



**Norwood Young America Planning Commission
Tuesday, July 3, 2018**

**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 June 5, 2018 meeting
4. Introductions, Presentations, and Public Comment
(Citizens may address the Planning Commission about any non-agenda item of concern. Speakers must state their name, address, and limit their remarks to three minutes. The Planning Commission will take no official action on these items, but may refer the matter to staff for a future report or direct that the matter be scheduled for a future meeting.)
5. Public Hearing
 - A. Code Amendment Request to Allow First Floor Residential in the C-3, Downtown District
6. Old Business
 - A. Class 2 ATVs
 - B. Subdivision Code Standards: Design Standards and Fee In Lieu of Parkland Dedication Requirement
 - C. CUP Audit
7. New Business
 - A. Code Amendment Request to Allow First Floor Residential in the C-3, Downtown District
 - B. Review Ornamental Fences Section of Zoning Code
8. Miscellaneous
 - A. June Building Permit Report
9. Commissioner's Reports
10. Adjourn

UPCOMING MEETINGS

June 19th Parks & Recreation Commission meeting 5:30 p.m.
June 25th City Council Work Session/EDA/Regular meeting 6:00 p.m.
July 18th Joint Meeting - Planning Commission, City Council, EDC, and Chamber of

**John
Fahey**

**Bill
Grundahl**

**Paul
Hallquist**

**Mark
Lagergren**

**Mike
Eggers**

**Craig
Heher
Council
Liaison**

July 9th Commerce 6:30 p.m.
City Council meeting 6:00 p.m.
July 11th Economic Development Commission 6:00 p.m.
August 7th Planning Commission meeting 6:00 p.m.

*Norwood Young America
Planning Commission Minutes
June 5, 2018*

Present: Commissioners Mike Eggers, John Fahey, Bill Grundahl, Paul Hallquist, Craig Heher, and Mark Lagergren.

Absent: JR Hoernemann

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

Public: Richard Stolz and Michael Clark.

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. Adoption of Agenda.

Chairperson Heher introduced the agenda and recommended new business be addressed prior to old business.

Motion – Lagergren, second Eggers to approve the agenda with the proposed amendment. The agenda was approved 6-0.

3. Approval of Minutes from the Regular Meeting May 1, 2018.

Grundahl introduced the minutes from the May 1, 2018 regular meeting.

Motion – Fahey to approve the May 1, 2018 meeting minutes. Second by Eggers. With all in favor the minutes were approved 6-0.

4. Public Comment.

Michael Clark representing Alvera Clark 505 3rd Avenue SE owner of property at 232 Main Street East spoke to use of commercial structures in the C-3 Downtown District for residential purposes. Mr. Clark noted he had attended a City Council meeting previously and was instructed to attend a Planning Commission meeting. Mr. Clark had a zoning application he filed at the meeting. Mr. Clark is requesting an amendment to the City Code to allow residential uses in all buildings in the C-3 District.

The Commission and Mr. Clark discussed process and required public hearing. The Planning Commission is a recommending entity and the City Council is the approval authority.

5. Public Hearings.

None.

6. New Business.

A. Class II ATV Use On Local Streets.

Chairperson Heher introduced the agenda topic.

Strack noted Council Member Dick Stolz addressed the PC in May pertaining to Class II ATV (utility task vehicles) being allowed to operate on local streets. Mr. Stolz subsequently submitted a letter to the Commission which was included in the Commission packet. Strack referenced a street functional classification map also included in the packet and spoke to differences in local jurisdictional roadway control. She noted the City in most cases only had jurisdiction over streets with functional classifications of 'local'. Strack referenced Chapters 740 (ATV/Snowmobiles) and 750 (Golf Carts). Finally she noted sample language from a nearby City was also included in the packet.

Strack noted Commissioner Eggers had provided information issued by the Minnesota Department of Natural Resources relating to use of ATV. Strack noted Stolz was present.

Chair Heher noted he suggested the Planning Commission comment on any proposed language, as they had when the Chapter 750 text was developed. Heher noted the ATV and/or golf cart standards were not included in zoning or subdivision controls, as such the Commission would likely not hold a hearing if an amendment progressed. Rather, the City Council would be responsible for holding a public hearing.

Stolz addressed the Commission and spoke to differences in ATV types and similarities between Class II ATV which he defined as 'side by sides' and golf carts. He requested the Commission allow operation of Class II ATV on local streets.

The Commission discussed existing language and potential changes which would accommodate Class II ATV.

The Commission requested Strack draft sample language changes to Chapters 740 and 750 for review at the July 3rd meeting. Commissioner Fahey requested definitions of Class II ATV be researched and presented as well.

B. Mail Receptacles.

Chairperson Heher introduced the agenda noting the City Council had requested input from the Planning Commission pertaining to current code language and mailboxes.

Strack alluded to a memo included in the packet from Administrator Helget to the City Council which pertains to Code language for mailboxes. Chapter 1245.07 of the code states "The City shall not be responsible or liable for any damages to mail receptacles not in compliance with this ordinance or damages to mail receptacles from snow thrown or moved as a result of snow plowing".

Helget noted the City Council was seeking input from the Commission on whether or not updated language should be considered. He referenced a few instances of heavy snow damaging mail boxes over the previous winter.

Eggers opined if the City were to assume responsibility a permit application, review, and inspection process would need to be created to ensure mailboxes were sturdy, standardized, and placed/constructed correctly.

Fahey questioned added administrative burden and the potential uncertainty in apply code to a myriad of potential situations. Heher concurred.

Grundahl asked for an overview of current policy. Helget confirmed the City does pay to replace mailboxes when City employees inadvertently damage mailboxes when plowing. Grundahl inquires as to what postal service does in the event a mailbox is damaged. Halquist noted the post office held mail delivery when his mailbox was damaged.

Heher asked individual Commissioners for input on the measure.

Motion – Grundahl, Second Eggers to recommend the Council retain existing language included in Section 1245.07, Subd. (H)(I). Motion approved 6-0.

7. Old Business.

A. Subdivision Code Design and Park Dedication Standards.

Chairperson Heher introduced the agenda topic.

Strack noted the Commission had previously initiated review of the Subdivision Code. The Commission suggested additional research and discussion pertaining to design standards and standards associated with a fee in lieu of parkland dedication.

Strack stated City Administrator Helget requested input on design standards from the City Engineer's Office. The Commission reviewed five comments received from City Engineer Jake Salisbury.

The Commission discussed cul-de-sac radii. The current code requirement is 60 feet right-of-way and 50 paved. Salisbury noted Preserve 5th has a cul-de-sac with a right of way radii of 55 feet and a street radii of 45 feet which do not meet Code. Salisbury suggested the requirements could be reduced to 50/40 or 45/35. The Commission noted input from Public Services Director Tony Voigt and Fire Chief Steve Zumberge would be beneficial. Initial consensus is to leave the standard as currently stated with an opportunity to adjust through a planned unit development or variance process. Strack directed to follow up with Voigt and Zumberge.

The Commission discussed private streets. Under current code, private streets are prohibited; in reality private streets have been approved and exist in the City. Strack noted cities often have lengthy discussions pertaining to private streets. Some cities allow private streets, some cities prohibit private streets, and some cities take a hybrid type approach allowing private streets only if they are built to City design standards and a homeowners association is created to accommodate maintenance and reconstruction needs. The Planning Commission reached consensus not to recommend a language change noting changes to the standard could be considered through a planned unit development or variance process.

The Commission discussed subdivision code language relating to topography and arrangement of streets. Salisbury recommended clarification to this standard's reference to 'grid pattern'. The Commission noted they would like to provide for both traditional neighborhood design with grid pattern streets/alleys and suburban design featuring curvilinear streets. Regardless of street type the City's addressing grid was to apply.

The Commission discussed pedestrianway width requirements. At this time Code requires a minimum ten (10) foot right of way for trails. The City's replacement standard has been eight feet for many years. Pedestrianways installed by Developers are often eight feet in width. The Commission requested a map of existing and proposed trails and widths be developed for a future meeting. In addition, the Commission suggested input from the Park and Recreation Commission.

The Commission discussed minimum requirements for design calculations used to determine appropriate storm water facilities. Salisbury recommended adding a design requirement to accommodate a 'ten day snow melt event'. The Commission concurred.

Commissioner Eggers recommended a standard pertaining to clustering of mailboxes be added. The Commission agreed to review such language.

The Commission next discussed fee in lieu of parkland dedication requirements. Strack noted current code language relating to a calculable fee in lieu of park land dedication is open ended and appears to be adequate.

However, the fee schedule assigns a fee per lot, unit, or acre requirement depending on the future use of the property. This appears to be inconsistent with Mn. Statutes. Staff recommends the City consider a simple fee in lieu of park dedication equal to ten (10) percent of the estimated market value of the land at the time of platting.

The Commission requested input from the Park and Rec Commission but concurred a change was needed.

Helget referenced tree planting standards contained in Chapter 1130, Subd. 11. Strack is to draft sample replacement language.

B. Conditional and Interim Use Permit Audit.

Chairperson Heher introduced the agenda topic noting audit was a 2018 goal for the Commission.

Strack alluded to information contained in the packet pertaining to existing conditional and interim use permit status. The Commission reviewed the information and volunteered to review certain CUP/IUP.

8. Miscellaneous.

A. May Building Permit Report.

The Commission reviewed the May building permit report.

9. Commissioner Reports.

Fahey noted the Carver County Parks is working to design and clean up Coney Island Park.

Eggers noted the EDC participated in a joint meeting in May and some members of that group are creating an inventory of downtowns.

Heher reported the Council approved Ordinances 301, 302, and 303 and a conditional use permit request for 124 Railroad Street West. The Council also authorize a downtown redevelopment plan and a display for Veteran's Park.

10. Adjourn

Motion – Lagergren, Second Grundahl to adjourn the meeting. With all in favor the meeting adjourned at 7:55 p.m.

Respectfully submitted,

Steve Helget
Zoning Administrator



To: Chairperson Heher
Members of the Planning Commission
Administrator Helget

From: Cynthia Smith Strack, Consulting Planner

Date: June 2, 2018

Re: Public Hearing: Code Amendment Request: Allow First Floor Residential in the C-3 Downtown Districts

BACKGROUND

Applicant Request

Michael Clark on behalf of Alvera Clark has applied for a code amendment pertaining to the Section 1230.10, Subd. 2(L) first floor residential uses in the C-3 Downtown District. Clark is the owner of property at 232 Main Street East in the C-3 District. The attached zoning map illustrates the location of C-3 properties.

