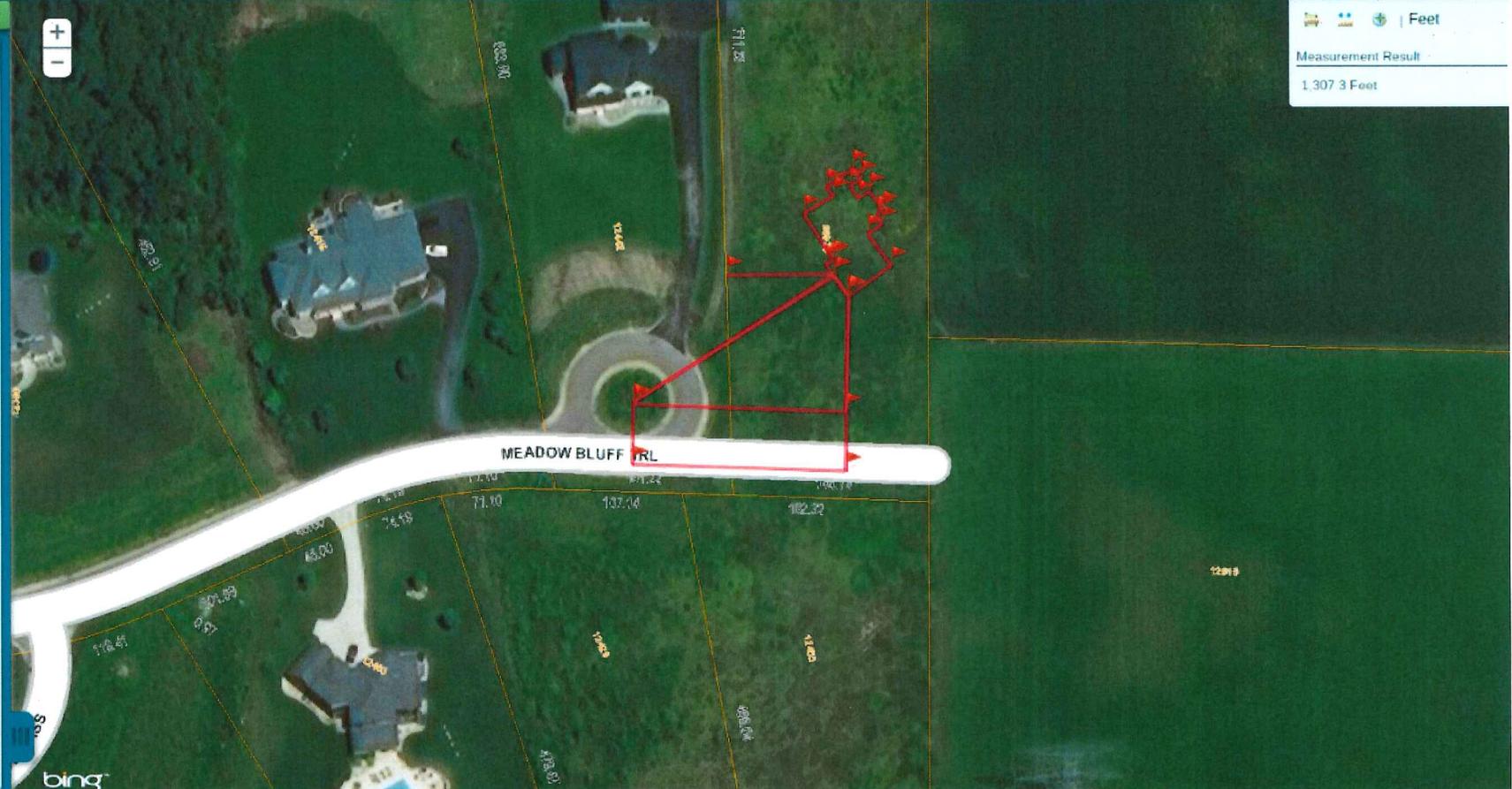
