

**WILLMAR PLANNING COMMISSION  
CITY OF WILLMAR, MN  
WEDNESDAY, AUGUST 24, 2016**

**MINUTES**

1. The Willmar Planning Commission met on Wednesday, August 24, 2016, at 7:00 p.m. at the Willmar City Offices Conference Room #2.  
  
\*\* Members Present: Randy Czarnetzki, Gary Geiger, Aaron Larson, Margaret Fleck, Rolf Standfuss, and Steve Gardner.  
  
\*\* Members Absent: Bob Poe, and Rebecca Trongaard.  
  
\*\* Others Present: Megan DeSchepper- Planner.
2. MINUTES: The August 10, 2016 minutes were approved as submitted.
3. ACCESSORY DWELLING DISCUSSION: The Planning Commission discussed accessory dwellings and the variety of housing types that fit into the category. In an effort to understand the different types and determine what is best for Willmar they started defining the types. They then added the items to consider for each type of housing such as utility services, time period, construction type, lot coverage, setbacks etc. to each housing definition. This discussion will continue at a future meeting.
4. There being no further business to come before the Commission the meeting adjourned at 8:30 p.m.

Respectively submitted,



Megan M. DeSchepper, AICP  
Planner/Airport Manager



**DUNINCK**  
INCORPORATED

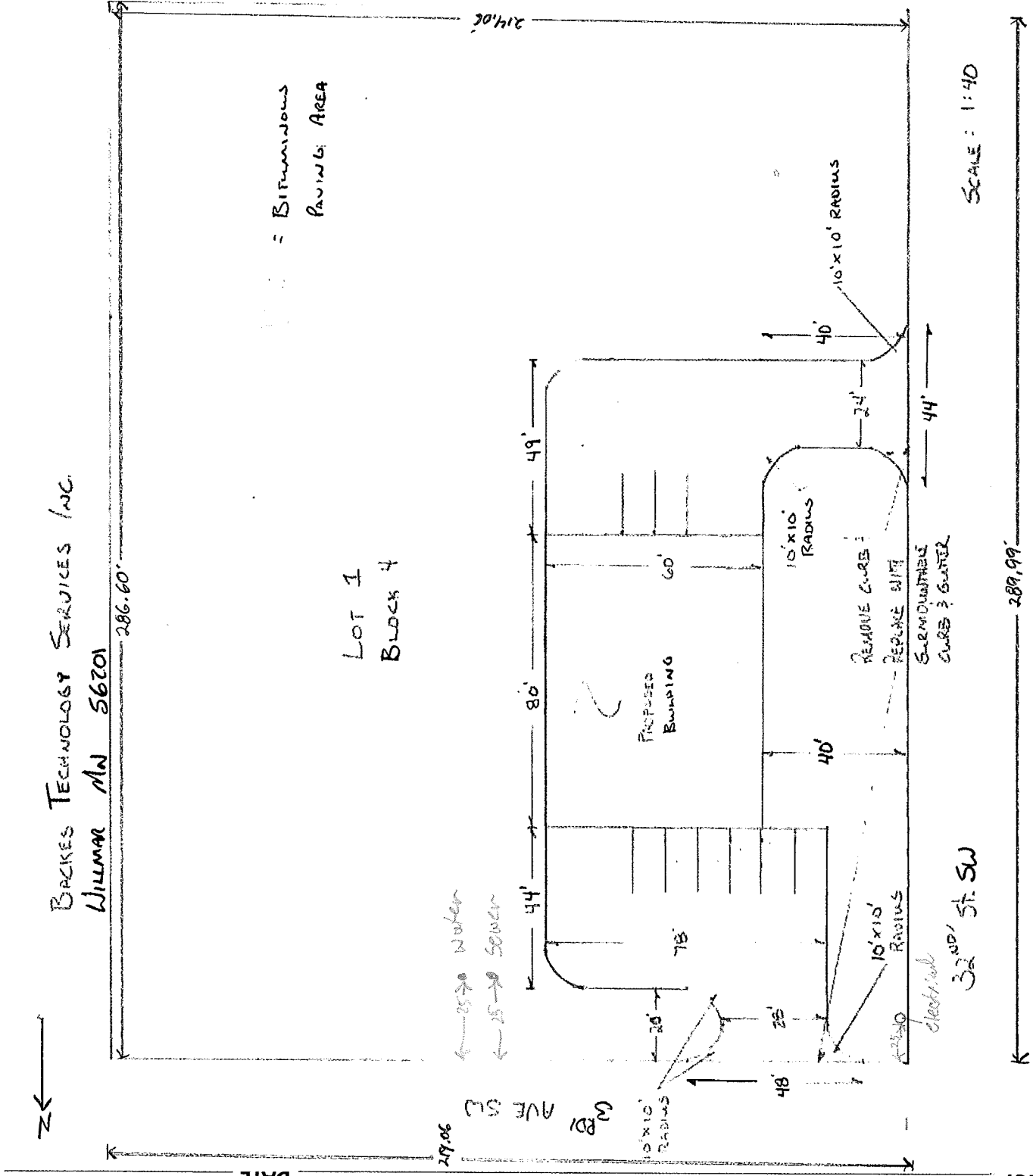
408 - Sixth Street  
P.O. Box 208  
Prinsburg, MN 56281-0208

