INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA
TUESDAY, OCTOBER 4, 2022 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. CALL TO ORDER

2. APPROVAL OF THE PLANNING COMMISSION MINUTES FOR SEPTEMBER 20, 2022

3. APPLICANT REQUESTS AND PUBLIC HEARINGS

A. Consider the following requests for the property located at 6685 Cahill Avenue (Scott & Lou Ann Brunfelt – Case No. 22-43ZPA):

a) Comprehensive Plan Amendment to change the land use from Mixed Use to LDR, Low Density Residential.
b) Rezoning of the property from B-1, Limited Business District to R-1C, Single Family Residential District.

B. Consider the following requests for the property located at 2855 47th Street E. (Bethesda Lutheran Church – Case No. 22-38SZ):

a) Comprehensive Plan Amendment to change one portion of the subject site from Public/Institutional to LDR, Low Density Residential and a portion of Lots 1,2,3, Block 2, Lametti Addition from LDR, Low Density Residential to Public/Institutional.
b) Rezoning of two portions of the subject site from P, Public District to R-1C, Single Family Residential District.
c) Preliminary and Final Plat for a 3-lot subdivision.
d) Vacation of drainage and utility easements for a portion of the property;
e) Variance to allow existing garage on church property to be less than 50 feet from a new property line and any other variances related thereto.

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 Heather Botten at 651.450.2569 or hbotten@ighmn.gov.

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, September 20, 2022 – 7:00 p.m.
City Council Chambers – 8150 Barbara Avenue

1. CALL TO ORDER

Chair Niemioja called the Planning Commission Meeting to order at 7:00 p.m. The Pledge of Allegiance was recited.

Commissioners Present:	Elizabeth Niemioja (Chair) Dennis Wippermann Anthony Scales Scott Clancy Robert Heidenreich Joan Robertson Kate Challeen Jaime Besser
Commissioners Absent:	Jonathan Weber (excused)
Staff Present:	Allan Hunting, City Planner Heather Botten, Associate Planner

2. APPROVAL OF THE PLANNING COMMISSION MINUTES FOR JULY 19, 2022:

The Planning Commission Meeting Minutes for July 19, 2022 were approved as submitted.

3. APPLICANT REQUESTS AND PUBLIC HEARINGS:

A. Consider a variance to allow a sign to be located within the front setback on the property located at 5590 Babcock Trail (Ron Clark – Case No. 22-42V).

Reading of Public Notice

Commissioner Scales read the Public Hearing Notice to consider the request for Ron Clark Construction – Case No. 22-42V for property located at 5590 Babcock Trail. The request consists of a variance to allow a free-standing sign within the required setback area and any other related variances. Notices were mailed to 3 property owners on September 8, 2022.

Presentation of Request

City Planner Allan Hunting presented the request for a sign variance stating that in June, Ron Clark Construction requested and received approval for two signs. With the second sign at a 10-foot setback, utilities were discovered in the area. The request is to move it forward and out a ways away from the driveway. It is still within the approved setback from the side at a zero setback. Staff determined there is a practical difficulty with the location of the utilities and that they have to move the sign. Staff recommends approval of the variance as presented. The applicant was unable to attend the meeting.

Opening of Public Hearing

Gloria Lawler, 5648 Babcock, asked if the sign was supposed to be lit.

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Mr. Hunting replied he was unsure.

Ms. Lawler stated that two of the windows in her home face straight to the sign. If lit, she would have difficulty sleeping. She mentioned that an ambulance sits across the street, their lights go straight into her home and wakes her up. She was not interested in having this be a lit sign.

Chair Niemioja questioned if the sign was previously at a six-foot distance.

Mr. Hunting replied it would be 10 feet closer than what the original approval was.

Chair Niemioja stated the Planning Commission is unable to change the lighting of the sign.

Mr. Hunting commented that the lighting of the sign is allowed by code and cannot be prohibited. Sometimes there is lighting down low that shines into it, of which needs to be shielded and pointed to the sign so there isn't a reflection. Code does have illumination standards and should not exceed limitations.

Chair Niemioja asked if Ms. Lawler could receive information from the developer through Staff.

Mr. Hunting replied staff could check on that information.

Ms. Lawler mentioned there would be a lot of vehicles coming in and out of the one driveway. If it would become a problem for her, she would be back requesting a fence.

Chair Niemioja closed the public hearing.

Planning Commission Recommendation
Motion by Commissioner Scales, second by Commissioner Challeen, to approve the variance from Section 10-15E-7E to allow the apartment sign with a zero-foot setback from front property line whereas 10 feet is required with the one listed condition along with the practical difficulty as listed for property located at 5590 Babcock Trail.

Motion carried (8/0). This item goes before the City Council on September 26, 2022.

B. Consider the following requests for the property located at 7555 Cloman Way (Brian Friemann – Case No. 22-39ZV):

a) A rezoning of the property from R-3A, multiple-family to R-2, two family residential.
b) A variance from the minimum lot size and width requirements for a duplex.
c) A variance to allow a second story building addition within the side setback.

Reading of Public Notice
Commissioner Scales read the Public Hearing Notice to consider the request for Brian Friemann – Case No. 22-39ZV. The request involves property located at 7555 Cloman Way, PID#20-01000-76-020 and consists of:

- Rezoning the property from R-3A, multiple family, to R-2 two family residential
- A variance to utilize the 1-foot setback to add a second story onto the existing building
- A variance for the minimum lot size and width requirements to allow a duplex on an existing parcel and any other related variances.

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Notices were mailed to 33 property owners on September 8, 2022.

Presentation of Request

Associate Planner Heather Botten presented the request for property located south of 75th Street on the left side of Cloman Way. It is currently zoned R-3A and is .21 acres in size. The existing building has mostly been used as an office and is the only commercial type of use in the residential neighborhood. The applicant requests renovating the existing building and improving the structure by adding a second story or residential addition. The applicant is also proposing a detached garage on the property. The applicant would be reducing the impervious surface on the lot by removing the parking lot and asphalt in the back and turning it into green space. The applicant proposes rezoning the property to R-2, two family residential district, and utilize it as a duplex. City sewer and water are available to the site. The property is currently guided low density residential. There are other multiple family units to the north, south, and east of this lot with a Church to the west. The request does not appear to have an adverse effect to neighboring properties.

The existing building on site was built in 1960 and is currently a legal non-conforming structure located one foot from the southern property line. A variance is necessary due to the change of zoning and use. The garage would be added and use a shared driveway with the property to the north. The applicant would have to provide a driveway access agreement to staff prior to issuance of any building permits for the lot. The engineering department has reviewed the site plan, no stormwater treatments are required on the lot. The applicant requests the following variances,

- From the minimum lot size and requests the duplex be on the 8,957 square foot lot whereas 15,000 square feet is required. The lot is 73 feet wide, whereas 100 feet is required for a duplex.
- The second variance would be for the second story addition being located one foot off of the property line.

Any type of residential re-development on this property would require variances from lot size and lot width. It does not comply with single family zoning requirements. This would provide more affordable housing in the city. Staff believes the second story to be a reasonable addition and does not believe this would impact the neighborhood. Staff recommends approval with the four conditions listed. One change needs to be made to Condition #4, there was an incorrect address listed. It should be listed as 7555 Cloman Way.

Commissioner Besser asked what the current plan was for the 7535 existing building.

Ms. Botten replied that would also be renovated into a duplex.

Commissioner Besser asked who would be using the shared driveway.

Ms. Botten responded that it would be used by the tenants of the new structure.

Commissioner Wippermann inquired if the main building was currently one foot and if the second level would have an overhang.

Ms. Botten replied in the affirmative. There will not be an overhang on the second story.

Opening of Public Hearing

Nick Lewandowski, 3930 Worchester Drive, Eagan, Minnesota, introduced himself as the

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representative for the applicant. He has read and understands the report.
Commissioner Robertson asked what the price range would be as it was referenced as affordable type housing.

Mr. Lewandowski replied he didn't have exact numbers at this time but guessed it to be about $1,200 to $1,500 per unit.

Chair Niemioja closed the public hearing.

Planning Commission Discussion
Commissioner Challeen mentioned this would be an improvement for the neighborhood.

Commissioner Robertson was pleased to hear there was going to have some additional greenspace.

Planning Commission Recommendation
Motion by Commissioner Scales, second by Commissioner Wippermann, for approval of the rezoning from R-3A multiple family, to R-2 two family residential, with the corrected address included as follows: 7555 Cloman Way.

Motion carried (8/0).

Motion by Commissioner Robertson, second by Commissioner Heidenreich, to approve all variances as listed in the report for a variety of reasons, but one being it is about the best that can be expected for that size of property and improves the property with the practical difficulty of the age and it being former non-conforming for property located at 7555 Cloman Way.

Motion carried (8/0). This item goes before the City Council on October 10, 2022.

4. OTHER BUSINESS

5. ADJOURN
The Planning Commission Meeting adjourned at 7:25 p.m.

Respectfully submitted, Sheri Yourczek, Recording Secretary

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CITY OF INVER GROVE HEIGHTS

P L A N N I N G R E P O R T

CASE NO.: 22-43Z

APPLICANT: Scott & Lou Ann Brunfelt

PROPERTY OWNER: Scott & Lou Ann Brunfelt

REQUEST: Rezoning and Comp Plan Amendment

LOCATION: 6685 Cahill Avenue

HEARING DATE: October 4, 2022

COMPREHENSIVE PLAN: Mixed Use

ZONING: B-1, Limited Business District

REVIEWING DIVISIONS: Planning

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant is proposing to rezone their property from B-1, Limited Business District to R-1C, Single Family Residential District. The applicants have lived in the home and ran their insurance agency for a few decades. They now plan to sell the property and move. The applicants have put their property up for sale but are having difficulty selling with the current zoning in place. Potential buyers who want to use the property only for a home are having difficulty obtaining a mortgage because the property is zoned commercial. The requested rezoning would allow the property to be used as a residence and be in conformance with a residential zoning district.