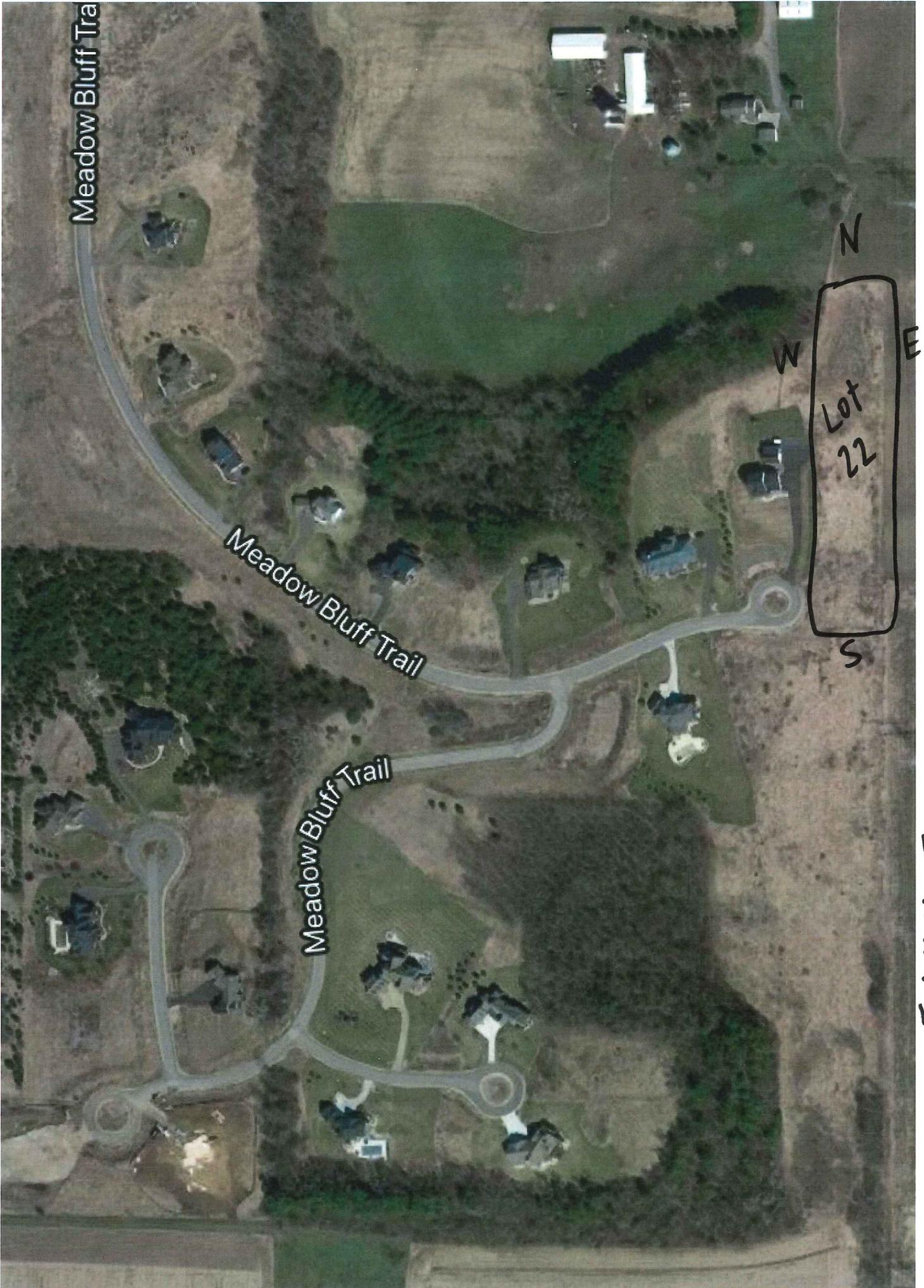


