

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

Agenda

Tuesday – March 11, 2014

7:00 PM

Second Floor – City Hall
250 South Main Street

- I. Roll Call
- II. Pledge of Allegiance
- III. Minutes of February 11, 2014
- IV. Pine Haven and City of Pine Island Minor Subdivision Application
-Lot 2 and Lot 4, Block 1, Pine Haven Community
- V. Champagne Hills
-Discussion on additional lot splits and combinations
- VI. Adjourn.

City of Pine Island
Planning and Zoning Commission
Minutes
Tuesday, February 11, 2014
7:00 P.M. – City Hall

Roll Call: Meeting called to order at 7:00 P.M. by Chairman Ken Hames

Present: Harlan Pahl, Grant Friese, T.J. Schutz, Ken Hames, Brad Rehling

Absent: Randy Bates

Also Present: Jon Eickhoff, Rod Steele, Brian Hale, Wendell Zwart, Steve Ziller, Neil Britton

Motion by Grant Friese and second by T.J. Schutz to accept the minutes of the September 10, 2013 meeting.

Approved 5-0.

Ken Hames opened public hearing regarding Pine Haven, Inc. request for a Variance at Pine Haven Community Block 1 Lot 2 to allow:

1. Less than 10 foot side setback on south property line;
2. less than 30 foot setback from R-1, R-2, and R-3 zoned districts on north property line;
3. up to 41 off-street parking spaces;
4. change the existing Utility easement-North side of Lot 2.

Jon Eickhoff explained that item 1 cannot be acted on as a variance. The city council will need to work with Pine Haven on a land transfer for some property south of the property so that the new building is not setting across the property line. After that property transfer, Pine Haven and City of Pine Island will need a variance for a zero lot line where the buildings touch.

Neil Britton presented variance, request, discussed lot lines, parking spaces, with easements. Neil explained that the north setback is more than the amount required except for a short length on ½ of the NW wing. Pine Haven has not been able to buy that land from the owner. Pine Haven states that reducing the length of the NW wing would cause a financial hardship since the cost per bed would cause the project to not move forward.

The plan currently shows 41 parking stalls. An apartment building of this many units would require 45 stalls. A medical clinic/hospital with this many units would require only 8 to 10 stalls. The occupants in this skilled nursing facility will most likely not have cars and parking has been planned for visitors and staff. Current off street parking at Pine Haven Care Center is not adequate for staff so they are putting in this many spaces to allow less staff to have to park on the street.

Due to not needing sanitary mains on the north portion of the property, Pine Haven is asking that part of the utility easements be vacated. Pine Haven is asking Planning and Zoning to encourage city council to do so.

Motion by Grant Friese and second by T.J. Schutz to close public hearing. Approved 5-0

Motion by Grant Friese and second by T.J. Schutz approve 2, 3, 4, as brought forward and waiting on correction on #1 approved 5-0

Motion by Brad Rehling and second by T.J. Schutz to adjourn Planning and Zoning meeting at 7:40 P.M.
Approved 5-0

Respectively Submitted,

Jon Eickhoff

CITY OF PINE ISLAND
APPLICATION FOR MINOR SUBDIVISION

Date: 2/26/2014

Person(s) applying for minor subdivision:

Pine Haven, Inc.

Steve Ziller, Administrator

Address: 210 Third Street NW, Pine Island, 55963 Telephone: (507) 356-8304

Legal Description of Property: Lot 2 Block 1

Plat/Parcel # Pine Haven Community Addition

Reason for minor subdivision: Purchasing 10,783 sf of Lot 4, Block 1, Pine Haven Community for the proposed building addition to the Skilled Nursing Facility.

