



PLANNING COMMISSION AGENDA

December 6th, 2021
7:00 pm

Afton City Council Chambers
3033 St. Croix Trail
Afton, MN 55001

Please Note: This meeting will be held in-person, as well as remotely using the Zoom video conference application.

Instructions for Participating in the Meeting Remotely Via Zoom

Options for Joining the Zoom Meeting:

- RECOMMENDED: Use your computer, tablet or smart phone to join the meeting by logging on to
- <https://us02web.zoom.us/j/87633139889?pwd=UU9oUmRIL3NqaHJqUnRNYis5Z0hWUT09>
(Meeting ID: 876 3313 9889)
Passcode: 606944
- Dial-in Number (to call in to the meeting) +1 312 626 6799
When prompted, enter Meeting ID: 876 3313 9889

AGENDA

1. **CALL TO ORDER –**
2. **PLEDGE OF ALLEGIANCE –**
3. **ROLL CALL -**
 - a) Scott Patten
 - b) Sally Doherty
 - c) Kris Kopitzke (Chair)
 - d) Jim Langan
 - e) Roger Bowman
 - f) Justin Sykora
 - g) Christian Dawson
 - h) Doug Parker
 - i) Kuchen Hale
4. **APPROVAL OF AGENDA –**
5. **APPROVAL OF MINUTES –**
 - A. October 4, 2021 Meeting Minutes
6. **REPORTS AND PRESENTATIONS – None**
7. **PUBLIC HEARINGS –**
 - A. Keith and Mary Morris Minor Subdivision for a lot line rearrangement at 14521 and 14539 Afton Blvd.
8. **NEW BUSINESS – None**
9. **OLD BUSINESS -**
 - A. Update on City Council Actions – Council Highlights from the November 16, 2021 Council meeting - attached.
10. **ADJOURN –**

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

CITY OF AFTON
DRAFT PLANNING COMMISSION MINUTES
October 4, 2021

The meeting was held in-person, with participation via Zoom also available.

1. **CALL TO ORDER** – Chair Kopitzke called the meeting to order at 7:00 PM.
2. **PLEDGE OF ALLIGIANCE**
3. **ROLL CALL** – Present: Chair Kris Kopitzke, Doug Parker, Justin Sykora, Christian Dawson, Sally Doherty, Roger Bowman. Absent were James Langan, Scott Patten, Kuchen Hale (excused). A quorum was present.
ALSO IN ATTENDANCE – City Administrator Ron Moore, City Clerk Julie Yoho
4. **APPROVAL OF AGENDA** –
Motion/Second Parker/Sykora To approve the agenda for the October 4, 2021 Planning Commission meeting. Passed 6-0.
5. **APPROVAL OF MINUTES** –
A. Motion/Second Parker/Sykora to approve the minutes of the August 30, 2021 Planning Commission meeting. Passed 5-0-1 (Bowman abstain).
6. **REPORTS AND PRESENTATIONS** - None

7. **PUBLIC HEARINGS** –

A. Jan Woodfill Variance at 4242 River Road

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

Administrator Moore provided a summary: The application is to enable an addition to the house over a portion of the existing garage. The property currently has a two-story house that is substandard in terms of its setback from River Road and its setback from the Ordinary High Water Line (OHWL) of the St. Croix River. The house backs up to a long steep slope. The proposal does not require grading or vegetation removal and does not change the setbacks of the house. The existing house is a two story house with a one-story garage. The applicant is proposing a 12-foot wide expansion of the second floor of the house above a portion of the garage. The expansion would not be any closer to River Road or to the OHWL of the St. Croix River, and the height of the addition would not exceed the existing height of the house.

Jan Woodfill, applicant, stated that there will be no vegetation cutting, no excavation. She provided photos taken from the river to show the amount of tree cover at the home. The house is not visible from the river.

No other comments were received

Motion/Second Bowman/Parker to close public hearing. All aye, Passed 6-0.

Public hearing closed at 7:07pm.

Chair Kopitzke stated the variance is a minimal request. The applicant noted the setback hasn't changed since 1941.

Motion/Second Doherty/Kopitzke to recommend approval of the variance application at 4242 River Road with findings and conditions listed. All aye, passed 6-0.

Findings

1. The subject property and surrounding properties are zoned Rural Residential and are in the Lower St. Croix Bluffland and Shoreland Management Overlay District
2. The existing house is substandard in terms of its setbacks from the centerline of River Road and from the OHWL of the St. Croix River
3. The proposed addition would be located within the existing setbacks
4. The house backs up to a steep bluff
5. The unique and difficult characteristics of the site were not caused by the property owner.
6. The proposal would not disrupt the existing natural vegetation

- 56 7. With the proposed addition, the house will not be increased in height, which is below the 35 foot
57 maximum allowed height.

