

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

Tuesday – July 8, 2014

7:00 PM

Second Floor – City Hall
250 South Main Street

- I. Roll Call
- II. Pledge of Allegiance
- III. Minutes of May 13, 2014
- IV. Dick McCullough Minor Subdivision Public Hearing
-Lots 3 & 4, Block 2, Champagne Hills
- V. Action related to subdivision request
- VI. Pine Haven Variance Public Hearing
-Set back variance for Lots
- VII. Action related to set back variance
- VIII. Discussion of Utility Size Alternative Energy Zoning
- IX. Adjourn.

City of Pine Island
Planning and Zoning Commission
Minutes
Tuesday, May 13, 2014
7:00 P.M. – City Hall

Meeting called to order at 7:05 P.M. by Chairman Ken Hames

Present: Ken Hames, Harlan Pahl, Grant Friese, Brad Rehling

Absent: T.J. Schutz, Randy Bates

Also Present: Jon Eickhoff, Jacob Stauffer, Karen Doll, Larry Pahl, Terry Vanwhyte

Motion by Grant Friese and second by Brad Rehling to accept the minutes of the March 11, 2014 meeting. Approved 4-0.

Ken Hames opened the public hearing on the Rezoning application by RSBR Investments, LLC. Jacob Stauffer, General Counsel for The Overland Group, spoke for the applicant. RSBR Investments, LLC is requesting rezoning from I-1 (Heavy Industrial) to C-1 (Central Business District) for Lot 2, Block 1 except the East 80 feet & Lot 2, Block 2, Replat of J & D Storage, First Addition. Harlan Pahl commented on past flood flows in that area of town. Ken Hames inquired about what the surrounding area is zoned and was inquiring on whether this would be "spot" zoning. Jon Eickhoff responded that the abutting properties to the west are currently zoned C-1 and the properties to the east are zoned I-1. Kwik Trip and Island Market are in C-1 currently. The property subject to this application is on the transition line between the two zoning districts. Karen Doll spoke regarding the EDA's support for this project.

Motion by Grant Friese and second by Brad Rehling to close the public hearing. Approved 4-0.

Motion by Grant Friese and second by Brad Rehling to recommend the City Council approve the zoning change to C-1. Approved 3-1. Harlan Pahl voting Nay.

Ken Hames opened the public hearing on vacation of the South 19.64 feet of 1st Street NE directly abutting Lot 2, Block 2 of the Replat of J & D Storage, First Addition AND adding that land to Lot 2, Block 2. Jacob Stauffer presented their request. Impact on future roadway width was discussed. Jon Eickhoff stated that there will still be 46 feet of right of way remaining and the City currently constructs streets 33 feet wide from back of curb to back of curb. The City could restrict parking on the South side of the street in this area in the future to assist with smooth traffic flow. Jon Eickhoff stated that he met with Ag Partners representatives regarding turning movements for vehicles exiting the truck wash. After reviewing the plan on-site, Ag Partners is not concerned and supports the vacation request. Terry Vanwhyte asked how this vacation affects their parcel. The vacation is west of their lot and will not affect their parcel or street in front of their business. Discussion was also had on how storm water would be treated and slowed to minimize additional run off. Grant Friese commented that since the flood buyout properties were demolished, possibility we could credit that increased surface permeability to this property. Jon Eickhoff stated that Tom Thompson and he would review the plans as additional site and building plans are submitted to ensure proper storm water provisions are made.

Motion by Brad Rehling and second by Grant Friese to close the public hearing. Approved 4-0.

Motion by Grant Friese and second by Brad Rehling to recommend the City Council approve the vacation request as presented. Approved 4-0.

The Commission discussed the replacement of steps at 246 S Main Street with a handicapped ramp. Rod Steele would like to put in a ramp in the current location of the steps to facilitate entry into his building. The steps currently an encroachment onto land owned by City of Pine Island property at 250 S Main Street.

Motion by Grant Friese and second by Brad Rehling to recommend the City Council allow installation of a ramp in the location of the current steps as a continuation of an existing encroachment and non-conforming use. Approved 4-0.

Motion by Brad Rehling and second by Grant Friese to adjourn at 8:50 P.M. Approved 4-0

Respectively Submitted,

Jon Eickhoff

CITY OF PINE ISLAND
APPLICATION FOR MINOR SUBDIVISION

Date: _____

Person(s) applying for minor subdivision:
DICK McCULLOUGH

Address: 14 ISLAND HTS CT NE Telephone: 507-261-0299

Legal Description of Property: Lot 3 & 4 Block 2

Plat/Parcel # SECT-06 TWP-109 RANGE-015 Addition CHAMPAGNE Hills

Reason for minor subdivision:
CONVERT LOTS 3 & 4 INTO ONE LOT.

Number of parcels resulting from minor subdivision: ONE

^{n/a} Names and addresses of property owners abutting directly on the property described in this application:

Please answer the following questions:

- 1. Are you subdividing a lot which is a part of a recorded lot? No _____ Yes
- 2. Are you subdividing a lot which is a part of a recorded plat? No _____ Yes
- 3. Is the subdivision to permit the adding of a parcel of land to an abutting lot? No _____ Yes
- 4. Will your request to subdivide create no more than three (3) lots? No NO MORE THAN 2 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
- 6. Will the new parcel/lot have defined utilities & public service provisions ie. water, sewer, independent access etc. No _____ Yes

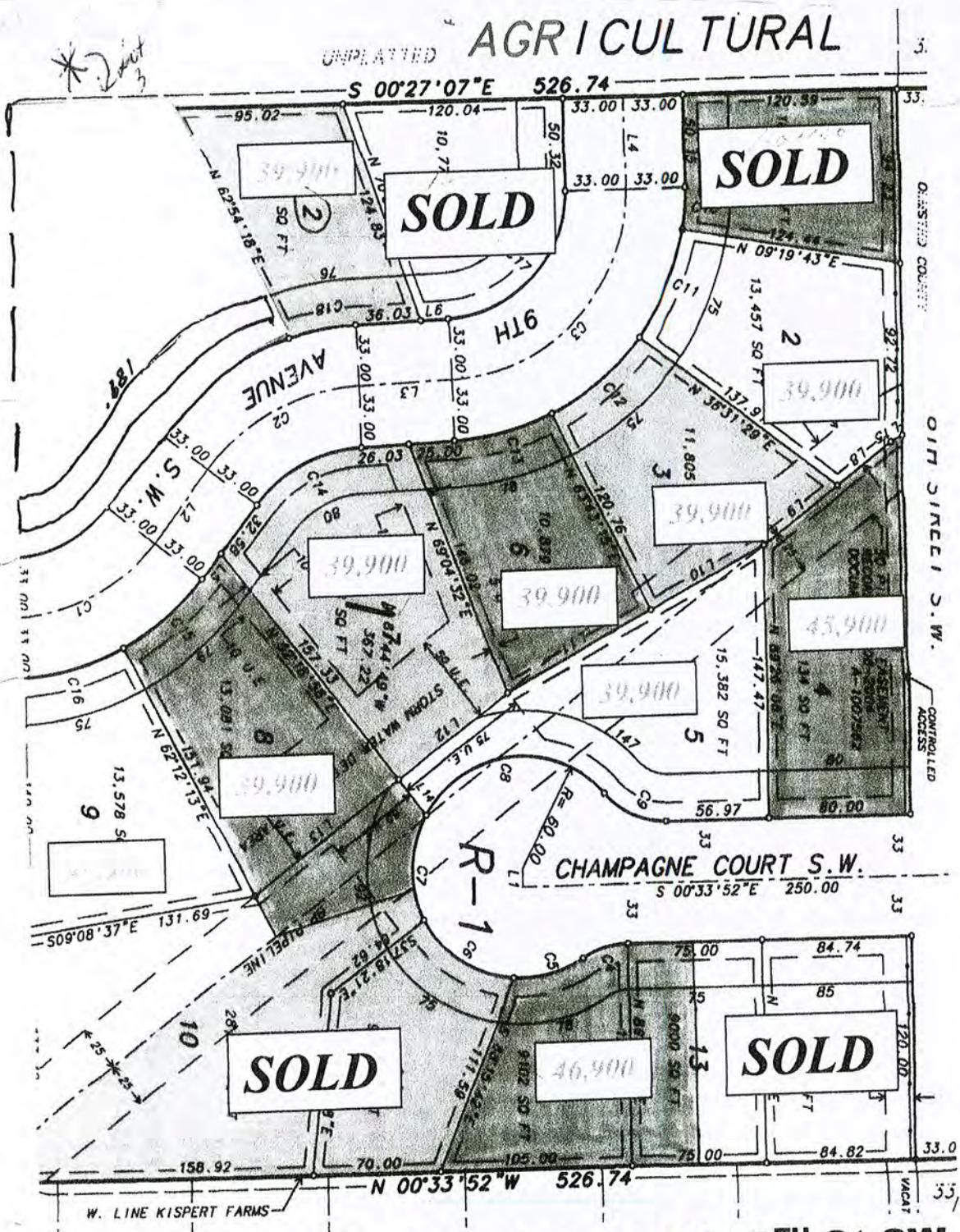
Requirements:

- 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 ^{COMPLETED} Goodhue County Recorder's office.