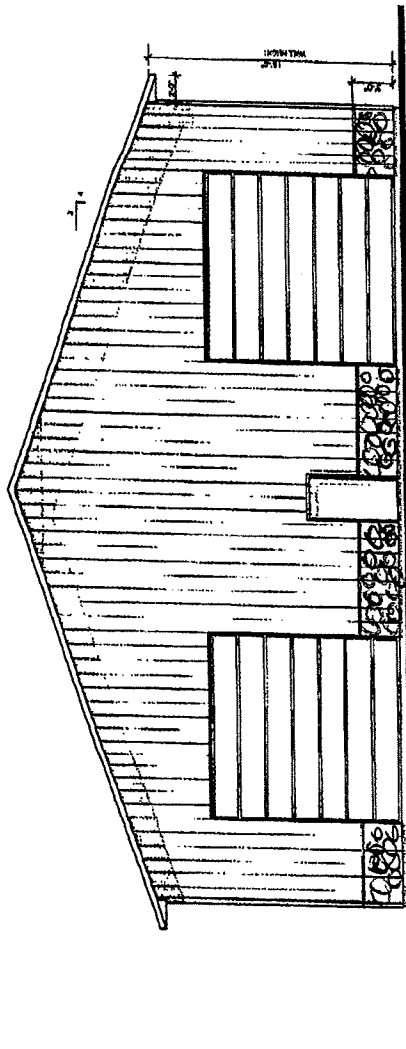
www.duninck.com

320-978-6011  
320-978-4978  
Toll Free: 800-328-8949

PROJECT

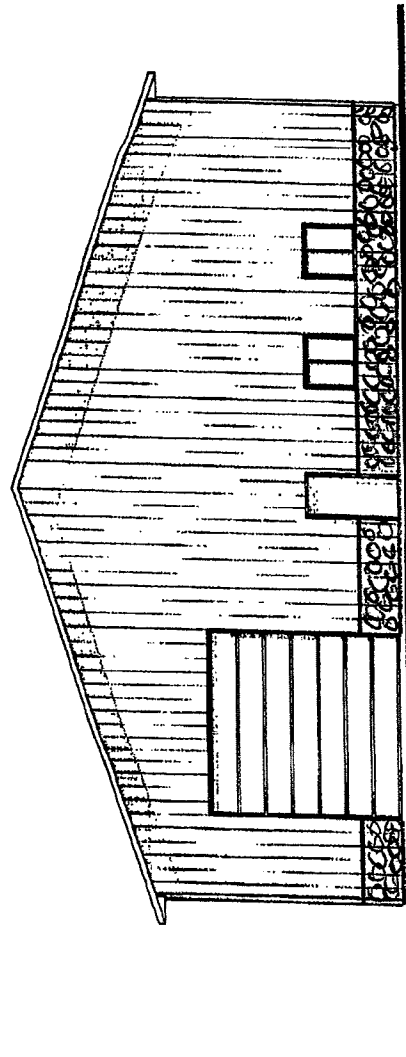
DATE





South

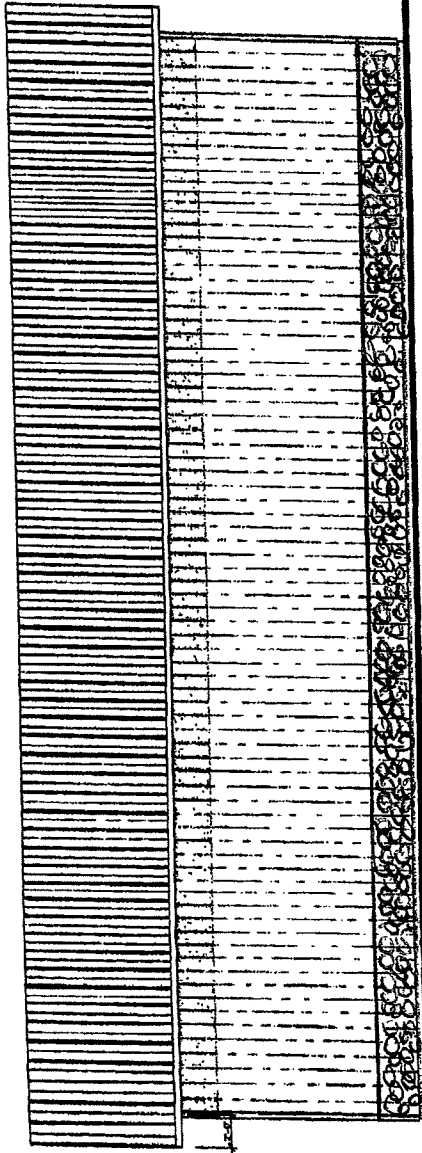
1 LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