58 **Conditions**

- 59 1. The addition shall be constructed according to the plans provided with the variance application,
60 subject to revisions as required or approved by the City.
61 2. Existing vegetative screening shall be maintained.
62 3. The setback variance granted shall be the actual setback from the existing residence to the
63 centerline of River Road and to the OHWL of the St. Croix River.
64

65 B. Rise Conditional User Permit application

66 Chair Kopitzke opened the public hearing at 7:11 pm.

67 The application is for a conditional use permit for a cooperative warehousing use on lots 4 and 5 of the
68 new Afton Business Park subdivision.

69 Bob Kirmis, City Planner, provided more information about the amendment regulating this activity.

70 According to the Zoning Ordinance, “cooperative commercial warehousing” is a type of warehousing
71 which serves only commercial businesses and provides commercial storage space greater than 350 square
72 feet and up to 10,000 square feet. The Ordinance further states that such use provides amenities which
73 are suitable for business operations and includes, but is not limited to, electricity, lights, climate control
74 and a minimum 10 percent office space requirement.

75 The proposed cooperative commercial warehousing facility is to be constructed in two phases. In total, 12
76 buildings and 129 storage units within such buildings are proposed. Phase 1 is to be comprised of seven
77 buildings and 86 total storage units while Phase 2 development includes five buildings and 43 units.

78 The two lots which comprise the subject site overlay 11.02 acres of land. The western 240 feet of Lot 5,
79 the south lot, lies within the Floodplain Overlay District. The western boundary of Lot 5 also borders a
80 wetland.

81 The subject site is zoned I-IC, Light Industrial. According to the Zoning Ordinance, “warehousing” is
82 allowed in the City’s industrial zoning districts subject to conditional use permit processing. According
83 to a recently approved Zoning Ordinance amendment, “cooperative commercial warehousing,” such as
84 that proposed by the applicant is, by definition, a type of warehousing and therefore allowed in the I-1C
85 zoning district by conditional use permit.

86 Doherty asked if the applicant is in agreement with the 20 conditions listed.

87 Administrator Moorse replied that they are willing to work any of them.

88 Parker asked if the fire dept has been consulted. Are there limits on what can be stored there?

89 Administrator Moorse stated the fire dept. will be consulted prior to council meeting. Code covers
90 materials that can be stored

91 Alan K, engineer for applicant, stated he has been in discussion with Ron over the conditions mentioned,
92 no issues with them.

93 Resident asked about chain link fencing. Could it be more attractive.

94 No other comments were received.

95 **Motion/Second Parker/Doherty to close public hearing. Passed 6-0.**

96 Hearing closed at 7:25 pm.

97 Sykora asked about the septic system, it is small and will have to be pumped to front of property.

98 Alan replied that not each building has a bathroom, septic is located where the best soils are. Final design
99 still to be determined.

100 Doherty asked if there are set hours for use? Is there security in off hours?

101 Jeremy Haynes, applicant rep, stated security is via video camera. From 8:00 – 5:00 will have staff
102 present. The office is accessible to tenants.

103 Doherty would like to set hours for activity on site so that they are not disruptive. Would like to have the
104 applicants propose hours for city review.

105 Kopitzke asked about condition 5 to prohibit independent business.

106 Bob Kirmis stated the intent of the industrial zone is not a mall of businesses.

107 Alan sated that these most likely are all independent businesses.

108 Administrator Moorse stated that retail is not allowed; office or warehouse is. Clarify language.

109 Sykora stated he would like to see no turf, encourage native landscaping.
110 Dawson asked about location of fencing. (Goes around pavement, screening on outside of fence)
111 Doherty would like a condition to specify hours of use and operation. Doesn't want a surprise.
112 Bowman noted there are several trucking yards and industrial buildings in that area. Have we had
113 complaints? (No)
114 Jeremy Hynes stated they generally don't have much activity at night, most are during business hours
115 across their other sites.

116 Sykora would add to favor native plants, no irrigation, native to region preferred.
117 Kopitzke prior to approval of CUP applicant provide information on hours of operation and access.
118 Moore will request prior to council meeting to have the information for review.

