City of St. Francis

PLANNING COMMISSION

7:00 PM - May 19, 2021

Virtually through Zoom

AGENDA

1. Call to Order/Pledge of Allegiance
2. Roll Call
3. Adopt Agenda
4. Approve Minutes April 21, 2021
5. Public Comment
6. Public Hearings
    a. Carpenters Landing: Preliminary and Final Plat
    b. SFLC LLC (James Anderson) Interim Use Permit
7. Discussion by Planning Commissioners
8. Adjournment

Website Link to Agenda and Packets: https://www.stfrancismn.org/meetings

There may be a quorum of St. Francis Council Members present at this meeting.

ZOOM INSTRUCTIONS:

Topic: Planning Commission May 19, 2021
Time: May 19, 2021 07:00 PM Central Time (US and Canada)

Join Zoom Meeting
https://us02web.zoom.us/j/89379652243?pwd=RSsxMUE2ejN2Q3NvRk9UMVBWcDZQUT09

Meeting ID: 893 7965 2243
Passcode: h8Fmmi
One tap mobile
+19292056099,,89379652243#,,,,*907351# US (New York)
+13017158592,,89379652243#,,,,*907351# US (Washington DC)

Dial by your location
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
Meeting ID: 893 7965 2243
Passcode: 907351
Find your local number: https://us02web.zoom.us/u/keE2MOqhmg

CITY OF ST. FRANCIS
ST. FRANCIS, MN
PLANNING COMMISSION MINUTES
April 21, 2021

1. **Call to Order:** The Planning Commission meeting was called to order at 7:02 pm by Chairwomen Fairbanks.

2. **Roll Call:** Present were Todd Gardner, Deborah Humann, Liz Fairbanks and Dustin Pavel and Tara Kelly. Absent: Joe Kollodge and Colleen Sievert.

   Others in attendance: Kate Thunstrom- Community Development Director, Kevin Robinson - City Council, Beth Richmond – City Planner

3. **Election of Chair and Vice Chair** – incorrectly put on the agenda. No action taken

4. **Adopt Agenda:** Motion by Gardner, second by Kelly to approve the agenda with the removal of item #3 Election of seats. Motion carried 5-0.

5. **Approve Minutes:** Motion by Fairbanks, second by Pavek to approve the March 17, 2021 minutes. Motion carried 5-0.

6. **Public Comment:** none

7. **Regular Business Items:**
   a. Sale of City owned property
      Staff reviewed agenda report identifying City Councils intent to the sell three lots to the EDA and the PC roll of comment and review against the Comprehensive Plan. All parcels are currently zoned commercial and would continue to be sold as commercial property through the EDA. The transfer to the EDA was a step to ensure a solid performance agreement ensuring the lots are developed and built as intended by the City. PC had not additional comments.

8. **Public Hearing:**
   a. CUP Amendment 4140 St. Francis Blvd
      Richmond reviewed the staff report. The property is currently used for Auto Salvage and was granted a CUP for those purposes. Tonight's amendment was to bring auto sales into conformance and include additional items to the CUP approvals. Uses include not only auto salvage but outdoor sales, auto sales and major auto repair as defined by City Code.

      MnDOT review is required as part of the 2003 CUP amendment and plans were forwarded for comment. Outdoor storage would require a site plan review and include the requirements for paved surface, curb and gutter.

      Mr. Sonsteby clarified the auto sales and that when the language was added in 2003 it was not written clearly leading to some confusion on auto sales. It was identified that these improvements would happen over the next two to three years.

DRAFT

PC discussed the personal experience with that company has been good that they would like to see improvements aesthetically as this is the start of the City and the business to flourish and be successful. This is the first thing people see when coming into town and it is important to maintain a good condition.

9. **Discussion**
   a. Commission Training. Richmond hosted a training session for the commission to understand roles, terminology and process.

10. **Planning Commission Discussion**
    a. Discussion on in person training. Plan for May to be virtually through Zoom, will review June and possibilities of holding meeting in person.
    b. Parking and hanging out by kids on 3518 Bridge property.

11. **Adjournment:** Motion by Fairbanks, second by Humann to adjourn. Motion carried 5-0.

Website Link to Packets and Minutes for the Planning Commission:
https://www.stfrancismn.org/meetings

Signed by: Kate Thunstrom
DATE APPROVED:

DRAFT

Hoisington Koegler Group Inc.

Creating Places that Enrich People's Lives

PLANNING REPORT

TO:	City of St. Francis Planning Commission
FROM:	Beth Richmond, Consulting Planner
DATE:	May 12, 2021
SUBJECT:	Carpenter's Landing; Preliminary and Final Plat
APPLICANT:	Jethro Carpenter
LOCATION:	1524 237th Ave NW (PID #35-34-24-22-0011)
MEETING DATE:	May 19, 2021
COMP PLAN:	Rural Residential
ZONING:	RR Rural Residential

OVERVIEW

Jethro Carpenter has submitted a preliminary and final plat for the subdivision of the property located at 1524 237th Ave NW. The applicant is proposing to split the existing lot into two large-lot residential properties. Large-lot residential properties exist to the east, west, and south of this property. An existing home and horseshoe driveway accessing 237th Ave NW exist on the proposed Lot 1. The applicant is proposing to construct a new home and driveway on Lot 2.

The Planning Commission is requested to hold a public hearing, review the preliminary plat, and provide a recommendation to the City Council. The City Council will then review the preliminary plat and final plat concurrently.

Hoisington Koegler Group Inc.
123 North Third Street, Suite 100
Minneapolis, Minnesota 55401
(612) 338-0800 Fax (612) 338-6838 www.hkgi.com

REVIEW PROCEDURE

120-Day Subdivision Review Process

Pursuant to Minnesota State Statutes Section 462.358, local government agencies are required to approve or deny subdivision requests, such as the preliminary plat, within 120 days. The 120-day timeline for the review of the preliminary plat expires on August 13, 2021.

Public Hearing

City Code Section 11-35-05 requires that a public hearing for review of the subdivision request be held by the Planning Commission. The public hearing notice was published in the Anoka County Union Herald on May ___, 2021 and posted on the City Hall bulletin board on May ___, 2021. The public hearing notice was mailed to all affected property owners located within 350 feet of the subject property on May ___, 2021.

PRELIMINARY PLAT REVIEW

Comprehensive Plan

The site is guided for Rural Residential use by the Comprehensive Plan. This designation is intended for large lot residential subdivisions. The maximum density allowed within this land use is 1 residential unit per 5 acres. The existing property is just over 10 acres in size. Therefore, the request to split the property into two residential lots is consistent with the Comprehensive Plan's land use and density requirements.

Zoning

This parcel is zoned Rural Residential (RR). The RR district is intended to accommodate large lot single unit residential homes on individual septic systems. Use of the property for single-family residential is permitted. Both proposed lots meet the setback and dimensional standards for lots in the RR district as shown below:

	RR Requirement	Lot 1	Lot 2
Minimum Lot Area	2.5 acres	7.83 acres	2.5 acres
Minimum Lot Width	300 ft.	432 ft.	300 ft.
Front setback	50 ft.	50 ft.	50 ft.
Side setback	10 ft.	25 ft./35 ft.	25 ft.
Rear setback	35 ft.	35 ft.	35 ft.

The applicant has shown a 25' side yard setback for both lots. The minimum setback requirement was reduced to 10 feet with the recent Zoning Ordinance update. The applicant could reduce the side yard setback requirement to 10 feet and remain consistent with setback requirements.

Driveways/Access

This property currently has access to 237th Ave NW from a horseshoe driveway that serves the existing home. Because 237th Ave NW is a County road, this application has been sent to the County for review. Because 237th Ave is a County State Aid Highway, the County may require the closure of one side of the

horseshoe driveway to reduce the number of access points on the road consistent with access management policy and best practices.

