

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**Tuesday, June 19, 2018 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

- 1. CALL TO ORDER**
- 2. APPROVAL OF PLANNING COMMISSION MINUTES FOR JUNE 5, 2018**
- 3. APPLICANT REQUESTS AND PUBLIC HEARINGS**

3.01 KIRK LINDBERG - CASE NO. 18-30C

Consider a **Conditional Use Permit** to allow steel siding on an accessory building for the property located at 8799 Audobon Road.

Planning Commission Action _____

3.02 FUEL OIL SERV CO (HOLIDAY GAS STATION) - CASE NO. 18-29S

Consider a **Preliminary and Final Plat** to create a one lot, one outlot subdivision for the property located at 7020 South Robert Trail.

Planning Commission Action _____

- 4. OTHER BUSINESS**
- 5. ADJOURN**

This document is available upon 3 business day request in alternate formats such as Braille, large print, audio recording, etc. Please contact Kim Fox at 651.450.2545 or kfox@invergroveheights.org

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, June 5, 2018 – 7:00 p.m.
City Hall Chambers - 8150 Barbara Avenue

Chair Maggi called the Planning Commission meeting to order at 7:00 p.m.

Commissioners Present: Tony Scales
Dennis Wippermann
Pat Simon
Elizabeth Niemioja
Joan Robertson
Brett Kramer
Jonathan Weber
Annette Maggi

Commissioners Absent: Armando Lissarrague (excused)

Others Present: Allan Hunting, City Planner

APPROVAL OF MINUTES

The minutes from the May 1 and May 15 Planning Commission meetings were approved as submitted.

ISD 199 – CASE NO. 18-26ZPA

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a rezoning from R-1B to P, Institutional, and a comprehensive plan amendment to change the land use from LDR, Low Density Residential to P/I, Public/Institutional, for the property located at 5869 Babcock Trail. 21 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the school district purchased the home north of Salem Hills Elementary School. The plan is to remove the house, combine the two lots, and utilize the area for expanded parking. Staff recommends approval of the request.

Opening of Public Hearing

Dave Bernhardsen, School District 199 Superintendent, 2990 – 80th Street, stated the Salem Hills property is very narrow and there are traffic issues associated with the school area. Last year they posted 'No Parking' signs on a segment of Babcock Trail to help alleviate some of those traffic concerns. The intent is to remove the dwellings on the property and then utilize the property to help alleviate those traffic challenges.

Commissioner Niemioja asked if it was true that though many students lived close to the school, there was no sidewalk and they were unable to walk due to safety concerns.

Mr. Bernhardsen replied in the affirmative, stating the hazardous roadways prevented students from walking to school. Salem Hills also has an Athenium Gifted Magnet School; this exacerbates the traffic concerns as more parents than is typical transport their own children.

Erin Staples, 5851 Babcock Trail, advised she owns the house immediately north of the house that was sold to the school and was concerned that her house would now share a property line with the new parking lot area. She was concerned about how the lights, buses, snowplows, etc. would interfere with her family's home life. She hoped some type of a structure would be built to prevent some of that disturbance.

Chair Maggi advised Ms. Staples that the City regulated lighting and setbacks and she would have a chance to review and comment on specifics of the proposed parking lot when the plan came in for approval.

Mike Ketterling, 5847 Babcock Trail, had the same concerns as Ms. Staples, and stated although people do not technically park on Babcock, they sit in their cars for 10-15 minutes waiting to pick up their kids. This makes it difficult for neighbors to get in and out of their driveways and for buses to maneuver in and out.

Commissioner Niemioja stated that purchasing this additional property would provide additional parking.

Mr. Ketterling added that the 'No Parking' signs have helped but not solved this serious problem and he noted that through traffic is unable to get through because of the cars lined up along Babcock. Hopefully this will solve the problem, but as a neighbor he is concerned about the inconvenience of the plowing, noise, and lights now that this buffer property will be gone.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Commissioner Niemioja stated she hopes that acquiring this property can alleviate some of the traffic concerns.

Planning Commission Recommendation

Motion by Commissioner Niemioja, second by Commissioner Wippermann, to approve the request for a rezoning from R-1B to P, Institutional, and a comprehensive plan amendment to change the land use from LDR, Low Density Residential to P/I, Public/Institutional, for the property located at 5869 Babcock Trail, with the conditions listed in the report.

Motion carried (8/0). This item goes to the City Council on June 26, 2018.

OTHER BUSINESS

City of Inver Grove Heights (Fire Station) – Case No. 18-31X

Allan Hunting, City Planner, explained the request as detailed in the report. The Planning Commission is being asked to make a recommendation on consistency with the comprehensive plan as it relates to expenditures for the construction of the future Fire Station #2 building.

Commissioner Wippermann asked if the Planning Commission recommendation would relate only to consistency with the comprehensive plan and not to the amount of dollars being spent.

Mr. Hunting replied in the affirmative.

Motion by Commissioner Scales, second by Commissioner Weber, to recommend that the capital expenditure for the construction of the fire station is consistent with the comprehensive plan.

Motion carried (8/0).

Officer Elections

Motion by Commissioner Niemioja, second by Commissioner Wippermann, to nominate Annette Maggi as Chair of the Planning Commission.

Motion carried (8/0).

Motion by Commissioner Wippermann, second by Commissioner Weber, to nominate Tony Scales as Vice-Chair of the Planning Commission.

Motion carried (8/0).

Motion by Commissioner Wippermann, second by Commissioner Weber, to nominate Pat Simon as Secretary of the Planning Commission.