119 **Motion/Second Kopitzke/Sykora to recommend approval of the Rise conditional use permit**
120 **application at lots 4 and 5 of the new Afton Business Park subdivision, including the vacation of the**
121 **drainage and utility easement that overlays the shared property line between lots 4 and 5, which are**
122 **to be combined. With recommendations listed below; and add text requiring native landscaping;**
123 **add item "applicant to provide information on hours of use and site functions prior to the next**
124 **council meeting".**

- 125 1. Prior to the recording of the conditional use permit, Lots 4 and 5, Block 1 of the Afton Business
126 Park subdivision which comprise the subject site shall be legally combined into a single parcel
127 of land. The applicant shall provide proof of the required lot combination from Washington
128 County in the form of a completed County lot combination application and a survey which
129 illustrates the combined parcels.
- 130 2. Prior to the recording of the conditional use permit, the drainage and utility easement which
131 overlays the shared property line between Lots 4 and 5, Block 1 of the Afton Business Park
132 subdivision shall be vacated.
- 133 3. The applicant shall provide additional information related to site functioning and business
134 operations (amenities, possible 24-hour staffing, security measures etc.).
- 135 4. Buildings within the warehousing facility shall only provide commercial storage space for
136 commercial businesses. Residential "self-storage" is prohibited.
- 137 5. No active, independent business uses shall be conducted within the warehousing facility.
- 138 6. A minimum of 10 percent of the proposed total building area in the warehousing facility shall
139 be devoted to office space.
- 140 7. The City Engineer shall determine that the proposed driveway location and width are
141 acceptable.
- 142 8. Vegetation within buffer yards shall not be dependent upon irrigation (in order to maintain
143 plant health).
- 144 9. *The Lower Saint Croix Valley Fire Department shall determine that the proposed building*
145 *separation distances are acceptable.*
- 146 10. Individual storage spaces within the warehousing facility shall be greater than 350 square feet
147 in size and not exceed 10,000 square feet.
- 148 11. The applicant shall clarify the intended height of the proposed chain link perimeter fencing.
149 The height of such fencing shall not exceed six feet.
- 150 12. All signs to be erected upon the site shall comply with the applicable sign provisions of the
151 City's Zoning Ordinance (Sections 12-210, 12-211 and 12-212).
- 152 13. At the terminus of the two dead end parking lots, designated vehicle turnaround areas shall be
153 provided.
- 154 14. Building exteriors shall be finished in an exterior insulated finishing system (EIFS) or insulated
155 metal wall panels with an appearance similar to EIFS, on the sides without overhead doors.
- 156 15. The submitted building elevations shall be modified to specify proposed exterior finish
157 materials (in compliance with the preceding building material requirements as provided in the
158 Ordinance).
- 159 16. Sample building elevations "in color" shall be provided which illustrate intended finish material
160 colors.

- 161 17. If the exterior trash container area is to be the sole location for the collection of waste on the
162 site, it shall be constructed as part of Phase 1 development. Alternatively, the applicant may
163 provide an interim Phase 1 trash collection plan which is subject to review and approval by the
164 City.
- 165 18. A photometric lighting plan shall be submitted which demonstrates compliance with the
166 following requirements:
- 167 A. Any light fixture intended to illuminate the site shall contain a cutoff which directs the
168 light at an angle of ninety (90) degrees or less. Exposure of the light source shall not
169 be permitted in view of adjacent property or public right-of-way.
 - 170 B. The maximum height above the ground grade for light fixtures mounted on a pole is
171 twenty-five (25 feet).
 - 172 C. No light sources shall be located on the roof unless said light enhances the architectural
173 features of the building and is approved by the Zoning Administrator.
- 174 19. No outside storage of vehicles, equipment or materials shall be allowed upon the subject site.
- 175 20. Issues related to stormwater management shall be subject to comment and recommendation by
176 the City Engineer.
- 177 21. Issues related to wetland impacts shall be subject to comment and recommendation by the City
178 Engineer and the Valley Branch Watershed District.
- 179 22. Issues related to grading, drainage and utilities shall be subject to comment and
180 recommendation by the City Engineer.
- 181 23. Comments of other City Staff.

182 **Passed 6-0**

183
184 C. Andrew Talbott application for an Amendment to Zoning Code

185 Chair Kopitzke opened the public hearing at 7:54 pm

186 Moose provided a summary of the application: The Talbott's operate a produce farm on their 20-acre
187 property at 13197 10th Street. They sell their produce through a CSA. They have requested an ordinance
188 amendment to enable them to have a commercial kitchen in their accessory building so they can produce
189 value-added agricultural products such as preserves and salsa, using the produce grown on their farm.
190 The ordinance amendment allows a farm kitchen as a permitted accessory use to a farm, adds definitions
191 of "Farm Kitchen, Accessory" and "Value-Added Agricultural Product", and provides performance
192 standards for a Farm Kitchen, Accessory.