Signature D. McCullough

PROPOSED REMOVE PROPERTY LINE BETWEEN LOTS 3 & 4, PLAT ONE LOT OUT OF TWO.

75 LOT 3
114 LOT 4
189

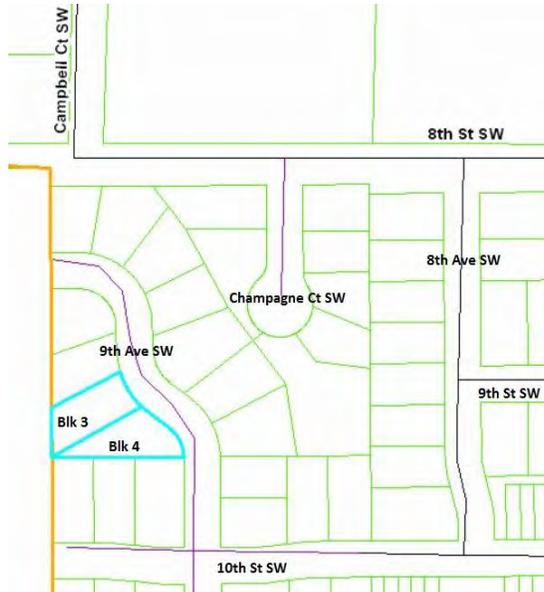


Champagne Hill - Pine Island, MN 8TH St SW
Open to all Builders

Deals
 - 5.00 walk
 - set back from prop. line

CITY OF PINE ISLAND
Planning & Zoning Commission
NOTICE OF PUBLIC HEARING
Tuesday, July 8, 2014
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 to allow combination of Lot 3 & 4, Block 2, Champagne Hills. The application was submitted by Dick McCullough.



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.

Jon Eickhoff
Zoning Administrator

Publish June 25, 2014

Lynn Glamm
1011 County Rd 13 SW
Pine Island, MN 55963

Brian and Kimberly Hogstad
956 8 Street SW
Pine Island, MN 55963

Jamie and Brandon Mathison
959 10 Street
Pine Island, MN 55963

Scott Groth
939 10 Street SW
Pine Island, MN 55963

Aaron Anderson and Marissa Tarara
13301 New Haven Rd NW
Pine Island, MN 55963

Crescent Builders, Inc
313 Arbor Ct NW
Pine Island, MN 55963

Kyle and Jamie Dessner
818 9 Ave SW
Pine Island, MN 55963

Larry and Denise Ellingson
55090 200 Ave
West Concord, MN 55985

Kevin and Stephanie Heers
948 10 Street SW
Pine Island, MN 55963

Harvey and Janice Ryks
938 10 Street SW
Pine Island, MN 55963

Jamie and Brian Sorum
811 9 Ave SW
Pine Island, MN 55963

Richard and Julie McCullough
14 Island Heights Ct NE
Pine Island, MN 55963

Mitchell and Gerianne Grabau
809 Champagne Ct SW
Pine Island, MN 55963

Kerry and Anna Hayden
803 Champagne Ct SW
Pine Island, MN 55963

Eric and Vanessa Myran
878 10 Street SW
Pine Island, MN 55963

City of Pine Island
PO Box 1000
Pine Island, MN 55963

Joel and Deborah Knox
920 8 Ave SW
Pine Island, MN 55963

Jennifer Strauss and Jason Marquardt
910 8 Ave SW
Pine Island, MN 55963



LETTER OF TRANSMITTAL

Date: January 28, 2014
To: Jon Eickhoff, City Clerk / Zoning Administrator
 Cindy Oelkers, Deputy Clerk
From: Craig Britton, PE
cc: Steve Ziller, Pine Haven Administrator
Project Name: Pine Haven Care Center Expansion
Project No.: WSN 1002R0025.001
Subject: **Petition for Variance Request and Supplemental Information**

Rochester
 6301 Bandel Road NW
 Suite 301
 Rochester, MN 55901-8798

507.292.8743
 507.292.8746
 Rochester@wsn.us.com
WidsethSmithNolting.com

We are sending: Other - See Remarks **Via:** Delivery

Action	Copies	Date	Description
For Approval	10	2/4/14	Petition for Variance
For Your Use	10	2/4/14	Letter Explaining Variances Requested
For Your Use	10	2/4/14	Site Plan
For Your Use	10	2/4/14	Exterior Elevation Drawing
For Your Use	10	2/4/14	Pine Haven Community Plat
For Your Use	10	2/4/14	Pine Island Zoning Map - Pine Haven Area

Remarks:

Jon and Cindy,

Please find enclosed the above items for the variance request for the Pine Haven Care Center expansion project. Please let me know if you'd like any further information prior to the meeting on February 11th.

Thank you,

Signed:

Craig Britton, PE

If enclosures are not as noted, kindly notify us at once.
 If you have any questions, comments, or concerns, please contact us.

PETITION FOR VARIANCE

Date 1/24/2014
Person(s) applying for variance Pine Haven, Inc.
Steven Ziller, Administrator
Address 210 3rd Street NW, Pine Island, MN 55963
Telephone # (507) 356-8304
Legal description of property: Lot: 2 Block: 1
Plat Parcel# Pine Haven Community Addition. _____

Reason for variance. Setback Requirements 1 11.34.Subd.6.C.4, Setback requirement is 30 ft, west wing is as close as 22.45 ft. 2 11.34.Subd.6.C.1, Setback requirement is 10 ft, south building line does not meet.

Parking-11.70.Subd.24.F.18, Use not specifically noted. Easement vacation and new description on north side of lot.

Names and addresses of the property owners abutting directly on (See letter for additional information)
the property described in this application

City of Pine Island, 250 Main Street South, Box 1000, Pine Island, MN 55963

Royal Court LLC, PO Box 149, Oronoco, MN 55960

Pine Haven Inc, 210 3rd Street NW, Pine Island, MN 55963

1. Are there exceptional or extraordinary circumstances to the properties which do not apply generally to other properties in the same zone or vicinity and result from lot size or shape, topography or other circumstances over which you, as owner, have had no control Yes X No _____

Comment Current bond with City on current skilled nursing facility to south of parcel. (See letter for additional information)

2. Do you declare the special conditions or circumstances have not resulted from your actions Yes X No _____

Comment (See letter for additional information)

3. Is the variance requested the minimum variance which would alleviate the hardship? Economic conditions alone are not considered a hardship. Yes X No _____

Comment (See letter for additional information)

4. Will the proposed variance be sufficiently compatible so as to not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or substantially diminish or impair property values within the neighborhood. Yes X No _____

Comment (See letter for additional information)

Signature Steve Ziller

For Planning and Zoning Commission Use Only

PETITION FOR VARIANCE

1. Is it concluded the literal interpretation of the provisions of the Zoning Chapter will not deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Chapter? Yes _____ No _____

Comment _____

2. Is it concluded that granting the variance will not confer on the applicant any special privilege that is denied by the Zoning Chapter to owners of other lands, structures or buildings in the same district? Yes _____ No _____

Comment _____

3. Is it concluded the variance would not be materially detrimental to the purpose of the Zoning Chapter, or to other property in the same zone Yes _____ No _____

Comment _____

Planning and Zoning Approved _____ Denied: _____

Signature _____

Date of Publication. _____ Date of P&Z meeting _____

Notices sent. _____

Date of Council meeting _____ Approved _____ Denied _____

City Administrator. _____

VARIANCES

sec. 11.18. Variances

Subd. 1. Criteria for Granting Variances. A variance to the provisions of this Chapter may be issued by the Board of Adjustment to provide relief to the landowners in those cases where this Chapter imposes undue hardship or practical difficulties to the property owner in the use of this land. No use variances may be issued. A variance may be granted only in the event that the following circumstances exist:

A. Exceptional or extraordinary circumstances apply to the properties which do not apply generally to other properties in the same zone or vicinity and result from lot sizes or shape topography or other circumstances over which the owners of property since the effective date of this Chapter have had no control

B. The literal interpretation of the provisions of this Chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Chapter.

C. That the special conditions or circumstances do not result from the actions of the applicant.

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

E. That the variance requested is the minimum variance which would alleviate the hardship. Economic conditions alone shall not be considered a hardship.