Motion carried (8/0).

Miscellaneous

Commissioner Niemioja asked if they could meet with the Housing Commissioner more often.

Mr. Hunting replied there were currently no scheduled joint meetings, but he could check with the Housing Committee to see if they were willing to meet.

Commissioner Kramer agreed that it would be helpful to meet with other committees.

The meeting was adjourned by unanimous vote at 7:19 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

PLANNING REPORT CITY OF INVER GROVE HEIGHTS

HEARING DATE: June 19, 2018 **CASE NO.:** 18-30C

APPLICANT AND PROPERTY OWNER: Kirk Lindberg

REQUEST: A conditional use permit to allow metal siding on an accessory building.

LOCATION: 8799 Audobon Road

COMP PLAN: RDR, Rural Density Residential

ZONING: E-1 PUD, Planned Unit Development

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Heather Botten
Associate Planner



BACKGROUND

The applicant would like to construct a 1,600-square foot accessory building with metal siding on his property. The lot is 4 acres in size and zoned PUD. City code allows an accessory building up to 1,600 *gross* square feet on lots 2.5 – 5 acres in size. Metal siding is allowed on buildings in the A and E-1 zoning districts by conditional use permit (CUP).

The applicant's property is wooded with one wetland located on it. There is currently a single-family home on the property and no detached structures. The proposed accessory building would be 48'x33' in size and located at least 50 feet from the closest property line, complying with size and setback requirements for the property. The structure would also be in compliance with impervious surface standards. The applicant has stated the building would be for his own personal use.

SPECIFIC REQUEST

The following specific application is being requested:

A.) A **Conditional Use Permit** to allow metal siding on an accessory building

SURROUNDING USES The following land uses, zoning districts, and comprehensive plan designations surround the subject property:

North, West & South: Open space; zoned PUD, Planned Unit Development; guided RDR, Rural Density Residential
East: Single-family; zoned A, Agricultural; guided RDR, Rural Density Residential

EVALUATION OF REQUEST:

Conditional Use Permit Sheet metal, corrugated metal or shaped metal material siding on accessory buildings is a conditionally permitted use in the rural districts. Two sets of zoning code review criteria apply to sheet metal buildings. The first set is specific to metal sided accessory buildings. The second is a general set of criteria applicable to all conditional use permits.

Sheet Metal Siding CUP Criteria

Section 10-15-17 and 10-15-18 of the Zoning Regulations list criteria for accessory buildings.

1. *The sheet or corrugated steel or aluminum metal siding has a thickness of at least 29 gauge, and comes with a manufacturer's warranty of at least 20 years.*

The narrative the applicant has submitted states the proposed building would be 26-gauge steel and come with a warranty of 35 years.

2. *There shall be a minimum space of six (6) feet between the principal and accessory structure unless attached, and a minimum space of six (6) feet between all other accessory structures.*

This criterion has been met. The building would be about 35 feet from the principal structure.

3. *Any detached accessory structure that exceeds a gross floor area of 1,000 square feet must have a minimum setback from all property lines of 50 feet.*

This criterion has been met. The structure is located 50 feet or more from all property lines.

General CUP Criteria

Section 10-3A-5 of the Zoning Regulations lists criteria to be considered with all conditional use permit requests. The proposed request meets the Conditional Use Permit criteria relating to the Comprehensive Plan and zoning consistency, land use impacts such as setbacks, drainage, and aesthetics, environmental impacts, and public health and safety impacts.

The Comprehensive Plan recognizes the rural lot neighborhoods of the City as both residential and agricultural in nature. Accessory buildings with steel siding are common in some rural settings, including Inver Grove Heights rural neighborhoods. The abutting properties are all rural lots. The proposed building meets all other zoning code requirements including setbacks, size, and impervious surface. Building code requirements would be addressed with the building permit.

Engineering

Engineering has reviewed the request and is working with the applicant on storm water and erosion control requirements. The proposed structure would not be located within any easements. The applicant shall meet all the conditions outlined in the City Engineers review letters and subsequent correspondence.

ALTERNATIVES

The Planning Commission has the following alternatives available for the requested action:

A. Approval If the Planning Commission finds the conditional use permit request to allow metal siding to be acceptable, the Commission should recommend approval of the request with at least the following conditions:

1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department.
2. The accessory structure shall not be used for commercial uses, storage related to a commercial use, or a home occupation.
3. The sheet metal siding shall have a thickness of at least 29 gauge, and shall come with a manufacturer's warranty of at least 20 years.
4. The applicant shall meet all the conditions outlined in the City Engineers review letters and subsequent correspondence. Prior to commencement of any grading, the final grading, drainage and erosion control plans shall be approved by the City Engineer.

B. Denial If the Planning Commission does not favor the proposed application or portions thereof, the above request or requests should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

Based on the information in the preceding report and the conditions listed in Alternative A, staff is recommending approval of the request.