The applicant is proposing to create an additional driveway off of 237th to serve the proposed new house on Lot 2. This new driveway will be required to meet the standards for residential driveways in the Rural Service District. Residential driveways in the Rural Service District may be gravel following the rural driveway standard found in Section 10-72-11, but must be paved for at least the first 50 feet from the edge of the roadway as an erosion control measure. The driveway will need to be permitted by Anoka County.

A 40-foot wide strip of land is proposed to be dedicated as 237th Ave NW right-of-way with the proposed plat. A discrepancy between the legal description and the constructed roadway is noted on the plat. Anoka County will review the plat and provide comments to the applicant.

Roadway Easement/Drake Street Extension

While this property has access onto 237th Ave NW, the east side of the property abuts a roadway easement that was created to accommodate the future extension of Drake Street. This roadway easement is located on the property to the east (1450 237th Ave NW). At this time, Staff does not recommend that the applicant be required to construct the Drake Street extension because the lots proposed have enough frontage to utilize 237th Ave as their access point. Therefore, there is no need to extend Drake Street as a result of this subdivision.

The applicant has planned for this future Drake Street extension by providing a 35' setback from the roadway easement. This setback meets the Code requirements for setbacks from local roads.

Utilities

This property is located outside of the City's Urban Service Area. Therefore, both proposed lots need to be served by individual septic systems. An existing septic system on Lot 1 serves the existing house. Soil boring information confirming an alternate septic location on Lot 1 in case the existing system fails has not yet been provided by the applicant. Staff recommends that this information be submitted prior to City Council review of the final plat as a condition of approval.

The applicant has provided the necessary information to Staff regarding the primary and alternate locations for septic system placement to serve the proposed new home on Lot 2.

Drainage and utility easements are proposed to be established in accordance with the Code. For the lot line separating Lots 1 and 2, the proposed easement is 10 feet wide on both sides of the lot line. This could be reduced to 5 feet on each side of the lot line if the applicant wishes.

RECOMMENDATIONS

Staff recommends the following:

1. Staff recommends approval of the preliminary plat for the property at 1524 237th Ave NW with conditions and findings of fact.

Proposed Conditions of Approval:

1. Applicant shall revise date of field work on preliminary plat to 4-12-2021.
2. The applicant shall comply with all comments in the City Engineer's memo dated May 4, 2021.
3. The applicant shall comply with all comments from Anoka County regarding access onto 237th Ave NW.
4. Right-of-way dedication for 237th Ave NW shall be dedicated according to Anoka County standards. If additional right-of-way is required, lots shall be adjusted as needed to meet required lot size standards.
5. Park dedication requirements shall be satisfied in accordance with City standards.
6. Reference monuments shall be placed in the subdivision as required by state law.
7. The applicant is responsible for all fees related to the review of this application.
8. All fees and financial obligations shall be received by the City prior to the releasing of the subdivision documents for recording.
9. The applicant shall record the subdivision documents with the County Recorder in accordance with Section 11-36-05 of the City Code.
10. Other conditions identified during the review process by Staff, the Planning Commission, or the City Council.

Proposed Findings of Fact

1. The proposed subdivision is consistent with the City's Comprehensive Plan.
2. The proposed subdivision is consistent with the City's Zoning and Subdivision ordinances.

PLANNING COMMISSION ACTIONS

After the public hearing and discussion, the Planning Commission could take one of the following actions:

1. Recommend approval with the conditions and findings of fact as presented by Staff.
    a. Proposed Motion:
    Move to recommend approval of the preliminary plat to split the property at 1524 237th Ave NW into two lots with conditions and findings of fact as recommended by Staff.
2. Recommend denial with Planning Commissioners' findings of fact.
3. Table the request to the next Planning Commission meeting and provide direction to Staff and the applicant as to the additional information needed.

ATTACHMENTS

- Engineer's Memo dated May 4, 2021
- Applicant Submittals

Hakanson Anderson

Main Office:
3601 Thurston Avenue, Anoka, MN 55303
Phone: 763/427-5860 Fax: 763/427-0520
www.haa-inc.com

40 YEARS

MEMORANDUM

TO: **Shane Nelson**

FROM: **Barry Wagner**

DATE: **May 4, 2021**

RE: **Carpenters Landing – Preliminary and Final Plats**

We have reviewed the Preliminary and Final Plat drawings, prepared by E.G. Rud & Sons, Inc., for Carpenters Landing and offer the following comments:

- The Final Plat should be revised to indicate a set iron pipe at the northeast corner of Lot 2.

- On the Preliminary and Final Plat drawings, the angles shown at the northwest (section) corner should be labeled with what they are to and from, or removed for clarity.

- On the Preliminary Plat and Grading Plan, the proposed Lowest Opening Elevation does not allow for minimum slopes in accordance with the International Building Code and City Code. Please revise to provide 1' of fall in the first 10' (6" at foundation, and another 6" in a distance of 10' away from the foundation) and 2% thereafter. A slope of 1% will be considered after the first 50 feet, if necessary, due to site constraints. Show proposed spot elevations on the plan.

- On the Preliminary Plat and Grading Plan, no culvert was found in the western driveway of the "horseshoe" drive for the existing property and the lowest emergency overflow elevation appears to be 925.4. City Code requires the lowest opening to be a minimum of 1.5' higher than the overflow elevation. Please revise the Lowest Opening Elevation or consider removing the west driveway connection to CSAH 24.

EXISTING CONDITIONS SURVEY

~for~ MT CARPENTER LANDSCAPING
~of~ CARPENTERS LANDING

VICINITY MAP

PART OF SEC. 35, TWP. 34, RNG. 24

ANOKA COUNTY, MINNESOTA
(NO SCALE)

NORTH

GRAPHIC SCALE
60 0 30 60 120
1 INCH = 60 FEET

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES SET PKNAIL
- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES CLEAN OUT
- DENOTES ELECTRICAL BOX
- x 932.26 DENOTES EXISTING SPOT ELEVATION
- DENOTES GUY WIRE
- DENOTES POWER POLE
- DENOTES SOIL BORING BY JACOBSON ENVIRONMENTAL PLLC
- DENOTES STORM SEWER CULVERT
- DENOTES TELEPHONE PEDESTAL
- DENOTES WELL
- DENOTES EXISTING CONTOURS
- DENOTES OVERHEAD UTILITY
- DENOTES BUILDING SETBACK LINE
- DENOTES TREE LINE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES PAVER SURFACE

OWNER/DEVELOPER

JETHRO AND NICOLE CARPENTER
1384 211TH AVENUE N.W.
OAK GROVE, MN 55011
612-685-7337

AREA COMPUTATIONS

TOTAL AREA SITE AREA: 11.00± ACRES

ZONING AND SETBACKS

EXISTING ZONING:	RR - RURAL RESIDENTIAL
FRONT SETBACK:	50 FEET (FROM COUNTY OR STATE HIGHWAY) 35 FEET (FROM CITY STREET)
REAR SETBACK:	35 FEET
SIDE SETBACK:	25 FEET
WETLAND SETBACK:	30 FEET

DEVELOPMENT REQUIREMENTS FOR
RR - RURAL RESIDENTIAL

MINIMUM LOT AREA	2.5 ACRES
MINIMUM LOT WIDTH	300 FEET (ABUTTING COUNTY OR STATE HIGHWAY) 250 FEET (ABUTTING CITY STREET)

SOILS LEGEND

LnA DENOTES LINO LOAMY FINE SAND, 0 TO 4% SLOPES

SbB DENOTES SARTELL FINE SAND, 2 TO 6% SLOPES

LEGAL DESCRIPTION

[PER OWNERS POLICY PREPARED BY HOME SECURITY ABSTRACT & TITLE COMPANY AS ISSUING AGENTS FOR CHICAGO TITLE INSURANCE COMPANY FILE NUMBER E-6873.]