REQUESTS

The specific requests for the project include the following:

1. Comprehensive Plan Amendment to change the land use from Mixed Use to LDR, Low Density Residential.

2. Rezoning of the property from B-1, Limited Business District to R-1C, Single Family Residential District.

EVALUATION OF THE REQUEST

Comprehensive Plan Amendment. The subject parcel is the southern most parcel on the west side of Cahill guided Mixed Use. This was part of a change in the 2040 Comp Plan that looked at the possibility of a larger scale redevelopment of the area surrounding the Cahill/65th Street intersection. The following are excerpts from the 2040 Comprehensive Plan:

Mixed Use (12-35 units per acre) is defined in the 2040 Comprehensive Plan as follows:

"Mixed use areas consist of lots or parcels that contain a mix of retail and service commercial, office institutional, higher density residential, public uses and/or park and recreation uses, organized in a pedestrian friendly environment. It is expected that 1/3 of these areas develop as non-residential uses."

Attached to this report are pages 2-39 and 2-40 which outline the redevelopment area and policies for the Mixed Use designation. The idea being through a long term planning effort, the area could redevelop into a mix of commercial, service, professional service offices and medium to high density residential.

Existing surrounding uses. There is a townhome development to the west of the site. To the south are three lots with single family homes. There is a medical care facility to the south of the existing homes. To the east of the site is Drkula's bowling center. To the north on both sides of Cahill are a mix of commercial uses.

Rezoning. The property is currently zoned B-1, Limited Business. The B-1 district allows for the owner of a business to reside in a home on the same property. The applicants are requesting to change the zoning to single family which allows only a single family home. With a change of zoning, the site could no longer be used as is with a business and residence without changing the zoning back to B-1.

If the property were to be rezoned to R-1C, that would be the only single family residential zoning in that immediate area. The surrounding properties are either zoned multiple family or commercial. This would be considered a "spot zoning" which is typically avoided to limit incompatible land uses next to each other.

Analysis

- As stated earlier, the area to the north and east are guided Mixed Use to allow redevelopment in the future that would contain a mix of uses. While the subject site is located at the south end of the Cahill neighborhood, a change to residential would reduce the commercial guided and zoned area and create a spot zoning.

- Three properties to the south of this site are zoned B-1 yet contain single family homes. Those properties have functioned as single family homes since the houses were built in the 1950's to the early 1970's. It would seem unlikely these lots would redevelop to commercial anytime soon.

ALTERNATIVES

The Planning Commission has the following actions available on the proposed project:

A. Approval: If the proposed requests are found to be acceptable, approval of the applicable following actions should be taken:

o Approval of the Comprehensive Plan Amendment to change the land use designation from Mixed Use to LDR, Low Density Residential subject to the following conditions:

1. The Metropolitan Council shall not require any significant modifications to the comprehensive plan amendment.

2. The Metropolitan Council shall not make a finding that the comprehensive plan amendment has a substantial impact or contain a substantial departure from any metropolitan systems plan.

o Approval of the Rezoning from B-1, Limited Business District to R-1C, Single Family Residential District subject to the following condition:

1. The rezoning shall not become effective until the Metropolitan Council has approved the comprehensive plan amendment.

B. Denial: Should the proposed request, or portions thereof, found not acceptable, the appropriate requests described above should be denied. The basis for denial must be stated in any such motion.

RECOMMENDATION

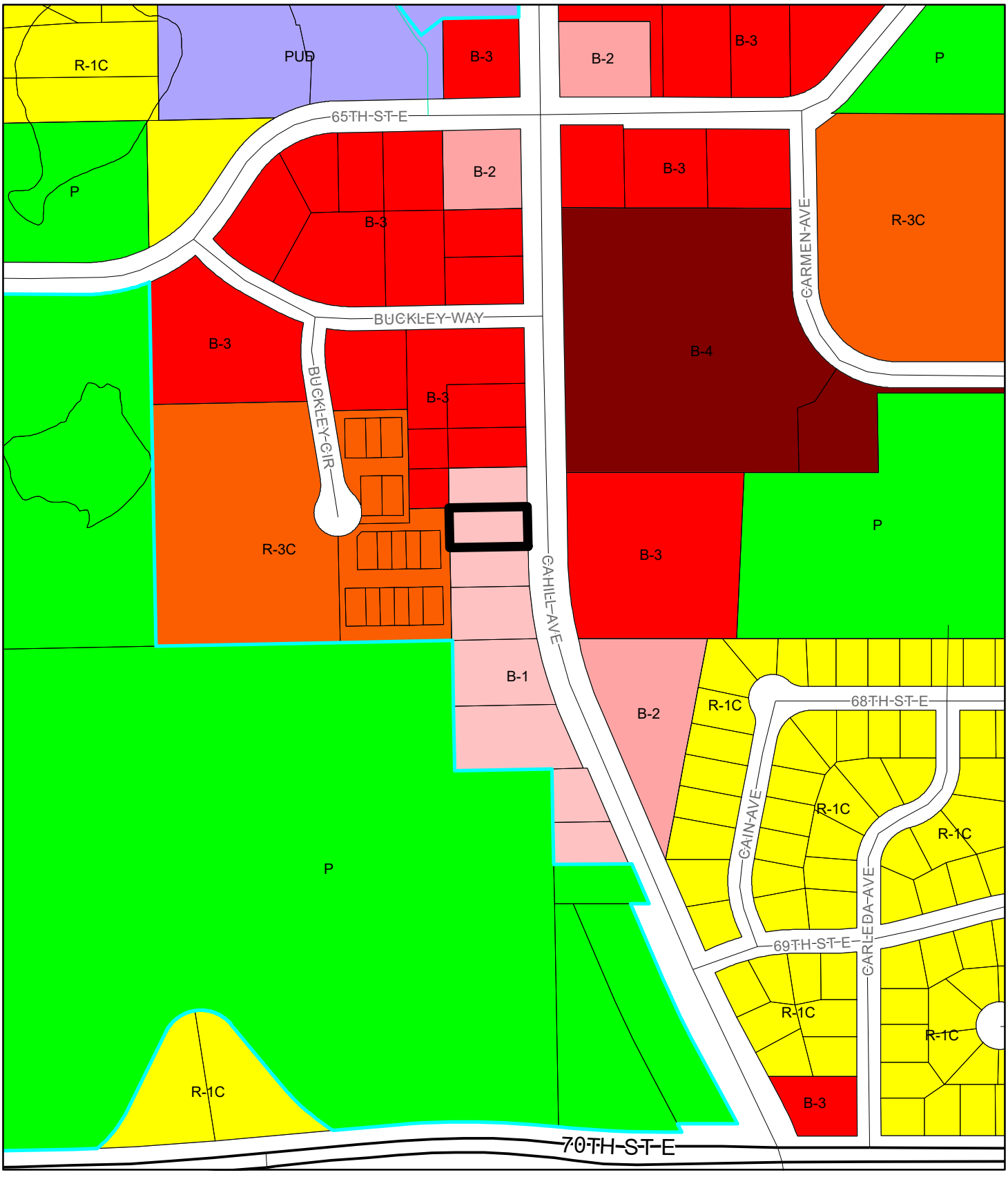
Councils now and in the past have been reluctant to change zoning on commercially zoned properties. Changing this parcel to a strictly residential use, reduces commercial opportunities along Cahill Avenue.

The comprehensive plan does however recognize the possible redevelopment of this quadrant area could be a long term project. Some of the parcels may develop/redevelop before 2030, but most redevelopment expected to occur between 2030-2040. Allowing the rezoning may be short term action as redevelopment is expected to occur at some point.