F. The variance would not be materially detrimental to the purpose of this Chapter, or to other property in the same zone

G. The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or

substantially diminish or impair property values within the neighborhood. The Board of Zoning Adjustment may impose such restrictions and conditions upon the premises benefited by a variance as may be necessary to comply with the standards established by this Chapter, or to reduce or minimize the effect of such variance upon other properties in the neighborhood, and to better carry out the intent of the variance. No variance shall permit a lower degree of flood protection than the Regulatory Flood Protection Elevation for the particular area or permit standards lower than those required by Federal, State or local law.

Subd. 2. Required Exhibits for Variances.

A. A preliminary building and site development plan. The Council may also require a boundary survey of the property.

B. Evidence of ownership or enforceable option on the property.

Subd. 3. Procedures. The procedure For obtaining a variance from the regulations of this Chapter are as follows

A. The property owner or his agent shall meet with the Zoning Administrator to explain his situation, learn the procedures and obtain an application form.

B. The applicant shall file the completed application form together with the required exhibits with the Zoning Administrator and shall pay a filing fee as established by the Council.

C. The Zoning Administrator shall transmit the application to the Board of Zoning Adjustment for review and shall notify all property owners within three hundred fifty (350) Feet of the outer boundaries of the property in question; however failure of any property owner to receive such notification shall not invalidate the proceedings.

D. The Zoning Administrator shall set the date for a public hearing and shall have notice of such hearing published at least once in the legal newspaper, not less than ten (10) days nor more than thirty (30) days prior to the hearing.

E. The Board of Zoning Adjustment shall hold a public hearing on the proposed variance and shall make a decision within thirty (30) days after the public hearing. It shall recommend one of three actions - approval, denial, or conditional approval.

F. No application by a property owner for a variance shall be submitted to the Board of Zoning Adjustment within a six (6) month period following a denial of such, a request, except the Board may permit a new application if, in the opinion of the Board, new evidence of change of circumstances warrant it.



January 28, 2014

Jon Eickhoff, Zoning Administrator
250 S. Main Street
PO Box 1000
Pine Island, MN 55963

Rochester
6301 Bandel Road NW
Suite 301
Rochester, MN 55901-8798

507.292.8743 
507.292.8746 

Rochester@wsn.us.com 

WidethSmithNolting.com

RE: Petition for Variance – Pine Haven Care Center
Explanation of Variances Requested

Dear Mr. Eickhoff,

Below is supplementary information for the variances being requested for the proposed building addition at the Pine Haven Care Center facility at 210 3rd Street NW. Pine Haven is proposing to construct a 24,798 s.f. building addition north of the existing skilled nursing center. The building addition will be located on Lot 2, Block 1 of the Pine Haven Community plat that was completed in the spring of 2012. The proposed building will contain 30 single rooms along with common areas for the residents. The Pine Haven Care Center is licensed for 70 beds and there are currently 66 active beds in the existing skilled nursing facility. Because the facility is near capacity a number of residents are required to share rooms. The addition of the 30 single rooms will provide residents with the opportunity to have their own rooms improving the privacy for the residents.

The property where the improvements are being proposed is zoned R-4, Multi-Family Residential District. Abutting properties are zoned as follows; North - R-3 Urban Residential, West and South – R-4 and East – City Right-of-Way with R-3 District east of the City Right-of-Way.

There are three variances being requested for the proposed building addition. Below is a brief description of the variances along with the corresponding section of the City Ordinance.

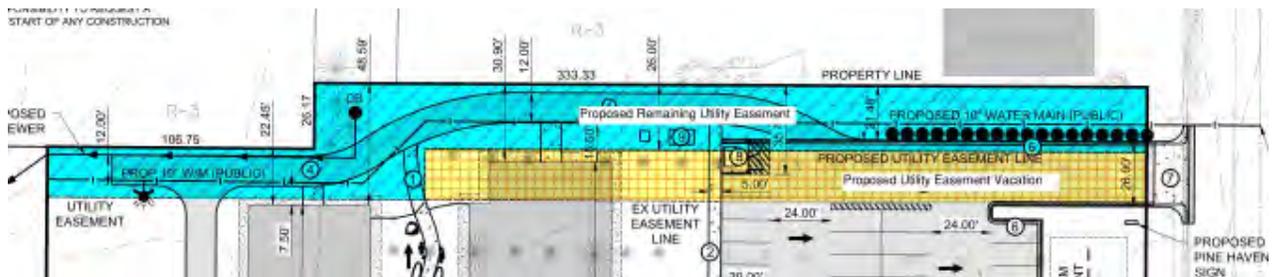
1. Section 11.34, Subd.6.C.1 – Minimum Side Yard Setback, 10 ft (south property line, Lot 2)
The proposed building addition is attached to the existing skilled nursing center to the south. Therefore the addition encroaches onto the Lot 4 property. Additionally the majority of the building addition is positioned 0.46 ft north of the south property line, while the hexagon shaped sitting area crosses the property line by nearly 8 ft. There is a unique situation with Lot 4 in that there is an existing bond that is being paid off on the existing City owned property. There is currently 8 years left on the bond and once paid in full, Lot 4 will become Pine Haven owned property.
2. Section 11.34, Subd.6.C.4 – No building shall be located closer than 30 ft from the R-1, R-2 and R-3 Districts (north property line, Lot 2)
The proposed building addition has two wings. The east wing is located 30.90 ft south of the north property line. There is a jog in the property line at the west wing of the addition and the west portion is within 22.45 ft of the property line and the east portion is located 48.59 ft from the property line. Therefore, approximately 25 ft of the west wing is nearly 7.5 ft closer to the R-3 zoned district than the ordinance allows. Pine Haven has looked closely at the size of the building throughout the design process. Through the moratorium plan that was submitted by Pine Haven, the State has approved funding for the addition of 34 units to the Pine Haven facility. Understanding the size of Lot 2 and the space requirements for skilled nursing home facilities Pine Haven decided to proceed with the addition of 30 units. The current size of the building maximizes the State funding available for the building addition while providing more private rooms for the current Pine Haven residents.

3. Section 11.70, Subd.24.F.18 – Off-Street Space Required

Skilled nursing facilities aren't specifically noted in the ordinance. Therefore, according to the above section the number of off-street parking spaces is to be determined by the Council following review by the Planning Commission. Typically skilled nursing centers are required to provide off-street parking in the amount of 1 space per 3 or 4 beds. Examples are Stewartville, 1 space per 4 beds and Kasson, 1 space per 3 beds plus 1 space for each 2 employees. The current parking lot provides for 41 total parking spaces. Based on the addition of 30 units, at a 3:1 ratio there would be 10 required spaces and at a 4:1 ratio there would be 8 required spaces. Pine Haven would like to provide the number of stalls shown on the current site plan to provide for additional off-street parking for the entire facility.

4. Existing Utility Easement – North side of Lot 2

Currently there is a utility easement on the north side of the Pine Haven parcel and the east wing of the proposed building addition encroaches into the easement by approximately 15 ft. The existing easement is 20 ft in width on the west side of the property and 46.17 ft in width on the east side of the property. The original width of the utility easement was determined in part due to the possibility of sanitary sewer and water main lines being installed on the north side of the property for future expansion of the facility to the west. A water main line will be installed on the north side of the building; however, a sanitary sewer service is planned to be installed from the building addition to 1st Ave NW without the need to install a sewer main line on the north side of the building addition. Future facilities constructed to the west of the building addition could be served by the sewer main located at the intersection of 3rd Ave NW and 3rd St NW. There is one other utility in the existing easement. BevComm has a telephone line that is located approximately 10 ft south of the north property line. Therefore, the telephone line would still be located in the easement should the easement be reduced in width. Below is a sketch of the existing easement and proposed vacation of a portion of the easement.



Please let me know if you would like any additional information prior to the February 11th Planning Commission meeting.

