



Norwood Young America Planning Commission
Tuesday, October 3, 2017
Norwood Young America City Council Chambers, 310 Elm St. W.
6:00 p.m.

AGENDA

1. Call to Order
Pledge of Allegiance
2. Adoption of Agenda
3. Approve Minutes of September 6, 2017 meeting
4. Public Hearings
 - A. Rezoning Railroad Street East Properties
 - B. Rezoning Independent School District 108 Properties
5. Old Business
6. New Business
 - A. Rezoning Railroad Street East Properties
 - B. Rezoning Independent School District 108 Properties
 - C. All Saints Church Site Plan – Building Addition
7. Miscellaneous
 - A. 2018 Goals/Work Plan
 - B. September Building Permit Report
8. Commissioner's Reports
9. Adjourn

**Bill
Grundahl**

**JR
Hoernemann**

**Mark
Lagergren**

**Mike
Eggers**

**Craig
Heher
Council
Liaison**

UPCOMING MEETINGS

- October 9th – City Council meeting 6:00 p.m.
October 17th – Parks & Recreation Commission meeting 5:30 p.m.
October 23rd – City Council Work Session/EDA/Regular meeting 6:00 p.m.
November 7th – Planning Commission meeting 6:00 p.m.

*Norwood Young America
Planning Commission Minutes
September 6, 2017*

Present: Commissioners Mike Eggers, Bill Grundahl, Craig Heher, and JR Hoernemann.

Absent: Mark Lagergren.

Staff: City Administrator Steve Helget and Planning Consultant Cynthia Smith Strack.

Others: Perry Forst, Collin King, Nick Rogosienski, Gina Rogosienski, Tim Fahey, Charlie Wickenhauser, and Brenda Schmitz.

1. Call to Order.

The meeting was called to order by Chair Heher at 6:00 pm. All present stood for the Pledge of Allegiance.

2. Oath of Office.

Mike Eggers recited an oath of office. All welcomed him to the Planning Commission.

3. Adoption of Agenda.

Chairperson Heher introduced the agenda.

Motion – Grundahl, second Hoernemann to approve the agenda as presented. The agenda was approved 4-0.

4. Approval of Minutes from the Regular Meeting August 1, 2017.

Heher introduced the minutes from the August 1, 2017 regular meeting.

Motion – Grundahl to approve August 1, 2017 regular meeting minutes. Second by Hoernemann. With all in favor the minutes were approved 4-0.

5. Public Hearings.

None.

6. Old Business.

A. Rezoning 515 Morse Street.

Heher introduced the agenda item and members of the audience present to discuss the item.

Strack stated that in July the PC accepted input from a local realtor, prospective purchaser, and City Attorney Jay Squires relating to amending the C-2 District to allow for single family detached dwellings. The request pertained to property at 515 Morse Street. Discussion at the July meeting also addressed potential rezoning and the concept of spot zoning. Strack referenced minutes from the July meeting which were included in the PC information packet.

Strack stated the PC is now being asked to comment on potential rezoning, presumably to R-2 or R-3. She noted the rezoning could require a minor comprehensive plan update as well. Strack reminded

Commission members of past processing of a variance to the minimum lot width to accommodate a simple lot split at 515 Morse Street. The City approved the lot width variance and subsequent lot split. The property ownership remains with Central School District. The building, although appearing residential, has been used for educational purposes most recently. She noted a copy of the current zoning map was included in the Commissioner's packet.

Heher reviewed materials included in the packet.

Tim Fahey spoke and requested the PC consider rezoning three homes east of Morse Street and the 515 Morse property.

Heher stated that in looking at the minutes City Attorney Squires was at the July Planning Commission meeting where he addressed spot zoning and legal nonconforming rights and expiration thereof. Only real update option was to allow homes throughout the C-2 District.

Heher clarified zoning map was updated to be consistent with the comprehensive plan. Strack suggested potential rezoning of school property to residential would likely necessitate a comprehensive plan amendment.

Forst addressed the Commission opining the long term use of land was reviewed when demand for commercial uses was elevated. At that time, rezoning to create additional commercial space was felt to be needed. He opined that if the Commission thought about the long term impact of rezoning at this time, it may be viewed differently. Forst opined residential structures east of Morse Street should also be residential. Forst inquired about nonconforming status if the structure is destroyed. Strack clarified that if a non-conforming structure is destroyed the structure or use can be reestablished if a building permit is applied for within 180 days.

Eggers proposed rezoning All Saints Church and residences east of Morse Street to residential along with school property and 515 Morse.

Grundahl opined highway frontage should remain in the C-2 General Commercial District.

Heher noted he could support changing school property but would like to review land use east of Morse in conjunction with the 2040 comprehensive plan update.

Hoernemann agreed stating he could support rezoning the school property.

Heher stated that there appeared to be consensus at this time that an application for rezoning school district property would be appropriate. Heher suggested rezoning of properties east of Morse that are currently homes be discussed with comprehensive plan update.

Eggers agreed.

Heher asked Strack to recap process. Strack indicated the next steps would be for the school district to file rezoning and comprehensive plan amendment applications. The Commission would review highest and best land use for properties east of Morse and adjacent to the highway during the comprehensive plan update process.

Grundahl clarified public hearing is required. Strack confirmed.

7. New Business.

A. Contractor Operations in the C-2 District.

Chair Heher introduced the agenda item.

Strack noted Collin King doing business as Diversified Plumbing & Heating was present at the meeting at the invitation of City Administrator Helget. King proposes to purchase the property at 125 Railroad Street East which is currently the site of Curfman Trucking. The existing property use is non-conforming. The existing structure is non-conforming relative to front and rear yard setbacks. King would like to use the property for his plumbing contractor operations. Contractor operations are allowed in the RC-1 District and C-3 District but not the C-2 District. King envisions outdoor storage and building expansion.

Strack stated the Commission presumably has three potential alternatives to consider: to rezone the parcel to RC-1 or C-3 (C-3 is contiguous and allows for zero lot line), to amend the code to allow contractor operations in C-2; or to proceed as is.

City Administrator Helget noted King's parcel and four others are zoned C-2. Helget opined it is unusual that the property is zoned C-2. He also noted that uses in the area that are existing may not be conducive to rezoning to RC-1 or C-3. Helget opined allowing contractor operations in C-2 could be most favorable. He further opined that since contractor operations are allowed in C-3 it would not be a stretch to allow along highway. He noted there could be concern for outdoor storage adjacent to the highway if contractor operations were allowed in the C-2 District.

Commissioners clarified what property was represented what zoning district.

Strack reviewed pros and cons for both issues. She opined C-3 helps resolve non-conforming setbacks but doesn't allow outdoor storage. She noted C-2 could allow for more outdoor storage adjacent to the highway and associated visual clutter, but amending the C-2 district to allow contractor operations wouldn't resolve non-conforming setback issue. She suggested that if the PC did favor amending the C-2 District to allow contractor operations could perhaps more carefully define use that what is currently allowed in the B-I District.

King spoke to the Commission and stated he would like to reside the building, expand the building at some point, pave the parking lot, and turn the rest of the gravel area to greenspace.

Mike Eggers asked if King could meet front setback requirements for the C-2 District in the event the building was expanded. Heher noted front setback in the C-2 District is 25 feet, rear setback 20 feet resulting in almost no area for expansion.

Helget retracted his opinion regarding amending the C-2 district and embraced concept of rezoning to C-3. He noted the C-2 designation just didn't seem to fit.

King reiterated his plans to pave the parking lot and add greenspace. He noted outdoor storage was not essential to his future plans.

Consensus of the PC to review an application to rezone the five properties from C-2 to C-3.

B. Small Wireless Service Law.

Chair Heher introduced the agenda item.

Strack stated small cellular wireless facilities must now be allowed in public rights of way as essential services with limited restrictions. Governor Dayton signed a measure into law May 31, 2017. The law has far-reaching implications for cities that elect to manage public rights-of-way and a modest impact on zoning regulations. This includes adding antenna to existing public infrastructure and/or placement of new structures within the public rights-of-way.

Strack noted the League of Minnesota Cities has been communicating with municipal officials/staff regarding the law's impact. She referenced background information included in the Commission's information packet. She stated the League is hosting a webinar September 12th pertaining to impact of the new law on local rules/regulations. She will attend the webinar and hopes to gain additional insight into intent and requirements of the new law.

Strack stated the City of Norwood Young America regulates public rights-of-way. In the past, Administration has typically facilitated changes to the ROW ordinance. To those ends, her memo addresses only law standards potentially impacting zoning regulations.

The law allows/requires:

City can deny permits for reasonable public health, welfare, and safety reasons with no definitions or limitations on those reasons.

The City can identify minimum separation distances between new wireless support structures (i.e. towers/poles).

Small cellular wireless uses must be permitted uses in all zoning districts, except for residential where they can be by CUP.

Maximum pole height is lesser of either 50-feet or ten feet above highest pole.

Co-location can be required.

Strack noted at this time essential services and/or utilities are only addressed in the Code as being permitted in the I-1 Light Industrial District. Presumably as an alternative to updating each zoning classification, the Commission could entertain standards pertaining specifically to essential services.

The Commission noted they looked forward to receiving additional information at future meetings.

8. Miscellaneous.

A. 2017 Goals/Work Plan.

The Commission reviewed the status of 2017 goals/work plan.

B. August Building Permit Report.

The commission reviewed the August building permit report. Six single family and ten townhome units have been approved in 2017.

9. Commissioner Reports.

Hoernemann noted construction at a site adjacent to Railroad Street approved as a contractor operation for Loomis Homes has appeared to have stopped. Helget will encourage Loomis's to finish the construction project.

Eggers reported several sidewalks in The Preserve adjacent to properties developed by Loomis Homes have not yet been repaired. Helget will follow up.

Grundahl reported members of the public continue to approach him regarding needs for the community, including the need for alternatives for youth recreation.

Heher noted items reviewed by the Commission in August were approved by the City Council. He further reported the Council was working on the 2018 annual budget. He also requested Helget examine status of Southwest Paving CUP compliance.

10. Adjourn

Motion – Grundahl, Second Eggers, with all in favor the meeting adjourned at 7:03 p.m.