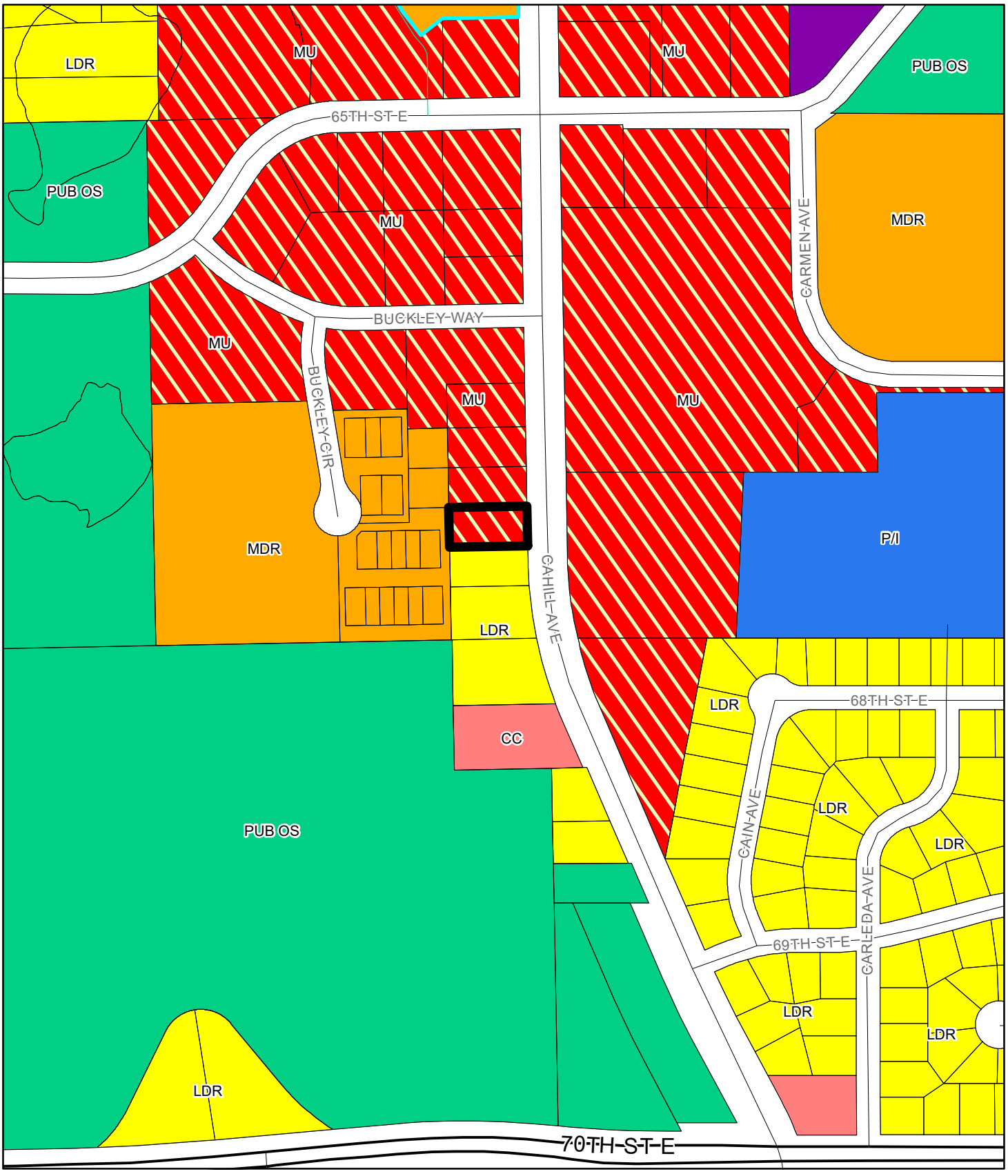
Based on the long term plan expected for the 65th/Cahill area, staff would recommend the zoning and comp plan designation remain as is and retain the commercial zoning.

Attachments:
Current Zoning Map
Current Comprehensive Plan Map
Aerial Photo Map
Pages from 2040 Comp Plan
Applicant Narrative

Zoning Map
Case No. 22-43Z



Comp Plan Map
Case No. 22-43Z



Location Map
Case No. 22-43Z

- Most of the properties built within this district were built on the margins during the housing boom of the early 2000s when retailers were emboldened by strong forecasts.

Some of the recommendations from the Arbor Pointe Trade Area Study are as follows:

- Consider land use changes that allow for different types of uses in existing structures.
- Independent owned businesses may need to be cultivated and supported.
- If properties become problematic, acquire them for redevelopment.
- Evaluate improving access and circulation within the district for all modes of transportation.

Much of this node is now classified as mixed use in order to integrate higher density housing to offer more activity and place making.

Cahill Commercial Area: The commercial uses along Cahill Avenue near 65th Street were previously guided as Community Commercial in the 2030 comprehensive plan. During this comprehensive planning process it became evident that a mix of residential and commercial uses would be more appropriate fit for this node. Currently this node has a variety of small service commercial, retail commercial, and professional service buildings. These small to medium sized buildings are outnumbered in area by their surrounding parking lots and other paved surfaces. Future redevelopment within this area should follow the mixed use area policies to bolster the vitality of this area as well as create a better sense of place.

Figure 2-9: Cahill Area Concept

A concept for this area of Cahill Ave. at 65th St. explores the idea of transitioning away from a parking lot-dominated landscape to a mixed use node containing community scale retail, multi-family housing, and townhomes.

Mixed Use Area Policies

1. Provide a unique mix of commercial, residential, public and related uses in a pedestrian friendly environment.
2. Provide a flexible land use tool that supports redevelopment while minimizing the creation of non-conforming uses.
3. Enact zoning modifications necessary to facilitate a mixed use development pattern that includes small, neighborhood scale structures and design features.
4. Provide walkway and trail linkages to other public recreational facilities in the area.
5. Encourage consistent design standards that serve as a framework for both public and private improvements addressing streets, lighting, landscaping, building materials and building placements.

6. Limit commercial uses to those that provide neighborhood and convenience goods and services.

Industrial Office Park (IOP)

Industrial office park includes lots or parcels containing warehousing, storage and light industrial uses with associated office functions (see Figure 2-10). Industrial office park developments are usually designed in a unified manner and feature landscaped open areas and roadway edges, consistent lighting, and entry monumentation. The future land use plan identifies a number of IOP parcels along Highway 55 and 55/52.

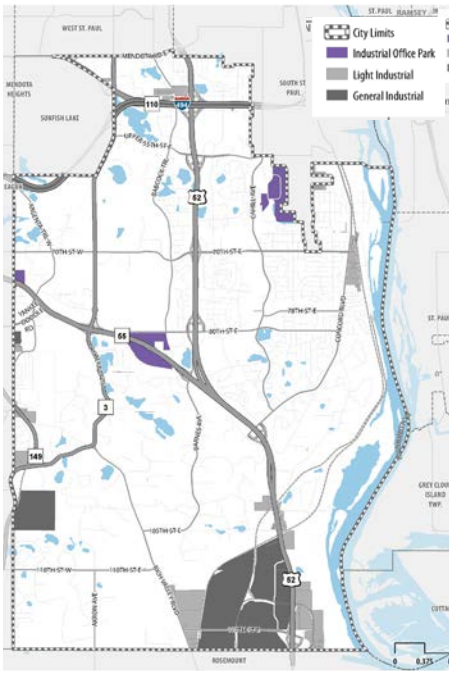


Figure 2-10: Industrial Land Uses

Industrial Office Park Area Policies

1. Provide opportunities for new industrial development and expanded employment opportunities in Inver Grove Heights.
2. Provide attractive, planned environments as means to induce employers to locate within the City.
3. Provide public services and infrastructure in keeping with the needs of employers.
4. Require that all storage be enclosed within buildings or screened from view from roadways.
5. Adopt design guidelines addressing signage, landscaping, lighting, exterior building materials and other site improvements.
6. Encourage design and development techniques that seek to minimize storm water runoff and other environmental impacts.
7. Encourage uses that are building and employment intensive as opposed to land intensive uses such as truck parking and outdoor storage.

Light Industrial (LI)

Light industrial areas in Inver Grove Heights include lots or parcels containing light manufacturing, goods movement and wholesale trade. Light industrial parcels are located in a number of sites throughout the community with concentrations in the northeast and extreme southern portions of the city (see Figure 2-10).

General Industrial (GI)

The general industrial category includes lots or parcels containing manufacturing, processing and disposal facilities. General industrial parcels exist in only one area, southern Inver Grove Heights lying immediately west of Highway 52/55 (see Figure 2-10). The land designated as general industrial on the future land use plan includes the Pine Bend Landfill.

Proposal to rezone 6685 Cahill Avenue, Inver Grove Heights, MN from B-1 to R-1C

Scott R. and Lou Ann M. Brunfelt
6685 Cahill Avenue
Inver Grove Heights, MN 55076

Property ID Number: 20 15300 01 010
Property Description: Lot 1 Block 1 Brunfelt Addition

Scott and Lou Ann Brunfelt purchased 6685 Cahill Avenue, Inver Grove Heights, MN 30 years ago with the intention of living in the home full time and having an office for their insurance agency in the lower level of the home. After 42 years in the insurance business, the time has come for Scott and Lou Ann to retire. A new home in northern Minnesota has already been purchased and all of the contents of our Inver Grove Heights home have been transported to our new home. We have listed our home at 6685 Cahill Avenue for sale. There has been a great deal of interest in our home, we have had many showings, and have already secured purchase agreements for our property that have eventually been withdrawn because our property is zoned B-1. All interested parties that want to purchase our home want to live here and make it their permanent residence... just like us, but with no office in the lower level. 30 years ago, we qualified for a conventional residential loan on this property zoned B-1, but lenders today will not extend a loan for property zoned B-1 for families who want to just live in the home. Therefore, our property needs to be rezoned R-1C (single family residence) in order for us to sell our home. Needless to say, we are very concerned about our situation, and request your support in changing the zoning for our property to R-1C.

We still have a purchase agreement on the table waiting for this process to be completed. The prospective buyers of our home have made a loan application that will be approved pending the change of zone from B-1 to R-1C. By changing the zoning for 6685 Cahill Avenue from B-1 to R-1C would also be consistent with the usage of all the homes on our side of Cahill Avenue that are currently zoned B-1 but have always been single family dwellings. There have been no other homes that have ever had an office in the lower level as we have for the past 30 years. So, to change the zoning designation of our home would be consistent with the use of all the homes that are close to ours.

We appreciate your consideration and covet your approval of our rezoning request. Time is of the essence for us and we appreciate all of your efforts to expedite this transaction.

Scott R. & Lou Ann M. Brunfelt
612-508-5942

Authentisign ID: 9D641DD1-2127-ED11-AE83-14CB655B2CA7

RE/MAX RESULTS

AMENDMENT TO PURCHASE AGREEMENT

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1. Date August 28th, 2022

2. Page 1 of 1 pages

3. The undersigned parties to a Purchase Agreement, dated August 20 2022
4. (Date of this Purchase Agreement), pertaining to the purchase and sale of the Property at
5. 6685 Cahill Avenue Inver Grove Heights MN 55076
6. hereby mutually agree to amend said Purchase Agreement as follows:
7.
8. The buyer and seller agree to the following:
9.
10. Buyer's to list their home on or before September 10th.
11.
12. Closing date shall be on or before November 1st, 2022.
13.
14. The purchase agreement is contingent on the seller obtaining an approval in writing from the City of Inver Grove Heights that the property will be re-zoned residential in order for the buyer's to obtain a conventional mortgage with a acceptable appraisal to match the sales price.
15.
16. All other terms remain the same.
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30. All other terms and conditions of the Purchase Agreement to remain the same.