Exhibit 4



Meadow Bluff Tra

Meadow Bluff Trail

Meadow Bluff Trail

Lot 22

N
W
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S

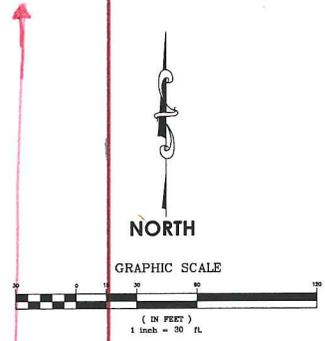
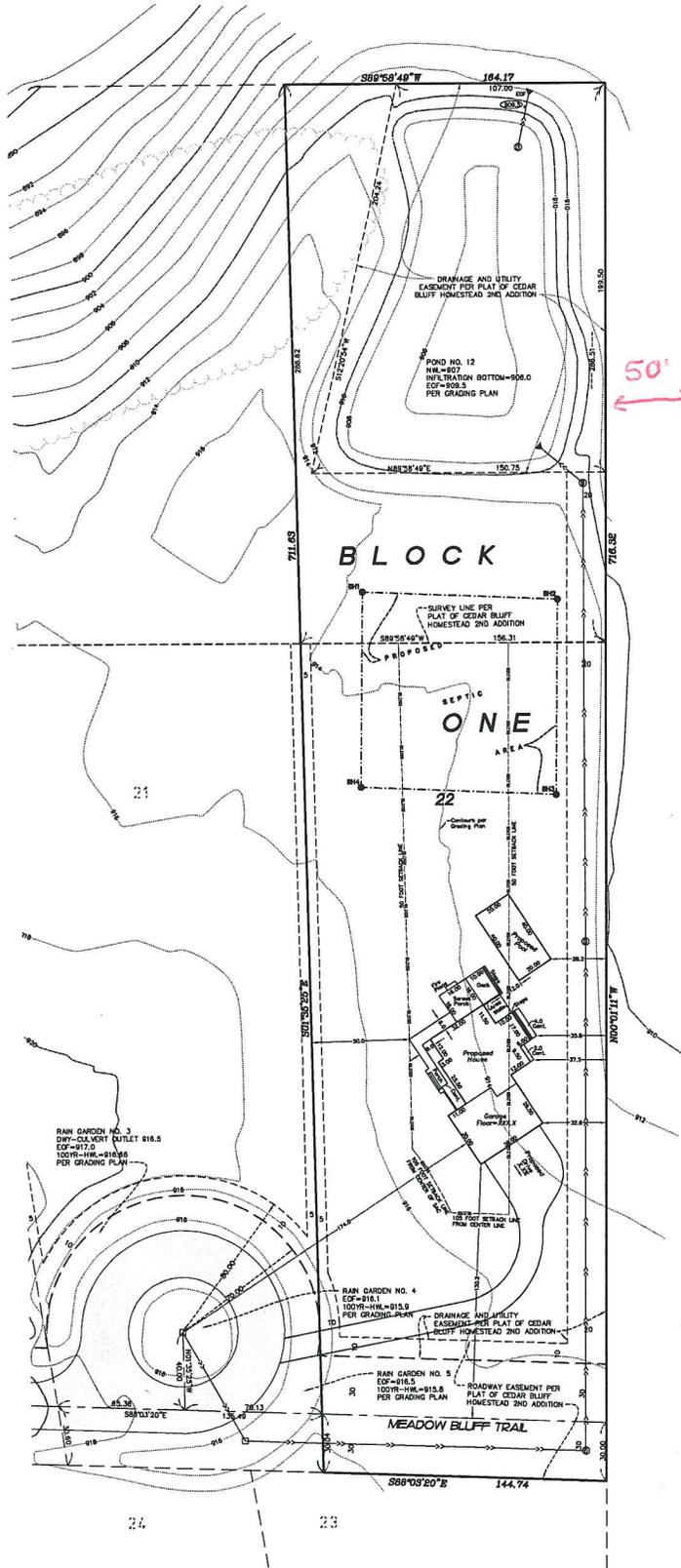
Exhibit S

Exhibit 6



CERTIFICATE OF SURVEY

for DIVINE CUSTOM HOMES
of XXXX MEADOW BLUFF TRAIL
AFTON, MN 55001



NOTES

- Bearings shown are on Washington County datum.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Builder to verify hse dimensions, sewer depth and foundation depth
- Driveways are shown for graphic purposes only. final driveway design and location to be determined by contractor.
- Finished grade adjacent to home shall be 0.5 feet below top of block except at driveway and patio.

- DENOTES IRON MONUMENT FOUND.
- ◁▷ DENOTES PROPOSED ELEVATION.
- x 101.2 DENOTES EXISTING ELEVATION.
- ↘ DENOTES DIRECTION OF DRAINAGE.
- DENOTES WOOD HUB/METAL SPIKE AT 11 FOOT OFFSET. (UNLESS OTHERWISE NOTED)
- ⋯ DENOTES EXISTING CONTOURS
- DENOTES PROPOSED CONTOURS
- ⊘ DENOTES PROPOSED RETAINING WALL

HOUSE DIAGONAL: X X X = X

(8' POURED WALL LOOKOUT)
PROPOSED ELEVATIONS:

- TOP OF WALL = 9X
- GARAGE FLOOR = 9X
- TOP OF LOOKOUT = 9X
- WINDOW SILL = 9X
- LOWEST FLOOR = 9X
- TOP OF FOOTING = 9X

ELEVATION 917.9 FOR GARAGE AND FRONT FACING OPENINGS
ELEVATION 910.5 PER GRADING PLAN

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

PRELIMINARY

JASON E. RUD
Date: 10/09/17 License No. 41578

NO.	DATE	DESCRIPTION	BY
1	10/09/17	Rev. layout per client	JEN
2			
3			

E. G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

Lot 22, Block 1, CEDAR BLUFF HOMESTEAD
2ND ADDITION, Washington County, Minnesota.