Attachments: Exhibit A - Location/Zoning Map
 Exhibit B - Narrative
 Exhibit C - Site Plan



8799 Audobon Rd. Case No. 18-30C

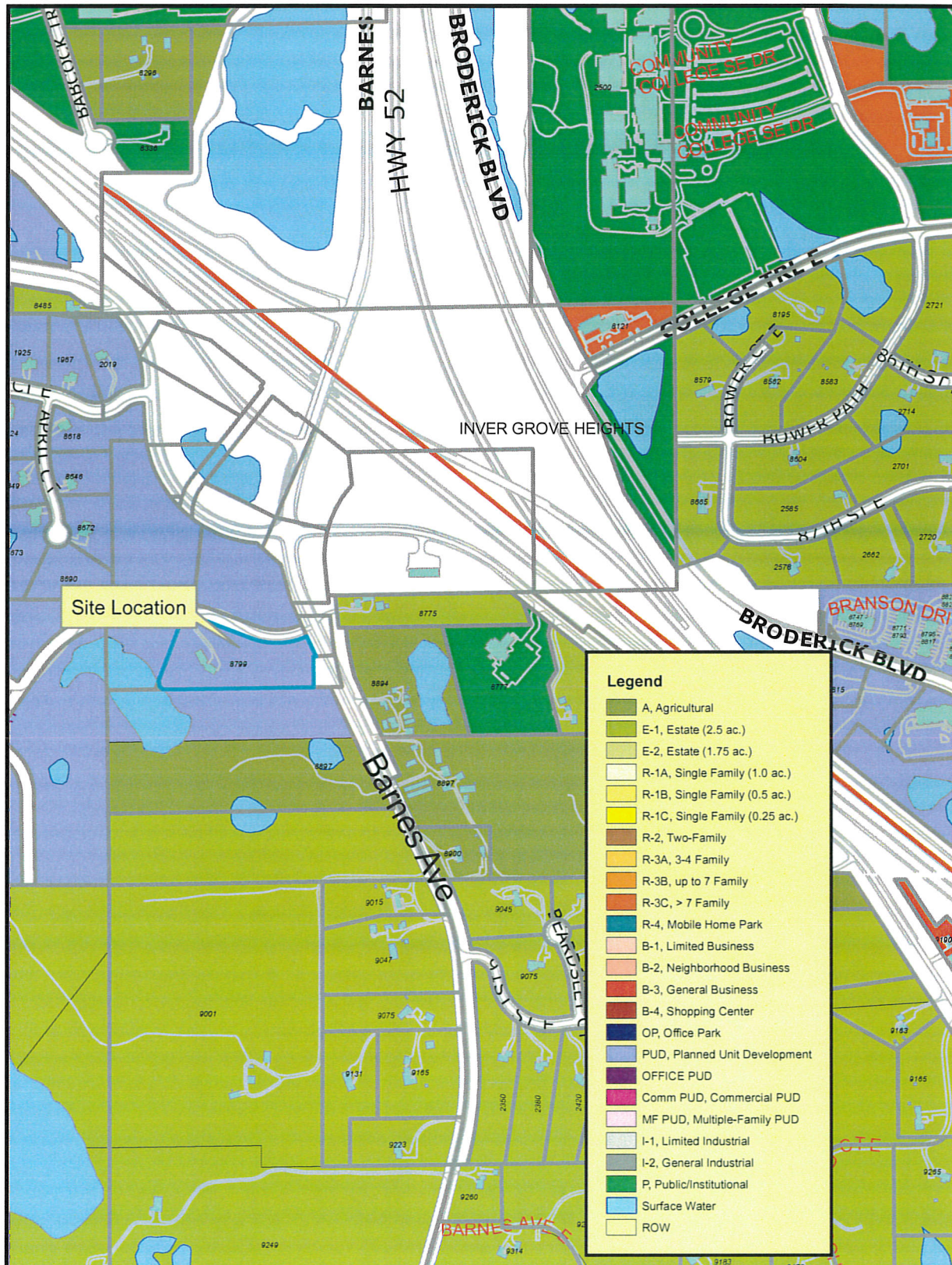


Exhibit A
Zoning and Location Map
Map not to scale

May 16, 2018

Planning Department
City of Inver Grove Heights
8150 Barbara Avenue
Inver Grove Heights, MN 55077

Subject: Conditional Use Permit Application – Steel siding on new building

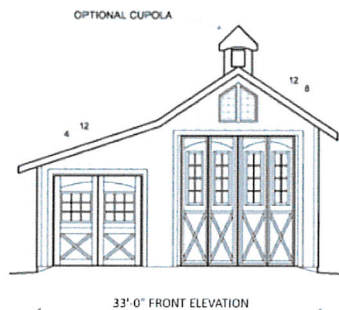
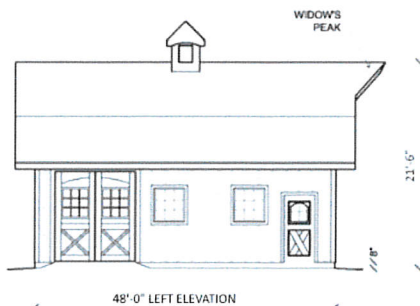
Please find the attached Conditional Use Permit Application, application fee and the required Site Development Plan for construction of a new storage building on my property at 8799 Audubon Road (Lot 2 Block 1, Meadowood on Marcott, Second Addition). I have met with city engineers to ensure that the size, location and design of the proposed building meet city codes and requirements.

This past winter we had new steel siding installed on our residence to replace the 50+ year old vertical board and batten siding which had deteriorated over the years. The new steel siding has the same vertical board and batten look, and most people don't even notice we had new siding installed until we mention it. To the right is a close-up picture of the new siding on our house.



While she agrees with the need for the new storage building, my wife said, "I don't want a big ugly building next to the house." Toward that end, which is most important, I found a design (see below) that is appealing to both of us. To maximize that appeal, provide a maintenance free exterior (as the house now has) and to maintain the aesthetics of the overall property, this Conditional Use Permit request for the new

storage building is to match the new steel vertical board and batten siding on the house in both style and color. The 26-gauge steel and 35-year warranty of the proposed steel siding exceed city requirements. In addition, the low elevation relative to the street and being surrounded by trees the new building will be largely unnoticed by those driving by or living nearby.