The North 654.03 feet of the West 732.63 feet of the Northwest Quarter of the Northwest Quarter of Section 35, Township 34, Range 24, Anoka County, Minnesota.

BENCHMARK

MNDOT STATION NAME: 0206 AB 5
ELEVATION = 942.475 FEET (NAVD88)

NOTES

- Field work has been performed by E.G. Rud and Sons, Inc. on 4-12-2020.
- Bearings shown are on Anoka County Datum.
- Fee ownership is vested in Jethro Carpenter and Nicole Carpenter (Pin No.35-34-24-22-0011).
- Site Address: 1524 237th Avenue N.W., St. Francis, MN 55070.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.), according to Flood Insurance Rate Map Number 27003C0070E, Community No. 270017 by the Federal Emergency Management Agency, effective date December 16th, 2015.
- Contours shown are from field shots taken combined with MNGeo Lidar Topography.

RIGHT OF WAY NOTE

THE RIGHT OF WAY AS DESCRIBED IN DOCUMENT NO. 248481 DOES NOT FIT THE TRAVELED CENTERLINE OF 237TH AVENUE N.W. AS SHOWN. SAID DOCUMENT HAS OVERLAPS AND GAPS IN DESCRIBING THE RIGHT OF WAY.

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

James E. Napier

JAMES E. NAPIER

Date: 4/15/2021 License No. 25343

DRAWN BY: JEN	JOB NO: 18404PP	DATE: 04/15/21	
CHECK BY: JEN	SCANNED ☐		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

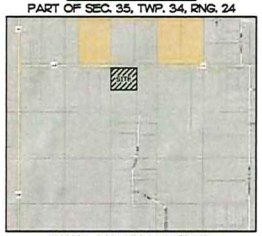
18404PP

PRELIMINARY PLAT AND GRADING PLAN

~for~ MT CARPENTER LANDSCAPING
~of~ 1524 237TH AVENUE N.W.
ST. FRANCIS, MN 55070

VICINITY MAP

PART OF SEC. 35, TWP. 34, RNG. 24



ANOKA COUNTY, MINNESOTA
(NO SCALE)

OWNER/DEVELOPER

JETHRO AND NICOLE CARPENTER
1384 211TH AVENUE N.W.
OAK GROVE, MN 55011
612-685-7337

AREA COMPUTATIONS

TOTAL AREA SITE AREA: 11.00± ACRES
PROPOSED SINGLE FAMILY LOTS: 2
DENSITY: 0.18± UNITS/ ACRE

ZONING AND SETBACKS

EXISTING ZONING:	RR - RURAL RESIDENTIAL
FRONT SETBACK:	50 FEET (FROM COUNTY OR STATE HIGHWAY) 35 FEET (FROM CITY STREET)
REAR SETBACK:	35 FEET
SIDE SETBACK:	25 FEET
WETLAND SETBACK:	30 FEET

DEVELOPMENT REQUIREMENTS FOR
RR - RURAL RESIDENTIAL

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NOTES

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- Site Address: 1524 237th Avenue N.W., St. Francis, MN 55070.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.), according to Flood Insurance Rate Map Number 27003C0070E, Community No. 270017 by the Federal Emergency Management Agency, effective date December 16th, 2015.
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SOILS LEGEND

LnA DENOTES LINO LOAMY FINE SAND, 0 TO 4% SLOPES

SbB DENOTES SARTELL FINE SAND, 2 TO 6% SLOPES

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES SET PKNAIL
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- DENOTES CLEAN OUT
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- DENOTES EXISTING CONTOURS
- DENOTES OVERHEAD UTILITY
- DENOTES BUILDING SETBACK LINE
- DENOTES TREE LINE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES PAVER SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)
- DENOTES POSSIBLE PROPOSED SEPTIC AREA PRIMARY AND ALTERNATE

DENOTES POSSIBLE PROPOSED FINISHED GRADE ELEVATION

DENOTES POSSIBLE PROPOSED PAD LOCATION

DENOTES POSSIBLE PROPOSED GARAGE FLOOR ELEVATION

DENOTES POSSIBLE HOUSE STYLE; CBL = CUSTOM BUILD LOT

DENOTES POSSIBLE PROPOSED LOWEST ENTRY

DENOTES POSSIBLE PROPOSED LOWER LOWEST FLOOR

GRADING & EROSION CONTROL NOTE

- LOT 2, BLOCK 1, IS TO BE CUSTOM BUILT. HOUSE LOCATION, ELEVATIONS AND TYPE ARE SUBJECT TO CHANGE PENDING FINAL HOUSE DESIGN AND ADDITIONAL SOIL BORINGS. DEEPER SOIL BORINGS MAY ALLOW FOR A LOWER LOWEST FLOOR.
- SILT FENCE AND EROSION CONTROL LOCATION TO BE DETERMINED UPON FINAL PROPOSED HOUSE LOCATION.

UTILITY NOTE

INDIVIDUAL WELL AND SEPTIC REQUIRED.

NORTH

GRAPHIC SCALE
60 0 30 60 120
1 INCH = 60 FEET

TYPICAL EASEMENTS

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

10 10 10

BEING 10 FEET IN WIDTH ADJOINING SIDE LOT LINES, RIGHT OF WAY LINES, AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

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

James E. Napier

JAMES E. NAPIER

Date: 04/15/2021 License No. 25343

DRAWN BY: JEN	JOB NO: 18404PP	DATE: 04/15/21	
CHECK BY: JEN	SCANNED ☐		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

RIGHT OF WAY NOTE

THE RIGHT OF WAY AS DESCRIBED IN DOCUMENT NO. 248481 DOES NOT FIT THE TRAVELED CENTERLINE OF 237TH AVENUE N.W. AS SHOWN. SAID DOCUMENT HAS OVERLAPS AND GAPS IN DESCRIBING THE RIGHT OF WAY.

237TH AVENUE N.W. (C.S.A.H. NO. 24)

S89°49'13"E 732.63

N89°49'13"W 732.63

N00°01'28"E 654.03

S00°01'28"W 654.03

BLOCK 1

LOT 2
108,900 S.F.
(2.50 ACRES)
BUILDABLE AREA=108,900 S.F.

LOT 1
340,958 S.F.
(7.83 ACRES)
NO SOIL BORINGS PROVIDED FOR BUILDABLE AREA

50 FOOT SETBACK
35 FOOT SETBACK
25 FOOT SETBACK

PROVIDED DRIVEWAY CULVERT

CUSTOM BUILD LOT
GW=926.5
LE=926.5
LF=923.0

PROPOSED DRAINAGE AND UTILITY EASEMENT

66 FOOT WIDE ROADWAY EASEMENT PER DOC. NO. 2130046.008

R/W LINE AS DESCRIBED IN DOC. NO. 2130046.008

EAST LINE OF THE WEST 732.63 FEET OF NW1/4-NW1/4 OF SEC.35-T34N-R24W

NW1/4 OF THE NW1/4

SEC. 35 - T34N - R24W

SOUTH LINE OF THE NORTH 654.03 FEET OF NW1/4-NW1/4 OF SEC.35-T34N-R24W

APPROXIMATE LOCATION OF OHWM PER WEB SOIL SURVEY

EXISTING HOUSE PER AERIAL PHOTO

EXISTING DRIVEWAY PER AERIAL PHOTO

NON-JURISDICTIONAL WETLAND

PIN No. 27-34-24-44-0001
Owner: MINNESOTA STATE OF
Address: Unassigned

PIN No. 26-34-24-33-0005
Owner: OLSON DAVID M & ROBERTA H
Address: Unassigned

PIN No. 26-34-24-33-0006
Owner: OLSON DAVID M & ROBERTA H
Address: 1421 237TH AVE NW