31. (Seller) (Date) — Authentisign Katherine Arachtingi 08/28/2022 (Buyer) (Date)

32. Authentisign Scott R Brunfelt, Trustee 08/29/22 (Seller) (Date) — (Buyer) (Date)

33. **THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER(S) AND SELLER(S).**
34. **IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.**

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CITY OF INVER GROVE HEIGHTS

PLANNING REPORT

CASE NO: 22-38SZ

APPLICANT: Bethesda Lutheran Church

PROPERTY OWNERS: Bethesda Lutheran Church & Sara McEllistrem

REQUEST: A rezoning, comprehensive plan amendment, preliminary and final plat, vacation of easements, and variance from setbacks

HEARING DATE: October 4, 2022

LOCATION: 2855 47th Street & 4612 Bower Path

COMPREHENSIVE PLAN: P, Public/Institutional and LDR, Low Density Residential

ZONING: P, Institutional

PREPARED BY: Heather Botten
Associate Planner

SPECIFIC REQUESTS

The applicant is requesting the following:

1) Comprehensive Plan Amendment to change one portion of the subject site from Public/Institutional to LDR, Low Density Residential and a portion of Lots 1,2,3, Block 2, Lametti Addition from LDR, Low Density Residential to Public/Institutional.
2) Rezoning of two portions of the subject site from P, Public District to R-1C, Single Family Residential District.
3) Preliminary and Final Plat for a 3-lot subdivision.
4) Vacation of drainage and utility easements for a portion of the property;
5) Variance to allow existing garage on church property to be less than 50 feet from a new property line and any other variances related thereto.

BACKGROUND

The applicant's property is 4.71 acres in size and zoned P, Institutional. The property, home of Bethesda Lutheran Church, is located on 13 small, platted and unplatted pieces of property. The Church was approached by the homeowner of 4612 Bower Path, inquiring if they could purchase roughly 6,470 square feet of land to increase the size of their backyard. In order to sell off this small portion of property, platting of all the parcels is required to bring the property into compliance. Since the Church is going through the platting process, they are also requesting to create one new single-family lot on the southeast portion of the property that could be sold at a later date.

EVALUATION OF THE REQUEST

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

> North, South, East, and West – Single-family residential; zoned R-1C, single-family; guided LDR, Low Density Residential

SITE PLAN REVIEW

Setbacks. The existing Church, built in 1960, is currently located over 13 individual pieces of property. The plat would create one large parcel with the church, parking lot and small garage located on it along with two smaller residential lots. The Church would be in compliance with setbacks from the proposed new single-family lot. The existing garage would be located 10 feet from the sliver of property to be consolidated with the residential lot to the north. A variance is discussed later in the report regarding the setback of the garage.

Access. No changes are being proposed to the access or parking areas of the Church.

Building Coverage. The total ground area covered by buildings shall not exceed twenty percent (20%) of the net land area in the P zoning district. The new Church property would be about 4.10 acres in size. The footprint of the Church is about 19,900 square feet. The property would be at about 11% building coverage, complying with code requirements.

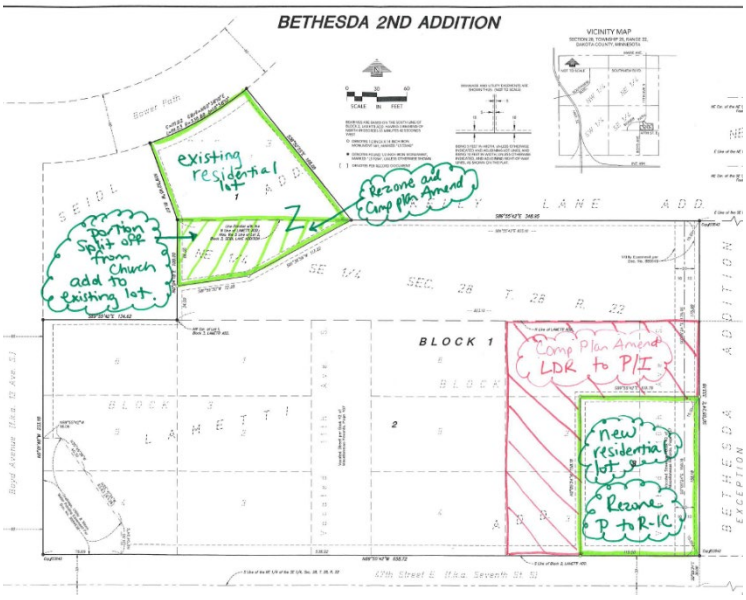
Infrastructure. City utilities are not currently stubbed to the proposed single-family lot. The applicant is required to stub sewer and water to the property line for the future home. The applicant shall pull all required permits with the City for the installation of utilities prior to the release of the plat for recording.

Engineering. Engineering has reviewed the request. Engineering has made some recommendations on conditions that should be added to the approval; these conditions are included in the list of conditions at the end of this report.

COMPREHENSIVE PLAN AMENDMENT

The applicant is requesting a comprehensive plan amendment and a rezoning on the 6,470 +/- square foot portion to be sold to the abutting property owner. The change will make the area consistent with the existing residential use. There is currently about an acre of property in the SE corner of the Church lots that is guided LDR, Low Density Residential. The proposed new single-family lot does not encompass the entire LDR guided area, therefore the remaining portion shall be amended to P, Public/Institutional to be consistent with the church use and P zoning. The remaining Church property will remain P, Public/Institutional.

The map below demonstrates the area for the comp plan amendments and rezoning.



REZONING

The applicant is requesting to rezone two pieces of property to R-1C single-family residential.

City Code, Section 10-3-5 states that a rezoning request must be in the best interest of the physical development of the City in order to be approved. This suggest that the request should be reviewed against such factors as infrastructure availability; compatibility with existing land uses in the neighborhood; and consistency with the Comprehensive Plan.

Infrastructure

City sewer and water are available to the site and the applicant is required to bring the utilities to the property line on the new single-family lot. No additional roadways or other public improvements appear to be necessary with this request.

Comp Plan Consistency

The proposed comprehensive plan designation of LDR, Low Density Residential would be consistent with the R-1C zoning. The small northern portion of property would be consolidated with an existing LDR guided lot. The proposed new single-family lot would be abutting other LDR guided property.

Neighborhood Compatibility

The request does not appear to have any adverse impacts on the neighboring properties as the lots surrounding the Church are all single-family lots.

PLAT REVIEW

Zoning and Comprehensive Plan Consistency. A church requires a minimum lot size of three acres. The new Church parcel will be over 4 acres in size, complying with the minimum lot size. With approval of the requested comprehensive plan amendment and rezoning the proposed plat would be consistent with the zoning and comprehensive plan designations.

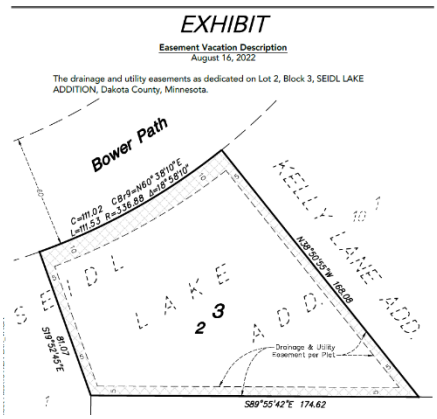
Lots & Blocks. The applicant is proposing a three-lot plat to be known as Bethesda 2nd Addition. Two of the lots would be single family residential and the larger lot is the existing Church site. All lots comply with minimum lot size and width requirements.

Park Dedication. Park dedication on this plat will be cash in lieu of land. If approved, prior to release of the final plat for filing with Dakota County, a cash fee of $3,850 would be required for the newly created single-family lot.

VACATION OF EASEMENTS

The existing residential lot at 4612 Bower Path has perimeter easements around the property. The request is to vacate all of the existing easements on the lot and new easements would be dedicated on the property with the proposed plat.

Picture demonstrates easements to be vacated



VARIANCE

The lot currently has a small garage on the property that the Church uses for storage. With the proposed lot boundary, the shed would be located 10 feet from the property line. The P zoning district does not have separate accessory structure requirements, only the principal structure, therefore a 50-foot setback is required for the shed.

City Code Title 10, Chapter 3. Variances, states that the City Council may grant variances when they are in harmony with the general purposes and intent of the zoning ordinance and consistent with the comprehensive plan and establishes that there are practical difficulties in complying with the official control. In order to grant the requested variances, City Code identifies criteria which are to be considered practical difficulties. The applicant's request is reviewed below against those criteria.

1. The variance request is in harmony with the general purpose and intent of the city code and consistent with the comprehensive plan.

The request is not contrary to the use of the property or area as defined in the Comprehensive Plan. One of the functions of setback requirements is to maintain consistency of structure placement and aesthetic qualities from street and neighboring views. The garage is existing, there would be no aesthetic changes from neighboring views. Staff believes the intent of the code is met for the location of the structure.

2. The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance.

The zoning code does not have separate requirements for accessory buildings in the P district. The existing shed is 380 square feet in size. The abutting single family lots could have an accessory building up to 1,000 square feet in size, eight feet from a rear property line and five feet from the side. The proposed setback of the shed is reasonable as it is out of easements and exceeds the setbacks for an accessory building on a residential lot.