Number of parcels resulting from minor subdivision:: 2

Names and addresses of property owners abutting directly on the property described in this application: City of Pine Island

250 S Main Street, PO Box 1000

Pine Island, 55963

Please answer the following questions:

1. Are you subdividing a lot which is a part of a recorded lot? No X Yes
2. Are you subdividing a lot which is a part of a recorded plat? No Yes X
3. Is the subdivision to permit the adding of a parcel of land to an abutting lot? No Yes X
4. Will your request to subdivide create no more than three (3) lots? No Yes X
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 X Yes

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

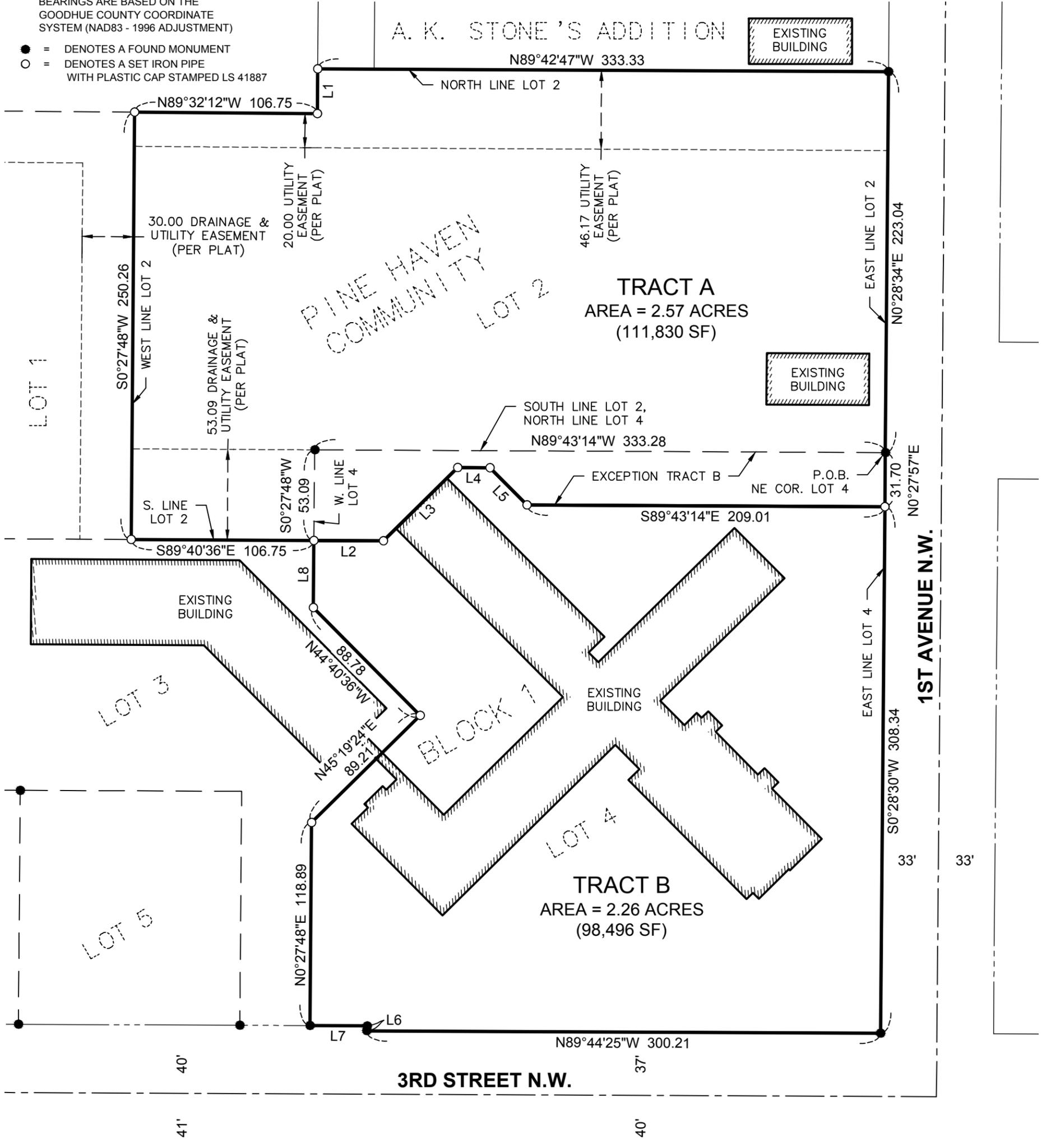
LOT 2 AND LOT 4, BLOCK 1, PINE HAVEN COMMUNITY