PIN No. 17-119-22-14-0008
Owner: City of
Address: Unassigned

PIN No. 34-34-24-11-0005
Owner: CONE, CHRISTOPHER J
Address: 1623 237TH AVE NW

PIN No. 35-34-24-22-0009
Owner: VONDEROHE BETTY H
Address: 1450 237TH AVE NW

PIN No. 35-34-24-22-0010
Owner: ATTLAND DAVALOS, J NIEVES
Address: 23520 DRAKE ST NW

BENCHMARK

MNDOT STATION NAME: 0206 AB 5
ELEVATION = 942.475 FEET (NAVD88)

W1/4 CORNER OF SEC.35-T34N-R24W
RED AND WHITE SQUARE TELSPAR

18404PP

PRELIMINARY COPY
UNRECORDED AS OF 04-15-2021

CARPENTERS LANDING

City of St. Francis
County of Anoka
Sec. 35, T34, R24

KNOW ALL PERSONS BY THESE PRESENTS: That Jethro M. Carpenter and Nicole A. Carpenter, husband and wife, owners of the following described property:

The North 654.03 feet of the West 732.63 feet of the Northwest Quarter of the Northwest Quarter of Section 35, Township 34, Range 24, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as CARPENTERS LANDING and do hereby dedicate to the public for public use the public way and the drainage and utility easements as shown on this plat.

In witness whereof said Jethro M. Carpenter and Nicole A. Carpenter, husband and wife, have hereunto set their hands this ___ day of _____, 20___.

_____ Jethro M. Carpenter

_____ Nicole A. Carpenter

STATE OF _____
COUNTY OF _____

This Instrument was acknowledged before me this ____ day of _____, 20___ by Jethro M. Carpenter and Nicole A. Carpenter, husband and wife.

_____ (Signature)

_____ (Print Name)
Notary Public, _____ County, Minnesota
My Commission Expires _____

I James E. Napier 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___.

_____
James E. Napier, Licensed Land Surveyor
Minnesota License No. 25343

STATE OF MINNESOTA
COUNTY OF _____

This Instrument was acknowledged before me this ___ day of _____, 20___ by James E. Napier.

_____ (Signature)

_____ (Print Name)
Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF ST. FRANCIS, MINNESOTA
This plat of CARPENTERS LANDING was approved and accepted by the City Council of the City of St. Francis, Minnesota at a regular meeting thereof held this ___ day of _____, 20___, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of St. Francis, 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 _____, 20___.

_____
Charles F. Gitzen
Anoka County Surveyor

COUNTY AUDITOR/TREASURER
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 entered this day of _____, 20___.

_____
Property Tax Administrator

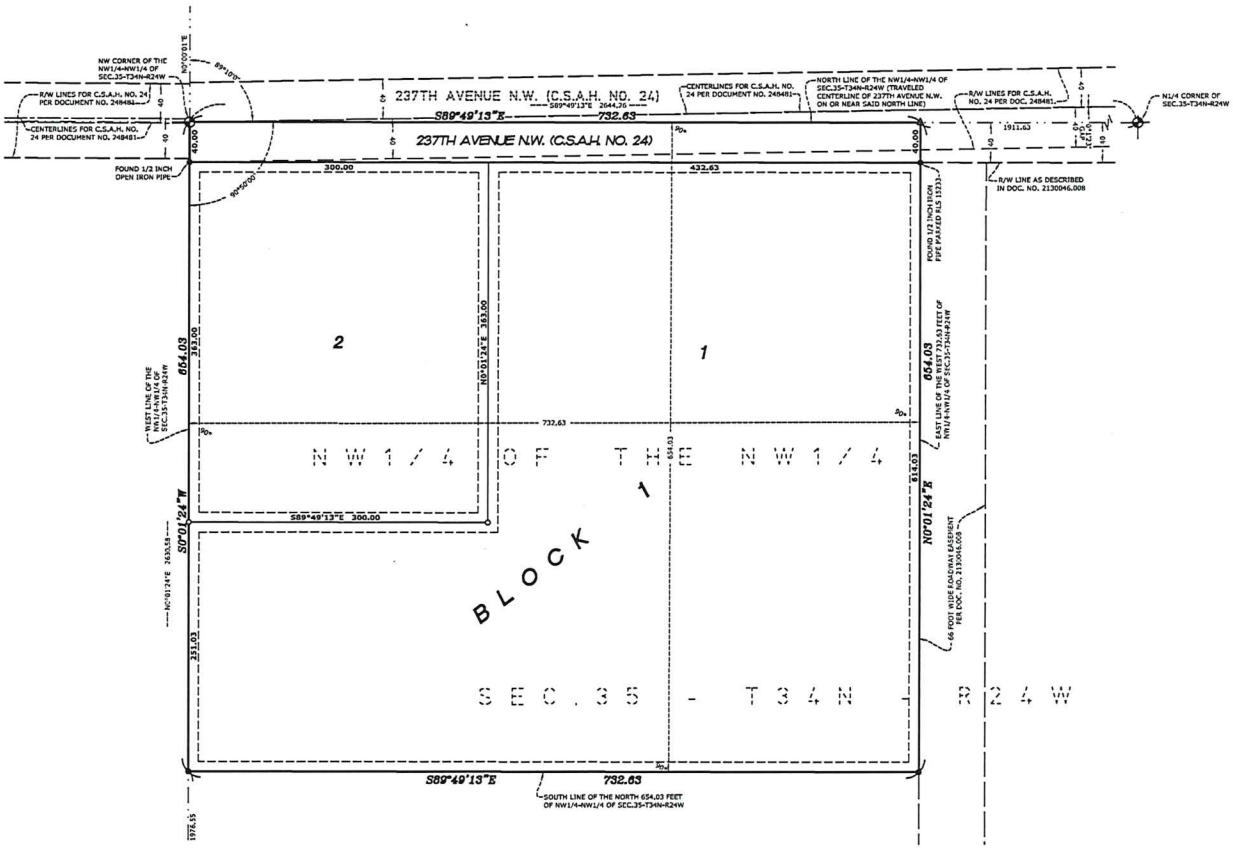
By _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of CARPENTERS LANDING was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____, 20___, at ___ o'clock ___M. and was duly recorded as Document Number _____.

_____
County Recorder/Registrar of Titles

By _____, Deputy



LEGEND

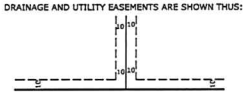
- ◈ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- • DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT MARKED RLS# 41578, UNLESS OTHERWISE SHOWN
- ○ DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET, MARKED RLS NO. 25343

FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 34 NORTH RANGE 24 WEST IS ASSUMED TO HAVE A BEARING OF SOUTH 89 DEGREES 49 MINUTES 13 SECONDS EAST.

RIGHT OF WAY NOTE

THE RIGHT OF WAY AS DESCRIBED IN DOCUMENT NO. 248481 DOES NOT FIT THE TRAVELED CENTERLINE OF 237TH AVENUE N.W. AS SHOWN. SAID DOCUMENT HAS OVERLAPS AND GAPS IN DESCRIBING THE RIGHT OF WAY.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH ADJOINING SIDE LOT LINES, RIGHT OF WAY LINES, AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

E. G. RUD & SONS, INC.
EST. 1977 Professional Land Surveyors

Hoisington Koegler Group Inc.

