

**PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
SEPTEMBER 10, 2012
6:30 P.M.**

AGENDA

- I. CALL TO ORDER
- II. CONSENT AGENDA
 - A. Minutes (page 1)
- III. NEW BUSINESS
 - A. Next Meeting – September 17, 2012 – Is there a need?
- IV. OLD BUSINESS
 - A. Chicken Ordinance - Update
 - B. Ranch View Plat – Bruce & Bernie Stang (page 4)
 - 1. Final Plat
 - 2. Re-Zone
 - C. Opportunity Park Plat (page 17)
 - 1. Final Plat
 - 2. Development Agreement
- V. INFORMATIONAL
 - A. July & August Building Inspection Services Invoices (page 36)
 - B. Building Permit Report (page 47)
- VI. ADJOURN

**Reminder: 6:35 p.m. Ranch View Final Plat Public Hearing
6:45 p.m. Ranch View Re-Zoning Public Hearing**

**Please contact Renee Eckerly at 320-243-3714 ext. 227 or at reneeE@paynesvillemn.com
if you can't attend the meeting.**

**Members: Dan Roberts, Darlene Loven, Jeff Bertram, Bob McDaniel, and Don Mayer.
Advisory Member: Renee Eckerly**

This agenda has been prepared to provide information regarding an upcoming meeting of the Paynesville Planning Commission. This document does not claim to be complete and is subject to change.

BARRIER FREE: All Paynesville Planning Commission meetings are accessible to the handicapped. Attempts will be made to accommodate any other individual need for special services. Please contact City Hall (320) 243-3714 early, so necessary arrangements can be made.

REQUEST FOR COMMITTEE/COUNCIL ACTION

COMMITTEE/COUNCIL NAME: Planning Commission

Committee/Council Meeting Date: September 10, 2012

Agenda Section: Consent

Originating Department: Administration

Item Number: II - A

ITEM DESCRIPTION: Minutes

Prepared by: Staff

COMMENTS:

Please review the minutes from the August 6, 2012 Planning Commission meeting.

ADMINISTRATOR COMMENTS:

COMMITTEE/COUNCIL ACTION:

Motion to approve the minutes from the August 6, 2012 Planning Commission meeting.

**MINUTES
PLANNING COMMISSION**

AUGUST 6, 2012

Chairman Dan Roberts called the meeting to order at 6:30 p.m. Members present were Darlene Loven, Jeff Bertram, and Donavan Mayer. Bob McDaniel was absent. Also present was Renee Eckerly, City Administrator; and Stephanie Hormann, Cable Coordinator.

Motion was made by Mayer to approve the minutes of the July 16, 2012 Planning Commission Meeting. Seconded by Loven and unanimously carried.

RANCH VIEW FINAL PLAT - BRUCE & BERNIE STANG

The Commission reviewed the minor changes to the Final Plat.

Motion was made by Loven to set the Ranch View Final Plat Public Hearing for Monday, September 10, 2012 at 6:35 p.m. Seconded by Mayer and unanimously carried.

Motion was made by Mayer to approve the Drainage Easement Vacation and recommend such to the City Council. Seconded by Loven and unanimously carried.

Motion was made by Loven to set the Ranch View Re-Zoning Public Hearing for Monday, September 10, 2012 at 6:45 p.m. Seconded by Mayer and unanimously carried.

Motion was made by Mayer to approve the Ranch View Development Agreement and recommend such to the City Council. Seconded by Loven and unanimously carried.

ORDINANCE ALLOWING CHICKENS

Eckerly reported that Mayer had given suggested changes and those changes are reflected in the document. The Commission discussed licensing and approval of 100% of neighbors. The Commission discussed that if the applicant can obtain 100% of neighbor's signatures no public hearing is necessary, but if the applicant can't obtain 100% of the neighbor's signatures a public hearing is required in front of the Planning Commission to obtain approval. The Commission also discussed the number of chickens to allow which was adjusted from four (4) to six (6). The annual licensing fee was decreased from \$30.00 to \$20.00. If there are no major changes by the City Attorney this will be forwarded to the City Council for approval.

Motion was made by Mayer to approve the Chicken Ordinance with the approval of the City Attorney and recommend to the City Council. Seconded by Loven and unanimously carried.

BUILDING PERMIT REPORT

The Commission reviewed the report.

There being no further business the meeting was adjourned at 6:56 p.m.

REQUEST FOR COMMITTEE/COUNCIL ACTION

COMMITTEE/COUNCIL NAME: Planning Commission

Committee/Council Meeting Date: September 10, 2012

Agenda Section: Old Business

Originating Department: Administration

Item Number: IV - B

ITEM DESCRIPTION: Ranch View – Bruce & Bernie Stang

Prepared by: Staff

COMMENTS:

Final Plat – Please review the attached Final Plat Application for Ranch View as submitted by Stang Holdings, LLC, Bruce and Bernie Stang. They wish to plat this recently annexed property located off of Minnie St. into three lots. The far north lot will remain zoned Ag and the two other to be re-zoned Industrial. The middle lot will be joined to his existing lot directly to the east so that they can expand their current facility. Stearns County reviewed the plat for wetland determination and the plat and street names have been approved by the County.

Re-Zone - Please review the attached Re-Zoning Application for Ranch View as submitted by Stang Holdings, LLC, Bruce and Bernie Stang. They wish to re-zone lots 1 and 2 from A-1, Agriculture to I-1, Light Industrial. Lot 3 would remain Agriculture.

ADMINISTRATOR COMMENTS:

COMMITTEE/COUNCIL ACTION:

Motion to approve the Report & Recommendation Of Planning Commission On Request For Approval Of Final Plat Of Ranch View and recommend such to the City Council.

Motion to approve the Report & Recommendation Of Planning Commission Regarding Request For Re-Zoning and recommend such to the City Council.

4

**CITY OF PAYNESVILLE
FINAL PLAT APPLICATION**

221 Washburne Ave. ~ Paynesville, MN 56362
Phone: 320-243-3714 ~ Fax: 320-243-3713

Name of Subdivision: Ranch View

List All Property Owners: Stang Holdings, LLC Bruce & Bernie Stang

Contact Person: Bruce Stang

Address: 531 Minnie St. Paynesville, MN 56362

Telephone No.: 320.243.3613

Legal Description: Section 09 Township 122 Range 032

Number of Lots: 3	Proposed Zone: Lot 1 & 2 (Industrial) Lot 3 Agriculture	Application Fee: \$200.00 (non-refundable) These are the fees incurred per document: Advertising \$48.00 (average), Recording 46.00 (actual), Postage \$33.00 (average), Legal \$123.00 (average), totaling \$250.00.
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FINAL PLAT

- The application must contain all information found in Section 12.08 Final Plat, Subdivision 1, and Subdivision 2 found in the attached Ordinance No. 86, 2nd Series.
- The Final Plat must be submitted within one year of the Preliminary Plat approval or the approval will become null and void.
- Submit application and fee with three (3) large and one (1) reproducible 8.5" x 11" copies of the plat at least ten (10) business days prior to the Regular Planning Commission meeting.

Bernie Stang
Bruce Stang
Signature of Applicant(s)

7-30-12
7-30-12
Date

For Office Use Only.
Application Fee: \$200.00

Cash _____

Check No. 35447

Date Paid 7/30/12

Present To City Administrator & Set Date for Public Hearing. To Planning to set P.H. - 8/16/12 6pm
 Planning Public Hearing Date: 9/10/12 6:35pm Council Makes Determination Date: 9/12/12 6pm

PLANNING COMMISSION ACTION:
Recommended to Council

Approved

Denied

Date: _____

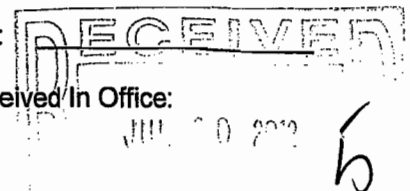
CITY COUNCIL ACTION:

Approved

Denied

Date: _____

Date Application Received In Office:
(Stamp)



CITY OF PAYNESVILLE

RECH: 00025126 7/31/2012 9:20 AM
OPER: FRONT TERM: 001
REF#: 35447

TRAN: 10.0500 PLATTING FEES
STANG FINAL PLAT
PLATTING FEES 200.00CR

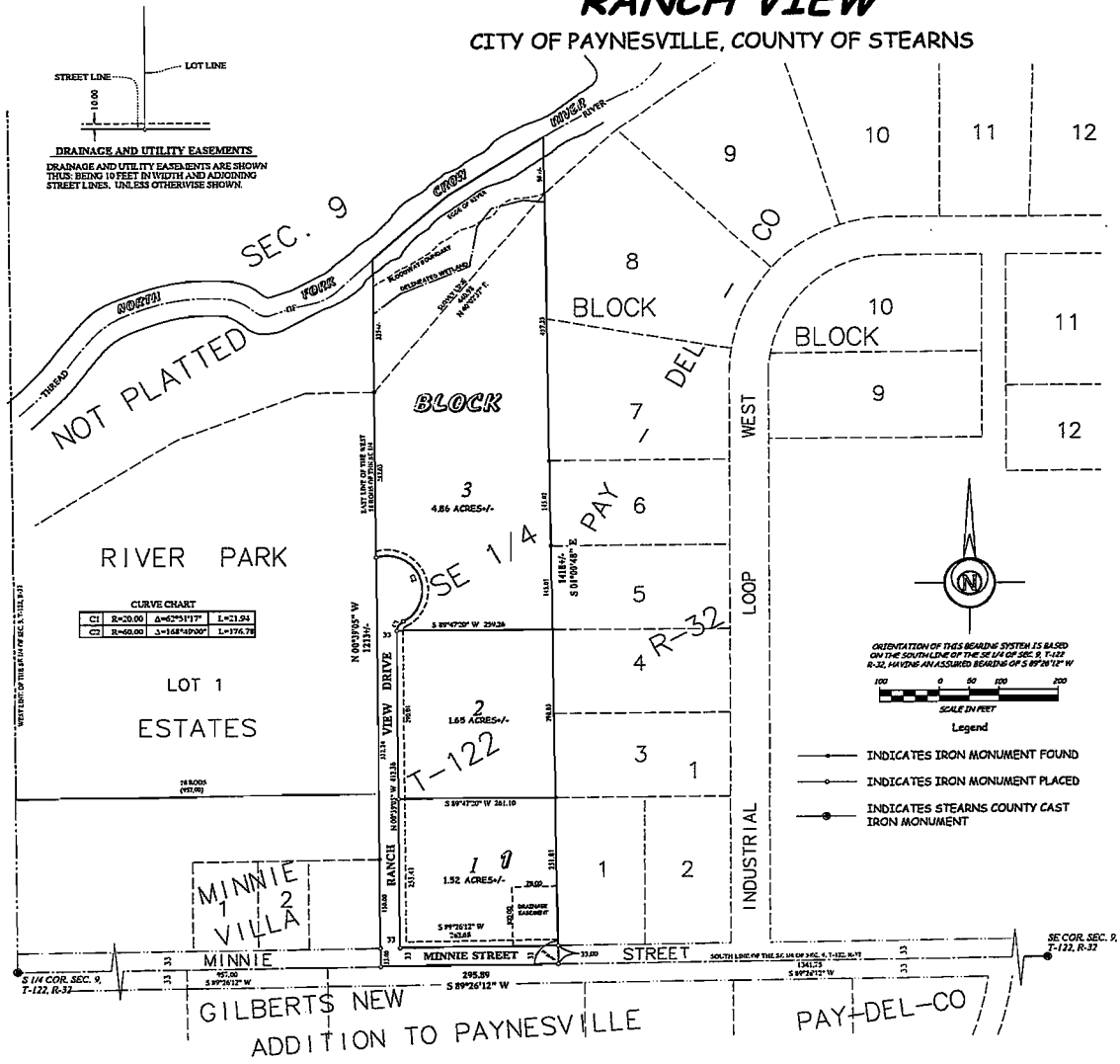
TENDERED: 200.00 CHECK
APPLIED: 200.00-

CHANGE: 0.00

6

RANCH VIEW

CITY OF PAYNESVILLE, COUNTY OF STEARNS



KNOW ALL PERSONS BY THESE PRESENTS: That Stang Holdings, L.L.C., a Limited Liability Corporation under the laws of Minnesota, owners and proprietors of the following described property, situated in the County of Stearns, State of Minnesota, described as follows to-wit:

That part of the Southeast Quarter of Section 9, Township 122 North, Range 32 West, that lies Southerly of the North Branch of the Crow River and lies West of a line drawn Northwesterly at an angle of 89°03'00" with the South line of said Southeast Quarter, as measured from West to North, from a point thereon distant 1,341.75 feet West of the Southeast corner of said Section 9 and East of the West 58 rods of the Southeast Quarter of Section 9, Township 122, Range 32, Stearns County, Minnesota.

have caused the same to be surveyed and platted as RANCH VIEW and do hereby donate and dedicate to the public for public use forever the public ways and also dedicate the easements as shown on this plat for drainage and utility purposes only and drainage purposes only.

In agreement herewith Bruce Stang, Chief Manager of Stang Holdings, L.L.C., a Limited Liability Corporation under the laws of Minnesota herewith set his hand this _____ day of _____, 20____.

Bruce Stang
Chief Manager

STATE OF MINNESOTA)
COUNTY OF _____) SS
The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by Bruce Stang, Chief Manager of Stang Holdings, L.L.C., a Limited Liability Corporation under the laws of Minnesota on its behalf.

(Notary Signature) _____ (Notary Printed Name) _____

NOTARY PUBLIC, _____ COUNTY, STATE OF MINNESOTA
MY COMMISSION EXPIRES: _____

I, Benjamin C. O'Malley, hereby certify that I have surveyed and platted the property described on this plat as RANCH VIEW, that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands (as defined in 506.01 subd.3) or public ways to be designated other than shown.

Benjamin C. O'Malley, Professional Land Surveyor
Minnesota Registration No. 42500

STATE OF MINNESOTA)
COUNTY OF _____) SS
The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by Benjamin C. O'Malley, Professional Land Surveyor, Minnesota Registration No. 42500.

(Notary Signature) _____ (Notary Printed Name) _____

NOTARY PUBLIC, _____ COUNTY, STATE OF MINNESOTA
MY COMMISSION EXPIRES: _____

Approved by the Planning Commission of the City of Paynesville this _____ day of _____, 20____.

Signed: _____ Chairperson Attest: _____ Secretary

Approved by the City Council of Paynesville, Minnesota, this _____ day of _____, 20____.

Signed: _____ Mayor Attest: _____ City Administrator

This plat was examined by me and recommended for approval on the _____ day of _____, 20____.

Stearns County Surveyor
Minnesota Registration No. 23045

I hereby certify that the taxes on the land described hereon are paid for the year 20____, and all years prior to the year 20____ and transfer entered. Date _____

Stearns County Auditor/Treasurer _____ Deputy Auditor/Treasurer _____ Tax Parcel Number _____

I hereby certify that this instrument was filed for record in the Office of the County Recorder in and for Stearns County, Minnesota on this _____ day of _____, 20____ at _____ o'clock _____ M. as Document No. _____; in plat cabinet _____ No. _____.

Stearns County Recorder _____ Deputy Recorder _____

GILBERTS NEW
ADDITION TO PAYNESVILLE

PAY-DEL-CO

REPORT & RECOMMENDATION OF PLANNING COMMISSION
ON REQUEST FOR APPROVAL OF FINAL PLAT
OF RANCH VIEW

REPORT

Stang Holdings, LLC, and Bruce and Bernie Stang, the owners of a parcel of property legally described as follows, to-wit:

That part of the Southeast Quarter of Section 9, Township 122 North, Range 32 West, that lies Southerly of the North Branch of the Crow River and lies West of a line drawn Northerly at an angle of 89°33'00" with the South line of said Southeast Quarter, as measured from West to North, from a point thereon distant 1,341.75 feet West of the Southeast corner of said Section 9 and East of the West 58 rods of the Southeast Quarter of Section 9, Township 122, Range 32, Stearns County, Minnesota;

have submitted an application for approval of the Final Plat of this property, which property is proposed to be platted as Ranch View and it is further proposed that Lot 3 of Block 1 of Ranch View will retain its current zoning of "A-1" – Agricultural District, and Lots 1 and 2 of Block 1 of Ranch View, will be re-zoned from their current zoning of "A-1" – Agricultural District to "I-1" – Light Industrial District.

All required information was provided along with the application for approval of the Final Plat and the required fee has been paid.

The City Administrator referred the application for approval of the Final Plat to the Planning Commission for its Report & Recommendation to the City Council. On August 6, 2012, the Planning Commission reviewed the application for approval of the Final Plat and set a hearing on the Final Plat for September 10, 2012, at 6:35 p.m., City Council Chambers, 221

Washburne Avenue, Paynesville, MN 56362, before the Planning Commission. Proper notices were posted, published and mailed to affected property owners in accordance with the requirements of the laws of the State of Minnesota and the ordinances of the City of Paynesville.

At the public hearing members of the public had an opportunity to present their views of the proposed Plat and the owners of the property had an opportunity to present information to the Planning Commission.

The proposed Final Plat was reviewed by members of the staff of the City of Paynesville, as well as members of the Planning Commission, and the Planning Commission is satisfied that the Final Plat as proposed complies with the standards and requirements of Chapter 12 of the City Code, which contains subdivision regulations for the City of Paynesville, including all of the requirements set forth in Chapter 12, Section 12.08, entitled "Final Plat" Including Specifications to Be Met in Submission of the Final Plat. Also, an appropriate Development Agreement has been entered into between the City and the subdivider of the land as required by Chapter 12, Section 12.10, and an appropriate park land dedication fee has been paid in accordance with the requirements of Chapter 12, Section 12.09, Subd. 8.

The Planning Commission, having considered the proposed Final Plat, together with public comments, believes that approval of the Final Plat is in the best interests of the City of Paynesville, and that the property described in the Plat should be platted in accordance with the proposed Final Plat, and

that Lot 3 of Block 1 of Ranch View as proposed should be zoned "A-1" – Agricultural District, and that the zoning of Lots 1 and 2, of Block 1, of the Final Plat of Ranch View should be amended so as to be zoned "I-1" – Light Industrial District.

RECOMMENDATION

The Planning Commission recommends to the City Council that the Final Plat of Ranch View be approved and that the zoning of Lots 1 and 2 of Block 1, be amended from their current zoning of "A-1" – Agricultural District to "I-1" – Light Industrial District.

DATED: _____

PAYNESVILLE PLANNING COMMISSION

By: _____
Daniel Roberts, Chairperson

**CITY OF PAYNESVILLE
RE-ZONING APPLICATION**

221 Washburne Ave. ~ Paynesville, MN 56362
Phone: 320-243-3714 ~ Fax: 320-243-3713

List All Property Owners: Stang Holdings LLC Bruce & Bernie Stang

Contact Person: Bruce Stang

Address: 531 Minnie Street Paynesville, MN 56362

Telephone No.: 320.243.3613 Parcel No.: — Pending

Legal Description: Lot: 1 / 2 Block: 1 Addition: Ranch View

CURRENT ZONE: Agriculture
EXISTING USE: Field

PROPOSED ZONE: I1
PROPOSED USE: Industrial

Application Fee: \$200.00
(non-refundable) These are the fees incurred per document: Advertising \$48.00 (average), Recording \$46.00 (actual), Postage \$33.00 (average), Legal \$123.00 (average), totaling \$250.00.

WILL THIS RE-ZONE REQUIRE A CONDITIONAL USE? NO,
WILL THIS RE-ZONE REQUIRE A VARIANCE? NO

DESCRIPTION OF REQUEST: (use separate sheet if needed)
So the property can be used for proposed Manufacturing Facility.

- Application Must Include:**
- Legal description from abstract.
 - Statement containing all the circumstances, factors, and arguments that the applicant offers in support of the proposed re-zone.
 - Any written or graphic data required by the City Administrator.

Bruce Stang 7-25-12
Bernie Stang 7-25-12
All Property Owners Must Sign This Application Date

For office use only:
Application Fee: \$200.00 (non-refundable)
For office use only: Cash _____ Check No. 35415 Date Paid 7/25/12
Present To Planning Commission Date: 8.6.12 Planning Set Public Hearing Date: 8.6.12
Planning Public Hearing Date: 9.10.12 Council Makes Determination Date: 9.12.12

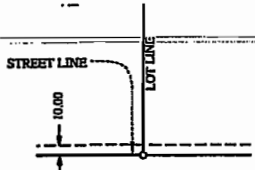
PLANNING COMMISSION ACTION:
Recommended to Council Approved Denied Date: _____
CITY COUNCIL ACTION:
Approved Denied Date: _____

RECEIVED
Date Received In Office: JUL 25 2012
(Stamp)

PRELIMINARY PLAT OF:

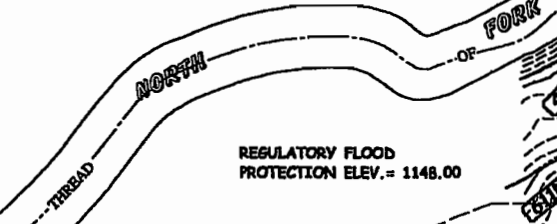
RANCH VEIW

CITY OF PAYNESVILLE, COUNTY OF STEARNS



DRAINAGE AND UTILITY EASEMENTS
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THIS: BEING 10 FEET BY WIDTH AND ADJOINING STREET LINES, UNLESS OTHERWISE SHOWN.