I trust the information provided meets your needs and I look forward to your approval of this Conditional Use Permit application.

Regards,

Kirk Lindberg
Kirk Lindberg

New Building Site Plan
8799 Audubon Road, IGH, MN
Lot 2, Block 1, Meadowood on Marcott, Second Addition

Kirk Lindberg
651-450-1288 (home)
651-247-9096 (mobile)



P L A N N I N G R E P O R T
CITY OF INVER GROVE HEIGHTS

REPORT DATE: June 14, 2018

CASE NO: 18-29S

APPLICANT: Fuel Oil Service Co.

PROPERTY OWNER: Fuel Oil Service Co.

REQUEST: Preliminary and Final Plat

LOCATION: 7020 South Robert Trail

HEARING DATE: June 19, 2018

COMPREHENSIVE PLAN: Mixed Use

ZONING: B-3, General Business

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant just recently received approval for a conditional use permit amendment to rebuild a new 7,300 square foot gas/convenience store. The owner owns two parcels and the storm water pond would be constructed on a different parcel than the building. It was determined that all the improvements for the project should be located on the same lot and therefore a condition of CUP approval was that the parcels must be combined through platting. The applicant has now applied for both preliminary and final plat to combine the parcels.

EVALUATION OF THE REQUEST

PRELIMINARY/FINAL PLAT

Lots & Blocks. The plat consists of one lot and one outlot. Lot 1 contains the building, parking, gas island and storm water pond. The outlot contains the storm basin for the round-a-bout project and a regional basin for Northwest Area improvements. The outlot will be deeded to the City. Lot 1 is 2.35 acres in size which complies with minimum lot size requirements.

Park Dedication/Trails. Park dedication had been satisfied with the original building permit.

The Northwest Area Trail plan calls for a trail along Hwy 3. A 20 foot wide trail easement was dedicated with the senior housing project in 2008. A continuation of the trail easement must be dedicated with this plat. This will be addressed in the development agreement.

Dakota County/MnDOT Review. The plat has been sent to both agencies for review. Dakota County has reviewed the plat and noted that there needs to be some easements shown on the plat that relate to the County acquisition of storm ponding easements and restricted access should be shown along 70th Street. Those comments will be addressed before the plat is recorded. No comments have been received from MnDOT.

The access points and all necessary right-of-way are shown on the plat that coordinate with the round-a-bout design.

ALTERNATIVES

The Planning Commission has the following actions available on the following requests:

- A. **Approval.** If the Planning Commission finds the application to be acceptable, the following action should be recommended for approval:
- o Approval of the **Preliminary and Final Plat** of Holiday Station Store Inver Grove Heights subdivision subject to the following conditions:
 1. Drainage and Utility easements shall be provided on the final plat as required by the Director of Public Works.
 2. A 20 foot trail easement shall be dedicated along the west boundary of the plat.
 3. A development contract will be required for the improvements on site and shall be approved as part of the final plat.
- B. **Denial.** If the Planning Commission does not favor the proposed application or portions thereof, the above request or requests should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

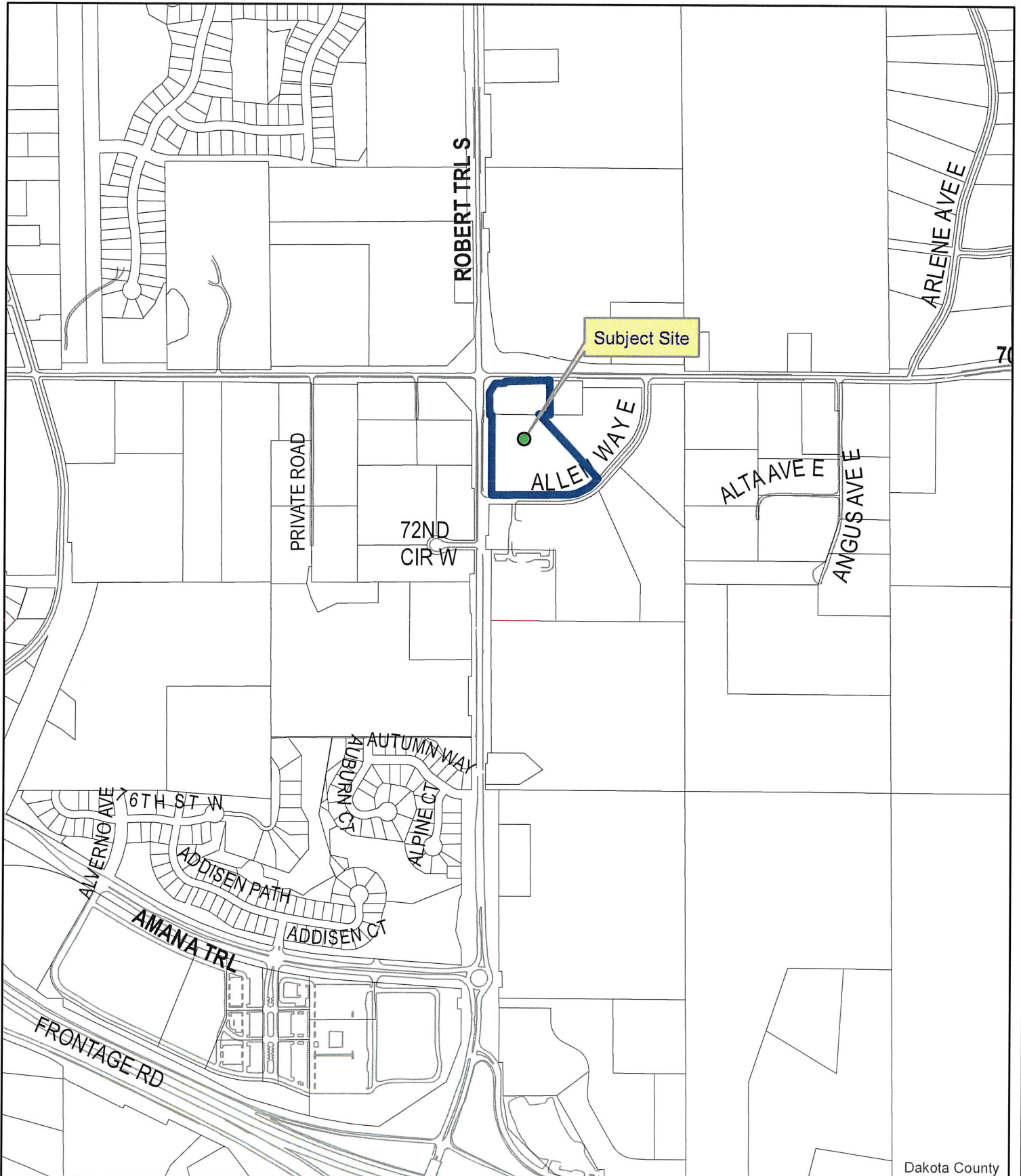
Staff recommends approval of the preliminary and final plat as presented.