Currently Code allows first floor residential uses in commercial structures in the Downtown Districts subject to the following caveats:

1. The residential use does not compose greater than fifty (50) percent of the ground floor area;
2. A storefront is retained in the front of the building adjacent to the public street;
3. A separate entry is provided for the residential use;
4. The residential use is not adversely impacted by the adjoining commercial use in terms of hours of operation prior to 7 a.m. or after 9 p.m., production of odor or noise, or increased traffic generation;
5. Off-street parking is provided for the residential use.

The Applicant proposes first floor residential use of commercial structures in Downtown Districts be allowed without restriction as a permitted use.

Previous Discussion/Action

The Planning Commission has, in general, considered residential uses in the Downtowns including in 2015 and most recently in 2017 when the current Code language was placed into effect. Prior to the 2017 Code amendment first floor residential uses in the C-3 District were prohibited.

The 2017 amendment was perceived to be a means to allow increased flexibility in the C-3 Districts wherein vacant buildings are reoccurring issues. The code amendment intends to keep the appearance of storefronts (large windows, welcoming entries, etc) and avoid reducing window/door opaqueness which often accompanies residential uses at ground level.

It is further noted the City Council/EDC are actively pursuing Downtown revitalization at this time.

Draft Code Amendment

Please find attached a draft Ordinance intended to represent the Applicant's request.

ACTION:

The Planning Commission is to 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
Zoning Map
Proposed Ordinance
Application
Aerial & Street Map

Google Maps 232 E Main St

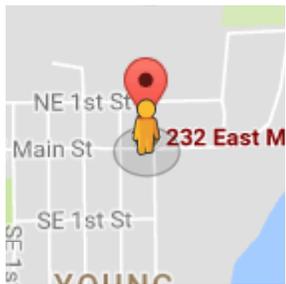


Image capture: Aug 2014 © 2018 Google

Norwood Young America, Minnesota



Street View - Aug 2014



232 Main St E



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

1230.10 Subd 2
(L)

Applicant's Name <i>Alvera Clark</i>		Telephone Home Work/Cell <i>952-467-2671</i>			
Address (Street, City, State, ZIP) <i>505-3rd Ave, S.E.</i>					
Property Owner's Name (If different from above)		Telephone Home Work/Cell			
Location of Project <i>232 E. Main Street NYA- MN- 55397</i>					
Legal Description <i>IDA # 58.05/0500</i>					
Description of Request (Attach separate sheet, if necessary) <i>We would like an amendment to the zoning text of the property at 232- East Main Street NYA- MN. We would like to be able to sell the property as residential or apartments in addition to the current zoning</i>					
<p style="text-align: center;">Proposed Action(s): Check all that apply</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; vertical-align: top;"> <input type="checkbox"/> Annexation \$300.00 <input type="checkbox"/> Application for Appeal \$150.00 <input type="checkbox"/> City Code Amendment \$250.00 <input type="checkbox"/> Parking Reduction \$100.00 <input type="checkbox"/> CUP/IUP \$200.00 (Residential) <input type="checkbox"/> CUP/IUP \$300.00 (Non Residential) <input type="checkbox"/> Variance \$200.00 (Residential) <input type="checkbox"/> Variance \$300.00 (Non Residential) <input type="checkbox"/> Lot Split \$200.00 <input checked="" type="checkbox"/> Public Hearing Notice \$75.00 </td> <td style="width: 33%; vertical-align: top;"> <input type="checkbox"/> Comp Plan Amendment \$500.00 + Escrow <input type="checkbox"/> Sketch Plat \$200.00 + Escrow <input type="checkbox"/> Site Plan \$300.00 + Escrow <input type="checkbox"/> PUD Sketch Plan \$200.00 + Escrow <input type="checkbox"/> PUD Plan Amendment \$300.00 + Escrow <input type="checkbox"/> PUD Final Plan \$300.00 + Escrow <input type="checkbox"/> PUD Gen. Concept Plan \$400.00 + Escrow <input type="checkbox"/> Prelim Plat \$350.00 + \$10.00/Lot + Escrow <input type="checkbox"/> Final Plat \$250.00 + \$10.00/Lot + Escrow <input type="checkbox"/> Wetland Mitigation Plan \$100.00 + Escrow </td> <td style="width: 33%; vertical-align: top;"> <input type="checkbox"/> Storm Water Plan \$250.00 <input type="checkbox"/> Rezoning \$350.00 <input type="checkbox"/> Street/Alley Vacation \$150.00 <input checked="" type="checkbox"/> Zoning Text Amendment \$300.00 <input type="checkbox"/> Recording Fee \$46.00 <input type="checkbox"/> Boundary Line Adjustment \$100.00 <input type="checkbox"/> Other _____ </td> </tr> </table>			<input type="checkbox"/> Annexation \$300.00 <input type="checkbox"/> Application for Appeal \$150.00 <input type="checkbox"/> City Code Amendment \$250.00 <input type="checkbox"/> Parking Reduction \$100.00 <input type="checkbox"/> CUP/IUP \$200.00 (Residential) <input type="checkbox"/> CUP/IUP \$300.00 (Non Residential) <input type="checkbox"/> Variance \$200.00 (Residential) <input type="checkbox"/> Variance \$300.00 (Non Residential) <input type="checkbox"/> Lot Split \$200.00 <input checked="" type="checkbox"/> Public Hearing Notice \$75.00	<input type="checkbox"/> Comp Plan Amendment \$500.00 + Escrow <input type="checkbox"/> Sketch Plat \$200.00 + Escrow <input type="checkbox"/> Site Plan \$300.00 + Escrow <input type="checkbox"/> PUD Sketch Plan \$200.00 + Escrow <input type="checkbox"/> PUD Plan Amendment \$300.00 + Escrow <input type="checkbox"/> PUD Final Plan \$300.00 + Escrow <input type="checkbox"/> PUD Gen. Concept Plan \$400.00 + Escrow <input type="checkbox"/> Prelim Plat \$350.00 + \$10.00/Lot + Escrow <input type="checkbox"/> Final Plat \$250.00 + \$10.00/Lot + Escrow <input type="checkbox"/> Wetland Mitigation Plan \$100.00 + Escrow	<input type="checkbox"/> Storm Water Plan \$250.00 <input type="checkbox"/> Rezoning \$350.00 <input type="checkbox"/> Street/Alley Vacation \$150.00 <input checked="" type="checkbox"/> Zoning Text Amendment \$300.00 <input type="checkbox"/> Recording Fee \$46.00 <input type="checkbox"/> Boundary Line Adjustment \$100.00 <input type="checkbox"/> Other _____
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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					
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>Alvera Clark</i>	Date <i>6-5-2018</i>				
Fee Owner's Signature: <i>Alvera Clark</i>	Date				
For Office Use Only					
Accepted By:	Amount	Date			

CITY OF NORWOOD YOUNG AMERICA COMBINED ADDRESS-ZONING MAP

LEGEND

-  LIFT STATION
-  FILTER PLANT (PUMP HOUSE)
-  STOP LIGHTS
-  TOWERS
-  MISCELLANEOUS UTILITIES

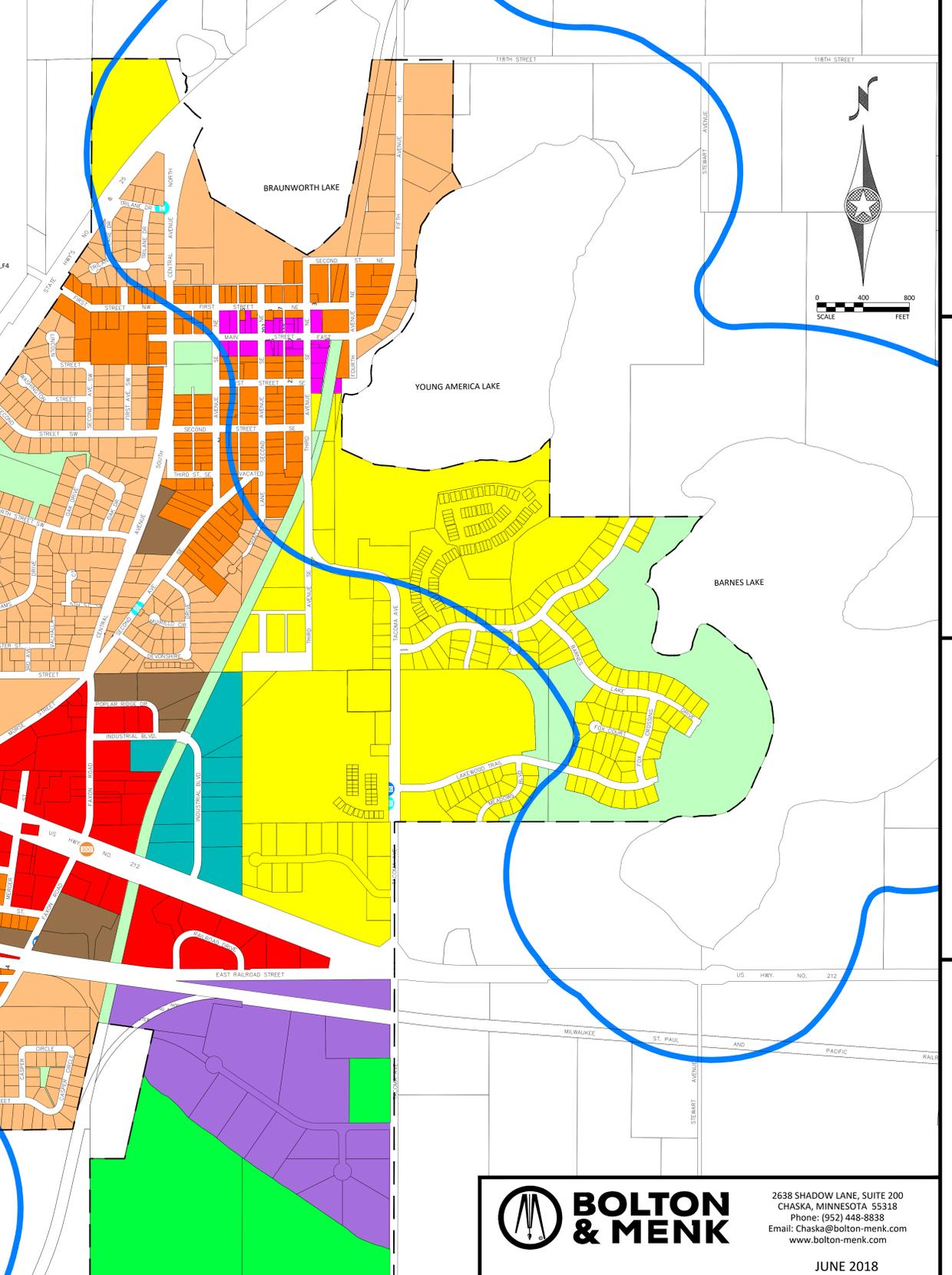
 SHORELAND OVERLAY DISTRICT - 1000' FEET FROM APPROXIMATE LAKE OHW LINE

INFORMATION SOURCE CARVER COUNTY PARCEL DATA

ZONING

-  P-1 P-1 PARKS/OPEN SPACE
-  R-1 R-1 LOW DENSITY SINGLE FAMILY RESIDENTIAL
-  R-2 R-2 MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL
-  R-3 R-3 MEDIUM DENSITY MIXED RESIDENTIAL
-  R-4 R-4 MULTIPLE FAMILY RESIDENTIAL
-  RC-1 RC-1 RESIDENTIAL/NEIGHBORHOOD COMMERCIAL
-  C-2 C-2 GENERAL COMMERCIAL
-  C-3 C-3 DOWNTOWN DISTRICT
-  B-1 B-1 BUSINESS INDUSTRIAL
-  I-1 I-1 LIGHT INDUSTRIAL
-  TA TA TRANSITION/AGRICULTURE

