



PLANNING COMMISSION

**ISD #15 DISTRICT OFFICE BUILDING
4115 AMBASSADOR BLVD.**

September 18, 2019

7:00 PM

AGENDA

1. Call to Order/Pledge of Allegiance
2. Roll Call
3. Adopt Agenda
4. Approve Minutes August 21, 2019
5. Public Comment
6. Regular Business Items
7. Public Hearings
 - a. Variance - 910 236th Ave NW – Accessory Structure
 - b. PUD Amendment and Preliminary Plat – Turtle Ponds 4th Addition
 - c. PUD Amendment, Preliminary Plat and drainage and utility vacation – Turtle Ponds 5th Addition
8. Discussion by Planning Commissioners
9. 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.

**CITY OF ST. FRANCIS
ST. FRANCIS, MN
PLANNING COMMISSION MINUTES
August 21, 2019**

1. **Call to Order:** The Planning Commission meeting was called to order at 7:00 pm by Chairman Steinke.
2. **Roll Call:** Present were Ray Steinke, Todd Gardner, Greg Zutz, Liz Fairbanks and William Murray. Absent: Colleen Sievert

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

3. **Adopt Agenda:** Motion by Fairbanks, second by Gardner to approve the August 21, 2019 agenda. Motion carried 6-0.
4. **Approve Minutes:** Motion by Fairbanks, second by Zutz to approve the July 17, 2019 minutes. Motion carried 6-0.
5. **Public Comment:** None
6. **Regular Business Items:**
 - a. Commissioner Berndt – Resignation
Thunstrom updated group on resignation, accepting applications for replacement. Gardner nominated Zutz as Vice Chair, Fairbanks 2nd. Motion carried 6-0
 - b. Swiss Landing – Concept Plan
Richmond presented packet, findings and facts.
 - Plan compared to 2030 and 2040 comprehensive plan. A zoning amendment would be required to meet 2040 plan as density is not high enough.
 - Zoning, currently parcel is mixed zoning, this concept would bring it to a PUD. This area is within the Urban River district, to date no comments have been received by the DNR.
 - Addressed lot sizes, setback, streets and engineering comments. CUP required for development of streets.
 - MnDOT provided feedback requiring turn lanes and access comments, additionally would like to see trail system continued
 - Private Park proposed, would be maintained by an HOA. Low intensity use, does not meet park dedication requirements for land. If moved forward would require cash in lieu.

Fairbanks – why wouldn't the development meet city street standards and would like to see roads meet city standards

Steinke – need to make sure sharper curve meets emergency service vehicles. There is a wetland between the river and pond, need to bridge or utilize credits to move.

Clarified commercial parcel remaining with owner. Need to ensure future owners understand rules regarding clearing and river bank protection. Discussed uses of park dedication based on State Statute

Dwight Wirz, property owner – family property, intent to keep the banks natural and feels a private park would assist in preserving the river bank. Homeowners would have a commitment to take responsibility and care for park and river.

Jeff Stalberger, property owner- would encourage covenants to similar and/or some type of signage for river bank care.

Zutz – would like to provide comment on the following issues:

- Would like streets at the city standards
- Would like to see sidewalks or trails available for the residents connecting to what is existing
- Requests that setbacks meet the minimum standards if not larger
- Requests that river lots be considered as larger lots

Concept plan for informal comment – no action taken or required.

7. Public Hearing:

a. Ordinance Amendment – Chapter 10 Zoning, Section 18 Accessory Structures

Thunstrom presented Ordinance update and reason for request.

Public Hearing Opened 7:35 pm.

Comment from Tim Delany, 21672 Tyler East Bethel, soon to be a St. Francis resident. Spoke at Council and encouraged the larger garage sizes. Is building on acreage, footing at 2,800 sq. ft. Current limits on attached garages create costly changes to construction plans. Encourages the change to create an ordinance that allows garage design to follow the size of the house. Is in favor of the proposed changes.

Public Hearing Closed 7:38 pm.

Commission clarified if this is based on footprint or living space? It will be based on footprint.

Recommendation by Zutz to approve Ordinance Amendment as presented, Fairbanks second. Motion passed 6-0

b. Ordinance Amendment – Chapter 10 Zoning, Section 16 Outdoor Storage

Thunstrom presented Ordinance update and reason for request.

Public Hearing Opened 7:42 pm, no comments received

Public Hearing Closed 7:43 pm.

Commission had concerns that in Section 10-16-15-F, the proposed changes were too vague. Need to at a minimum identify the section of Chapter 10-19 that provides direction to residents. Also discussed the boundaries of the ordinance and use.

Recommendation by Zutz to approve Ordinance Amendment as presented with changes to section F, Fairbanks second.
Motion passed 6-0

8. **Planning Commission Discussion** – update on projects
9. **Adjournment:** Motion by Zutz, second by Gardner to adjourn. Motion carried 0-0.
Meeting adjourned at 7:50 pm.

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

Signed by: Kate Thunstrom
DATE APPROVED:

DRAFT

City of St. Francis Planning Commission Agenda Item
Executive Summary

<i>Title of Item:</i>	910 236th Ave NW Variance Requests: A request from Gary & Lisa Asper to construct a detached accessory structure in the rear yard of the property located at 910 236 th Ave NW.
<i>Meeting Date:</i>	09-18-19
<i>Staff Reporting:</i>	Beth Richmond, City Planner
<i>Summary:</i>	The applicants are seeking two variances associated with the construction of a detached accessory structure in the rear yard of their property. The applicants are requesting a size variance to allow a 1,500 square foot pole barn on a 2.45-acre lot. The applicants are also requesting a height variance to construct the pole barn with a sidewall of 13 feet. A public hearing notice was sent to all affected property owners located with 350 feet of the subject property and published in the Anoka County Union Herald.
<i>List of Attachments:</i>	A) Staff Report B) Applicant's Submittals

City of St. Francis Planning Department
910 236th Ave NW Variance Requests Review

To: Planning Commission
From: Beth Richmond, City Planner
Meeting Date: 09-18-19
Applicant(s): Gary & Lisa Asper
Location: 910 236th Ave NW

Introductory Information

Request: The applicants are requesting to construct a 1,500 square foot pole barn on the property located at 910 236th Ave NW to be used to house an RV and other recreational vehicles. This proposal includes two variance requests:

1. A request to construct a 1,500 sq. ft. pole barn on a 2.45-acre lot.
2. A request to construct a pole barn taller than the maximum allowable sidewall height of 12 ft.

Existing Site Character: There is an existing single-family residence on the site. The site is relatively flat. Trees surround the property's western boundary. There is a possible wetland in the southeast corner of the site.



Site Data:	• <i>Existing Zoning</i> – RR Rural Residential • <i>Land Use Guidance</i> – Rural Residential • <i>Acres</i> – 2.45 acres • <i>Property Identification Number (PID)</i> – 35-34-24-11-0012
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Application Review	
Review Criteria:	A variance shall not be approved unless all of the following criteria have been met: A. A variance shall only be granted when it is in harmony with the general purposes and intent of the ordinance. B. A variance shall only be granted when it is consistent with the comprehensive plan. C. A variance may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. Economic considerations alone do not constitute a practical difficulty. In order for a practical difficulty to be established, all of the following criteria shall be met: 1. The property owner proposes to use the property in a reasonable manner. In determining if the property owner proposes to use the property in a reasonable manner, the board shall consider, among other factors, whether the variance requested is the minimum variance which would alleviate the practical difficulty and whether the variance confers upon the applicant any special privileges that are denied to the owners of other lands, structures, or buildings in the same district. 2. The plight of the landowner is due to circumstances unique to the property not created by the landowner. 3. That the granting of the variance will not alter the essential character of the neighborhood in which the parcel of land is located. D. The variance does not involve a use that is not allowed within the respective zoning district.
Land Use:	• The site is guided for Rural Residential use by the 2030 Comprehensive Plan. This land use designation is meant for larger lot (2-5 acre) single-family residential uses.

Zoning:

Dimensional Standards:

- The lot is currently used as a single-family residence, in conformance with the Comprehensive Plan's land use guidance.
- The property is zoned RR Rural Residential.
- The property is used as a detached single-family residence, which is a permitted use in this zoning district.
- The home is served by private well and septic.
- The required lot dimensions for a lot in the RR district are listed below:

	RR District	Existing Lot
Lot Area	2.5 acres	2.45 acres
Lot Frontage	250 ft.	275 ft.