Power Lines

100'

Exhibit 7

Address PIN 12468 MEADOW BLUF

12468 MEADOW BLUFF TRL, CITY OF AFTON
1802820240014

PIN. 1802820240014
OWNER NAME. CEDAR BLUFF DEV LLC
ADDRESS 12468 MEADOW BLUFF TRL, CITY OF AFTON
ZIP 55001

Report Tax Map It Mail It



Exhibit 8

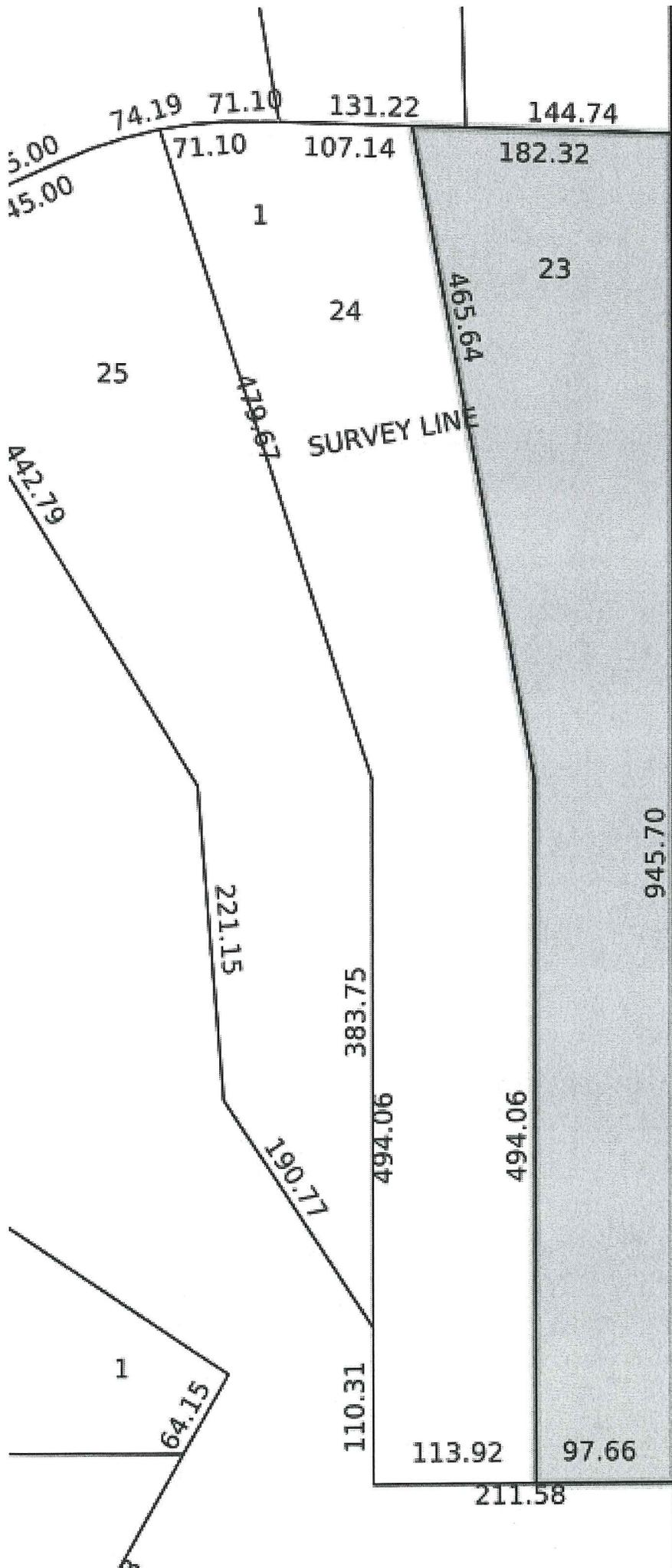


Exhibit 9

Applicant(s): Jennifer and Duane Lenander
Phone: 651.769.4591 or 612.568.7624
Mailing Address: 2501 Marion Street, Roseville, MN 55113
Property Address for variance: 12468 Meadow Bluff Trail, Afton, MN 55001

Variance request description: Request for a 20-foot variance from the East property line.

City Ordinance Section number(s), that variance is requested for: 12-132E

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

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

Criteria #1 *The requested use, must be a reasonable use in order to receive a variance. Applicant -* Please explain why the proposed use which requires a variance is a reasonable use for this property? Please see attached.

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

Explain? Please see attached.

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

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

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

Applicant - How did these exceptional circumstances related to the property come about? Did actions by you create these circumstances? Explain: Please see attached.

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

Applicant - Will the granting of the requested variance confer on you, the applicant, any special privilege that is denied by this ordinance to owners of other lands, structures, or buildings in the same zoning district? Explain: Please see attached.

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

Applicant - Is the variance you are requesting the minimum variance which would alleviate the practical difficulty or hardship for your property? Explain: Please see attached.

