



Norwood Young America Planning Commission
6:00 p.m., Tuesday, August 3, 2021
Norwood Young America City Council Chambers, 310 Elm St. W.

AGENDA

1. Call to Order
Pledge of Allegiance
2. Adoption of Agenda
3. Approve Minutes of July 6, 2021 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 Hearings
 - A. CUP: Outdoor Storage 13050 Stewart Avenue
 - B. Ordinance Amending Definition of Adult Bookstore, Adult Video Store, or Adult Store
6. New Business
 - A. CUP: Outdoor Storage 13050 Stewart Avenue
 - B. Ordinance Amending Definition of Adult Bookstore, Adult Video Store, or Adult Store
 - C.
7. Old Business
 - A. Sports Court, Home Recreation Facilities, or Home Sports Facilities
8. Miscellaneous
 - A. July Building Permit Report
9. Commissioner's Reports
10. Adjourn

UPCOMING MEETINGS

August 9	City Council 6:00 p.m.
August 11	Economic Development Commission 6:00 p.m.
August 17	Parks & Recreation Commission 4:45 p.m.
August 23	EDA & City Council meetings; followed by Work Session 6:00 p.m.
September 7	Planning Commission 6:00 p.m.

**Jerry
Barr**

**Mike
Eggers**

**Bill
Grundahl**

**Paul
Hallquist**

**Bob
Smith**

**Craig
Heher
Council
Liaison**

*Norwood Young America
Planning Commission Minutes
July 6, 2021*

- Present:** Commissioners Jerry Barr, Mike Eggers, Bill Grundahl, Paul Hallquist, Craig Heher, and Bob Smith.
- Absent:** None.
- Staff:** City Administrator Steve Helget and Planning Consultant Cynthia Smith Strack.
- Public:** Mayor Carol Lagergren, Matt Duffy, Matt Schroeder, and Council Member Mike McPadden.

1. Call to Order.

The meeting was called to order by Chair Heher at 6:00 pm. The meeting was held in a blended in-person and virtual format. All present stood for the Pledge of Allegiance.

2. Adoption of Agenda.

Chairperson Heher introduced the agenda. No changes were proposed.

Motion – Eggers, second Smith to approve the agenda as presented. The agenda was approved 6-0.

3. Approval of Minutes from the Regular Meeting June 1, 2021.

Heher introduced the minutes from the June 1, 2021 regular meeting.

Motion – Smith to approve the June 1, 2021 regular meeting minutes as presented. Second by Smith. With all in favor the regular meeting minutes were approved 6-0.

4. Public Comment.

None.

5. Public Hearings.

A. Variance Dynamic Sign: All Saints Lutheran Church, 511 Merger Street.

Chairperson Heher opened the public hearing at 6:04 p.m. and explained the hearing process.

Strack stated All Saints Lutheran Church had applied for a variance for a dynamic sign which exceeded total sign area and dynamic display area required under code. The proposed sign will replace a previously demolished sign at 511 Merger Street.

The Applicant represents: the proposed sign is 16', three inches in height; the proposed sign area is 80 feet; the proposed dynamic display area is 45% of total sign square footage; the code requires 15" dynamic display letter size for signs facing roads with speed limits of 55+ miles per hour.

Section 1260.09, Subd. 4(D) establishes maximum sign area limitations in the C-2 Highway Business District. The maximum total sign area is 60 square feet. The maximum individual sign height is not to exceed 15' and maximum individual sign width not to exceed 8 feet. The proposed sign contains 80 square feet of sign area. Neither of the sign components exceed individual sign height or width standards. The Applicant's propose approximately 33% more sign area than allowed under code.

Section 1260.08, Subd. (7)(A)(2) limits the amount of sign area occupied by a dynamic display. In the C-2 District a maximum of 35% of sign area may be dynamic. The Applicant's propose 45% of the proposed sign area be a dynamic display.

Strack noted sample findings for and against variance issuance were included in the staff memo and could be addressed during the business portion of the agenda.

Strack stated no comment for or against the variance was received. Strack noted Matt Duffy, Matt Schroeder, and Council Member McPadden were in the audience as the Applicants.

Heher inquired as to where the information came from for the letter size. Strack stated it was included in the application submittal on pages 12 and 14. Duffy noted the letter size requirement is included in the City's zoning standards. Duffy stated he was unaware the proposed sign exceeded sign area square footage as well as dynamic display area percentage of sign area.

Strack read the code standard pertaining to letter size for dynamic displays verbatim noting letter size requirements were just that and didn't necessary limit the amount of letters per line on a dynamic sign.

Smith stated the speed limit on Highway 212 in the area adjacent to 511 Merger is 50 mph and not 55 mph. Smith inquired as to whether or not the dynamic sign display movement was regulated so as not to flash or distract motorists. Duffy noted the code requires dynamic sign messages to change all at once and there is a limit on how often the message can change. Duffy noted those were regulated by software and would be controlled by the sign owner. Strack noted the movement change was once every ten minutes for speeds 55 mph or greater; once every five minutes for speeds 35-54 mph.

Heher inquired as to sign area limitations. Strack stated the code provides a maximum total sign area for pylon signs in the C-2 District of 60 square feet. Monument signs may be up to 80 square feet in total area in the C-2 District. Strack read verbatim the code standard.

Grundahl inquired about a sign at a local bank. Hallquist noted that was older technology than a dynamic display.

Smith inquired about pylon structure composition. Duffy noted pylon members would be steel when constructed and All Saints would wrap them with brick.

The PZC inquired as to sign height limitations. Strack stated monument signs may be up to eight feet in height, pylons 30 feet with overall sign height of pylons not to exceed 40 feet. Strack read verbatim the code standard.

Smith inquired as to whether the sign was LED. Duffy confirmed.

Motion Eggers, second Smith to close the public hearing at 6:26 p.m. Motion carried 6-0.

B. Ordinance Amending Definition of Hotel/Motel.

Chairperson Heher opened the public hearing at 6:26 p.m.

Strack noted the Commission and City Council had previously discussed amending the definition of hotel/motel. The Commission and the Council favor reducing or removing any numerical restriction on number of units and any prohibition on cooking facilities in individual rooms.

Strack noted the cooking facility in individual rooms prohibition is designed to minimize instances of extended stay hotels.

Strack read the proposed definition: *Hotel means a facility offering primarily providing transient lodging accommodations to the general public and which may provide additional services such as restaurants, meeting rooms and recreational facilities and where access to individual rooms is provided through an indoor lobby or office. Motel means a commercial establishment primarily providing transient accommodations to the general public containing rooms having direct access to the outside without the necessity of passing through the main lobby of the building.*

Strack noted notice of public hearing was published and posted with no comment for or against the proposed ordinance received.

Heher noted the definition was defined after reviewing definitions from other cities.

Motion Grundahl, second Barr to close the public hearing at 6:30 p.m. Motion carried 6-0.

6. New Business.

A. Variance Dynamic Sign: All Saints Lutheran Church, 511 Merger Street.

Chairperson Heher introduced the agenda topic.

Grundahl opined as to what other commercial establishment owners may think about signage if the variance was granted.

Hallquist mentioned other signs and how they related to the proposed sign. Hallquist noted he was struggling with how the sign would look when you drive past it, if it would look large and out of place or if it would be as noticeable as other signs in the highway corridor.

Duffy opined the sign would not look out of place and that the proposed sign was smaller than a sign existing at a nearby fast food establishment.

Heher noted the sign will be placed on a very large lot.

Pastor Matt Schroeder spoke noting the church was requesting the larger sign to tell their story but also to tell what was happening in the community.

Smith opined the sign would not alter the essential character of the area.

Motion Smith, second Hallquist to recommend the City Council approve a variance for sign area and display area with conditions included in the staff memo. Motion carried 6-0.

B. Ordinance Amending Definition of Hotel/Motel.

Chairperson Heher introduced the agenda item.

Motion Smith, second Eggers to recommend the City Council approve an Ordinance amending Chapter 12 of the City Code by Amending Section 1200.04 Pertaining to Definition of Hotel/Motel. Motion carried 6-0.