North

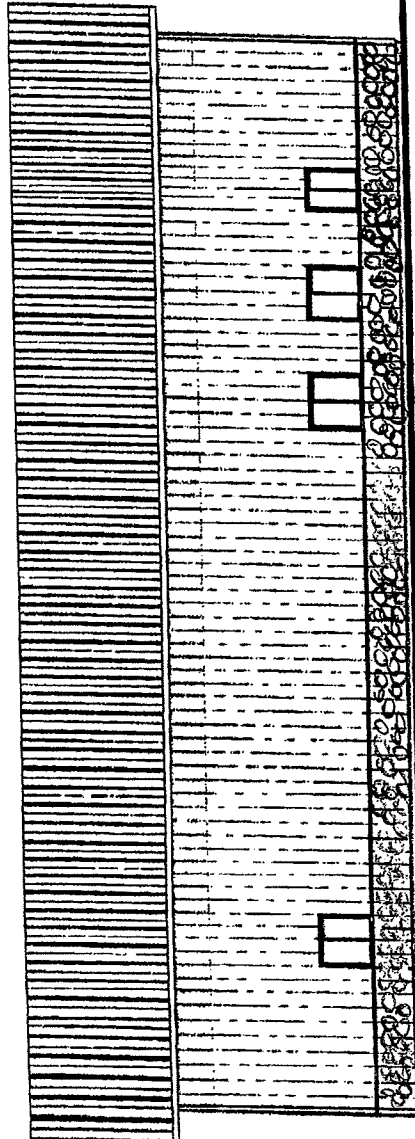
2 RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