3. The plight of the landowner is due to circumstances unique to the property not created by the landowner.

The property is unique in that it is currently 13 small lots, being platted into one property for the Church. The homeowner to the north has asked to purchase some of the Church property creating the need for the variance. The abutting homeowner is aware of the structure and is in support of the new property boundary with the proximity to the shed.

4. The variance will not alter the essential character of the locality.

The requested variance would not impact the character of the neighborhood. The shed is existing and is used for storage of a lawnmower and maintenance supplies, similar to a residential shed. The location of the shed is consistent with other detached accessory buildings in the neighborhood.

5. Economic considerations alone do not constitute an undue hardship.

Economic considerations do not appear to be a basis or a sole basis for this request.

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 taken:

- Approval of the **Comprehensive Plan Amendment** to change one portion of the subject site from Public/Institutional to LDR, Low Density Residential and a portion of Lots 1,2,3, Block 2, Lametti Addition from LDR, Low Density Residential to Public/Institutional and **Rezoning** of two portions of the property from P, Institutional District to R-1C, Single-family Residential District subject to the following conditions:

    1. The Metropolitan Council shall not require any significant modifications to the comprehensive plan amendment.

    2. The Metropolitan Council shall not make a finding that the comprehensive plan amendment has a substantial impact or contain a substantial departure from any metropolitan systems plan.

- Approval of the **Vacation** of drainage and utility easements on Lot 2, Block 3 Seidl Lake Addition subject to the following conditions:

    1. Drainage and Utility easements shall be provided on the final plat of Bethesda 2nd Addition as required by the Director of Public Works.

    2. The applicant shall provide a map and legal descriptions of the easements to be vacated.

- Approval of the **Preliminary and Final Plat** for a three lot subdivision to be known as Bethesda 2nd Addition subject to the following conditions:

    1. The final plat shall be in substantial conformance with the plans on file with the Planning Department except as may be modified by the conditions below.

    2. A park dedication fee equal to $3,850 for Lot 3 shall be paid to the City prior to release of the final plat.

    3. The applicant shall meet the conditions outlined in the City Engineers review letters and subsequent correspondence.

    4. Prior to the release and recording of the plat, the applicant shall install sewer and water to the property line on Lot 3 for a future home.

- Approval of a **Variance** to allow an accessory building 10-feet from the property line whereas 50 feet is required subject to the following conditions:

    1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department.

    Rationale: The request is not out of character for the neighborhood and is consistent with the comprehensive plan. The variance request does not appear to have an adverse impact on the surrounding properties as the structure is existing and the neighborhood is developed as single-family residential. The P, Institutional District does not have setback requirements for accessory structures. The proposed setback exceeds the requirements of the abutting zoning district. The site is unique in that by the request of the abutting property owner wanting to purchase property triggers the need for the variance for the existing structure.

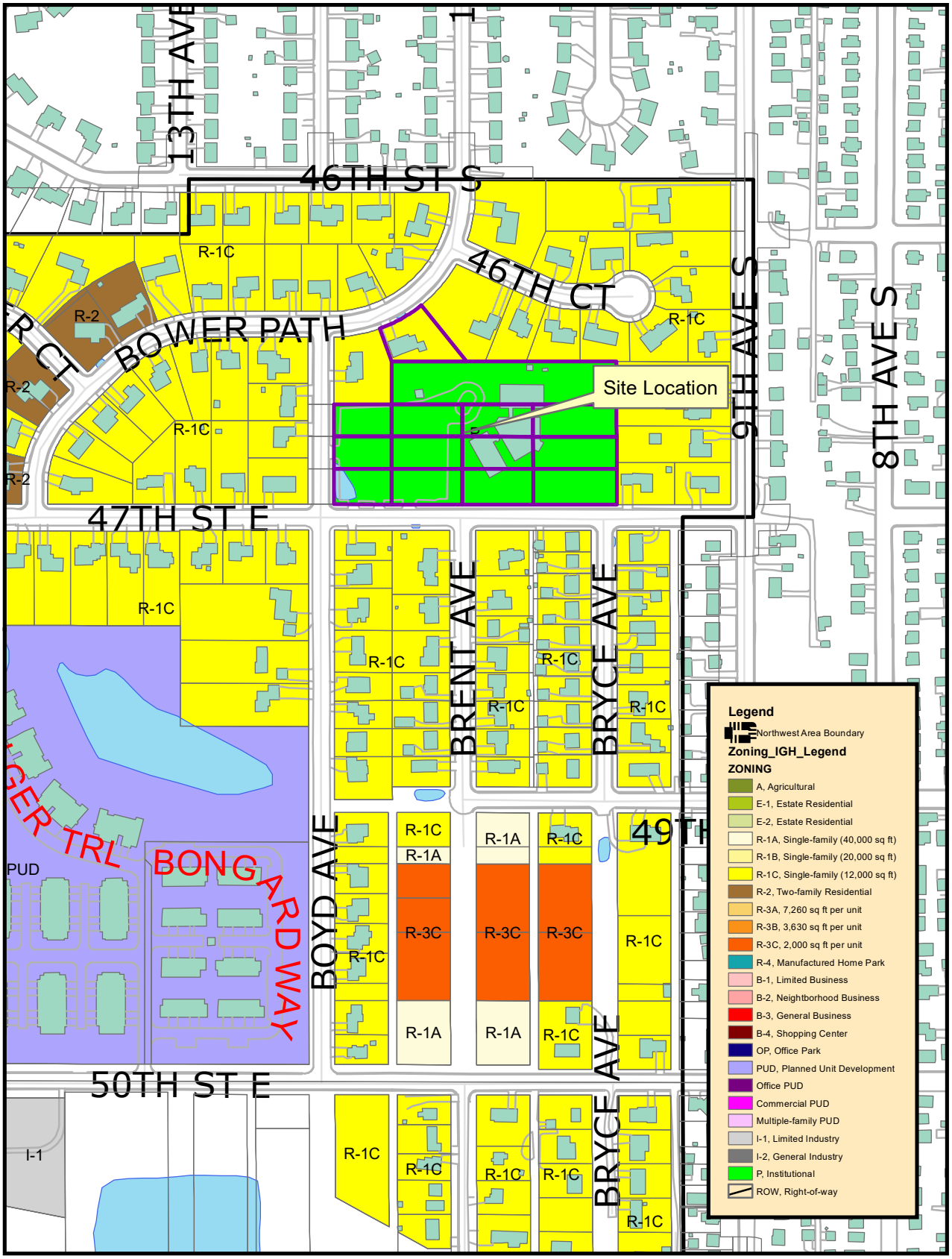
B. Denial. If the Planning Commission does not favor the proposed application, the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

Based on the information in the preceding report and the conditions and rationale listed in Alternative A, staff is recommending approval of all requests as presented.

Attachments: Exhibit A –Location/Zoning Map
Exhibit B- Comp plan map
Exhibit C – Narrative
Exhibit D- Plan demonstrating rezoning and comp plan changes
Exhibit D- Plats
Exhibit E- Vacation of existing easements

Case No. 22-38SZ



THIS DRAWING IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, INFORMATION AND DATA LOCATED IN VARIOUS CITY, COUNTY AND STATE OFFICES AND OTHER SOURCES AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE CITY OF INVER GROVE HEIGHTS IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED
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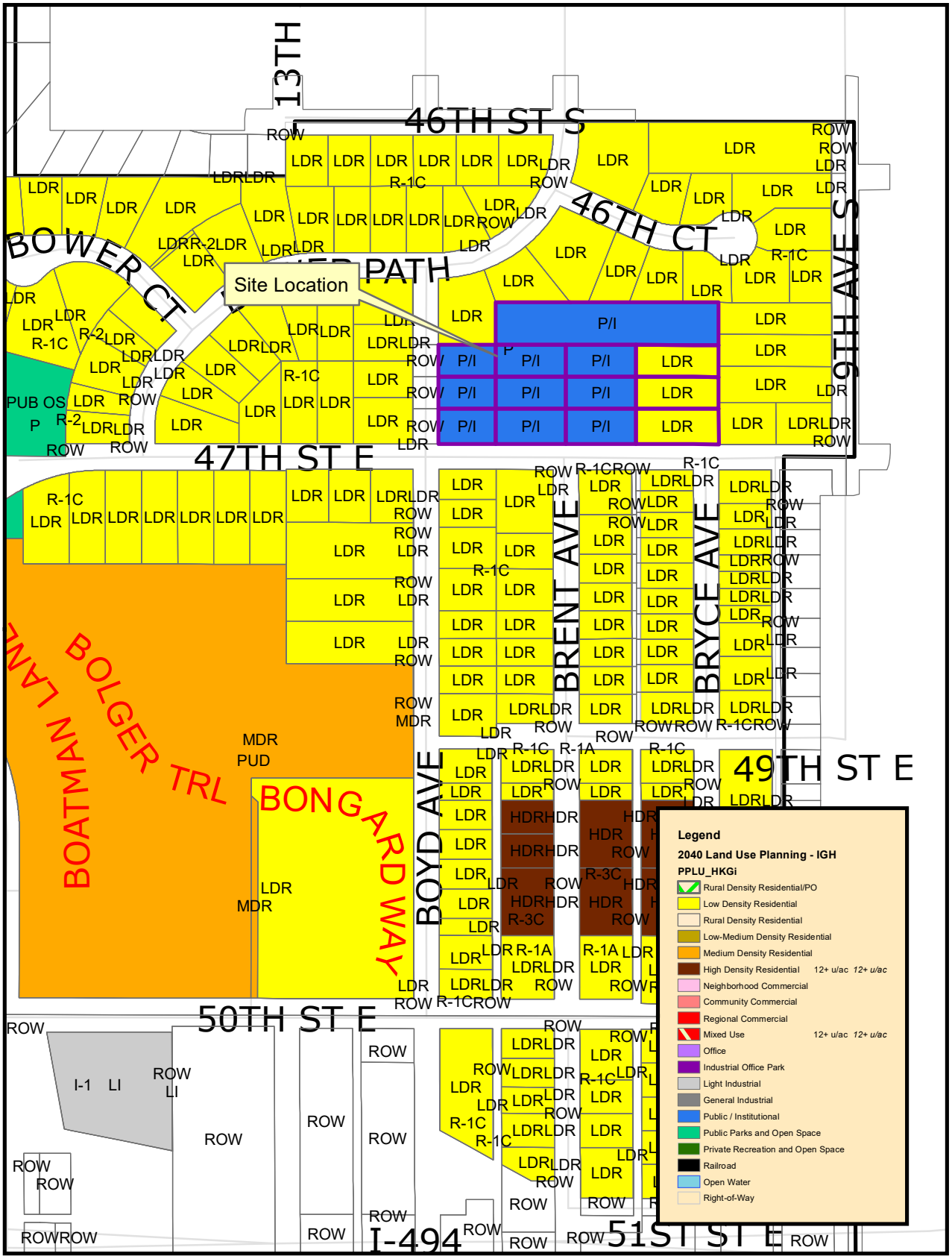
Exhibit A