C. Discussion: Sport Courts, Home Recreation Facilities, or Home Sports Facilities.

Chairperson Heher announced the agenda topic.

Strack noted previously PZC Bob Smith, recused himself and addressed the Planning Commission during a non-action "Public Comment" period regarding sport courts. Smith requested the PZC consider need to regulate such facilities. The Commission requested input from the City Council. The City Council in work session on a 3-1 vote recommended the Commission further discuss sports courts and if/how other communities address such issues. At the June meeting the Commission requested research and sample language from other communities.

Strack stated she was unable to document language in other Carver County cities, other than Victoria. She also noted no cities in Scott County have specific zoning rules for sports courts. Strack referenced several items included in the packet:

- a. Delano standards. Require building permit (residential district sport courts) and CUP (commercial district). Allow in interior side and rear yards with 10 foot setback. Can't be above/below utility lines, if they have walls maximum height is 10 feet. Allow fences to be up to 12 feet tall. Lighting has to have 90 degree cutoffs and be directed downward.
- b. Lakeland standards. Requires a CUP. Standards same as Delano, except if facility has walls it has to be setback 30' from property line.
- c. Lino Lakes standards. Require building permit, alludes to CUP but no enabling language requiring CUP found. Standards mirror Lakeland standards.
- d. Burnsville brochure. Maximum facility size is 1,000 sf. Allowances tied to other accessory structures.
- e. Victoria standards. No standards specific to sport courts other than specifically allowing as accessory structures and identifying required setbacks which are relatively minimal.
- f. Orono standards. Language previously adopted appears to have been removed in 2018.

Strack noted Commissioners had been encouraged to conduct their own research and bring sample language. Commissioner Smith had provided information from Chanhassen which appeared to treat sport courts as accessory structures requiring an administrative permit but not any formal review.

Strack suggested potential discussion items could include: Does the Commission perceive a need to recommend regulation of sport courts? If so, under administrative (or building if needed) permit or more strict such as CUP? If so, what types of standards are suggested?

Commissioner Smith stated he has worked with Chanhassen and Minnetonka standards which specifically call out sport courts as accessory uses. Smith opined such uses can impact neighbors if there are not limits on lighting, use after dark, and noise. Smith further opined sport court construction could be started and not finished. Smith opined activities on sport courts could impact neighbors if items end up on adjacent properties. Smith noted the uniform building code doesn't address sport courts but many cities require administrative permits. Smith opined neighbors in the City are imposed upon by sport court owners when activity or impacts spill over onto adjacent properties.

Heher opined his neighborhood has young children playing on play features and trampolines and he considers that the sounds of summer and residences. Heher inquired how that differed from use of sport courts.

Smith opined sport courts were permanent uses where the others are temporary. Sport courts are poured concrete with rebar, may have loud speakers and lights.

Hallquist inquired as to how sport courts differed from basketball hoops attached to garages or posts in the driveway. Posts in driveway were typically concreted in.

Smith driveways were principally used for access and parking where sport courts were principally used for recreation purposes.

Barr stated his neighborhood has pick-up kickball games frequently that go past dark.

Smith stated he didn't object to recreation but was concerned about sport courts having lights, noise generated, and the frequency of use was concerning. Smith noted if a neighborhood park was site of recreational activity that was different and people know it is there and what to expect. Neighbors of sport court owners don't have a say in the facility and may be surprised when one goes in. Smith stated construction on a sport court in his neighborhood started before permitted start times in code. He opined that could indicate how neighbor would use sport court.

Hallquist stated he was struggling to connect a contractor starting work too early with a property owner using a sport court. Hallquist noted noise ordinance would control contractor activity.

Smith opined other cities regulate lot coverage and some facility size. Smith opined sport court use on smaller lots is different than those on larger lots.

Hallquist inquired as to if his neighbor is playing loud music or lights are glaring onto his property would call city hall. Helget agreed.

Hallquist noted potential to require sport courts not to be over/under utilities seemed logical.

Strack opined the City already has standards for fences, impervious surface coverage, setbacks, and noise/glare in effect. She suggested she could gather those items and define potential language.

Strack requested the Commission comment on potential to issue an administrative permit for such items, similar to those issued for fences or parking pads. The Commission concurred. Strack clarified the Commission did not envision formal review through conditional or interim use permit. The Commission concurred.

Additional discussion is to occur at the August meeting.

D. Discussion: Amending Ordinance Definition of Adult Bookstore, Adult Video Store, or Adult Store.

Heher introduced the agenda topic.

Helget stated the current definition of adult type uses provides for up to 10% of any commercial establishment to be used for sale of adult use items. The City was proposing to remove that allowance.

The PZC discussed the definition and reached consensus to recommend an amendment. Adult uses are provided for in the I-1 Light Industrial District pursuant to conditional use standards.

Motion Hallquist, second Smith to call for a public hearing to amend the definition of adult type uses. Motion carried 6-0.

7. Old Business.

None.

8. Miscellaneous.

A. June Building Permit Report.

The June building permit report was received. Permits continue to be issued at a swift pace.

9. Commissioner Reports.

Smith, Eggers, and Barr did not have reports. Grundahl noted Park Committee is continuing to work on same issues as last few months. Hallquist asked about access to softball field. Heher updated Commissioners on Council actions. Helget noted Modern Design has closed on the former grocery store.

Helget noted he had resigned as City Administrator as he had accepted a position at City Administrator in Gaylord.

10. Adjourn

Motion – Grundahl, Second Eggers to adjourn the meeting. With all in favor the meeting adjourned at 7:22 p.m.

Respectfully submitted,

Cynthia Smith-Strack
Planning Consultant



To: Planning Chair Heher
Members of the Planning Commission
Administrator Helget

From: Cynthia Smith Strack, Consulting Planner

Date: August 3, 2021

Re: Public Hearing: Outdoor Storage 13050 Stewart Avenue

Applicant: Nick Molnau, Molnau Trucking (Property Owner)
Mike Hennek, 4.0 Transportation Services (Applicant)

Subject Address: 13050 Stewart Avenue

Legal Description: All that part of the East Half of the Southwest Quarter and the East Half of the West Half of the Southwest Quarter of Section 13, Township 115, Range 26, lying Northerly of the North right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railway Company, EXCEPTING THEREFROM the West ten (10) acres of the East Half of the West Half of said Southwest Quarter, all in carver County, Minnesota, and ALSO EXCEPTING THEREFROM Parcel 208B of the Minnesota Department of Transportation Right of Way Plat Numbered 10-32 as the same is on file and of record in the office of the County Recorder in and for Carver County, Minnesota.

Property ID: 580130300

Zoning Class: I-1 Light Industrial District

Request: Conditional use permit allowing outdoor storage with a bus warehouse operation

Representative: Mike Hennek

Attachments: Application materials
Site aerial

BACKGROUND

Mike Hennek, owner of 4.0 Transportation Services has entered an agreement to purchase the property at 13050 Stewart Avenue for indoor/outdoor bus storage and repair. The application materials are attached for consideration/information. Nick Molnau, Molnau Trucking is property owner and has signed the application.

Warehousing, including that of school buses, is a permitted use in the I-1 District. A CUP is required under Section 1230.12, Subd. 4, Accessory Use (A) for ancillary outdoor storage. Repair of school buses may be conducted accessory and subordinate to the principal use of the property.

Applicant representations are included in the attached application submitted by the Applicant. In general:

- 4.0 provides school transportation services across several jurisdictions.

- Principal use of the property proposed is indoor and outdoor storage of school buses. Outdoor storage is to be limited to the existing impervious surface directly adjacent to the existing structure and as illustrated in the attached site plan. Outdoor storage will not be located on turf surfaces.
- School bus fleet maintenance and repair as a subordinate use is appropriate under district standards.
- No new impervious surface is proposed.

Notice of public hearing has been published, posted, and mailed to adjacent property owners. No comment for or against the proposed use has been received as of the drafting of this memorandum.