Attachments: Site Location Map
Applicant Narrative
Preliminary Plat
Final Plat



Location Map

Case No. 18-29S





HOLIDAY STATIONSTORES, LLC.

4567 American Boulevard West, Bloomington, MN 55437 (952) 830-8700

2018.05.21

Attn. Alan Hunting and Heather Botten
City Planning Department
651.450.2554p / 651.450.2569
651.259.8044f

RE: Written Narrative for Final Plat Application

Dear Sir,

This narrative accompanies the Final Plat application for the property legally described as follows:

- -- Commencing at the Northwest corner of section 8, township 27, range 22, Dakota County, Minnesota according to the government survey thereof thence running east 450.00 feet; thence South 250.00 feet; thence West 450.00 feet; thence North 250.00 feet to the point of beginning. Together with Lot 2, Block 2, Deka Estates according to the plat on file and of record in the office of the county recorder, Dakota County, MN

Holiday Stationstores on the behalf of property owner Kath Fuel Oil Service Co, whose principals are Steve Dahl and Josh Kath, are requesting a Final Plat by recommendation of the city of Inver Grove Heights to coordinate with the previously submitted CUP amendment application. The purpose of the proposed replat is to merge the existing c-store property with adjacent land to the South designated for a proposed retention pond servicing the convenience store parcel after the proposed demolition and rebuilding.

The rebuilding is to be done in coordination with the adjacent roadwork scheduled for Summer 2018. The proposed rebuild is an effort to address the new site access points resulting from the roadwork, provide better accommodations to individuals of all abilities, handle a larger volume of customers resulting from the roadwork changes, add a new car wash, and provide a nicer facility on the property.

All plans to-date have been developed in coordination with the city of Inver Grove Heights, Dakota County, and the State of MN to match the proposed roadwork details and site requirements, including approach/access locations and widths, grading, proposed agreements, and other details not mentioned in detail here.

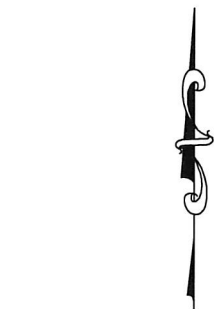
Any requests for additional revisions or clarification may be sent to myself, Casey Beaton.
casey.beaton@holidaycompanies.com or 952.832.8694

Regards,

Casey A. Beaton
Manager – Store Planning and Assets
Holiday Stationstores, LLC.

LEGEND

- FIRE HYDRANT
⊗ WATER VALVE
○ MANHOLE
⊠ CATCH BASIN
⊙ POWERPOLE
★ LIGHT POLE
--- DUY
⊠ TRANSFORMER
⊠ ELECTRIC METER
⊠ TV PEDESTAL
⊠ TELEPHONE PEDESTAL
⊠ AIR CONDITIONER
⊠ HAND HOLE
⊠ SEMAPHORE
⊠ GAS METER
● IRON MONUMENT FOUND
○ IRON PIPE MONUMENT SET
● EXISTING SPOT ELEVATION
● SOIL BORING
▲ SIGN
○ DECIDUOUS TREE
★ CONIFEROUS TREE
○ DENOTES TREE AND BRUSH LIMITS
⊠ DENOTES FLARED END SECTION
⊠ DENOTES FRENCH DRAIN
⊠ CS. CURB STOP
⊠ CO. CLEAN OUT
⊠ BUSH
⊠ BG. BARBECUE GRILL
⊠ AUTO SPRINKLER
⊠ BASKETBALL HOOP
⊠ BENCH
⊠ WATER SPIGOT
⊠ TRENCH DRAIN
⊠ TRAFFIC CONTROL PANEL
⊠ STORM DISPATER
⊠ SATELLITE DISH
⊠ TELEPHONE
⊠ ELECTRIC PEDESTAL
⊠ FLAG POLE
⊠ GROUND LITE
⊠ MAILBOX
⊠ ROOF DRAIN
⊠ TRANSMISSION TOWER
⊠ VENT PIPE
⊠ WELL
- E ——— DENOTES ELEC. LINE
— X ——— DENOTES FENCE LINE
— FO ——— DENOTES FIBER OPTIC
— G ——— DENOTES GAS LINE
— S ——— DENOTES SANITARY SEWER
— ST ——— DENOTES STORM SEWER
— T ——— DENOTES TELEPHONE LINE
— TV ——— DENOTES TV LINE
— OU ——— DENOTES OVERHEAD UTILITY
— W ——— DENOTES WATERMAIN
— WETLAND ——— DENOTES WETLAND
— TREELINE ——— DENOTES TREELINE
— RAIL ROAD ——— DENOTES RAIL ROAD