- The lot is 2.45 acres in area which is less than the 2.5 acres per lot required in the RR district. Therefore, the lot is a legally nonconforming, undersized in the RR district.

ACCESSORY STRUCTURE:

Dimensional Standards:

- The dimensional standards for accessory structures are listed below:

	Standard: 1-2.5 acre lot	Standard: 2.5-5 acre lot	Proposed
Total sq. footage	1,200 SF	1,500 SF	1,500 SF
Max. number of buildings	1	2	1
Pole buildings allowed?	Yes	Yes	Pole building
Max. sidewall height	12 ft.	14 ft.	13 ft.
Setback: Side and Rear	25 ft. from side and rear property lines	25 ft. from side and rear property lines	East: 95 ft. West: 150 ft. SW: 48 ft.
Setback: Front	No closer than principal structure	No closer than principal structure	60 ft. behind existing house

- The applicant is proposing to construct one pole barn on the site to house an RV and additional recreational vehicles. There is currently a chicken coop on the property, but that is planned to be

<i>Total Square Footage:</i>	removed when the new structure is constructed. The removal of the chicken coop will be required as a condition of approval. • There is an existing 8x8 chicken coop on the property • Applicant is proposing a 1,500 SF accessory structure • Together, these structures would result in a total accessory square footage of 1,564 sq. ft. • For lots between 1 and 2.5 acres, only 1,200 sq. ft. of accessory structure area is allowed. • Therefore, the applicant is requesting a variance to allow 1,500 sq. ft. of total accessory structure area on the property. • This request is consistent with the accessory structure square footage that is allowed for lots with areas between 2.5 and 5 acres. • Because the property is undersized for a RR lot, and because RR lots are required to be 2.5 acres in area, Staff finds the variance request to allow 1,500 sq. ft. in total accessory structure area to be reasonable • The chicken coop will be required to be removed as a condition of approval.
<i>Setbacks:</i>	• Applicant is proposing to construct the accessory structure behind the existing house. • The proposed structure is located more than 25' from the side and rear property lines, meeting the required setbacks for accessory structures in the rural service area. • Structure is proposed to be located roughly 60' behind the existing house, 95' and 150' respectively from the east and west side property lines, and 48' from the western rear/side property line.
<i>Structure Height:</i>	• The maximum sidewall height allowed for lots 1 to 2.5 acres in size is 12 feet. • Applicant is proposing a sidewall height between 12'9" and 13 feet. • 13 feet meets the height requirement for 2.5 to 5 acre lots (14 feet). Again, due to the fact that the lot is undersized for a RR lot, Staff finds the height request to allow a maximum sidewall height of 13' to be reasonable.
<i>Landscaping and Screening:</i>	• The site is screened from abutting neighbors by existing vegetation on the property. • There are existing mature trees and a fence along the western edge of the site, screening the proposed structure from the neighbors to the west.
<i>Neighborhood</i>	• Several lots within this neighborhood have accessory structures

Character:

similar to the one proposed.

- The creation of an accessory pole barn on the property will not alter the character of the neighborhood.
- The construction of the proposed structure will allow vehicles that are currently stored in the rear yard of the property to be stored in an enclosed area.

Building Exterior

- Exterior of the accessory structure is required to be similar in appearance to the principal structure (Code 10-18-5).
- Applicants are proposing to create a pole barn matching the color of the principal structure.
- As a condition of approval, the roof pitch of the proposed accessory structure shall be the same as the roof pitch of the existing home.
- All windows and doors on the accessory structure shall be of the same proportion and type as on the existing home.
- The overhang depth for the accessory structure shall be the same as the existing home.

Grading

- No grading is planned on the site.

Wetlands:

- One existing wetland appears to be located in the southeastern portion of the site.
- Proposed structure will not be located near the possible wetland area.



Conclusion	
	The applicant is seeking approval of the following variance requests: 1. Size variance allowing a total accessory structure square footage of 1,500 sq. ft. on the property. 2. Height variance allowing an accessory structure with a sidewall height of 13 feet. The 60-day review deadline for this application expires on October 13, 2019.
Staff Recommendation:	Subject to the conditions (pg. 7) and findings of fact (pg. 6) listed below, Staff recommends: • Approval of the size variance • Approval of the height variance
Suggested Findings of Fact	1. The requested variances are in harmony with the general purposes and intent of the zoning ordinance. 2. The requested variances are consistent with the comprehensive plan. 3. The applicants are proposing to use the property in a reasonable manner that is a permitted accessory use in the RR district. 4. The applicant has established a practical difficulty for the site (lot is undersized) which is unique to the property and not created by the landowner. 5. The proposed variances will not alter the essential character of the surrounding neighborhood.
Suggested Conditions	1. There shall be one accessory structure on the property. The existing chicken coop shall be removed. 2. The exterior color of the accessory structure shall match the color of the principal structure. 3. The roof pitch of the proposed accessory structure shall match the roof pitch of the existing home. 4. All windows and doors on the accessory structure shall be of the same proportion and type as on the existing home. 5. The overhang depth for the accessory structure shall match the overhang depth on the existing home. 6. Accessory structure shall not be located closer than 30 feet from the edge of a wetland. 7. Applicant shall be responsible for obtaining all required permits from county, state, and federal agencies. 8. Applicant shall be responsible for payment of all fees associated

	with the variance applications. 9. Applicant shall record all resolutions with Anoka County. 10. Additional conditions as identified by Staff, the Planning Commission, and the City Council through the development review process.
<i>Commission Options</i>	The Planning Commission has the following options: A) RECOMMEND APPROVAL with conditions and findings of fact as presented by Staff. B) RECOMMEND DENIAL with findings of fact. C) TABLE THE APPLICATION and request additional information
<i>Suggested Motion</i>	“Move to recommend approval of a size variance allowing a total accessory structure square footage of 1,500 sq. ft. and a height variance allowing an accessory structure with a sidewall height of 13 feet on the property located at 910 236th Ave NW with the conditions and findings of fact presented by Staff.”



Application Date:	
Fee: \$350	Escrow: \$1500

VARIANCE APPLICATION

PROPERTY INFORMATION If multiple properties, attach separate sheet	PARCEL ID #: 35-34-24-11-0012	COMP PLAN FUTURE LAND USE:	
	LEGAL DESCRIPTION: Lot 3 Block 2 MUNALE ESTATES	ZONING DISTRICT: R3-Med. Density	Rural Residential
	LOT SIZE: 2.45		
	PROJECT ADDRESS: 910 236TH AVE NW		
OWNER INFORMATION	NAME: GARY AND LISA ASPER		
	ADDRESS: 910 236TH AVE NW		
	CITY: ST. FRANCIS	STATE: MN	ZIP: 55070
	PHONE: 763-238-7450	EMAIL: LASPER96@MSN.COM	
APPLICANT If different than owner	NAME:	PHONE:	
DESCRIPTION OF REQUEST	Requesting to build a pole barn in our backyard to store an RV and other recreational vehicles. We want to build a Pole Barn the following size: 32 x 46.875 x 14ft 10 in Wall (1500 Square feet)		

Submittal Materials

The following materials must be submitted with your application in order to be considered complete. A complete application must be made no later than the 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 SUBMISSION MATERIALS

Site Plan: A scalable site plan, no larger than 11"x17", must be submitted which demonstrates the following:

- ☐ Property dimensions ✓
- ☐ Grading plan **NONE NEEDED**
- ☐ Landscaping, including location of significant trees and/or woodlands **NA**
- ☐ Location of utilities ✓
- ☐ Location of existing and proposed buildings (including total square footage, footprint and dimensions to lot lines) ✓
- ☐ Location of existing and proposed curb cuts, driveways and access roads
- ☐ Existing and proposed parking, off-street loading areas (if applicable) ✓
- ☐ Easements (if applicable) ✓
- ☐ Sidewalks and trails

COPIES: 1 hard copy full scale 11" x 17" or 8 1/2" x 11" format and one electronic copy. Additional sizes and copies may be requested and required by the City for application completion.