CUP REVIEW

Section 1210.06, Subd. 3(B)(18) prescribes the following conditions for outdoor storage, reviewer comments are in **red bold, italic type face**:

1. All outdoor storage yards shall be completely screened from roads or developed areas with a solid fence or wall 6 feet or more in height, maintained in good condition, and screened with suitable planting. ***Proposed outdoor storage area is screened from Highway 212 by an existing berm with vegetative screening.***
2. No un-screened outdoor storage yards established after the effective date of this Chapter shall be located closer than 500 feet to existing State and Federal roads, nor closer than 100 feet to any other City streets. ***The storage area is pre-existing.***

General Criteria for Approval of Conditional Use Permits

The aforementioned standards relate specifically to outdoor storage. In addition, the Planning Commission is required to examine the request under a series of general standards as set for under Section 1210.06 Conditional Use Permits, Subd. 3(A).

1. The use is consistent with goals, policies and objectives of the Comprehensive Plan. ***DISCUSSION: The 2040 NYA Comprehensive Plans guides the subject area to industrial use.***
2. The use is consistent with the intent of this Ordinance. ***DISCUSSION: Warehousing is allowed as a permitted use in the I-1 District. Accessory outdoor storage is allowed in the I-1 District under CUP.***
3. The use does not have an undue adverse impact on governmental facilities, utilities, services or existing or proposed improvements. ***DISCUSSION: The proposed use will occur on a previously improved compacted gravel surface. No new impervious surface is proposed, in fact a significant decrease in outdoor storage as compared to the existing use is proposed. The site is serviced by an existing well and subsurface sanitary treatment system. Purchase will require septic review to determine system adequacy. The subject property is not currently serviced by municipal utilities.***
4. The use does not have an undue adverse impact on the public health, safety or welfare. ***DISCUSSION: The proposed warehouse storage use will be confined in scope and size by proposed conditions of use permit issuance. Proposed conditional use permit standards will limit any adverse impact on the public's health, safety, or welfare.***
5. The use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood. ***DISCUSSION: The subject property is currently used as a contractor operation, a more intensive use than is proposed. No changes in the building footprint are proposed at this time. The use as provided for in the City Code and with conditions proposed appears to blend in with the uses within the general locale.***

6. The use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. **DISCUSSION: The subject site is developed for industrial use with outdoor storage.**
7. Adequate utilities, access roads, drainage and necessary facilities have been or will be provided. **DISCUSSION: The subject parcel is an existing lot.**
8. Adequate measures have been or will be taken to provide for vehicular and pedestrian safety and convenience to, from and within the site. **DISCUSSION: access to the site is from Stewart Avenue an improved roadway. The subject site may be impacted by potential future expansion of Highway 212 as included in the attached illustration. The Applicant is aware of the potential expansion. Outdoor storage proposed would be accommodated on private property and screened by existing berming and landscaping.**
9. The use meets all of the performance criteria requirements as established in Section 1245.01 of this chapter. **DISCUSSION: As a condition of approval, the proposed use shall meet the requirements of Section 1245.01 of the City Code relating to noise, vibration, smoke, particulate matter, odor, etc. Connection to municipal utilities will be required when available as provided for under Chapter 9 of the City Code.**
10. The use shall, in all other respects, conform to the applicable regulations of the district in which it is located. **DISCUSSION: Other performance standards are met.**

RECOMMENDATION

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

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

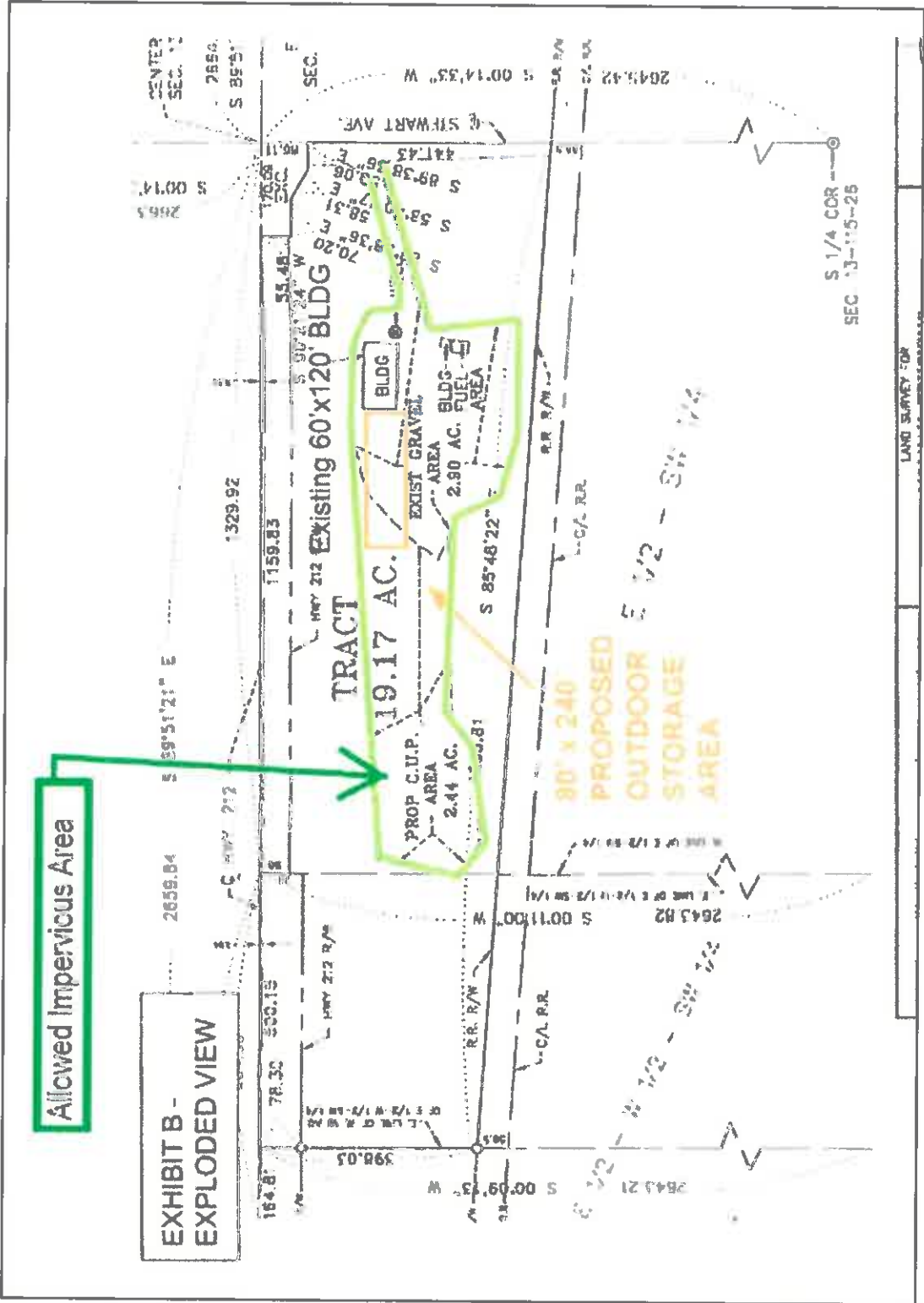
If the Planning Commission recommends approval, the following conditions are recommended:

1. The "Use" is outdoor storage of school buses related to principal use of the subject property for warehousing of school buses. Ancillary maintenance and repair of fleet buses may occur indoors at the subject property addressed as 13050 Stewart Avenue, the "Property".
2. Outdoor storage is limited to school buses and shall only occur on existing impervious surfaces as identified in Attachment "A" at the close of this memo. Outdoor storage shall be screened by existing berm and vegetation on the berm shall be maintained for additional screening. Outdoor storage shall not occur on turf. Existing impervious surfaces including gravel surfaces shall not be expanded.
3. School buses stored on site shall be reasonably licensed and operable during suitable conditions. Junk bus and/or salvage storage is prohibited.
4. All signage shall require submittal of a sign permit application and approval by the Zoning Administrator and/or Building Official.
5. A conditional use permit shall take effect upon recording of the document with the Carver County Recorder's Office. When recorded the conditional use permit shall supersede previously issued conditional use permits issued for the subject property.
6. This approval is subject to all applicable codes, regulations and ordinances, and violation thereof shall be grounds for revocation.