Respectfully submitted,

Steven Helget
Zoning Administrator



To: Chairperson Heher
Members of the Planning Commission
Administrator Helget

From: Cynthia Smith Strack, Consulting Planner

Date: October 3, 2017

Re: Public Hearing: Rezoning – Railroad Street East

Applicants: Collin King d.b.a. Diversified Plumbing & Heating – Property Owner 125 Railroad Street East
City of Norwood Young America

Subject Property Addresses: 111 – 125 Railroad Street East

Property ID: 580140750, 580140800, and 580501290

Zoning Class Existing: C-2 General Commercial District

Zoning Class Proposed: R-2 Medium Density Single Family Residential District

Request: Consider Ordinance Rezoning property from C-2 General Business to C-3 Downtown District.



BACKGROUND

The Planning Commission recently discussed the zoning applicable to certain properties adjacent to Railroad Street East. The current zoning is C-2 General Commercial. Three of the four lots subject to the C-2 zoning are nonconforming due to setback requirements. The pertinent lots are not adjacent to Highway 212 where the C-2 zoning is most common. To remedy the volume of non-conformance issues the Commission favors rezoning to C-3 Downtown District. The C-3 zone abuts the subject properties.

REVIEW

The Applicants (Collin King and the City) have petitioned for rezoning to from C-2 General Business to C-3 Downtown District. Existing C-3 zoning abuts the subject parcels to the south and west; therefore, the rezoning will not constitute “spot zoning”. The code does not specify review criteria or required standards for approving a rezoning request. The Code does require specific adoption criteria – i.e. a two-thirds super majority vote by the City Council.

The Code standard is as follows:

***Subd. 1 Adoption.** This chapter may be amended, changed or altered only by a favorable (two-thirds) majority vote of all members of the City Council, and only after a public hearing has been duly advertised and held by the Planning Commission.*

DISCUSSION: This Section applies to rezoning and text amendments to the land use code. The applicable standard doesn't include minimum review criteria. The Applicants are requesting the properties be rezoned to C-3 Downtown District to remedy problematic existing non-conforming use issues.

Hearing Requirements

A public hearing notice was drafted, published, and distributed to property owners within 350 feet of the subject parcel. Staff has reached out to property owners in advance.

Comments Received

No oral or written comments for or against the rezoning have been received as of the drafting of this memo. An update will be provided at the meeting.

ACTION:

The Planning Commission shall hold the public hearing. The Planning Commission will be asked to make a recommendation to the City Council to approve or deny the Ordinance during the business portion of the PC meeting.

ATTACHMENTS:

Memo
Draft Rezoning Ordinance
Application
Map

**CITY OF NORWOOD YOUNG AMERICA
ORDINANCE NO. _____**

**AN ORDINANCE REZONING CERTAIN PROPERTY FROM C-2
GENERAL COMMERCIAL TO C-3 DOWNTOWN DISTRICT.**

I. THE CITY COUNCIL OF THE CITY OF NORWOOD YOUNG AMERICA, MINNESOTA HEREBY ORDAINS:

II. THE FOLLOWING DESCRIBED PROPERTY IS HEREBY REZONED FROM C-2 GENERAL COMMERCIAL TO C-3 DOWNTOWN DISTRICT:

All that Property North of the Railway, East of Franklin Street North, South of Railroad Street East, and West of Faxon Road.

III. EFFECTIVE DATE: THIS ORDINANCE IS EFFECTIVE UPON ITS ADOPTION AND PUBLICATION AS PRESCRIBED BY LAW.

Adopted by the City of Norwood Young America on the ___ day of _____, 2017.

Attest:

Carol Lagergren, Mayor

Kelly Hayes, City Clerk

Adopted:

Published:

Planning and Zoning Application

City of Norwood Young America
 310 Elm St. W, PO Box 59
 Norwood Young America, MN 55368
 Phone: (952) 467-1800 Fax: (952) 467-1818

Applicant's Name DIVERSIFIED PLUMBING & HEATING INC.	Telephone Home Work/Cell 952-448-0756 952-334-2794																														
Address (Street, City, State, ZIP) PO BOX 91 CHASKA MN 55318																															
Property Owner's Name (If different from above)	Telephone Home Work/Cell																														
Location of Project 125 RAILROAD ST E, NORWOOD YOUNG AMERICA																															
Legal Description SEE ATTACHED																															
Description of Request (Attach separate sheet, if necessary) SEE ATTACHED																															
<p style="text-align: center;">Proposed Action(s): Check all that apply</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;"><input type="checkbox"/> Annexation \$300.00</td> <td style="width: 33%;"><input type="checkbox"/> Comp Plan Amendment \$500.00 + Escrow</td> <td style="width: 33%;"><input type="checkbox"/> Storm Water Plan \$250.00</td> </tr> <tr> <td><input type="checkbox"/> Application for Appeal \$150.00</td> <td><input type="checkbox"/> Sketch Plat \$200.00 + Escrow</td> <td><input checked="" type="checkbox"/> Rezoning \$350.00</td> </tr> <tr> <td><input type="checkbox"/> City Code Amendment \$250.00</td> <td><input type="checkbox"/> Site Plan \$300.00 + Escrow</td> <td><input type="checkbox"/> Street/Alley Vacation \$150.00</td> </tr> <tr> <td><input type="checkbox"/> Parking Reduction \$100.00</td> <td><input type="checkbox"/> PUD Sketch Plan \$200.00 + Escrow</td> <td><input type="checkbox"/> Zoning Text Amendment \$300.00</td> </tr> <tr> <td><input type="checkbox"/> CUP/IUP \$200.00 (Residential)</td> <td><input type="checkbox"/> PUD Plan Amendment \$300.00 + Escrow</td> <td><input checked="" type="checkbox"/> Recording Fee \$46.00</td> </tr> <tr> <td><input type="checkbox"/> CUP/IUP \$300.00 (Non Residential)</td> <td><input type="checkbox"/> PUD Final Plan \$300.00 + Escrow</td> <td><input type="checkbox"/> Other _____</td> </tr> <tr> <td><input type="checkbox"/> Variance \$150.00 (Residential)</td> <td><input type="checkbox"/> PUD General Concept Plan \$400.00 + Escrow</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Variance \$200.00 (Non Residential)</td> <td><input type="checkbox"/> Preliminary Plat \$350.00 + \$10.00/Lot + Escrow</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Lot Split \$200.00</td> <td><input type="checkbox"/> Final Plat \$250.00 + \$10.00/Lot + Escrow</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Public Hearing Notice \$75.00</td> <td><input type="checkbox"/> Wetland Mitigation Plan \$100.00 + Escrow</td> <td></td> </tr> </table>		<input type="checkbox"/> Annexation \$300.00	<input type="checkbox"/> Comp Plan Amendment \$500.00 + Escrow	<input type="checkbox"/> Storm Water Plan \$250.00	<input type="checkbox"/> Application for Appeal \$150.00	<input type="checkbox"/> Sketch Plat \$200.00 + Escrow	<input checked="" type="checkbox"/> Rezoning \$350.00	<input type="checkbox"/> City Code Amendment \$250.00	<input type="checkbox"/> Site Plan \$300.00 + Escrow	<input type="checkbox"/> Street/Alley Vacation \$150.00	<input type="checkbox"/> Parking Reduction \$100.00	<input type="checkbox"/> PUD Sketch Plan \$200.00 + Escrow	<input type="checkbox"/> Zoning Text Amendment \$300.00	<input type="checkbox"/> CUP/IUP \$200.00 (Residential)	<input type="checkbox"/> PUD Plan Amendment \$300.00 + Escrow	<input checked="" type="checkbox"/> Recording Fee \$46.00	<input type="checkbox"/> CUP/IUP \$300.00 (Non Residential)	<input type="checkbox"/> PUD Final Plan \$300.00 + Escrow	<input type="checkbox"/> Other _____	<input type="checkbox"/> Variance \$150.00 (Residential)	<input type="checkbox"/> PUD General Concept Plan \$400.00 + Escrow		<input type="checkbox"/> Variance \$200.00 (Non Residential)	<input type="checkbox"/> Preliminary Plat \$350.00 + \$10.00/Lot + Escrow		<input type="checkbox"/> Lot Split \$200.00	<input type="checkbox"/> Final Plat \$250.00 + \$10.00/Lot + Escrow		<input checked="" type="checkbox"/> Public Hearing Notice \$75.00	<input type="checkbox"/> Wetland Mitigation Plan \$100.00 + Escrow	
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<p>ALL ESCROW MUST BE PAID BY CERTIFIED CHECK</p> <p>Escrow Deposit \$2,000.00</p> <p>Escrow Deposit - Site Plan Review: \$7,500 (Tacoma West Industrial Park), \$5,000.00 (All other site plan reviews)</p> <p>Escrow Deposit - Development Review (paid at Sketch Plan): \$10,000.00</p> <p style="text-align: center;">ALL PLANNING & ZONING APPLICATION FEES ARE IN ADDITION TO LEGAL, ENGINEERING AND ASSOCIATED COSTS.</p> <p style="text-align: center;">*APPLICATIONS WILL BE PROCESSED ONLY IF ALL REQUIRED ITEMS ARE SUBMITTED*</p>																															
The undersigned certifies that they are familiar with application fees and other associated costs, and also with the procedural requirements of Chapter 11 and Chapter 12 of the City Code and other applicable ordinances.																															
Applicant's Signature: 	Date 9/13/2017																														
Fee Owner's Signature:	Date																														
For Office Use Only																															
Accepted By:	Amount	Date																													



Rezoning Checklist

For a complete list of required guidelines, refer to Section 1210.05 of the Zoning Ordinance.

APPLICATIONS WILL BE PROCESSED ONLY IF ALL REQUIRED ITEMS ARE SUBMITTED.

Petitioner Check-in		City Check-in
✓	Two (2) sets of the following: <ol style="list-style-type: none"> 1. Written description of the request 2. 11"x17" certified survey of site OR written legal description 3. Any additional information requested by the City 	
✓	Cash fee: \$350.00	
✓	Public hearing notice fee: \$75.00	
✓	Recording Fee: \$46.00	
✓	Completed application form	

ALL PLANNING & ZONING APPLICATION FEES ARE IN ADDITION TO LEGAL, ENGINEERING AND ASSOCIATED COSTS.

Diversified Plumbing & Heating Inc. requests to change the current zoning regulations of the property located at 125 East Railroad St. Norwood Young America. Currently this property is designated C-2 General Commercial. Diversified Plumbing & Heating Inc. is requesting that the zoning be changed to C-3 Downtown District.



Collin King

Owner of Diversified Plumbing & Heating Inc.