FERCHE FAMILY LIMITED PTRNSHP
(AGRICULTURAL)



REGULATORY FLOOD PROTECTION ELEV. = 1148.00

WEST LINE OF THE SE 1/4 OF SEC. 9, T-122, R-32

RIVER PARK

PAY-DEL-CO
(AGRICULTURAL)

CURVE CHART

C1	R=20.00	A=62°51'17"	L=21.94
C2	R=60.00	A=168°49'00"	L=176.78

LOT 1
ESTATES

58 RODS
(957.00)

MINNIE
VILLA

JERRY MEHR

SEC. 2
1.65 ACRES +/-

41A

1.82 ACRES +/-

MINNIE STREET

S 1/4 COR. SEC. 9,
T-122, R-32

957.00
S 89°26'12" W

MINNIE

295.89
S 89°26'12" W

SOUTH LINE OF THE SE 1/4 OF SEC. 9, T-122, R-32

134
S 89°

JOANN M CRANDALL
(RESIDENCE)

GILBERTS NEW ADDITION TO PAYNESVILLE

PAYNESVILLE PARK CO
(BUSINESS)

GREG & MARGARET E SPANIER
(BUSINESS)

NOTE: THIS SURVEY IS INTENDED ONLY FOR THE BENEFIT OF THE PARTY TO WHOM IT WAS PREPARED FOR AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY OR FOR ANY OTHER PURPOSE WITHOUT FIRST CONTACTING THE SURVEYOR WHO DEVELOPED AND MADE THIS DRAWING. UNAUTHORIZED REPRODUCTION OF THIS DOCUMENT IS PROHIBITED.

370 CHAPEL HILL RD., SUITE 105
COLD SPRING, MN 56320
PH. 320-685-5905
FAX 320-685-3056

PRELIMINARY PLAT PREPARED BY:
O'MALLEY & KRON
LAND SURVEYORS, INC.

LEGAL DESCRIPTION

Tract of land lying and being in the County of Stearns, State of Minnesota, described as follows, to-wit:

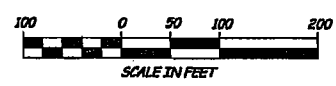
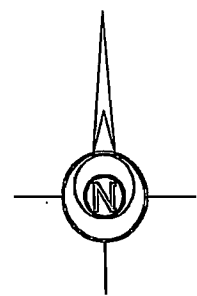
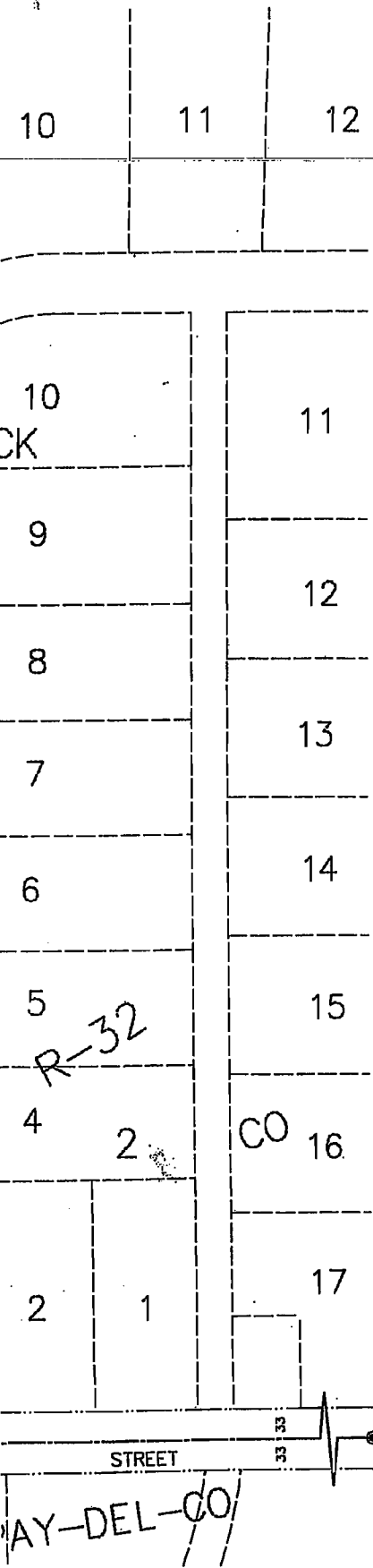
That part of the Southeast Quarter of Section 9, Township 122 North, Range 32 West, that lies Southerly of the North Branch of the Crow River and lies West of a line drawn Northerly at an angle of 89°33'00" with the South line of said Southeast Quarter, as measured from West to North, from a point thereon distant 1,341.75 feet West of the Southeast corner of said Section 9 and East of the West 58 rods of the Southeast Quarter of Section 9, Township 122, Range 32, Stearns County, Minnesota.

Subject to easements of record.

TOTAL LAND AREA = 8.87 ACRES +/-
 EXISTING ZONING IS AG
 EXISTING VEGETATION IS 35% WOODED, 65% GRASS.
 PROPOSED USE IS 2 INDUSTRIAL LOTS & 1 AG LOT

INDUSTRIAL SETBACKS: 25' FRONT
 10' SIDE
 20' REAR

AG SETBACKS: 30' FRONT
 15' SIDE
 50' REAR



Legend

- INDICATES IRON MONUMENT FOUND
- INDICATES IRON MONUMENT PLACED
- INDICATES STEARNS COUNTY CAST IRON MONUMENT
- E— INDICATES SURFACE WATER DRAINAGE
- [41A] INDICATES SOIL TYPE

1708B APPLE TREE LANE
 PAYNESVILLE MN 56362
 PH. NO. 320-250-7325

PRELIMINARY PLAT PREPARED FOR:
STANG HOLDINGS LLC

JOB NO: 2012-179
 FILE NAME: 2012-179.SCJ
 LOCATION: 9-122-32

SW 3RD ST.
 LMAR, MN 56201
 320-236-4012
 320-214-9380

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.
BENJAMIN C. O'MALLEY
 MINNESOTA REGISTRATION NO. 42300
 DATE: 6-27-2012

SHEET 1 OF 1

3

CITY OF PAYNESVILLE

REG#: 00025045 7/25/2012 2:01 PM
OPER: FRONT TERM: 001
REF#: 35415

TRAN: 10.0020 REZONING FEE
STANG
ZONING FEES . 200.00CR

TENDERED: 200.00 CHECK
APPLIED: 200.00-

CHANGE: 0.00

REPORT & RECOMMENDATION OF PLANNING COMMISSION
REGARDING REQUEST FOR RE-ZONING

Report

Stang Holdings, LLC, and its principles, Bruce Stang and Bernie Stang, the owner of property in Stearns County, Minnesota, which property is currently in the process of being platted as Ranch View , which plat is comprised of the following property, to-wit:

That part of the Southeast Quarter of Section 9, Township 122 North, Range 32 West, that lies Southerly of the North Branch of the Crow River and lies West of a line drawn Northerly at an angle of 89°33'00" with the South line of said Southeast Quarter, as measured from West to North, from a point thereon distant 1,341.75 feet West of the Southeast corner of said Section 9 and East of the West 58 rods of the Southeast Quarter of Section 9, Township 122, Range 32, Stearns County, Minnesota;

have requested that a portion of the property within the proposed plat of the above premises proposed to be platted as Lot 1 and Lot 2 of Block 1 of said Ranch View, be re-zoned from their current status as "A-1" – Agricultural District, to "I-1" – Light Industrial District.

All required information was provided with the request for re-zoning and the required fee has been paid.

The City Administrator referred the request for re-zoning to the Planning Commission for its report and recommendation to the City Council.

The Planning Commission set a hearing on the request for re-zoning for September 10, 2012 at 6:45 p.m., at Paynesville City Hall, Council Chambers, Paynesville, Minnesota. Proper notices were posted, published

and mailed to affected property owners in accordance with the requirements of the City Code of the City of Paynesville and the laws of the State of Minnesota.

At the public hearing members of the public were given an opportunity to present their views with regard to the request for re-zoning. There was no opposition to the request for re-zoning.

The Planning Commission, having considered the request for re-zoning, together with public comment, believes that it is proper, that the property be re-zoned as requested by the property owner so that Lots 1 and 2 of Block 1 of Ranch View would be re-zoned from their current zoning of "A-1" – Agricultural District to "I-1" – Light Industrial District. The remaining lot of Ranch View, being Lot 3, Block 1 of Ranch View, would remain in its current zoning of "A-1" – Agricultural District.

RECOMMENDATION

The Planning Commission recommends that the request for re-zoning of Lots 1 and 2, Block 1, within the proposed Plat of Ranch View, should be granted so that said lots are re-zoned from their current zoning status of "A-1" – Agricultural District to "I-1" – Light Industrial District.

DATED: _____

PAYNESVILLE PLANNING COMMISSION

Daniel Roberts, Chairperson

REQUEST FOR COMMITTEE/COUNCIL ACTION

COMMITTEE/COUNCIL NAME: Planning Commission

Committee/Council Meeting Date: September 10, 2012

Agenda Section: Old Business

Originating Department: Administration

Item Number: IV - C

ITEM DESCRIPTION: Opportunity Park Plat

Prepared by: Staff

COMMENTS:

Final Plat – Please review the attached Final Plat Application for Opportunity Park as submitted by the City of Paynesville and the Paynesville Area Center. The public hearing was held for this on April 12, 2012.

Development Agreement -Please review the attached development agreement.

ADMINISTRATOR COMMENTS:

COMMITTEE/COUNCIL ACTION:

Motion to approve the Report & Recommendation Of Planning Commission Regarding Application For Approval Of Final Plat Of Opportunity Park and recommend such to the City Council.

Motion to approve the Opportunity Park Plat Development Agreement and recommend such to the City Council.

**CITY OF PAYNESVILLE
FINAL PLAT APPLICATION**
221 Washburne Ave. ~ Paynesville, MN 56362
Phone: 320-243-3714 ~ Fax: 320-243-3713

Name of Subdivision: Opportunity Park

List All Property Owners: City of Paynesville

Contact Person: Renee Eckerly, City Administrator

Address: 221 Washburne Ave

Telephone No.: 320-243-3714

Legal Description: Lots 1+2, Block 1 of Dickman Business Park Plat Two

Number of Lots: <u>3 + 1 outlot</u>	Proposed Zone: <u>C2 - Hwy Commercial</u>	Application Fee: \$200.00 <small>(non-refundable) These are the fees incurred per document: Advertising \$48.00 (average), Recording 46.00 (actual), Postage \$33.00 (average), Legal \$123.00 (average), totaling \$250.00.</small>
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FINAL PLAT

- The application must contain all information found in Section 12.08 Final Plat, Subdivision 1, and Subdivision 2 found in the attached Ordinance No. 86, 2nd Series.
- The Final Plat must be submitted within one year of the Preliminary Plat approval or the approval will become null and void.
- Submit application and fee with three (3) large and one (1) reproducible 8.5" x 11" copies of the plat at least ten (10) business days prior to the Regular Planning Commission meeting.