118TH STREET	E1,F1	MERGER STREET	D3
BARNES LAKE DRIVE	D2	MURFIELD CIRCLE	C3,C4
BUSH STREET	C4	OAK DRIVE	D2
CASPER CIRCLE	D4	OAK LAKE	D3,E3
CASPER STREET	D4,D4	OAK STREET	C4
CENTRAL AVENUE	D1,D2	PARK CIRCLE	C4
COLONIAL CIRCLE	C2	PARK PLACE	C4
CO. RD. NO. 31	A4,D1	POPULAR RIDGE DRIVE	D3
CO. RD. NO. 134	E2,E3	PRESEVO BOULEVARD	E2,E3
CSAH HIGHWAY NO. 33	C1,C2,C3,D1	PROGRESS STREET	C3,C4
DEVONSHIRE DRIVE	E1,E2,E3	QUAH ROAD	E2,E3
EAST RAILROAD STREET	C3,D3,D4,E4	RAILROAD DRIVE	D3,D4
EAST STREET	C3	RAILROAD STREET	B3,C3,D3,E4
ELM STREET	A4,D4	REFORM STREET	C3,C4
EMMA STREET	B4	SECOND AVENUE NE	D2
FAXON ROAD	C4,D3,D4	SECOND AVENUE SE	D2
FIFTH AVENUE NE	E1,E2	SECOND AVENUE SW	D2
FIFTH STREET COURT SW	D2	SECOND STREET NE	E1
FIFTH STREET SOUTHWEST	D2	SECOND STREET SW	D2,E2
FIRST AVENUE NE	D2	SENIORITY CIRCLE	E3
FIRST AVENUE SE	D2	SEVENTH STREET	D3
FIRST AVENUE SW	D2	SHADY LANE	D2
FIRST STREET NE	D1	SHOREVIEW LANE	E2
FIRST STREET NW	D1	SOUTH STREET	C4
FIRST STREET SE	D2,E2	STATE HWY. NO. 35	A3,D1
FOURTH AVENUE NE	E1,E2	STATE HWY. NO. 35	A3,D1
FOURTH AVENUE SW	C2,D2	STEWART AVENUE	E4,D1
FOURTH STREET SW	D2	TACOMA AVENUE	E4
FOX CROSSING	SE	TACOMA BLVD	E4
FOX COURT	C3,C4	TACOMA CIRCLE	E4
FRANKLIN STREET	E3	THIRD AVENUE NE	E1
HARMONY PATH	C4	THIRD AVENUE SE	E2
HAZEL STREET	C3,D3	THIRD AVENUE SW	D3
HILL STREET	D2	THIRD STREET SE	D1
HILLTOP CIRCLE	C4	TRILANE CIRCLE	D1
INDUSTRIAL BOULEVARD	D2	TRILANE DRIVE	C3,C4
LAKE STREET	C4	UPPER BRAND LAKE DRIVE	B4
LAKEWOOD COURT	3F	US HIGHWAY 112	A3,B3,C3,D3,E3,E4,F4
LAKEWOOD TRAIL	3E,3F	VALHALLA DRIVE	D2,D3
LIBERTY STREET	C3,C4	WASHINGTON STREET	D2
LINCOLN STREET	D2	WEBSTER STREET	C2,D2
LOWER BRAND LAKE DRIVE	B4	WEST RAILROAD STREET	B4,C4
MACKENTHUN LANE	B3	WILSON STREET	B3,C3
MALLARD COURT	E2,E3	WHITETAIL PATH	E3
MARSH PATH	E2		
MARTINGALE COURT	E2		
MEADOW LANE	B4		
MEADOWS BLVD	SE		



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JUNE 2018

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

AN ORDINANCE AMENDING SECTION 1230.10, SUBD. 2(L) OF THE CITY CODE TO PROVIDE FOR RESIDENTIAL USES ON THE FIRST FLOOR OF NON-RESIDENTIAL STRUCTURES IN THE C-3 DOWNTOWN DISTRICT.

- I. THE CITY COUNCIL OF THE CITY OF NORWOOD YOUNG AMERICA, MINNESOTA TO PROMOTE THE PUBLIC SAFETY, HEALTH, AND WELFARE, HEREBY ORDAINS:**
- II. SECTION 1230.10, SUBD. 2 RELATING TO PERMITTED USES IN THE C-3 DOWNTOWN DISTRICT SHALL BE AMENDED AS FOLLOWS:**

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;
- L. Residential uses on the first floor of non-residential structures provided:**
 - 1. The residential use does not compose greater than fifty (50) percent of the ground floor area;**
 - 2. A storefront is retained in the front of the building adjacent to the public street;**
 - 3. A separate entry is provided for the residential use;**
 - 4. The residential use is not adversely impacted by the adjoining commercial use in terms of hours of operation prior to 7 a.m. or after 9 p.m., production of odor or noise, or increased traffic generation;**

5. Off-street parking is provided for the residential use on-site or within 100 feet of the structure.

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 _____, 2018.

Attest:

Carol Lagergren, Mayor

Kelly Hayes, City Clerk

Adopted:

Published:



To: Chairperson Heher
Members of the Planning Commission
Administrator Helget

From: Cynthia Smith Strack, Consulting Planner

Date: July 2, 2018

Re: UTV – Class II

BACKGROUND

At the June regular meeting the Planning Commission directed Consulting Planner Strack draft amended code language (Sections 740 & 750) for review. Chapter 740 pertains to operation of all-terrain vehicles (ATV) and snowmobiles on local streets within the City. Chapter 750 pertains to operation of golf carts on local streets.

The Commission requested language drafting after referral of a request by staff/elected officials pertaining to operation of Class II ATV (side-by-side). Please find draft language attached for consideration.

Commissioner Fahey also requested sample definitions for Class II ATV and/or utility task vehicles (UTV). Sample definitions follow:

Mn. Statute definitions (incorporated in most local code in Scott and Carver Counties):

- All-terrain vehicles (ATVs): A motorized vehicle with: not less than three, but not more than six low pressure or non-pneumatic tires; a total dry weight of 2,000 pounds or less; and a total width from outside of tire rim to outside of tire rim that is 65 inches or less. All-terrain vehicle includes a class 1 all-terrain vehicle and class 2 all-terrain vehicle. All-terrain vehicle does not include a golf cart, mini-truck, dune buggy, or go-cart or a vehicle designed and used specifically for lawn maintenance, agriculture, logging, or mining purposes.

All-terrain vehicle, Class 1: An all-terrain vehicle that has a total width from outside of tire rim to outside of tire rim that is 50 inches or less.

All-terrain vehicle, Class 2: An all-terrain vehicle that has a total width from outside of tire rim to outside of tire rim that is greater than 50 inches but not more than 65 inches.

- Utility task vehicle: A side-by-side, four-wheel drive, off-road vehicle that has four wheels, is propelled by an internal combustion engine with a piston displacement capacity of 1,200 cubic centimeters or less, and has a total dry weight of 1,800 but less than 2,600 pounds. UTVs differ from ATVs; they are heavier, have side-by-side front seats, and some sort of roof structure

City of Jordan:

- ALL-TERRAIN VEHICLE or ATV. Motorized trail bikes, amphibious vehicles, ATVs as defined in M.S. § 84.92 and similar devices, other than snowmobiles and utility task vehicles, used at least partially for travel on natural terrain, but not “special mobile equipment”, as defined in M.S. § 168.011, Subdivision 22, which is hereby incorporated herein by reference.
- UTV definition is the statutory definition.

City of Ramsey:

- All-terrain vehicle (ATV) means a motorized flotation-tired vehicle of not less than three but not more than six low-pressure tires. It includes Class 1 (engine displacement of less than 960 cubic centimeters and total dry weight of less than 1,000 pounds) and Class 2 (engine displacement of less than 960 cubic centimeters and total dry weight of 1,000 to 1,800 pounds) ATV's as per Minnesota State Statute.
- Utility Task Vehicle means a side-by-side, four-wheel drive that has four wheels, is propelled by an internal combustion engine with a piston displacement capacity of 1,200 cubic centimeters or less, and has a total dry weight of 1,800 but less than 2,600 pounds.

ACTION

For discussion.

Section 740 – Snowmobiles and All-Terrain Vehicles

740.01 Intent. It shall be the intent of this section to regulate the use and operation of certain vehicles, commonly called Snowmobiles, and All-Terrain Vehicles or ATV's to include Class 1 ATV's and Class 2 ATV's as defined in section 740.04.

740.02 State Snowmobile and All-Terrain Vehicle Laws and Statutes Adopted. Laws of the State of Minnesota, Chapter 84.81 through 84.88 and Chapters 168 through 171, Minnesota Statutes as amended, insofar as applicable to the operation of snowmobiles shall be hereby adopted by reference and shall be as effective as if recited here in full.

740.03 Compatibility with other Regulations. Where the conditions of this section are comparable with conditions imposed by any other law, ordinance, statute, resolution, or regulation, the regulations, which are more restrictive, shall apply.