EXHIBIT "A"
LEGAL DESCRIPTION

That part of the South Half of the Northwest Quarter of Section 14, Township 115 North, Range 26 West, described as follows: Commencing at the southeast corner of Block 18, VILLAGE OF NORWOOD AND ITS ADDITIONS, according to the recorded plat thereof, thence on an assumed bearing of South 8 degrees 00 minutes 00 seconds West, along the southerly extension of the Easterly line of said Block 18, a distance of 66.00 feet; thence North 82 degrees 00 minutes 00 seconds West a distance of 120.00 feet to the point of beginning of the land to be described; thence South 82 degrees 00 minutes 00 seconds East a distance of 282.64 feet; thence southeasterly a distance of 211.56 feet, along a tangential curve concave to the southwest having a radius of 2822.06 feet and a central angle of 4 degrees 17 minutes 43 seconds; thence South 77 degrees 42 minutes 17 seconds East, tangent to last described curve, a distance of 349.06 feet; thence South 27 degrees 02 minutes 00 seconds West a distance of 17.97 feet; thence North 81 degrees 58 minutes 00 seconds West a distance of 836.22 feet to the intersection with the line which bears South 8 degrees 00 minutes 00 seconds West from the point of beginning; thence North 8 degrees 00 minutes 00 seconds East a distance of 50.57 feet to the point of beginning.

Which lies Easterly of a line 240.00 feet easterly of, measured at a right angle to and parallel with the following described line and its extensions: Beginning at a point on the southerly line of the above described property distant 81.63 feet easterly from the southwest corner of said above described property; thence North 10 degrees 40 minutes 56 seconds East a distance of 60.68 feet, to the northerly line of the southerly 10.00 feet of said Railroad Street and said line there terminating.

CERTIFICATE OF SURVEY



TRACT 2 DESCRIPTION OF RECORD

That part of the South Half of the Northwest Quarter of Section 14, Township 115 North, Range 26 West, described as follows: Commencing at the Southeast corner of Block 18, Village of Norwood and its Additions, according to the recorded plat thereof; thence on an assumed bearing of South 8 degrees 00 minutes 00 seconds West, along the Southerly extension of the Easterly line of said Block 18, a distance of 66.00 feet; thence North 82 degrees 00 minutes 00 seconds West a distance of 120.00 feet to the point of beginning of the land to be described; thence South 82 degrees 00 minutes 00 seconds East a distance of 282.64 feet; thence Southeasterly a distance of 211.56 feet, along a tangential curve concave to the Southwest having a radius of 2822.06 feet and a central angle of 4 degrees 17 minutes 43 seconds; thence South 77 degrees 42 minutes 17 seconds East, tangent to the last described curve, a distance of 349.06 feet; thence South 27 degrees 02 minutes 00 seconds West a distance of 17.97 feet; thence North 81 degrees 58 minutes 00 seconds West a distance of 836.22 feet to the intersection with the line which bears South 8 degrees 00 minutes 00 seconds West from the point of beginning; thence North 8 degrees 00 minutes 00 seconds East 50.57 feet to the point of beginning, which lies EASTERLY of a line 240.00 feet EASTERLY of, measured at a right angle to and parallel with the following described line and its extensions. Beginning at a point on the Southerly line of the above described property distant 81.63 feet Easterly from the Southwest corner of said Above described property; thence North 10 degrees 40 minutes 56 seconds East a distance of 60.68 feet, to the Northerly line of the Southerly 10.00 feet of said Railroad Street and said line there terminating.

TRACT 1
0.11 AC.

S 08°00'00" W
W. LINE OF BLOCK 18
VILLAGE OF NORWOOD

S 1/2 - NW 1/4

L=41.61
R=2822.06
Δ=00°50'42"

L=169.95
R=2822.06
Δ=03°27'01"

TRACT 2
0.42 AC.

E RAILROAD ST.

C/L R.R.

TRACT 1 DESCRIPTION OF RECORD

That part of the South Half of the Northwest Quarter of Section 14, Township 115 North, Range 26 West, described as follows: Commencing at the Southeast corner of Block 18, Village of Norwood and its Additions, according to the recorded plat thereof; thence on an assumed bearing of South 8 degrees 00 minutes 00 seconds West, along the Southerly extension of the Easterly line of said Block 18, a distance of 66.00 feet; thence North 82 degrees 00 minutes 00 seconds West a distance of 120.00 feet to the point of beginning of the land to be described; thence South 82 degrees 00 minutes 00 seconds East a distance of 282.64 feet; thence Southeasterly a distance of 211.56 feet, along a tangential curve concave to the Southwest having a radius of 2822.06 feet and a central angle of 4 degrees 17 minutes 43 seconds; thence South 77 degrees 42 minutes 17 seconds East, tangent to the last described curve, a distance of 349.06 feet; thence South 27 degrees 02 minutes 00 seconds West a distance of 17.97 feet; thence North 81 degrees 58 minutes 00 seconds West a distance of 836.22 feet to the intersection with the line which bears South 8 degrees 00 minutes 00 seconds West from the point of beginning; thence North 8 degrees 00 minutes 00 seconds East 50.57 feet to the point of beginning.

That part of the Southerly 10.00 feet of Railroad Street, now vacated, lying between extensions across it of lines 33.00 feet Easterly of and 120.00 feet Westerly of, measured at a right angle to and parallel with the Easterly line of Block 18, Village of Norwood and its Addition, according to the recorded plat thereof.

Which lies Westerly of the following described line and its extensions: Beginning at a point on the Southerly line of the above described property distant 81.63 feet Easterly from the Southwest corner of said above described property; thence North 10 degrees 41 minutes 54 seconds East a distance of 60.68 feet to the Northerly line of the Southerly 10.00 feet of said Railroad Street; and said line there terminating.

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Steve Curfman
AVERY GROCHOW, LS
DATE 6/7/17 REGISTRATION NO. 15475
REVISED: 7/13/17

LAND SURVEY FOR
STEVE CURFMAN
PART OF S 1/2 - NW 1/4
SEC. 14, T115, R26 YOUNG AMERICA TOWNSHIP
CARVER COUNTY, MINNESOTA

- ⊙ DENOTES CARVER CO. MONUMENT
 - DENOTES IRON PIPE FOUND
 - DENOTES IRON PIPE SET BY RLS NO. 15475
- SCALE: 1 INCH = 60 FEET

Jun., 2017 FILE NO. 2560



1230.10 C-3 Downtown Districts

Subd. 1 Intent. The C-3, Downtown Districts, which include the original Norwood downtown, known as “Downtown Business” and the original Young America downtown, known as “Community Uptown”, is intended to serve as the specialized service, retail, employment, and public business district for the community. The specific intent of this district is:

- A. To be the focal point for specialty services and goods focusing on neighborhood service related businesses;
- B. To allow for mixed commercial and residential uses since the district offers convenient access to services.
- C. To promote pedestrian-friendly design and development and encourage gathering areas.

Subd. 2 Permitted Uses. The following uses are permitted in the Downtown District:

- A. General commercial office space;
- B. Professional Services, such as medical/dental clinics, law offices, and accounting offices;
- C. Finance, Insurance and Real Estate;
- D. Personal or Business Services, such as laundry, barber, shoe repair, beauty salons, photography studios and physical fitness centers less than 5,000 square feet
- E. Public facilities serving all or portions of the city, such as municipal offices, library, post office.
- F. Retail Trade, such as grocery, hardware, drug, clothing, appliance and furniture stores.
- G. Dwelling units, if located above the street level in nonresidential structures.
- H. Specialty Shops, such as book and stationary stores, candy stores, ice cream parlors, tobacco, coffee, gift and florist shops;
- I. Standard restaurants
- J. On and off-sale liquor establishments
- K. Public Parks

Subd. 3 Permitted Accessory Uses. The following accessory uses are permitted in the Downtown Districts.

- A. Off-street parking and loading facilities, subject to Section 1250
- B. Fences, subject to Section 1245.05
- C. Lighting, subject to Section 1245.08
- D. Decks, patios and porches in conjunction with the principal use;
- E. Signs, subject to Section 1260

Subd. 4 Conditional Uses. The following uses are permitted, subject to the provisions of Section 1210.06:

Principal Uses:

- A. Contractor Operations (*Amended by Ord. 216; 8-24-2009*)
- B. Lodging Services, such as hotels, motels and bed and breakfasts.
- C. Entertainment Services, such as motion picture theaters and bowling alleys
- D. Licensed Daycare Facilities
- E. Custom or limited manufacturing, assembly, or treatment of articles or merchandise

from previously prepared materials, such as cloth, fiber, leather, metal, paper, plastic, stone, wax, wood, and wool (*Amended by Ord. 261, 5-11-2015*)

F. Auto Dealership Sales, Storage, and Display with or without ancillary minor auto repair and service, provided:

- i. Sales, display, and storage are limited to new and used passenger automobiles.
- ii. A valid dealership license is maintained.
- iii. Office space devoted to perform transactions in conjunction with the business is provided on site.
- iv. Service and repair, if provided, are clearly secondary and subordinate to the use of the property for auto dealer sales, display, and storage.
- v. Auto service and repair, if provided, shall be conducted indoors and all automobiles undergoing service or repair shall be stored off-street.
- vi. Auto repair shall not include vehicle painting or auto body work.