7. This approval shall expire one year after date of approval unless the Applicants have commenced construction of the Use on the Property.
8. Approval of this conditional use permit does not approve any future expansion or associated improvements on-site. Construction of new structures and/or expansion of the existing structure shall require zoning approval and building permit issuance.

ACTION

Recommendation to City Council regarding the proposed Conditional Use Permit.





more than a place. it's home.

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



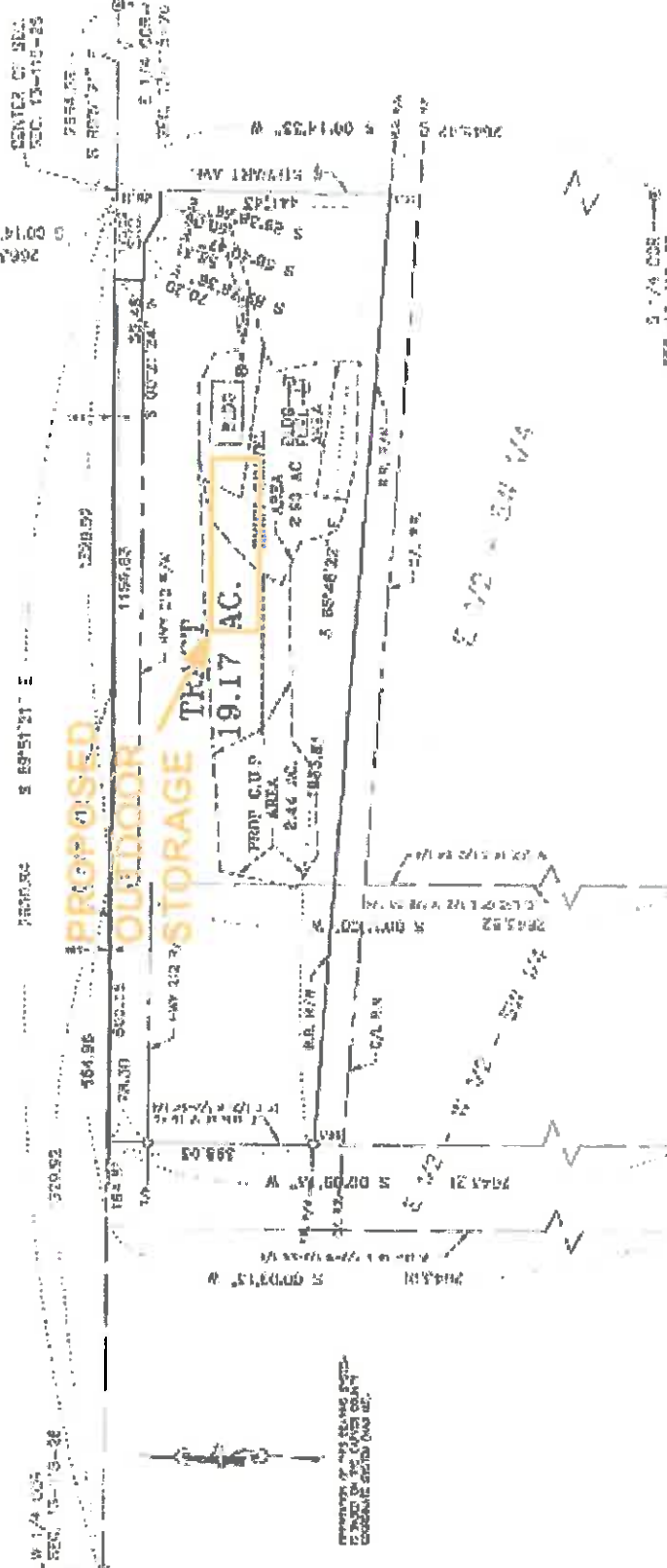
Applicant's Name : HENNEK BUSINESS HOLDINGS		Telephone : 507-381-4811
Address (Street, City, State, ZIP) : 2550 50TH SW WEBSTER, MN 55088		
Property Owner's Name (If different from above) MOLNAU PROPERTIES		Telephone : 952-467-2292
Location of Project : 13050 STEWART AVE NYA, MN 55368		
Legal Description: PID 580130300 SEE ATTACHED EXHIBIT E FOR FULL LEGAL DESCRIPTION:		
Description of Request (Attach separate sheet, if necessary) : APPLICANT (BUYER) IS REQUESTING PERMISSION FOR 19,200 SF OF OUTDOOR STORAGE FOR SCHOOL BUSES, PASSENGER VANS, AND OTHER VEHICLES. EXHIBIT A SHOWS THE SITE PLAN AND LOCATION OF 80'X240' OUTDOOR STORAGE AREA. EXHIBIT B SHOWS AN EXPLODED VIEW OF THE PROPOSED AREA. EXHIBIT C SHOWS THE CURRENT SATELLITE VIEW OF THE SITE. EXHIBIT D SHOWS THE SITE WITH THE PROPOSED FUTURE HWY 212 PROJECT. APPLICANT HAS A FULLY EXECUTED PURCHASE AGREEMENT THAT IS CONTINGENT ON APPROVAL OF THE CUP FOR OUTDOOR STORAGE.		
<p style="text-align: center;">Proposed Action(s): Check all that apply</p> <p> <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 <input type="checkbox"/> Street/Alley Vacation \$150.00 <input type="checkbox"/> Site Plan \$300.00 + Escrow <input type="checkbox"/> Recording Fee \$46.00 <input type="checkbox"/> Parking Reduction \$100.00 <input type="checkbox"/> PUD Sketch Plan \$200.00 + Escrow <input type="checkbox"/> Boundary Line Adjustment \$100.00 <input type="checkbox"/> CUP/IUP \$200.00 (Residential) <input type="checkbox"/> PUD Plan Amendment \$300.00 + Escrow <input type="checkbox"/> Other <input checked="" type="checkbox"/> CUP/IUP \$300.00 (Non Residential) <input type="checkbox"/> PUD Final Plan \$300.00 + Escrow <input type="checkbox"/> Variance \$200.00 (Residential) <input type="checkbox"/> PUD Gen. Concept Plan \$400.00 + Escrow <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 </p> <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 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*</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: 07/12/2021
Fee Owner's Signature: 		Date: 7-13-21
For Office Use Only		
Accepted By:	Amount	Date

EXHIBIT A- OVERVIEW

OVERVIEW MAP OF SURVEYED



I hereby certify that this survey, map, or report was prepared by me or under my direct supervision and that I am a duly registered and sworn into the laws of the State of Minnesota.

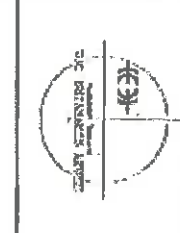
[Signature]

DATE 7/1/70 COOPERATION NO. 24620

UNITED STATES OF AMERICA
VOLUNTARY TRACING
PART OF 3P 7/4
SEC. 13, TWP. 23S, R2E, YOUNG AMERICA TOWNSHIP
SARASOTA COUNTY, FLORIDA