193 Andrew Talbott, applicant, was present for questions.

194 Alisa Lenzo, neighbor to back of property. Would like to know if there will be any smells or noises from
195 this.

196 Andrew Talbott replied there will be no heavy equipment or smells.

197 Paula Nevaro other neighbor to the back, asked if items will be sold at the property.

198 Andrew Talbott replied yes, through the CSA, no more traffic than there currently is.

199 **Motion/Second Bowman/Doherty to close the public hearing. Passed 6-0.**

200 Hearing closed at 8:00pm

201 Bowman suggested revising item #1 to limit to what is being processed to what is grown on Afton
202 property – clarify the language.

203 Doherty suggested under "definitions" strike the "waste" portion; under accessory item #1 strike
204 "percentage"; add "key ingredients grown on Afton property". Would like it to be inclusive and general .

205 Bob Kirmis suggested "majority of food prepared shall be grown on the farm".

206 Doherty roadside farm stand is defined already, and requires an Administrative Permit (capitalize in text).

207 Dawson stated that if this is allowed in FF, a 1000' kitchen could be more impactful on 5 acres than 20.

208 Administrator Moose stated this property is in RR as an accessory to a farm.

209 Doherty asked where the sq foot number came from.

210 Moose stated the size of the proposed kitchen is 450 sq ft.

211 Doherty would like to strike size; why limit.

212 Moose stated the larger it gets, the greater the impacts. If larger we can require a conditional use permit.

213 Doherty stated she would like to have flexibility for the farm to do what they want to do, while allowing
214 the city to address items if there is a problem.
215 Moore permitted use as an accessory if under 1200 sq ft.; if it is larger, require a CUP.
216 Sykora would like to have a percentage in the language in regards to Afton grown ingredients. .
217 Doherty suggested language “majority of foods prepared shall include ingredients grown in Afton”.
218 **Motion/Second Doherty/Sykora to recommend approval of the Andrew Talbott application for a**
219 **Zoning Code amendment to allow a farm kitchen as an accessory use to a farm, with**
220 **changes/additions of items as discussed:**

- 221 - **Strike percentage and add “majority of foods prepared shall include ingredients grown in**
- 222 **Afton”.**
- 223 - **strike “waste” under definitions.**

224 **Passed 6-0.**

225 D. Floodplain Ordinance Amendment

226 Chair Kopitzke opened the public hearing at 8:35pm

227 Administrator Moore explained the process: The upgrade of the flood levee in the downtown Old Village
228 area now provides flood protection beyond the 100 year flood level. When the levee was certified by the
229 Army Corps of Engineers, the City applied to the Federal Emergency Management Agency (FEMA) for a
230 Letter of Map Revision to revise FEMA’s floodplain map to no longer show the properties now protected
231 by the levee as being in the 100 year floodplain. FEMA has now approved the Letter of Map Revision.
232 This means these properties are no longer required to obtain flood insurance, and if they choose to obtain
233 flood insurance the cost is much lower. The final step in implementing the Letter of Map Revision is an
234 amendment to the City’s floodplain ordinance to reflect the Letter of Map Revision. The ordinance
235 amendment also includes minor language updates to correct a cross reference and delete archaic language
236 regarding flood proofing requirements.

237 Kim Myers, asked about proposed house and if it would be located on the levee. How does this impact
238 that building site.

239 Administrator Moore stated the building site is not on the levee, but the Corps has concerns about house
240 being that close to levee and Kells creek. The concern was how they could access the levee to repair if
241 needed. The house location is not part of levee, but impacts space to get in there.

242 No other comments were received

243 **Motion/Second Doherty/Parker to close the public hearing. All aye, Passed 6-0.**

244 Public hearing closed at 8:47pm

245 Bowman asked if we want to do the whole village.

246 Sykora stated that by doing this, we allow people a choice to have flood insurance, and lower rates if they
247 chose to have it.

248 Bowman stated he is concerned about future development changing because its no longer considered
249 floodplain.

250 Parker stated he is concerned about the house potentially being built there if it impacts FEMA's decision
251 to certify that portion of the levee.

252 Dawson noted this item is for approval of the map revision.

253 **Motion/Second Doherty/Sykora to recommend approving the Floodplain Ordinance Amendment to**
254 **reflect the approval of a Letter Of Map Revision by FEMA. Passed 5-1 (Parker nay).**

255 8. NEW BUSINESS –

256 A. Expiration/Extension of member terms

257 Administrator Moore stated that six members have expired terms. They can serve until replaced or
258 reappointed or request to be removed from the commission.