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.
Variance application form completed
Variance Questionnaire Answers
Paid application fee and escrow

MATERIALS THAT MAY BE REQUIRED UPON THE REQUEST OF THE CITY PLANNER

Survey of the property: A certified land survey is required if the variance extends within five (5) feet of the property line. 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 1/2" x 11" format.
Electronic copy of all submittal documents
Any other information which may be deemed necessary to make proper decision

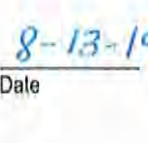
Application fees and expenses: by signing this application form, the applicant agrees that all fees and expenses incurred by the City for the processing of this application, including costs for professional services, are the responsibility of the property owner to be paid immediately upon receipt or the City may approve a special assessment for which the property owner specifically agrees to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes 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.

Review and Recommendation of the Planning Commission. The Planning Commission shall consider oral or written statements from the applicant, the public, City Staff, or its own members. It may question the applicant and may recommend approval, denial, or continue the application.

Review and Decision by the City Council. The City Council shall review the application after the Planning Commission has made its recommendation. The City Council makes a final determination to either approve or deny the application. Upon receiving a final determination from City Council, and before any permits are used, the resolution shall be recorded by the County.

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 this application will be processed in accordance with established City review procedures and Minnesota Statutes 15.99 as amended, at such time 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 requested by the City may be cause for denying this application.

We, the undersigned, have read and understand the above.

		
Signature of Applicant	Date	Signature of Applicant
	8/15/19	8-13-19

Signature of Owner (If different than Applicant) _____ Date _____

QUESTIONNAIRE – COMPLETION REQUIRED

Please attach answers on separate sheet of paper.

The ordinance requires that the conditions below must be satisfied in order for the variance to potentially be approved. On a separate page, explain in detail how your request conforms to each of these requirements. Be specific when addressing these items, the Commission must establish findings which support the application as it relates to each of the following:

Section A.

1. Existing use of the property
2. Description of the situation in which necessitates the request for the variance
3. Describe any physical or hydraulic impacts this project will have on water resources. Will the project involve the alteration of any surface water?
4. 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 measure will be used to minimize erosion.
5. Is this project in proximity to designated parks, trails, recreation areas, wildlife preserves or other unique resources?
6. Provide any additional information that would be helpful for the Planning Commission when reviewing this application.

Section B.

7. What is the effect of the proposed variance upon the health, safety and welfare of the community?
8. How is the request in harmony with the general purposes and intent of the Zoning Ordinance?
9. How is the request consistent with the Comprehensive Plan?
10. The applicant establishes that there are practical difficulties in complying with the Zoning Ordinance. Explain how:
 - a. The proposed use is permitted in the zoning district in which the land is located. A variance can be requested for dimensional items.
 - b. The plight of the landowner is due to circumstances unique to the property and not created by the landowner.
 - c. The variance, if granted, will not alter the essential character of the neighborhood in which the parcel of land is located.
 - d. Economic considerations alone do not constitute practical difficulties
 - e. Will the variance involve a use that is not allowed within the respective zoning district?
11. What are circumstances unique to the shape, topography, water conditions or other physical conditions of the property?
12. How is granting of the variance necessary for the preservation and enjoyment of a substantial property right?
13. Explain how granting of the variance will not impair light and air to the surrounding properties, unreasonable increase congestion, increase the danger of fire or endanger public safety.
14. Explain how granting of the variance will not merely serve as a convenience but is necessary to alleviate a practical difficulty.

Section A:

1. Existing use of the property: Recreational Use
2. Description of the situation in which necessitates the request for the variance: Primarily, we are requesting the pole barn to store an RV we recently purchased that needs to be stored, in addition to other recreational vehicles; Polaris Side by side, two snowmobiles, riding lawn mower, portable fish house, etc.. *Requesting square footage increase to accommodate the above listed vehicles.*
3. Describe any physical or hydraulic impacts this project will have on water resources. Will the project involve the alteration of any surface water? No
4. 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 measure will be used to minimize erosion. There is no excavating, grading, or any erosion whatsoever that will be required. We have a "sandy patch" of land about 2000 square foot that we'll use to put the pole barn on.
5. Is this project in proximity to designated parks, trails, recreation areas, wildlife preserves or other unique resources? No
6. Provide any additional information that would be helpful for the Planning Commission when reviewing this application. (please see attached letter to the Mayor)

Section B:

7. What is the effect of the proposed variance upon the health, safety, and welfare or the community? None
8. How is the request in harmony with the general purposes and intent of the Zoning Ordinance? The request meets the guidelines with the exception that our property is just short the acreage to approve without a variance, and because of the layout of our property and the adults trees surrounding it, by which we planted 25 years ago, there is minimal exposure to the neighbors, and the colors match the house exactly. It will look alot better than having everything just parked out back.
9. How is the request consistent with the Comprehensive plan? N/A
10. The applicant establishes that there are practical difficulties in complying with the Zoning Ordinance. Explain how:
 - a. The proposed use is permitted in the zoning district in which the land is located. A variance can be requested for dimensional items. The use of the pole barn is for recreational vehicle storage
 - b. The plight of the landowner is due to circumstances unique to the property and not created by the landowner. The lot size is 2.45, just shy of the lot size requirement for additional square footage under regular permit requirements.
 - c. The variance, if granted, will not alter the essential character of the neighborhood in which the alter of land is granted.
 - i. The position of the pole barn will sit behind the house and not visible to anyone driving by.
 - ii. We live on a cul-de-sac
 - d. Economic considerations alone do not constitute practical difficulties.
 - e. Will the variance involve a use that is not allowed within the respective zoning district? No

11. What are the circumstances unique to the shape, topography, water conditions or other physical conditions of the property? The lot size is just shy of qualifying for the square footage we need.
12. How is granting the variance necessary for the preservation and enjoyment of a substantial property right? All we want to do is provide proper storage to our retirement investment, in addition to storing recreational vehicles, and a riding lawn mower.
13. Explain how granting of the variance will not impair light and air to the surrounding properties, unreasonable increase congestion, increase the danger of fire or endanger public safety. The pole barn is a safe distance from the house, it does not block any light or air(?), we have a tree lined fence surrounding our backyard that is taller than the houses, and a pole barn has no impact on traffic congestion.
14. Explain how granting of the variance will not merely service as a convenience but is necessary to alleviate practical difficulty. Not exactly sure what is meant by practical difficulty, what I know is that it will store all of the things listed in a color matching the house and will make the lot look nicer than just having them parked in a line in the back yard. It will also ensure that there is a minimal chance of thievery (already had a power washer stolen from the back yard) by having everything under lock and key, and finally, keep the snow and other elements off the RV which we took money out of our 401K savings to pay for, and keep it in good shape for our retirement.

Gary and Lisa Asper
910 236th Ave NE
St. Francis, MN 55070

August 7, 2019

Dear Mayor Steve Feldman,

I am writing to you in regards to a building permit we are trying to get. We have been residents of St Francis for 25 years, and have no plans to ever move. We recently took out some of our 401k savings and bought a Coach for our retirement, and need a pole barn to store it in, along with other recreational vehicles.

The placement of the pole barn will be such that someone driving by would not even see it, along with the fact we live on a cul-de-sac, makes this a perfect solution for us and our neighbors.

As part of our due diligence, we talked with our neighbors who also have pole barns and verified the square footage, and height to ensure that we were not out of line in our request.

There are at least 3 properties, 2 doors down, in any direction, with buildings that are at least the size we are applying for or bigger, that were granted permits, so we thought our application would not be an issue. Some are running a home business out of them, so maybe that is what makes the difference?

We have run into a wall with our submission at the city hall and do not understand why, and are looking for your help.

We have seen the city grow from a population less than 1999, to where it is today and have been law abiding, voting, citizens; appreciative of the work the city has done, but now that we want to do something that will not only add value, but will keep our property looking "respectable", we are getting push back.

The pole barn specifics are attached to the permit Gary dropped off Monday; and be certain to notice we made sure the colors matched spot on to the house so it looks really nice.

A neighbor suggested we go this route because he had a positive experience with you.

We appreciate anything you can do and our contact information is below.