East



1 FRONT ELEVATION  
SHEET 10 - 10

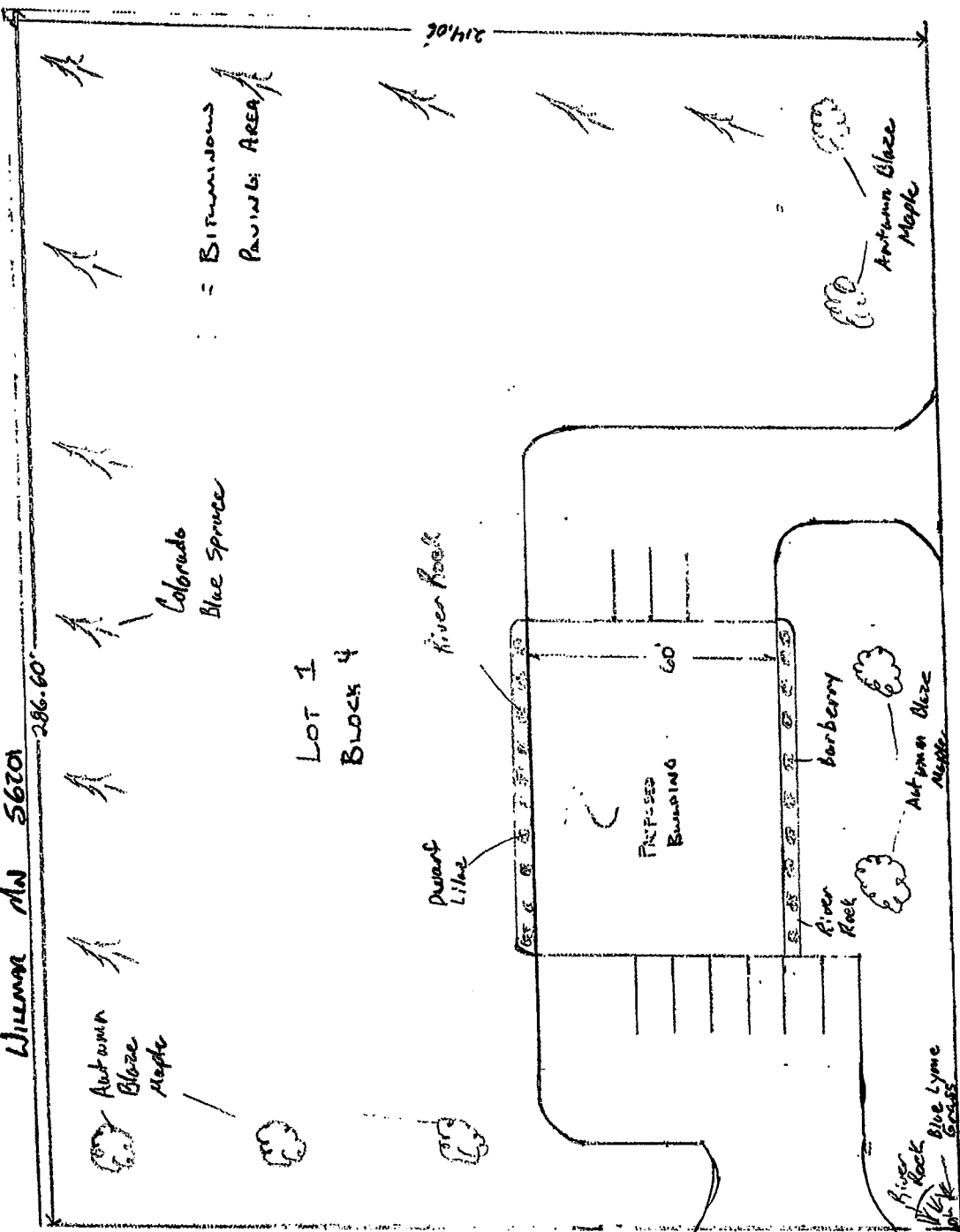
West



2 REAR ELEVATION  
SHEET 10 - 10

BACKES TECHNOLOGY SERVICES INC.  
WILLOW AVE SW 5620

286.60'



LOT 1  
BLOCK 4

REFUSED  
BUILDING

River Rock

Parent  
Line

barberry

River  
Rock

Autumn Blaze  
Maple

River  
Rock  
Blue Lyme  
Grass

- BITUMINOUS  
PAVING AREA

Colorado  
Blue Spruce

Autumn  
Blaze  
Maple

Autumn Blaze  
Maple

SCALE: 1:40

289.99'

32nd St SW

3rd AVE SW

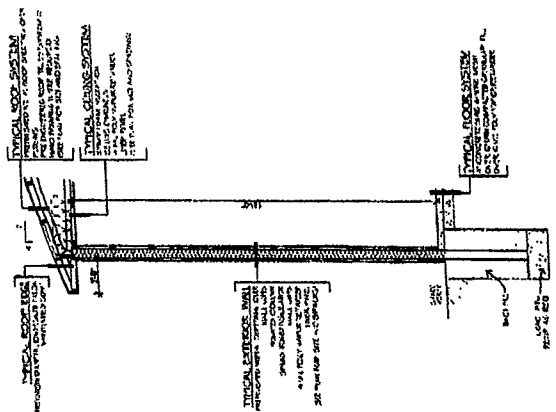
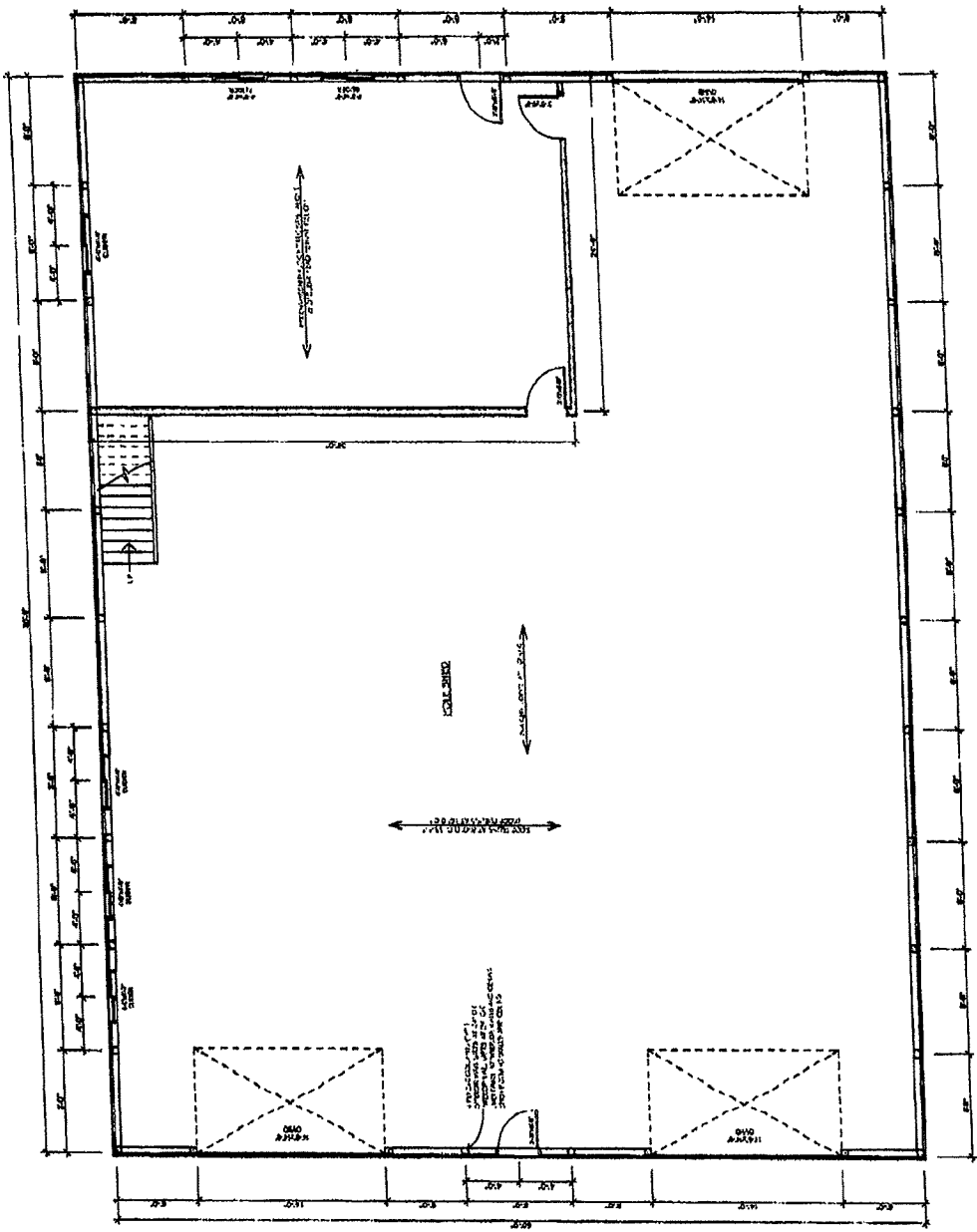
30' x 30'