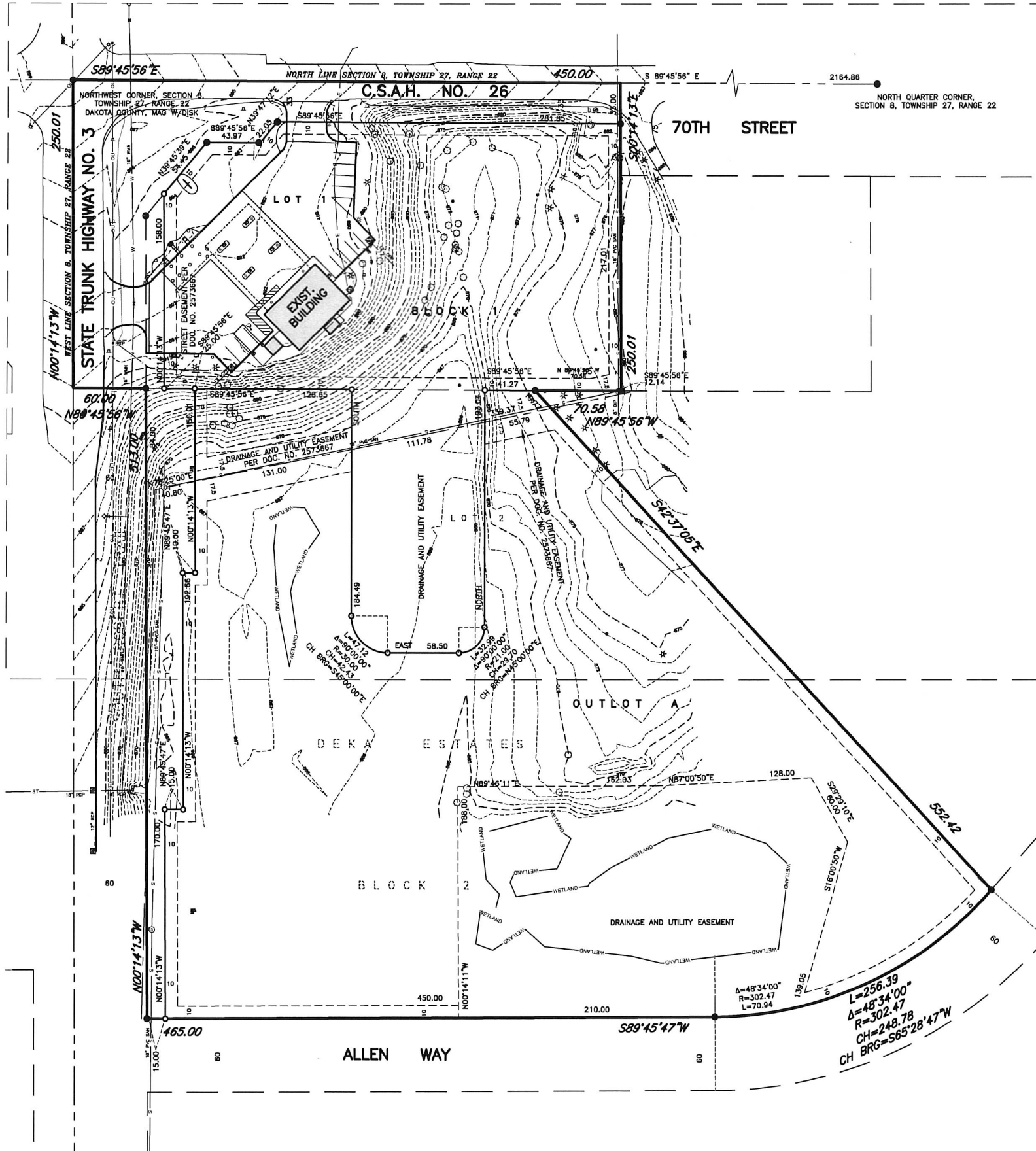
50 0 50 100 150
SCALE IN FEET

ALTERATIONS TO THIS DRAWING ARE PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION OF HONSA SURVEYING COPY RIGHT 2018, HONSA SURVEYING

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM ASBUILT DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.

PRELIMINARY PLAT OF HOLIDAY STATION STORE INVER GROVE HEIGHTS

7020 SOUTH ROBERT TRAIL, CITY OF INVER GROVE HEIGHTS, DAKOTA COUNTY, MINNESOTA



LEGAL DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 27, RANGE 22, DAKOTA COUNTY, MINNESOTA ACCORDING TO THE GOVERNMENT SURVEY THEREOF THENCE RUNNING EAST 450.00 FEET; THENCE SOUTH 250.00 FEET; THENCE WEST 450.00 FEET; THENCE NORTH 250.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

LOT2, BLOCK 2, DEKA ESTATES ACCORDING TO THE PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, DAKOTA COUNTY, MINNESOTA.