Thank you,

Gary and Lisa Asper

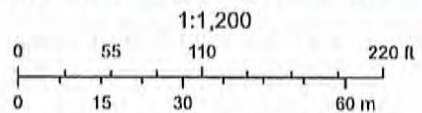
Gary Cell: 763-238-7450
Lisa Cell: 763-226-8397
Lasper9@msn.com

Anoka County, MN



July 23, 2019

2.45 ACRES

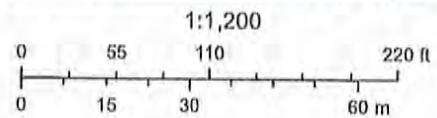


Georgann Lisa Asper
410 236th Ave NW
St Francis, MN 55070

Anoka County, MN



July 23, 2019



City of St. Francis Planning Commission Agenda Item
Executive Summary

Title of Item: **Turtle Ponds 4th Requests:** A request from Denali Investments, LLC to create Turtle Ponds 4th Addition including 13 detached townhome lots on Outlot D of Turtle Ponds .

Meeting Date: 09-18-19

Staff Reporting: Beth Richmond, City Planner

Summary: The applicants are seeking a PUD Amendment and preliminary plat to create 13 detached townhome lots on Outlot D of the Turtle Ponds subdivision. This land is currently vacant. This land was originally planned for commercial use; however, the applicant is requesting to develop detached townhomes on the site, which are considered to be a multi-family use.

A public hearing notice was sent to all affected property owners located with 350 feet of the subject property and published in the Anoka County Union Herald.

List of Attachments: A) Staff Report
B) Engineering Memo
C) Applicant's Submittals

City of St. Francis Planning Department
Turtle Ponds 4th Addition Preliminary Plat Review

To: Planning Commission
From: Beth Richmond, City Planner
Meeting Date: 09-18-19
Applicant(s): Denali Investments, LLC (Dave Schulte/Marc Schulte)
Location: Outlot D, Turtle Ponds (1st Addition)

Introductory Information

Request: The applicants are requesting to develop Outlot D of the Turtle Ponds subdivision to create 13 detached townhome lots on the site. This proposal includes two requests:

- Development stage PUD amendment to allow multi-family uses on Outlot D
- Preliminary plat to create 13 detached townhome lots

Existing Site Character: This site is currently vacant and is located along 229th Ave NW and Arrowhead St NW. The site is relatively flat and is vegetated along the north and west property boundaries.



Site Data:

- Existing Zoning – Turtle Ponds PUD

	• <i>Land Use Guidance</i> – Commercial • <i>Acres</i> – 2.99 acres • <i>Density</i> – 4.33 units/acre • <i>Property Identification Number (PID)</i> – 33-34-24-43-0046
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Application Review

Land Use:	• The site is guided for Commercial use by the 2030 Comprehensive Plan. Utilizing the site for residential uses would be inconsistent with the 2030 Plan. • The site is guided for Medium Density Residential (3-7 units/acre) by the DRAFT 2040 Comprehensive Plan. • The site is proposed to be utilized as 13 detached townhome lots with a density of 4.35 units per acre, which is consistent with the DRAFT 2040 Comprehensive Plan guidance. • Approval of the preliminary plat would be conditioned on the City’s adoption of the 2040 Comprehensive Plan.																								
Zoning:	• The property is zoned Turtle Ponds PUD. • All proposed lots are subject to the dimensional standards specified in the PUD documents.																								
PUD Amendment:	• The site is planned for Commercial use by the existing Turtle Ponds PUD. • The applicant is requesting development stage approval of a PUD amendment to plan this site for multi-family residential development. • Staff supports the amendment request. A four-fifths vote of the full Council is required for approval of a PUD amendment.																								
Dimensional Standards:	• The lot dimensions for the 13 proposed lots are as follows:<table><tr><td>Standard</td><td>PUD Standards</td><td>Proposed</td></tr><tr><td>Lot area</td><td>4,250 sq. ft.</td><td>5,110 sq. ft. to 10,764 sq. ft. Avg: 6,903 sq. ft.</td></tr><tr><td>Lot width</td><td>46’</td><td>47 ft.</td></tr><tr><td>Front setback</td><td>15’</td><td>22 ft.</td></tr><tr><td>Side setback</td><td>10 ft. building separation</td><td>7.5 ft. (15 ft. building separation)</td></tr><tr><td>Side setback (corner)</td><td>30 ft.</td><td>30 ft.</td></tr><tr><td>Rear setback</td><td>N/A</td><td>20 ft.</td></tr><tr><td>Rear setback (229th Ave NW)</td><td>N/A</td><td>50 ft.</td></tr></table>	Standard	PUD Standards	Proposed	Lot area	4,250 sq. ft.	5,110 sq. ft. to 10,764 sq. ft. Avg: 6,903 sq. ft.	Lot width	46’	47 ft.	Front setback	15’	22 ft.	Side setback	10 ft. building separation	7.5 ft. (15 ft. building separation)	Side setback (corner)	30 ft.	30 ft.	Rear setback	N/A	20 ft.	Rear setback (229 th Ave NW)	N/A	50 ft.
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Rear setback	N/A	20 ft.																							
Rear setback (229 th Ave NW)	N/A	50 ft.																							

<i>(Cont.)</i>	The proposed lot dimensions and setbacks meet the requirements established in the existing PUD.
<i>Roads/Access:</i>	- The applicant is proposing to create a 24-foot wide private road (Outlot B) running east to west that accesses Arrowhead Street NW. - Each of the 13 lots will have access onto the private street. - The Code allows for private streets as part of a Planned Unit Development. There are several private streets that exist as part of the Turtle Ponds PUD. - The private road shall be maintained by a Home Owner's Association or similar organization. The City will not be responsible for maintenance of the private street. - A turnaround has been provided for emergency vehicles. - Because this property abuts a county road, the application was submitted to Anoka County for review and comment on August 27, 2019. The project will have no impact on the county road. No comments have been received at this time.
<i>Parking</i>	- The applicant has provided plans for 7 off-street guest parking stalls. This meets the Code requirement of 0.5 guest space per townhome lot. - The driveways are proposed to be 16' wide. - Townhome lots are required by Code to provide two driveway parking spaces and 2 garage parking spaces. Townhome garages are required to be 20' in width.
<i>Utilities:</i>	- The applicant is proposing to extend public utilities from Arrowhead Street NW to serve the development. - The City Engineer has reviewed the utility plans and has provided comments. - Drainage and utility easements are proposed to be created over Outlot A and Outlot B.
<i>Stormwater:</i>	- The existing stormwater pond to the north spills slightly onto Outlot D. - The stormwater pond will be expanded south from the existing pond into the northeast portion of the site (proposed Outlot A)

(Cont.)	Type 1 - Seasonally Flooded Type 2 - Wet Meadows Type 3 - Shallow Marshes Type 4 - Deep Marshes Type 5 - Open Water Wetlands Type 6 - Shrub Swamps Type 7 - Wooded Swamps Type 8 - Bogs  • The City Engineer has reviewed the stormwater plans provided by the applicant and provided comments. • Staff has requested that the applicant review the design of the stormwater system to direct more runoff to the proposed infiltration basin located along the southern boundary of the site and to ensure that site runoff is kept onsite.
Landscaping:	• There are existing trees in northwest portion of the site, along the northern and western property boundaries. The existing evergreen trees along the western side of the property are proposed to be saved, so long as they do not encroach into grading limits. Trees on the northern portion, mainly boxelder, ash, elm, and silver maple, will be removed as part of the proposed development. • Two trees are proposed to be planted in each lot, one in the front yard and one in the rear yard. The proposed planting pattern is consistent with the pattern established in earlier phases of the development.