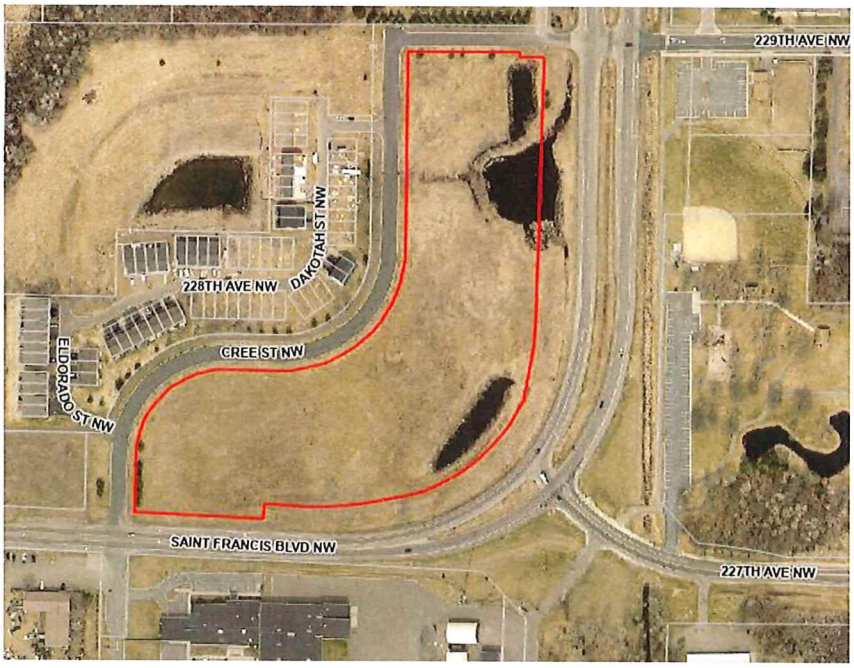
Creating Places that Enrich People's Lives

PLANNING REPORT

TO: City of St. Francis Planning Commission
FROM: Beth Richmond, Consulting Planner
DATE: May 12, 2021
SUBJECT: Interim Use Permit (IUP)
APPLICANT: SFLC LLC (James R. Anderson)
LOCATION: Block 2 Lot 1 Meadows of St. Francis (PID #06-33-24-11-0070)
MEETING DATE: May 19, 2021
COMP PLAN: Commercial
ZONING: B-2 General Business

OVERVIEW

James Anderson has submitted an Interim Use Permit (IUP) application to allow the 10.6-acre property located on the corner of Hwy 47 and Cree Street to be used for agricultural purposes. The property is currently vacant and there are several wetlands located along the east side. The applicant has indicated that he would like to lease out the land for farming while marketing the property for commercial use.



REVIEW PROCEDURE

60-Day Land Use Application Review Process

Pursuant to Minnesota State Statutes Section 15.99, local government agencies are required to approve or deny land use requests within 60 days. Within the 60-day period, an automatic extension of no more

Hoisington Koegler Group Inc.
123 North Third Street, Suite 100
Minneapolis, Minnesota 55401
(612) 338-0800 Fax (612) 338-6838 www.hkgi.com

than 60 days can be obtained by providing the applicant written notice containing the reason for the extension and specifying how much additional time is needed. The deadline for the IUP request is June 18, 2021.

Public Hearing

City Code Section 10-31-03 requires that a public hearing for review of the subdivision request be held by the Planning Commission. The public hearing notice was published in the Anoka County Union Herald on May ___, 2021 and posted on the City Hall bulletin board on May ___, 2021. The public hearing notice was mailed to all affected property owners located within 350 feet of the subject property on May ___, 2021.

INTERIM USE PERMIT REVIEW

Comprehensive Plan

The site is guided for Commercial use by the Comprehensive Plan. Agriculture is not consistent with this land use designation. However, as an interim use, agriculture is a temporary short term use for this property until the market supports a commercial use. The applicant has indicated that he will be actively marketing this property as a commercial property.

Zoning

This parcel is zoned General Business (B-2). The B-2 district is intended to provide for higher intensity retail, office, and service-oriented business along arterial roadways. Agriculture is an interim use in the B-2 district.

Access

This property currently has access to Cree St NW. If a curb cut is needed to serve the property, the applicant should provide this information on its dimensions and location to Staff for review.

Wetlands/Stormwater Ponds

There are several wetlands located along the eastern property line. These stormwater ponds serve the surrounding land and infrastructure. When the property was platted, drainage and utility easements were created over these wetlands. The applicant has indicated that the ponds and trees on the site will remain untouched (~1.4 acres). Due to the nature of the proposed agricultural use, Staff has some concern the function of the existing ponds may be affected by this use. Therefore, Staff suggests the creation of a vegetated buffer between these ponds and the agriculture use to reduce the potential for erosion as a condition of approval.

RECOMMENDATIONS

According to Section 10-34-01 of the City Code, the purpose and intent of allowing interim uses is:

A. *To allow a use for a temporary period of time until a permanent location is obtained or while the permanent location is under construction.*

B. ***To allow a use that is presently judged acceptable by the City Council, but that with anticipated development or redevelopment, will not be acceptable in the future or will be replaced in the future by a permitted or conditional use allowed within the respective district.***

C. *To allow a use which is reflective of anticipated long-range change to an area and which is in compliance with the Comprehensive Plan provided that said use maintains harmony and compatibility with surrounding uses and is in keeping with the architectural character and design standards of existing uses and development.*

As an interim use, the proposed agriculture use falls under Item B, above. The applicant is proposing to use the property for agriculture until such time as the property can be developed as commercial. If the Planning Commission and City Council determine agriculture to be a use that is acceptable in this area, then Staff suggests the following conditions of approval and findings of fact:

Proposed Conditions of Approval:

1. The Interim Use Permit shall lapse 2 years from the date of approval of the IUP or when the property is sold, whichever occurs first. If the property has not been sold within 2 years, the applicant may apply to renew this IUP through a public hearing process.
2. All crops shall be planted and maintained in accordance with Section 10-71-06 Traffic Sight Visibility Triangle.
3. A 25-foot vegetated buffer shall be shall be created between the existing wetlands and the proposed agricultural use. This buffer shall be vegetated with seed, sod, or native plantings.
4. The existing drainage ponds on the site shall maintain their current function. If a pond's function is reduced or impaired as a result of the agricultural use, the applicant shall be responsible for mitigation at their cost.
5. The agriculture use shall not be conducted within the drainage and utility easements on the site.
6. Applicant shall identify any curb cut(s) needed to serve the property and provide this information to City Staff for review. The applicant shall be responsible for any damage done to the existing curb as a result of the agriculture use.
7. Hours of operation for agriculture shall be limited to 7:00am to 10:00pm.
8. The application of traditional chemicals (pesticides/herbicides) for farming practices shall only be used during no wind conditions and shall not be broadcast or applied via aerial mechanisms.
9. The applicant shall provide legal proof of ownership of the property.
10. The applicant is responsible for all fees related to the review of this application.
11. All fees and financial obligations shall be received by the City prior to the releasing of the Interim Use Permit for recording.
12. The applicant shall record the approval document(s) with the County Recorder in accordance with Section 10-31-03 of the City Code.
13. Other conditions identified during the review process by Staff, the Planning Commission, or the City Council.

Proposed Findings of Fact

1. The proposed agriculture use is an interim, or temporary, use until the site can be developed for a higher, better use in accordance with the City Zoning Code and the Comprehensive Plan.
2. The proposed subdivision is consistent with the City's Comprehensive Plan.
3. The proposed subdivision is consistent with the City's Zoning ordinance.
4. The proposed use will generate limited traffic and will not be served by City services.
5. The use will not impose additional unreasonable costs on the public.