AREA:

THE GROSS PROPERTY CONTAINS 382,884 SQUARE FEET OR 8.79 ACRES

LOT 1 CONTAINS 102,351 SQUARE FEET OR 2.35 ACRES

OUTLOT "A" CONTAINS 232,873 SQUARE FEET OR 5.35 ACRES

RIGHT OF WAY CONTAINS 47,660 SQUARE FEET OR 1.09 ACRES

OWNER:

STEPHEN R. DAHL, PRESIDENT
KATH FUEL OIL SERVICE CO.
3096 RICE STREET
LITTLE CANADA, MN 55113
651-486-2634

SUBDIVIDER:

CASEY A. BEATON
MANAGER - STORE PLANNING AND ASSETS
HOLIDAY STATION STORES, LLC
CIRCLE-K NORTHERN TIER DIVISION
45678 AMERICAN BOULEVARD WEST
BLOOMINGTON, MN 55437
952-832-8694

SURVEYOR:

DENNIS M. HONSA, LS
HONSA SURVEYING
1592 PACIFIC AVENUE
EAGAN, MN 55122
651-492-6725

ENGINEER:

BRIAN H. MUNDSTOCK
SUNDE ENGINEERING
10830 NESBIT AVENUE SOUTH
BLOOMINGTON, MN 55437
952-229-8681

CERTIFICATION:

I HEREBY CERTIFY THAT THIS A TRUE AND CORRECT REPRESENTATION OF A SURVEY OF THE ABOVE REAL PROPERTY AND 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. SIGNED THE 17TH DAY OF MAY, 2018.

DENNIS M. HONSA
MINNESOTA LICENSE NO. 22440
FOR: HONSA SURVEYING

JOB NO: 127 071 S

HONSA SURVEYING

1592 PACIFIC AVENUE, EAGAN, MN (651) 492-6725

HOLIDAY STATION STORE INVER GROVE HEIGHTS

KNOW ALL PERSONS BY THESE PRESENTS: THAT KATH FUEL OIL SERVICE CO. A MINNESOTA CORPORATION, OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 27, RANGE 22, DAKOTA COUNTY, MINNESOTA ACCORDING TO THE GOVERNMENT SURVEY THEREOF THENCE RUNNING EAST 450.00 FEET; THENCE SOUTH 250.00 FEET; THENCE WEST 450.00 FEET; THENCE NORTH 250.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

LOT2, BLOCK 2, DEKA ESTATES ACCORDING TO THE PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, DAKOTA COUNTY, MINNESOTA.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS HOLIDAY STATION STORE INVER GROVE HEIGHTS AND DOES HEREBY AND DEDICATE TO THE PUBLIC FOR PUBLIC USE THE PUBLIC WAY AND THE DRAINAGE UTILITY EASEMENTS AS CREATED BY THIS PLAT

SIGNED; KATH FUEL OIL SERVICE CO. A MINNESOTA CORPORATION

IN WITNESS WHEREOF SAID STEPHEN R. DAHL, PRESIDENT, KATH FUEL OIL SERVICE CO., A MINNESOTA CORPORATION HAS HEREUNTO SET HIS HAND THIS ____ DAY OF ____, 2018.

BY STEPHEN R. DAHL, PRESIDENT, KATH FUEL OIL SERVICE CO.

STATE OF MINNESOTA
COUNTY OF _____
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY STEPHEN R. DAHL, PRESIDENT, KATH FUEL OIL SERVICE CO.

NOTARY NAME _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

I, DENNIS M. HONSA DO 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 LABELS 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 _____, 2018.

BY DENNIS M. HONSA, LICENSED LAND SURVEYOR
MINNESOTA LICENSE NO. 22440

STATE OF MINNESOTA
COUNTY OF _____
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY STEPHEN R. DAHL, PRESIDENT, KATH FUEL OIL SERVICE CO.

NOTARY NAME _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

INVER GROVE HEIGHTS PLANNING COMMISSION
BE IT KNOWN THAT AT A MEETING HELD ON THIS ____ DAY ____ OF 2018, THE PLANNING COMMISSION OF THE CITY OF INVER GROVE HEIGHTS,
MINNESOTA, DID HEREBY APPROVE THIS PLAT OF HOLIDAY STATION STORE INVER GROVE HEIGHTS.

BY _____ CHAIRMAN BY _____ SECRETARY

BE IT KNOWN THAT AT A MEETING HELD ON THIS _____ DAY _____ OF 2018, THE PLANNING COMMISSION OF THE COUNTY OF DAKOTA, MINNESOTA, DID HEREBY APPROVE THIS PLAT OF HOLIDAY STATION STORE INVER GROVE HEIGHTS.

BY _____ CHAIRMAN BY _____ SECRETARY

CITY COUNCIL, CITY OF INVER GROVE HEIGHTS, MINNESOTA

THIS PLAT OF HOLIDAY STATION STORE INVER GROVE HEIGHTS WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS, MINNESOTA AT A REGULAR MEETING THEREOF HELD THIS _____ DAY OF _____, 2018, AND SAID PLAT IS IN COMPLIANCE WITH THE PROVISIONS OF MINNESOTA STATUTES, SECTION 505.03, SUBD. 2.

