

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

Tuesday, August 21st, 2018

5:30 PM

Second Floor – City Hall
250 South Main Street

- I. Roll Call
- II. Pledge of Allegiance
- III. Minutes of September 12th, 2017
- IV. Consider Application of Minor Subdivision Lot Split for Mohammed Robleh
- V. Adjourn

City of Pine Island
Planning and Zoning Commission
Minutes
Tuesday, September 12th, 2017
7:00 P.M. – City Hall

Meeting called to order at 7:00 P.M. by Grant Friese

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

Absent: Paul Perry

Also Present: David Todd, Stephanie Pocklington, Rod Steele, Dan Heim, and Jerry Vettel

Pledge of Allegiance was recited.

Motion by Curt Njus, second by Brad Rehling to amend the agenda to add a request for minor subdivision for Bryan Bartels. Approved 4-0-0

Motion by T.J Schutz, and seconded by Curt Njus to approve the minutes of the August 8th, 2017 meeting. Approved 4-0-0

Grant Friese opened the public hearing for the Dan Heim variance request.

Dan Heim presented the variance request to the Planning Commission. City Administrator, David Todd included specifications of the property and findings to the board showing support of the variance. Grant Friese inquired as to if the remaining lots would have issues, to which Dan Heim responded that they would not. Rod Steele requested that the City be absolved of any liability for the potential of water in the basement because of the retention area abutting the property.

Grant Friese closed the public hearing for the Bushman Rezone request after receiving no further input with a motion from Brad Rehling and a second from T.J Schutz.

Curt Njus made a motion to approve the variance request from Dan Heim, with the clause that the City be removed from any future water damage liability, with a second from T.J. Schutz. Approved 4-0-0

Rod Steele presented the subdivision proposal to the commission on behalf of the Bartel family. Bryan Bartel would like to donate 6.91 acres to the City of Pine Island to be used as park land with the request that the park be named 'Edison Park' in remembrance of their mother. Bartel would like to keep 12 acres and build one single family home. Any future development would need to be accessible from the frontage road with a development agreement.

T.J. Schutz made a motion to approve the request for the Bartel subdivision. Second by Brad Rehling. Approved 4-0-0.

Motion by T.J Schutz and second by Curt Njus to adjourn at 7:23 P.M. Approved 4-0-0.

Respectively Submitted,

Stephanie Pocklington

CITY OF PINE ISLAND
Planning & Zoning Commission
NOTICE OF PUBLIC HEARING
Tuesday, August 21st, 2018
5:30 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 # 68.700.0062). The application was submitted by Mohammed Robleh.



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 August 8 and August 15, 2018

CITY OF PINE ISLAND
APPLICATION FOR MINOR SUBDIVISION

Date: 7/27/2019

Person(s) applying for minor subdivision:

Mohamed Robleh

1990 Ashland Drive NW, Apt 204

Address: Rochester, MN 55901

Telephone: (507) 291-4213

Legal Description of Property: See Attached Certificate of Survey

Plat/Parcel # PIN 687000062 Addition

Reason for minor subdivision: Lot split to create parcel for new home construction

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 

CERTIFICATE OF SURVEY

PART OF THE SW1/4 OF SE1/4, SEC.29, T109N, R15W

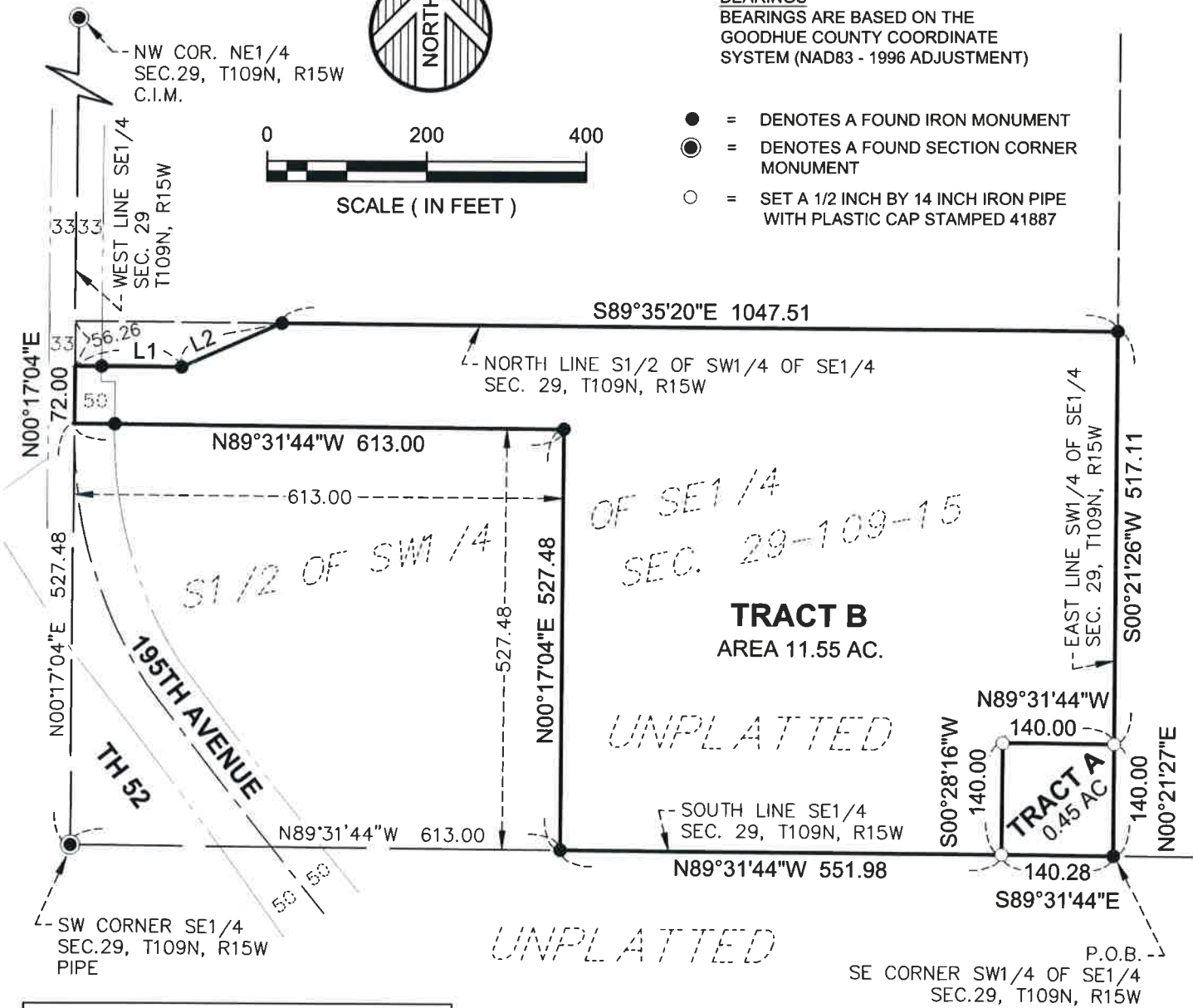
CITY OF PINE ISLAND, GOODHUE COUNTY, MINNESOTA