Criteria #7 *The variance would not be materially detrimental to the purposes of this Ordinance, or to property in the same zone.*

Applicant (Optional) - Will the variance be materially detrimental to the purposes of this Ordinance, or to property in the same zone? How would the use of the property, if allowed by the variance, affect other properties in the vicinity?

Explain: Please see attached.

Criteria #8 *Economic conditions or circumstances alone shall not be considered in the granting of a variance request if a reasonable use of the property exists under the terms of the ordinance.*

Applicant - Is the requested variance for economic reasons?

Explain: Please see attached.

Criteria #9 *In the Flood Plain District, no variance shall be granted which permits a lower degree of flood protection than the Regulatory Flood Protection Elevation for the particular area or permits standards lower than those required by state law.*

Applicant (optional), PC - Is the property in a Flood Plain District? Yes No

Criteria #10 *Variations shall be granted for earth-sheltered construction by state statutes when in harmony with this Ordinance.*

Applicant - Is the variance for earth-sheltered construction? Yes No

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

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

Explain: Please see attached.

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

Explain: Please see attached.

Criteria #1 – The proposed use for the property that requires a variance is to build a home, which is a reasonable use for this property. The house we would like to build is a very modest home, measuring a total of 3,175 square feet. Compared to other homes in the neighborhood, this is a reasonable sized home, as some are more than double this size. Further, orienting our home on an angle (see Exhibits 3 & 4 from original application) not only makes more sense aesthetically but also prevents our house from looking directly at the neighbor's house to the West. Moreover, placing our house on an angle also helps keep with the essential character of the neighborhood, being the lot is at the end of a cul-de-sac.

There are three cul-de-sacs in the Cedar Bluff Development. On each of these cul-de-sacs, all of the houses that surround the circle are on an angle, facing the middle of the cul-de-sac, the same direction we propose to place our home (see Exhibit 5 from original application), further justifying our desire to do the same.

We understand that it could be argued that a home could fit on this lot if the home was redesigned or oriented differently on the lot. While this may be true, we don't believe doing so would fit with the essential character of the neighborhood, especially considering the uniqueness of the lot.

Further, we believe this to be a reasonable request because it appears when the City agreed to allow smaller, 2.5 acre lots, it did not review and update the setback parameters in regards to these smaller lots. The current code regarding Land Use refers widely to a minimum of 5 acre lots but does not account for 2.5 acre lots. While a 50 foot setback is reasonable for 5 acre lots, it can pose a practical difficulty for a 2.5 acre lot, especially one which is so narrow such as ours.

Moreover, while this lot is zoned as agricultural, it should be noted that the Land Use code, § 12-132-E7, does allow an exception to setbacks for rural residential lots that have a width of 200 feet or less (changing the setback from 25 feet to 10 feet). The logic used in this section of the code makes sense to apply to similarly situated lots, like ours, despite the difference in zoning classifications.

For all of these reasons, we believe that our request more than adequately satisfies criteria #1.

Criteria #2 - Our lot is unique compared to all other lots in the Cedar Bluff Development in that it is the narrowest lot, by almost 25 feet. When the developer created the 25 lots, it failed to make lot #22 wide enough to build a reasonable home that fits the essential character of the neighborhood. We were not made aware just how narrow the lot was until 7 days before our closing, which was not sufficient time to request a variance from this Commission before we closed on the lot. The narrow width of the lot is a condition which we did not create. Further, because our lot is narrower than all other lots by about 25 feet, a 20 foot variance would not be giving us special privileges, as the other owners would not need a variance to fit a reasonable sized home.

The only setback we are requesting is that from the East side of our property (which is our backyard). As you can see from Exhibits 6, 7, and 8 (see original application), behind our lot are

high voltage power lines. These power lines are 50 feet from our property line and are 100 feet wide themselves. This means if the land behind us is ever developed and any homes are built there, their back property line would at the very least be 150 feet away from our back property line. Having these power lines behind us creates an additional uniqueness, as only two lots in the development have this situation, our lot and lot #23. However, lot #23 is 182 feet wide (see Exhibit 9 in original application), almost 40 feet wider than our lot and wide enough to build a reasonable home.

For all of these reasons, we believe that our request more than adequately satisfies criteria #2.

Criteria #3 – The literal interpretation of the City’s ordinance deprives us of our rights commonly enjoyed by others in a couple of ways. First of all, § 12-140G, which refers to the minimum lot sizes in Agricultural zoning districts (which is what our land is zoned), states that lots must be “Five acres with a minimum buildable area of 2½ acres...” However, the City decided when they approved the Cedar Bluff Development to allow 2.5 acre lots. The fact that the code doesn’t accurately account for 2.5 acre lots, we are therefore deprived of our rights because the literal interpretation of the City’s ordinance doesn’t actually account for our unique lot size or shape.