CITY COUNCIL, CITY OF INVER GROVE HEIGHTS,, MINNESOTA

BY: _____ MAYOR

BY: _____ CLERK

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 _____, 2018.

BY: TODD B. TOLEFSON
DAKOTA COUNTY SURVEYOR

DEPARTMENT OF PROPERTY TAXATION AND RECORDS

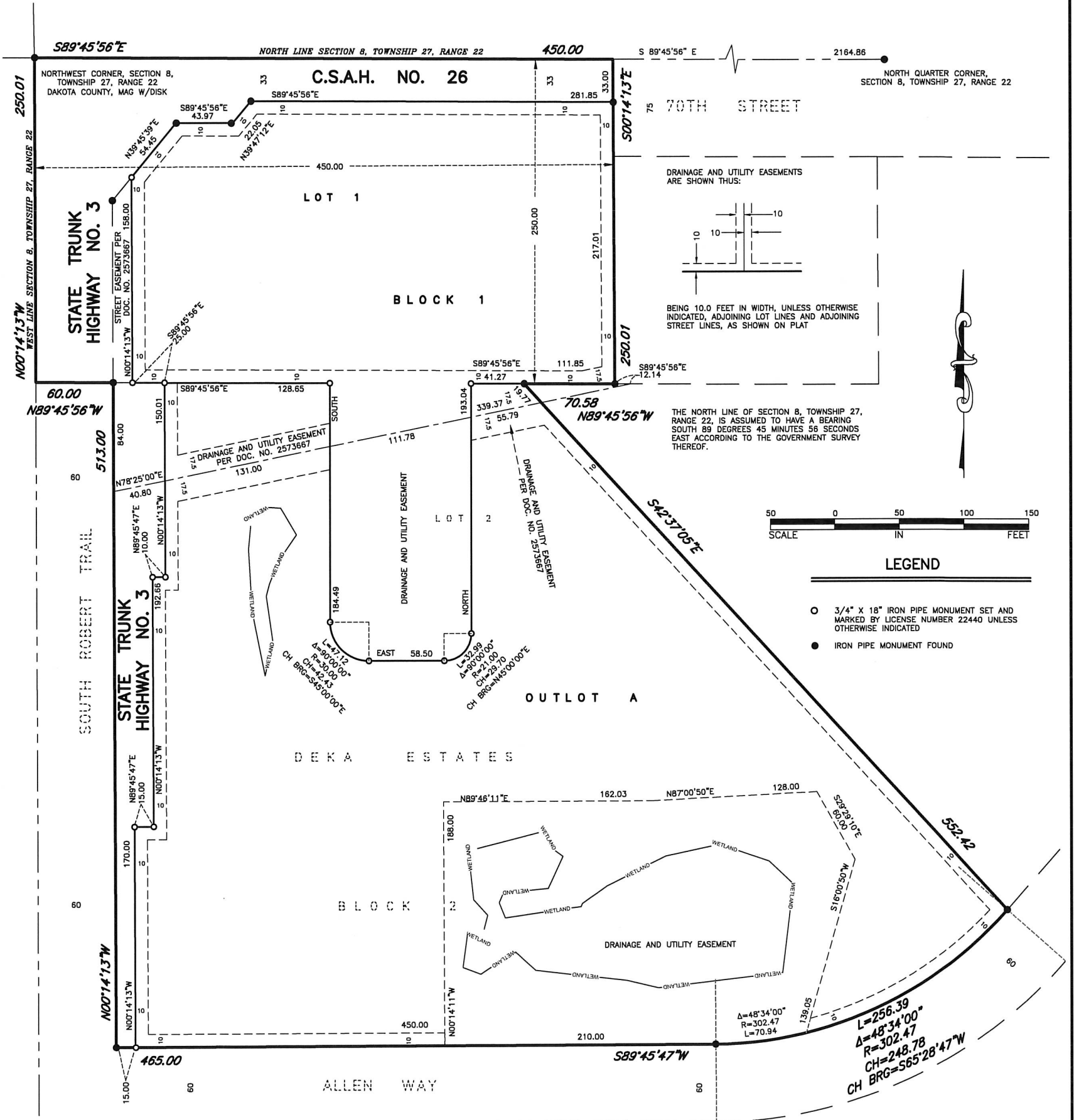
PURSUANT TO MINNESOTA STATUTES, SECTION 505.021, SUBD. 9, TAXES PAYABLE IN THE YEAR 2018 ON THE LAND HEREIN DESCRIBED HAVE BEEN PAID. ALSO PURSUANT TO MINNESOTA STATUTES, SECTION 272.12, THERE ARE NO DELINQUENT TAXES AND TRANSFER ENTERED ON THIS _____ DAY OF _____ 2018.

COUNTY RECORDER

I, HEREBY CERTIFY THAT THIS PLAT OF HOLID STATION STORE INVER GROVE HEIGHTS WAS FILED IN THE OFFICE OF THE THE COUNTY RECORDER FOR PUBLIC RECORD ON THIS _____ DAY OF _____ 2018, AT _____ O'CLOCK _____M., AND WAS DULY FILED IN BOOK _____ OF PLATS, PAGE _____ AS DOCUMENT NUMBER _____ 2018.

BY: _____
COUNTY RECORDER, DAKOTA COUNTY, MINNESOTA

BY: _____
DEPUTY



HONSA SURVEYING

1592 PACIFIC AVENUE, EAGAN, MN (651) 492-6725