GOODHUE COUNTY, MINNESOTA

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

- = DENOTES A FOUND MONUMENT
- = DENOTES A SET IRON PIPE
WITH PLASTIC CAP STAMPED LS 41887

A. K. STONE'S ADDITION



PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	26.17	S0° 27' 48"W
L2	40.60	S89° 40' 36"E
L3	61.03	N45° 19' 22"E
L4	18.85	S89° 43' 14"E

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L5	30.69	S44° 43' 14"E
L6	3.00	N0° 27' 48"E
L7	33.00	N89° 44' 22"W
L8	39.32	N0° 27' 48"E



SCALE (IN FEET)

© 2014 WIDSETH SMITH NOLTING

DATE: FEBRUARY 25, 2014
SCALE: AS SHOWN
DRAWN BY: B.J.S.
CHECKED BY: P.G.O.
FILE NUMBER: 1002R0025.001

DATE	AMENDMENTS	BY

PREPARED FOR: **PINE HAVEN, INC.**
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
PETER G. OETLIKER DATE: 2/14/2014 LIC. NO. 41887



**Engineering
Architecture
Surveying
Environmental**

www.pinesurvey.com

TRACT A

Lot 2, Block 1, PINE HAVEN COMMUNITY, according to the plat thereof on file at the County Recorder's Office, Goodhue County, Minnesota,

AND

that part of Lot 4, Block 1, said PINE HAVEN COMMUNITY, described as follows:

Beginning at the northeast corner of said Lot 4; thence North 89 degrees 43 minutes 14 seconds West along the north line of said Lot 4 a distance of 333.28 feet to the west line of said Lot 4; thence South 00 degrees 27 minutes 48 seconds West along said west line 53.09 feet to the south line of said Lot 2; thence South 89 degrees 40 minutes 36 seconds East along the easterly extension of said south line 40.60 feet; thence North 45 degrees 19 minutes 22 seconds East 61.03 feet; thence South 89 degrees 43 minutes 14 seconds East along a line parallel with the north line of said Lot 4 a distance of 18.85 feet; thence South 44 degrees 43 minutes 14 seconds East 30.69 feet; thence South 89 degrees 43 minutes 14 seconds East along a line parallel with said north line 209.01 feet to the east line of said Lot 4; thence North 00 degrees 27 minutes 57 seconds East along said east line 31.70 feet to the point of beginning.

TRACT B

Lot 4, Block 1, PINE HAVEN COMMUNITY, according to the plat thereof on file at the County Recorder's Office, Goodhue County, Minnesota, EXCEPT that part thereof described as follows:

Beginning at the northeast corner of said Lot 4; thence North 89 degrees 43 minutes 14 seconds West along the north line of said Lot 4 a distance of 333.28 feet to the west line of said Lot 4; thence South 00 degrees 27 minutes 48 seconds West along said west line 53.09 feet to the south line of Lot 2, Block 1, said PINE HAVEN COMMUNITY; thence South 89 degrees 40 minutes 36 seconds East along the easterly extension of said south line 40.60 feet; thence North 45 degrees 19 minutes 22 seconds East 61.03 feet; thence South 89 degrees 43 minutes 14 seconds East along a line parallel with the north line of said Lot 4 a distance of

18.85 feet; thence South 44 degrees 43 minutes 14 seconds East 30.69 feet; thence South 89 degrees 43 minutes 14 seconds East along a line parallel with said north line 209.01 feet to the east line of said Lot 4; thence North 00 degrees 27 minutes 57 seconds East along said east line 31.70 feet to the point of beginning.



City of Pine Island

250 South Main Street
P.O. Box 1000 • Pine Island, Minnesota 55963
Telephone 507-356-4591
Fax 507-356-8230

Larry Ellingson, Developer/Owner
Champaign Hills
55090 200th Avenue
West Concord, MN 55985

March 28th 2011

Dear Mr. Ellingson:

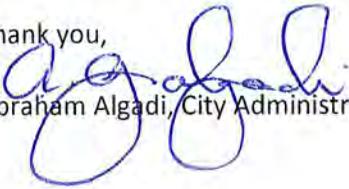
This is to remind you that the 2007 minor subdivision modifying the size and lot lines of lots 10, 11, 12, 13 & 14 of Block 1 in Champaign Hills Subdivision, has not been recorded at the Olmsted County Recorder's Office. It is important that you either show that you have recorded the changes made, and/or follow up with Olmsted County's Matt Sapola, 507-328-7717 to record the plat changes.