Conclusion

	The applicant is seeking approval of the following requests: 1. Development stage PUD amendment to allow multi-family uses on Turtle Ponds Outlot D. 2. Preliminary plat approval allowing the development of 13 detached townhome lots. The 120-day review deadline for this application expires on December 17, 2019.
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<i>Staff Recommendation:</i>	Subject to the conditions (pg. 6) and findings of fact (pg. 6) listed below, Staff recommends: • Approval of the development stage PUD Amendment. • Approval of the Turtle Ponds 4th Preliminary Plat.
<i>Suggested Findings of Fact – PUD Amendment</i>	1. The proposed PUD Amendment will allow multi-family uses on the property. 2. The proposed PUD Amendment is consistent with the draft 2040 Comprehensive Plan guidance for the site. 3. The applicant is proposing to use the site for multi-family uses, which is consistent with the existing neighborhood.
<i>Suggested Findings of Fact – Preliminary Plat</i>	1. The requested preliminary plat is in harmony with the general purposes and intent of the zoning ordinance. 2. The requested preliminary plat is consistent with the draft 2040 Comprehensive Plan. 3. The requested preliminary plat is consistent with the Turtle Ponds PUD guidance and standards.
<i>Suggested Conditions – Preliminary Plat</i>	1. Applicant shall meet all conditions specified in the City Engineer's memo dated August 30, 2019. 2. Applicant shall provide a geotechnical exploration report including groundwater depth, soil types, infiltration rates, and pavement recommendations for Staff review. 3. Applicant shall show linework on the preliminary plat including contours, utilities, pavement, etc. 4. Approval of the preliminary plat and PUD Amendment shall be conditioned on the City's adoption of the 2040 Comprehensive Plan. 5. A Homeowner's Association shall be established, and HOA documentation shall be provided at the time of final plat. Applicant shall be responsible for obtaining all required permits from county, state, and federal agencies. 6. Applicant shall be responsible for payment of all fees associated with the variance applications. 7. Applicant shall record all resolutions with Anoka County and provide the City with a receipt. 8. Additional conditions as identified by Staff, the Planning Commission, and the City Council through the development review process.
<i>Commission Options</i>	The Planning Commission has the following options: A) RECOMMEND APPROVAL subject to the conditions and findings of fact as presented by Staff. B) RECOMMEND DENIAL with findings of fact. C) TABLE THE APPLICATION and request additional

	information.
<i>Suggested Motion</i>	“Move to recommend approval of the development stage PUD Amendment to allow single-family uses on Outlot D of Turtle Ponds with the findings of fact as presented by Staff.” “Move to recommend approval of the preliminary plat for Turtle Ponds 4th Addition with the conditions and findings of fact as presented by Staff.”



**ENGINEERING REVIEW
for City of St. Francis
by
Hakanson Anderson**

Review No. 1

Submitted to: Beth Richmond, Planner

cc: Joe Kohlmann, City Administrator
Paul Teicher, Public Work Director
Kate Thunstrom, Community Development Director

Reviewed by: Craig Jochum, City Engineer

Date: August 30, 2019

Proposed Plat Name: Turtle Ponds 4th Addition

Property Description: Outlot D – TURTLE PONDS

Applicant: Turtle Moon, Inc.

Owners of Record: Denali Investments LLC

Jurisdictional Agencies: City of St. Francis, MPCA, Anoka County, MDH
(but not limited to)

Permits Required: City Approval, MPCA Construction Stormwater General
(but not limited to) Permit, MPCA Sanitary Sewer Extension Permit, MDH
Water Extension Permit, DNR Water Appropriation
Permit

INFORMATION AVAILABLE

Stormwater Management Plan, dated 5/1/19, prepared by Carlson McCain

Site Development Plans, dated 5/1/19, prepared by Carlson McCain

Preliminary Plat, dated 5/1/19, prepared by Carlson McCain

GENERAL COMMENT

1. A geotechnical exploration report is required. Report shall include groundwater depth, soil types, infiltration rates and pavement recommendations.
2. Prior to construction, a MPCA sanitary sewer extension permit, a Minnesota Department of Health watermain extension permit and a MPCA Construction Stormwater General Permit will have to be obtained.
3. The final construction plans shall include street, storm sewer, sanitary sewer and watermain construction plans, including profiles.
4. Ownership and maintenance of streets, utilities and stormwater facilities will need to be addressed in the developer agreement.

EXISTING CONDITIONS

1. Label the water surface elevation, normal water level and 100-year high water level of the existing stormwater pond north of the site.
2. Verify where the stormwater drains in the ditch on the north side of 229th Avenue, west of Arrowhead Street. Are there centerline culverts under 229th Avenue and/or Arrowhead Street?

PRELIMINARY PLAT

1. Include the existing linework on the preliminary plat drawing. Contours, utilities, curb, pavement, etc.
2. This plat is adjacent to a county road. County review is required.

PRELIMINARY SITE & UTILITY PLAN

1. The linetypes for the existing bituminous pavement and existing curb shall match the existing conditions plan. Currently the lines are dashed, they should be continuous.
2. Label the storm sewer rim and invert elevations and pipe size, material and slope.
3. The hydrant at the north watermain connection shall be relocated to the south side of the proposed gate valve. Watermain testing will be against the new valve and will include the hydrant.
4. Tracer wire system will be required on the proposed watermain. This will have to be addressed on the final construction plans.

5. At hydrants, tracer wire shall be terminated with a Cobra Hydrant Flange Access Point (color red) by Copperhead Wire or approved equal. This will have to be addressed on the final construction plans.

PRELIMINARY GRADING AND EROSION CONTROL

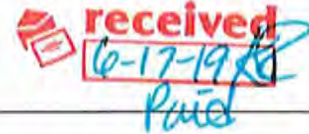
1. Show the proposed sanitary sewer and watermain linework on the plan.
2. Add silt fence in the following locations:
 - South property line
 - Property line north of Lot 1, Block 2.
 - West side of Arrowhead Street, north of Street A.Some of these areas may already include silt fence but the silt fence symbols blend in with the existing linework.
3. Add silt curtain at the north property line in the existing stormwater pond.
4. Access routes to infiltration basins and storm sewer shall be provided. Access routes must be at least 10 feet wide, must be contained within an easement, and have a longitudinal slope that does not exceed 8%. Clearly label the proposed access routes on the plans.
5. Label the emergency overflow elevation for Lot 4, Block 2.
6. Label the surface water elevation for the stormwater pond north of the site.
7. The area downstream of the two rain guardian structures shall be graded such that the stormwater drains to the infiltration basin and not directly into the flared end section.
8. Confirm that the existing ground elevation along the south property line, adjacent to the infiltration basin, is at or above 918.5. If not, revise the basin such that the high water level is contained on site.
9. There are a number of areas that are showing slopes greater than 4:1. Downstream of the rain guardian structures, adjacent to the catch basin north of Street B, at the west end of Street A, west of Lot 4, Block 2 and the Pond 100 side slopes. Some of the slopes shown below the normal water level of Pond 100 are greater than 3:1.

DETAILS

1. The turf establishment note refers to the 2005 MnDOT spec. Update the notes to the current spec.
2. Add an inlet protection device detail for catch basins prior to the curb being poured.
3. Add more detail for the curb at the rain guardian structure. Currently there are curb radiuses shown on both sides of the structure, but based on the proposed curb layout, this is not how the structure will be constructed.

STORMWATER MANAGEMENT PLAN

1. Review the design to direct more runoff to the infiltration pond. The north half of Street A and none of Block 2 currently goes to the infiltration pond.
2. Control the runoff from the west side of the site. Construct side yard swales to keep the runoff onsite.

DESCRIPTION OF REQUEST: (attach additional information if needed)Project Name: Turtle Ponds WestNature of Proposed Use:
Detached townhomes

Reason(s) to Approve Request:

Outlot is ready to be developed for Detached townhomes
Timing of market is ~~not~~ feasible.**IS THIS APPLICATION, PART OF, OR IN ADDITION TO, A PREVIOUS APPLICATION(S) PERTAINING TO THE SUBJECT SITE? IF YES:**

PROJECT NAME:

NATURE OF REQUEST:

(attach additional information if needed)

PROPERTY INFORMATION:Street Address:
OUTLOT D, TURTLE PONDS
~~OUTLOT D, TURTLE~~Property Identification
Number (PIN#):33-34-24-43-0046Legal Description
(Attach if necessary):

Lot(s):

Block:

Subdivision:

APPLICANT INFORMATION:Name: Dave Schulte, Marc SchulteBusiness Name: DENALI INVESTMENTS LLCAddress: 11149 187th AveCity: EIK RiverState: MNZip Code: 55330Telephone: 952-687-9590

Fax:

E-mail: marcschulte911@gmail.comContact: Marc SchulteTitle: Project Manager**OWNER INFORMATION:** (if different from applicant)

Name:

Business Name:

Address:

City:

State:

Zip Code:

Telephone:

Fax:

E-mail:

Contact:

Title:

TYPE OF APPLICATION: (Check appropriate box)		BASE APPLICATION AND EXPENSE FEES: (Fees are cumulative)
☐	ANNEXATION	\$250 Fee + \$2,000 Escrow
☐	APPEAL / ZONING APPEAL	\$200 Fee + \$250 Escrow
☐	COMPREHENSIVE PLAN AMENDMENT	\$450 Fee + \$2,000 Escrow
☐	ENVIRONMENTAL and/or WETLAND REVIEW	\$350 Fee + \$650 Escrow
☐	MINOR SUBDIVISION	\$350 Fee + \$2,000 Escrow
☐	PLANNED UNIT DEVELOPMENT (PUD)	\$350 Fee + \$2,000 Escrow
☐	ORDINANCE AMENDMENT	\$350 Fee + \$1,000 Escrow
☐	REZONING	\$350 Fee + \$1,000 Escrow
☒	SUBDIVISION (Circle appropriate): -Sketch Plan -Preliminary Plat (Rural) -Preliminary Plat (Urban) -Final Plat -Administrative Subdivision	\$300 Fee + \$500 Escrow \$400 Fee + \$400 + \$125 per lot Escrow \$400 Fee + \$425 + \$175 per unit Escrow \$350 Fee + \$650 Escrow \$200 Fee + \$1,000 Escrow
☐	SITE & BUILDING PLAN REVIEW (Regular)	\$350 Fee + \$450 Escrow
☐	SITE & BUILDING PLAN REVIEW (Admin)	\$100 Fee + \$250 Escrow
☐	TEMPORARY HABITATION	\$200 Fee + \$5,000 Escrow
☐	STREET and/or UTILITY VACATION	\$350 Fee + \$1,000 Escrow
	TOTALS	\$ <u>825</u> Fee, \$ <u>2,275</u> Escrow

Fees are set by Fee Schedule, Valid January through December
 Dock requests must following Conditional Use Permit process.

APPLICATION FEES AND EXPENSES: By signing this application form, I agree 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 waives any and all appeals under Minnesota Statutes 429.81 as amended. All fees and expenses are due whether the application is approved or denied or withdrawn. Escrow fees may not cover actual expenses; any additional fees will be billed.

State statutes provides up to 120 days for the review of complete application, but the City will strive to finalize your request as quickly as possible. Please note that missing application due date and meeting dates or submitting an incomplete application WILL result in the review of the request being delayed. All City Council meeting dates are estimated as it is City policy that issues be resolved and plans be revised as may be needed prior to Council consideration.

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 this application will be processed in accordance with established City review procedures and Minnesota Statutes 15.99 as amended, at such time 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 requested by the City may be cause for denying this application.

APPLICANTS MUST BE SIGNED BY ALL PROPERTY OWNERS AS WELL AS/AND IN ADDITION TO, APPLICANT

Applicant(s):  Date: June 17th 2019
 Owner(s):  Date: June 17th 2019

Required Application attachments

Minor Subdivisions	Please provide (3) Certificates of Survey at 22" by 34", (1) reproducible reduction at 11" by 17", and (1) to-scale electronic PDF. File of all information and submit an electronic (Word for Windows) version of the complete legal description of the property(s). ***See below for other required information.
Concept Plans	Please provide (3) large scale copies at 22" by 34", (1) reproducible reduction at 11" by 17", and (1) to-scale electronic PDF. File of all information and submit an electronic (Word for Windows) version of the complete legal description of the property(s). ***See below for other required information.*
Preliminary Plat	Please provide (3) large scale copies at 22" by 34", (1) reproducible reduction at 11" by 17", and (1) to-scale electronic PDF. File of all information and submit an electronic (Word for Windows) version of the complete legal description of the property(s). ***See below for other required information.
Final Plats	Please provide (3) large scale copies at 22" by 34", (1) reproducible reduction at 11" by 17", and (1) to-scale electronic PDF. File of all information and submit an electronic (Word for Windows) version of the complete legal description of the property(s). **See below for other required information.
***	1. If applicable, an additional large scale copy at 22" by 34" shall be provided for each of the following: (1) If project lies within a DNR Shoreland District or Floodplain (1) If project is adjacent to a neighboring City or Township 2. If applicable, an additional small scale copy at 11" by 17" shall be provided for each of the following: (1) If project increases the number of dwelling units for the Met Council (1) If project is adjacent to a County Road or County State Aid Highway (1) If project is adjacent to a MN/Dot state highway

ST. FRANCIS, MINNESOTA



- SHEET INDEX**
- | | |
|------|---|
| 1. | COVER |
| 2. | EXISTING CONDITIONS |
| 3. | PRELIMINARY PLAT |
| 4. | PRELIMINARY SITE & UTILITY PLAN |
| 5. | PRELIMINARY GRADING &
EROSION CONTROL PLAN |
| 6. | DETAILS |
| L1. | LANDSCAPE PLAN |
| TPI. | TREE PRESERVATION PLAN |