259 Sykora asked about attendance and noted the importance of commitment.

260 Chair Kopitzke requested that when there are ordinance amendments and changes, the commission would
261 like to have more review time and see twice.
262
263
264

265 Bob Kirmis stated it is common to have a planning commission look at a draft, then develop for a public
266 hearing.
267

268 **9. OLD BUSINESS –**

269 A. Update on City Council actions

270 Administrative Moorse provided a summary of the September 21, 2021 City Council meeting.
271

272 **10. ADJOURN**

273 **Motion/Second Dawson/Parker To adjourn. Roll call: all aye, Passed 6-0.**
274

275 Meeting adjourned at 9:12 pm
276
277

278 Respectfully submitted by:

279 _____
280
281 Julie Yoho, City Clerk
282
283

284 To be approved on November 1, 2021 as (check one): Presented: _____ or Amended: _____
285
286

<p>City of Afton 3033 St. Croix Trl, P.O. Box 219 Afton, MN 55001</p>
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Planning Commission Memo

Meeting: December 6, 2021

To: Chair Kopitzke and members of the Planning Commission

From: Ron Moore, City Administrator

Date: December 1, 2021

Re: Keith and Mary Morris Minor Subdivision Application for a Lot Line Rearrangement at 14521 and 14539 Afton Boulevard

Keith and Mary Morris have submitted an application for a minor subdivision for a lot line rearrangement at 14521 and 14539 Afton Boulevard. The minor subdivision does not create any additional lots. The subdivision divides off a small portion of the 14539 parcel and adds it to the 14521 (Morris) parcel. The purpose of the lot line rearrangement is to reflect the understanding of both property owners regarding the location of the property line. A previous incorrect survey reflected the shared property line being approximately 20 feet to the north. The driveway and parking area for the Morris property were located based on the previous survey. However, based on the corrected survey, a portion of both the driveway and the parking area are located on the 14539 parcel. The proposed solution is to move the shared lot line 20 feet to the north, so that the driveway and parking area are both fully on the Morris property and compliant with the required 10 foot side yard setback.

The proposed lot line rearrangement is being done as a minor subdivision vs. a simple subdivision because both lots are substantially nonconforming to the 5-acre minimum lot size. Currently, the 14521 parcel is 0.79 acres, and the 14539 parcel is 1.21 acres. The proposed subdivision would result in the 14521 parcel being 0.86 acres, and the 14539 parcel being 1.14 acres. While the proposed subdivision moves the shared lot line to the north, the existing house on the 14539 parcel would continue to meet the required 10 foot side yard setback. Please see the attached aerial photo showing the hatch-lined area to be added to the 14521 parcel.

Attached are a letter from the applicants explaining the need for the subdivision and a letter from Sandra Groth, the personal representative of the estate of Marion Glasbrenner, the deceased owner of the 14539 parcel, indicating support for the proposed lot line rearrangement.