The City agreed to review and approve the "minor" subdivision to help expedite your request with the understanding that you record the resulting new lots. Recording the newly combined lots allows the County to assign a single parcel identification number, and issue a single tax statement to property owners.

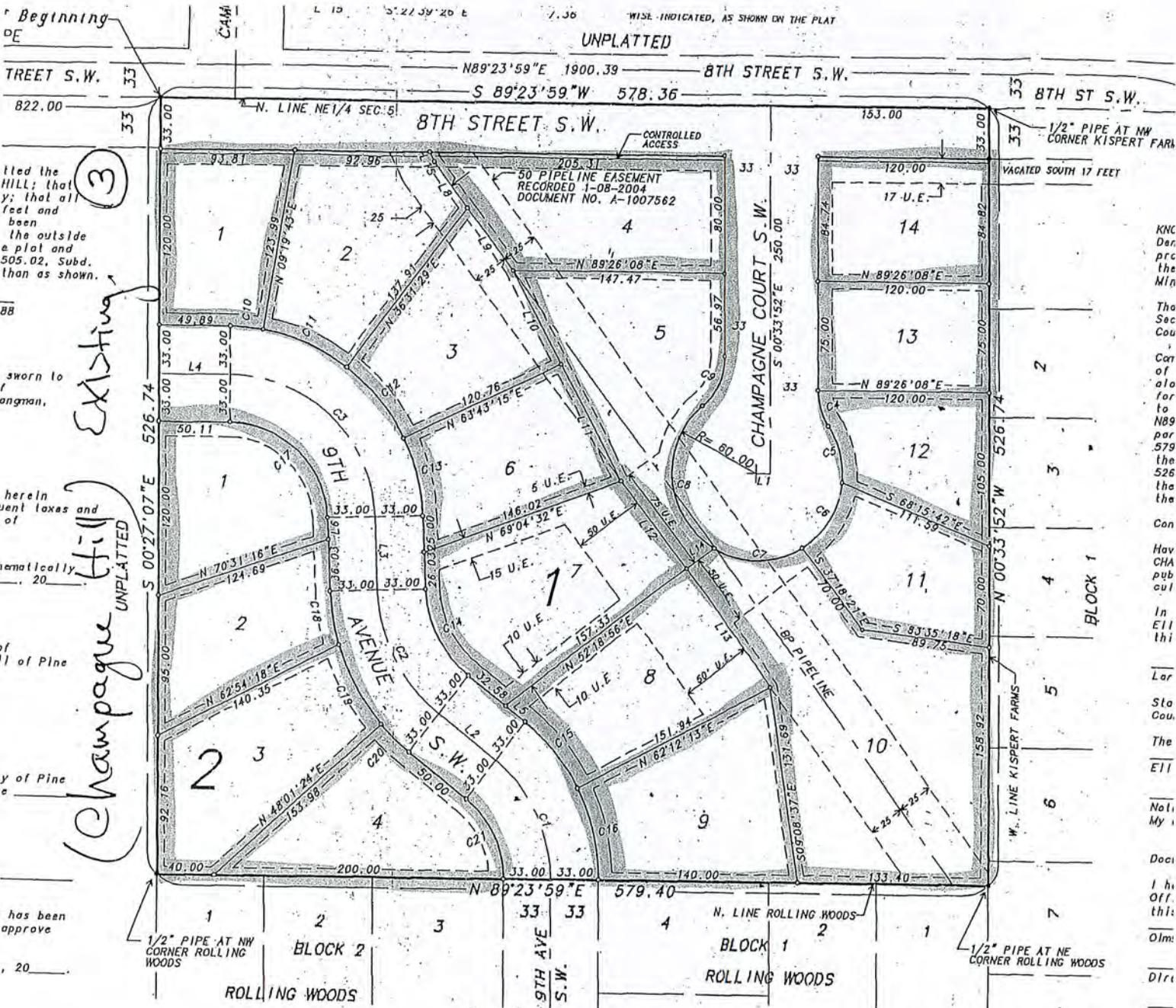
Any further changes to the development lot layout can only be accomplished through the required development review procedures in compliance with the City of Pine Island subdivision regulations. In other words, the City will require a re-plat to document any future changes within the development.