Daniel W. Edmitt

4-18-12

Renee Eckerly, City Administrator
Signature of Applicant(s)

3-30-12
Date

For Office Use Only.
Application Fee: \$200.00 Cash _____ Check No. 883656 Date Paid 4/2/12

Present To City Administrator & Set Date for Public Hearing. To Planning sub PH - 4/2/12
Planning Public Hearing Date: 4/23/12 Council Makes Determination Date: 4/25/12

PLANNING COMMISSION ACTION:
Recommended to Council Approved Denied Date: _____

CITY COUNCIL ACTION:
Approved Denied Date: _____

Date Application Received In Office:
(Stamp)

PAID 18
APR 2 2012
City of Paynesville

CITY OF FAYNESVILLE

RECH#: 00023016 4/02/2012 2:05 PM
OPER: FRONT TERM: 001
REF#: 083956

TRAN: 10.0500 PLATTING FEES
OPPORTUNITY PARK FINAL PLAT
PLATTING FEES 200.00CR

TENDERED: 200.00 CHECK
APPLIED: 200.00

CHANGE: 0.00

OPPORTUNITY PARK

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Paynesville, a Municipal Corporation under the laws of the State of Minnesota, owner of the following described property:

Those parts of the Northeast Quarter of the Southwest Quarter of Section 17, Township 122, Range 32, Stearns County, Minnesota, and Lots 1 and 2, Block 1 and Meridian Street, DENMANN BUSINESS PARK PLAT TWO, according to the recorded plat thereof, which is northwesterly of the northeast line of Parcel 4038 of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 73-105 according to the recorded plat thereof.

And also:
That part of the Southeast Quarter of Section 17, Township 122 North, Range 32 West, City of Paynesville, Stearns County, Minnesota, described as follows: Commencing at the Northeast corner of the said Southeast Quarter; thence North 89 degrees 24 minutes 27 seconds West, assumed bearing, along the north line of the said Southeast Quarter, a distance of 1873.56 feet to the Westerly right-of-way line Minnesota Trunk Highway Number 23; thence continue North 89 degrees 24 minutes 27 seconds West along said north line a distance of 370.50 feet to the actual point of beginning; thence South 00 degrees 20 minutes 27 seconds East a distance of 380.00 feet; thence North 89 degrees 24 minutes 27 seconds West, parallel the north line of the said Southeast Quarter, a distance of 214.5 feet; thence North 00 degrees 20 minutes 27 seconds West a distance of 380.00 feet to the North line of the said Southeast Quarter; thence South 89 degrees 24 minutes 27 seconds East, along said north line a distance of 214.5 feet to the point of beginning.

And that Paynesville Area Center, a Minnesota corporation, owner of the following described property:
That part of the Southeast Quarter of Section 17, Township 122 North, Range 32 West, City of Paynesville, Stearns County, Minnesota, described as follows: Commencing at the Northeast corner of the said Southeast Quarter; thence North 89 degrees 24 minutes 27 seconds West, assumed bearing, along the north line of the said Southeast Quarter, a distance of 1873.56 feet to the Westerly right-of-way line Minnesota Trunk Highway Number 23; thence continue North 89 degrees 24 minutes 27 seconds West along said north line a distance of 370.50 feet to the actual point of beginning; thence South 00 degrees 20 minutes 27 seconds East a distance of 380.00 feet; thence North 89 degrees 24 minutes 27 seconds West, parallel the north line of the said Southeast Quarter, a distance of 214.5 feet; thence North 00 degrees 20 minutes 27 seconds West a distance of 380.00 feet to the North line of the said Southeast Quarter; thence South 89 degrees 24 minutes 27 seconds East, along said north line a distance of 214.5 feet to the point of beginning.

Except the following:
That part of the Southeast Quarter of Section 17, Township 122 North, Range 32 West, City of Paynesville, Stearns County, Minnesota, described as follows: Commencing at the Northeast corner of the said Southeast Quarter; thence North 89 degrees 24 minutes 27 seconds West, assumed bearing, along the north line of the said Southeast Quarter, a distance of 1873.56 feet to the Westerly right-of-way line Minnesota Trunk Highway Number 23; thence continue North 89 degrees 24 minutes 27 seconds West along said north line a distance of 370.50 feet to the actual point of beginning; thence South 00 degrees 20 minutes 27 seconds East a distance of 380.00 feet; thence North 89 degrees 24 minutes 27 seconds West, parallel the north line of the said Southeast Quarter, a distance of 214.5 feet; thence North 00 degrees 20 minutes 27 seconds West a distance of 380.00 feet to the North line of the said Southeast Quarter; thence South 89 degrees 24 minutes 27 seconds East, along said north line a distance of 214.5 feet to the point of beginning.

Has caused the same to be surveyed and platted as OPPORTUNITY PARK and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat.
In witness whereof said the City of Paynesville, a Municipal Corporation under the laws of the State of Minnesota, has caused these presents to be signed by its proper officers this ____ day of _____, 2012.

By: _____ Mayor

By: _____ Clerk

State of _____
County of _____

This instrument was acknowledged before me this ____ day of _____, 2012, by _____, its Mayor and by _____, its Clerk of the City of Paynesville, a Municipal Corporation under the laws of the State of Minnesota, on behalf of the corporation.

Signature _____
Printed Name _____
Notary Public, _____ County, Minnesota
My commission expires _____

In witness whereof said Paynesville Area Center, a corporation under the laws of the State of Minnesota, has caused these presents to be signed by its proper officers this ____ day of _____, 2012.

By: _____ it's _____

State of _____
County of _____

This instrument was acknowledged before me this ____ day of _____, 2012, by _____, its _____ of Paynesville Area Center, a corporation under the laws of the State of Minnesota, on behalf of the corporation.

Signature _____
Printed Name _____
Notary Public, _____ County, Minnesota
My commission expires _____

I, Christopher N. Ambaum hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and facts are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 2012.

Christopher N. Ambaum, Land Surveyor
Minnesota License No. 43055

State of Minnesota

County of _____

The foregoing Surveyor's Certificate was acknowledged before me this ____ day of _____, 2012, by Christopher N. Ambaum, Land Surveyor, Minnesota License No. 43055.

Signature _____

Printed Name _____

Notary Public, _____ County, Minnesota

My commission expires _____

PLANNING COMMISSION, CITY OF PAYNESVILLE

Be it known that at a meeting held on this ____ day of _____, 2012, the Planning Commission of the City of Paynesville, Minnesota, did hereby approve this plat of OPPORTUNITY PARK.

Chairman _____

Secretary _____

CITY COUNCIL, CITY OF PAYNESVILLE

This plat of OPPORTUNITY PARK was approved and accepted by the City Council of the City of Paynesville, Minnesota at a regular meeting thereof held this ____ day of _____, 2012, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

Mayor _____

Clerk _____

STEARNS COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 2012.

Stearns County Surveyor _____

STEARNS COUNTY AUDITOR

Pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes on the land heretofore described on this plat and transfer entered this ____ day of _____, 2012.

Stearns County Auditor _____

By: _____ Deputy

STEARNS COUNTY TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable for the year 20__ on the land heretofore described have been paid this ____ day of _____, 2012.

Stearns County Treasurer _____

By: _____ Deputy

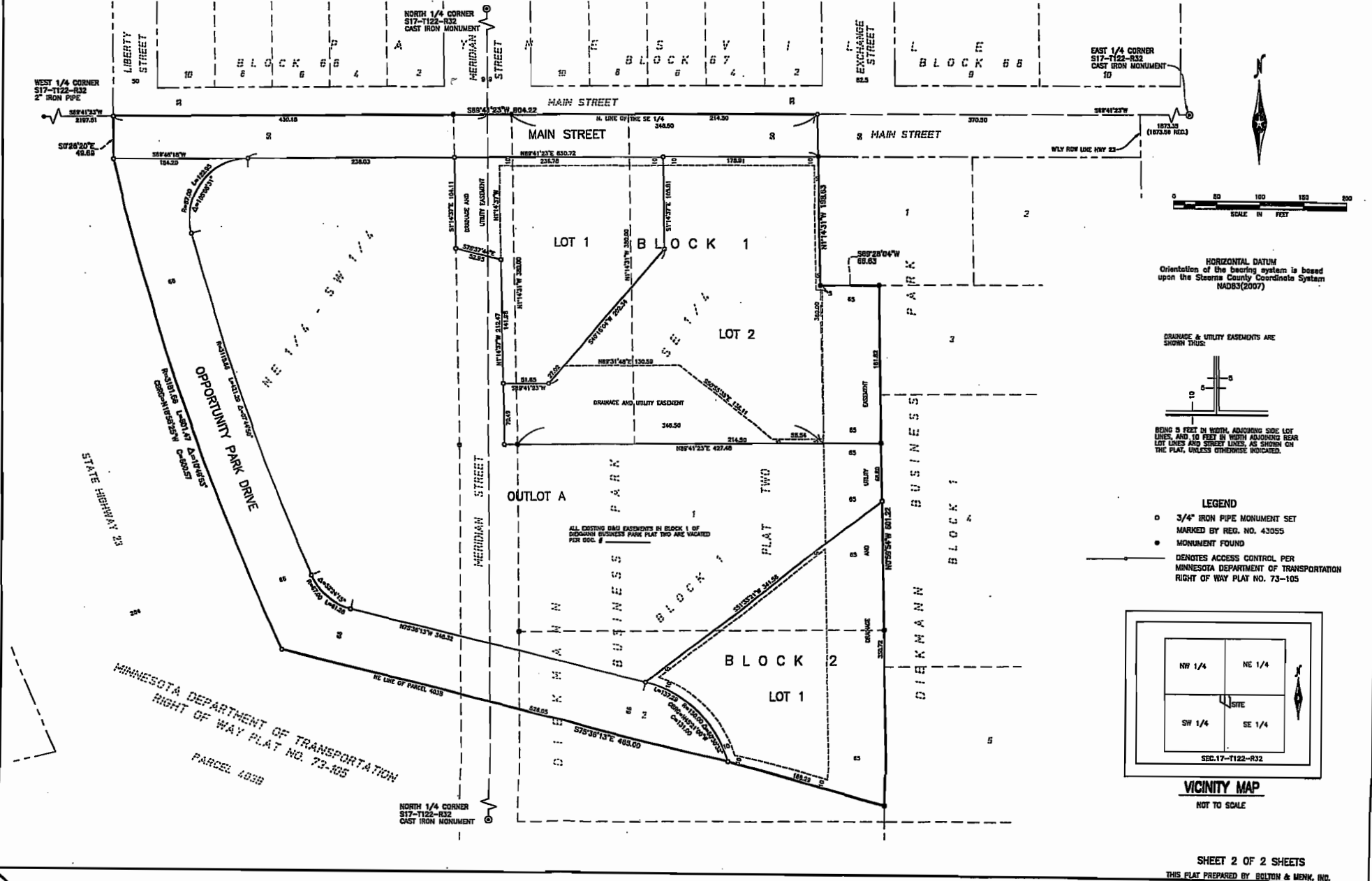
STEARNS COUNTY RECORDER

I hereby certify that this instrument was filed in the office of the County Recorder for records on this ____ day of _____, 2012, at ____ o'clock ____ M., and was duly recorded in Cabinet No. _____, Sheet _____, as Document No. _____.