Sincerely,



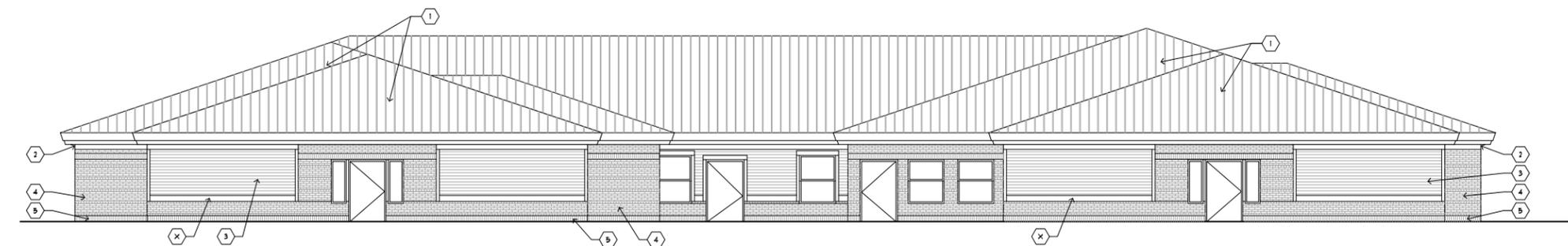
Craig Britton, PE
Widseth Smith Nolting

cc: Steve Ziller, Pine Haven Administrator

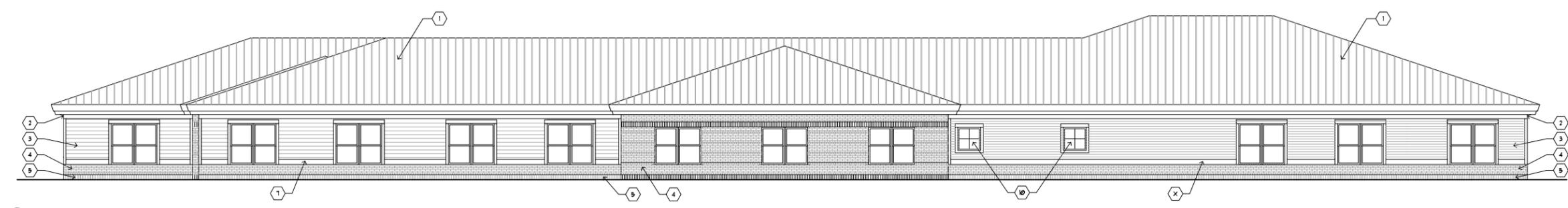
GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. SEE PLANS, SECTIONS AND DETAILS.
2. REFER TO SPECIFICATIONS FOR FURTHER SPECIFIC PRODUCT INFORMATION.
3. REFER TO SHEET A06 AND ALL OTHER DOCUMENTS FOR ADDITIONAL INFORMATION.
4. COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR EXACT EQUIPMENT, ROOF AND WALL PENETRATIONS, EXTERIOR LIGHTING, ETC.
5. SEE ROOF PLAN AND DETAILS FOR SPECIFIC ROOF ACCESSORIES, INCLUDING ICE & WATER PROTECTION.
6. PROVIDE SPLASH BLOCKS OR CONNECTIONS TO UNDERGROUND SYSTEM AT ALL DOWNSPOUTS TO GRADE.
7. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
8. COORDINATE CONNECTIONS TO ANY EXISTING BUILDING OR STRUCTURE. CONNECTION MUST BE WEATHER TIGHT. REPAIR/ REPLACE EXISTING MATERIALS AS NECESSARY FOR COMPLETE CONNECTION.
9. PROVIDE FLASHING AND WEEPS AS REQUIRED BY "MEANS AND METHODS" AND "BEST PRACTICES" FOR ALL WALL AND ROOF SYSTEMS.
10. FINISH COLOR AND TEXTURES NOT INDICATED ON DRAWINGS OR SPECS WILL BE SELECTED BEFORE OR DURING SHOP DRAWING PROCESS.

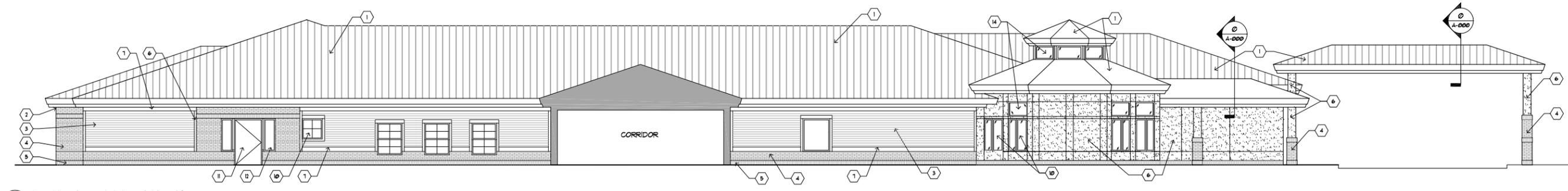
EXTERIOR ELEVATION KEY NOTES:	
1	STANDING SEAM METAL ROOF
2	METAL FASCIA - PROFILE TO MATCH EXISTING BLDG.
3	CEMENT BOARD SIDING
4	BRICK #1
5	BRICK #2
6	STUCCO
7	CEMENT BOARD TRIM 8"
8	CEMENT BOARD TRIM 6"
9	ALUM. CLAD WOOD WINDOW - SINGLE HING
10	ALUM. CLAD WOOD WINDOW - CASEMENT
11	ALUM. FRAME DOOR
12	ALUM. FRAME SIDE LIGHT
13	ALUM. WINDOW
14	ALUM. CLAD WOOD WINDOW - PICTURE



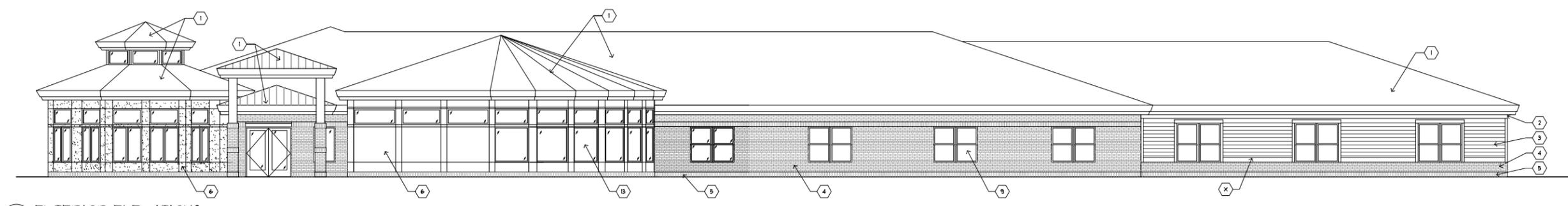
1 EXTERIOR ELEVATIONS
SCALE: 1/8"=1'-0" on steel
SCALE: 1/16"=1'-0" on tile
X-REF



2 EXTERIOR ELEVATIONS
SCALE: 1/8"=1'-0" on steel
SCALE: 1/16"=1'-0" on tile
X-REF

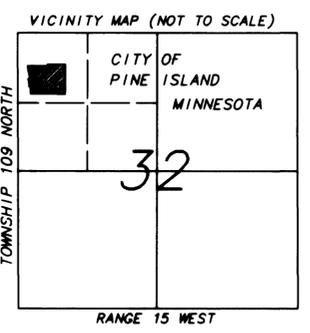


3 EXTERIOR ELEVATIONS
SCALE: 1/8"=1'-0" on steel
SCALE: 1/16"=1'-0" on tile
X-REF



4 EXTERIOR ELEVATIONS
SCALE: 1/8"=1'-0" on steel
SCALE: 1/16"=1'-0" on tile
X-REF

PINE HAVEN COMMUNITY



Drainage and Utility easement defined: D.U.E.
Utility easement defined: U.E.
An unobstructed easement for the construction and maintenance of all necessary overhead, underground, or surface public utilities including the rights to conduct drainage and trimming on said easement.



All bearings are in relation to the north line of the Northwest Quarter of Section 32, Township 109 North, Range 15 West, as on assumed bearing of N89°51'49"E.

Monuments shown thus: ○ are set 1/2" galvanized rods with plastic cap bearing license no. 14888
Monuments shown thus: ● are found 1/2" pipes unless indicated otherwise.

I hereby certify that I have surveyed and platted the property described on this plat as PINE HAVEN COMMUNITY; that this is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat and that there are no wet lands as defined in Minnesota Statute 505.02, Subdivision 1, or public highways to be designated other than as shown.

Vincent A. Fangman
Vincent A. Fangman Minnesota License No. 14888

State of Minnesota
County of Goodhue
The surveyor's certificate was subscribed and sworn to before me a Notary Public, this 22 day of April, 2012, by Vincent A. Fangman, licensed Notary Public, Goodhue County, Minnesota, My commission expires on 01/31/2014.

We do hereby certify that on the 20th day of March, 2012, the City Council of Pine Island, Minnesota, approved this plat.

Approved by the Planning Commission of the City of Pine Island, Minnesota, at a meeting thereof, on the 13th day of March, 2012.

Taxes payable in the year 2012 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 22 day of April, 2012.

Pursuant to Chapter 389.09, Minnesota Statutes and Goodhue County Ordinance No. 2-79, this plat has been approved this 22 day of April, 2012.