(Amended by Ordinance 274, 6-27-16)

Accessory Uses:

- A. Outdoor Dining;
- B. Recreational Facilities;

Subd. 5 Lot Requirements and Setbacks. The following requirements and setbacks are the minimum amount allowed in the C-3 District, with the exception of “Lot Coverage” and building height, which shall be the maximum amount allowed:

- A. Lot Area: no minimum established
- B. Lot Width: no minimum established
- C. Lot Coverage: no maximum established
- D. Building Height: 45 feet (principal structure) (*Amended by Ord. 216; 8-24-2009*)
25 feet (accessory structure)

E. Setbacks:

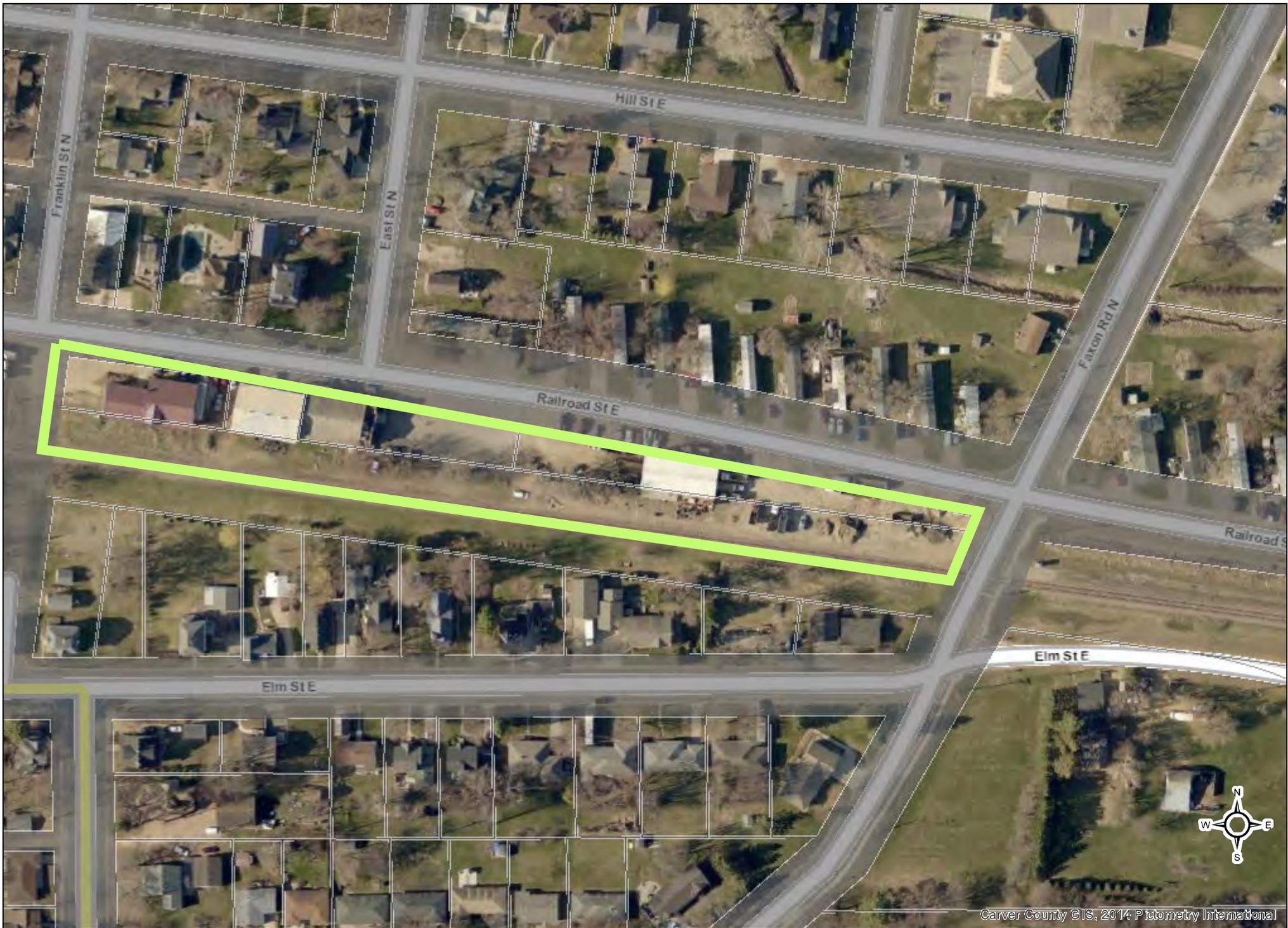
Principal Structures:

- | | |
|-------------------|--|
| Front yard: | 0 feet |
| Side yard: | 0 feet |
| Side yard: | 5 feet (if adjacent to a residential district) |
| Street side yard: | 0 feet |
| Rear yard: | 0 feet |
| Rear yard: | 10 feet (if adjacent to a residential district or alley) |

Accessory Structures:

- | | |
|-------------------|------------------------------|
| Front yard: | not permitted in front yards |
| Side yard: | 5 feet |
| Street side yard: | 0 feet |
| Rear yard: | 5 feet |
| Alley rear yard: | 10 feet |

Subd. 6 Architectural Standards and Guidelines. Architectural standards and guidelines shall follow the provisions of Section 1245.02 of this Chapter.



Carver County GIS, 2014 Pictometry International

This map was created using Carver County's Geographic Information Systems (GIS), it is a compilation of information and data from various City, County, State, and Federal offices. This map is not a surveyed or legally recorded map and is intended to be used as a reference. Carver County is not responsible for any inaccuracies contained herein.

Map Date: 9/16/2017



To: Chairperson Heher
Members of the Planning Commission
Administrator Helget

From: Cynthia Smith Strack, Consulting Planner

Date: October 3, 2017

Re: Public Hearing: Rezoning – ISD 108 Properties

Applicants: ISD 108

Subject Property Addresses: Morse Street

Property ID: 580144100, 580146000, 580143800, 580145800, and 580114200

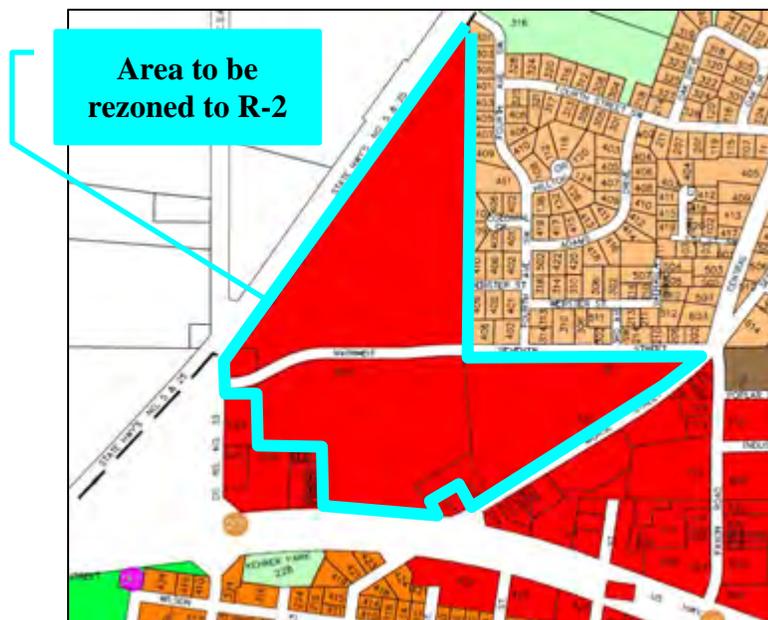
Planned Use: C-2 Commercial

Proposed Planned Use: R-2 Medium Density Single Family Residential District

Zoning Class Existing: C-2 General Commercial District

Zoning Class Proposed: R-2 Medium Density Single Family Residential District

Request: Consider authorizing comprehensive plan amendment and **Ordinance** Rezoning ISD 108 property from C-2 General Business to R-2 Medium Density Single Family Residential District



BACKGROUND

ISD 108 and the Planning Commission discussed challenges associated with existing zoning of the public school properties. As such, the Commission is suggesting rezoning of the ISD property to R-2 Medium Density Single Family Residential District.

REVIEW

The Applicants have petitioned for comprehensive plan amendment (minor) and rezoning to from C-2 General Business to R-2 Medium Density Single Family Residential District.

The comprehensive plan may be amended when unforeseen circumstances arise. A super majority vote is needed to amend the comprehensive plan. The proposed planned use reassignment qualifies for minor (administrative) review by the Metropolitan Council.

Existing R-2 zoning abuts the subject parcels to the north and east; therefore, the rezoning will not constitute "spot zoning". The code does not specify review criteria or required standards for approving a rezoning request. The Code does require specific adoption criteria – i.e. a two-thirds super majority vote by the City Council.

The Code standard is as follows:

***Subd. 1 Adoption.** This chapter may be amended, changed or altered only by a favorable (two-thirds) majority vote of all members of the City Council, and only after a public hearing has been duly advertised and held by the Planning Commission.*

***DISCUSSION:** This Section applies to rezoning and text amendments to the land use code. The applicable standard doesn't include minimum review criteria. The Applicants are requesting the properties be rezoned to R-2 Medium Density Single Family Residential District to remedy problematic existing non-conforming use issues.*

Hearing Requirements

A public hearing notice was drafted, published, and distributed to property owners within 350 feet of the subject parcel. Staff has reached out to property owners in advance.

Comments Received

No oral or written comments for or against the rezoning have been received as of the drafting of this memo. An update will be provided at the meeting.

ACTION:

The Planning Commission shall hold the public hearing. The Planning Commission will be asked to make a recommendation to the City Council to approve or deny submittal of a minor comprehensive plan amendment and approve/deny the rezoning Ordinance during the business portion of the PC meeting.

ATTACHMENTS:

Memo
Draft Rezoning Ordinance
Application
Map

**CITY OF NORWOOD YOUNG AMERICA
ORDINANCE NO. _____**

**AN ORDINANCE REZONING CERTAIN PROPERTY FROM C-2
GENERAL COMMERCIAL TO R-2 MEDIUM DENSITY SINGLE FAMILY
RESIDENTIAL DISTRICT.**

- I. THE CITY COUNCIL OF THE CITY OF NORWOOD YOUNG AMERICA, MINNESOTA HEREBY ORDAINS:**

- II. THE FOLLOWING PARCELS AS LEGALLY DESCRIBED IN EXHIBIT A, ATTACHED HERETO, ARE HEREBY REZONED FROM C-2 GENERAL COMMERCIAL TO R-2 MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT:**

Property identification numbers: 580144100, 580146000, 580143800, 580145800, and 580114200

- III. EFFECTIVE DATE: THIS ORDINANCE IS EFFECTIVE UPON ITS ADOPTION AND PUBLICATION AS PRESCRIBED BY LAW.**

Adopted by the City of Norwood Young America on the ___ day of _____, 2017.