If you have any questions, or need more information, please let me know.

Thank you,


Abraham Algadi, City Administrator

C: Planning & Zoning Commission
Robert Vose, City Attorney
Tom Thompson, Building Official



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138.93	N 46°36'01"W
25.61	S 17°05'41"E
39.26	S 14°31'34"E
53.15	S 30°51'48"W

C 7	62°47'20"	60.00	65.75	62.51	N 88°32'55"W	C 15	24°48'14"	133.00	57.58	57.13	S 40°11'5"
C 8	109°07'49"	60.00	114.28	84.32	S 05°29'31"E	C 16	27°11'46"	133.00	63.13	62.54	S 14°11'5"
C 9	49°38'16"	45.00	38.99	37.78	N 24°15'16"E	C 17	88°00'00"	67.00	102.90	93.08	S 46°36'0"
C 10	09°55'44"	133.00	23.05	23.02	S 85°38'09"E	C 18	14°55'50"	143.30	37.34	37.24	S 10°03'4"
C 11	27°11'46"	133.00	63.13	62.54	S 67°04'24"E	C 19	24°26'44"	143.30	61.14	60.68	S 29°45'1"
C 12	27°11'46"	133.00	63.13	62.54	S 39°52'38"E	C 20	10°37'25"	143.30	26.57	26.53	S 47°17'3"
C 13	23°40'44"	133.00	54.97	54.58	S 14°26'23"E	C 21	52°00'00"	67.00	60.81	58.74	S 26°36'0"
C 14	50°00'00"	77.30	67.46	65.34	S 27°36'01"E						

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WIDE INDICATED, AS SHOWN ON THE PLAT

Beginning of

TREET S.W.

8TH STREET S.W.

8TH STREET S.W.

8TH ST S.W.

822.00

33.00

N. LINE NE1/4 SEC. 5

S 89°23'59"W 578.36

153.00

33.00

1/2" PIPE AT NW CORNER KISPERT FARM

3

Existing

hill

Champagne

UNPLATTED

9TH AVENUE S.W.

CHAMPAGNE COURT S.W.

BLOCK 1

BLOCK 2

BLOCK 1

7

ROLLING WOODS

ROLLING WOODS

1/2" PIPE AT NE CORNER ROLLING WOODS

N 89°23'59"E 579.40

N. LINE ROLLING WOODS

9TH AVE S.W.

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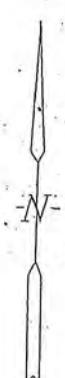
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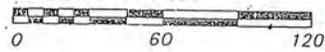
PROPERTY DESCRIPTIONS:
(SEE ATTACHED)

UTILITY EASEMENTS PROPOSED
TO BE VACATED: (SEE ATTACHED)