Stearns County Recorder _____

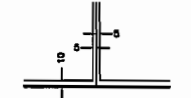
OL

OPPORTUNITY PARK



HORIZONTAL DATUM
Orientation of the bearing system is based upon the Stearns County Coordinate System NAD83(2007)

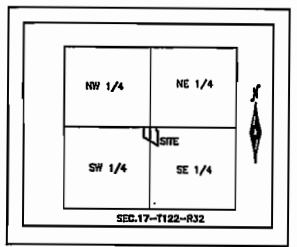
DRAINAGE & UTILITY EASEMENTS ARE SHOWN THUS:



BEING 8 FEET IN WIDTH, ADJOINING SIDE LOT LINES, AND 10 FEET IN WIDTH ADJOINING REAR LOT LINES AND STREET LINES, AS SHOWN ON THE PLAT, UNLESS OTHERWISE INDICATED.

LEGEND

- 3/4" IRON PIPE MONUMENT SET MARKED BY REG. NO. 43055
- MONUMENT FOUND
- DENOTES ACCESS CONTROL PER MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 73-105



VICINITY MAP
NOT TO SCALE

**REPORT & RECOMMENDATION OF PLANNING COMMISSION
REGARDING APPLICATION FOR APPROVAL OF FINAL PLAT
OF OPPORTUNITY PARK**

REPORT

WHEREAS, the Paynesville Area Center and the City of Paynesville are the owners of those parcels of property described on Exhibit A attached hereto and incorporated herein by reference, and they have submitted an application for the approval of the Final Plat of this property, which property is proposed to be platted as Opportunity Park.

WHEREAS, all required information was provided along with the application for approval of the Final Plat and the required fee was paid;

WHEREAS, the City Administrator referred the application for approval of the Final Plat to the Planning Commission for its Report & Recommendation to Council. On April 2, 2012, the Planning Commission reviewed the application for approval of the Final Plat and set a hearing regarding the Final Plat for 6:45 p.m. on April 23, 2012, before the Planning Commission at Paynesville City Hall, Council Chambers, 221 Washburne Avenue, Paynesville, MN 56362. Proper notices were posted, published and mailed to affected property owners in accordance with the requirements of the laws of the State of Minnesota and the ordinances of the City of Paynesville; and

WHEREAS, at the public hearing members of the public were given opportunity to present their views regarding the proposed Plat and the

owners of the Plat had the opportunity to present information to the Planning Commission; and

WHEREAS, the proposed Final Plat was reviewed by members of the staff of the City of Paynesville, as well as members of the Planning Commission, and the Planning Commission is satisfied that the Final Plat as proposed complies with the standards and requirements of Chapter 12 of the City Code containing subdivision regulations for the City of Paynesville, including all the requirements of Chapter 12, Section 12.08, entitled Final Plat, including specifications to be met in the submission of the Final Plat. Also, an appropriate Development Agreement has been entered into between the City and the subdividers of the land as required in Chapter 12, Section 12.10, and an appropriate parkland dedication fee has been set in accordance with the requirement of Chapter 12, Section 12.09. Subd. 8; and

WHEREAS, the Planning Commission, having considered the proposed Final Plat, together with public comments thereon, believes that approval of the Final Plat is in the best interests of the City of Paynesville and that the property described on Exhibit A attached hereto and incorporated herein by reference, and included within the proposed Plat entitled Opportunity Park, should be platted in accordance with the proposed Plat, and that the property should be maintained in and remain subject to its current zoning, which is "C-2" – Highway Commercial District.

RECOMMENDATION

The Planning Commission recommends to the City Council that the Final Plat of Opportunity Park be approved and that the zoning of the premises remain, as the property is currently zoned, "C-2" – Highway Commercial District.

PAYNESVILLE PLANNING COMMISSION

Date: _____

By: _____
Daniel Roberts, Chairperson

EXHIBIT A

The City of Paynesville is the owner of the following property:

Those parts of the Northeast Quarter of the Southwest Quarter of Section 17, Township 122, Range 32, Stearns County, Minnesota, and Lots 1 and 2, Block 1 and Meridian Street, DIEKMANN BUSINESS PARK PLAT TWO, according to the recorded plat thereof, which lie Northeasterly of the Northeast line of Parcel 403B of Minnesota Department of Transportation Right of Way Plat No. 73-105 according to the recorded plat thereof.

AND ALSO:

That part of the Southeast Quarter of Section 17, Township 122 North, Range 32 West, City of Paynesville, Stearns County, Minnesota, described as follows: Commencing at the Northeast corner of the said Southeast Quarter; thence North 89 degrees 24 minutes 27 seconds West, assumed bearing, along the North line of the said Southeast Quarter, a distance of 1873.56 feet to the Westerly right-of-way line Minnesota Trunk Highway Number 23; thence continue North 89 degrees 24 minutes 27 seconds West along said North line a distance of 370.50 feet to the actual point of beginning; thence South 00 degrees 20 minutes 27 seconds East a distance of 380.00 feet; thence North 89 degrees 24 minutes 27 seconds West, parallel the North line of the said Southeast Quarter, a distance of 214.15 feet; thence North 00 degrees 20 minutes 27 seconds West a distance of 380.00 feet to the North line of the said Southeast Quarter, thence South 89 degrees 24 minutes 27 seconds East, along said North line a distance of 214.5 feet to the point of beginning.

The Paynesville Area Center is the owner of the following property:

That part of the Southeast Quarter of Section 17, Township 122 North, Range 32 West, City of Paynesville, Stearns County, Minnesota, described as follows: Commencing at the Northeast corner of the said Southeast Quarter; thence North 89 degrees 24 minutes 27 seconds West, assumed bearing, along the North line of the said Southeast Quarter, a distance of 1873.56 feet to the Westerly right-of-way line Minnesota Trunk Highway Number 23; thence continue North 89 degrees 24 minutes 27 seconds West along said North line a distance of 370.50 feet to the actual point of beginning; thence South 00 degrees 20 minutes 27 seconds East a distance of 380.00 feet; thence

North 89 degrees 24 minutes 27 seconds West, parallel the North line of the said Southeast Quarter, a distance of 346.50 feet; thence North 00 degrees 20 minutes 27 seconds West a distance of 380.00 feet to the North line of the said Southeast Quarter; thence South 89 degrees 24 minutes 27 seconds East, along said North line a distance of 346.50 feet to the point of beginning.

Except the following:

That part of the Southeast Quarter of Section 17, Township 122 North, Range 32 West, City of Paynesville, Stearns County, Minnesota, described as follows: Commencing at the Northeast corner of the said Southeast Quarter; thence North 89 degrees 24 minutes 27 seconds West, assumed bearing, along the North line of the said Southeast Quarter, a distance of 1873.56 feet to the Westerly right-of-way line Minnesota Trunk Highway Number 23; thence continue North 89 degrees 24 minutes 27 seconds West along said North line a distance of 370.50 feet to the actual point of beginning; thence South 00 degrees 20 minutes 27 seconds East a distance of 380.00 feet; thence North 89 degrees 24 minutes 27 seconds West, parallel the North line of the said Southeast Quarter; a distance of 214.5 feet; thence North 00 degrees 20 minutes 27 seconds West a distance of 380.00 feet to the North line of the said Southeast Quarter; thence South 89 degrees 24 minutes 27 seconds East, along said North line a distance of 214.5 feet to the point of beginning.

OPPORTUNITY PARK PLAT DEVELOPMENT AGREEMENT

This Agreement is made and entered into this _____ day of _____, 2012, between the City of Paynesville, a municipal corporation and political subdivision of the State of Minnesota (hereinafter "the City"), and the owners of the area proposed to be platted as Opportunity Park, the City of Paynesville, a municipal corporation and political subdivision of the State of Minnesota, and Paynesville Area Center, a Minnesota corporation (hereinafter "the Developer").

WHEREAS, the Developer has submitted a Preliminary Plat, a copy of which is attached hereto and incorporated herein by reference, which Preliminary Plat has now been approved by the City of Paynesville and which Preliminary Plat includes property legally described as follows:

Those parts of the Northeast Quarter of the Southwest Quarter (NE ¼ SW ¼) of Section Seventeen (17), Township One Hundred Twenty-two (122), Range Thirty-two (32), Stearns County, Minnesota, and Lots One (1) and Two (2), Block One (1), and Meridian Street, DIEKMANN BUSINESS PARK PLAT TWO, according to the recorded plat thereof, which lie Northeasterly of the Northeast line of Parcel 403B of Minnesota Department of Transportation Right-of-Way Plat No. 73-105 according to the recorded plat thereof.

AND ALSO:

That part of the Southeast Quarter of Section 17, Township 122 North, Range 32 West, City of Paynesville, Stearns County, Minnesota, described as follows: Commencing at the Northeast corner of the said Southeast Quarter; thence North 89 degrees 24 minutes 27 seconds West, assumed bearing, along the North line of the said Southeast Quarter, a distance of 1873.56 feet to the Westerly right-of-way line Minnesota Trunk Highway Number 23; thence continue North 89 degrees 24 minutes 27 seconds West along said North line a distance of 370.50 feet to the actual point of beginning; thence South 00 degrees 20 minutes 27 seconds East a distance of 380.00 feet; thence North 89 degrees 24 minutes 27 seconds West, parallel the North line of the said Southeast Quarter, a distance of 214.5 feet; thence North 00 degrees 20 minutes 27 seconds West a distance of 380.00 feet to the North line the said Southeast Quarter; thence South 89 degrees 24 minutes 27 seconds East, along said North line a distance of 214.5 feet to the point of beginning.

WHEREAS, the Developer wishes to develop the land within the proposed Plat of Opportunity Park into three (3) Highway Commercial District lots and one (1) outlot comprising 5.53 acres, more or less; and

WHEREAS, the area to be developed will benefit from the previous installation of utilities including sanitary sewer and water, lift station and street improvements, which were installed at a cost of \$90,707.41, which will be reimbursed by applying .30 cents per square foot from sales of property within the platted area to these existing assessments; and

WHEREAS, the area comprising the proposed Plat of Opportunity Park will be improved by the construction and development of the street accessing the property to be known as Opportunity Park Drive, and by the installation of water mains and sewer mains, except that Lots 1 and 2 of the

proposed Plat of Opportunity Park are served by an existing road which provides ingress and egress to that property and is served by previously existing sewer and water; and

WHEREAS, the Developer is willing to proceed with the installation of municipal improvements including the proposed street to be known as Opportunity Park Drive with bituminous surface, curb and gutter, and City sewer and water, and a storm water run-off retention pond; and

WHEREAS, the Developer is willing to agree to the following terms and conditions related to the development of plans and the installation of improvements and the approval of the Final Plat of Opportunity Park;

NOW, THEREFORE, IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1) The lots depicted as Lots 1, 2 and 3 and the area depicted as Outlot A on the proposed Preliminary Plat of Opportunity Park will be platted as shown on Exhibit A in the Final Plat, subject to such modifications of the Preliminary Plat as may be approved by the City Council in its approval of the Final Plat of Opportunity Park.