Further, we understand that the reason our land was zoned as Agricultural was so the city can require the conservation easements that exist on our lot (and others in our development). We greatly respect the conservation easement and appreciate its existence. However, but for this requirement, it could be argued that our land could be zoned as “Rural Residential.” The City’s 2008 Comprehensive Plan, which was revised on May 19, 2015, discusses The Rural Residential Zoning District, which “provides for residential development with private wells and onsite sewer treatment systems...” which our lot is required to have. Additionally, “Each Rural Residential lot requires a minimum of five acres, including 2.5 acres contiguous buildable area.” This is the same as lots in Agricultural zones. However, the difference is that the Land Use Code, § 12-132-E7, does allow an exception to setbacks for Rural Residential lots that have a width of 200 feet or less (changing the setback from 25 feet to 10 feet). It can be inferred that the reason for this exception is because building a home on a lot that is less than 200 feet would pose a practical difficulty. The logic used in this section of the code makes sense to apply to similarly situated lots, like ours, which is 144 feet wide, despite the difference in zoning classifications.

For all of these reasons, we believe that our request more than adequately satisfies criteria #3.

Criteria #4 – The exceptional circumstances related to the property were not created by us. When the developer created the 25 lots in Cedar Bluff Development, it failed to make lot #22 wide enough to build a reasonable home that fits the essential character of the neighborhood. Our lot is at least 25 feet narrower than every other lot in the development and even more so this is the case with lots located at the ends of the various cul-de-sacs.

For all of these reasons, we believe that our request more than adequately satisfies criteria #4.

Criteria #5 – Granting the variance will not confer on us any special privileges denied to other owners of land in the same zoning district. From reviewing the various variance requests that have come before this Commission in the past several years, none of the individuals that have made a request for a variance have been in the unique position that we are, meaning, their lot wasn't 50% less than the minimum size lots the ordinance currently addresses. Further, since we are the last lot to build in this development and the fact that all other lots in our development are at least 25 feet wider than ours, others would not need to request a variance to build a reasonable home.

For all of these reasons, we believe that our request more than adequately satisfies criteria #5.

Criteria #6 – We are requesting a 20 foot variance. The minimum variance which would alleviate the practical difficulty while allowing us to still keep with the essential character of the neighborhood would be 17.4 feet.

For all of these reasons, we believe that our request more than adequately satisfies criteria #6.

Criteria #7 – If the variance is approved, it would not be materially detrimental to the purposes of the Ordinance, or to the property in the same zone. Further, if the variance is allowed, the property would not affect other properties in the vicinity.

The only setback we are requesting is that from the East side of our property (which is our backyard). As you can see from Exhibits 6, 7, and 8 (see original application), behind our lot are high voltage power lines. These power lines are 50 feet from our property line and are 100 feet wide themselves. This means if the land behind us is ever developed and any homes are built there, their back property line would at the very least be 150 feet away from our back property line. By requesting this variance for the back of our lot, we will be abiding by the 50 foot setback to the West of our property, where another house sits, and we will be over 130 feet away from our South property line, where our other neighbors are. This variance will not affect any other properties in the development or in other Agricultural zones.

For all of these reasons, we believe that our request more than adequately satisfies criteria #7.

Criteria #8 – The request for a variance is not for economic reasons.

For this reason, we believe that our request more than adequately satisfies criteria #8.

Criteria #9 – The property is NOT in a flood plain district.

Criteria #10 – The variance is NOT for earth-sheltered construction.

Criteria #11 – The requested variance is in harmony with the Afton ordinances and code. In researching this topic for this application, we educated ourselves about variances and setbacks. In doing so, we learned that setbacks were created so that homes cannot be placed close together

and for purposes of safety, privacy, and environmental protection. Granting a variance of 20 feet on the East side of our property does not impede any of these things. In fact, by allowing the 20 foot variance, we will be furthering the intent and purpose. By building our house on the lot where we propose, we are respecting the 50 foot setbacks that are on the sides of our property where our neighbors are. In fact, to the South, we will be over 130 feet from our property line. Further, if our variance is granted, we will still be respecting the utility and conservation easements that currently exist.

Allowing this variance will allow us to build our proposed home on an angle will further the essential character of the area. As we have mentioned before, our lot is at the end of a cul-de-sac. All the houses on the various cul-de-sacs in the Cedar Bluff Development (and cul-de-sacs in almost every other neighborhood) are oriented on an angle. By allowing us the variance, we will be able to do the same and will not affect the essential character but will be adding to it.

For this reason, we believe that our request more than adequately satisfies criteria #11.