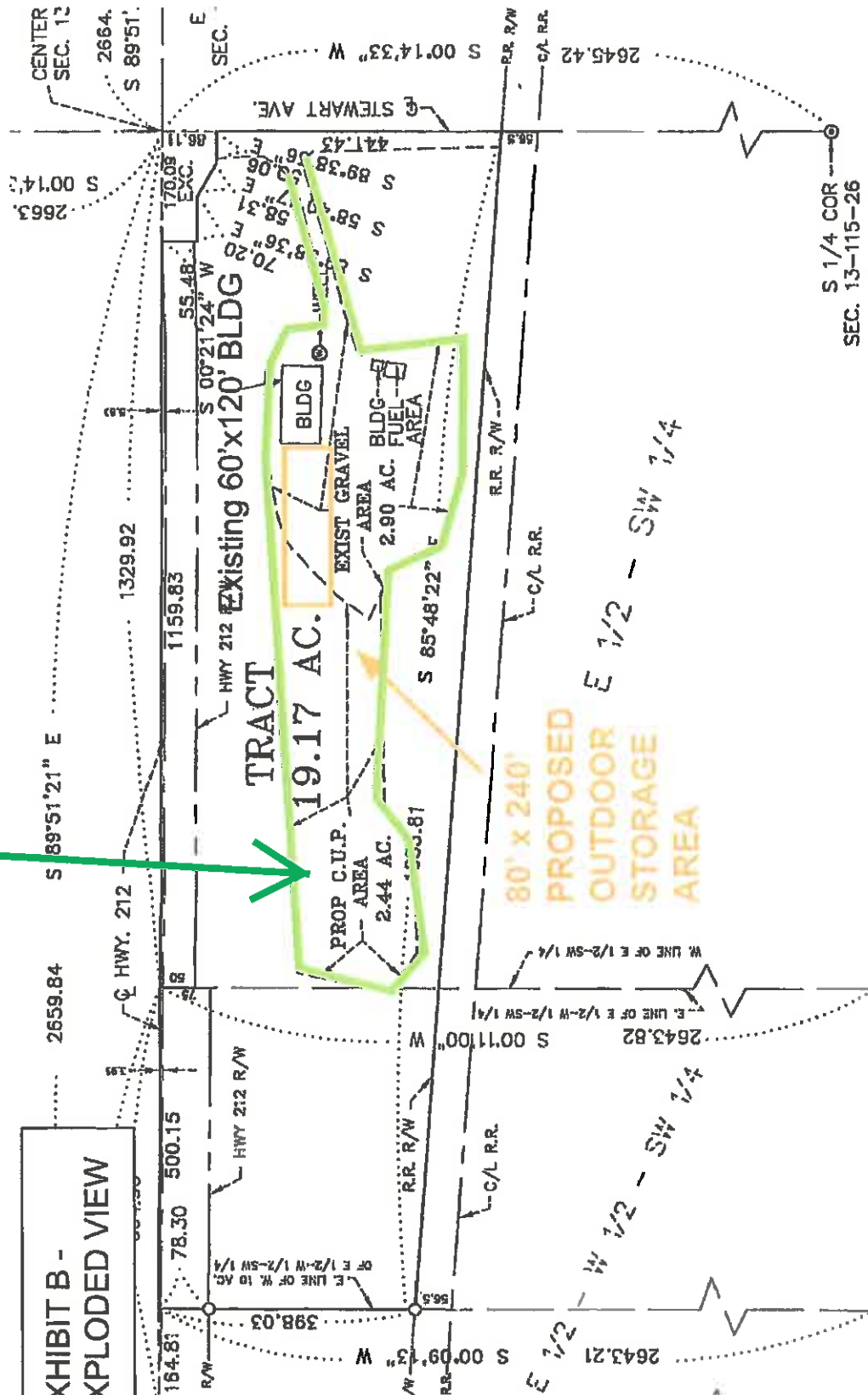
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FILE NO. 1354



Allowed Impervious Area

EXHIBIT B -
EXPLODED VIEW



I hereby certify that this survey, plan, or report was

LAND SURVEY FOR
MOLNAU TRUCKING

EXHIBIT C -
CURRENT
SATELLITE VIEW



EXHIBIT D -
212 PROJECT

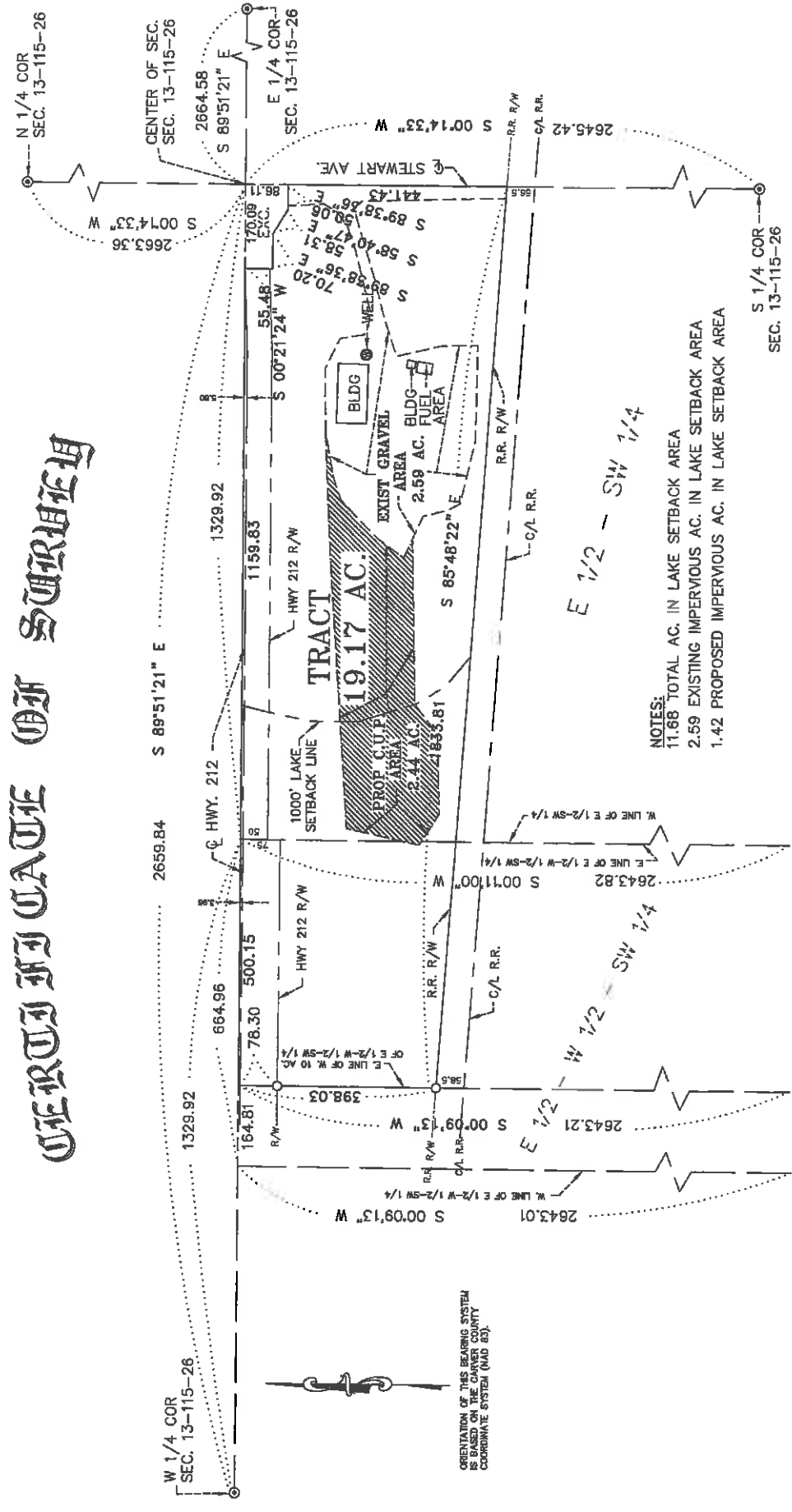


EXHIBIT E -
LEGAL DESCRIPTION
PID # 580130300

Legal Description

All that part of the East Half of the Southwest Quarter and the East Half of the West Half of the Southwest Quarter of Section 13, Township 115, Range 26, lying Northerly of the North right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railway Company, EXCEPTING THEREFROM the West ten (10) acres of the East Half of the West Half of said Southwest Quarter, all in Carver County, Minnesota, and ALSO EXCEPTING THEREFROM Parcel 2088 of the Minnesota Department of Transportation Right of Way Plat Numbered 10-32 as the same is on file and of record in the office of the County Recorder in and for Carver County, Minnesota.