BEARINGS
 BEARINGS ARE BASED ON THE
 GOODHUE COUNTY COORDINATE
 SYSTEM (NAD83 - 1996 ADJUSTMENT)



- = DENOTES A FOUND IRON MONUMENT
- ⊙ = DENOTES A FOUND SECTION CORNER MONUMENT
- = SET A 1/2 INCH BY 14 INCH IRON PIPE WITH PLASTIC CAP STAMPED 41887



PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	133.00	S89° 35' 20"E
L2	137.50	N66° 15' 32"E

DATE:	8/2/2018	PREPARED FOR: MR. MOHAMED ROBLEH	
SCALE:	AS SHOWN	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 8/3/2018	
DRAWN BY:	A.A.P.		
CHECKED BY:	P.G.O.		
FILE NUMBER:	1070R0130.000	PETER G. OETLIKER	DATE: 8/3/2018 LIC. NO. 41887



WIDSETH SMITH NOLTING

Engineering | Architecture | Surveying | Environmental

CERTIFICATE OF SURVEY

PART OF THE SW1/4 OF SE1/4, SEC.29, T109N, R15W

CITY OF PINE ISLAND, GOODHUE COUNTY, MINNESOTA

TRACT A DESCRIPTION

That part of the Southwest Quarter of the Southeast Quarter of Section 29, Township 109 North, Range 15 West, Goodhue County, Minnesota, described as follows:

Commencing at the southwest corner of the Southeast Quarter of said Section 29; thence South 89 degrees 31 minutes 44 seconds East along the south line of said Southeast Quarter 1305.26 feet to the southeast corner of the Southwest Quarter of said Southeast Quarter and to the point of beginning; thence North 00 degrees 21 minutes 27 seconds East along the east line of said Southwest Quarter 140.00 feet; thence North 89 degrees 31 minutes 44 seconds West 140.00 feet; thence South 00 degrees 28 minutes 16 seconds West 140.00 feet to the south line of said Southeast Quarter; thence South 89 degrees 31 minutes 44 seconds East along said south line 140.28 feet to the point of beginning.

TRACT B DESCRIPTION

The Southwest Quarter of the Southeast Quarter of Section 29, Township 109 North, Range 15 West, Goodhue County, Minnesota, EXCEPT THE FOLLOWING DESCRIBED PREMISES:

That part of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 29, Township 109 North, Range 15 West, described as follows: Beginning at the Northwest corner of said Southwest Quarter (SW1/4) of Southeast Quarter (SE1/4) at a point in the center of the town road; thence due south 712 feet; thence due east 133 feet; thence Northeasterly 137 feet 6 inches to a point on the north line of the South Half (S1/2) of said Southwest Quarter (SW1/4) of Southeast Quarter (SE1/4); thence due east to the east line of said Southwest Quarter (SW1/4) of Southeast Quarter (SE1/4); thence due north to the northeast corner of said Southwest Quarter (SW1/4) of Southeast Quarter (SE1/4); thence due west to the place of beginning.

ALSO EXCEPTING THEREFROM:

The South 527.48 feet of the West 613.00 feet of the Southwest Quarter of the Southeast Quarter of Section 29, Township 109 North, Range 15 West, Goodhue County, Minnesota.

AND ALSO EXCEPTING THEREFROM that part of the Southwest Quarter of the Southeast Quarter of Section 29, Township 109 North, Range 15 West, Goodhue County, Minnesota, described as follows:

Commencing at the southwest corner of the Southeast Quarter of said Section 29; thence South 89 degrees 31 minutes 44 seconds East along the south line of said Southeast Quarter 1305.26 feet to the southeast corner of the Southwest Quarter of said Southeast Quarter and to the point of beginning; thence North 00 degrees 21 minutes 27 seconds East along the east line of said Southwest Quarter 140.00 feet; thence North 89 degrees 31 minutes 44 seconds West 140.00 feet; thence South 00 degrees 28 minutes 16 seconds West 140.00 feet to the south line of said Southeast Quarter; thence South 89 degrees 31 minutes 44 seconds East along said south line 140.28 feet to the point of beginning.

Said parcel is subject to the Township Road Right of Way along the Westerly side thereof.

SHEET 2 OF 2

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