



PLANNING AND DEVELOPMENT SERVICES

City Office Building
333 SW 6th Street, Box 755
Willmar, MN 56201
320-235-8311
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www.willmarmn.gov

MEMO

TO: Willmar Planning Commission

Chair: Andrew Engan

Vice Chair: Gary Geiger

Members: Randy Czarnetzki, Scott Thaden, Bob Poe, Margaret Fleck,
Aaron Larson, Rolf Standfuss, and Steve Gardner.

FROM: Megan M. DeSchepper, AICP, Planner/Airport Manager

MMD

DATE: December 9, 2015

SUBJECT: DECEMBER 16, 2015 MEETING

The Willmar Planning Commission will meet at 7:00 p.m. on Wednesday, December 16, 2015, in Conference Room #2 (upper level) of the City Office Building. Please call me at 320-214-5195 if you cannot attend.

1. Call the meeting to order
2. Minutes of October 28, 2015. *
3. MinnWest Technology Campus Plan Review- Peterson Architectural Drafter. *
4. Schmitt Second Addition Final plat. *
5. Gibby Addition Final plat.
6. Miscellany
7. Adjourn

*Included

**WILLMAR PLANNING COMMISSION
CITY OF WILLMAR, MN
WEDNESDAY, OCTOBER 28, 2015**

MINUTES

1. The Willmar Planning Commission met on Wednesday, October 28, 2015, at 7:00 p.m. at the Willmar City Offices Conference Room #2.

Members Present: Andrew Engan, Scott Thaden, Aaron Larson, Randy Czarnetzki, and Rolf Standfuss.

Members Absent: Margaret Fleck, Steve Gardner, Bob Poe, and Gary Geiger.

Others Present: Adam Gibson, and Megan M. DeSchepper-Planner.

2. MINUTES: The minutes of the September 9 & 15, 2015 meeting were approved as submitted.
3. GIBBY ADDITION PRELIMINARY PLAT-F ILE NO. 15-05: The public hearing opened at 7:01 p.m. Adam Gibson presented the request for a replat of his lot and a portion of an adjacent outlot to allow for a garage addition on property legally described as follows: Lot 4, Block 2, Eagle's Landing Phase II AND part of the Outlot B Eagles Landing Phase II (101 34th Ave. NE). Staff explained that the garage addition would have been very limited and required a variance; the applicant is purchasing land from the homeowners association to combine with their existing parcel. There is still a portion of Outlot B between the newly created lot and the County Road right-of-way, so a 10' side yard setback is required not a 30' from right-of-way setback.

Staff comments were reviewed and discussed (see Attachment A).

Mr. Thaden made a motion, seconded by Mr. Czarnetzki, to approve the preliminary plat as presented.

The motion carried.

4. With no further business to come before the Commission the meeting adjourned at 7:10 p.m.

Respectfully submitted,



Megan M. DeSchepper, AICP
Planner/Airport Manager

PLANNING COMMISSION-OCTOBER 28, 2015

STAFF COMMENTS

1. GIBBY ADDITION PRELIMINARY PLAT- FILE NO. 15-05:

- The applicants are Adam and Holly Gibson, Willmar, MN.
- The applicants are requesting subdividing land one property legally described as follows: Lot 4, Block 2, Eagle's Landing Phase II AND part of Outlot B Eagles Landing Phase II (101 34th Ave. NE).
- The applicants propose combining a portion of the adjacent Outlot owned by the homeowners association with their lot to allow an addition onto their existing garage to meet required setbacks.
- There is still a portion of the existing Outlot between the lot and the County Rd. 41. (10' side yard for setback of garage addition).
- The lot is zoned R-2 One and Two Family Residential.
- The lot exceeds minimum lot width and sq. ft. requirements.

Engineering/Public Works Comments: Eliminates portion of Outlot B and combines with established lot. Sanitary sewer service exists and is adequate.

MUC Comments: Electric and water already exist and are adequate.

Assessor's Comments: Replat of 95-148-1140 and part of 95-148-1680. No assessments.

Fire Chief/Marshall Comments: No comments.

RECOMMENDATION: Approve the preliminary plat as presented.

Dan Peterson – He is an Architectural Drafter and working with a firm out of the twin cities. The firm that he is working with is a full service integrated firm providing comprehensive interior design, space planning and architectural services in a variety of industries.

Dan is looking to rent a one person office at 213 square feet. He would like to move in January 1, 2016

Plat of:
SCHMITT SECOND ADDITION

Located in:
**Lot 1, Block One
SCHMITT ADDITION**



The plat prepared by:
BONNEMA SURVEYS INC.
Professional Land Surveying
1809 22nd Street SW, Wilmar, MN 56201
Office (507) 231-2844
Fax (507) 231-2827

Developer: Ken Schmitt
261 14th St SW
Wilmar, MN 56201

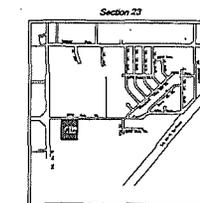
SCALE 1" = 40'