2) The area to be platted as Opportunity Park will, at the time of platting, be titled in the names of the Developers. That portion of the property included in the plat and identified as Lots 1 and 2, Block 1, will not benefit from the proposed improvements and those parcels will not be assessed for the proposed improvements.

3) As part of the Developer's parkland dedication, the City of Paynesville will pay a parkland dedication fee based upon the 52,000 square feet in Lot 1, Block 2, with a value of \$29,782.37. That value times 3% equals \$893.47, which will be the parkland dedication fee to be paid. As Outlot A is developed, a parkland dedication fee will be calculated based on a value of \$.573 per square foot, with the parkland dedication fee being 3% of that value.

4) The City of Paynesville will pay 100% of all costs for all improvements including bituminous street, curb, gutter, City water and City sewer, and the construction of a storm water run-off retention pond from the sale of the property identified as Lot 1, Block 2 of Opportunity Park, and Outlot A to be subdivided in the future. The total costs of these improvements will be divided on a square footage basis so that from the proceeds of the sale of Lot 1, Block 2, 17.75% of the total costs of improvements, including actual engineering and legal costs will be paid, and the remaining costs will be paid from future sales of lots to be created from the subdivision of Outlot A on the basis of a square footage converted to a percentage of the total costs of improvements.

5) The sum of .30 cents per square foot from the sale of all properties sold, specifically excluding Lots 1 and 2 of Block 1 of the Plat of Opportunity Park, will be applied to the payment of the deferred assessments.

6) The City of Paynesville will be responsible for the Preliminary and Final Plat of Opportunity Park and as such will insure the installation at their cost and expense, and in accordance with State, Federal and local regulations, rules, ordinances and laws of the following:

- a) Survey and staking;
- b) Setting of lot and block monuments;
- c) Installation of utility services for platted lots, including but not limited to gas, electric, telephone and cable where available;
- d) Street signs; and
- e) Street lighting.

7) The Developer acknowledges and agrees that in the Plat of Opportunity Park there will be easements running in favor of the City for the running of utilities in appropriate locations and City streets contemplated in this Agreement including piping to allow run-off to be piped to the water retention pond. The location of the easements shall be determined by an engineering study and the easements shall be included in the Final Plat.

8) The City agrees to pay the cost of installation of street lighting along Opportunity Park Drive.

9) Easements created in favor of the City of Paynesville pursuant to this Agreement shall not be merged with the ownership by the City of property, and shall survive conveyance from the City to any third party, and shall remain as an easement upon the land.

10) No construction or building of any structure may be initiated on land within Opportunity Park without obtaining a building permit from the City of Paynesville. Breach of any term of this Development Agreement or failure to comply with the plans and specifications for improvements contemplated by this Agreement shall be grounds for denial of a building permit.

11) The City will construct at its cost a water retention pond located on Lot 2, Block 1 of Opportunity Park. The storm water retention pond shall be available for the handling of storm water from Lots 1 and 2, Block 1, Opportunity Park. That pond shall also be available for the handling of water from Lot 1, Block 2 of Opportunity Park if the purchasers desire to make use of this storm water retention pond rather than installing their own facilities. If the purchasers wish to do so, the costs shall be .12 cents per square foot. As Outlot A is subdivided, purchasers of all subdivisions of Outlot A shall be required to dispose of storm water run-off into the holding pond, and shall be assessed .12 cents per square foot.

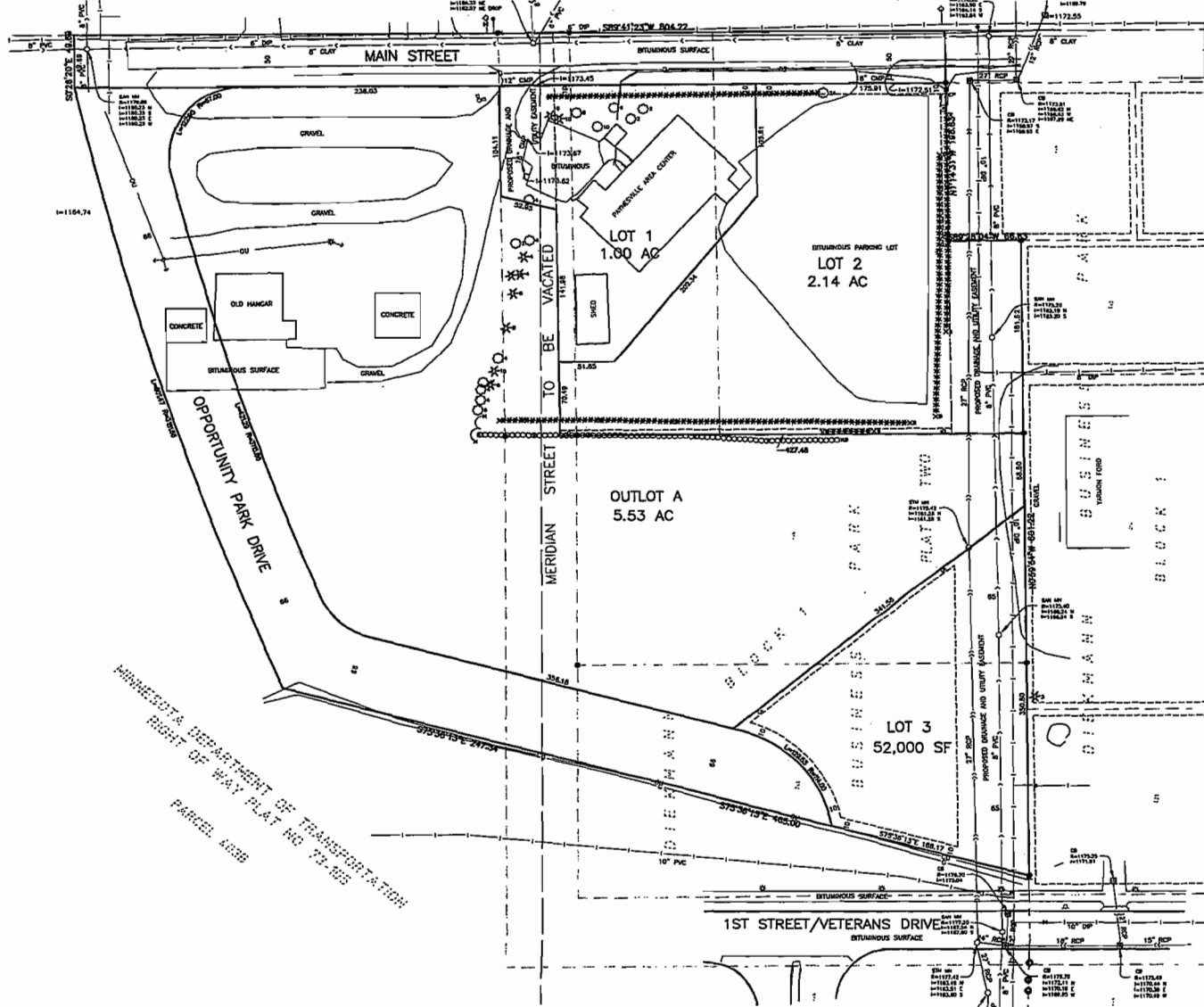
12) This Agreement shall run with the land and be recorded against title to the property.

13) Before the conveyance of any lot created by the Plat of Opportunity Park or by any future subdivision of Outlot A by any conveyance or assignment of any kind or nature, the City Administrator shall obtain and keep on file a notarized copy of a concurrence document whereby the

THIS INSTRUMENT DRAFTED BY:

William Spooner
FRAUENSHUH & SPOONER, P.A.
113 Washburne Avenue
Paynesville, MN 56362
(320) 243-3748
Atty. Regn. No. 0131088

PRELIMINARY PLAT: OPPORTUNITY PARK



OWNER:
The City of Paynesville
Paynesville Area Senior Center, Inc.

SURVEYOR/ENGINEER:
Bolton & Menk, Inc.
2040 Hwy 12 E.
Wilmor, MN 56201

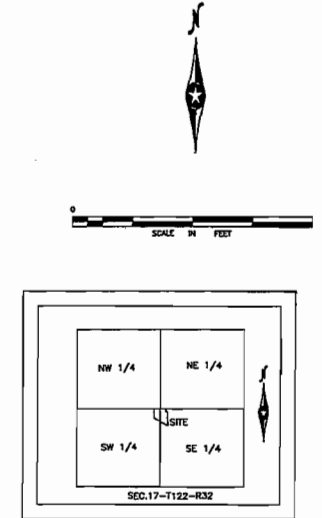
DESCRIPTION:
Those parts of the Northeast Quarter of the Southwest Quarter of Section 17, Township 122, Range 32, Stearns County, Minnesota, and Lots 1 and 2, Block 1 and Meridian Street, DIDMANN BUSINESS PARK PLAT TWO, according to the recorded plat thereof, which lie northeasterly of the northeast line of Parcel 403B of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 73-105 according to the recorded plat thereof.

And also that part of the Northwest Quarter of the Southwest Quarter of Section 17, Township 122, Range 32, Stearns County, Minnesota which lies west of the west line of DIDMANN BUSINESS PARK, according to the recorded plat thereof, and lies east of east line of Meridian Street, DIDMANN BUSINESS PARK PLAT TWO, according to the recorded plat thereof, and north of the north line of Lot 1, Block 1 of said DIDMANN BUSINESS PARK PLAT TWO.

SURVEYOR'S NOTES:
1. This survey was performed, and the survey map prepared, without benefit of either a title insurance commitment or an attorney's title opinion. The record boundary and easement information (if any) shown hereon is based on information provided by the client. Research of documents affecting title to the property surveyed or adjoining properties has been limited to a cursory review of record information and it is recommended that all title matters affecting this property and survey be reviewed by an attorney or other title professional.
2. Bearings shown on this survey are assumed (or) based on the NAD83(98) (insert county) County Coordinate System.

SURVEYOR'S CERTIFICATION:
I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Christopher N. Ambourn
Christopher N. Ambourn
License Number 43055
Date 11/29/11



<p>PRELIMINARY PLAT OPPORTUNITY PARK, PAYNESVILLE, MINNESOTA</p>		<p>DESCRIPTION P/O DIDMANN BUS. PARK PLAT 2, AND THE NE 1/4 OF THE SW 1/4 OF S17-T122-R32, STEARNS CO., MN</p>
<p>BOLTON & MENK, INC. Consulting Engineers & Surveyors 2040 HIGHWAY 12 EAST, WILMOR, MN 56201 (202) 231-3856 MANOR, MN FARMINGTON, MN SLEEPY EYE, MN BRANDVILLE, MN WILLIAM, MINN. CROSSLA, MN FRANKFURT, MN JAMES, MN</p>		<p>FOR THE CITY OF PAYNESVILLE</p>
<p>JOB NUMBER: W14103183 FIELD BOOK: DRAWN BY: CHA</p>		<p>832-1122-517-43.31</p>

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Inspectron, Inc.