Attest:

Carol Lagergren, Mayor

Kelly Hayes, City Clerk

Adopted:
Published:

EXHIBIT A
LEGAL DESCRIPTIONS OF PARCELS TO BE REZONED



Carver County GIS, 2014 Pictometry International

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Map Date: 9/16/2017

Planning and Zoning Application

City of Norwood Young America
 310 Elm St. W, PO Box 59
 Norwood Young America, MN 55368
 Phone: (952) 467-1800 Fax: (952) 467-1818

Applicant's Name <i>Central Schools ISO #108</i>		Telephone Home <i>467-7000</i> Work/Cell
Address (Street, City, State, ZIP) <i>531 Morse St NYA MN 55368</i>		
Property Owner's Name (If different from above)		Telephone Home Work/Cell
Location of Project <i>531 Morse St + other</i>		
Legal Description <i>see attached</i>		
Description of Request (Attach separate sheet, if necessary) <i>Change zone of all properties to residential</i>		
Proposed Action(s): Check all that apply		
<input type="checkbox"/> Annexation \$300.00	<input type="checkbox"/> Comp Plan Amendment \$500.00 + Escrow	<input type="checkbox"/> Storm Water Plan \$250.00
<input type="checkbox"/> Application for Appeal \$150.00	<input type="checkbox"/> Sketch Plat \$200.00 + Escrow	<input checked="" type="checkbox"/> Rezoning \$350.00
<input type="checkbox"/> City Code Amendment \$250.00	<input type="checkbox"/> Site Plan \$300.00 + Escrow	<input type="checkbox"/> Street/Alley Vacation \$150.00
<input type="checkbox"/> Parking Reduction \$100.00	<input type="checkbox"/> PUD Sketch Plan \$200.00 + Escrow	<input type="checkbox"/> Zoning Text Amendment \$300.00
<input type="checkbox"/> CUP/IUP \$200.00 (Residential)	<input type="checkbox"/> PUD Plan Amendment \$300.00 + Escrow	<input checked="" type="checkbox"/> Recording Fee \$46.00
<input type="checkbox"/> CUP/IUP \$300.00 (Non Residential)	<input type="checkbox"/> PUD Final Plan \$300.00 + Escrow	<input type="checkbox"/> Boundary Line Adjustment \$100.00
<input type="checkbox"/> Variance \$200.00 (Residential)	<input type="checkbox"/> PUD Gen. Concept Plan \$400.00 + Escrow	<input type="checkbox"/> Other _____
<input type="checkbox"/> Variance \$300.00 (Non Residential)	<input type="checkbox"/> Prelim Plat \$350.00 + \$10.00/Lot + Escrow	
<input type="checkbox"/> Lot Split \$200.00	<input type="checkbox"/> Final Plat \$250.00 + \$10.00/Lot + Escrow	
<input checked="" type="checkbox"/> Public Hearing Notice \$75.00	<input type="checkbox"/> Wetland Mitigation Plan \$100.00 + Escrow	
<p>ALL ESCROW MUST BE PAID BY CERTIFIED CHECK Escrow Deposit \$2,000.00 Escrow Deposit - Site Plan Review: \$15,000 (Tacoma West Industrial Park), \$5,000.00 (All other site plan reviews) Escrow Deposit - Development Review (paid at Sketch Plan): \$10,000.00</p> <p>ALL PLANNING & ZONING APPLICATION FEES ARE IN ADDITION TO LEGAL, ENGINEERING AND ASSOCIATED COSTS.</p> <p>*APPLICATIONS WILL BE PROCESSED ONLY IF ALL REQUIRED ITEMS ARE SUBMITTED*</p>		
The undersigned certifies that they are familiar with application fees and other associated costs, and also with the procedural requirements of Chapter 11 and Chapter 12 of the City Code and other applicable ordinances.		
Applicant's Signature <i>Bri Carter</i>		Date <i>9/24/17</i>
Fee Owner's Signature: <i>For ISO #108</i>		Date
For Office Use Only		
Accepted By:	Amount	Date



To: Chairperson Heher
Members of the Planning Commission
Administrator Helget

From: Cynthia Smith Strack, Consulting Planner

Date: October 3, 2017

Re: Site Plan Approval: Building Addition All Saints Church – 511 Merger Street

Applicant: All Saints Lutheran Church

Subject Address: 511 Merger Street

Legal Description: Lots 1,2,3, and 4, Block 32 Rothfork's Addition

Property ID: 586880050

Zoning Class: C-2 General Commercial District

Request: Site plan approval

Representative: Tom Skinner, All Saints
Dave Tebrake, Miller Architects and Builders

Attachments: Application
Site Plan
Certificate of Survey

BACKGROUND

Dave Tebrake, Miller Architects and Builders and Tom Skinner, All Saints Lutheran Church have filed an application for approval of a small expansion at All Saints Church – 511 Merger Street. The expansion includes an approximate 1,700 sf addition to the building front and west side and a 125 sf addition to the north side of the building. No expansion of the worship area is contemplated.

In addition to the expansion, plans include major maintenance of the exterior façade: new doors, windows, siding, soffit, and fascia. A new six inch water line is proposed to accommodate a fire suppression system update. Interior maintenance includes new flooring, painting walls, new ceilings, and new LED light fixtures is also a component of the project.

Site plan review is required under Section 1210,08, Subd. 2 of the Code for any new construction or enlargement of an existing structure in the C-2 District.

The Applicants represent:

- The existing church is proposed to be expanded by approximately 1,800 square feet. Two separate expansions are proposed. The first is an “L” shaped addition to the south and west (front and side) corner of the building totaling 1,772 square feet. The second is a 160 sf addition to the north side of the building.
- The worship area is not being expanded.
- No changes to the parking lot are proposed.

EXAMINATION OF CODE REQUIREMENTS: SITE PLAN APPROVAL

District and Use:

The property is zoned C-2 General Commercial District. Churches are permitted uses under Section 1230.09, Subd. 2 of the Code.

Site Plan Review:

The building fronts on Merger Street. Lot performance, building setback, building height, and lighting standards appear to have been met.

The parking lot is legal non-conforming pertaining to setback from property line. No expansion of the worship area is planned, therefore, changes to parking standards are not applicable.

Additions to existing structures must meet the architectural standards of Section 1245.03 of the Code. Pre-finished horizontal steel siding is proposed with manufactured stone wainscot and vertical steel gable accents. The proposed addition appears to meet minimum requirements for exterior materials.

Conditions

Landscaping: Proposed Condition

Section 1255.05 of the Code establishes landscape requirements for expansions of non-residential uses. The Code requires a minimum of one (1), or one (1) tree per 1000 square feet of gross building area. Since 1,800 additional square feet of building area are being added, the Applicant should be required to add two trees to the site.

Exterior Lighting: Proposed Condition

The proposed addition doesn't exceed twenty (20) percent of the existing structure. As such a lighting plan is not required. In the event soffit or coach lights are placed at the front of the building, it shall be designed and arranged to limit direct illumination and glare in any contiguous parcel of land. Reflected glare or spill light shall not exceed five tenths (0.5) foot-candle when the source of light abuts any residential or public use parcel, or one (1.0) foot-candle when the source of light abuts any commercial or industrial parcel or any public right-of-way measured at one (1) foot above the ground at the property line.

Signage: Individual Permit Required.

Any signage, if contemplated, requires a separate permit and is subject to Section 1260 (Signs) of the City Code.

Building Permit Required.

Building permits shall be required prior to any building construction or improvements on the property.

Additional Department/Agency Comments

Public Works: The plans have been forwarded to Public Services Director Tony Voigt for review and comment.

Fire Department: The plans have been forwarded to the Fire Chief Steve Zumberge for review. No changes have been requested.

City Engineer: The City Engineer has reviewed the application and plans. John Swanson notes additional information will be needed when construction plans are drafted. At this time Swanson notes sidewalk and the connection to Reform Street are approved from an engineering scope but civil plans will be needed.

RECOMMENDATION

After review and discussion, the Planning Commission may consider a MOTION to recommend approval or denial of the site plan to the City Council.

If the Planning Commission recommends denial of the site plan appropriate findings of fact shall be issued.

If the Planning Commission recommends approval of the site plan the following conditions are recommended:

1. The "Use" is a place of worship at 511 Merger Street, the "Property".
2. The "Site Plan" is a site plan completed by Miller Architects and Builders dated September 7, 2017 attached hereto.
3. Compliance with recommendations as set forth within the memo from Consulting Planner, Cynthia Smith Strack, dated October 3, 2017.
4. Final design review and approval from John Swanson, Bolton-Menk (City Engineer).
5. Two additional trees shall be planted at the site.
6. In the event soffit or coach lights are placed at the front of the building, it shall be designed and arranged to limit direct illumination and glare in any contiguous parcel of land. Reflected glare or spill light shall not exceed five tenths (0.5) foot-candle when the source of light abuts any residential or public use parcel, or one (1.0) foot-candle when the source of light abuts any commercial or industrial parcel or any public right-of-way measured at one (1) foot above the ground at the property line.
7. Evidence of review and issuance of a permit, if required by the Carver County Water Management Organization.
8. All signage shall require submittal of a sign permit application and approval by the Zoning Administrator and/or Building Official.
9. Building permits shall be required prior to any building construction or improvements on the property.
10. This approval is subject to all applicable codes, regulations and ordinances, and violation thereof shall be grounds for revocation.
11. This approval shall expire one year after date of approval unless the Applicants have commenced construction of the Use on the Property.
12. Any modifications not defined as "minor" pursuant to Section 1210.08, Subd. 4, shall require separate site plan approval.

ACTION

The PC will consider site plan approval and make a recommendation to the City Council.

Planning and Zoning Application

City of Norwood Young America
 310 Elm St. W, PO Box 59
 Norwood Young America, MN 55368
 Phone: (952) 467-1800 Fax: (952) 467-1818

Applicant's Name <i>Miller Architect & Builders - David TeBrake</i>		Telephone Cell <i>320.267.7562</i> Home Work/Cell <i>Work 320.251.4109</i>
Address (Street, City, State, ZIP) <i>3335 W. St. Germain St in St. Cloud, MN 56302</i>		
Property Owner's Name (If different from above) <i>All Saints Lutheran Church</i>		Telephone Home Work/Cell <i>952.467.3388</i>
Location of Project <i>511 Mercer St</i>		
Legal Description <i>Lots 1, 2, 3 & 4 of Block 32 in Rathfonk's Addition to Norwood. Twp 115 Rng 26 Sec. 14</i>		
Description of Request (Attach separate sheet, if necessary) <i>Site plan review approval of an 1,887 s.f. addition & renovation of the interior & exterior of the existing facility.</i>		

Proposed Action(s): Check all that apply

- | | | |
|--|--|--|
| <input type="checkbox"/> Annexation \$300.00 | <input type="checkbox"/> Comp Plan Amendment \$500.00 + Escrow | <input type="checkbox"/> Storm Water Plan \$250.00 |
| <input type="checkbox"/> Application for Appeal \$150.00 | <input type="checkbox"/> Sketch Plat \$200.00 + Escrow | <input type="checkbox"/> Rezoning \$350.00 |
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| <input type="checkbox"/> Variance \$300.00 (Non Residential) | <input type="checkbox"/> Prelim Plat \$350.00 + \$10.00/Lot + Escrow | |
| <input type="checkbox"/> Lot Split \$200.00 | <input type="checkbox"/> Final Plat \$250.00 + \$10.00/Lot + Escrow | |
| <input type="checkbox"/> Public Hearing Notice \$75.00 | <input type="checkbox"/> Wetland Mitigation Plan \$100.00 + Escrow | |

ALL ESCROW MUST BE PAID BY CERTIFIED CHECK

Escrow Deposit \$2,000.00 *pd. CSDA-22100*
 Escrow Deposit - Site Plan Review: \$15,000 (Tacoma West Industrial Park), \$5,000.00 (All other site plan reviews)
 Escrow Deposit - Development Review (paid at Sketch Plan): \$10,000.00

ALL PLANNING & ZONING APPLICATION FEES ARE IN ADDITION TO LEGAL, ENGINEERING AND ASSOCIATED COSTS.