PLANNING COMMISSION ACTIONS

After the public hearing and discussion, the Planning Commission could take one of the following actions:

1. Recommend approval with the conditions and findings of fact as suggested by Staff. Suggested Motion: "Move to recommend approval of the Interim Use Permit to allow an agricultural use on the property with conditions and findings of fact as presented by Staff."
2. Recommend denial with Planning Commissioners' findings of fact.
3. Table the request to the next Planning Commission meeting and provide direction to Staff and the applicant as to the additional information needed.

ATTACHMENTS

- Applicant Submittal

City of St. Francis
23340 Cree Street NW, St. Francis, MN 55070

Community Development
Department Phone: 763.753.2630

Application Date:	
Fee:	Escrow:

PERMIT APPLICATION

PERMIT YOU ARE REQUESTING: ☐ CONDITIONAL USE ☒ INTERIM USE

PROPERTY INFORMATION If multiple properties, attach separate sheet	PARCEL ID #: 06-33-24-11-0070	COMP PLAN FUTURE LAND USE: B-2 Commercial	
	LEGAL DESCRIPTION: Lot 1, Block 2, Meadows of St. Francis	ZONING DISTRICT: B-2	
		LOT SIZE: 11.0 acres	
	PROJECT ADDRESS: Unassigned since vacant, sometimes:0 Cree Street		
OWNER INFORMATION	NAME: SFLC LLC by James R. Anderson, its Chief Manager		
	ADDRESS: 9893 Enclave Drive		
	CITY: Hopkins	STATE: MN	ZIP: 55305
	PHONE: 507-530-5981	EMAIL: jamesRanderson22@yahoo.com	
APPLICANT If different than owner	NAME: James R. Anderson	PHONE: same	
DESCRIPTION OF REQUEST	I would like to engage a farmer to till and farm this parcel.		
REASON FOR REQUEST	I want to get this property looking good to present to a quality Commercial buyer I have worked with in the past. If this buyer is not interested then I plan to commence nationwide advertising on the premier nationwide commercial property site, www.loopnet.com. I have used this site many times in the past with good results. Now that residential is quickly developing to the west, showing growth in this city, now is the time to present this property to serious buyers.		
ORDINANCE REQUIREMENT	IUP for agricultural use.		

Submittal Materials

The following materials must be submitted with your application in order to be considered complete. A complete application must be made by the application deadline for the Planning Commission meeting for which you wish to be heard. If you have any questions or concerns regarding the necessary materials, please contact the Community Development Department.

APPLICATION SUBMITTION MATERIALS
Survey, site plan, and development plans. Three (3) sets of large scale drawings; one **legible** set of 8 ½" x 11" or 11" x 17" reductions. Additional sizes and copies may be requested and required by the City for application completion. The following information must be included: ☐ Map or plat showing the lands proposed for the conditional use permit and all land within 350 feet of the boundaries of the property. ☐ Survey of the property showing all property lines, topography, existing and proposed structures (including dimensions and distances to property lines and other buildings), existing streets, alley, private roads, and fire lanes and easements. ☐ Access points, driveways, and parking areas including striping and number of spaces. ☐ Landscaping and ground cover including existing to be retained, existing to be removed, and proposed – all identified by size, type species, and quantity. ☐ Grading, drainage, and stormwater plans with existing and proposed topography prepared by a professional civil engineer registered in the state and adopted. ☐ Utility plans prescribing locations for city water, sewer, fire hydrants, manholes, power, telephone, and cable lines, natural gas mains, and other service facilities prepared by a professional civil engineer registered in the state and adopted. ☐ General floor plans and elevations for all existing and proposed structures. ☐ Proposed signage. ☐ Site lighting. ☐ A legend identifying the legal description, size of parcel, use(s) and square footage, number of units and density of residential, building height, floor area ratio, ground floor area ratio, impervious surface ratio, setbacks on all sides, graphic scale, north point, and usable open space.
Statement acknowledging that you have contacted the other governmental agencies such as Watershed Districts, County Departments, State Agencies, or others that may have authority over your property for approvals and necessary permits.
Names, addresses, and signatures of all owner(s), and any other person having legal interest, of the property.
Permit application form completed, including questionnaire answers.
Permit Request Supplement
Paid application fee and escrow

MATERIALS THAT MAY BE REQUIRED UPON THE REQUEST OF THE CITY

Survey of the property: An official survey, by a licensed surveyor, must be submitted with the application. The survey shall be scalable and in an 11" x 17" or 8 ½" x 11" format.
Electronic copy of all submittal documents
Any other materials as deemed necessary to help in the review of the application

Application fees and expenses by signing this application form, the applicant agrees that all fees and expenses incurred by the City for the processing of this application, including costs for professional services, are the responsibility of the property owner to be paid immediately upon receipt or the City may approve a special assessment for which the property owner specifically agrees to be assessed for 100 percent per annum and waivers any and all appeals under Minnesota Statues 429.081 as amended. All fees and expenses are due whether the application is approved or denied or withdrawn. Escrow fees collected at the time of application may not cover actual expenses, any additional fees will be billed.

I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted City policy and ordinance requirements are complete to the best of my knowledge. I further understand that the IUP application will be processed in accordance with the established City review procedures and Minnesota Statutes 15.99 as amended, at such times as it is determined to be complete. Pursuant to Minnesota Statutes 15.99, the City will notify the applicant within fifteen (15) business days from the filing date of any incomplete or other information necessary to complete the application. Failure on my part to supply all necessary information as required by the City may be cause for denying this application.

This application must be signed by all owners of the subject property or an explanation given why this is not the case. *We, the undersigned, have read and understand the above.*

Signature of Applicant	Date	Signature of Applicant	Date
			4-16-21
Signature of Owner (if different than Applicant)	Date	James R. Anderson	

QUESTIONNAIRE – COMPLETION REQUIRED

Please attach answers on separate sheet of paper.

1. Existing use of the property?

2. Description of proposed use of the property that requires the application for a CUP or IUP?
   a. The situation on the site which necessitates the request for the CUP or IUP
   b. Hours of operation, including dates, times (if applicable)
   c. Duration of the proposed use
   d. Date or event that will terminate the use

3. Type of Conditional or Interim use permit requested?

4. Describe how you believe the requested CUP or IUP Use fits the City's Comprehensive Plan.

5. Describe any physical or hydraulic impacts this project will have on water resources. Will the project involve the alteration of any surface water?

6. Provide an estimate of the acreage to be graded or excavated and the amount of soil to be moved. Describe any steep slopes or highly erodible soils and what measures will be used to minimize erosion.

7. Is this project in proximity to designated parks, trails recreation areas, wildlife preserves or other unique resources?

8. Provide any additional information that would be helpful for the Planning Commission when reviewing this application.

9. Does the request meet the criteria necessary to grant approval? (refer to the City Code)

ANSWERS TO QUESTIONNAIRE IN NUMBERICAL ORDER

1. It is zoned B-2 and there is no present use other than grass and some small scrub trees growing on the property.

2a. The property is starting to look scruffy which can give developers a negative impression. If the property continues in its present state the small scrub trees will eventually grow so big that the property can not be farmed or adequately cared for.

2b. Normal farming practices. The City can set daylight hours of operation if desired.

2c. The interim use will continue until I can induce a developer to come in and develop the property. If I can get the property looking good by farming it, I will immediately begin showing it to a serious prospect as well as nationwide advertising which I have previously successfully used on many other properties.

2d. The interim use will terminate when development of the property begins, which is the objective now that there is growth showing to the west.

3. An IUP is requested to allow farming of the property.

4. Farming will get the property looking useful and visually attractive. I have used this procedure in the past to get properties that looked awful, looking good and attractive to developers and end users. You would be amazed at how little imagination many have, especially when their first view of a property is negative.