Zoning and Location Map

Map not to scale

Case No. 22-38SZ



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Copyright© City of Inver Grove Heights 2020

Exhibit B

Land Use Map

Map not to scale

Bethesda Lutheran Church
2855 47th Street
Inver Grove Heights, MN 55076

The **Preliminary Plat** request is made on behalf of Bethesda Lutheran Church as part of a multi-request submittal. The existing thirteen adjacent lots will become one large lot for simplification of property ID, and per recommendation of Inver Grove Heights Planning to bring the property into compliance with current codes of not having a building crossing property lines. This is referred to on the plans as Bethesda 2nd Addition. The new lot would then be subdivided into three parcels with the addition of the residential lot at 4612 Bower Path and a new Division created to include three lots.

A **Rezoning** request is made for the triangular portion of the new Lot 1that is being sold from Bethesda Lutheran Church to the homeowner of 4612 Bower Path from the P1 Institutional to R1 Residential. The **Rezoning** request is also for Lot 3 from the current P1 Institutional to R1 Residential for a future sale.

A **Comprehensive Plan Amendment** application is included with this packet to incorporate the changes of the two proceeding paragraphs.

Bethesda Lutheran Church
2855 47th Street
Inver Grove Heights, MN 55076

A **Variance** Request is made by Bethesda Lutheran Church **for a building to be less than 50 feet from the property line**. With the pending sale of property and new property line locations, the existing single car garage (used as a maintenance shed) is less than 50 feet from the property line as required for a P1 Institutional property. The new property line will be 10 feet from the building. The garage is standard 8 foot walls with 11 feet to the roof peak.

Property owners affected by this variance:

Richard & Kathleen Youngblom	4660 Boyd Avenue E.
Sarah McEllistrem & Eric Rolig	4612 Bower Path
Kathleen & Dennis Bealka Trustee	2900 46th Court E.

BETHESDA 2ND ADDITION

VICINITY MAP
SECTION 28, TOWNSHIP 28, RANGE 22,
DAKOTA COUNTY, MINNESOTA

SCALE IN FEET
0 30 60

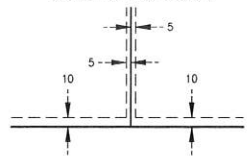
BEARINGS ARE BASED ON THE SOUTH LINE OF BLOCK 2, LAMETTI ADD. HAVING A BEARING OF NORTH 89 DEGREES 55 MINUTES 42 SECONDS WEST

O DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "LS 53642"

● DENOTES FOUND 1/2 INCH IRON MONUMENT, MARKED "LS 9294", UNLESS OTHERWISE SHOWN

[ ] DENOTES PER RECORD DOCUMENT

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)



BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED AND ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AS SHOWN ON THE PLAT.

existing residential lot 1

Rezone and Comp Plan Amend

Portion Split off from Church add to existing lot.

Comp Plan Amend LDR to P/I

new residential lot 2

Rezone P to R-1C

C=111.02 CBrg=N60°38'10"E
L=111.53 R=336.88 Δ=18°58'10"

S32°50'55"E 168.08

N19°52'45"W 81.07

N0°04'18"E 100.00

S89°55'42"E 348.95

S89°55'42"E 823.10

S61°56'56"W 117.22

S81°59'30"W 72.28

S89°55'42"E 134.62

Line Parallel with the N Line of LAMETTI ADD.; Also, the S Line of Lot 2, Block 3, SEIDL LAKE ADDITION

NW Cor. of Lot 1, Block 3, LAMETTI ADD.

N Line of Block 4, LAMETTI ADD.

W Line of Block 4, LAMETTI ADD.

N0°01'48"W 233.18

N89°55'42"W 18.06

N35°45'38"W 42.30

N35°41'14"W 83.61 (83.62)

31.55

N0°04'24"E

78.69

Cap #53642

538.92

N89°55'42"W 658.72

S Line of Block 2, LAMETTI ADD.

S Line of the NE 1/4 of the SE 1/4, Sec. 28, T. 28, R. 22

47th Street E (f.k.a. Seventh St. S)

Drainage, Utility & Storm Water Ponding Easement Per Doc. No. 3006938

Vacated Street per Book 42 of Miscellaneous Records, Page 457

Utility Easement per Doc. No. 889149

N Line of LAMETTI ADD.

S0°05'24"E 175.00

S0°05'24"E 333.18

S0°05'24"E 158.18

S0°05'24"E 30.00

119.80

S89°55'42"E 119.79

N0°05'24"W 158.18

NE Cor. of Lametti Add.

S0°07'10"E 1315.42

263.18

NE Cor. of the NE 1/4 of Sec. 28, T. 28, R. 22; Found Dakota County Nail & Disk

N89°55'42"W 960.00

E Line of the NE 1/4 of Sec. 28, T. 28, R. 22

NE Cor. of the SE 1/4 of Sec. 28, T. 28, R. 22; Found Dakota County Nail & Disk

952.24

E Line of the SE 1/4 of Sec. 28, T. 28, R. 22

S89°55'42"E 105.57

Cap #53642

S89°55'42"E 299.38

SE Cor. of the NE 1/4 of the SE 1/4, Sec. 28, T. 28, R. 22

SEIDL LAKE EXCEPTION

LAMETTI ADD.

SEIDL LAKE ADD.

KELLY LANE ADD.

BETHESDA ADD.

BETHESDA EXCEPTION

BLOCK 1

BLOCK 2

BLOCK 3

BLOCK 4

BLOCK 5

BLOCK 6

NE 1/4 SE 1/4 SEC. 28 T. 28 R. 22

Boyd Avenue (f.k.a. 12 Ave. S.)

Bower Path

LOUCKS

DESCRIPTION OF PROPERTY SURVEYED

(Per Commitment for Title Insurance issued by DCA Title, as agent for Old Republic National Title Insurance Company, File No. 16-080170 RC, First Supplemental, dated August 10, 2016)

All of Lametti Addition and the vacated 10th and 11th Avenue S. accruing thereto

And

That part of the Northeast Quarter of the Southeast Quarter, Section 28, Township 28, Range 22, Dakota County, Minnesota, described as follows: beginning at the Northeast corner of Lametti Addition according to the recorded plat thereof, said point being 263.16 feet North of the Southeast corner of the said Northeast Quarter of the Southeast Quarter; thence West along the North line of said Lametti Addition a distance of 823.10 feet to the Northwest corner of Lot 1, Block 3 in said Lametti Addition; thence North a distance of 100 feet; thence East and parallel to the North line of said Lametti Addition, a distance of 823.10 feet to a point 100 feet north of the point of beginning: thence South a distance of 100 feet to the point of beginning.

And Excepting therefrom that part thereof platted as Bethesda Addition, according to the U.S. Government Survey thereof.

And Except that part platted as Seidl Lake Addition.

Abstract Property

And
(Per Tax Description)

Lot 2, Block 3, Seidl Lake Addition, Dakota County, Minnesota, according to the recorded plat thereof.

Note: Due to the legal description provided (precisely as worded) the description includes the land within the boundary line shown hereon plus the following described land.

a) The full 60 foot width of Boyd Avenue, adjacent to the site on the west.
b) The north half of 47th Street E. abutting the site, from a point about 300 feet west of Boyd Avenue to the centerline of 9th Avenue to the east.
c) The west half of 9th Avenue from 47th Street E. to a point about 233 feet north of 47th Street E.

Legal fee title is not determined by the surveyor of areas a), b) and c) listed above.

SURVEY REPORT

1. The Surveyor was not provided utility easement documents for the subject property except for those shown on the Survey.
2. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or reference by existing monuments or witness to the corners are shown hereon.
3. The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is 2855 47th Street E. & 4612 Bower Path Inver Grove Heights, MN 55076.
4. The Gross land area is 221,456 +/- square feet or 5.08 +/- acres.
5. The bearings for this survey are based on the Dakota County Coordinate System NAD 83 (1986 Adjust).
6. The field work was completed on July 25, 2022.
7. The partial topography shown hereon in the southeast corner of the property is for future development.