Findings

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

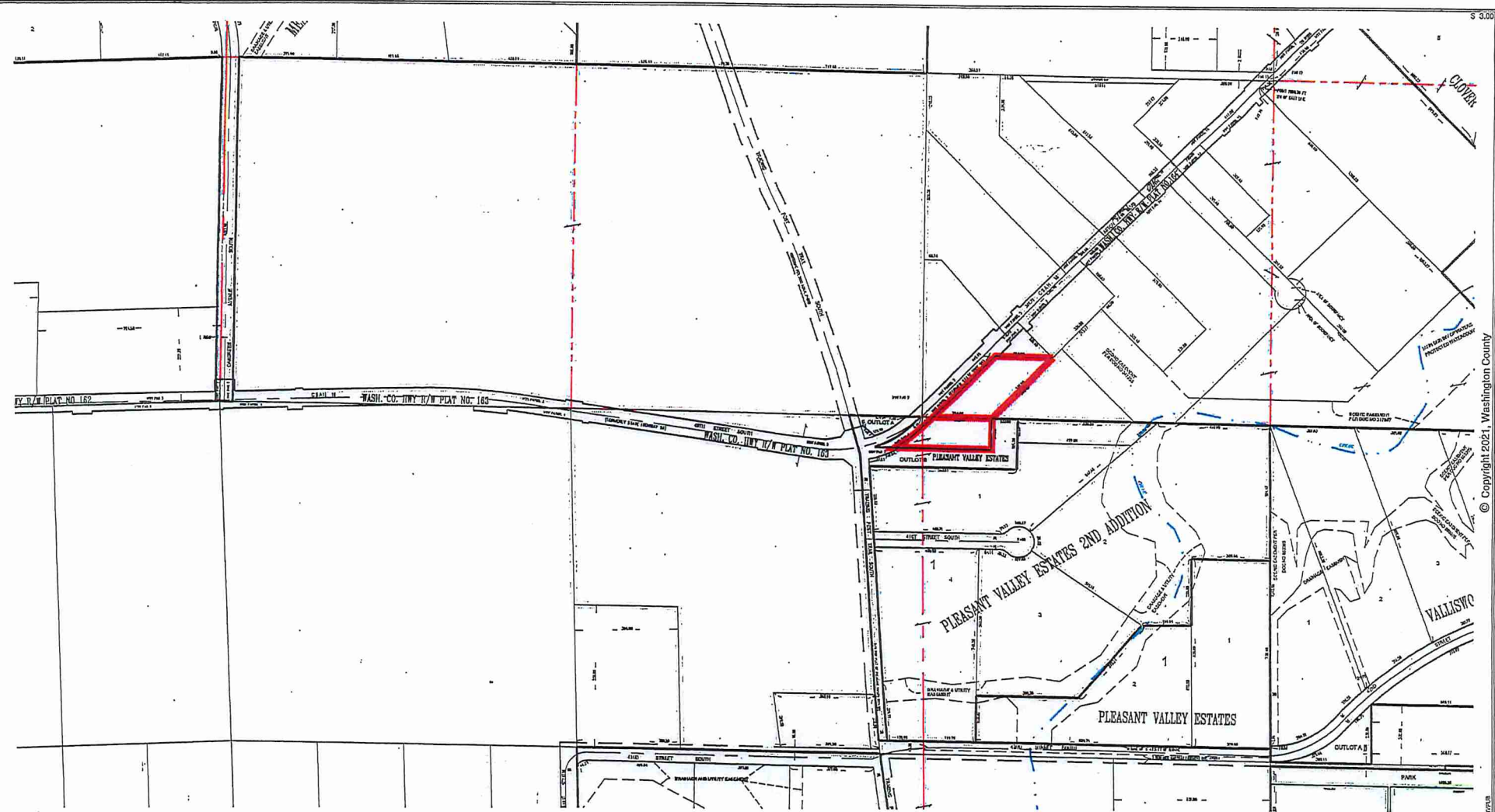
1. The proposed subdivision includes two parcels zoned Rural Residential.
2. The adjacent land is zoned Rural Residential.
3. The proposed minor subdivision does not create any additional lots.
4. Both parcels are nonconforming to the 5-acre lot size both before and after the subdivision
5. The proposed subdivision enables the existing driveway serving the 14521 parcel to be located fully on the new 14521 parcel and to meet the 10 foot side yard setback.

Conditions

The Planning Commission may place conditions on an approval recommendation.

Planning Commission Recommendation Requested

Motion regarding a recommendation regarding the Keith and Mary Morris application for a minor subdivision for a lot line rearrangement at 14521 and 14539 Afton Boulevard.



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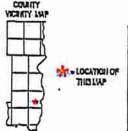
Washington County
 PUBLIC WORKS DEPARTMENT
 SURVEY DIVISION
 11649 Highway Road North
 Silverdale, Minnesota 55052
 (857) 430-4200
 publicworks@washco.wa.gov
 www.washco.wa.gov/survey

- LEGEND**
- DNR PROTECTED WATERS
 - - - - - DNR PROTECTED WETLAND
 - · - · - DNR PROTECTED WATERCOURSE
 - - - - - MUNICIPAL BOUNDARY
 - - - - - PARK BOUNDARY



SECTION-TOWNSHIP-RANGE BOUNDARY

2002820	2100220	2200820
2302820	2400220	2500820
3202820	3302820	3402820



SECTION VICINITY MAP

22	21	12	11
NW	NE	SE	SW
23	24	13	14
32	31	42	41
SW	SE	SE	SW
33	34	43	44

PROPERTY IDENTIFICATION (ANALOG FORMAT RECORDED)