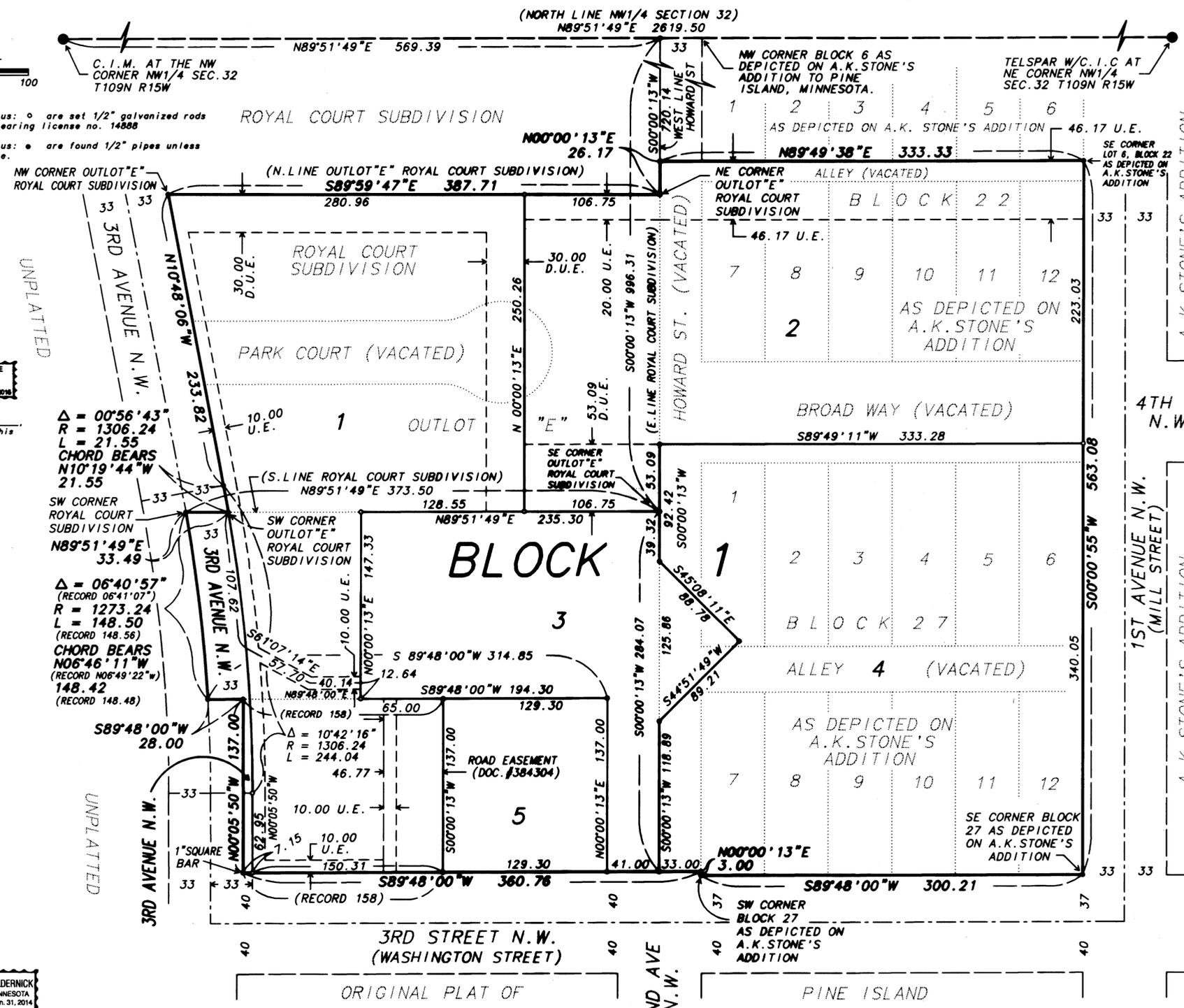
I hereby certify that proper evidence of title has been presented to and examined by me, and I hereby approve this Plat as to form and execution.
Dated this 30th day of April, 2012.

In witness whereof said Merchants Bank, National Association, mortgagee, has caused these present to be signed by its proper officer this 22 day of April, 2012.

The foregoing instrument was acknowledged before me this 22 day of April, 2012, by *Rebecca A. Bjugan* its President, on behalf of the corporation.

In witness whereof said Pine Haven Kids Korner, Inc., a Non-Profit Minnesota Corporation, has caused these present to be signed by its proper officer this 22 day of April, 2012.

The foregoing instrument was acknowledged before me this 22 day of April, 2012, by *Paul Perry* its Mayor, and by *Abraham Aligodi* its City Administrator, City of Pine Island, on behalf of the corporation.



UNPLATTED

UNPLATTED

A.K. STONE'S ADDITION

A.K. STONE'S ADDITION

A.K. STONE'S ADDITION

KNOW ALL MEN BY THESE PRESENT: Pine Haven, Inc., f/k/a Pine Haven Care Center, Inc., a Minnesota Non-Profit Corporation, the City of Pine Island, a Minnesota Municipal Corporation, Pine Haven Kids Korner, Inc., a Minnesota Non-Profit Corporation, and Rebecca A. Bjugan, f/k/a Rebecca A. Bjugan, wife and husband, Merchants Bank, National Association, mortgagee, and Pine Island Bank, f/k/a Security State Bank of Pine Island, a Minnesota Corporation, mortgagee, owners and proprietors of the following described property situated in the City of Pine Island, State of Minnesota, to wit:

All of Block 27, as depicted on A.K. STONE'S ADDITION, Pine Island, Minnesota, County of Goodhue and the vacated alley running east and west through said Block 27.

All of Lots 7, 8, 9, 10, 11, and 12, Block 22, as depicted on A.K. STONE'S ADDITION, Pine Island, Minnesota, County of Goodhue and all of the vacated alley running east and west through said Block 22.

All of vacated Broad Way, as depicted on A.K. STONE'S ADDITION, Pine Island, Minnesota from the westerly line of 1st Avenue N.W. (formerly platted as Mill Street) and the easterly line of Howard Street (now vacated), all as depicted on A.K. STONE'S ADDITION, City of Pine Island, Minnesota, County of Goodhue.

All of vacated Howard Street bounded on the north by the westerly extension of the north line of the alley running east and west through Block 22 and on the south by the westerly extension of the south line of Block 27, all as depicted on A.K. STONE'S ADDITION, Pine Island, Minnesota, County of Goodhue.

All of Outlot "E", ROYAL COURT SUBDIVISION, and all of the vacated Park Court N.W., as platted in said ROYAL COURT SUBDIVISION, Pine Island, Minnesota, County of Goodhue.

That part of the Northwest Quarter of the Northwest Quarter of Section 32, Township 109 North, Range 15 West, Goodhue County, Minnesota being described as follows:

Commencing at the northwest corner of the Northwest Quarter of said Section 32; thence N89°51'49"E, assumed bearing, along the north line of said Northwest Quarter, 569.39 feet to a point being 33.00 feet west of the northwest corner of Block 8, as depicted on A.K. STONE'S ADDITION; thence S00°00'13"W, along the west line of Howard Street, as depicted on A.K. STONE'S ADDITION, 996.31 feet to the southeast corner of Outlot "E", ROYAL COURT SUBDIVISION for a point of beginning; thence continue S00°00'13"W, along the west line of said Howard Street, 284.07 feet to the north line of 3rd Street N.W. (formerly depicted as Washington Street); thence S00°00'13"W, along the west line of said A.K. STONE'S ADDITION, 148.56 feet to the southeast corner of Block 27, as depicted on A.K. STONE'S ADDITION; thence S89°48'00"W, along said north line, 41.00 feet; thence N00°00'13"E, parallel with the east line of said Howard Street, 137.00 feet; thence S89°48'00"W, parallel with the north line of said 3rd Street N.W., 314.85 feet to the centerline of 3rd Avenue N.W. (formerly County Road No. 11); thence northeasterly, 148.56 feet along a curve, not tangent to the last described course, concave to the southwest, central angle of 08°41'07", radius of 1273.24 feet, and chord of said curve bears N06°46'11"W, 148.42 feet to the southwest corner of said ROYAL COURT SUBDIVISION; thence N89°48'00"E, along the south line of said ROYAL COURT SUBDIVISION, 373.50 feet to the point of beginning.

And:
That part of the Northwest Quarter of the Northwest Quarter of Section 32, Township 109 North, Range 15 West, Goodhue County, Minnesota being described as follows:

Commencing at the southwest corner of Block 27 as depicted on A.K. STONE'S ADDITION to the Village of Pine Island, Minnesota; thence west along the north property line of 3rd Street N.W. (formerly Washington Street) for a distance of 203.30 feet to the point of beginning; thence north and parallel to the west boundary of said Block 27 for a distance of 137.00 feet; thence east on a line parallel with the north property line of 3rd Street N.W. (formerly Washington Street) for a distance of 150.00 feet; thence south along the east property line of 3rd Avenue N.W. (formerly Pine Street) for a distance of 137.00 feet; thence east along the north property line of 3rd Avenue N.W. (formerly Washington Street) for a distance of 158.00 feet to the point of beginning.