APPLICATIONS WILL BE PROCESSED ONLY IF ALL REQUIRED ITEMS ARE SUBMITTED

The undersigned certifies that they are familiar with application fees and other associated costs, and also with the procedural requirements of Chapter 11 and Chapter 12 of the City Code and other applicable ordinances.

Applicant's Signature: <i>[Signature]</i>	Date <i>9-1-17</i>
--	-----------------------

Fee Owner's Signature: <i>[Signature]</i>	Date <i>9-1-17</i>
--	-----------------------

For Office Use Only

Accepted By:	Amount	Date

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of MINNESOTA.

Signature: BRADLEY A. TOROK
Reg. No.: 24202 Date:

ALL SAINTS LUTHERAN CHURCH

ADDITION & REMODEL

511 MERGER STREET
NORWOOD YOUNG AMERICA, MINNESOTA 55368

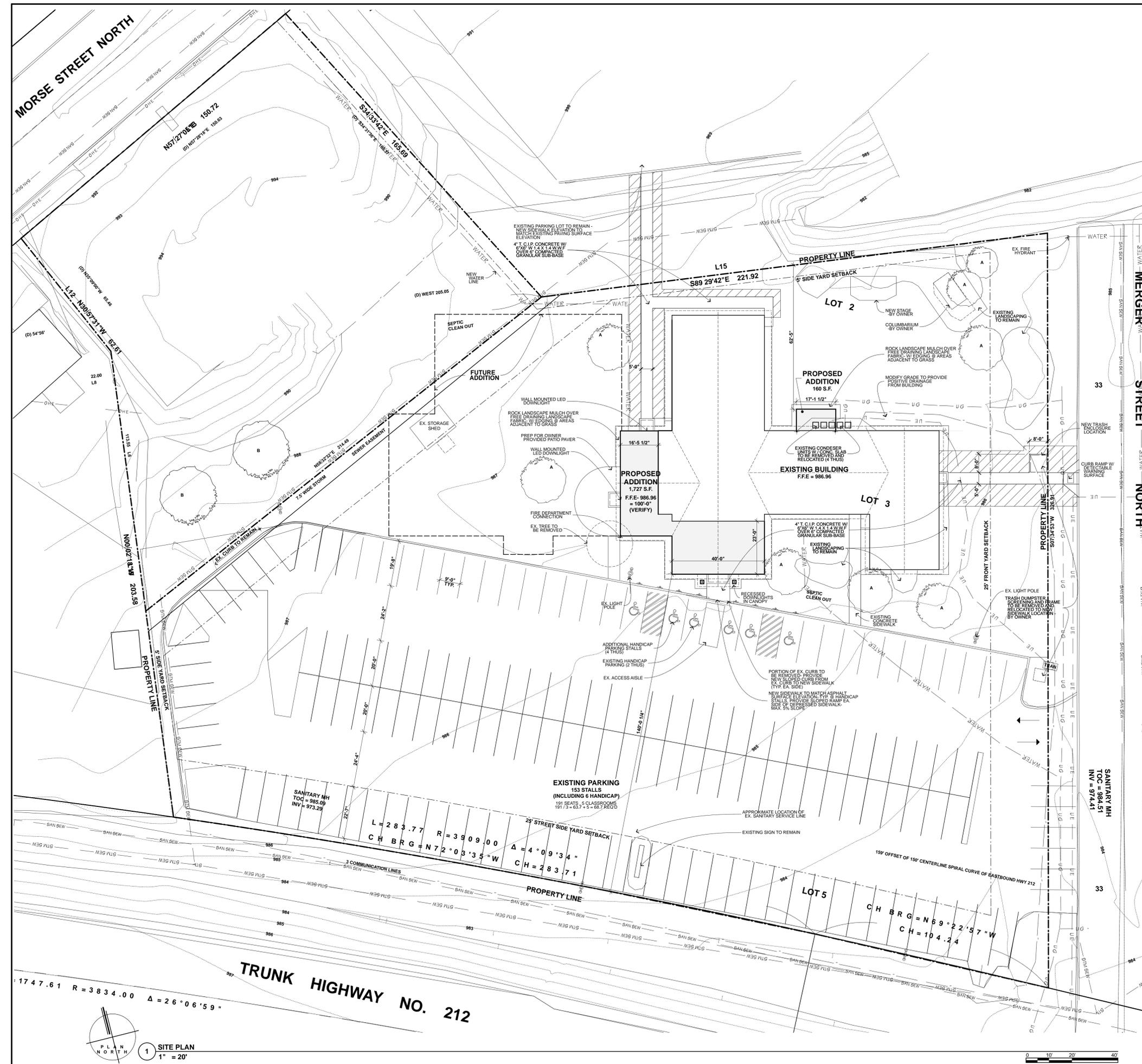
REVISIONS

NO.	DESCRIPTION

SHEET TITLE
SITE PLAN

DRAWN BY: DATE: PROJ. NO.
MPK 9/7/17 37238

SHEET NO.
A-101



PLANTING SCHEDULE

ID	QTY.	DESCRIPTION	SIZE
A	8	EXISTING TREE TO REMAIN	-
B	2	JAPANESE TREE LILAC "styringa reticulata"	2 1/2"

NOTES:

- 1 TREE PER 1,000 S.F. ADDITIONAL BUILDING BUILDING ADDITIONS = 1,887 S.F. = 2 TREES REQUIRED
2. PROVIDE LANDSCAPE MULCH AS INDICATED ON DRAWINGS
3. ALL DISTURBED AREAS DURING CONSTRUCTION TO BE SEEDED.
1. SEE PLAN FOR QUANTITY

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of MINNESOTA.

Signature : BRADLEY A. TOROK

Reg. No. : 24202 Date :

ALL SAINTS LUTHERAN CHURCH
ADDITION & REMODEL
511 MERGER STREET
NORWOOD YOUNG AMERICA, MINNESOTA 55368

REVISIONS

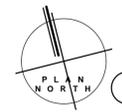
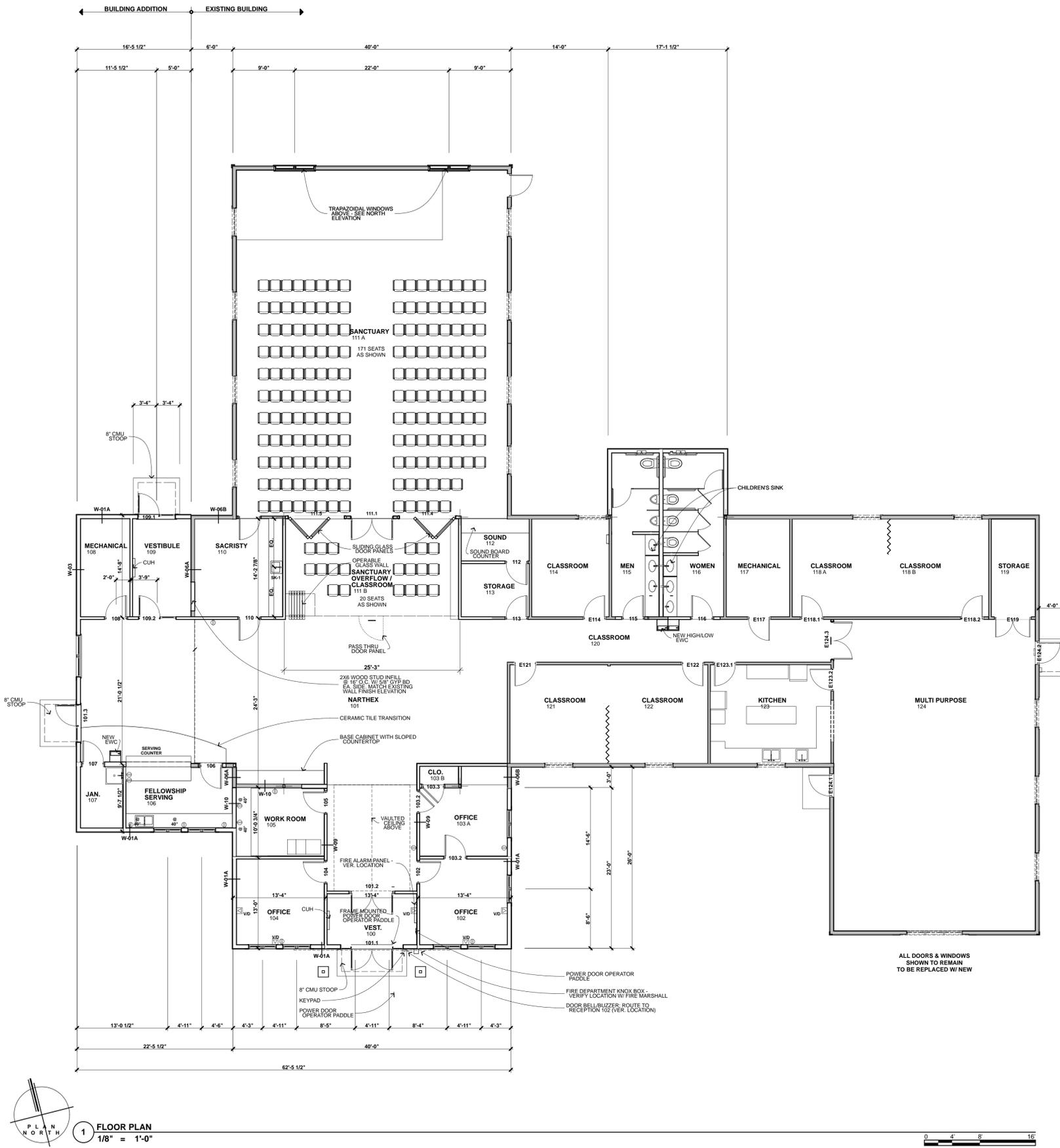
NO.	DESCRIPTION

SHEET TITLE
FLOOR PLAN

DRAWN BY: DATE: PROJ. NO.
MPK 9/7/17 37238

SHEET NO.