Code Compliance Inspections
15120 Chippendale Ave.
Suite 104
Rosemount, MN 55068
Phone 651-322-6626
Toll Free 800-322-6153
Fax 651-322-7580

August 1, 2012

Renee Eckerly
Paynesville City Administrator
221 Washburne Ave.
Paynesville, MN 56362

Dear Renee,

Enclosed please find the Billing Statement, Inspection Statistics report, Inspections List with Notes, Permits Issued and Fees Report, and the Open Permit Report for Building Official services and inspections performed by Inspectron in the City of Paynesville for July 2012.

We appreciate the opportunity to be of service to the City of Paynesville. Please contact me at 651-322-6626 with any questions you have regarding the attached information.

Sincerely,

Ron Wasmund

Ron Wasmund
Inspectron, Inc.

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Inspectron, Inc.

Code Compliance Inspections
15120 Chippendale Ave.
Suite 104
Rosemount, MN 55068
Phone 651-322-6626
Toll Free 800-322-6153
Fax 651-322-7580

August 1, 2012

**July Billing Statement
City of Paynesville**

BUILDING OFFICIAL SERVICES –July 2012

Monthly administrative Fee	\$ 250.00
Total Plan Review and Meeting Hours = <u> 8 </u> @ 55.00/hr	\$ 440.00
Total Inspections = 11 @ 35.00 (See list for detail)	\$ 385.00
11 inspections = 330 miles @ \$0.44 mile	<u>\$ 145.20</u>
TOTAL DUE	\$ 1,220.20

I certify these charges to be true and correct and that no part has been paid to date.

Please make check payable to: Inspectron, Inc
15120 Chippendale Ave.
Suite 104
Rosemount, MN 55068

City of Paynesville

Inspections List Report

Actual Date From: 7/1/2012 To: 7/31/2012
 Permit Type: All Property Type: All Construction Type: All
 Inspector: All Status: Pass/Fail/No Status
 Include Notes: Yes

Permit #	Site Address	Applicant	Inspection Type	Status	Sched Date	Time	Insp	Actual Date	Insp
2012-00029	1025 MAIN ST W	BREITBACH CONSTRUCTION COMPANY	Footing - Soil	Pass				07/16/2012	GUTS
	FOOTING FOR TRASH BINS [2] # 5 CONTINUOUS # 5 VERTICLES EVERY 48 INCHES 24 INCH FOOTINGS 12 INCH DEPTH SOIL SAND, GRAVEL TEMP 85 LIGHT WIND								
2012-00032	703 PAINE DR	EDGE BUILDERS LLC	Building Final	Pass	07/12/2012	11:00 AM	RJAR	07/12/2012	RJAR
2012-00054	645 HUDSON ST	MARTINSON, NATHANIEL	Footing - Soil	Pass	07/03/2012	09:00 AM	GUTS	07/03/2012	GUTS
			Framing	Pass	07/05/2012	02:30 PM	GUTS	07/05/2012	GUTS
			Building Final	Pass	07/24/2012	10:00 AM	GUTS	07/24/2012	GUTS
2012-00062	713 PAINE DR	EDGE BUILDERS LLC	Tear-Off	Pass				07/12/2012	RJAR
2012-00071	419 HOFFMAN ST E	PAYNESVILLE FARMERS UNION	Footing - Soil	Pass	07/19/2012	09:30 AM	GUTS	07/19/2012	GUTS
2012-00073	117 JAMES ST W	BURR, JOEL & DELANE	Framing	Pass				07/19/2012	GUTS
2012-00074	308 HUDSON ST	JOHNSON FUNERAL HOME							

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Permit #	Site Address	Applicant						
	Inspection Type	Status	Sched Date	Time	Insp	Actual Date	Insp	
2012-00074	308 HUDSON ST	JOHNSON FUNERAL HOME						
	HVAC Rough-In	Pass				07/30/2012	GUTS	
	3 inch pvc pipe used primed and glued for air intake and exhaust gas shut off valve installed on/off switch installed drain ok second furnace 2 inch pvc pipe used primed and glued, vented through the roof							
	Gas Piping	Pass				07/30/2012	GUTS	
	Existing line							
	HVAC Final	Pass	07/30/2012	09:00 AM	GUTS	07/30/2012	GUTS	
	3 inch pvc pipe used primed and glued for air intake and exhaust gas shut off valve installed on/off switch installed drain ok second furnace 2 inch pvc pipe used primed and glued, vented through the roof							



Inspectron, Inc.

Code Compliance Inspections
15120 Chippendale Ave.
Suite 104
Rosemount, MN 55068
Phone 651-322-6626
Toll Free 800-322-6153
Fax 651-322-7580

August 31, 2012

Renee Eckerly
Paynesville City Administrator
221 Washburne Ave.
Paynesville, MN 56362

Dear Renee,

Enclosed please find the Billing Statement, Inspection Statistics report, Inspections List with Notes, Permits Issued and Fees Report, and the Open Permit Report for Building Official services and inspections performed by Inspectron in the City of Paynesville for August 2012.

We appreciate the opportunity to be of service to the City of Paynesville. Please contact me at 651-322-6626 with any questions you have regarding the attached information.

Sincerely,

Ron Wasmund

Ron Wasmund
Inspectron, Inc.



Inspectron, Inc.
Code Compliance Inspections
15120 Chippendale Ave.
Suite 104
Rosemount, MN 55068
Phone 651-322-6626
Toll Free 800-322-6153
Fax 651-322-7580

August 31, 2012

**August Billing Statement
City of Paynesville**

BUILDING OFFICIAL SERVICES –August 2012

Monthly administrative Fee	\$ 250.00
Total Plan Review and Meeting Hours = <u> 2.5 </u> @ 55.00/hr	\$ 137.50
Total Inspections = 10 @ 35.00 (See list for detail)	\$ 350.00
10 inspections = 300 miles @ \$0.44 mile	<u>\$ 132.00</u>
TOTAL DUE	\$ 869.50

I certify these charges to be true and correct and that no part has been paid to date.

Please make check payable to: Inspectron, Inc
15120 Chippendale Ave.
Suite 104
Rosemount, MN 55068

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City of Paynesville

Inspections List Report

Actual Date From: 8/1/2012 To: 8/31/2012
 Permit Type: All Property Type: All Construction Type: All
 Inspector: All Status: Pass/Fail/No Status
 Include Notes: Yes

Permit #	Site Address	Applicant	Inspection Type	Status	Sched Date	Time	Insp	Actual Date	Insp
2011-00129	223 INDUSTRIAL LOOP W	STATE OF MINNESOTA							
	Foundation	Pass						08/27/2012	GUTS
	Sheathing	Pass						08/27/2012	GUTS
	House Wrap	Pass						08/27/2012	GUTS
	Framing	Pass						08/27/2012	GUTS
2012-00029	1025 MAIN ST W	BREITBACH CONSTRUCTION COMPANY							
	Plumbing Rough-In	Pass						08/08/2012	GUTS
	AIR TEST 5 PSI PVC PIPE USED PRIMED AND GLUED 3 INCH MAIN VENT THROUGH THE ROOF MENS ROOM ON WATER CLOSET AND 2 URNIALS WOMENS ROOM HAS 2 WATER CLOSETS								
	House Wrap	Pass						08/06/2012	GUTS
	Esr 1916 shield sa wrap								
	Framing	Pass						08/06/2012	GUTS
2012-00056	409 HIGHWAY 55	KRANZ & KRANZ							
	Footing - Soil	Pass						08/20/2012	GUTS
2012-00078	1102 MINNESOTA ST W	ALBRECHT,BILLY JO							
	Footing - Soil	Pass	08/10/2012		10:00 AM		GUTS	08/10/2012	GUTS
	SOIL SAND, GRAVEL [2] #4 REBAR AROUND PERMITER AND TIED AT JOINTS FOOTINGS 10 X 12 MONOLITHIC SET BACKS OK								
	Framing	Pass	08/28/2012		01:30 PM		GUTS	08/28/2012	GUTS

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Permit #	Site Address	Applicant					
	Inspection Type	Status	Sched Date	Time	Insp	Actual Date	Insp
2012-00078	1102 MINNESOTA ST W ANCHOR BOLTS OK HURRICANE CLIPS INSTALLED ROOF SHEATHING CLIPPED LATTERAL BRACING OK HEADERS OK HOUSE WRAP OK	ALBRECHT,BILLY JO					

Permit Activity List

For Permits ISSUED between 10/1/2005 and 8/31/2012 of status: Open

With Method: Status

PERMIT #	APPLICANT	Addr	Street	Permit Type	Property Type	Construction Type	Description	Date	Status
2011-00005	DAHL, JACK	200	STEARNS AVE	Building	Residential	Siding	-	3/9/2011	Open
2011-00012	BLONIGEN, JESSE & NICOLE	212	JAMES ST W	Building	Commercial	Remodel	P-Framing	3/30/2011	Open
2011-00019	BRAUCHLER, MATTHEW R	310	MAYWOOD A	Building	Residential	Remodel	P-Framing	10/7/2011	Open
2011-00028	FENSKE, MARK	309	MINNIE ST	Building	Residential	Window/Door Replaceme	P-Building Final	11/17/2011	Open
2011-00032	HELLEMANN, JOSH	350	POMEROY AV	Building	Residential	Remodel	P-Electrical Final	4/13/2012	Open
2011-00038	JIM OLSON CONSTRUCTION	621	ELM ST	Building	Residential	Siding	-	5/24/2011	Open
2011-00039	CURT LIESER CONSTRUCTION	103	KORONIS CT	Building	Residential	Window/Door Replaceme	-	5/26/2011	Open
2011-00048	VOSS PLUMBING & HEATING	216	JAMES ST W	Mechanical	Commercial	Repair/Maintenance	-	5/17/2011	Open
2011-00049	HELLEMANN, JOSH	350	POMEROY AV	Building	Residential	Addition	P-Framing	6/24/2011	Open
2011-00050	KORONIS BUILDERS ONE	222	INDUSTRIAL L	Building	Commercial	Addition	-	5/19/2011	Open
2011-00057	CURT LIESER CONSTRUCTION	214	MILL ST W	Building	Residential	Remodel	P-Framing	7/18/2011	Open
2011-00061	JAMES SOGGE CONSTRUCTION INC	621	KORONIS AVE	Building	Residential	Roofing	-	7/7/2011	Open
2011-00068	ROGER SCHLANGEN CONSTR	673	CIRCLE PINES	Building	Residential	Roofing	P-Tear-Off	8/15/2011	Open
2011-00072	J & J BUILDERS INC	419	HOFFMAN ST	Building	Commercial	Roofing	-	7/11/2011	Open
2011-00079	WENDROTH, LAWRENCE R & LEOLA	513	LAKE AVE	Building	Residential	Window/Door Replaceme	-	8/29/2011	Open
2011-00087	KULZER, MARK R & JUDITH L	319	STEARNS AVE	Building	Residential	Roofing	-	9/13/2011	Open
2011-00090	VORK, KENNETH A & GRETCHEN M	414	MAPLE ST	Building	Residential	FENCE	-	8/23/2011	Open
2011-00098	MEAGHER ELECTRIC, PLUMBING, HEATING	644	HUDSON ST	Mechanical	Residential	Repair/Maintenance	-	10/17/2011	Open
2011-00100	PATSCH, CONRAD J	367	SPRUCE ST	Building	Residential	Window/Door Replaceme	-	10/20/2011	Open
2011-00105	FENSKE, MARK	309	MINNIE ST	Building	Residential	Window/Door Replaceme	-	4/3/2012	Open
2011-00106	RON MEHR CONSTRUCTION	609	STEARNS AVE	Building	Residential	Window/Door Replaceme	-	11/17/2011	Open
2011-00108	BERRY, MIKE	535	SUNRISE AVE	Building	Residential	Roofing	-	11/28/2011	Open
2011-00111	NELSON, WAYNE A / NELSON LAND PARTNER	620	MINNIE ST	Building	Commercial	New Construction	P-HVAC Final	1/12/2012	Open