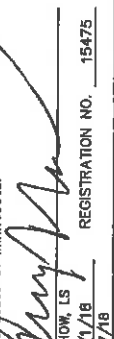
UNRECORDED



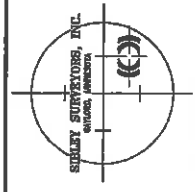
ORIENTATION OF THIS BEARING SYSTEM
IS BASED ON THE CARVER COUNTY
COORDINATE SYSTEM (NAD 83).

- NOTES:
- 11.68 TOTAL AC. IN LAKE SETBACK AREA
 - 2.59 EXISTING IMPERVIOUS AC. IN LAKE SETBACK AREA
 - 1.42 PROPOSED IMPERVIOUS AC. IN LAKE SETBACK AREA

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.


 AVERY GROCHOW, LS
 DATE 2/1/18 REGISTRATION NO. 15475
 REVISED: 3/7/18

LAND SURVEY FOR
MOLNAU TRUCKING
 PART OF SW 1/4
 SEC. 13, T115, R26 YOUNG AMERICA TOWNSHIP
 CARVER COUNTY, MINNESOTA
 ● DENOTES CARVER CO. MONUMENT
 ○ DENOTES IRON PIPE FOUND
 SCALE: 1 INCH = 200 FEET
 Feb., 2018
 FILE NO. 3354





To: Chairperson Heher
Members of the Planning Commission
Administrator Helget

From: Cynthia Smith Strack, Consulting Planner

Date: August 3, 2021

Re: Public Hearing: Ordinance Amending Definition of Adult Bookstore, Adult Video Store, or Adult Store

BACKGROUND

The Planning Commission called for a public hearing to amend the definition of an adult bookstore, adult video store, or adult store. A draft ordinance containing the proposed definition is attached.

The hearing is to be held August 3rd pursuant to published and posted notice.

The proposed definition is as follows:

Adult Bookstore, Adult Video Store, or Adult Store. A commercial establishment which devotes 40% ~~or more of the~~ floor area of the business (not including storerooms, stock areas, bathrooms, basements, or any portion of the business not open to the public) to the barter, sale or rental for any form of consideration any one (1) or more of the following:

- A. Books, magazines, periodicals, or other printed matter, or photographs, films, motion pictures, video cassettes or video reproductions, slides, or other visual representations which depict or describe "specified sexual activities" or "specified anatomical areas" or
- B. Instruments, devices, or paraphernalia which are designed for use in connection with "specified sexual activities."

ACTION

The Commission is to hold a public hearing and make a recommendation to the City Council. The Commission may entertain a MOTION recommending the City Council approve an ordinance amending the definition of adult bookstore, adult video store or adult store as contained within the draft ordinance.

**CITY OF NORWOOD YOUNG AMERICA
ORDINANCE NO. [REDACTED]**

**AN ORDINANCE AMENDING SECTION 1200.04 OF THE CITY CODE
PERTAINING TO DEFINITION OF ADULT BOOKSTORE, ADULT
VIDEO STORE, OR ADULT STORE**

I. THE CITY COUNCIL OF THE CITY OF NORWOOD YOUNG AMERICA, MINNESOTA TO PROMOTE THE PUBLIC SAFETY, HEALTH, AND WELFARE, HEREBY ORDAINS:

II. SECTION 1200.04 SHALL BE AMENDED AS FOLLOWS:

Adult Bookstore, Adult Video Store, or Adult Store. A commercial establishment which devotes ~~10% or more of the~~ floor area of the business (not including storerooms, stock areas, bathrooms, basements, or any portion of the business not open to the public) to the barter, sale or rental for any form of consideration any one (1) or more of the following:

- A. Books, magazines, periodicals, or other printed matter, or photographs, films, motion pictures, video cassettes or video reproductions, slides, or other visual representations which depict or describe "specified sexual activities" or "specified anatomical areas" or
- B. Instruments, devices, or paraphernalia which are designed for use in connection with "specified sexual activities."

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 August, 2021.

Attest:

Carol Lagergren, Mayor

Angela Brumbaugh, City Clerk

Adopted:

Published:



To: Chairperson Heher
Members of the Planning Commission
Administrator Helget

From: Cynthia Smith Strack, Consulting Planner

Date: August 3, 2021

Re: Sports Court, Home Recreation Facilities, or Home Sports Facilities.

BACKGROUND

The PZC has significant discussion on potential to regulate sport courts at its July meeting. Please see the meeting minutes included in the packet for more information.

The Commission requested information be compiled pertaining to issuing administrative permits for sport court facilities. The Commission did not favor formal review under CUP or IUP for such facilities.

The following code updates are provided for consideration:

Update Section 1200.04 of the City Code (Definitions) to include the following:

Sport Court means a detached private recreational facility on the same lot as the principal residential use and designed to be used primarily by the occupant of the principal use and their guests

Amend the following Sections of residential zoning district, accessory uses to provide for sport courts as follows:

1. Section 1230.04, Subd. 3(B) R-1 Low Density Single Family Residential District
B. Swimming pools subject to Section 1245.06, sport courts subject to Section 1245.12, and other recreational facilities, ~~subject to Section 1245.06~~
2. Section 1230.05, Subd. 3(B) R-2 Medium Density Single Family Residential District
B. Swimming pools subject to Section 1245.06, sport courts subject to Section 1245.12, and other recreational facilities, ~~subject to Section 1245.06~~
3. Section 1230.06, Subd. 3(B) R-3 Medium Density Mixed Residential
B. Swimming pools subject to Section 1245.06, sport courts subject to Section 1245.12, and other recreational facilities, ~~subject to Section 1245.06~~

Add Section 1245.12 as follows:

1245.12 Sport Courts

Subd. 1 Permit Required. A permit is required for the installation of a sport court.

- A. The fee for the permit shall be based on the City fee schedule.
- B. The permit shall include two sets of plans drawn to scale that show in sufficient detail the following:
 - 1. The proposed location and its relationship to the other principal buildings on the lot and on adjacent properties.
 - 2. The size of the sport court.
 - 3. Fencing and other fixtures existing on the lot, such as utility location, and trees.
 - 4. The location, size and a statement as to the types of equipment to be used in connection with the sport court.

Subd. 2 Setbacks Required.

- A. Sport Courts may be placed in side and rear yards but not in front of the building wall of the principal structure.
- B. Sport Courts shall be at least 10 feet from underground or overhead utility lines, property lines, and easements, both public and private.

Subd. 3 General Requirements.

- A. Sport Courts shall be included in lot coverage calculations.
- B. Solid sport court practice walls shall not exceed ten (10) feet in height. Any building wall in excess of six (6) feet shall require a building permit.
- C. Chain link fencing surrounding the sport court may extend up to twelve (12) feet in height above the sport court surface elevation. Any fence in excess of six (6) feet shall require a building permit.
- D. Lighting for the sport court shall be designed with a ninety (90) degree cutoff and shall be hooded to direct lighting downward and not toward adjacent properties.
- E. The standards contained in Chapter 6, Section 660 (Noise) of the City Code apply to sport courts.
Note: this could be a condition of approval of the sport court or just included in a statement in the administrative permit application vs. a required zoning standard. Potential exists for high volume of complaints based on subjective vs. objective criteria. Code language on following page.

ACTION

This item is for discussion.

Section 660 – Noise

660.01 Noise Prohibited. No person shall make or cause to be made any distinctly and loudly audible noise that unreasonably annoys, disturbs, injures, or endangers the comfort, repose, health, peace, safety, or welfare of any person or precludes their enjoyment of property or affects their property's value. This general prohibition shall not be limited by the specific restriction of the following Sections.

Prima Facie evidence of a violation of this Section shall be given if the noise is plainly audible at the property line of the structure or building in which it is located, in the hallway or apartment adjacent, or at a distance of 50 feet if the source is located outside a structure or building.

660.02 Horns, Audible Signaling Devices, Etc. No person shall sound any audible signaling device on any vehicle except as a warning of danger pursuant to Minnesota Statutes § 169.68.