Landscape Plan

DATE

PROJECT

PROJECT DESCRIPTION	
DATE: 1/10/10	
NOTES	
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.	
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.	
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.	
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.	
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.	
6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.	
7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.	
8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.	
9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.	
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.	

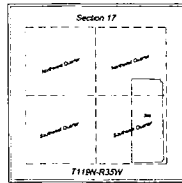


1 MAIN FLOOR PLAN  
SCALE: 1/4" = 1'-0"

2 SECTION  
SCALE: 1/4" = 1'-0"

# WILLMAR INDUSTRIAL PARK FOURTH ADDITION

Plat of:  
Located in part of:  
SE 1/4 of the NE 1/4 and also part of the  
E 1/2 of the SE 1/4 all in  
Section 17, T119N-R35W,  
Willmar Township, Kandiyohi County,  
City of Willmar, Minnesota



The drawing prepared by  
**Bonnema Surveys Inc.**  
Professional Land Surveying  
1809 22nd St SW, Suite 104  
Willmar, MN 56201  
Phone (507) 312-2214  
Fax (507) 312-1217

Developer: City of Willmar  
Willmar, MN 56201



### LEGEND

- Found Iron Monuments from former survey
- Bonnema Survey Pinned Capstone Iron Monument
- ⊙ Kandiyohi County Aluminum Capstone Iron Rod
- Change in Direction of centerline/boundary line

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the City of Willmar, a Minnesota municipality, owners and proprietors of the following described property, situated in the County of Kandiyohi, State of Minnesota, to-wit:

- The part of the Southeast Quarter of the Northeast Quarter and also part of the East Half of the Southeast Quarter, in Section 17, Township 119 North, Range 35 West of the 5th Principal Meridian, Willmar Township, Kandiyohi County, Minnesota described as follows:
- Commencing at the southeast corner of said Parcel 11;
  - Thence on a bearing bearing of South 88 degrees 44 minutes 00 seconds West, along the west line of said Parcel 11, a distance of 208.87 feet to the southeast corner of Parcel 2, as shown on the record plat entitled CITY OF WILLMAR RIGHT OF WAY PLAT No. 4171 as the office of the Kandiyohi County Recorder;
  - Thence on a bearing of North 01 degrees 19 minutes 00 seconds West, along the west line of said Parcel 2, a distance of 11.88 feet;
  - Thence on a bearing of North 48 degrees 02 minutes 28 seconds East, along the west line of said Parcel 2, a distance of 61.43 feet;
  - Thence on a bearing of North 00 degrees 37 minutes 01 seconds West, along the west line of said Parcel 2, a distance of 113.27 feet to the southeast corner of Parcel 3 as shown on said record plat entitled CITY OF WILLMAR RIGHT OF WAY PLAT No. 4171;
  - Thence on a bearing of North 88 degrees 47 minutes 04 seconds West, along the south line of said Parcel 3, a distance 700.00 feet to the southeast corner of said Parcel 3;
  - Thence on a bearing of North 00 degrees 37 minutes 01 seconds West, along the west line of said Parcel 3, a distance 100.00 feet to the northeast corner of said Parcel 3;
  - Thence on a bearing of South 89 degrees 47 minutes 04 seconds East, along the north line of said Parcel 3, a distance of 100.00 feet to the northeast corner of said Parcel 3;
  - Thence on a bearing of North 00 degrees 37 minutes 01 seconds West, along the west line of said Parcel 3, a distance of 113.27 feet to the northeast corner of said Parcel 3;
  - Thence on a bearing of North 00 degrees 37 minutes 01 seconds West, along the west line of said Parcel 3, a distance of 113.27 feet to the southeast corner of Parcel 3 as shown on said record plat entitled CITY OF WILLMAR RIGHT OF WAY PLAT No. 4171;
  - Thence on a bearing of South 88 degrees 44 minutes 34 seconds West, along the south line of said Parcel 4, a distance of 100.00 feet to the southeast corner of said Parcel 4;
  - Thence on a bearing of North 00 degrees 13 minutes 00 seconds West, along the west line of said Parcel 4, a distance of 100.00 feet to the northeast corner of said Parcel 4;
  - Thence on a bearing of North 89 degrees 48 minutes 31 seconds East, along the north line of said Parcel 4, a distance of 100.00 feet to the northeast corner of said Parcel 4;
  - Thence on a bearing of North 00 degrees 35 minutes 20 seconds West, along the west line of said Parcel 4, a distance of 100.00 feet to the southeast corner of Parcel 4, as shown on said record plat entitled CITY OF WILLMAR RIGHT OF WAY PLAT No. 4171;
  - Thence on a bearing of North 00 degrees 40 minutes 00 seconds East, along the east line of said Parcel 4, a distance of 98.44 feet to the southeast corner of Parcel 5, as shown on said record plat entitled CITY OF WILLMAR RIGHT OF WAY PLAT No. 4171;
  - Thence on a bearing of North 89 degrees 48 minutes 31 seconds West, along the south line of said Parcel 4, a distance of 100.00 feet to the southeast corner of said Parcel 4;
  - Thence on a bearing of North 89 degrees 48 minutes 31 seconds West, along the south line of said Parcel 4, a distance of 100.00 feet to the southeast corner of said Parcel 4;
  - Thence on a bearing of North 00 degrees 40 minutes 00 seconds East, along the east line of said Parcel 4, a distance of 98.44 feet to the southeast corner of Parcel 5, as shown on said record plat entitled CITY OF WILLMAR RIGHT OF WAY PLAT No. 4171;
  - Thence on a bearing of North 89 degrees 48 minutes 31 seconds West, along the south line of said Parcel 4, a distance of 100.00 feet to the southeast corner of said Parcel 4;
  - Thence on a bearing of North 89 degrees 48 minutes 31 seconds West, along the south line of said Parcel 4, a distance of 100.00 feet to the southeast corner of said Parcel 4;
  - Thence on a bearing of North 00 degrees 32 minutes 42 seconds West, along the west line of the Southeast Quarter of the Northeast Quarter of Section 17, a distance of 227.73 feet to the south line of the Northeast Quarter of said Section 17;
  - Thence on a bearing of South 00 degrees 00 minutes 00 seconds West, along the west line of the East Half of the Southeast Quarter of said Section 17, a distance of 201.13 feet to the south line of said Section 17;
  - Thence on a bearing of North 88 degrees 41 minutes 00 seconds East, along the south line of said Section 17, a distance of 1151.50 feet to the southeast corner of Parcel 11.

Here called the same to be surveyed and platted as WILLMAR INDUSTRIAL PARK FOURTH ADDITION, as shown on the plat and hereby dedicates to the public use forever, all roads and easements as shown on this plat.

In witness whereof said City of Willmar has caused these presents to be signed by its properly officers, the day of May, 20 15, A.D.

CITY OF WILLMAR

By: Mark Thompson Mayor  
By: Megan L. Bonnema City Administrator

STATE OF MINNESOTA  
COUNTY OF KANDIYOH  
I, Megan L. Bonnema, County Clerk, do hereby certify that the foregoing instrument was acknowledged by me, the City of Willmar, on this 21 day of May, 20 15, at Willmar, Minnesota, in my official capacity.  
Megan L. Bonnema  
County Clerk, Kandiyohi Co., Minnesota

LAND SURVEYOR  
I hereby certify that I have surveyed and platted the property described on this plat as WILLMAR INDUSTRIAL PARK FOURTH ADDITION, that this plat is a true and correct copy of the original survey, that all instrumental facts and notes are correctly depicted on the plat, that all monuments depicted on the plat have been set and are correct as shown on the plat, that all notes, boundaries and easements are shown and labeled on the plat, and that all public ways are shown and labeled on the plat.  
Megan L. Bonnema  
Diane A. Bonnema, L.S. Surveyor, Minnesota  
License No. 14489