PERMIT #	APPLICANT	Addr	Street	Permit Type	Property Type	Construction Type	Description	Date	Status
2011-00112	SCHERBER, PAUL	703	MAIN ST W	Building	Multi Family (Roofing	F-Building Final	10/7/2011	Open
2011-00120	CRONEN COMPANIES LLC	403	MILL ST W	Building	Residential	Accessory Building	P-Building Final	2/9/2012	Open
2011-00122	RON MEHR CONSTRUCTION	609	STEARNS AVE	Building	Residential	Deck/Porch	P-Framing	11/15/2011	Open
2011-00123	FIRESIDE HEARTH & HOME	607	ELM ST	Building	Residential	Fireplace	P-Fireplace Rough-In	10/25/2011	Open
2011-00124	CYRILLA BEACH HOMES	411	KORONIS AVE	Building	Residential	Remodel	-	9/27/2011	Open
2011-00128	John Pulsifer Construction Inc	216	WASHBURNE	Building	Commercial	Remodel	P-Electrical Final	5/3/2012	Open
2011-00129	STATE OF MINNESOTA	223	INDUSTRIAL L	Building	Industrial	New Construction	P-Framing	8/27/2012	Open
2011-00130	BRETH-ZENZEN FIRE PROTECTION	620	MINNIE ST	Mechanical	Commercial	Fire Suppression	-	10/25/2011	Open
2011-00131	TDP LLC	115	JAMES ST E	Building	Commercial	Window/Door Replaceme	-	10/27/2011	Open
2011-00132	YOUR HOME IMPROVEMENT COMPANY	302	RIVER ST	Building	Residential	Window/Door Replaceme	-	11/2/2011	Open
2011-00137	MN ANNUAL CONF OF UNITED	500	RIVER ST	Building	Commercial	Remodel	-	11/18/2011	Open
2011-00144	BURR, JOEL & DELANE	117	JAMES ST W	Building	Commercial	Remodel	P-Framing	1/5/2012	Open
2012-00001	ONE HOUR HEATING	306	AUGUSTA AVE	Mechanical	Residential	Repair/Maintenance	-	1/11/2012	Open
2012-00002	CRONEN COMPANIES LLC	403	MILL ST W	Building	Residential	Siding	P-Progress	2/9/2012	Open
2012-00004	RON MEHR CONSTRUCTION	754	MAPLE ST	Building	Residential	Window/Door Replaceme	-	3/15/2012	Open
2012-00011	JAMES SOGGE CONSTRUCTION INC	511	SUNRISE AVE	Building	Residential	Roofing	-	4/2/2012	Open
2012-00012	JAMES SOGGE CONSTRUCTION INC	318	SOUTH ST	Building	Residential	Roofing	-	4/2/2012	Open
2012-00013	YOUNG BROTHERS CONSTR, INC.	515	MILL ST W	Building	Residential	Roofing	P-Tear-Off	4/4/2012	Open
2012-00014	YOUNG BROTHERS CONSTR, INC.	515	MILL ST W	Building	Residential	Siding	-	4/23/2012	Open
2012-00015	YOUNG BROTHERS CONSTR, INC.	515	MILL ST W	Building	Residential	Window/Door Replaceme	-	4/23/2012	Open
2012-00019	RON MEHR CONSTRUCTION	701	STEARNS AVE	Building	Commercial	Remodel	P-Framing	1/30/2012	Open
2012-00021	BRUNTLETT NOAH DALE DBA BRUNTLETT C	201	WASHBURNE	Building	Commercial	Remodel	-	1/30/2012	Open
2012-00022	STONEBURNER, LYNN	422	MEADOWVIE	Building	Residential	Remodel	P-Framing	2/17/2012	Open
2012-00023	DECHANTAL EXCAVATING LLC	400	LAKE AVE	Building	Commercial	Demolition	-	2/27/2012	Open
2012-00024	MEAGHER ELECTRIC, PLUMBING, HEATING	310	WASHBURNE	Mechanical	Commercial	Repair/Maintenance	-	3/6/2012	Open

PERMIT #	APPLICANT	Add	Street	Permit Type	Property Type	Construction Type	Description	Date	Status
2012-00026	WENDLANDT, TOM	120	HOFFMAN ST	Building	Commercial	Demolition	-	3/21/2012	Open
2012-00028	CURT LIESER CONSTRUCTION	795	HIGHWAY 23	Building	Public	New Construction	P-Footing - Soil	4/30/2012	Open
2012-00029	BREITBACH CONSTRUCTION COMPANY	1025	MAIN ST W	Building	Commercial	New Construction	P-Plumbing Rough-In	8/8/2012	Open
2012-00038	KORONIS BUILDERS ONE	827	MAPLE ST	Building	Residential	Roofing	-	5/16/2012	Open
2012-00039	WENSMANN CONSTRUCTION INC	403	WENDELL ST	Building	Residential	Window/Door Replaceme	-	5/24/2012	Open
2012-00040	MERGEN, RONALD K & MICHELLE M	351	BURR ST	Building	Residential	Window/Door Replaceme	-	5/22/2012	Open
2012-00042	BRUNTLETT NOAH DALE DBA BRUNTLETT C	615	EVERGREEN C	Building	Residential	Roofing	-	5/30/2012	Open
2012-00043	SCHUTZ, DAVID & MARGARET	133	CENTRAL AVE	Building	Residential	Roofing	-	6/7/2012	Open
2012-00044	RICHARDSON, CHERYL M	514	MILL ST W	Building	Residential	Roofing	-	6/8/2012	Open
2012-00045	J P EVANS CONSTRUCTION, LLC	115	KORONIS CT	Building	Residential	Roofing	-	6/11/2012	Open
2012-00046	BRUNTLETT NOAH DALE DBA BRUNTLETT C	731	WASHBURNE	Building	Residential	Remodel	P-Progress	5/3/2012	Open
2012-00049	JACK DAHL REMODELING	251	AMPE DR	Building	Commercial	Roofing	-	5/8/2012	Open
2012-00050	DAVID LIESTMAN CONSTRUCTION LLC	806	MILL ST W	Building	Residential	Deck/Porch	-	5/10/2012	Open
2012-00051	WENSMANN CONSTRUCTION INC	403	WENDELL ST	Building	Residential	Deck/Porch	P-Footing - Soil	5/31/2012	Open
2012-00053	JEFFREY P EVANS	629	KORONIS AVE	Building	Residential	Remodel	P-Framing	6/12/2012	Open
2012-00056	KRANZ & KRANZ	409	HIGHWAY 55	Building	Commercial	Addition	P-Footing - Soil	8/20/2012	Open
2012-00058	JACK DAHL REMODELING	204	HOFFMAN ST	Building	Residential	Roofing	-	6/12/2012	Open
2012-00059	RON MEHR CONSTRUCTION	208	1ST ST E	Building	Residential	Window/Door Replaceme	P-Progress	6/20/2012	Open
2012-00060	J P EVANS CONSTRUCTION, LLC	516	MAPLE ST	Building	Residential	Window/Door Replaceme	-	6/25/2012	Open
2012-00061	RON MEHR CONSTRUCTION	635	SPRUCE ST	Building	Residential	Roofing	-	7/5/2012	Open
2012-00062	EDGE BUILDERS LLC	713	PAINE DR	Building	Residential	Roofing	P-Tear-Off	7/12/2012	Open
2012-00063	GILES, JANET	548	MORNINGSID	Building	Residential	Siding	-	8/8/2012	Open
2012-00064	LEYENDECKER, ROBERT L	307	MILL ST W	Building	Residential	Siding	-	8/10/2012	Open
2012-00065	MONDLOCH, INC	631	WASHBURNE	Mechanical	Residential	Repair/Maintenance	-	8/27/2012	Open
2012-00066	ALBRIGHT, JASON & LINDSEY	526	MORNINGSID	Building	Residential	Roofing	-	8/20/2012	Open

PERMIT #	APPLICANT	Addr	Street	Permit Type	Property Type	Construction Type	Description	Date	Status
2012-00067	ZIMMERMAN,DENNIS E & CYNTHIA S	644	HUDSON ST	Building	Residential	Roofing	-	8/24/2012	Open
2012-00068	SCHOENECKER, BLAINE & JOLEEN	635	SERVICE RD	Building	Residential	Siding	-	8/24/2012	Open
2012-00071	PAYNESVILLE FARMERS UNION	419	HOFFMAN ST	Building	Commercial	Addition	P-Footing - Soil	7/19/2012	Open
2012-00072	LEYENDECKER,BRUCE L	366	GENESEE ST	Building	Residential	Roofing	-	6/19/2012	Open
2012-00073	BURR, JOEL & DELANE	117	JAMES ST W	Building	Commercial	Remodel	P-Framing	7/19/2012	Open
2012-00075	BRETH-ZENZEN FIRE PROTECTION	1025	MAIN ST W	Fire	Commercial	Fire Suppression	-	7/16/2012	Open
2012-00076	DITTMAN,MARC A & SHARON	399	HIGHWAY 55	Building	Commercial	Siding	-	7/26/2012	Open
2012-00077	CHAD MONSON EXCAVATING	1500	AIRPORT RD	Building	Commercial	Demolition	-	7/30/2012	Open
2012-00078	ALBRECHT,BILLY JO	1102	MINNESOTA S	Building	Residential	Accessory Building	P-Framing	8/28/2012	Open
2012-00079	STANG, BRUCE	125	INDUSTRIAL L	Building	Commercial	Addition	-	8/9/2012	Open
2012-00091	VOSS PLUMBING & HEATING	115	HOFFMAN ST	Mechanical	Commercial	Repair/Maintenance	-	8/28/2012	Open