740.04 Definitions. For purposes of this Section terms defined in this Section shall have the meaning ascribed to them.

All-Terrain Vehicle(s). All Terrain Vehicle(s) shall include all "Class 1 ATV's" and "Class 2 ATV's." Class 1 ATV's shall mean at least three (3) low pressure flotation tires, under 800 cc's and under 900 pounds dry weight [MS 84.92(8) and (9)]. Class 2 ATV's shall mean at least three (3) low pressure flotation tires and under 800cc's, dry weight is 900 pounds through 1,500 pounds [MS 84.92 (8) and (10)]. Class 2 ATV's were formerly defined as "Off Road Vehicles" (ORV's) by the Minnesota Department of Natural Resources.

(NOTE: PROPOSED DEFINITION IS THE STATUTORY DEFINITION)

All-terrain vehicles (ATVs): A motorized vehicle with: not less than three, but not more than six low pressure or non-pneumatic tires; a total dry weight of 2,000 pounds or less; and a total width from outside of tire rim to outside of tire rim that is 65 inches or less. All-terrain vehicle includes a class 1 all-terrain vehicle and class 2 all-terrain vehicle. All-terrain vehicle does not include a golf cart, mini-truck, dune buggy, or go-cart or a vehicle designed and used specifically for lawn maintenance, agriculture, logging, or mining purposes.

All-terrain vehicle, Class 1: An all-terrain vehicle that has a total width from outside of tire rim to outside of tire rim that is 50 inches or less.

All-terrain vehicle, Class 2: An all-terrain vehicle that has a total width from outside of tire rim to outside of tire rim that is greater than 50 inches but not more than 65 inches.

NOTES:

- *For permitting purposes, an "all-terrain vehicle" is defined above, cities are allowed by statute to regulate ATV on city streets. Off-road vehicles are still not allowed on private property and nuisance laws (e.g. noise) may apply.*

- *State law was amended in 2011 to allow cities to issue permits to operate utility task vehicles on city streets. As with the other special vehicles—motorized golf carts, all-terrain vehicles, or mini-trucks—operation of a utility task vehicle on city streets is authorized only by a city-issued permit. A UTV is a side-by-side, four-wheel drive, off-road vehicle that has four wheels, is propelled by an internal combustion engine with a piston displacement capacity of 1,200 cubic centimeters or less, and has a total dry weight of 1,800 but less than 2,600 pounds. UTVs differ from ATVs; they are heavier, have side-by-side front seats, and some sort of roof structure*

Body of Water. Body of Water shall mean all water wholly within the city limits of Norwood Young America and all portions of boundary waters within the city limits of Norwood Young America contained within any wilderness areas designated hereunder and which the public have a right to use for navigation, fishing, hunting or any other beneficial public use.

Commissioner. Commissioner shall mean the commissioner of natural resources.

Deadman Throttle or Safety Throttle. Deadman Throttle or Safety Throttle shall mean a device which when pressure is removed from the engine accelerator or throttle, causes the motor to be disengaged from the driving mechanism.

Operate. Operate shall mean to ride in or on and control the operation of a snowmobile or all-terrain vehicle.

Operator. Operator shall mean every person who operates or shall be in actual physical control of a snowmobile or all-terrain vehicle.

Owner. Owner shall mean a person, other than a lien holder having the property in title to a snowmobile or All-Terrain Vehicle, or entitled to the use or possession thereof.

Person. Person shall mean and include an individual, partnership, corporation, the State and its agencies and subdivision, and any body of persons, whether incorporated or not.

Right-of-Way. Right-of-Way shall mean the entire strip of land traversed by a highway or street in which the public owns the fee or an easement for roadway purposes.

Roadway. Roadway shall mean that portion of a highway or street improved, designed or ordinarily used for vehicular travel.

Snowmobile(s). Snowmobile(s) shall mean a self-propelled vehicle designed for travel on ice or snow, steered by skis or runners.

Street. Street shall mean a public thoroughfare, roadway, or alley used for motor vehicular traffic which is not an interstate, trunk, county state aid or county highway.

Treads. Treads shall mean any metal device, or array of metal devices attached to a snowmobile

track to enhance traction. This includes metal components that extend more than one-fourth of an inch from the bottom of the track.

740.05 Intersections. No snowmobile or ATV shall enter any uncontrolled intersection without making a complete stop. The operator shall then yield the right-of-way to any vehicles or pedestrians which constitute an immediate hazard.

740.06 Traffic Ordinances. City traffic ordinances shall apply to the operation of snowmobiles and ATV's upon streets and roadways, except for those relating to required equipment, and except those which by their nature have no application.

740.07 Operation Generally.

Subd. 1 Except as otherwise specifically permitted and authorized, it shall be unlawful and punishable for any person to operate a snowmobile or ATV within the city limits of Norwood Young America in violation of the following restrictions:

- A. On any private property within the City unless the private property shall be a designated snowmobile trail or operator shall have express consent of property owner;
- B. In any planting or tree nursery in a manner which damages or destroys growing stock;
- C. Through any wildlife sanctuary, either public or private;
- D. In any cemetery;
- E. At any place while under the influence of intoxicating liquor or narcotics or habit forming drugs;
- F. On any public street or roadway while in possession of an open container containing any amount of an alcoholic beverage, intoxicating liquor, narcotics, or habit forming drugs;
- G. At a rate of speed greater than reasonable or proper (not to exceed 10 mph at any given time) under all the surrounding circumstances;
- H. At any place in a careless, reckless or negligent manner so as to endanger the person or property of another or to cause injury or damage thereto;
- I. In a manner so as to create a loud, unnecessary or unusual noise which disturbs, annoys or interferes with the peace and quiet of other persons;
- J. So as to tow any person or thing except through use of a rigid tow bar attached to the rear of the snowmobile or ATV;
- K. While the snowmobile or ATV is equipped with treads;
- L. On a public sidewalk or walkway provided or used for pedestrian travel or on boulevards within any public right-of-way;
- M. On any public or private school grounds except as permission shall be expressly obtained from responsible school authorities;
- N. On any other publicly owned lands which shall include but shall not be limited to park property, playgrounds, recreation areas and golf courses, or any frozen bodies of water within the City of Norwood Young America, except authorized areas previously listed for such use by the proper authority. Authorized areas in the City owned by the City shall be designated by Council resolution.

Subd. 2 Exceptions.

- A. Snowmobiles may be operated on public streets used to provide the most direct access to any snowmobile trail adopted by resolution of the Council.

- B. ATV's may only be operated on public streets or roads used to provide the most direct access to any state owned ATV trail adjacent to the City of Norwood Young America, except for the purposes of snow removal on the owners property, or City owned and operated ATV's for official City business.

Subd. 3 It is unlawful for the owner of a snowmobile or an ATV to permit the snowmobile or ATV to be operated contrary to the provisions of this section.

740.08 Required Equipment. It shall be unlawful to operate any snowmobile or ATV within the City unless the snowmobile or ATV is equipped with:

- A. Brakes adequate to control the movement of and to stop and hold the snowmobile or ATV under any condition or operation;
- B. A safety or so-called "deadman" throttle in operating condition;
- C. When operated between the hours of one-half hour after sunset to one-half hour before sunrise or at times of reduced visibility, at least one clear lamp attached to the front, with sufficient intensity to reveal persons and vehicles at a distance of at least 100 feet ahead during the hours of darkness under normal atmospheric conditions. The head lamp shall be so aimed that glaring rays shall not be projected into the eyes of an oncoming snowmobile or ATV operator. It shall also be equipped with at least one red tail lamp having a minimum candlepower of sufficient intensity to exhibit a red light plainly visible from a distance of 500 feet to the rear during hours of darkness under normal atmospheric conditions;
- D. Standard mufflers which are properly attached and which reduce the noise of operation of the motor to the minimum necessary for operation. No person shall use a muffler cutout, bypass, straight pipe, or similar device on a snowmobile or ATV motor.

740.09 Hours of Operation. It shall be unlawful to operate a snowmobile or ATV within the City of Norwood Young America from 10:00 p.m. to 7:00 a.m. for any purpose other than going to or returning from an evening ride by way of the most direct route, to the owner's residence or location where the snowmobile or ATV is generally stored and while complying with applicable laws.

740.10 Minimum Age of Operator.

- A. No person under the age of **fifteen (15)** ~~fourteen (14)~~ years of age shall operate a snowmobile or ATV on any public land in the city. A person **sixteen (16)** ~~fourteen (14)~~ years of age or older, but less than eighteen (18) years of age, may operate a snowmobile or ATV on the streets and highways as permitted under this chapter and make a direct crossing of streets and highways only if he or she has in his or her possession a valid snowmobile or ATV safety certificate issued by the Commissioner, and then only for the purposes of travel between his or her home, or the home location of the snowmobile or ATV, and a point outside the city. This travel must be accomplished by the shortest distance, taking the most direct route while complying with applicable laws.
- B. It shall be unlawful for the owner of a snowmobile or ATV to permit the snowmobile or ATV to be operated contrary to the age provisions of this Subsection.

740.11 Penalties. Any persons violating any provision of this Section shall be guilty of a misdemeanor and shall be punished by a fine not to exceed seven hundred (\$700.00) dollars, or by imprisonment in the county jail for a period not to exceed 90 days or both; but if a minimum fine or imprisonment is prescribed by the State Highway Traffic Act for an offense, the penalty shall apply to a person

convicted of the same offense under this Section. (Amended by Ord. 192, 6/11/07)

Section 750 – Golf Carts And Class II All-Terrain Vehicles (ATV)

750.01 Intent. It shall be the intent of this section to regulate the use and operation of golf carts and Class II ATV within the city.

750.02 Adoption by Reference of MN Statute. Except as herein specifically addressed or modified, the provision of MN Statute Section 169.045, as amended, are herewith incorporated by reference.

750.03 Compatibility with other Regulations. Where the conditions of this section are comparable with conditions imposed by any other law, ordinance, statute, resolution, or regulation, the most restrictive shall apply.

750.04 Definitions. For purposed of this Section, terms defined in this Section shall have the meaning ascribed to them below:

Golf Cart. A small motorized vehicle, with electric or gas power, designed to carry two golfers and their golf clubs around a golf course between shots.

All-terrain vehicles (ATVs): A motorized vehicle with: not less than three, but not more than six low pressure or non-pneumatic tires; a total dry weight of 2,000 pounds or less; and a total width from outside of tire rim to outside of tire rim that is 65 inches or less. All-terrain vehicle includes a class 1 all-terrain vehicle and class 2 all-terrain vehicle. All-terrain vehicle does not include a golf cart, mini-truck, dune buggy, or go-cart or a vehicle designed and used specifically for lawn maintenance, agriculture, logging, or mining purposes.