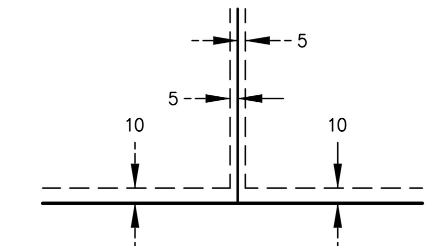
ZONING INFORMATION

P, Institutional ;
Setbacks: Front - 75; Side: 50 ft, Rear; 50 ft
Width: 100 ft
Area: 3 acres

R-1C, Single-Family
Setbacks: Front - 30 ft, Side - 10 ft, Rear - 30 ft
Lot Width: 85 ft
Area: 12,000 sq.ft.

Any zoning classification, setback requirements, height and floor space area restrictions, and parking requirements, shown hereon, was researched to the best of our ability and is open to interpretation.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)



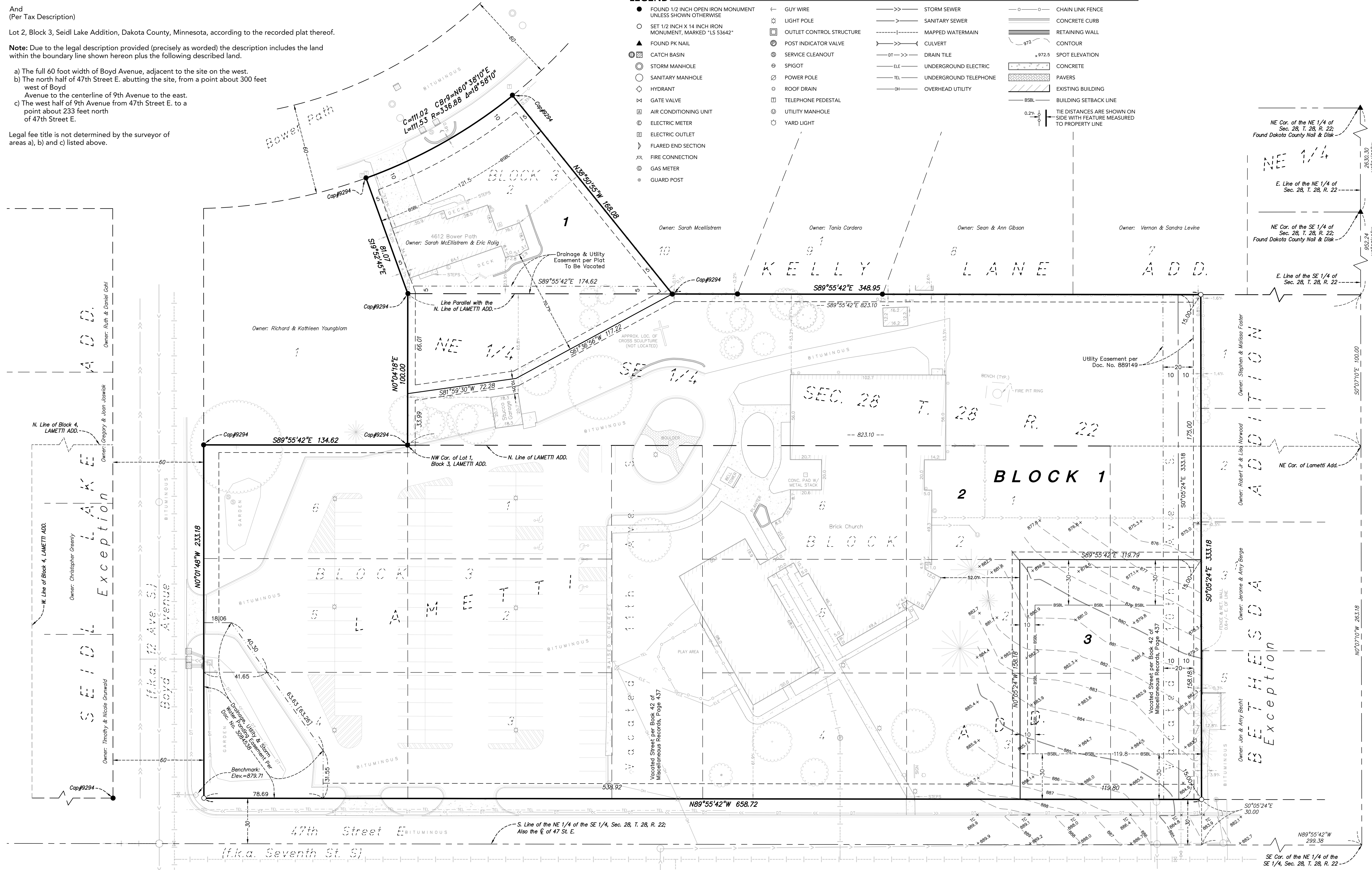
BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED AND ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AS SHOWN ON THE PLAT.

N

0 30 60
SCALE IN FEET

LEGEND

- FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE
- SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 53642"
- FOUND PK NAIL
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE
- AIR CONDITIONING UNIT
- ELECTRIC METER
- ELECTRIC OUTLET
- FLARED END SECTION
- FIRE CONNECTION
- GAS METER
- GUARD POST
- GUY WIRE
- LIGHT POLE
- OUTLET CONTROL STRUCTURE
- POST INDICATOR VALVE
- SERVICE CLEANOUT
- SPIGOT
- POWER POLE
- ROOF DRAIN
- TELEPHONE PEDESTAL
- UTILITY MANHOLE
- YARD LIGHT
- STORM SEWER
- SANITARY SEWER
- MAPPED WATERMAIN
- CULVERT
- DRAIN TILE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- OVERHEAD UTILITY
- CHAIN LINK FENCE
- CONCRETE CURB
- RETAINING WALL
- CONTOUR
- SPOT ELEVATION
- CONCRETE
- PAVERS
- EXISTING BUILDING
- BUILDING SETBACK LINE
- TIE DISTANCES ARE SHOWN ON SIDE WITH FEATURE MEASURED TO PROPERTY LINE



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BETHESDA LUTHERAN CHURCH

4612 BOWER PATH &
2855 - 47TH STREET E
INVER GROVE HEIGHTS, MN 55076

BETHESDA LUTHERAN CHURCH

2855 - 47TH STREET E
INVER GROVE HEIGHTS, MN 55076

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

08/10/22	SURVEY ISSUED
08/10/22	COMMENTS

PROFESSIONAL SIGNATURE

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

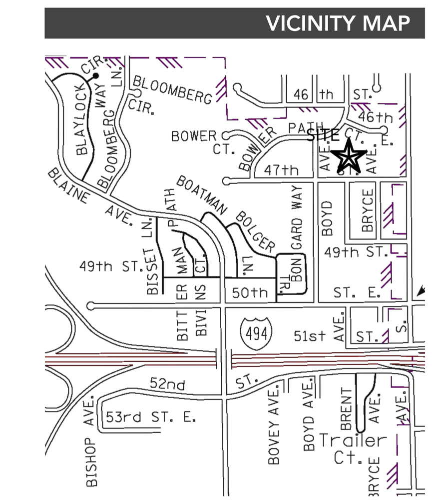
Jared J. Averbeck - PLS

License No.	53642
Date	08/02/22

QUALITY CONTROL

Loucks Project No.	16492A
Project Lead	JJA
Drawn By	KMM
Checked By	JJA
Field Crew	DJP

VICINITY MAP



BETHESDA 2ND ADDITION PRELIMINARY PLAT

BETHESDA 2ND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Bethesda Evangelical Lutheran Church of South St. Paul, a Minnesota corporation, fee owner of the following described property situated in the County of Dakota, State of Minnesota, to wit:

All of LAMETTI ADD. and the vacated 10th and 11th Avenue So. accruing thereto

AND

That part of the Northeast Quarter of the Southeast Quarter, Section 28, Township 28, Range 22, Dakota County, Minnesota, described as follows: beginning at the Northeast corner of LAMETTI ADD. according to the recorded plat thereof, said point being 263.16 feet North of the Southeast corner of the said Northeast Quarter of the Southeast Quarter; thence West along the North line of said LAMETTI ADD. a distance of 823.10 feet to the Northwest corner of Lot 1, Block 3 in said LAMETTI ADD.; thence North a distance of 100 feet; thence East and parallel to the North line of said LAMETTI ADD., a distance of 823.10 feet to a point 100 feet north of the point of beginning; thence South a distance of 100 feet to the point of beginning.

And Excepting therefrom that part thereof platted as BETHESDA ADDITION.

And Except that part platted as SEIDL LAKE ADDITION.

AND

Lot 2, Block 3, SEIDL LAKE ADDITION

Has caused the same to be surveyed and platted as BETHESDA 2ND ADDITION, and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Bethesda Evangelical Lutheran Church of South St. Paul, a Minnesota corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

Bethesda Evangelical Lutheran Church of South St. Paul

_____ _____
Signature Printed Name, Title

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____, as _____ of Bethesda Evangelical Lutheran Church of South St. Paul, a Minnesota corporation, on behalf of the corporation.

_____ _____
Signature Printed Name, Notary
Notary Public, _____ County, _____
My Commission Expires _____

SURVEYORS CERTIFICATION

I Jared J. Averbeck 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 _____, 20_____.

_____
Jared J. Averbeck, Licensed Land Surveyor
Minnesota License No. 53642

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by Jared J. Averbeck.

_____ _____
Signature Printed Name, Notary
Notary Public, _____ County, Minnesota
My Commission Expires January 31, 2025

CITY PLANNING COMMISSION OF INVER GROVE HEIGHTS, MINNESOTA

Approved by the planning commission of the city of Inver Grove Heights, Minnesota, this _____ day of _____, 20_____.