BENCHMARK

1. Justice County Development, Inc. 2022.
Deer Creek #11.01

2. Colorado Department of Transportation
CDO Bulletin No. 2022.
(August 1994-49-65).

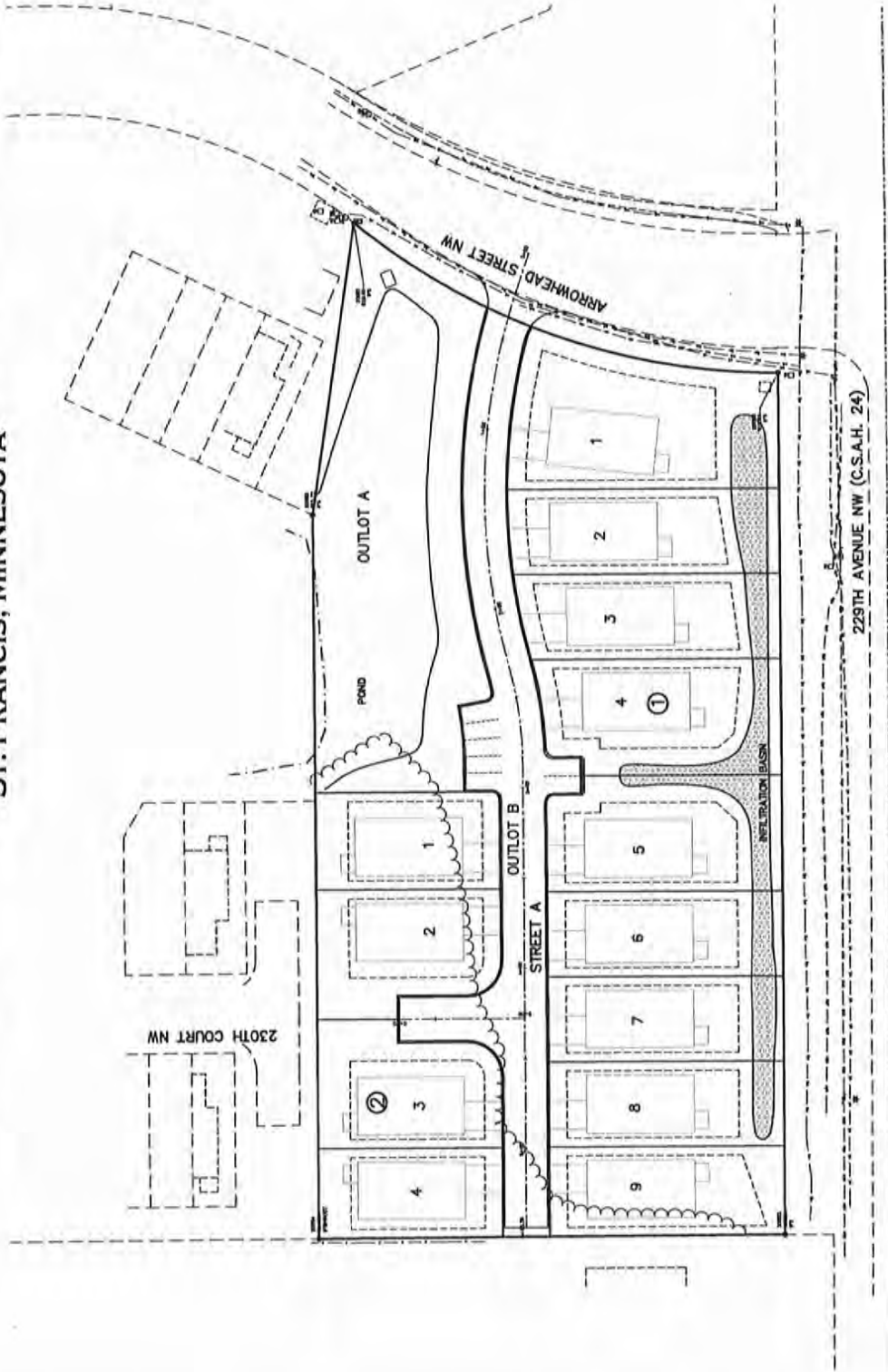


CALL NUMBERING YOUR COPY



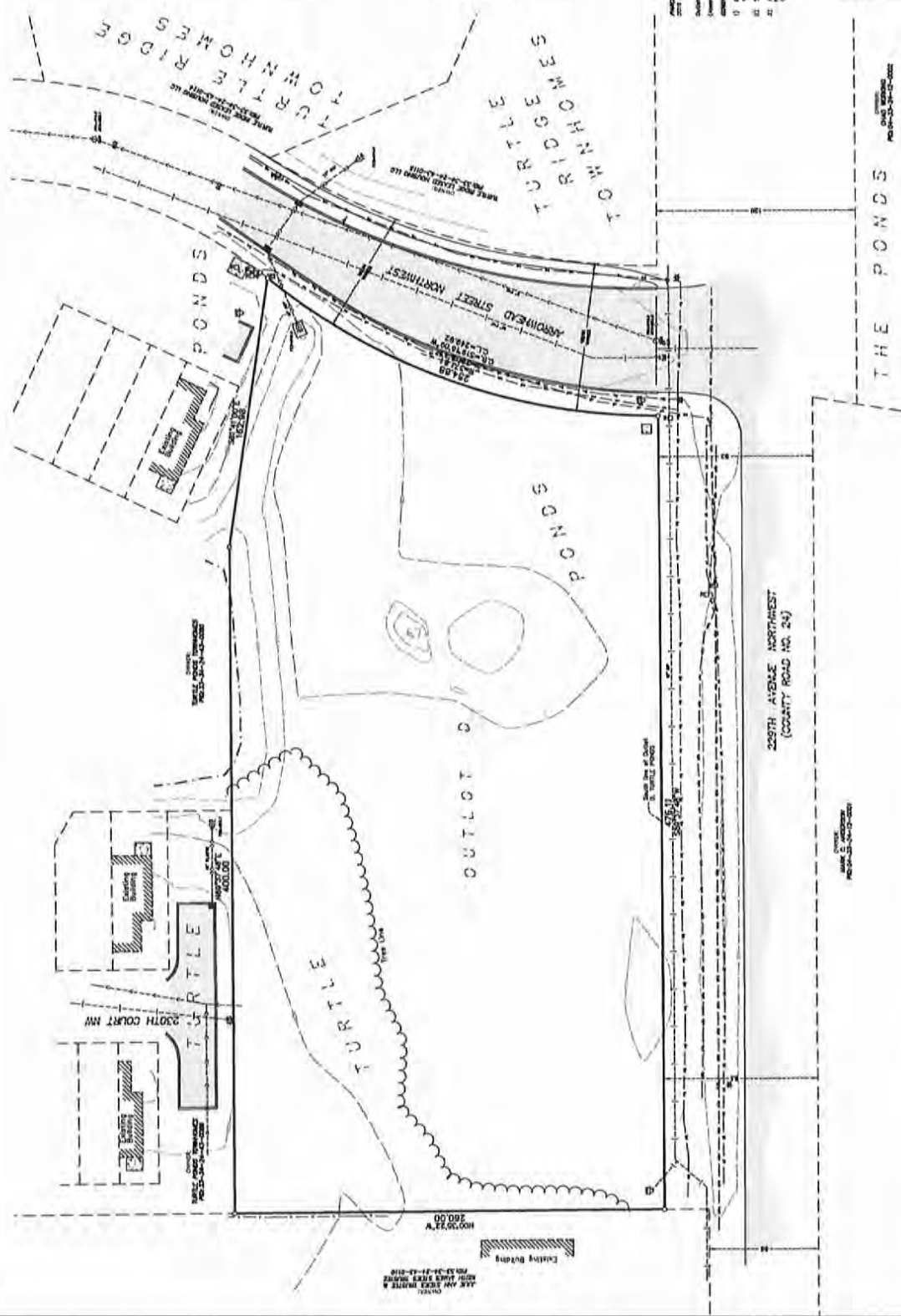
Know what's below.
Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level 2. This quality level was determined according to the provisions of C/ASCE 38-02, entitled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data."





- [illegible]

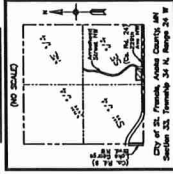
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EXISTING CONDITIONS

$$\frac{2}{6}$$

TURTLE PONDS 4TH ADDITION

VICINITY MAP



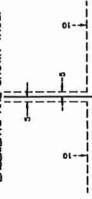
SITE DATA

TOTAL SITE AREA	45.89 AC
TOTAL OUTLOT AREA	45.83 AC
OUTLOT A	45.83 AC
OUTLOT B	45.83 AC
TOTAL LOT AREA	45.83 AC
SMALLEST LOT	45.83 AC
AVERAGE LOT	45.83 AC
TOTAL NUMBER OF LOTS	13
GROSS DENSITY	4.38 LOTS/AC
EXISTING ZONING	PUD
PROPOSED ZONING	AVAILABLE
UTILITIES	AVAILABLE
MINIMUM RESIDENTIAL SETBACK DATA:	
FRONT (HOUSE)	25.0 FT
FRONT (GARAGE)	7.5 FT
SIDE (HOUSE)	7.5 FT
REAR SETBACK	20.0 FT
TO 228TH AVENUE NW	50.0 FT

LEGEND

- - Delineate 5/8 inch by 14 inch rebar, modified with 1/2" x 1/2" x 1/2"

PROPOSED DRAINAGE UTILITY EASEMENTS ARE SHOWN THUS:



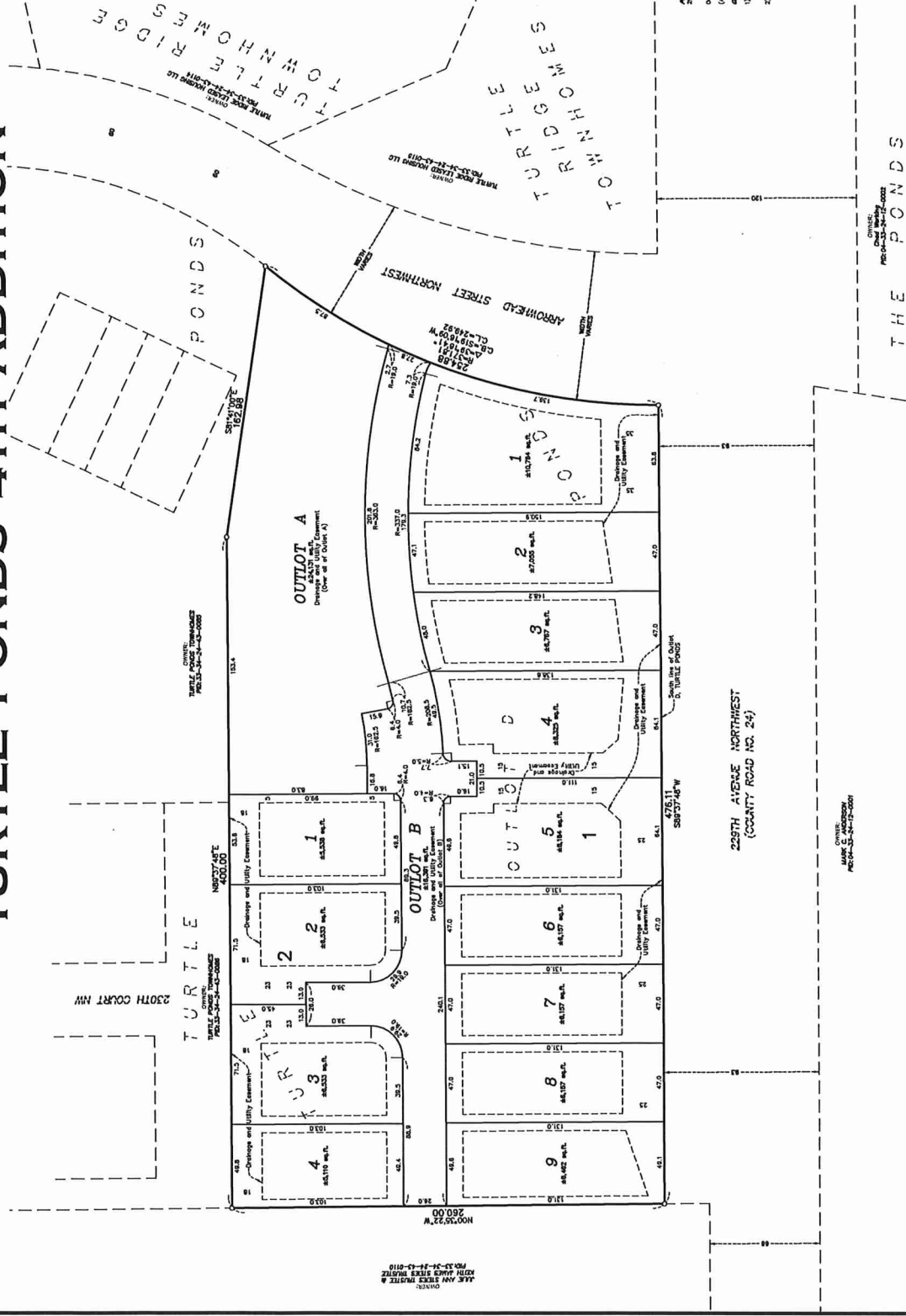
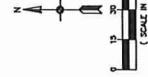
Notes: 1) All easements are shown on the South line of Outlot 3, TURTLE POND, which is shown to meet 228TH AVENUE NW. 2) Surveyed property address - unassigned, St. Francis, MN.