STATE OF MINNESOTA  
COUNTY OF KANDIYOH  
The Surveyor's Certificate was subrogated by the file of May, 20 15, by Diane A. Bonnema, Registered Land Surveyor.  
Diane A. Bonnema  
Notary Public, Kandiyohi Co., Minnesota

CITY PLANNING COMMISSION  
Approved by the Planning Commission of the City of Willmar, this 21 day of May, 20 15.  
Signed: Mark Thompson  
Secretary

ATTORNEY  
I hereby certify that the proper evidence of this has been presented to me and that all parties with an interest in said property have been notified of the execution of the same. Witness my hand and the seal of the County of Kandiyohi, Minnesota, this 21 day of May, 20 15.  
Mark Thompson  
Notary Public, Kandiyohi Co., Minnesota

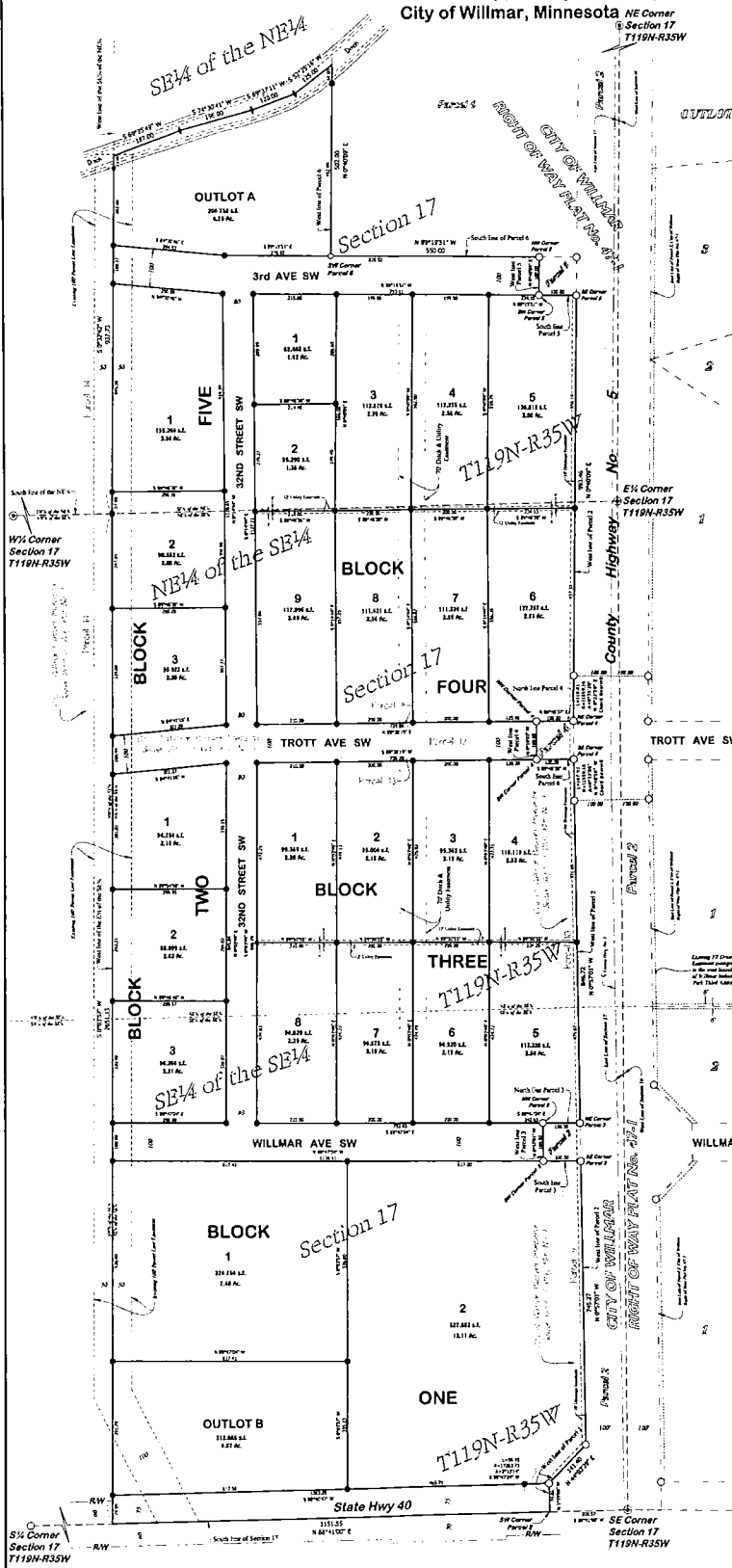
CITY COUNCIL  
Passed and adopted the 3rd day of November, 20 14.  
Signed: Mark Thompson  
Mayor

CITY ENGINEER  
Approved by the City Engineer of the City of Willmar, dated the 21 day of May, 20 15.  
Mark Thompson  
City Engineer