5. Farming this property will not have any physical or hydraulic impact on water resources nor will it involve the alteration of surface water.

6. 9.6 acres will be farmed and none of this land will be graded or excavated. There are no steep slopes on this property that will be farmed. The two ponds and trees immediately surrounding the ponds will be left alone.

7. Nearby parks are labeled in red on the attached map. There may be some green space in the buildings to the west or the school to the east and surrounding the church to the north. The two 1.4 total acre ponds and trees immediately surrounding the ponds will be left alone.

8. When this property is looking good, it will provide everyone entering the city from the south on Highway 47 a better impression of the city and it will be more appealing to responsible developers who, because they are responsible, invariably take good care of their properties.

9. Attached is a copy of the purpose and requirements for an Interim Use Permit. The requested use fits the purpose and intent (10-7-1) because it is only for the period in time until the intended commercial use can be established. Farming is generally accepted by people in this area as an acceptable activity and use (until a better use can be established). In fact it is the opinion of applicant, based upon many years of experience, that farming this property will be helpful in attracting the desired commercial use by a responsible company or developer—if this were not the case, applicant would not be requesting this temporary use. Applicant will obtain NO financial benefit from the farming and in fact it will cost applicant money out of pocket.

Respectfully submitted,

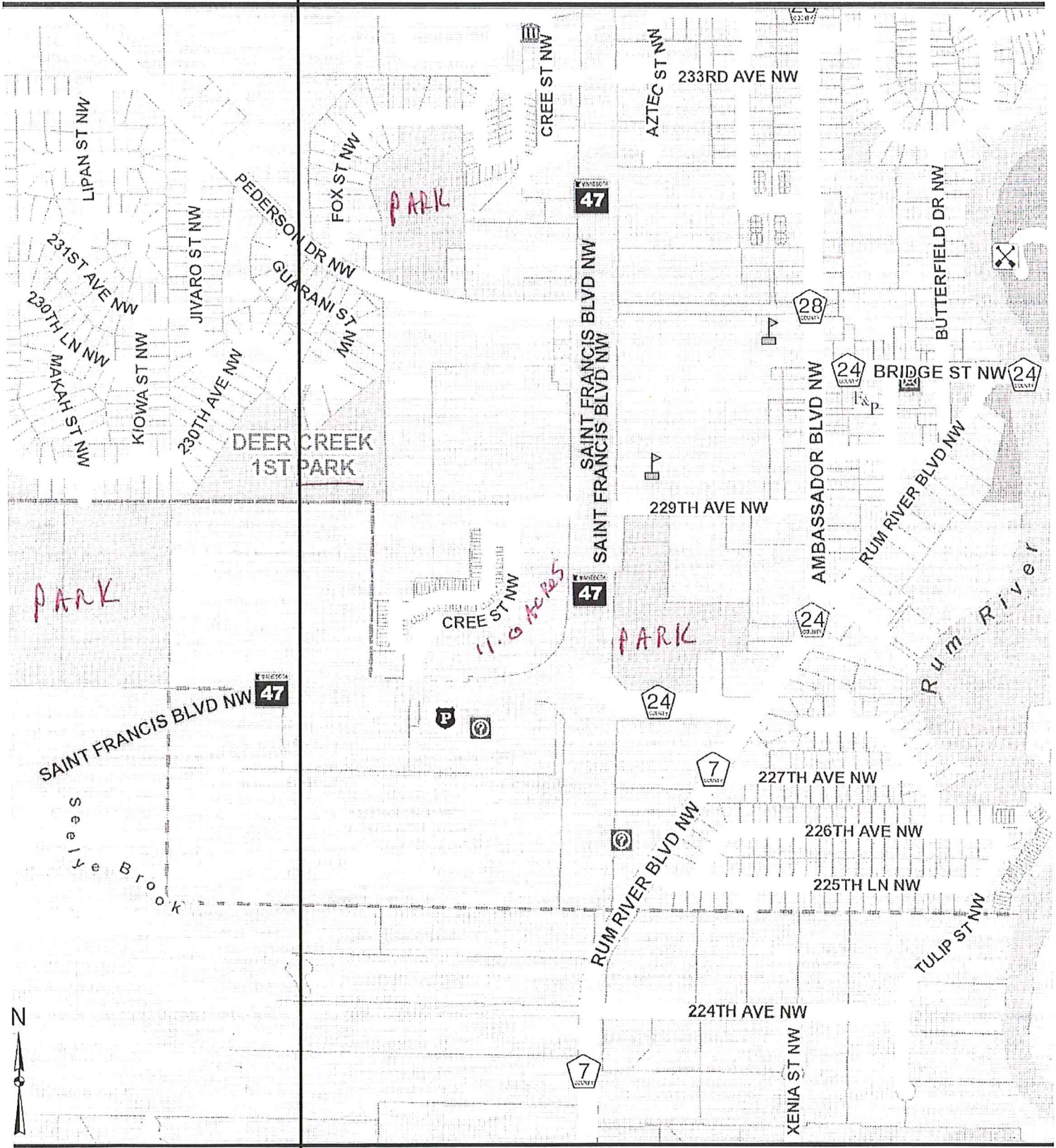
4-16-21

SFLC LLC
byJames R. Anderson
Its Chief Manager

JRA/bh

000306bh/1

Anoka County Parcel Viewer



Parcel Information:
06-33-24-11-0070

SAINT FRANCIS
MN 55070
Plat: MEADOWS OF ST. FRANCIS

Approx. Acres: 10.66142603
Commissioner: MATT LOOK

Owner Information:
SFLC LLC
9893 ENCLAVE DRIVE
MINNETONKA
MN
55305

ka County GIS	1:9,600	Date: 4/16/2021

sclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be
stituted for a title search, appraisal, survey, or for zoning verification.

OFFICIAL PLAT

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MEADOWS OF ST. FRANCIS

CITY OF ST. FRANCIS
COUNTY OF ANOKA
SECTION 6, TOWNSHIP 33, RANGE 24.

KNOW ALL MEN BY THESE PRESENTS: That SMJ Triangle Development, LLC, a Minnesota Limited Liability Corporation, owner, and Community First National Bank, a United States Corporation, mortgagee, of the following described property situated in the County of Anoka, State of Minnesota, to-wit:

That part of the North Half of the Northeast Quarter, Section 6, Township 33, Range 24, Anoka County, Minnesota, lying easterly of the West 1237.50 feet of said North Half of the Northeast Quarter, as measured at right angles to the west line of said North Half of the Northeast Quarter; EXCEPT the South 250.00 feet of the West 158.00 feet of the above described part of said North Half of the Northeast Quarter, as measured at right angles to the south and west lines, respectively, of the above described part of said North Half of the Northeast Quarter. AND EXCEPT that part of said North Half of the Northeast Quarter lying within the land acquired by the State of Minnesota for trunk highway purposes, as set forth in Final Certificate dated September 29, 1966, filed March 2, 1967, and recorded in Book 740 at page 599, as reformed by Order of Reformation in Decree Doc. No. 186966. (See instruments)

Have caused the same to be surveyed and platted as MEADOWS OF ST. FRANCIS and do hereby donate and dedicate to the public for public use forever the avenue, boulevard, street and easements for utility and drainage purposes as shown on the plat. Also dedicating to the State of Minnesota, the right of access onto State Trunk Highway No. 47 as shown on the plat.

In witness whereof said SMJ Triangle Development, LLC, a Minnesota Limited Liability Corporation, has caused these presents to be signed by its proper officers this 18TH day of NOVEMBER, 2004. In witness whereof said Community First National Bank, a United States Corporation, has caused these presents to be signed by its proper officers, this 18TH day of NOVEMBER, 2004.