And:
That part of the Northwest Quarter of the Northwest Quarter of Section 32, Township 109 North, Range 15 West, Goodhue County, Minnesota, described as follows:

Commencing at the southwest corner of Block 27 as depicted on A.K. STONE'S ADDITION to the City of Pine Island (being the point of intersection of the east line of Howard Street, as depicted on said A.K. STONE'S ADDITION, and the north line of 3rd Street N.W., formerly Washington Street in the Original Town of Pine Island); thence S89°48'00"W, assumed bearing, along the north line of said 3rd Street N.W., 74.00 feet to a point of beginning; thence N00°00'13"E, parallel with the east line of said Howard Street, 137.00 feet; thence S89°48'00"W, parallel with the north line of 3rd Street N.W., 129.30 feet; thence S00°00'13"W, parallel with the east line of said Howard Street, 137.00 feet to the north line of 3rd Street N.W.; thence N89°48'00"E, along said north line, 129.30 feet to the point of beginning.

Have caused the same to be surveyed and platted as PINE HAVEN COMMUNITY, and do hereby dedicate to the public, for the public use forever the thoroughfare and dedicate the easements, for drainage and utility purposes only, as shown on this plat.

In witness whereof said Pine Haven, Inc., f/k/a Pine Haven Care Center, Inc., a Non-Profit Minnesota Corporation, has caused these present to be signed by its proper officer this 22 day of April, 2012.

The foregoing instrument was acknowledged before me this 22 day of April, 2012, by *Paul Perry* its Mayor, and by *Abraham Aligodi* its Board Chairman, on behalf of the corporation.

The foregoing instrument was acknowledged before me this 22 day of April, 2012, by *Rebecca A. Bjugan* its President, on behalf of the corporation.

I hereby certify that this instrument was filed in the office of the County Recorder for record this 22 day of April, 2012, at 1:00 o'clock P.M.
File Number 594505
County Recorder
Goodhue County, Minnesota



Pine Island Zoning Map

Pine Haven, Inc.
City of Pine Island

Zoning

- AG Agricultural District
- R-1 Suburban Residential District
- R-2 Traditional Residential District
- R-3 Urban Residential District
- R-4 Multi-Family Residential District
- C-1 Central Business District
- C-2 Highway Commercial District
- C-3 Neighborhood Commercial District
- I-1 Heavy Industrial District
- I-2 Light Industrial District
- BP Business Park District
- RR Regional Recreation District
- PI Public/Institutional District
- POS Parks and Open Space District

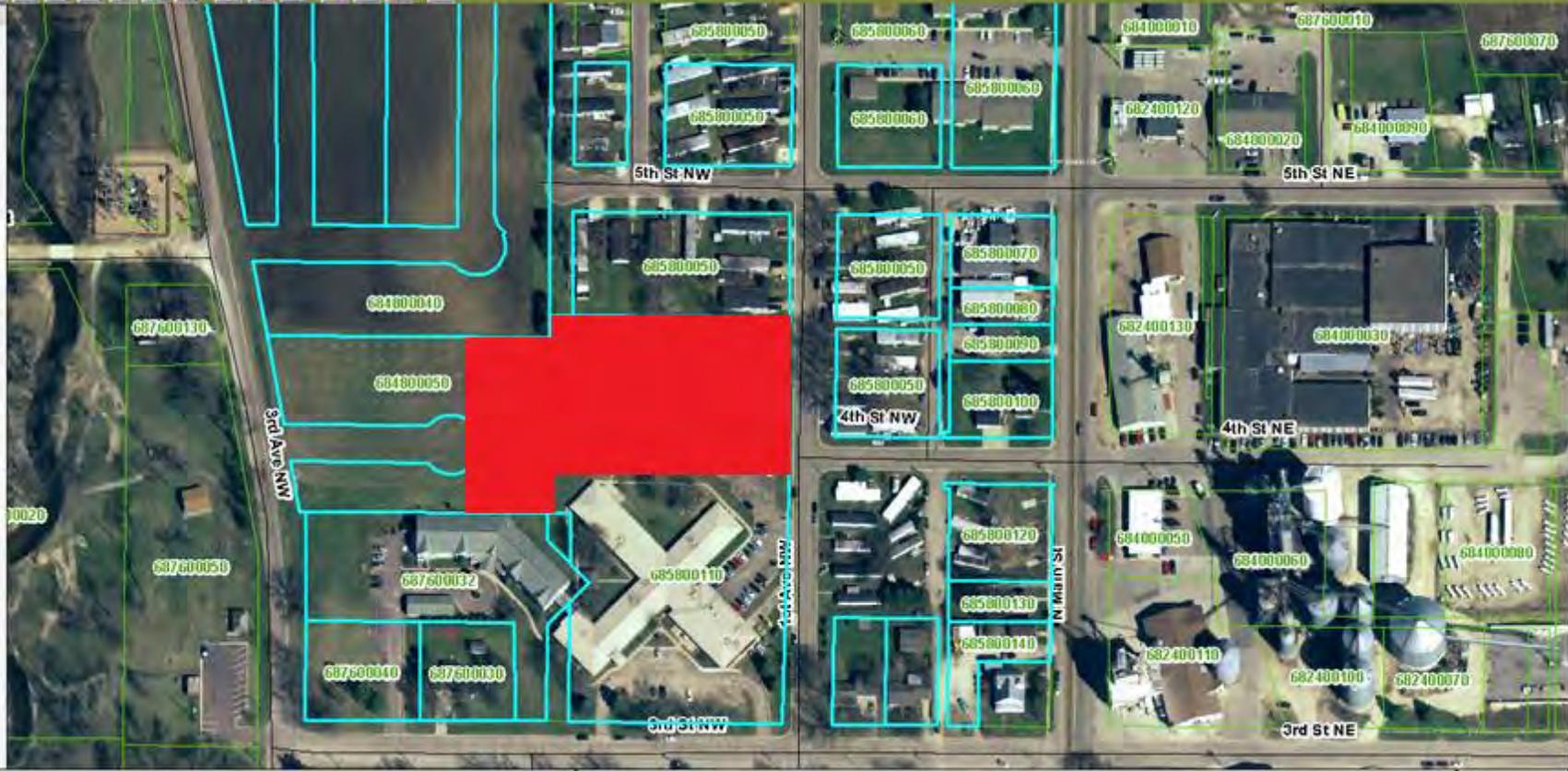
Overlay

- SL Shoreland Overlay District
- FP Floodplain Overlay District
- PUD Planned Unit Development Overlay District
- City of Pine Island
- Rivers/Streams



Map Layers

- Water
- Storm
- Sanitary
- Agriculture
- MuniBnd
- Transportation
- Parcel Labels
- Parcels
- Sections
- Section Labels
- Township
- Zoning
- LandUse
- Hydro
- Goodhue Blocks
- Aerial Photo 2009
- Aerial Photo 2007
- Aerial Photo 2006
- Aerial Photo 2005



CITY OF PINE ISLAND
Planning & Zoning Commission
NOTICE OF PUBLIC HEARING
Tuesday, July 8, 2014
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 Variance Application for building setbacks for the Pine Haven building expansion project proposed on Lots 2 & 4, Block 1 of the 'Pine Haven Community' plat. The application was submitted by Pine Haven, Inc.



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.

Jon Eickhoff
Zoning Administrator

Publish June 25, 2014



June 27, 2014

Jonathon Eickhoff
250 S. Main Street P.O.Box 1000
Pine Island, MN 55963

Re: Aurora Solar Project Development

Dear Mr. Jonathon Eickhoff,

We are writing to introduce ourselves and to inform you of a solar energy project, Aurora Distributed Solar, LLC Project (“Aurora”), we are developing near your property.

Geronimo Energy is a utility-scale renewable energy developer operating primarily in the Midwest, with offices in North Dakota, Minnesota and Michigan. We currently have projects in various stages of development and construction in North Dakota, South Dakota, Minnesota, Iowa, Michigan, Wisconsin, and Nebraska. Our founder, Noel Rahn, grew up on a farm in southwest Minnesota, and many of our employees come from similar rural backgrounds. This rural and agricultural foundation drives us to partner with communities and help advance the community benefits that renewable energy can bring to a community.

Aurora is a portfolio of up to 24 community scale solar facilities spread throughout Xcel’s Minnesota service territory. In total, all of the facilities will make up a total of 100 MW. Similar to a new home or business, each solar facility is proposed to interconnect directly to the local distribution system and does not require transmission facilities. Each facility will range in size from 2-10 MW and will be mounted on the ground. Depending upon each facility’s final size, the project will generate enough energy to power between 250-2500 homes annually.

In addition to the considerable environmental benefits resulting from this project, there are also significant economic benefits each facility will bring to the county and township/city. These include local spending during construction, on-going operations and annual production taxes.

The Minnesota Public Utilities Commission approved Aurora to negotiate with Xcel Energy for a Power Purchase Agreement (PPA) in May, 2014.

Aurora is currently gathering information in preparation for filing an application to the Minnesota Public Utilities Commission (“PUC”) for a Site Permit under the Power Plant Siting Act (“Site Permit”). Once an application is filed, we encourage you to participate in the PUC’s permitting processes. You will receive additional mail and newspaper notices of meetings and written comment opportunities throughout the Site Permit application process.