A-201

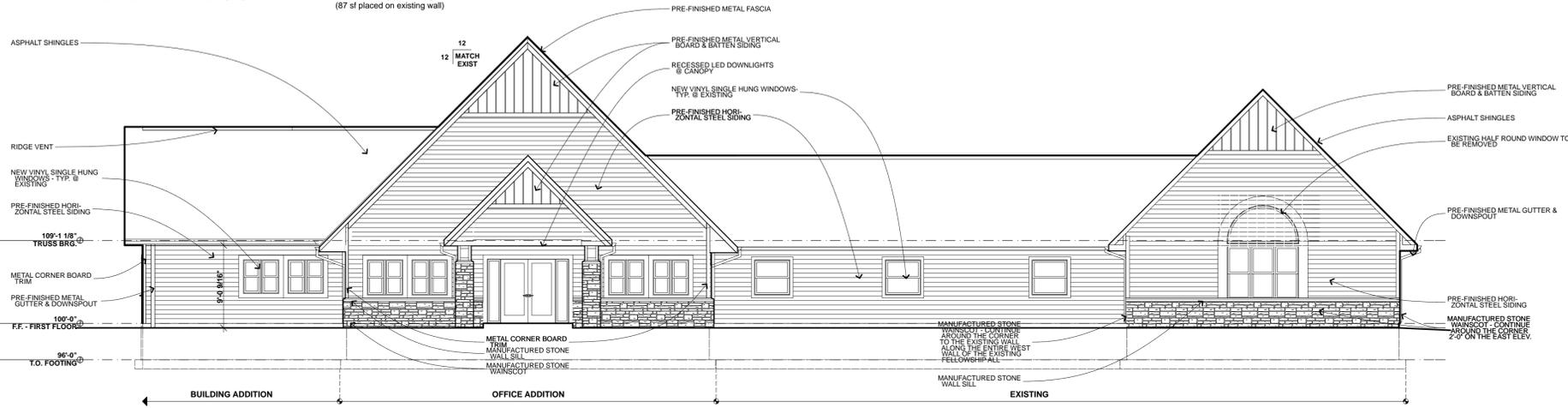


1 FLOOR PLAN
1/8" = 1'-0"

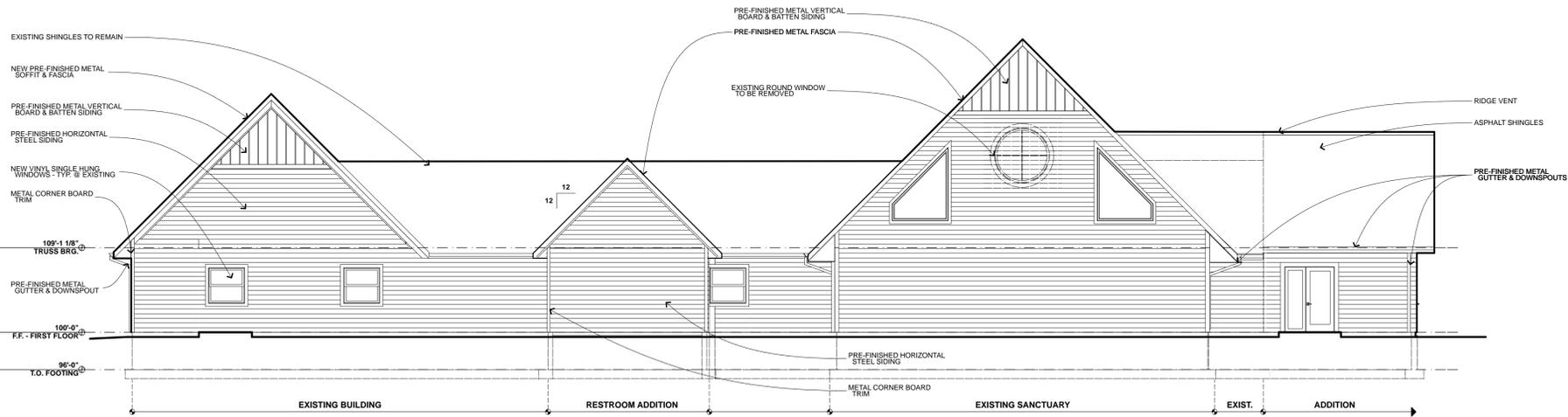


ARCHITECTURAL STANDARDS / GUIDELINE REQUIREMENTS REQUIRED / PROVIDED

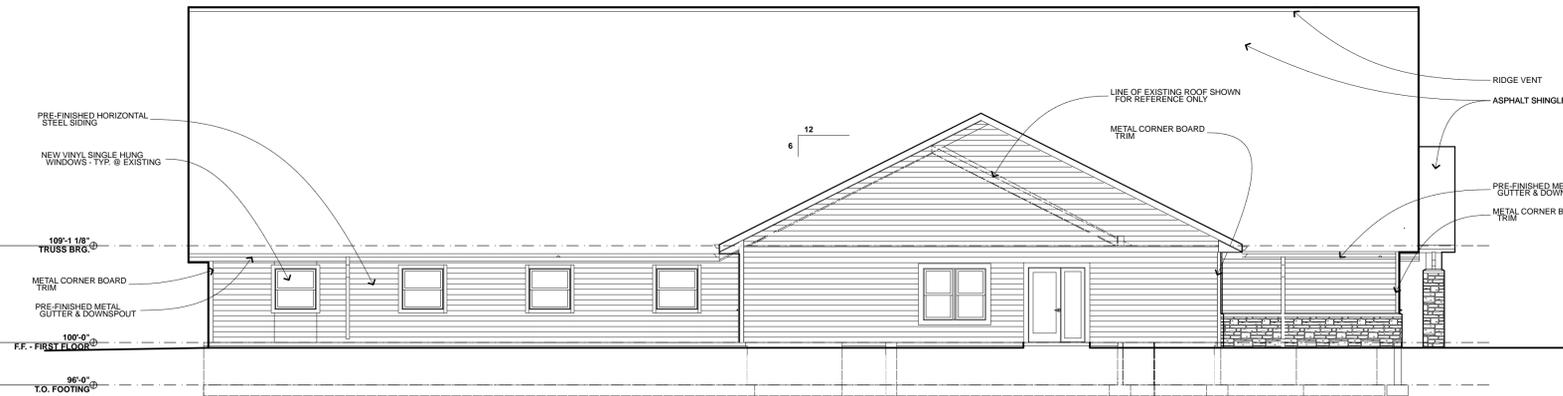
- AREA OF NEW ADDITION FRONTING PUBLIC WAY (wall area from horizontal soffit to grade) (9'-1" x 63'-2")..... 574 sq. ft.
- PERCENTAGE OF AREA REQUIRED TO BE TRANSPARENT (27%)..... 155 sq. ft. / 159 sq. ft.
- PERCENTAGE OF AREA REQUIRED TO BE ACCENT (25%)..... 144 sq. ft. / 193 sq. ft. (87 sf placed on existing wall)



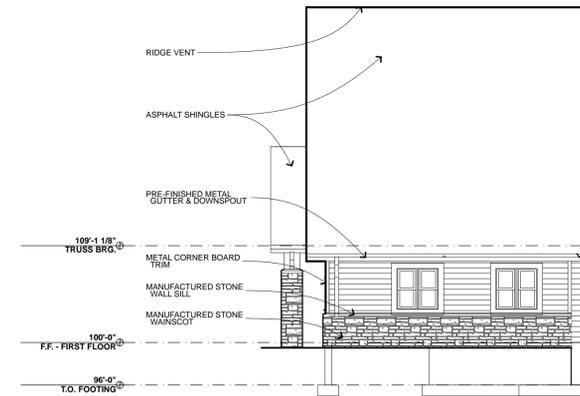
1 SOUTH ELEVATION
1/8" = 1'-0"



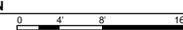
2 NORTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"



ALL SAINTS LUTHERAN CHURCH
ADDITION & REMODEL
511 MERGER STREET
NORWOOD YOUNG AMERICA, MINNESOTA 55368

Miller
ARCHITECTS & BUILDERS

320.251.4109 | 320.251.4693 fx
3335 West St Germain Street
PO Box 1228
St Cloud, MN 56302

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of MINNESOTA.

Signature : BRADLEY A. TOROK
Reg. No. : 24202 Date :

REVISIONS	

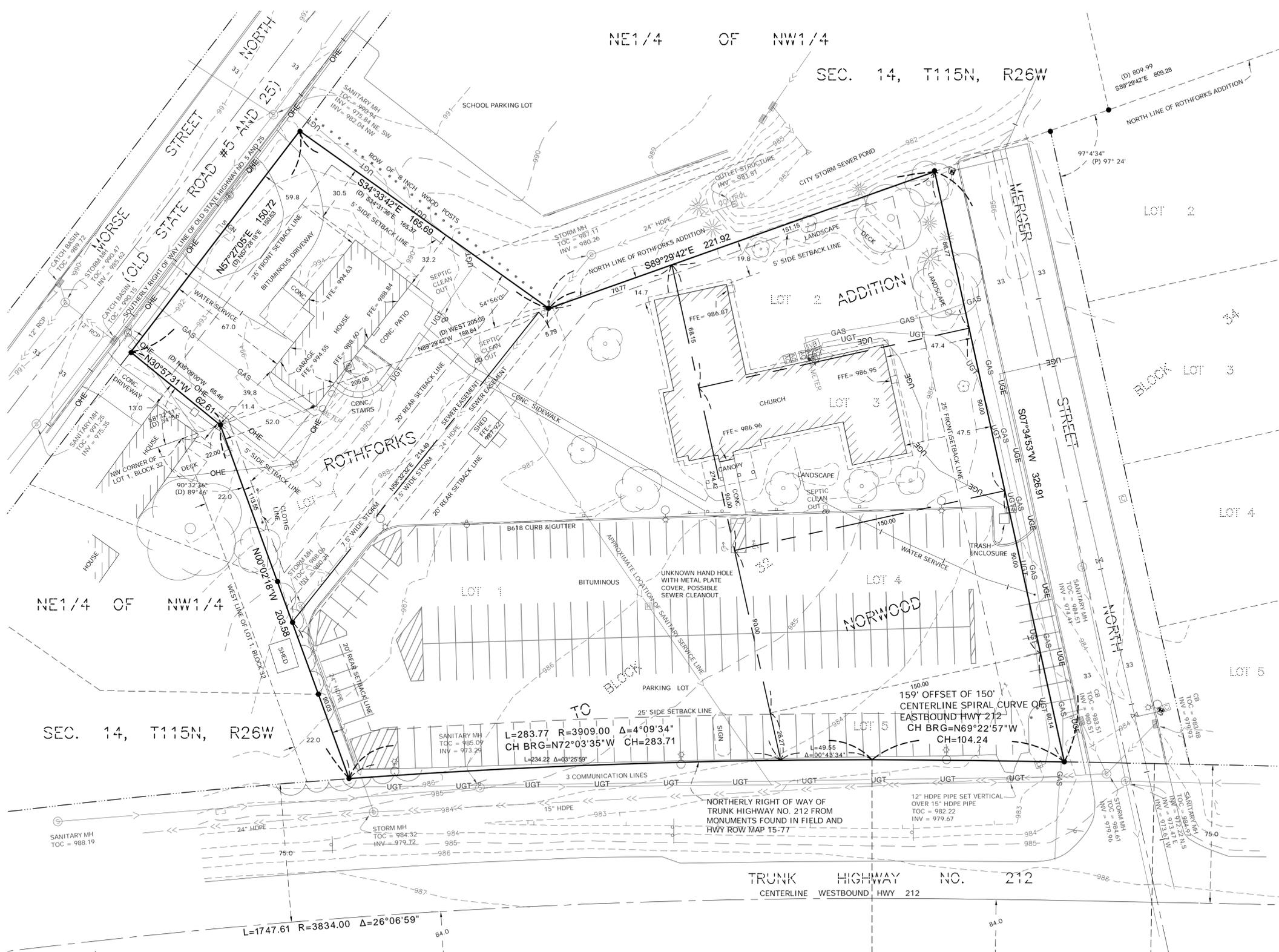
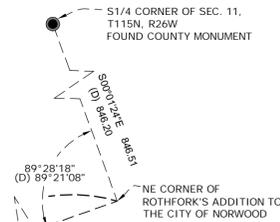
SHEET TITLE BUILDING ELEVATIONS		
DRAWN BY:	DATE:	PROJ. NO.
MPK	9/7/17	37238

