

**City of Pine Island
Planning and Zoning Commission
Agenda**

Tuesday, August 13th, 2019

7:00 PM

Second Floor – City Hall
250 South Main Street

- I. Roll Call
- II. Pledge of Allegiance
- III. Minutes of June 11th, 2019
- IV. Review Minor Subdivision Application for Margaret Friese
- V. Public Hearing for Minor Subdivision Application for Margaret Friese
- VI. Vote for Recommendation to City Council on Margaret Friese Minor Subdivision Application
- VII. Adjourn

City of Pine Island
Planning and Zoning Commission
Minutes
Tuesday, June 11th, 2019
7:00 P.M. – City Hall

Meeting called to order at 7:09 P.M. by Paul Perry

Present: Grant Friese, T.J Schutz, Paul Perry
Absent: Brad Rehling, Curt Njus

Also Present: David Todd, Stephanie Pocklington, Todd Robertson, Craig Britton, David Derby, Helen Durst, Jean Lechelt, Cheryl Perterson, Lori & Gary Kubista, Richard Weis, Eric Johnson, Pat Mullinix, Fred Hansen, Conrad Lechelt, and Council Liaison David Friese

Pledge of Allegiance was recited.

Motion by Grant Friese, second by T.J Schutz to approve the minutes of the March 12th, 2019 meeting. Approved 3-0-0

City Administrator David Todd presented the application for rezone, and the preliminary and final plat designs for Windmill Wood Estates. The application for rezone would rezone the area from Agriculture to R1 or Suburban Residential District to allow for the building of homes. City Engineer Craig Britton also presented information to the board on Windmill Woods Estates. There are 17.5 acres total with four lots each lot would be approximately 4 acres. Lots would be well and septic until City utilities became available to the area. At this it would cost upwards of \$150,000 to extend services which is not feasible at this time. Street access would be an extension from Campbell Court ending with a cul-de-sac. Builder Dave Derby explained to the board and those in attendance that the Septic systems being proposed are a private pressurized line that would easily be converted for hook up to City services. The private line would be gravity fed to the public line at that time.

Grant Friese made a motion to open the public hearing portion of the meeting for Windmill Woods Estates, which was seconded by T.J Schutz. Approved 3-0-0

Residents inquired as to why the access would not be coming from 5th street and showed concern that Campbell Court would deteriorate with construction trucks coming and going. Access isn't feasible from 5th street because of the elevation of the hill. When discussing the capping off the current septic tank a resident was concerned because she believes there is more than one septic on the property. This was addressed that if a second septic was found they would cap that off as well. Dave Derby showed everyone in attendance a map showing the lots and layout. One resident showed concern over drainage which shows going to the north into the river. His concern was if the river got to high it would flood the back of his property. Another resident showed concern over the wooded area and inquired if there would be any protection against future lot owners eliminating the wooded area to create more open green space. Builder Dave Derby doesn't believe this will be an issue because of the steep elevation of the wooded area. Resident Eric Johnson asked for a time frame. Eric noted that across the street another builder has been out there for years grading lots and does not want to see that happen with this project. Dave Derby stressed that he will be out there as soon as he is legally able to, and that the road would be immediate, and houses would be built in the fall or the spring. He explained that he would like to keep the windmill on the property as that is what the development was named after. Craig Britton explained that although it is a public road, there will not be any assessments planned for capital improvement at this time.

Motion by T.J Schutz second by Grant Friese to close the public hearing for Windmill Woods Estates. Approved 3-0-0

During Board Discussion, Grant Friese showed concern about not hooking up to City Services. He believes that with the cost of well and septic it would be close to if not the same as hooking up to the City. Craig Britton explained that the well and septic

was the most feasible option to the builder, residents, and the City. Public Works director Todd Robertson was in agreeance that well and septic was the best option currently. Grant Friese also wanted WAC and SAC fees to be enforced at some point in the project.

Motion by T.J Schutz, second by Grant Friese to recommend approval of the Rezone Application, the Preliminary and Final plats for Windmill Woods Estates to City Council at the next Council meeting to be held on June 18th, 2019. Approved 3-0-0

Grant Friese made a motion to adjourn which was seconded by T.J Schutz at 7:54 P.M.

Respectively Submitted,
Stephanie Pocklington

CITY OF PINE ISLAND

P.O. Box 1000
PINE ISLAND, MN 55963
(507) 356-4591

CUSTOMER'S ORDER NO.		PHONE		DATE 8-7-19			
NAME Margaret + Grant Friese							
ADDRESS Pine Island, mn							
SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT.	MDSE. RET'D.	PAID OUT	
	✓ 19570						
QTY.	DESCRIPTION				PRICE	AMOUNT	
	Minor Subdivision Lot split application fee					350 00	
						TAX	
RECEIVED BY Steph						TOTAL	350 00

C PRODUCT 610

All claims and returned goods must be accompanied by this bill.