All-terrain vehicle, Class 1: An all-terrain vehicle that has a total width from outside of tire rim to outside of tire rim that is 50 inches or less.

All-terrain vehicle, Class 2: An all-terrain vehicle that has a total width from outside of tire rim to outside of tire rim that is greater than 50 inches but not more than 65 inches.

750.05 Authorization to Use Golf Carts and Class II ATV on Designated Roadways. All City streets, alleys, and County roads within the City, as permitted by Carver County, shall be designated golf cart and Class II ATV routes. No United States or State of MN road shall be a designated roadway for golf carts or Class II ATV, except as allowed under Mn. Statute. The operator of a golf cart or Class II ATV, under permit, may cross any street or highway intersecting a designated roadway.

750.06 Permit Required. Every person who operates a golf cart **or Class II ATV** shall first obtain a permit from the City.

Subd. 1 Information Required. The permit application shall include the following information:

- A. Name of Owner/Operator;
- B. Address of Owner/Operator;
- C. Date of Birth of Operator;
- D. Copy of current driver's license or written explanation for not having a current license. **The City may require**, ~~including~~ a certificate signed by a physician that the applicant is able to safely operate a motorized golf cart **or Class II ATV** on designated roadways if the applicant does not have a current driver's license;
- E. Telephone Number;
- F. Golf Cart **or Class II ATV** Make, Model, Year and Serial Number;
- G. Proof of Insurance

Subd. 2 Fee. A fee shall be established by Ordinance of the City Council.

Subd. 3 Renewals. Permits shall be renewed triennially. All permits shall expire on the 1st day of April not more than three years following their issuance.

Subd. 4 City Officials. Authorized city staff may operate city owned motorized golf carts **or ATV** without obtaining a permit within the city on city streets, sidewalks, trails, rights-of-way, and public property when conducting city business.

750.07 Insurance. Owners and operators of golf carts **and Class II ATV** shall carry liability insurance coverage pursuant to MN Statute 65B.48, Subdivision 5.

750.08 Conditions of Operation. Operation of golf carts **or Class II ATV** on permitted streets within the City shall be subject to the following conditions:

- A. From sunrise to sunset between April 1 to November 1, unless during periods of inclement weather or when visibility is impaired by weather, smoke, fog, or other conditions, or at any time when there is insufficient light to clearly see persons or vehicles on the roadway at a distance of 500 feet.
- B. With a slow-moving emblem and a rear-view mirror installed on the golf cart **or Class II ATV**
- C. With proper insurance that complies with insurance for a motorcycle pursuant to Section 750.07 above and M.S. § 169.045, as amended
- D. The operator shall have a valid permit, pursuant to Section 750.06 above, be at least 18 years of age and not had their drivers license revoked as a result of criminal proceedings
- E. The operator shall be subject to all traffic ordinances, laws and statutes
- F. The number of occupants shall not exceed the design occupant load
- G. No operation shall be permitted on private property, without the consent of the owner, or on any city sidewalk, trail or park.
- H. No operation shall be permitted at any time with an alcohol level of 0.08 percent or higher, or under the influence of a controlled substance.

750.09 Revocation or Denial of Permit. A permit may be revoked at any time or denied if it is shown that the permittee cannot safely operate the golf cart **or Class II ATV**, cannot provide all of the information required for a permit pursuant to Section 750.06 above, had their drivers license revoked as a result of criminal proceedings, or for violation of any of the Conditions of Operation, as stated in Section 750.08 above.

750.10 Penalty for Operation without a Permit. Any person operating a golf cart **or Class II ATV** on a **local** public roadway without a permit may be issued a citation by a law enforcement official and is subject to any and all associated penalties.

750.11 Penalty. Any person who violates any provision of this Section is guilty of a misdemeanor.



To: Chairperson Heher
Members of the Planning Commission
Administrator Helget

From: Cynthia Smith Strack, Consulting Planner

Date: July 2, 2018

Re: Subdivision Code Standards: Design Standards and Fee In Lieu of Parkland Dedication Requirement

BACKGROUND

At the June meeting the PC resumed discussion pertaining to subdivision design standards and fee in lieu of parkland dedication requirements. Following are updates from tasks assigned at the June meeting.

Design Standards:

1. Cul-de-sac radii: the 60' and 50' shown are large radii. For example the Preserve 5th has a cul-de-sac with a ROW radii of 55' and a street radii of 45' which do not meet these minimum dimensions. This minimums should be reduced to 50/40 or 45/35.

Updates: The Commission generally favored retaining existing language with option to reduce radii through planned unit development. Public Services Director Tony Voigt and Fire Chief Steve Zumberge were contacted for input.

Director Voigt responded: " I measured a couple of the cul-de-sacs in the preserve additions. I came up with around 40 to 45 feet of radii in the current cul-de-sacs. I believe those are sufficient and the code could be changed. From a public service standpoint, I would not mind seeing them smaller since it would be less to maintain and less area to remove snow. But also would like to work with the Fire Chief and his wishes and make sure their trucks have sufficient room to turn around in the cul-de-sac."

Chief Zumberge responded: When reviewing the Preserve 5th plan I referenced the fire code and the previous four Preserve Plans. The 2015 fire code offers acceptable turning mechanisms, but the fire code leaves the final measurements to the fire official. All the cul-de-sacs in the Preserve have a 45 foot paved radius. The city ordinance can left the same in my opinion. I would welcome the opportunity to sit in on a planning commission meeting to try to address any questions they may have."

2. Private Streets: Private streets have been approved in the past (*code prohibits*). ***Updates: The Commission reached consensus to retain this provision noting private streets could be accommodated through PUD.***
3. Topography and Arrangement: Reference to grid pattern may need clarification. Does this mean development should look like the original town site (i.e. no curvilinear streets) or does this mean the street naming grid should be followed. ***Updates: The Commission reached consensus to clarify this***

provision to provide for both grid and curvilinear streets both subject to street naming policy. Sample language adjustment follows:

Subd. 10 Topography and Arrangement. ~~The grid street pattern shall be followed except in instances where topography or other physical conditions will prevent the strict application of the basic grid pattern.~~ **The City accepts street arrangements which are grid-pattern or curvilinear providing topography accommodates proposed street arrangement and the City's street naming policy is employed.**

4. Pedestrian Ways/Widths: The minimum trail width in town has been 8' for city projects and for developments (*code requires 10'*).

Updates: The Commission was split on trail width standards. The Commission requested a map of existing sidewalk/trail by width be developed. City Administrator Helget worked with County Staff to develop said map which is attached. It illustrates all trails at eight foot width.

The Commission also requested input from Public Services Director Tony Voigt. Director Voigt responded: "Most of the trails in town are paved at 8 feet, and I also would like to see the code changed or city standard change to follow the 8 foot width".

The Commission will also seek input on this item from the Parks and Recreation Commission.

5. Stormwater Drainage: The snow melt numbers have become more common and have been used on recent developments. What is shown is fine (1, 10, 100-year storm events), but City Engineer recommends adding "10-day snow melt event" as well. ***Update: The Commission supports the City Engineer's suggestion. Sample language incorporating the adjustment follows:***

1130.07 Drainage. The post-development runoff rate shall not exceed the pre-development runoff rate for **a ten-day snow melt event as well as** the 1 year, 10 year, and 100 year storm events.

6. Commissioner Eggers requested language pertaining to clustering of mailboxes be added to the code. Sample language follows:

Where there is more than one house on a city block, boxes shall be located in a cluster. Paper boxes and advertising boxes must be located in the same cluster as the mail boxes. The clusters shall be centrally located in the middle of the homes to be served. A mailbox plan showing location is required to be submitted to and approved by the Postmaster and City prior to establishment of the receptacles.

7. Administrator Helget requested updating of language pertaining to boulevard trees. Sample language follows:

Subd. 11 Street Trees. ~~Street trees shall be placed within 6 feet of the right of way of the road or roads within and abutting the subdivision. One tree shall be planted for every forty (40) feet of frontage along the road, unless the City Council grants a waiver. Such waiver shall be granted only if there are trees growing along such right of way or on the abutting property which in the opinion of the City Council comply with this Chapter. The following types of trees shall not be planted as a street tree as herein~~

defined: Boxelder, Silver Maple, Birch, Catalpa, Black Walnut, Mulberry, Poplars, Black Locust, Willows and the Elm species. This prohibition will be prospective in effect. Planting of a prohibited type will be a misdemeanor. **The Developer shall provide the City with an escrow amount based on the number of lots in the subdivision to provide for future planting of trees. One tree having a trunk diameter (measured 12 inches above the ground) of not less than one and one-half inches 1 ½ “) and of species/varieties approved by the City shall be planted in a naturalistic way in the front yard of each lot in the subdivision, except corner lots shall have two (2) trees. Trees shall be replaced if after one growing season the tree is diseased, distressed, or has not survived.**

8. Park Fee in Lieu of Land Dedication. Existing language is not consistent with Statutes. Sample language follows:

Subd. 3. Land Dedication/Payment of Fees. Dedication of land and/or payment of park dedication fees shall be as follows:

A. Calculation of Dedication.

1. For residential subdivisions, a minimum of 10% of the total area of the property **or a cash payment equal to the estimated market value of the same** is deemed a reasonable portion to meet dedication requirements. The land must be suitable for public use and the City is not required to accept land which will not be usable for park purposes or which would require extensive expenditures on the part of the public to make them usable. *(Amended by Ord. 165, 2/14/2005)*
2. For non-residential subdivisions, such as commercial or industrial plats, the city requires a minimum cash park dedication **on a per acre basis,** as specified in the Fee Schedule. However, where the City Council deems it in the public interest, it may require a minimum land dedication of five percent of the commercial or industrial land to be subdivided in lieu of a cash dedication. The lands must be indicated on the City's Comprehensive Plan or must be designated on specific area plans for parks, trails, and public open space. *(Amended by Ord. 165, 2/14/2005)*

B. Land Dedication.

1. When land is to be dedicated to satisfy the park dedication requirement, separate lots or outlots shall be indicated on the plat drawings for the area(s) to be dedicated. *(Amended by Ord. 165, 2/14/2005)*
2. Signed deeds for the lots or outlots shall be given to the City prior to the City's release of the final plat for filing. No building permits shall be issued for the development until the required deeds are received by the City. *(Amended by Ord. 165, 2/14/2005)*
3. The developer shall be responsible for finished grading and ground cover and construction of trails in all lands to be dedicated to the City. No credit toward the required dedication shall be given for this work, except that credit for the cost of improvements to trails included in the City's adopted trail plan may be reimbursed by the City. *(Amended by Ord. 165, 2/14/2005)*