660.03 Exhaust. No person shall discharge the exhaust or permit the discharge of the exhaust of any steam engine, stationary internal combustion engine, motor boat, motor vehicle, or snowmobile except through a muffler or other device that effectively prevents loud or explosive noises therefrom and complies with all applicable State laws and regulations.

660.04 Defective Vehicles or Loads. No person shall use any vehicle so out of repair or so loaded as to create loud and unnecessary grating, grinding, rattling, or other noise.

660.05 Radios, Phonographs, Paging Systems, Etc. No person shall use or operate or permit the use or operation of any radio receiving set, musical instrument, phonograph, paging system, machine, or other device for the production or reproduction of sound in a distinct and loudly audible manner as to disturb the peace, quiet and comfort of any person nearby.

660.06 Motor Vehicles. No person shall operate a motor vehicle within the City in violation of the motor vehicle noise limits of the Minnesota Pollution Control Agency, or in violation of any Section of this Code relating to motor vehicles.

660.07 Participation in Noisy Parties or Gatherings. No person shall participate in any party or other gathering of people giving rise to unreasonable noise, disturbing the peace, quiet, or repose of another person. When a police officer determines that a gathering is creating such a noise disturbance, the officer may order all persons present, other than the owner or tenant of the premises however, the disturbance is occurring, to disperse immediately. No person shall refuse to leave after being ordered by the Sheriff to do so. Every owner or tenant of such premises who has knowledge of the disturbance shall make every reasonable effort to see that the disturbance is stopped.

660.08 Loudspeakers, Amplifiers for Advertising, Etc. No person shall operate or permit the use or operation of any loudspeaker, sound amplifier, or other device for the production or reproduction of sound on a street or other public place for the purpose of commercial advertising or attracting the attention of the public to any commercial establishment or vehicle.

660.09 Animals. No person shall keep any animal that disturbs the comfort or repose of any person in the vicinity by its frequent or continued noise as regulated by Section 500 of this Code.

660.10 Pile Drivers, Hammers, Etc. The operation between the hours of 10:00 p.m. and 7:00 a.m. on M-F and 10:00 p.m. and 9:00 a.m. on weekends and holidays, of any pile driver, steam shovel, pneumatic hammer, derrick, steam or electric hoist, bulldozer, or other appliance, the use of which is attended by loud or unusual noise, shall be prohibited.

660.11 Waiver of These Requirements. A waiver of these requirements can be obtained from the City Administrator/City Clerk. The person wishing to receive exception to these rules to conduct necessary business, may make a written application to the City stating when, why and for how long the noise producing activity shall

be conducted. If the request is denied by the City Administrator/Clerk, the applicant may appeal the decision to the City Council by appearing before the City Council during a regular Council meeting.

660.12 Enforcement. Each and every violation of this Section shall be a misdemeanor. In addition to this any party making a complaint may also enforce the ordinance, State and Federal noise rules and regulations, by injunction, action for abatement, or other appropriate civil remedy.

BUILDING PERMIT REPORT - July

PERMIT #	NAME	ADDRESS	PURPOSE	DATE	PERMIT FEE	PLAN CHECK FEE	SURCHARGE	VALUE
2021001	Kevin Harms	110 Railroad St. W.	Solar Array	1/5/2021	\$137.85	\$89.60	\$3.00	\$5,544.00
2021002	Ronald Kroells	403 5th St. Court	Solar Array	1/5/2021	\$307.25	\$199.71	\$8.50	\$16,500.00
2021003	Ryan Finnerty - Pour House	325 Elm St. W.	Alterations	1/8/2021	\$800.60	\$520.39	\$31.00	\$62,000.00
2021004	Duane Schrupp	411 4th Ave. SW	Fireplace/Stove	1/8/2021	\$60.00	\$0.00	\$1.00	\$0.00
2021005	Donald Knea	205 Washington St.	Furnace/AC	1/11/2021	\$120.00	\$0.00	\$1.00	\$7,200.00
2021006	Loomis Homes	855 Barnes Lake Dr.	Fireplace	1/12/2021	\$60.00	\$0.00	\$1.00	\$1,500.00
2021007	Mike & Lori Schmidt	412 Park Circle	Windows/patio door	1/12/2021	\$60.00	\$0.00	\$1.00	\$24,002.00
2021008	Ryan Kaiser	310 2nd Ave. SE	Windows	1/15/2021	\$60.00	\$0.00	\$1.00	\$9,992.00
2021009	Ross Schneider	410 Emma St.	Furnace/AC	1/15/2021	\$120.00	\$0.00	\$2.00	\$11,000.00
2021010	Fran Champion	412 Devonshire Dr.	Door replacement	1/27/2021	\$60.00	\$0.00	\$1.00	\$2,266.00
2021011	Renee & Alan Drews	301 4th St. SW	Windows	1/27/2021	\$60.00	\$0.00	\$1.00	\$2,913.00
2021012	Dominique Mitchell	132 Elm St. E.	Alterations	2/8/2021	\$977.70	\$535.51	\$43.50	\$85,000.00
2021013	Carolyn Jensen	231 Hill St. E.	Windows	2/3/2021	\$60.00	\$0.00	\$1.00	\$4,800.00
2021014	Ameriprise	510 Faxon Rd.	Replace Sign	2/1/2021	\$42.65	\$0.00	\$0.50	\$300.00
2021015	Jencar Holdings	575 Marsh Path	Water Softner	1/29/2021	\$15.00	\$0.00	\$1.00	\$0.00
2021016	Mavis Oelfke	361 Emma St.	Furnace/AC	2/2/2021	\$120.00	\$0.00	\$1.00	\$0.00
2021017	Kristen Johnson	123 Muirfield Circle	Reside	2/2/2021	\$60.00	\$0.00	\$1.00	\$0.00
2021018	Carlie Cropp	930 Meadow Blvd.	Fireplace	2/4/2021	\$60.00	\$0.00	\$1.00	\$4,600.00
2021019	Karmen Dahl	210 Lake St. W.	Plumbing	2/5/2021	\$60.00	\$0.00	\$1.00	\$0.00
2021020	Loomis Homes	950 Lakewood Trail	Reside	2/11/2021	\$60.00	\$0.00	\$1.00	\$0.00
2021021	Mike Kimpling	423 Morse St. N.	Furnace	2/16/2021	\$60.00	\$0.00	\$1.00	\$0.00
2021022	Kwik Trip	520 Reform St.	Addition	2/25/2021	\$3,557.20	\$2,312.18	\$250.00	\$500,000.00
2021023	Jeff Debnier	216 First St. SE.	Reroof	2/22/2021	\$60.00	\$0.00	\$1.00	\$7,500.00
2021024	Bob Verner	502 4th Ave. SW.	Windows	2/22/2021	\$60.00	\$0.00	\$1.00	\$10,000.00
2021025	Mike Barto	304 Main St. E.	Alterations	3/1/2021	\$430.45	\$279.79	\$12.50	\$25,000.00
2021026	Ben Schweer	1015 Barnes Lake Drive	Water heater	2/26/2021	\$15.00	\$0.00	\$1.00	\$0.00
2021027	Sharon Bencke	350 Meadow Lane	finish basement	3/2/2021	\$490.45	\$279.79	\$13.50	\$25,000.00
2021028	David Eischens	312 4th St SW	Water Softner	3/1/2021	\$15.00	\$0.00	\$1.00	\$1,649.00
2021029	Laufele Murphy	575 Marsh Path	Water Softner	3/1/2021	\$15.00	\$0.00	\$1.00	\$2,849.00
2021030	The Pour House Pub	325 Elm St W	Plumbing	3/8/2021	\$307.25	\$76.81	\$8.50	\$17,000.00
2021031	Loomis Homes	1015 Whitetail Path	Water Softner	3/8/2021	\$60.00	\$0.00	\$1.00	\$500.00
2021032	Loomis Homes	855 Barnes Lake Dr.	Water Softner	3/8/2021	\$60.00	\$0.00	\$1.00	\$500.00
2021033	Chris & Becky Grems	224 Union St N	repair basement wall	3/22/2021	\$168.65	\$109.62	\$4.00	\$8,000.00
2021034	Ron Smith	123 Park Place W	replace furnace	3/19/2021	\$60.00	\$0.00	\$1.00	\$2,800.00
2021035	Castle Gate	616 Shoreview Lane	New Twinhome	3/22/2021	\$15,927.71	\$1,426.30	\$141.50	\$278,645.00
2021036	Castle Gate	622 Shoreview Lane	New Twinhome	3/22/2021	\$15,927.71	\$1,426.30	\$141.50	\$278,645.00
2021037	Geoffrey Pearson	214 7th St SW	foundation repair	4/12/2021	\$291.85	\$189.70	\$8.00	\$15,864.45
2021038	Marty Gregor	860 Lakewood Trail	finish basement	3/29/2021	\$634.88	\$373.67	\$20.00	\$38,000.00
2021039	Dominique Mitchell	132 Elm St. E.	remodeling	3/24/2021	\$977.70	\$635.51	\$42.50	\$85,000.00
2021040	Dominique Mitchell	132 Elm St. E.	Plumbing	3/26/2021	\$75.00	\$0.00	\$2.00	\$6,000.00
2021041	Kwik Trip	520 Reform St N	Plumbing	3/26/2021	\$384.25	\$96.06	\$11.00	\$22,000.00
2021042	Kim Olson	315 E Lake ST	reroof	3/30/2021	\$60.00	\$0.00	\$1.00	\$0.00