SCALE IN FEET

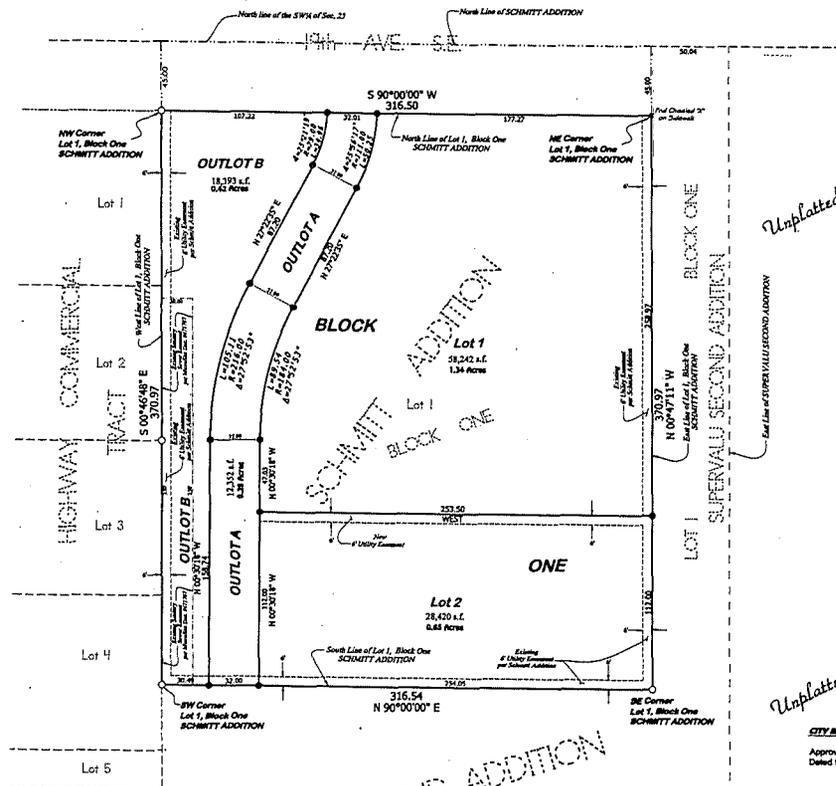
LEGEND

- Found Iron Monument from former survey
- Bonnema Survey's Placed Capped Iron Monument
- ⊙ Cast Iron Monument



T119V-R335V

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF BLOCK ONE OF SCHMITT ADDITION HAVING AN ASSUMED BEARING OF S 90°00'00" W.



Unplatted

Unplatted

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Schmitt Family Real Estate, LLC, a Minnesota Limited Liability Company, Owners and Proprietors, of the following described property, situated in the County of Kandiyohi, State of Minnesota, to wit:

Lot 1, Block 1, Schmitt Addition, Kandiyohi County, Minnesota

has caused this same to be surveyed and platted as SCHMITT SECOND ADDITION, as shown on this plat and hereby dedicates to the public use forever, all easements as shown on this plat.

Witness our hands this ___ day of _____, 20___ A.D.

SCHMITT FAMILY REAL ESTATE, LLC:

By: _____ Partner

STATE OF MINNESOTA)
COUNTY OF KANDIYOH) JSS

The foregoing instrument was acknowledged by me this ___ day of _____, 20___, by _____ partner of Schmitt Family Real Estate, LLC, a Minnesota Limited Liability Company, on behalf of the company.

My Commission Expires _____
Notary Public, Kandiyohi Co, Minnesota

LAND SURVEYOR

I hereby certify that I have surveyed and platted the property described on this plat as SCHMITT SECOND ADDITION, that the plat is a correct representation of the survey, that all distances are correctly shown on the plat in feet and hundredths of a foot, that all monuments will be correctly placed in the ground as shown, that the outside boundary lines are correctly designated on the plat and that there are no wet lands as defined in Minnesota Statutes 505.02, Subd. 1 or public highways to be designated other than as shown.

Duane A. Bonnema, Land Surveyor, Minnesota
License No. 14895

STATE OF MINNESOTA)
COUNTY OF KANDIYOH) JSS

This Surveyor's Certificate was acknowledged by me this ___ day of _____, 20___, by Duane A. Bonnema, Registered Land Surveyor.

My Commission Expires _____
Notary Public, Kandiyohi Co, Minnesota

CITY ENGINEER

Approved by the City Engineer of the City of Wilmar
Dated this ___ day of _____, 20___

Wilmar City Engineer

ATTORNEY

I hereby certify that the proper evidence of title has been presented to me and that all parties with an interest in said property have been included in the execution of the above instrument. Dated this ___ day of _____, 20___, A.D.

Attorney

CITY COMMISSION

Passed and adopted this ___ day of _____, 20___

Signed: _____ Mayor

ATTEST: _____
City Clerk

CITY PLANNING COMMISSION

Approved by the Planning Commission of the City of Wilmar,
this ___ day of _____, 20___.

Signed: _____ Chair

ATTEST: _____
Secretary

COUNTY AUDITOR / TREASURER

TAX STATEMENT
I hereby certify that all taxes for 20___ on the land described herein are paid;
and no delinquent taxes are due and transfer entered this ___ day of _____, 20___.

Kandiyohi County Auditor / Treasurer

COUNTY RECORDER

I hereby certify that this instrument was filed in the office of the County Recorder for record on this ___ day of _____, 20___, at ___ o'clock ___ M., and was duly recorded as Folder No. _____ and as Document No. _____.

Kandiyohi County Recorder

SUPERVALLU SECOND ADDITION
LOT 1
BLOCK ONE