Criteria #12 – The variance is definitely in harmony with the Afton Comprehensive Plan. The Comprehensive Plan talks about the need for open spaces, protecting the environment, and protecting the water in Afton. Allowing us this 20 foot variance will allow us to help further this Comprehensive Plan. In fact, we are moving to Afton because we also have a great respect and desire for open spaces. We do not plan on developing all the buildable land on our property because of this. Further, we believe in protecting our environment, which is why we love the idea of the conservation easements in the development, we see it as an opportunity to plant trees, flowers, and hopefully a garden. Additionally, as someone who grew up in the country on a farm with land on all sides of our home, I look forward to looking out our windows and seeing corn fields, soy beans, and combines. Our variance allows us to build a modest home, which keeps with the essential character of our development. It does not impact or impede the issues which the Comprehensive Plan's goal is to prevent.

For this reason, we believe that our request more than adequately satisfies criteria #12.

**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, November 6, 2017 at 7:00 PM at Afton City Hall, 3033 St. Croix Trail S., to conduct the following public hearing:

To consider an application by Duane and Jennifer Lenander for a variance to side yard setback at 12468 Meadow Bluff Trail.

All interested persons are encouraged to attend the public hearing. Public hearings are held for the purpose of receiving public comments.

Materials will be available for viewing at Afton City Hall, 3033 St. Croix Trail, Afton MN and will be posted on the City website, at www.ci.afton.mn.us, on the Thursday prior to the meeting. Click on "City Commissions and Committees" and go into "Planning Commission Packets."

A quorum of the City Council or other Commissions may also be present to receive information at the meeting.

Ron Moorse
City Administrator
City of Afton



**DEPARTMENT
OF REVENUE**

Electronic Certificate of Real Estate Value

eCRV ID: **728035** **Washington County** Auditor ID:

Submit Date: **09/29/2017 10:31 AM** Accept Date:

Buyers Information

Person name: **Duane Lenander**
Address: **2501 Marion St., Roseville, MN 55113 US**
Foreign address: **No**
Phone number: **6125687604** Email:
***** MN Revenue does not display SSN/Tax ID fields due to privacy. *****
Comments:

Person name: **Jennifer Lenander**
Address: **2501 Marion St., Roseville, MN 55113 US**
Foreign address: **No**
Phone number: **6125687604** Email:
***** MN Revenue does not display SSN/Tax ID fields due to privacy. *****
Comments:

Sellers Information

Organization name: **Cedar Bluff Development, LLC**
Address: **7300 Metro Blvd, Edina, MN 55439 US**
Foreign address: **No**
Phone number: **9528971707** Email:
***** MN Revenue does not display SSN/Tax ID fields due to privacy. *****
Comments:

Property Information

County: **Washington**
Legal description: **Lot 22, Block 1, Cedar Bluff Homestead 2nd Addition,
Washington County, Minnesota Abstract property**

Deeded acres:
Will use as primary residence: **Yes**
What is included in the sale: **Land and Buildings**
New construction: **No**

Property Location(s)

Property location: **12468 Meadow Bluff Trail, Afton, 55001**

Parcel ID(s)

Parcels to be split or combined: **No**
Primary parcel ID: **18.028.20.24.0014**
Additional parcel ID(s):

Use(s)

Planned use: **Residential / Single family home**
Primary use: **Yes**
Prior use: **Residential / Single family home**

Sales Agreement Information

Date of Deed or Contract: **09/28/2017**
Purchase amount: **\$135,000.00**

Downpayment amount: **\$0.00**

Seller-paid amount: **\$0.00**

Delinquent Special Assessments Paid by

Buyer: **\$0.00**

Financing type: **New Mortgage**

Personal Property

Personal property included: **No**

Sales Agreement Questions

Buyer leased before sale: **No**

Lease option to buy: **No**

Seller leased after sale: **No**

Minimum rental income guaranteed: **No**

Partial interest indicator: **No**

Contract payoff or deed resale: **No**

Received in trade: **No**

Like exchange (IRS section 1031): **No**

Purchase over two years old: **No**

Supplementary Information

Buyer paid appraisal: **Yes**

Appraisal value: **\$0.00**

Seller paid appraisal: **No**

Appraisal value: **\$0.00**

Buyer and seller related: **No**

Organization tax exempt: **No**

Government sale: **No**

Foreclosed, condemned or legal proceedings: **No**

Gift or inheritance: **No**

Name change: **No**

Buyer owns adjacent property: **No**

Public promotion: **Yes**

Significant different price paid: **No**

Comment on price difference:

Submitter Information

Submit date: **09/29/2017 10:31:12 AM**

Submitter: **Jamie Hinz**

Organization: **St. croix county abstract and title**

Email: **jamie.hinz@titlesolutionsinc.com**

Phone number: **7152460113**

Comments:

Terms Accepted by the Submitter: I declare under penalty of law that I have examined the information entered and submitted on this form, and, based on what I know and believe to be true, the information entered on this form is complete and correct.