- C. Cash Fee. When a cash fee is to be paid in lieu of land dedication, the payment of such fee shall be required as follows:
1. For all residential developments, park dedication fees shall be paid prior to the City releasing the signed final plat for recording. An exception may be granted by the City Council for multiple-family structures, including multi-unit townhomes, condos and apartments, to allow payment of the fee prior to the issuance of building permits. Payment shall be made for all units within each building prior to issuance of any building permits for that structure. *(Amended by Ord. 165, 2/14/2005)*
 2. For commercial and industrial developments, **park dedication fees shall be paid prior to the City releasing the signed final plat for recording.** ~~the total fee shall be paid prior to issuance of any building permits for the development.~~ The City Council may grant deferral of a portion of the fees if the subdivider proposes to construct significantly less square footage than the site supports. The remaining fees shall be paid at the time of building permit application for additional square footage to be constructed on the site. *(Amended by Ord. 165, 2/14/2005)*
 3. In plats that include outlots for future development, the subdivider shall pay to the City the required dedication fee for each phase at the time such outlots are replatted for development, according to the park dedication policy and fees in affect at the time of final plat for each phase. *(Amended by Ord. 165, 2/14/2005)*

ACTION

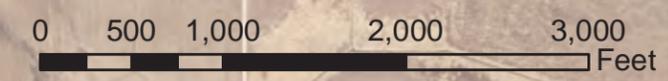
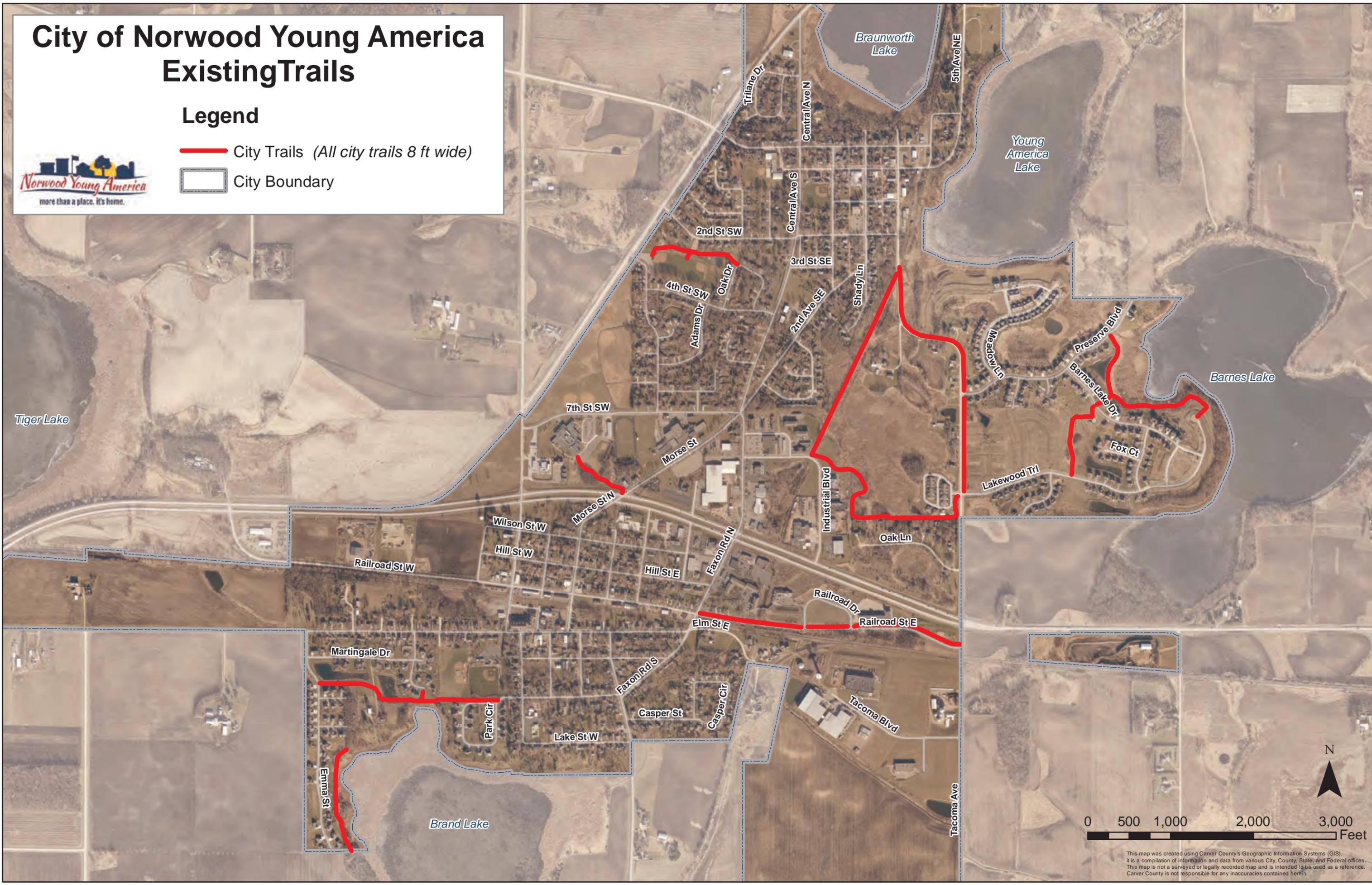
This item is for discussion.

City of Norwood Young America Existing Trails

Legend

 City Trails (All city trails 8 ft wide)

 City Boundary



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.



To: Chairperson Heher
Members of the Planning Commission
Administrator Helget

From: Cynthia Smith Strack, Consulting Planner

Date: July 2, 2018

Re: CUP Audit

BACKGROUND

The PC has a goal of auditing CUP/IUP in 2018 for compliance with approved standards. At the June meeting the PC assigned reviewers to certain CUP's. Attached please find an updated matrix of existing CUP/IUP for review.

ACTION

Commissioner reports are expected. Consulting staff audit findings are reflected in the attached matrix.

CUP Review/Audit

	Address	Description	Comments/Notes	Action Directed	Status Update
1	410 Faxon Rd N	McDonalds	CUP issued for drive-thru window in the 90's. No conditions placed on CUP	Existing, valid CUP. No conditions exist.	Audited, compliant.
2	112 Poplar Ridge Dr	Existing Apartment Complex	CUP issued in 1997. No additional information available.	Existing, valid CUP. No conditions exist.	Audited, compliant.
3	421 Railroad St W	City property	CUP approved in late 1990's. Reso approving not immediately located.	Conditions were placed on the use according to minutes.	Audited, compliant.
4	308 5th Ave NE	CUP issued for this address in 2000-01.	Reso 2000-18 is a CUP allowing a cemetery based on several conditions.	Reso 2000-18 conditions met.	Audited, compliant.
5	250 Industrial Blvd	Current site of Expert construction.	Reso 2002-11 is a CUP allowing for an industrial building with outdoor storage. The applicant was Expert Construction. CUP is contingent upon several requirements. Reso 2002-21 amended CUP issued in 2002-11 included additional conditions relating to storm water and landscaping. Reso 2003-19 is a second amendment of the CUP to allow additional outdoor storage. Several additional conditions attached.	Reso's 2002-11, 2002-21, and 2003-19; conditions met. Franck's no longer subleases.	Audited, compliant. PC Should find Reso 2003-19 (authorized Franck's Sanitation sub-use) is expired.

CUP Review/Audit

	Address	Description	Comments/Notes	Action Directed	Status Update
6	220 Industrial Blvd	Statewide Gas	Reso. 2002-64 is a CUP allowing for an industrial use at this address. Several conditions attached, most related to non-zoning items. Only one with zoning ramifications was landscaping 'should be' consistent with surrounding businesses.	Existing, valid CUP	Audited, compliant.
7	426 East St N	Owned by Roger Kleman. Used car dealership.	A Reso was approved July 28, 2003. Many conditions attached, mostly applicable to site plan standards.	Audited, the PC accepted screening that existed under previous audit.	Audited, compliant.
8	124 Union St N	Lance Ford. Ford Construction.	Reso 2003-43 is a CUP allowing an industrial use in the CBD. Several conditions apply. Reso 2009-24 amended Rso 2003-43 allowing expanded outdoor storage. Approved with several conditions attached.	Reso 2003-43 and 2009-24 appear compliant.	Audited, compliant.
9	700 Railroad St W	Southwest Paving.	Reso 2006-33 is a CUP providing for Southwest Paving. Several conditions are attached.	Non compliant at of 6/2018.	City Council monitoring
10	211 Railroad St W	Xtreme Electric.	Reso 2011-14 is a CUP for a contractor operation at the subject address. Several conditions apply to the permit.	Audited	Audited, compliant.

CUP Review/Audit

	Address	Description	Comments/Notes	Action Directed	Status Update
11	325 Elm St W	Pour House Pub	Reso 2011-33 is a CUP allowing a smoking deck at the Pour House. Several conditions apply.	Audited.	Audited, compliant.
12	27 1st St NW	St. John's Lutheran School.	Reso 2013-05 is a CUP allowing expansion of the existing school.	Audit complete	Audited, compliant.
13	105 Main St E	Unkle Thirsty's	Reso 2013-35 is a CUP allowing outdoor dining at Unkle Thirsty's. Several conditions apply.	Audited.	Audited, compliant.
14	520 Reform St N	Kwik Trip	Reso 2013-20 Approved convenience store.	Suitable for audit.	To be audited.
15	301 Industrial Blvd	Hydro Engineering	Reso 2013-__ (Sept 9th??) Approved IUP for outdoor storage.	Suitable for audit.	To be audited.
16	321 Elm St W	RCC Woodworks	Reso 2014-22 Approved woodworking shop in C-3	Suitable for audit.	To be audited.
17	13050 Stewart Ave	Nick Molnau	Amended and Replaced by 2018 - ??		
18	250 Industrial Blvd	Expert Construction	Reso 2014-__ CUP amendment - outdoor storage - Denied	Denied	Denied
19	700 Railroad St W	Southwest Paving.	Reso 2015-13 Approved landscaping plan in lieu of perimeter fencing	Non compliant at of 11/2017.	Audit underway

CUP Review/Audit

	Address	Description	Comments/Notes	Action Directed	Status Update
20	300 Industrial Blvd	Rogomobiles	Reso 2015-19 Approved outdoor storage and display autos.	Use has ceased	Declare CUP expired.
21	115 Main St E & 15 2nd Ave SE	Waconia Dodge	Reso 2016-14 Auto sales and display and accessory auto repair.	Suitable for audit.	To be audited.
22	127 Elm St W	Andris	Reso 2016-21 Approve personal auto storage in C-3	Suitable for audit.	To be audited.
23	117 Railroad St W	Loomis	Reso 2016-22 Approve CUP for contractor operation in C-3	Suitable for audit.	To be audited.
24	180 Industrial Blvd	Todd Miller & Adam Glander	Reso 2017-08 Approve outdoor auto sales and display in B-1 District	Suitable for audit.	To be audited.
25	508 Merger Street	Cedar Direct	Reso 2017-09 IUP outdoor storage	Suitable for audit.	To be audited.
26	600 Railroad St W	Curfman Trucking	Reso 2017-15 CUP for outdoor storage	Suitable for audit.	To be audited.
27	170 Industrial Blvd	Paul Juerissen	Reso 2017-18 CUP outdoor storage marine recreational equipment	Suitable for audit.	To be audited.