VOIDED

BUILDING PERMIT REPORT - July

2021043	Eric Johnson	1013 Tacoma Ave N	Reroof	3/31/2021	\$60.00	\$0.00	\$1.00	\$0.00
2021044	Charles Buckentin	1035 Lakewood Ct.	finish basement	4/5/2021	\$338.05	\$219.73	\$9.50	\$19,000.00
2021045	Troy Werth	808 Martingale Dr.	Patio Door	4/9/2021	\$60.00	\$0.00	\$1.00	\$3,589.00
2021046	Ally & Bryan Rehneit	1015 Lakewood Tr.	Alterations/Plumbing	4/8/2021	\$208.48	\$135.51	\$5.00	\$10,000.00
2021047	Craig Droeger	525 Devonshire Dr.	Basement wall repair	4/21/2021	\$144.08	\$93.65	\$3.00	\$5,675.00
2021048	Loomis Homes	405 Emma St.	New Home	4/27/2021	\$1,992.56	\$1,295.16	\$123.00	\$245,902.00
2021049	Janet Schug	820 Preserve Blvd.	finish basement	5/11/2021	\$199.45	\$129.64	\$5.00	\$10,000.00
2021050	Tom Christensen	221 Elm St. W.	Alterations/Plumbing	4/9/2021	\$91.65	\$59.57	\$1.50	\$3,000.00
2021051	Todd Peterson	111 Murfield Cir.	Reroof	4/13/2021	\$60.00	\$0.00	\$1.00	\$10,000.00
2021052	Karen Droeger	511 W. Elm St.	Reroof	4/13/2021	\$60.00	\$0.00	\$1.00	\$9,000.00
2021053	Brian Clark	617 Casper Cir.	Reroof	4/13/2021	\$60.00	\$0.00	\$1.00	\$10,000.00
2021054	Brian Clark	617 Casper Cir.	Replace deck boards	4/16/2021	\$137.85	\$89.60	\$3.00	\$6,000.00
2021055	Kwik Trip	520 Reform St. N.	Addition/Mechanical	4/29/2021	\$1,130.16	\$734.60	\$53.00	\$106,000.00
2021056	Ron Swanson	885 Lakewood Tr.	4-season deck	4/21/2021	\$245.65	\$159.67	\$6.50	\$12,544.00
2021057	Kelly Petersen	490 Emma St.	Deck	4/21/2021	\$214.85	\$139.65	\$5.50	\$10,640.00
2021058	Chris Custer	119 Brush St.	Water heater	4/21/2021	\$60.00	\$0.00	\$1.00	\$1,200.00
2021059	Bob & Becky Day	313 Washington St.	Windows	4/23/2021	\$60.00	\$0.00	\$1.00	\$0.00
2021060	Matt McClintock	917 Serenity Cir.	AC & Furnace	4/23/2021	\$120.00	\$0.00	\$2.00	\$0.00
2021061	Delvyn Wickenhauer	702 Martingale Ct.	Reroof	4/26/2021	\$60.00	\$0.00	\$1.00	\$12,200.00
2021062	Tim & Wendy Rohwer	935 Lakewood Tr.	Deck/Porch	4/27/2021	\$430.45	\$279.79	\$12.50	\$25,000.00
2021063	Jeff Dehner	216 1st Ave. SE.	Chimney demo	5/3/2021	\$230.25	\$149.66	\$6.00	\$12,000.00
2021064	Warren Koistinen	414 Central Ave. S.	Deck	5/3/2021	\$153.25	\$99.61	\$3.50	\$7,680.00
2021065	Delton & Miriam Brejle	205 1st Ave. SE.	Residing	4/27/2021	\$60.00	\$0.00	\$1.00	\$25,000.00
2021066	Corey & Cassie Storms	500 Emma St.	Addition/Mechanical	4/29/2021	\$1,185.60	\$770.64	\$57.50	\$115,000.00
2021067	Leroy Luedloff	920 Preserve Blvd	Reroof	5/3/2021	\$60.00	\$0.00	\$1.00	\$0.00
2021068	Dean Williamson	105 2nd St SW	Windows	5/3/2021	\$60.00	\$0.00	\$1.00	\$0.00
2021069	Kwik Trip	520 Reifom St N	Ansul System	5/6/2021	\$42.65	\$27.72	\$1.00	\$1,000.00
2021070	Alan & Emily Perlbachs	427 Park Circle	Reroof	5/10/2021	\$60.00	\$0.00	\$1.00	\$0.00
2021071	Dona Herrmann	217 2nd Ave SE	Window/siding	5/4/2021	\$120.00	\$0.00	\$2.00	\$0.00
2021072	Tom Christensen	221 Elm St. W.	Frame & sheetrock	5/7/2021	\$76.25	\$49.56	\$1.00	\$2,000.00
2021073	Grant Zellmann	419 Casper Circle	Water heater	6/15/2021	\$15.00	\$0.00	\$1.00	\$0.00
2021074	Bronwyn McMullin	128 South St E	Furnace	5/5/2021	\$60.00	\$0.00	\$1.00	\$0.00
2021075	Fred Oelfke	215 E Wilson St	Reroof	5/7/2021	\$60.00	\$0.00	\$1.00	\$0.00
2021076	Chester Mealey	850 Lakewood Trail	Deck	5/12/2021	\$168.65	\$108.62	\$4.00	\$7,680.00
2021077	Kevin Guenewald	126 Faxon Road	Deck	5/14/2021	\$314.85	\$139.65	\$5.50	\$11,000.00
2021078	Mary Janke	411 Tacoma Ave	Reroof	5/18/2021	\$60.00	\$0.00	\$1.00	\$0.00
2021079	Andy Clabo	226 West Court	Furnace/AC	5/18/2021	\$120.00	\$0.00	\$2.00	\$0.00
2021080	Chad Mulva	24 2nd Ave SW	Reroof	5/24/2021	\$60.00	\$0.00	\$1.00	\$0.00
2021081	Jean Boughten	435 Emma St	Reroof	5/25/2021	\$60.00	\$0.00	\$1.00	\$0.00
2021082	Norwood Dental	222 Wilson St. E	Furnace/AC	5/28/2021	\$184.05	\$0.00	\$4.50	\$9,000.00
2021083	Mark Williams	211 3rd Ave. SE	Patio & Entry Doors	5/28/2021	\$60.00	\$0.00	\$1.00	\$9,809.00
2021084	Lynn Milbrett	306 Webster St.	Shed reroof	6/1/2021	\$60.00	\$0.00	\$1.00	\$0.00
2021085	Mollie Lovelette	1005 Fox Crossing	Softner	6/1/2021	\$60.00	\$0.00	\$0.00	\$200.00