By: _____ By: _____
Chair Secretary

CITY COUNCIL OF INVER GROVE HEIGHTS, MINNESOTA

This plat was approved by the City Council of the city of Inver Grove Heights, Minnesota, this _____ day of _____, 20_____ and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd.2.

By: _____ By: _____
Mayor Clerk

DAKOTA COUNTY SURVEYOR, MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20_____.

By: _____
Todd B. Tollefson, Dakota County Surveyor

DAKOTA COUNTY DEPARTMENT OF PROPERTY TAXATION AND RECORDS, MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021 Subd. 9, taxes payable in the year 20_____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer has been entered on this _____ day of _____, 20_____.

By: _____
Amy A. Koethe, Director of Property Taxation and Records

DAKOTA COUNTY RECORDER, MINNESOTA

I hereby certify that this plat of BETHESDA 2ND ADDITION was filed in the Office of the County Recorder for public record this _____ day of _____, 20_____, at _____ o'clock _____.M. as Document No. _____.

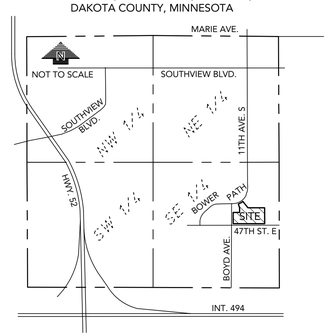
By: _____
Amy A. Koethe, County Recorder

LOUCKS

BETHESDA 2ND ADDITION

VICINITY MAP

SECTION 28, TOWNSHIP 28, RANGE 22,
DAKOTA COUNTY, MINNESOTA



SCALE IN FEET
0 30 60

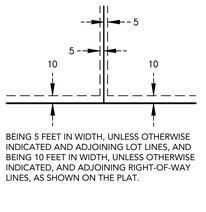
BEARINGS ARE BASED ON THE SOUTH LINE OF BLOCK 2, LAMETTI ADD. HAVING A BEARING OF NORTH 89 DEGREES 55 MINUTES 42 SECONDS WEST

○ DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "LS 53642"

● DENOTES FOUND 1/2 INCH IRON MONUMENT, MARKED "LS 9294", UNLESS OTHERWISE SHOWN

[ ] DENOTES PER RECORD DOCUMENT

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)



BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED AND ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AS SHOWN ON THE PLAT.

NE Cor. of the NE 1/4 of Sec. 28, T. 28, R. 22; Found Dakota County Nail & Disk

NE 1/4

2630.30
N0°04'05"W

E Line of the NE 1/4 of Sec. 28, T. 28, R. 22

NE Cor. of the SE 1/4 of Sec. 28, T. 28, R. 22; Found Dakota County Nail & Disk

852.24

E Line of the SE 1/4 of Sec. 28, T. 28, R. 22

S89°55'42"E 105.57

Cap#53642

Bower Path

60

60

C=111.02 CB=S60°38'10"E
L=111.53 R=336.88 Δ=18°58'10"

S39°50'55"E 168.09

N19°52'45"W 81.07

SEIDL LAKE ADD.

BLOCK 3

1

Line Parallel with the N Line of LAMETTI ADD.; Also, the S Line of Lot 2, Block 3, SEIDL LAKE ADDITION

KELLY LANE ADD.

S89°55'42"E 348.95

-- S89°55'42"E 823.10 --

66.00

N0°04'18"E 100.00

S61°36'56"W 117.22

S81°59'30"W 72.28

34.00

NE 1/4

SE 1/4

SEC. 28 T. 28 R. 22

Utility Easement per Doc. No. 889149

15.00

20

10 10

100.00

N Line of Block 4, LAMETTI ADD.

S89°55'42"E 134.62

NW Cor. of Lot 1, Block 3, LAMETTI ADD.

-- 823.10 --

N Line of LAMETTI ADD.

BLOCK 1

S50°05'24"E 175.00

175.00

NE Cor. of Lametti Add.

S0°07'0"E 1315.42

W Line of Block 4, LAMETTI ADD.

SEIDL LAKE EXCEPTION

Boyd Avenue (f.k.a. 12 Ave. S.)

S. Valeria Ave.

BLOCK 3

LAMETTI

BLOCK 2

S89°55'42"E 119.79

15.00

S0°05'24"E 333.18

N0°01'48"W 233.18

N89°55'42"W 18.06

N35°45'39"W 40.36

N55°41'24"W 63.63 (63.76)

Drainage, Utility & Storm Water Ponding Easement Per Doc. No. 3048539

31.55

N0°04'24"E

78.69

Vacated Street per Book 42 of Miscellaneous Records, Page 437

2

3

N0°05'24"W 158.18

S. Valeria Ave.

S. 10th Ave.

Vacated Street per Book 42 of Miscellaneous Records, Page 437

S0°05'24"E 158.18

158.18

20

10 10

15.00

263.18

538.92

119.80

Cap#53642

N89°55'42"W 658.72

S Line of Block 2, LAMETTI ADD.

SEIDL LAKE EXCEPTION

S0°05'24"E 30.00

30

30

30

S Line of the NE 1/4 of the SE 1/4, Sec. 28, T. 28, R. 22

47th Street E (f.k.a. Seventh St. S)

S89°55'42"E 299.38

SE Cor. of the NE 1/4 of the SE 1/4, Sec. 28, T. 28, R. 22

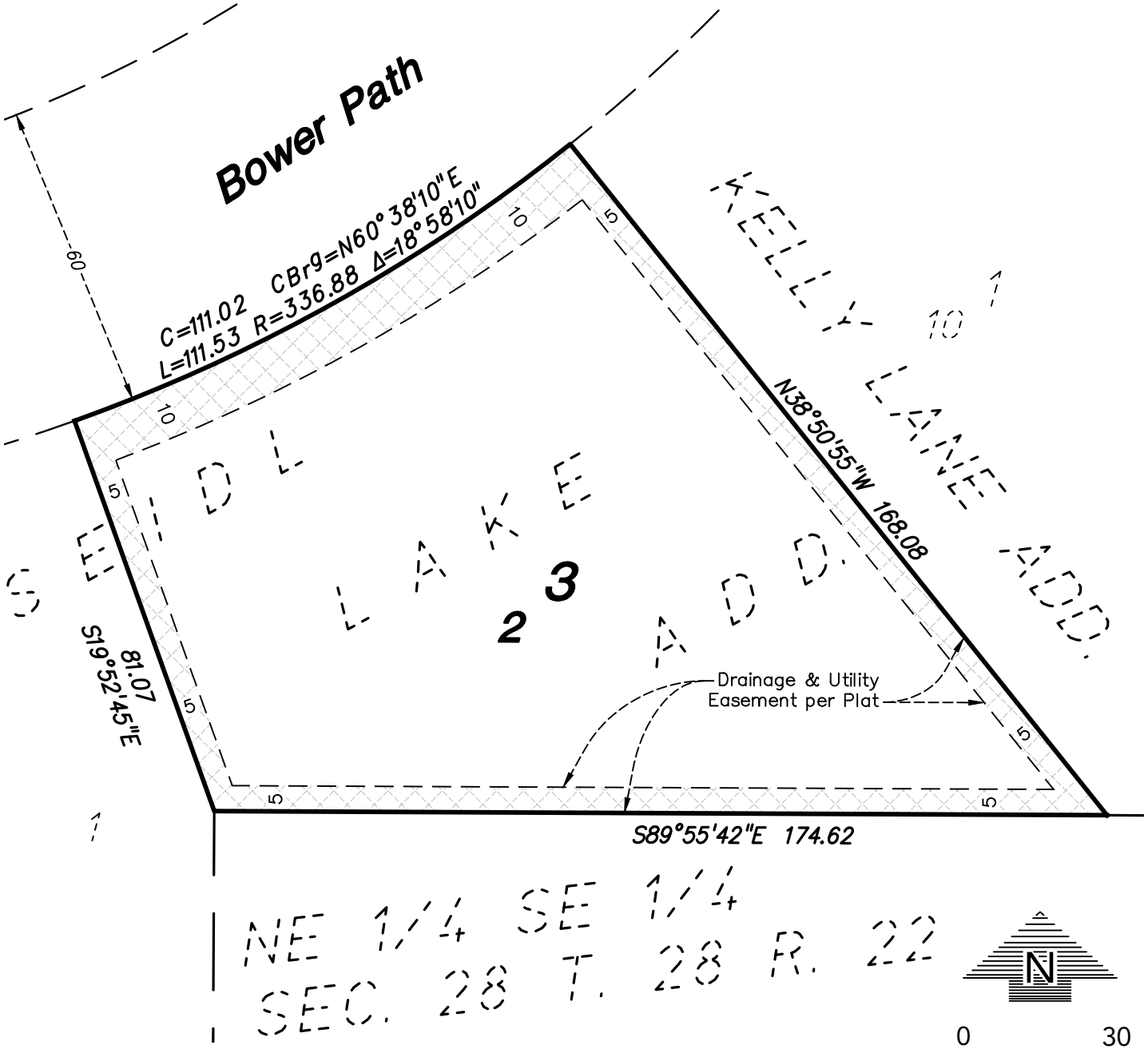
LOUCKS

EXHIBIT

Easement Vacation Description

August 16, 2022

The drainage and utility easements as dedicated on Lot 2, Block 3, SEIDL LAKE ADDITION, Dakota County, Minnesota.



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

Jared J. Averkeck - PLS License No. 53642 08/16/22 Date

LOUCKS

Loucks Project No. 16492A

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