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

Planning Commission Memo

Meeting: October 2, 2017

To: Chair Ronningen and members of the Planning Commission
From: Ron Moorse, City Administrator
Date: October 30, 2017
Re: Comprehensive Plan Update

Copies of the Comprehensive Plan that reflect all edits to-date were provided to the Planning Commission members in a separate mailing. At this point in the review process, future edits should be made on the hardcopy rather than multiple members making edits using Track Changes. If a large section of new language is to be added, this language should be emailed to Julie Yoho and she will incorporate the new language into the Plan.

One correction that needs to be made to the hardcopy is regarding information provided by Commissioner Nelson in the Energy section of the Plan related to whether to include cellulosic ethanol as a form of energy production which is environmentally friendly. Commissioner Nelson did not want this information to be added to the Plan. He merely wanted the information to be provided to the Commission as justification for the language he added to the Plan several months ago. This information will be removed from the Plan.

Comprehensive Plan Appendices

The Comprehensive Plan includes a number of Appendices. These include terms and definitions, reference materials, maps, figures and tables. These also need to be reviewed for updating. Particularly, the Surface Water Management Plan needs to be updated to reflect the water quality and flood protection improvements being provided as part of the Downtown Village Improvement Project. The City Engineer can provide the information necessary for this update.

Planning Commission Direction Requested:

Motion regarding further updates to the Comprehensive Plan.

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

Planning Commission Memo

Meeting: October 2, 2017

To: Chair Ronningen and members of the Planning Commission
From: Ron Moorse, City Administrator
Date: October 30, 2017
Re: Expansion of the Solid Waste Plan in the Comprehensive Plan

The Natural Resources and Groundwater Committee, as part of its review of the Comprehensive Plan, has proposed expanded language for the Solid Waste Plan in the Comprehensive Plan. The Solid Waste Plan is attached for the Planning Commission's review.

Planning Commission Direction Requested:

Motion regarding the draft of an expanded Solid Waste Plan for the Comprehensive Plan.

SOLID WASTE PLAN

Ver 9/18/17

The City of Afton does not have and does not want a solid waste disposal site due to the fragile nature of the soils and the underlying geological substrate. The City contracts with trash haulers to collect both solid waste and recycling on a regular schedule.

The City prohibits the burning or dumping of trash or garbage at any time.

The Afton Comprehensive Plan includes the following waste management options as mandatory or voluntarily for both residential and business entities.

SOLID WASTE GOALS and POLICY

The City of Afton establishes the following solid waste goals:

1. Manage waste in a manner that will protect the environment and public health
2. Resource conservation and recovery.
3. Manage waste to minimize land filling and incineration by emphasizing less waste generation and increase waste reuse (composting) and source separating recyclable materials.
4. Explore avenues to encourage residents and businesses to reduce solid waste by providing educational material for best present and future practices.
5. Routinely report to residents results of recycling and waste reduction with total volumes and associated cost benefits.
6. Educate residents and businesses by sending consistent messages about the importance and value of waste management both economically and environmentally.
7. Evaluate the value and relative success of mandatory or volunteer participation.

The City of Afton establishes the following solid waste policy

1. Waste reduction and reuse of resources
2. Waste separation and recycling
3. Promote composting of yard waste and food waste
4. Provide for trash hauling and recycling
5. Enforcement of illegal burning or dumping of trash
6. Routinely report to residents results of recycling and waste reduction efforts with total volumes and associated cost benefits

October 17, 2017 City Council Meeting Highlights

The Council approved a Minor Subdivision Application for Kevin Murphy at 4969 Neal Ave.

The Council took public comments on the Will Carlson PLCD Preliminary Plat, Rezoning and Conditional Use Permit applications.

The Council authorized the City Engineer to do the required annual bridge inspections.

The Council approved price quote from Top Notch for cleaning and televising the River Road sanitary sewer lines in the amount of \$14864.00.

The Council established a monthly sanitary sewer user fee.

The Council approved purchase of a new snow blower for City public works use.

The Council approved hiring Michael Pofahl to prepare the 2017 audit report.

The Council approved hiring Thomas Paul for a part-time janitorial services and seasonal Public Works maintenance.

The Council approved pay Voucher No. 6 from Geislinger and Sons Inc. for the Downtown Improvement Project in the amount of \$981,263.02.

The Council approved Pay Voucher No. 4 from park Construction for the 2017 Pavement Management Project in the amount of \$465,770.04

The Council approved Pay Request No 76 from Ellingson Inc. for the Wastewater Treatment System in the amount of \$26,346.78.

The Council approved payment of invoices from Blondo Consulting