Signed: SMJ TRIANGLE DEVELOPMENT, LLC

Scott W. Wold, Sec/Treas

Jon D. Jondahl, Chief Manager

Mitchell Madsen, Vice President

COMMUNITY FIRST NATIONAL BANK

its Vice President

its Vice President

State of Minnesota
County of Anoka
The foregoing instrument was acknowledged before me this 18th day of November, 2004, by Scott W. Wold, as Sec/Treas. and Jon D. Jondahl, as Chief Manager and Mitchell Madsen, as Vice President of SMJ Triangle Development, LLC, a Minnesota Limited Liability Corporation, on behalf of said corporation.

Joan L Wood
Notary Public, Hennepin, Co., MN
My commission expires January 31, 2005

State of Minnesota
County of Anoka
The foregoing instrument was acknowledged before me this 18th day of November, 2004, by Dawn Odegard as Vice President and Mitchell Schmidel as Vice President, of Community First National Bank, a United States Corporation, on behalf of said corporation.

Joan L Wood
Notary Public, Hennepin, Co., MN
My commission expires January 31, 2005

I hereby certify that I have surveyed and platted the land described on this plat as MEADOWS OF ST. FRANCIS; and that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown on said plat; that the outside boundary lines are correctly designated on said plat; and that there are no public highways or wetlands to be designated on said plat other than as shown thereon.

Milton E. Hyland
Milton E. Hyland, Licensed Land Surveyor
Minnesota License No. 20262

State of Minnesota
County of Hennepin
The foregoing instrument was acknowledged before me this 30th day of September, 2004, by Milton E. Hyland, Licensed Land Surveyor.

Ruthanne Mary Hyland
Ruthanne Mary Hyland, Notary Public
Hennepin County, Minnesota
My Commission Expires January 31, 2005

We hereby certify that the City Council of the City of St. Francis, Anoka County, Minnesota, duly accepted and approved the plat of MEADOWS OF ST. FRANCIS, at a regular meeting thereof held this 6th day of May, 2004. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minn. Statutes Section 505.03 Subd. 2.

CITY COUNCIL OF ST. FRANCIS, MINNESOTA

Mayor

Barbara J. Held
City Clerk

Checked and approved this 3RD day of DECEMBER, 2004.

Larry D. Hein
Anoka County Surveyor

480822.001 Torrens
Office of Registrar of Titles
County of Anoka
12/3/04
341
Deputy

Dec 3, 2004

HY-LAND SURVEYING, P.A.
LAND SURVEYORS

$2,170.00

SHEET 1 OF 3 SHEETS

OFFICIAL PLAT

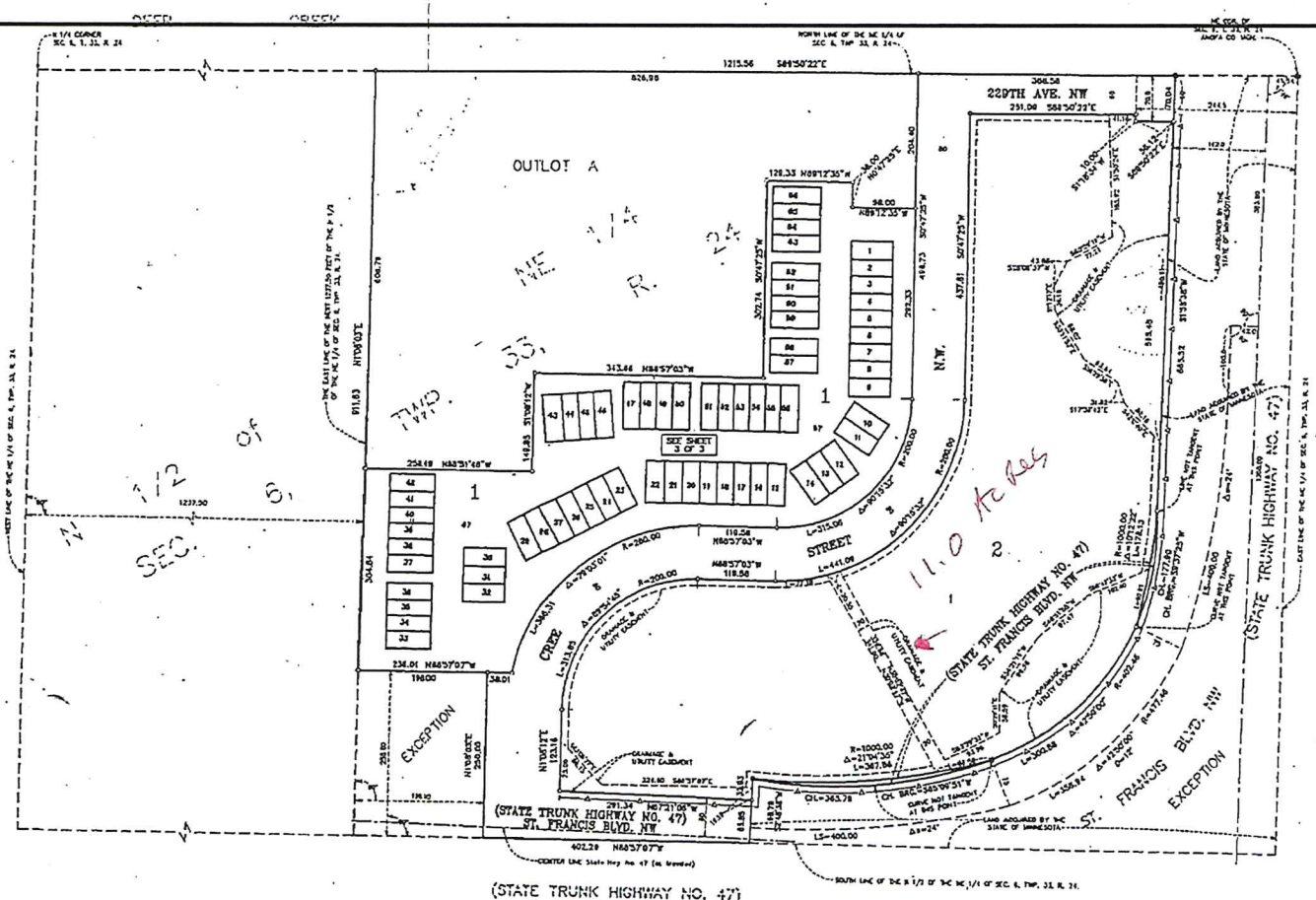
BK19 of Torrens pg 26

MEADOWS OF ST. FRANCIS

CITY OF ST. FRANCIS
COUNTY OF ANOKA
SECTION 6, TOWNSHIP 33, RANGE 24.

N
W — E
S

0 100 200 300
SCALE: 1 INCH = 100 FEET



(STATE TRUNK HIGHWAY NO. 47)
ST. FRANCIS BLVD. NW

● – Denotes found monument.

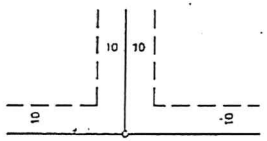
○ – Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 20262

—△— – Denotes Restricted Access dedicated to the State of Minnesota.

For the purposes of this plat the North Line of the Northeast Quarter of Section 6, Township 33, Range 24 is assumed to bear S 89°50'22" E.

NOTE:
THERE IS A DRAINAGE AND UTILITY EASEMENT OVER ALL OF LOT 67, BLOCK 1.

DRAINAGE & UTILITY EASEMENTS SHOWN THUS.
(NOT TO SCALE)



BEING 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES UNLESS OTHERWISE SHOWN ON THE PLAT.

HY-LAND SURVEYING, P.A.
LAND SURVEYORS