TO: Planning Commission Members
FROM: Steven Helget, City Administrator
DATE: July 3, 2018
SUBJECT: Review Ornamental Fences Section of Zoning Code

On May 15, 2018, I issued an Administrative Permit to 1025 Fox Crossing for the installation of a 4' high chain link fence. The property is located on a corner lot and the fence is located in the backyard and it extends out past the back corners of the house on both sides.

Shortly after the fence was installed I received a telephone call from a neighboring property owner who stated that the fence was not ornamental in design. Upon reviewing the Zoning Code I've determined that the fence is currently not in compliance with the Code. The Zoning Code's definition of an ornamental fence is:

"A fence through which clear vision is possible from one side to the other for 50 percent or more of the structure, as viewed on a horizontal plane. Such fence may include picket, post and rail, split rail, but not chain link."

According to the Section 1245.05, Subd. 4(A), residential fences located on the side-street yard to the right-of-way shall be ornamental in design and the fence height shall not exceed 3 ½ feet.

Driving through the Preserve development I've identified 5 similar chain link fences that have been installed on corner lots that extend into the side-street yard. City permits were issued for all 5 fences during the period of 2005 – 2015.

Proposed is discuss how to move forward at this point. According to the City Attorney, the City could choose to enforce the code and have the fence at 1025 Fox Crossing brought into compliance or to enforce the Code going forward.

The pertinent sections of the Zoning Code are enclosed.

Norwood Young America

1245.05 Fences

Subd. 1 Building Permit Required. No fence, except temporary fencing, shall be constructed without a building permit. The application shall be accompanied by a plot plan clearly describing the type, location, and method of anchoring the fence.

Subd. 2 Setbacks. Boundary line fences shall be located at least one (1) foot from the property line, except as provided for in Subd. 4 and 5 of this Section. The persons, firms or corporations constructing or causing the construction of such fence shall be responsible for maintaining that part of their property between fence and property line. City staff shall require any applicant for a fence permit to establish the boundary lines of his property by a certificate of survey thereof to be made by any registered land surveyor or by showing the accurate stake markers of the surveyed lot.

Subd. 3 Fencing Conformity. Fencing in all districts shall conform to the following:

- A. Fences in all districts shall be maintained so that the exposed outer/inner surface shall be uniformly painted or stained in a neat and aesthetically acceptable condition.
- B. The side of the fence considered to be the face (finished side as opposed to structural supports) shall face abutting property.
- C. No fence shall be permitted on a public right-of-way or boulevard area.
- D. No fence shall be erected on a corner lot that will obstruct or impede the clear view of an intersection by approaching traffic.
- E. All snow-stop fencing may be used from November 1 to April 1. No permit shall be required for temporary fencing.
- F. All fencing shall be constructed straight, true, and plum
- G. Fences which are in need of repair or maintenance through type of construction or otherwise, or are otherwise dangerous to the public safety or general welfare and health are considered a public nuisance and the City may commence proceedings for the abatement thereof under Chapter 6, Nuisance Abatement of the City Ordinance. Electric fences may not be used. Material such as chicken, sheep, or hog wire fencing, barbed wire fencing, or snow fencing will not be allowed as permanent fencing, except as stated in paragraph c in this section.
- H. All fences shall have a gate or opening to allow access from the exterior of the lot.

Subd. 4 Fencing in All Residential and Agricultural Districts.

- A. **Setback and design.** A fence may be located within the rear yard and side yard to a maximum height of six (6) feet up to the point where it is parallel with the front edge of the building. Fences located within the front yard or side-street yard to the right-of-way shall be ornamental in design and the height of the fence shall not exceed three and one-half (3 ½) feet as measured from grade.
- B. Fences around dog kennels not exceeding one hundred (100) square feet in size, fences around garden fences will not require building permits but shall adhere to the other regulations of this subdivision.
- C. All garbage can areas in multi-family developments shall be protected by a privacy fence not less than six (6) feet in height. The privacy fence shall be constructed of wood, vinyl or similar, but shall not include chain link with slats. All gates shall have a self-closing and self-latching latch installed on the outside of the fence.

Escort. A person who, for consideration, agrees or offers to act as a companion, guide, or date for another person, or who agrees or offers to privately model lingerie or to privately perform a striptease for another person.

Escort Agency. A person or business association who furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes, for a fee, tip, or other consideration.

Family. Any number of individuals related by blood, legal adoption or marriage, or three or less unrelated individuals living together on the premises or in a single housekeeping unit.

Farm. Any tract of land, with a house and usually a barn plus other buildings on which crops and livestock are raised but excluding feedlots.

Farm Animals. Cattle, hogs, bees, sheep, goats, chickens, turkeys, horses and other animals commonly accepted as farm animals in the State of Minnesota.

Feedlot. A confined drylot area for finish feeding of cattle, swine, sheep, etc. on concentrated feeds with no facilities for pasturing or grazing.

Fence. A lineal structure including walls, footings and posts, or similar barriers used to prevent access by persons or animals or prevent visual or sound transference.

Fence, ornamental. A fence through which clear vision is possible from one side to the other for 50 percent or more of the structure, as viewed on a horizontal plane. Such fence may include picket, post and rail, split rail, but not chain link.

Fence, privacy. A fence, which when constructed provides 100% opaqueness from either side. A privacy fence shall be constructed of wood, vinyl or similar materials that is characteristic of surrounding improvements and shall not include chain-link with slats or other attachments that provide screening.

Finance, Insurance and Real Estate. Establishments operating primarily in the fields of finance, insurance and real estate including, but not limited to, depository institutions, credit institutions, investment companies, security and commodity exchanges, insurance agents and brokers, real estate developers, buyers, agents and lessees.

Foot-candle. The international unit of illumination produced on a surface.
(Amended by Ord. 152, 7/28/03)

Frontage. That part of a lot fronting on one side of a street between the side lot lines or between a street right-of-way and a side lot line.

Garden Center. A place of business where retail and wholesale products and produce are sold to the retail consumer. These centers, which may include a nursery and/or greenhouses, import most of its items sold. These items may include paints, handicrafts, nursery products and stock, fertilizers, potting soil, hardware, lawn and garden power equipment and machinery, hoes, rakes, shovels and other garden and farm tools and utensils.

BUILDING PERMIT REPORT - JUNE

PLAN CHECK

PERMIT #	NAME	ADDRESS	PURPOSE	DATE	PERMIT FEE	FEE	SURCHARGE	VALUE
2018001	Diversifed Plumbing	125 Railroad St E	Addition	1/16/2018	\$1,339.60	\$870.74	\$70.00	\$140,000.00
2018002	Tom Worm	7 1st Street NE	Remodel	1/10/2018	\$228.65	\$109.62	\$5.00	\$8,000.00
2018003	Taylor Peters	418 Morse St	Plumbing	1/16/2018	\$60.00	\$0.00	\$1.00	\$0.00
2018004	Felipe Robinson	222 Oak St S	Reside	1/17/2018	\$55.00	\$0.00	\$1.00	\$0.00
2018005	Mark Paulson	915 Barnes Lake Dr	Water heater replace	1/23/2018	\$15.00	\$0.00	\$1.00	\$0.00
2018006	City of NYA	321 South St W	Warming House	1/24/2018	\$153.25	\$99.61	\$3.50	\$6,200.00
2018008	Jean Toenges	385 Emma Street	Replace Furnace	1/24/2018	\$60.00	\$0.00	\$1.00	\$0.00
2018009	Joel Klaustermeier	517 Devonshire Dr	Rewindow	1/29/2018	\$55.00	\$0.00	\$1.00	\$0.00
2018010	Vernon Darland	218 Brush St	Replace Furnace	1/31/2018	\$60.00	\$0.00	\$1.00	\$0.00
2018011	Diversifed Plumbing	125 Railroad St E	Plumbing	2/8/2018	\$107.05	\$69.58	\$2.00	\$3,500.00
2018012	Lift Management	604 Shoreview Lane	New Twinhome	2/13/2018	\$15,108.26	\$1,407.28	\$140.00	\$237,150.00
2018013	Lift Management	610 Shoreview Lane	New Twinhome	2/13/2018	\$14,848.46	\$1,287.16	\$124.00	\$243,200.00
2018014	Taylor Peters	418 Morse St	Bath Remodel	2/21/2018	\$147.85	\$89.60	\$4.00	\$6,000.00
2018015	Diversifed Plumbing	125 Railroad St E	HVAC	3/15/2018	\$199.45	\$129.64	\$5.00	\$10,000.00
2018016	Roland Latzig	514 Devonshire Dr	Replace Furnace & AC	2/26/2018	\$120.00	\$0.00	\$1.00	\$0.00
2018017	Nick Rogosienski	515 Morse St	Foundation Repair	2/28/2018	\$122.45	\$79.59	\$2.50	\$5,000.00
2018018	John Hoklin	880 Lakewood Trail	Finish Basement	3/5/2018	\$382.65	\$209.72	\$10.00	\$18,000.00
2018019	Ernst Holdings LLC	216 Main St E	Demo	3/2/2018	\$100.00	\$0.00	\$1.00	\$0.00
2018020	John Vogt	414 Railroad St	Demo	3/6/2018	\$100.00	\$0.00	\$1.00	\$0.00
2018021	Nick Rogosienski	515 Morse St	Reroof	3/7/2018	\$55.00	\$0.00	\$1.00	\$0.00
2018022	Vernon Darland	218 Brush St	Reroof-Garage	3/8/2018	\$55.00	\$0.00	\$1.00	\$0.00
2018023	Tom Lano	400 Emma St	Stone	3/13/2018	\$55.00	\$0.00	\$1.00	\$0.00
2018024	Bill Whisney	362 Meadow Lane	Water Softener	3/14/2018	\$15.00	\$0.00	\$1.00	\$0.00
2018025	Andrea Gerth	307 Shady Lane	Furnace	3/16/2018	\$60.00	\$0.00	\$1.00	\$0.00
2018026	All Saints Church	511 Merger St	Addition	4/9/2018	\$7,065.52	\$3,617.59	\$442.00	\$884,000.00
2018027	Chris Meis	223 Lake St	Alterations	3/20/2018	\$59.45	\$38.64	\$1.00	\$1,500.00
2018028	James Kemp	411 Morse St	Water Softener	3/19/2018	\$15.00	\$0.00	\$1.00	\$0.00
2018029	Nick Rogosienski	515 Morse St	Remodel 2 baths	3/20/2018	\$768.20	\$460.33	\$26.00	\$50,000.00
2018030	Steve Curfman	600 Railroad St	Plumbing	3/20/2018	\$199.45	\$49.86	\$5.00	\$9,500.00
2018031	Serv-a-dock	170 Industrial Blvd	Alterations	3/20/2018	\$42.65	\$27.72	\$1.00	\$1,000.00
2018032	Ernst Holdings LLC	201 Main St E	Reside	3/23/2018	\$59.45	\$0.00	\$1.00	\$0.00
2018033	Doug Genz	434 Meadow Lane	Deck	3/29/2018	\$76.25	\$49.56	\$1.00	\$2,400.00
2018034	Chad Stewart	402 2nd Ave SE	Roof Peak	3/28/2018	\$59.45	\$38.64	\$1.00	\$1,500.00
2018035	Loomis Homes	975 Lakewood Trail	New Home	4/4/2018	\$10,841.30	\$1,683.55	\$171.50	\$342,715.00
2018036	Brandon Lind	433 Casper Circle	Addition	4/6/2018	\$1,552.00	\$930.80	\$79.50	\$155,000.00
2018037	Duane Pieschke	408 Adams Drive	Reroof	4/5/2018	\$55.00	\$0.00	\$1.00	\$0.00
2018038	Brian Kuhlmeier	788 Preserve Blvd	Water heater replace	4/5/2018	\$15.00	\$0.00	\$1.00	\$0.00
2018039	Ernst Holdings LLC	216 Main St E	Remodel	4/25/2018	\$452.67	\$294.24	\$13.50	\$26,455.00
2018040	Ernst Holdings LLC	216 Main St E	Plumbing	4/6/2018	\$230.25	\$0.00	\$6.00	\$12,000.00
2018041	Ernst Holdings LLC	216 Main St E	HVAC	4/6/2018	\$137.85	\$0.00	\$3.00	\$6,000.00
2018042	Brandon Hemmann	327 Oak St S	Rewindow	4/9/2018	\$55.00	\$0.00	\$1.00	\$0.00
2018043	Vickerman Co	725 Tacoma Blvd	New Construction	4/12/2018	\$177,148.18	\$19,687.32	\$1,599.95	\$6,999,000.00
2018044	Nick Rogosienski	515 Morse St	Reside	4/10/2018	\$55.00	\$0.00	\$1.00	\$0.00