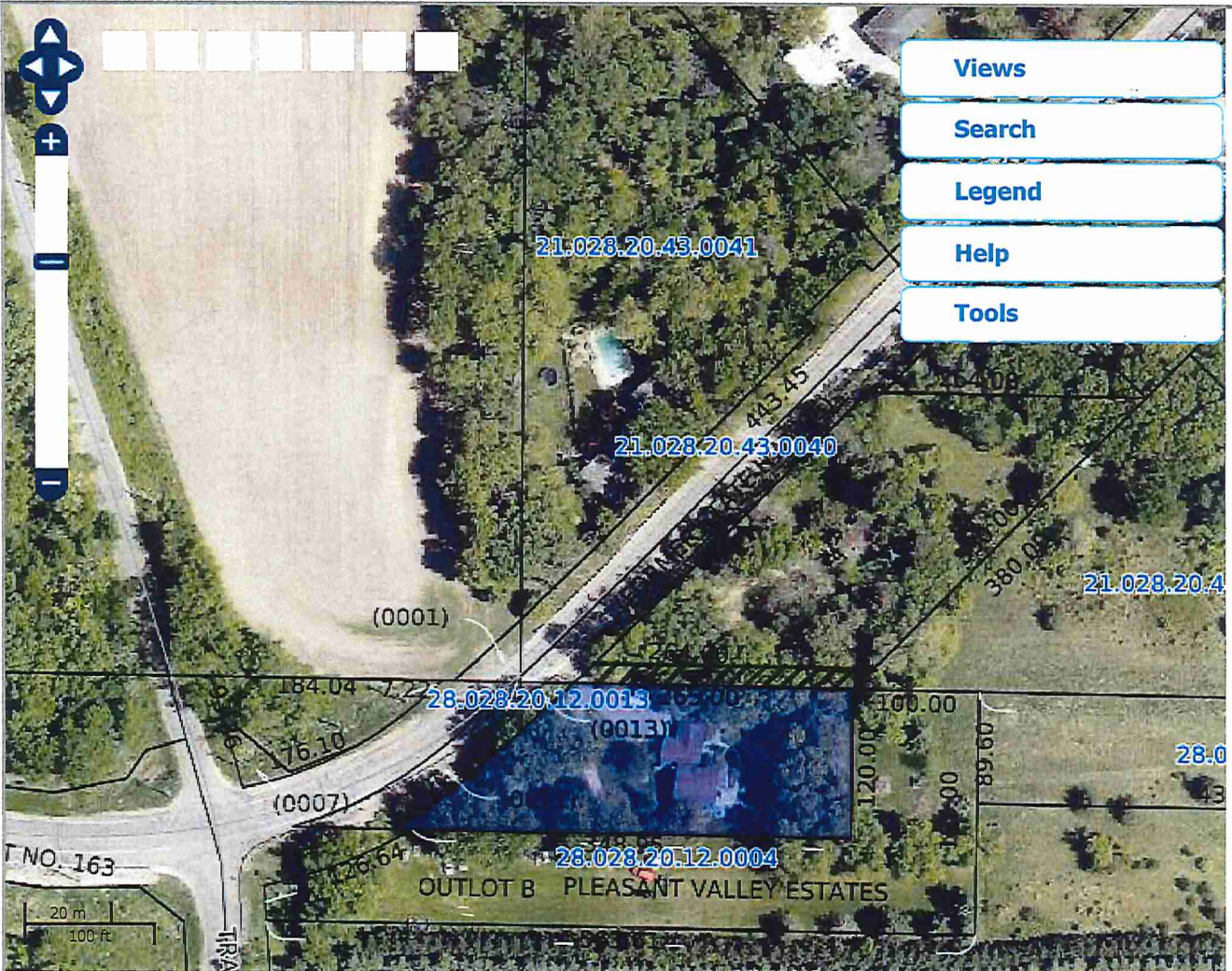
SECTION	TOWNSHIP	RANGE	QUARTER	ACRES
24	24	24	24	24.24

(0001) - LAY FROM MAPS OF PROPERTY IDENTIFICATION

THIS DRAWING IS THE RESULT OF A COMPLETION AND REPRODUCTION OF LAND RECORDS AS THEY APPEAR IN VARIOUS WASHINGTON COUNTY OFFICES. WASHINGTON COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES. **PROPERTY LINES AS SHOWN ARE FOR REFERENCE PURPOSES AND ARE NOT NECESSARILY ACTUAL LOCATIONS.**

MAP LAST UPDATED: September 27, 2019
 NO ADDITIONAL CHANGES HAVE BEEN REPORTED TO DATE
 DATE OF CONTOURS: November, 2011 DATE OF PHOTOGRAPHY: None

Field Number: 14-2021-01-01-01-01-01-01



- Views
- Search
- Legend
- Help
- Tools

21.028.20.43.0041

21.028.20.43.0040

28.028.20.12.0013

28.028.20.12.0004

(0001)

(0013)

(0007)

OUTLOT B PLEASANT VALLEY ESTATES

443.45

380.00

120.00

89.60

76.10

26.64

TRA

T NO. 163

20 m
100 ft





Keith C. Morris & Mary C. Morris
14521 Afton Blvd South
Afton, MN 55001

November 21, 2021

RE: Property line between Keith C. Morris and the Estate of Marion Glasbrenner

To: The City of Afton, MN

We are requesting assistance from the City of Afton.