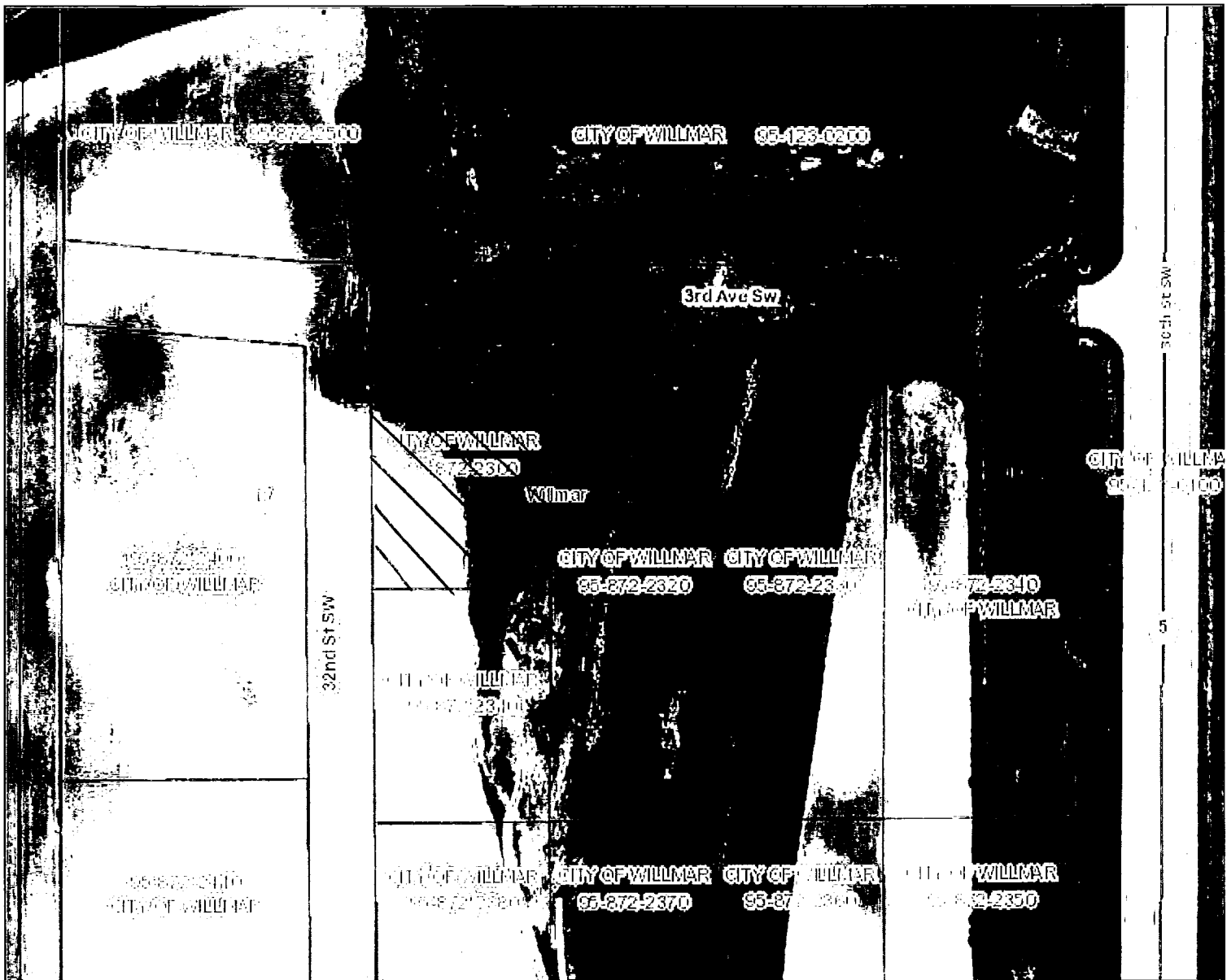
COUNTY AUDITOR  
TAX STATEMENT  
I hereby certify that the amount was paid to the County Treasurer for the year 2014 on the land described herein on the 21 day of May, 20 15.  
Mark Thompson  
Kandiyohi County Auditor

COUNTY RECORDER  
I hereby certify that this instrument was filed in the office of the County Recorder for registration on the 21 day of May, 20 15, at Willmar, Minnesota, and was duly recorded in Volume No. 325-1, and in Document No. 15-1152.  
Megan L. Bonnema  
County Recorder

COUNTY TREASURER  
TAX STATEMENT  
I hereby certify that \$1 taxes for 2014 on the land described herein on the 21 day of May, 20 15.  
Mark Thompson  
Kandiyohi County Treasurer



WILLMAR INDUSTRIAL PARK THIRD ADDITION  
BLOCK ONE  
BLOCK TWO  
BLOCK THREE



September 7, 2016



Source: Esri, Digital  
DS, USDA, USGS, A