At this time, Aurora's array locations, access roads and electrical connections have not been finalized. The enclosed map identifies the proposed location of the solar facility and the most recent project boundary. Additionally, we have included several pictures of solar farms utilizing technology similar to what is being proposed for the Aurora Project.

Our goal is to permit, construct and have the project operational at the end of 2016. Permitting is expected to last up to 9 months while construction will require 4-9 months to complete. All project facilities will be completed and operational by December 2016.

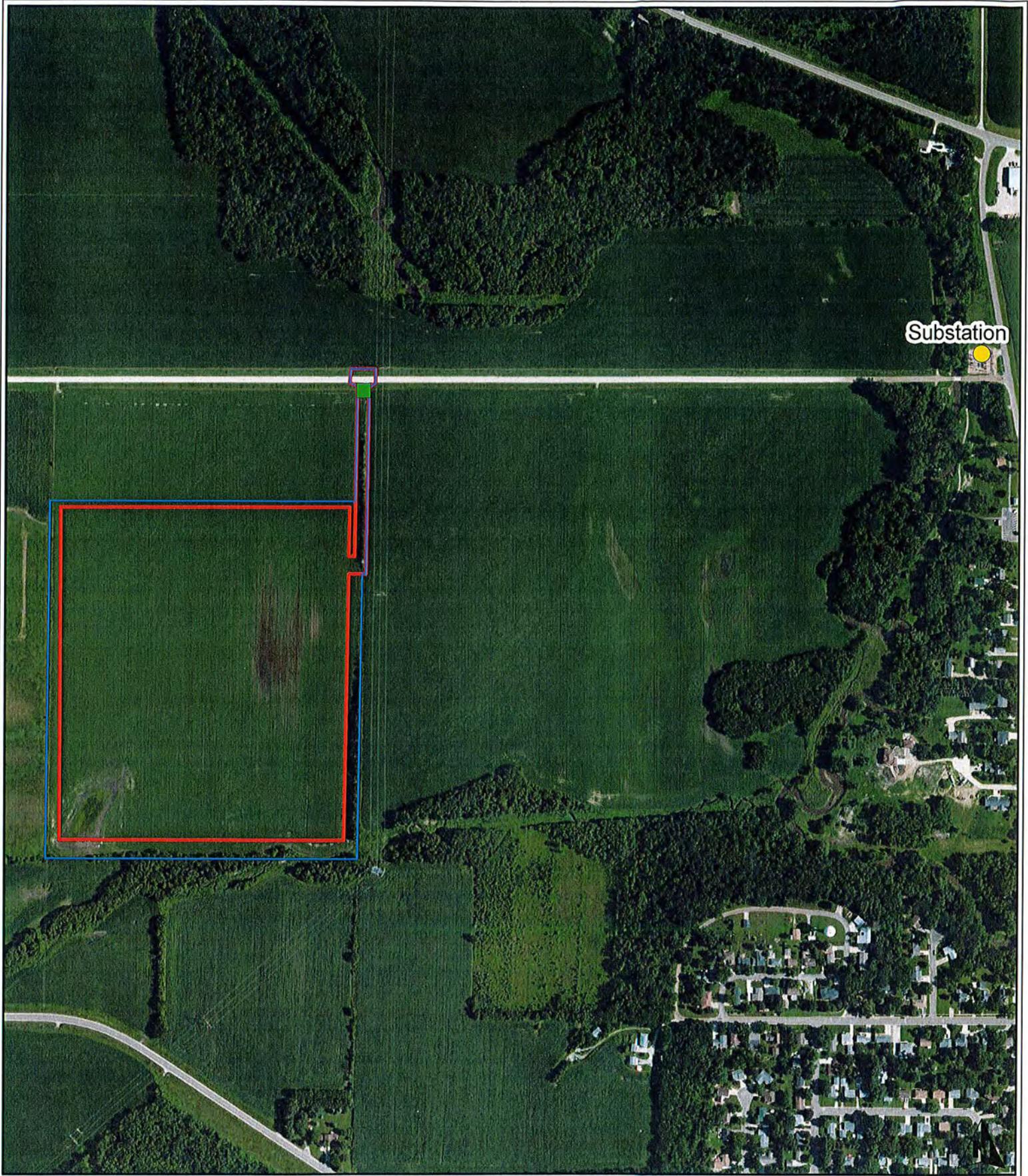
Feel free to direct questions to myself at the contact information below.

Sincerely,

A handwritten signature in black ink that reads "Tena Rytel".

Tena Rytel
Solar Developer
952-988-9000
tena@geronimoenergy.com

Enclosures:
Aurora Project Fact Sheet
Aurora Economic Impacts
Facility Map
Solar Farm Pictures
Solar Farm Dimensions



LEGEND

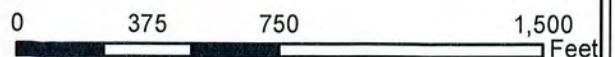
- Point of Interconnection
- Xcel Substation
- Facility Land Control (land under purchase, lease, or easement agreement)
- Preliminary Development Area