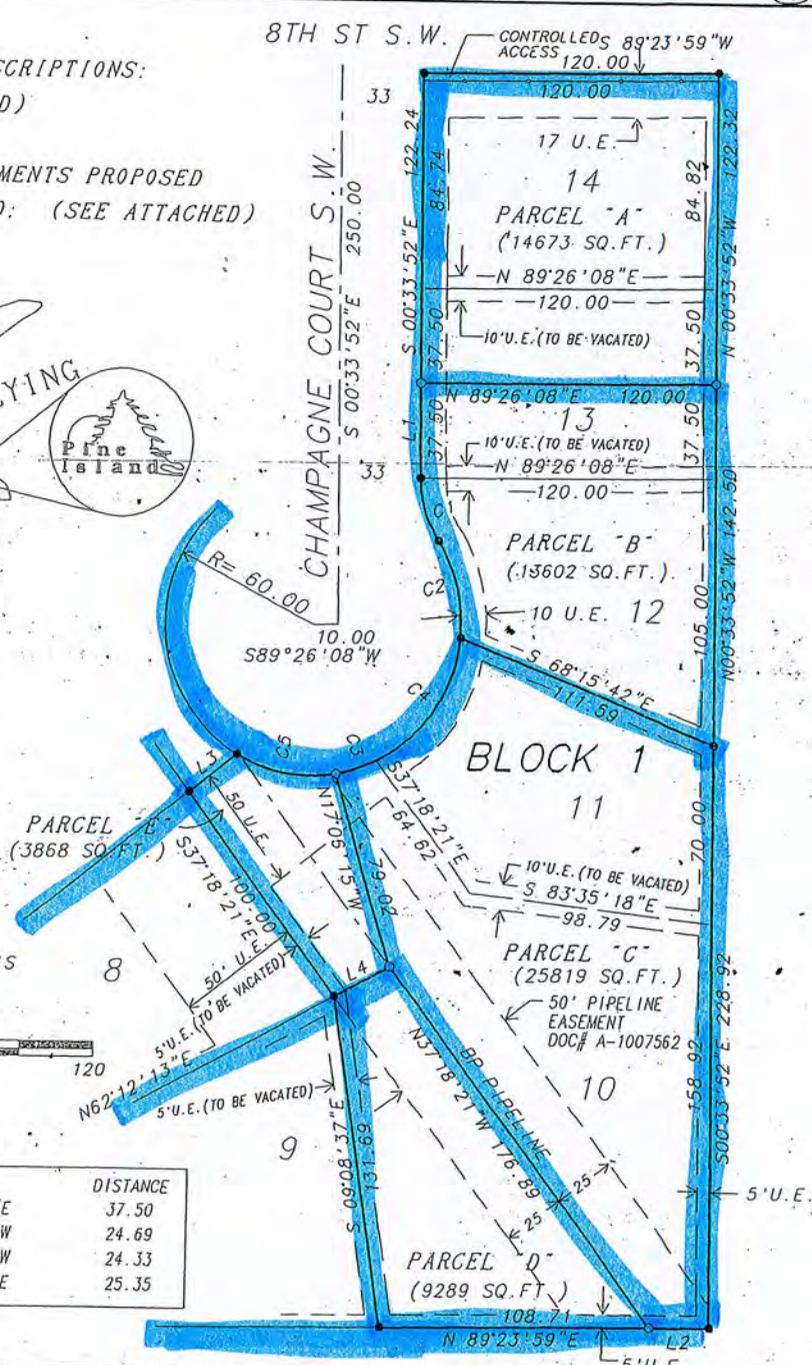
BEARING SYSTEM IS ASSUMED DATA

SCALE IN FEET



LINE	BEARING	DISTANCE
L 1	S 00°33'52"E	37.50
L 2	S 89°23'59"W	24.69
L 3	S 52°18'56"W	24.33
L 4	N 62°12'13"E	25.35

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	33°03'38"	45.00	25.97	13.36	25.61	S 17°05'41"E
C 2	38°11'50"	60.00	40.00	20.78	39.26	S 14°31'34"E
C 3	16°23'05"	60.00	17.16	8.64	17.10	N 71°38'57"E
C 4	58°53'03"	60.00	61.66	33.87	58.99	N 34°00'52"E
C 5	40°06'06"	60.00	41.99	21.90	41.14	N 80°06'28"W



VICINITY MAP SCALE 1"=3000'



● = FOUND MONUMENT ○ = SET 1/2" PIPE WITH LS NO. 14888

SURVEY FOR: LARRY & DENISE ELLINGSON

SURVEYOR'S CERTIFICATE

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.

Vincent Fangman
VINCENT A. FANGMAN LS. NO. 14888 DATE 11/1/2006
PINE ISLAND, MN

R. W. OLMSTED COUNTY

DRAWN BY: V. FANGMAN DATE: 11-01-2006 JOB NO. 06-140