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2018045	Steve Exum	552 Preserve Blvd	Water Heater	4/12/2018	\$15.00	\$0.00	\$1.00	\$0.00
2018046	Steve Curfman	600 Railroad St W	Mechanical	4/17/2018	\$291.85	\$189.70	\$8.00	\$15,500.00
2018047	Gerry Geise	636 Meadow Lane	Rewindow	4/18/2018	\$55.00	\$0.00	\$1.00	\$0.00
2018048	KJS Ventures	219 Elm St W	Mechanical	4/19/2018	\$230.25	\$149.66	\$6.00	\$12,000.00
2018049	Don Halloff	114 Hill St E	Rewindow	4/20/2018	\$55.00	\$0.00	\$1.00	\$0.00
2018050	Loomis Homes	960 Lakewood Trail	New Home	4/30/2018	\$10,096.26	\$1,207.08	\$114.00	\$223,100.00
2018051	Cindy Bigaouette	201 3rd Ave SE	Reroof	4/20/2018	\$55.00	\$0.00	\$1.00	\$0.00
2018052	Castle Gate Construction	574 Shoreview Lane	Finish Bsmt Bath	4/23/2018	\$151.65	\$59.57	\$2.50	\$3,000.00
2018053	Jane Kokesh	419 Adams Dr w	Water Heater	4/30/2018	\$15.00	\$0.00	\$1.00	\$0.00
2018054	Steve Curfman	600 Railroad St W	Mezzanine	5/1/2018	\$168.65	\$109.62	\$4.00	\$7,500.00
2018055	St. Johns School	27 1st St NW	Restroom Remodel	5/8/2018	\$1,185.60	\$770.64	\$57.50	\$115,000.00
2018056	Stacy Zellmann	504 Valhalla Dr	Reroof	5/1/2018	\$55.00	\$0.00	\$1.00	\$0.00
2018057	Dolores Bohlinger	101 3rd Ave SE	Furnace Replacement	5/1/2018	\$60.00	\$0.00	\$1.00	\$0.00
2018058	Castle Gate Construction	580 Shoreview Lane	New Twinhome	5/10/2018	\$15,022.02	\$1,351.22	\$133.00	\$259,512.00
2018059	Castle Gate Construction	586 Shoreview Lane	New Twinhome	5/10/2018	\$15,022.02	\$1,351.22	\$133.00	\$259,512.00
2018060	Cindy Bigaouette	201 3rd Ave SE	Reroof - porch on home	5/3/2018	\$55.00	\$0.00	\$1.00	\$0.00
2018061	Alex Buckentine	305 Washington St	Deck	5/8/2018	\$184.05	\$119.63	\$4.50	\$8,680.00
2018062	Kraig Becker	925 Meadows Blvd	Deck	5/23/2018	\$184.05	\$119.63	\$4.50	\$8,960.00
2018063	Chad Stewart	402 2nd Ave SE	Reside	5/16/2018	\$55.00	\$0.00	\$1.00	\$0.00
2018064	Ryan Braun	317 2nd St SW	Porch	5/18/2018	\$230.25	\$149.66	\$6.00	\$11,760.00
2018065	Robert Ludwig	218 Union St N	Rewindow	5/31/2018	\$91.65	\$0.00	\$1.50	\$2,500.00
2018066	Brent Farber	26 1st St NE	AC changeout	5/22/2018	\$60.00	\$0.00	\$1.00	\$0.00
2018067	David Silverthorn	221 Morse St N	Deck	5/30/2018	\$153.25	\$99.61	\$3.50	\$6,500.00
2018068	Tom Stifter	313 Central Ave	Alterations	5/23/2018	\$153.25	\$99.61	\$3.50	\$6,300.00
2018069	David Smith	317 2nd Ave SE	Rewindow	5/25/2018	\$55.00	\$0.00	\$1.00	\$0.00
2018070	Loomis Homes	975 Lakewood Trail	install water softener	5/30/2018	\$60.00	\$0.00	\$1.00	\$0.00
2018071	Dave Elling	201 1st St NW	Reroof	5/30/2018	\$55.00	\$0.00	\$1.00	\$0.00
2018072	Kraig Becker	925 Meadows Blvd	Finish Basement	6/13/2018	\$353.45	\$229.74	\$10.00	\$20,000.00
2018073	Jeremy Friendshuh	323 Oak St S	Rewindow	5/31/2018	\$55.00	\$0.00	\$1.00	\$0.00
2018074	All Saints	511 Merger St	Mechanical	6/14/2018	\$708.20	\$460.33	\$25.00	\$49,800.00
2018075	Tim Gronseth	310 Lincoln St	Reroof	6/5/2018	\$55.00	\$0.00	\$1.00	\$0.00
2018076	Ron Erpenbach	550 Meadow Lane	Deck	6/7/2018	\$168.65	\$109.62	\$4.00	\$7,500.00
2018077	Evan Entinger	215 Hill St W	Reroof	6/6/2018	\$55.00	\$0.00	\$1.00	\$0.00
2018078	Jim Wagner	214 4th St SW	Reroof	6/7/2018	\$55.00	\$0.00	\$1.00	\$0.00
2018079	All Saints	511 Merger St	Plumbing	6/14/2018	\$415.05	\$269.78	\$12.00	\$24,340.00
2018080	Peter Kroells	301 2nd St SW	Replace Furnace/AC	6/12/2018	\$60.00	\$0.00	\$1.00	\$0.00
2018081	Vern Zeman	223 Main St E	Reroof	6/14/2018	\$91.65	\$0.00	\$1.50	\$3,000.00
2018082	City of NYA	322 Reform St	Hot water heaters	6/15/2018	\$91.65	\$59.57	\$1.50	\$2,985.00
2018083	Dave Smith	317 2nd Ave SE	Mechanical	6/20/2018	\$60.00	\$0.00	\$1.00	\$0.00
2018084	Central School	531 Morse St	Reroof	6/25/2018	\$1,271.84	\$826.70	\$64.50	\$128,315.00
2018085	Tim Murphy	218 West Court	Deck	6/22/2018	\$122.45	\$79.59	\$2.50	\$4,800.00
2018086	Kenny Schultz	219 Elm St W	Plumbing		\$276.45	\$179.69	\$7.50	\$15,000.00
2018087	Vickerman	725 Tacoma Blvd	Plumbing		\$415.05	\$103.76	\$12.00	\$24,000.00
2018088	Milford Matzke	218 2nd Ave SE	Solar Panels		\$497.11	\$323.12	\$15.50	\$30,357.60

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2018089	Tina Cruz	413 2nd Ave SE	Finish Basement	6/25/2018	\$230.25	\$149.66	\$6.00	\$12,000.00
2018090	Joe Marciw	735 Lakewood Tr	Deck	6/27/2018	\$168.65	\$109.62	\$4.00	\$7,500.00
2018091	American Tower	416 5th Ave NE	Tower Upgrades		\$276.45	\$179.69	\$7.50	\$15,000.00
2018092	Marshal Mehlos	745 Lakewood Trail	Deck		\$137.85	\$89.60	\$3.00	\$5,120.00
2018093	Steve Curfman	600 Railroad St W	Fire Suppression		\$747.11	\$323.12	\$15.50	\$30,965.00
2018094	John Hoklin	880 Lakewood Trail	Fireplace	6/27/2018	\$60.00	\$0.00	\$1.00	\$0.00
2018095	Vickerman	725 Tacoma Blvd	Mechanical		\$597.10	\$388.12	\$20.00	\$40,000.00