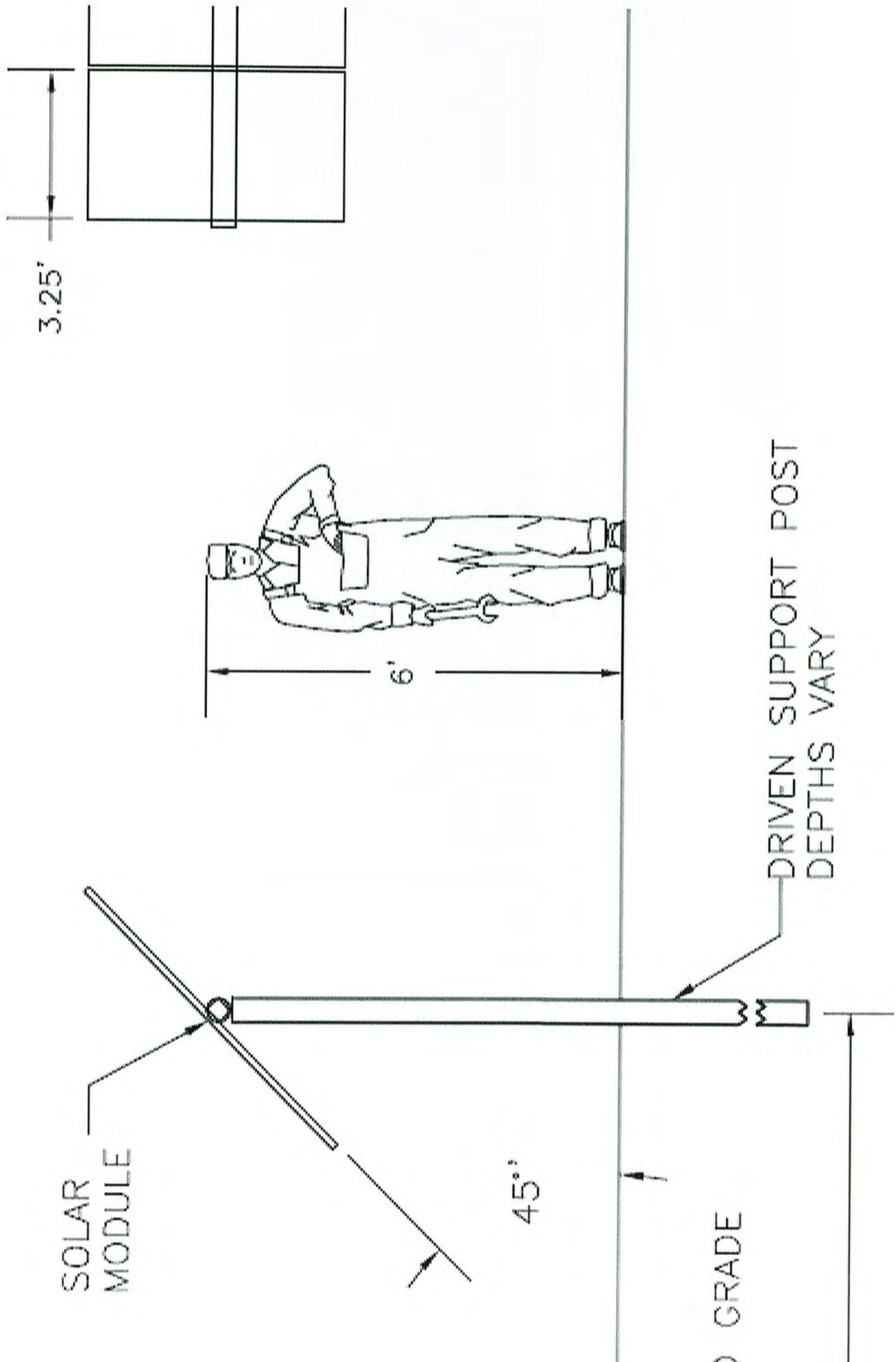
PINE ISLAND SOLAR

4 MW

Project Location

N44.204948, W92.663715
 Pine Island, MN - Goodhue County



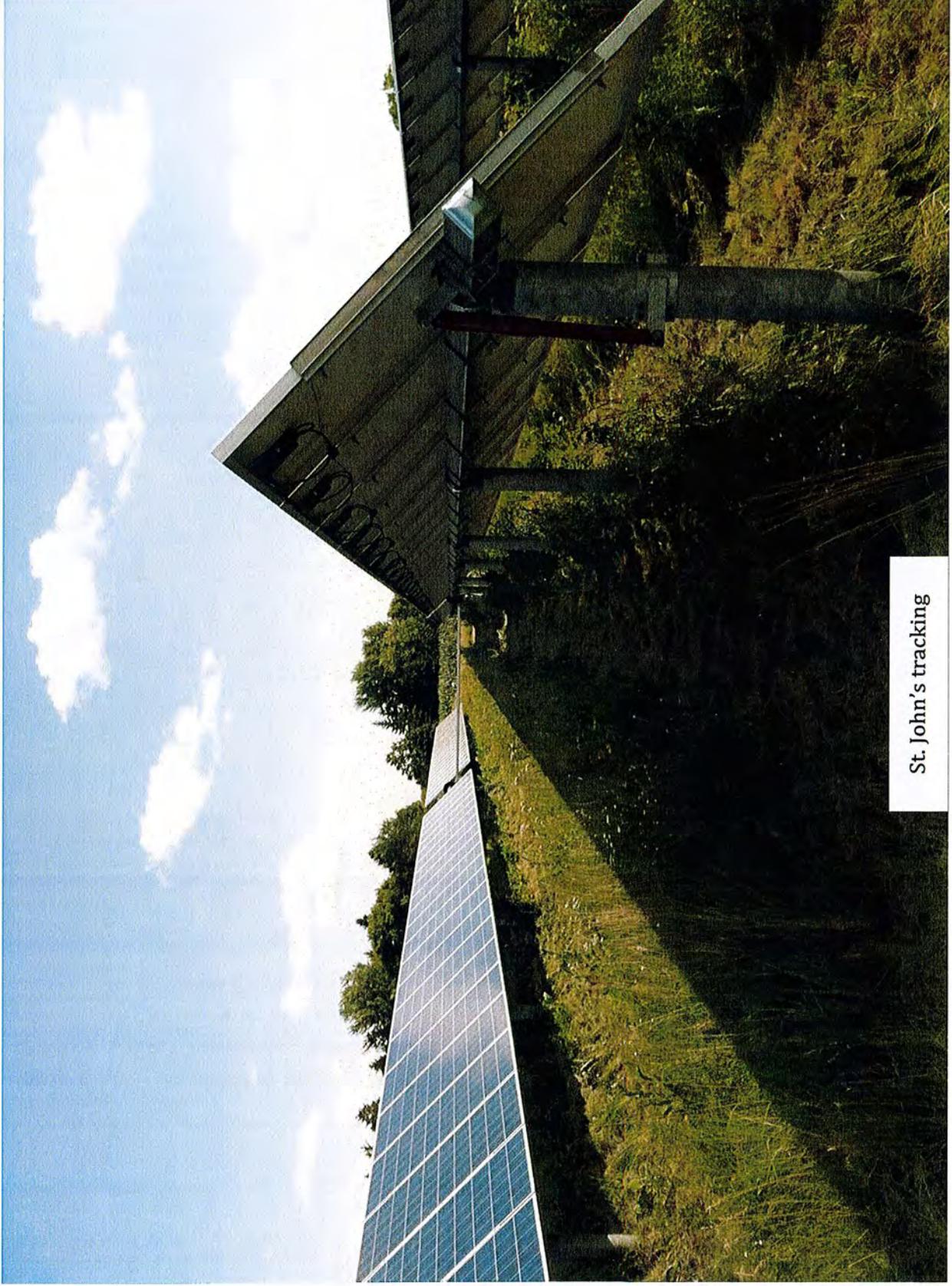




Tracking



St. John's aerial



St. John's tracking



St. John's tracking



PROJECT OVERVIEW

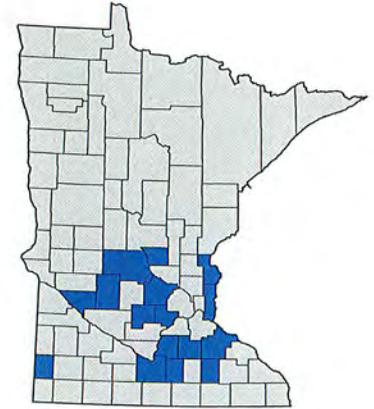
The Aurora Solar Project is a 100 megawatt (MW) capacity resource proposal for Xcel Energy. The project is being developed by Geronimo Energy. Aurora utilizes solar arrays ranging in size from 2 MW to 10 MW across Xcel's service territory. With arrays located throughout 16 counties in Minnesota, the Aurora Solar Project will bring energy to the grid efficiently and cost-effectively while protecting the environment.

PROJECT DETAILS

The project will interconnect to multiple Xcel Energy substations across Minnesota, providing energy and capacity for the local distribution network. This unique design will deliver many benefits including a reduction in line loss, elimination of transmission costs, and geographic diversification of generation assets. As a capacity resource, the Aurora Solar Project will provide a cost effective alternative to fossil fuel resources.

ABOUT GERONIMO ENERGY

Geronimo Energy is a utility-scale wind and solar energy developer based in Edina, Minnesota. Geronimo has developed approximately 1,000 megawatts of operating and contracted wind farms and solar projects throughout the United States, and has a pipeline of projects that boast an aggregate nameplate capacity exceeding 3,000 megawatts of clean energy - roughly enough to power one million American homes. Geronimo solar projects provide clean electricity to utilities and other large energy consumers.



PROJECT SPECIFICATIONS

Operational Capacity: 100 MW

Location: 16 Minnesota counties, including: Benton, Blue Earth, Carver, Chippewa, Chicago, Dodge, Goodhue, Kandiyohi, Le Sueur, McLeod, Pipestone, Rice, Stearns, Waseca, Washington, and Wright

Project Developer: Geronimo Energy

Number of Sites: ~25

Construction Timeline: 2015 - 2016, or 4-9 months for each site (estimated)

Project Cost: ~\$250 million

Local Tax Revenue: up to \$240,000 annually*

Expected COD: December 1, 2016

*Based on MN Production Tax for large wind-energy electricity generating systems (80% to counties and 20% to cities and townships)



Economic Impact

for 100 MW (Distributed Solar Arrays)



Spent To-Date Locally:

~ \$50,000
on Marketing, Travel, Meals,
Legal Fees, County Recordings

~ \$174,000
on Landowner Payments

\$700,000
on local engineering, legal,
and environmental consulting
services

During Construction:

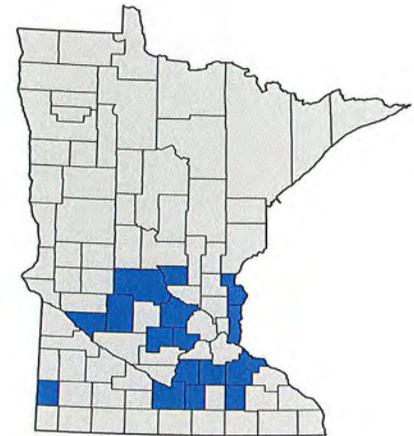
Capital Infrastructure
Investment
~ \$250 million

750+
construction
and related
services jobs

Economic
impact
diversity across
Minnesota



~ \$133 million
estimated funds
spent toward local
spending



During Operation: ~ \$21.2 Million Direct Impact over 20 Years

Producing home-grown, clean, renewable energy in Minnesota.

**~\$200,000
Per Year**

(\$4 million over 20 years)

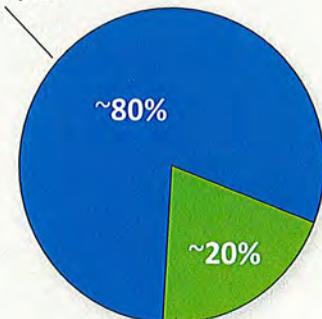
Class 3A (Commercial/ Industrial)

**Property
Tax
Payments**

**~\$240,000 Per Year
Production Tax Payments**

distributed as follows:

Multi-County
\$192,000 per year,
or \$3.8 million over
20 years



Townships/ Cities
\$48,000 per year,
or \$960,000
over 20 years

**30 Full-time
Jobs**

(\$624,000 in annual
income, or \$12.4 million
over 20 years)



Source: National Renewable Energy Laboratory (NREL) JEDI Model