It has come to our attention, that the property lines between the Morris and Glasbrenner properties has been surveyed incorrectly. For 66 years now, each property has been established under the assumption of the original survey. With a modern-day survey, it has been discovered that parts of the Morris driveway are into the Glasbrenner property line and the distance between the Morris dwelling and the property line is now showing about 15 feet.

Both property owners are looking for a permanent solution to the incorrect survey lines, so there are no property disputes in the future. Each property owner agrees that the properties should be realigned to what they both thought it once was.

We are looking for resolution from the City of Afton.

Sincerely,

Keith C. and Mary C. Morris

Keith C. Morris
Mary C. Morris

November 18, 2021

To Whom it may concern

My name is Sandra Groth, daughter of Marion Glasbrenner and personal representative of her estate.

I concur with Keith Morris that it is desirable to move his lot line approximately 20' between his property at 14521 Afton Blvd S. and our property at 14539 Afton Blvd S.

Sandra Groth

Keith C. Morris & Mary C. Morris
14521 Afton Blvd South
Afton, MN 55001

November 21, 2021

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To: The City of Afton, MN

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Both property owners are looking for a permanent solution to the incorrect survey lines, so there are no property disputes in the future. Each property owner agrees that the properties should be realigned to what they both thought it once was.

We are looking for resolution from the City of Afton.

Sincerely,

Keith C. and Mary C. Morris

Keith C. Morris
Mary C. Morris

Filed in District Court
State of Minnesota

Minnesota Continuing Legal Education © 1994
Minn. Stat. 524.3-601
MCLE P-010
Jun 4 2021 8:18 AM

STATE OF MINNESOTA

DISTRICT COURT
PROBATE DIVISION
JUDICIAL DISTRICT

COUNTY OF WASHINGTON

TENTH

Court File No. 82-PR-21-1300

Estate of

Marion A Glasbrenner
Decedent

LETTERS
 TESTAMENTARY
 OF GENERAL ADMINISTRATION

1. The Decedent died on March 6, 2021

2. Sandra A Groth has
been appointed Personal Representative of Decedent's Estate in

an unsupervised
 a supervised administration

and is now qualified to act as Personal Representative of the Estate and has authority to administer the Estate according to law.

(COURT SEAL)

Pamela Kreier

~~XXXX~~ Registrar

6/4/2021

Date

I do hereby certify that this instrument is a true and correct copy of the original on file and of record in my office, and that as of the date hereof, said Letters were in full force and effect and that no objection to appointment has been filed and no formal proceedings have been commenced in this County.

Dated: June 4 2021
Court File No. 82PR211300
Court Administrator
Washington County, MN
By: [Signature]
Deputy

November 16, 2021 City Council Meeting Highlights

The Council:

- Approved an extension request of the Five Oaks Family Farm Variance and Subdivision application.
- Approved the solid Waste and Recycling services RFP and approved a five year contract with Highland Sanitation.
- Approved the Afton House liquor license for 2022.
- Approved \$5,000 toward the Afton-Lakeland school playground replacement.
- Critter Crossing – In a joint project with Washington County phase 1 of the safe critter crossing under Co. Rd. 18 along the south bank of Valley Creek has been completed. This project is an effort to reduce the high level of road kill in this area. This project involved many regulatory agencies and was designed by and substantially funded by Washington County Public Works. According to the DNR's biologist the deer immediately started using the pathway. Many thanks go to Commissioner Gary Kriesel and Wayne Sandberg from Washington County for their support of Afton and this project. Future phases of the project will include a pathway on the north bank of the creek and fencing along Co. Rd. 18.
- Street Lights – The council is considering installing a dimming system for the street lights in the Old Village at an estimated cost of \$11,500. Public Works has worked with a manufacturer of a wireless dimming system and has determined the system to be technically feasible. This system would allow for scheduled dimming of the lights which would result in energy savings, less light pollution and reduced impact on wild life. Contact your council representative if you have questions or comments