16127

Thank You

CITY OF PINE ISLAND
APPLICATION FOR MINOR SUBDIVISION

Date: 4/5/2019

Person(s) applying for minor subdivision:

Margaret Friese

301 Main St South, Apt 311

Address: Pine Island, MN 55963 Telephone: (507) 356-8968

Legal Description of Property: See Attached Certificate of Survey

Plat/Parcel # PARID 850323064272 Addition

Reason for minor subdivision: Lot split to create parcel.

Number of parcels resulting from minor subdivision: 1 Newly Created Parcel

Names and addresses of property owners abutting directly on the property described in this application: See Attached

Please answer the following questions:

1. Are you subdividing a lot which is a part of a recorded lot? No Yes X
2. Are you subdividing a lot which is a part of a recorded plat? No X Yes
3. Is the subdivision to permit the adding of a parcel of land to an abutting lot? No X Yes
4. Will your request to subdivide create no more than three (3) lots? No X Yes
5. Is the subdivision request so designed that the newly created property lines will not cause any resulting lot to be in violation of the minor subdivision regulations or the Zoning Chapter? No Yes X
6. Will the new parcel/lot have defined utilities & public service provisions ie. water, sewer, independent access etc. No Yes X

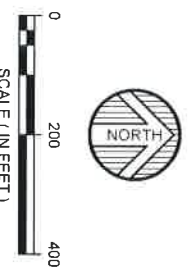
Requirements:

1. Submission of a survey by a registered land surveyor showing original lot and the proposed minor subdivision.
2. A fee of \$ 350.00 will be required to record the minor subdivision at the Goodhue County Recorder's office.