SHEET NO.
A-601

BOUNDARY & TOPOGRAPHIC SURVEY

ALL SAINTS LUTHERAN CHURCH, NORWOOD, MN.

NE1/4 OF NW1/4
SEC. 14, T115N, R26W



Legal Description Per Doc. No. 83284, Recorded December 24, 1986

Lots Two (2), Three (3) and Four (4), Block Thirty-two (32), Rothfork's Addition to Norwood, and that part of Lot One (1), Block Thirty-two (32) Rothfork's Addition which lies north of Highway 212, except that part of said Lot One (1) described as follows: Commencing at the Northwest corner of Rothfork's Addition to the Village of Norwood, Minnesota; thence Easterly along the North line of said addition for 22 feet to the point of beginning of the following described tract; from said point on the said North line thence Southerly at an internal angle of 89° 46' parallel with the West line of Lot One (1), Block Thirty-two (32) of said addition for 113.55 feet; thence Northeasterly to a point on the said North line of Rothfork's Addition which point is 205.05 feet east of the Northwest corner of said Lot One (1); thence West along said North line to the point of beginning. Also that part of Lot Five (5), not previously conveyed to the Minnesota State Highway Department. ALSO EXCEPT: The West twenty-two feet of Lot One (1), of Block Thirty-two (32), lying North of Highway 212 which is now established all in Rothfork's Addition in the Village of Norwood.

Legal Description Per Doc. No. 313309, Recorded April 12, 2002

Commencing at a point 846.2 feet South of the South Quarter Corner of Section 11, Township 115 North, Range 26 West, being the Northeast corner of Rothfork's Addition to the City of Norwood; thence West to the City of Norwood, Minnesota; thence West along the North line of Rothfork's Addition a distance of 205.05 feet; thence North 35 degrees 09 minutes 00 seconds West for 65.46 feet to the South right of way line of old State Highway No. 5 and 25; thence North 57 degrees 28 minutes 18 seconds East along the said south right of way of old State Highway No. 5 and 25 for a distance of 150.63 feet; thence South 34 degrees 31 minutes 36 seconds East for a distance of 165.37 feet to the point of beginning.

AND
That part of Lot 1, Block 32, Rothfork's Addition to the Village of Norwood, which lies North of Highway No. 212 described as follows:
Commencing at the Northwest corner of Rothfork's Addition to the Village of Norwood; thence Easterly along the North line of said addition for 22 feet to the point of beginning of the tract to be herein described; thence South 0 degrees 18 minutes 18 seconds West, parallel with the West line of Lot 1, Block 32 of said Rothfork's Addition, for 113.55 feet; thence North 58 degrees 39 minutes 41 seconds East to a point on the said North line of Rothfork's Addition which point is 205.05 feet Easterly of the Northwest corner of said Lot 1; thence West along said North line to the point of beginning.

Surveyor's Note:

- There is an overlap between the adjoining properties deeds. Deeds 313309 and 110842 overlap by as much as 18 feet +/- along the westerly edge of All Saint's Lutheran Church's property. The distance of 205.05 feet on Doc. No. 313309 appears to be an error, because the parcel does not close to the point of beginning and it does not fit the monuments found on the property.
- The cloths line for neighboring parcel is on the Church's property.
- All underground utilities may not be shown. Gopher State One Call ticket was called in on 8/8/12 and all utilities that were marked were tied in on 8/14/12. Ticket # 122212336 and 122212349.
- Property is subject to all recorded easements and restrictions of record. All easements may not be shown.
- Both properties are zoned C-2 General Commercial District. All adjacent lots are also C-2 General Commercial District.
- The property surveyed currently has 5 separate Parcel ID numbers.

LEGEND

PLATTED & EXISTING LOT LINES	COMMUNICATION PEDISTAL
EXISTING RIGHT OF WAY	AIR CONDITIONER
BOUNDARY LINES	LIGHT POLE
BOUNDARY LINES TO BE REMOVED	POWER POLE AND GUY WIRE
EASEMENT LINES	POWER TRANSFORMER
SETBACK LINES	FIRE HYDRANT
SANITARY SEWER LINE	POST
STORM SEWER LINE	SPRINKLER CONTROL VALVE BOX
SANITARY SEWER LINE	SIGN
WATER LINE	CONIFEROUS TREE (SHOWN APPROX. SIZE)
BURIED GAS LINE	DECIDUOUS TREE (SHOWN APPROX. SIZE)
BURIED COMMUNICATION LINE	
BURIED ELECTRIC LINES	
OVERHEAD ELECTRIC LINES	

L=283.77 R=3909.00 Δ=4°09'34"
CH BRG=N72°03'35"W CH=283.71

159' OFFSET OF 150'
CENTERLINE SPIRAL CURVE OF
EASTBOUND HWY 212
CH BRG=N69°22'57"W
CH=104.24

PROPERTY ADDRESS:
526 Morse Street North &
511 Merger Street North
Norwood Young America, MN. 55368

AREA TABLE

PID NUMBER	SQUARE FEET	ACRES
586880020	27,913	0.64
586880010	47,403	1.09
586880040	11,619	0.27
586880050	13,500	0.31
586880060	19,918	0.46
TOTAL PROPERTY	120,353	2.77

NO.	DATE	DESCRIPTION	DATE:	8/10/12
1	09/19/12	ADDED SETBACK LINES	SCALE:	AS SHOWN
2	09/19/12	ADDED SURVEY NOTES	DRAWN BY:	DJB
3	09/19/12	ADDED SAN. SERVICE	CHECKED BY:	DJB
4	12/04/13	ADDED INDIV. LOT INFO.	PROJECT NO.	00012073

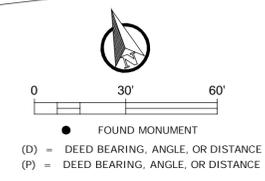
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Daniel J. Bemboom
12/04/2013
DATE: Daniel J. Bemboom 46562

PREPARED FOR:
All Saints Lutheran Church
PO Box 550
Norwood Young America,
MN 55368

Design Tree
ENGINEERING, ARCHITECTURE & SURVEYING

Alexandria Office: 120 17th Avenue W., Alexandria, MN 56308 (320) 762-1200
St. Cloud Office: 3399 W. St. Germain, Suite 210, St. Cloud, MN 56301 (320) 217-5537





To: Chairperson Heher
Members of the Planning Commission
Administrator Helget

From: Cynthia Smith Strack, Consulting Planner

Date: October 3, 2017

Re: 2018 Goals/Work Plan

The Planning is asked to reflect on potential goals for 2018. Following are items remaining on our goal list this evening.

1. Staff have received numerous inquiries regarding auto repair shops in commercial and industrial districts. At this time automobile 'service stations' are allowed under CUP in the C-2 General Commercial District. Automobile "repair, major" is allowed as a permitted use in the B-I Business Industrial District, and auto repair as an accessory use is allowed in the C-3 Downtown District. At this time auto repair (either major or minor) is allowed as a principal use in the C-3, RC-1, or I-1 District. Discussion about where auto repair may fit in alternate zones and under what conditions could be examined in 2017.
2. Continued consideration of accessory dwelling units as allowed uses in certain residential districts as a means of addressing community of a lifetime and active aging issues. In 2016 we opted out of a recently enacted state law requiring "drop homes" be permitted as temporary health care dwellings. **Note: This item has been on our radar for several years. We have not received inquiries from the public, this is staff generated/suggested.**
3. Participate in the 2040 Comprehensive Plan update process. **Note: Underway.**
4. Review of Chapter 11 of the City Code, subdivision regulations. **Note: suggested by City Administrator Helget.**
5. Review of/familiarization with the zoning map. **Note we did this in 2015.**
6. Telecommunication facility update. **Note: We initially discussed in May.**
7. Small cell wireless facilities in public right of way law. Small cell wireless facilities are part of the delivery system for the next generation wireless network (5G). The new law will impact cities that own their own electric/cable utility systems far greater than communities like Norwood Young America wherein other service providers own poles. Clarification of what types of companies are/are not subject to the law is an on-going debate. The City of Bloomington considers only cell providers (AT&T, Sprint, Verizon, T-Mobile) as authorized by the law to place facilities on poles owned by other entities. "Back haul" facilities may be a component of 5G but are subject to exist ROW management standards. The League continues to research/provide information on this topic. **Note: amendment of zoning regulations should be on our radar but we may wish to see how other communities are approaching adjustments. Any amendments to the ROW ordinance would typically be undertaken by the City Council.**