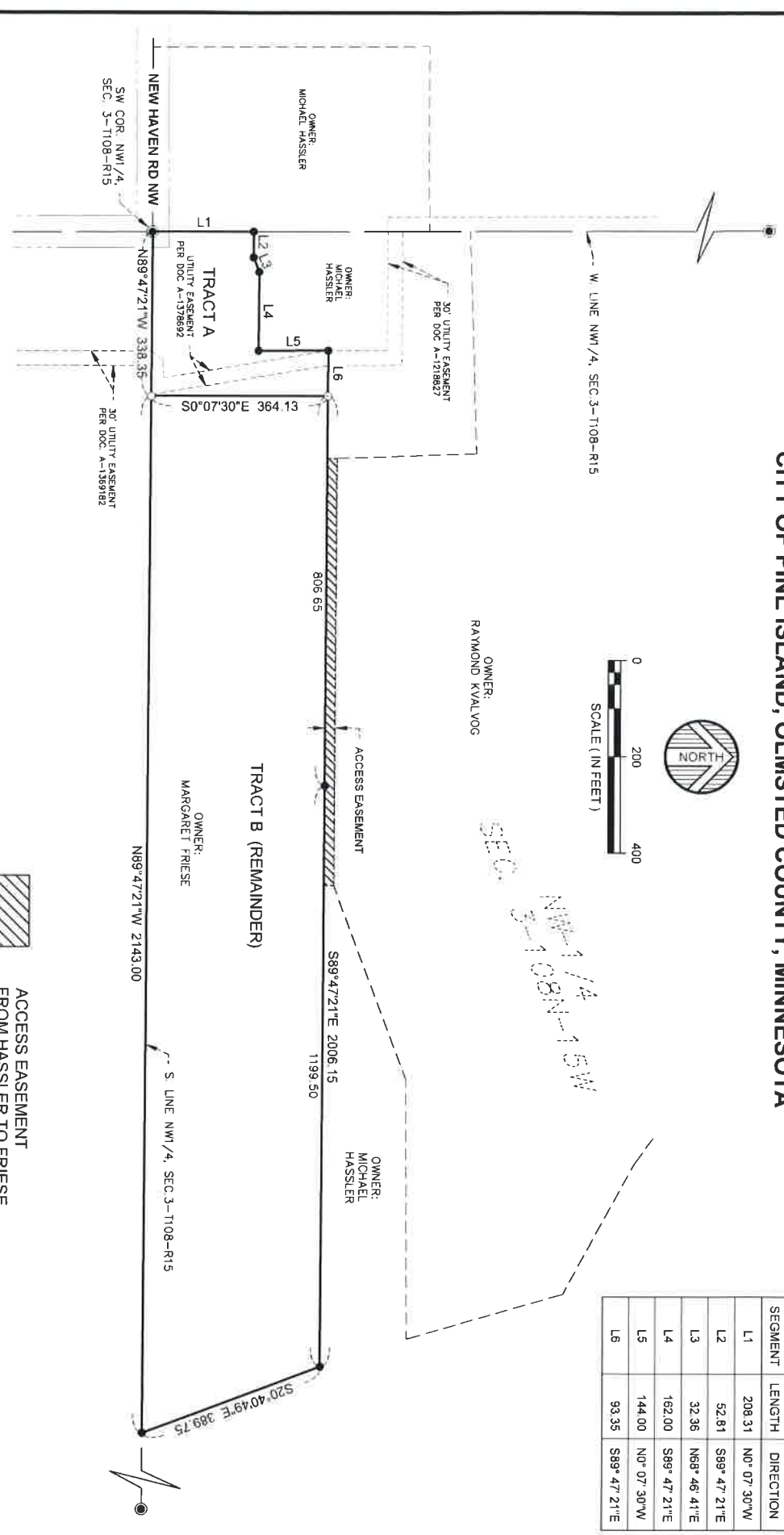
Signature Margaret L. Friese

CERTIFICATE OF SURVEY

PART OF THE SW 1/4 OF THE NW 1/4, SEC. 3, TWP 108 N, RNG 15 W, CITY OF PINE ISLAND, OLMTSTED COUNTY, MINNESOTA



PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	208.31	N0° 07' 30" W
L2	52.81	S89° 47' 21" E
L3	32.36	N68° 46' 41" E
L4	162.00	S89° 47' 21" E
L5	144.00	N0° 07' 30" W
L6	93.35	S89° 47' 21" E



BEARINGS ARE BASED ON THE OLMTSTED COUNTY COORDINATE SYSTEM (NAD83 - 1986 ADJUSTMENT)

● = LOOK FOR A FOUND IRON MONUMENT

○ = LOOK FOR A SECTION CORNER MONUMENT

○ = SET A 1/2 INCH BY 1/4 INCH IRON PIPE WITH PLASTIC CAP STAMPED US 4187

DATE	REVISION	BY
10/28/2000	100280000	000

PREPARED FOR: MARGARET FRIESE

THIS CERTIFICATE IS THE RESULT OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED SURVEYOR IN THE STATE OF MINNESOTA.

WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental

CITY OF PINE ISLAND
Planning & Zoning Commission
NOTICE OF PUBLIC HEARING
Tuesday, May 14th, 2019
7:00 PM
Second Floor Pine Island City Hall

Notice is hereby given that the Planning Commission of the City of Pine Island, MN will hold a public hearing on the above date and time to consider a Minor Subdivision Application for a lot split for an unplatted parcel of land in Pine Island (PID # 85.03.23.064272). The application was submitted by Margaret Friese.



Any person wishing to comment upon this request may do so by submitting written comments to the Zoning Administrator, PO Box 1000, Pine Island, Minnesota 55963, or in person at the time and place of the hearing.

David Todd
City Administrator

Publish April 24 and May 1, 2019

Property 850323064272

Properties within 350'

PARID	Taxpayer Mail City	Property Address State Zip	Prop City	State	Zip	Mailing Address
850323064272	Margaret Lynn Friese PO Box 607	Pine Island MN 55963	13002 New Haven Rd NW Pine Island MN 55963	Pine Island	MN 55963	
850323079998	Michael Hassler Pine Island	MN 55963 9640			13006 New Have Rd NW	
850414073596	Michael Hassler 13006 New Have Rd NW		13006 New Haven Rd NW Pine Island MN 55963 9640	Pine Island	MN 55963	
850322079997	Raymond Kvalvog Moorhead	MN 56560			323 48th Ave SW	
850414073597	Raymond Kvalvog Moorhead	MN 56560			323 48th Ave SW	
850441038446	Dean Kukson 12883 New Haven Rd NW		12883 New Haven Rd NW Pine Island MN 55963	Pine Island	MN 55963	
850343084609	Elk Farm Four LLC Woodland	CA 95695			250 Main St W STE 101	
850343084604	Elk Farm Four LLC Woodland	CA 95695			250 Main St W STE 101	
850332079807	Elk Farm Four LLC Woodland	CA 95695			250 Main St W STE 101	
850313038434	Elk Farm Four LLC Woodland	CA 95695			250 Main St W STE 101	