WATER EASEMENT: Per Supplemental The Covenants No. 111-0000, dated July 22, 2011 at 2:45 PM, prepared by T&M Associates, Inc. (hereinafter "T&M").

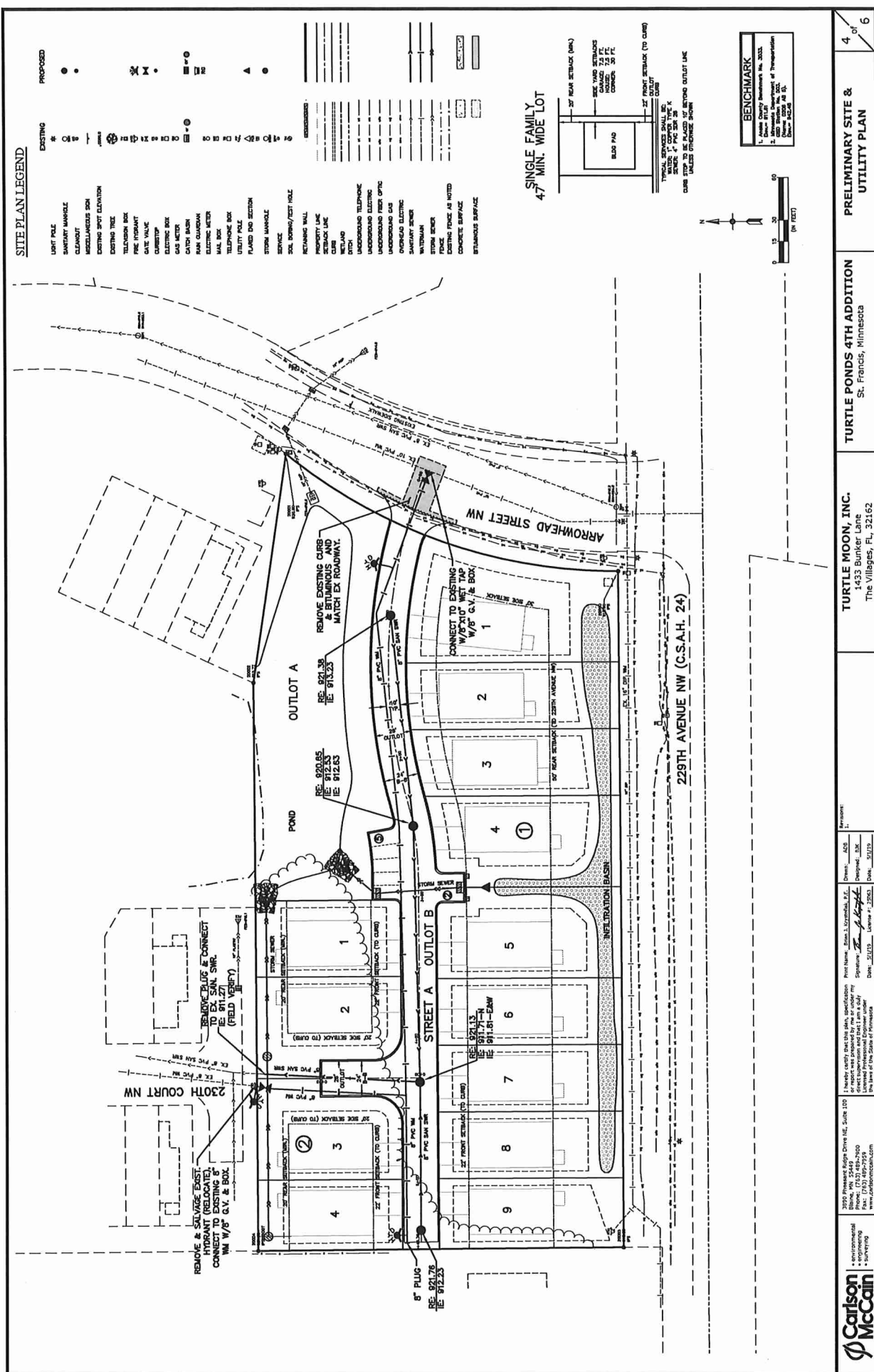
Outlot 3, TURTLE POND, according to the recorded plat thereof, Anoka County, Minnesota. (hereinafter "Property").

GRADING NOTES:

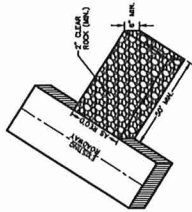
- 1) Delineate to meet 228TH AVENUE NW.
- 2) Surveyed property address - unassigned, St. Francis, MN.



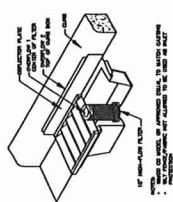
	3190 Pleasant Ridge Drive NE Blaine, MN 55449 Tel: (763) 427-7255 Fax: (763) 427-7255 www.carlsonmccann.com	I hereby certify that this plan, specification, report, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. Date: 10/1/2015 License #: 4011	Owners: _____ Date: _____ License #: _____ Date: _____	PRELIMINARY PLAT 3 of 6
	TURTLE MOON, INC. 1433 Bunker Lane The Villages, FL 32162	TURTLE PONDS 4TH ADDITION St. Francis, Minnesota	PRELIMINARY PLAT 3 of 6	PRELIMINARY PLAT 3 of 6



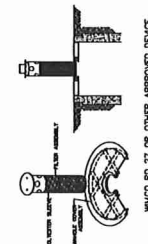
ROCK CONSTRUCTION ENTRANCE



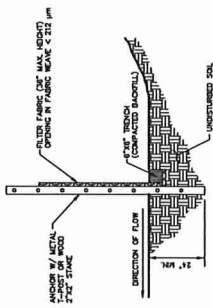
INLET PROTECTION FOR CURB AND GUTTER



BACK YARD CATCH BASIN INLET PROTECTION



SILT FENCE



1. BIG A 6" TRENCH ALONG THE ENTENDED SILT FENCE LINE.
2. BRICK ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. BRICK ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
4. LAY OUT SILT FENCE ALONG THE SMALL SIDE OF THE ANCHOR POSTS AND BACK FILL 6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
6. SEE MOST SPECIFICATIONS 2073 & 3006.

TURF ESTABLISHMENT

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE COMPLETED WITHIN 90 DAYS OF THE END OF CONSTRUCTION (SOG) EXCEPT AS NOTED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.

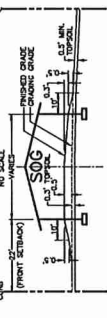
SEED: MOST MATURE SOG AT 70 POUNDS PER ACRE.

DORMANT SEED: SOG SHALL BE SEED AT TWICE THE NORMAL RATE AFTER MULCH.

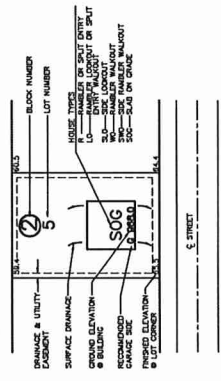
MULCH: TYPE 1 AT 2 TONS PER ACRE (DARK ANCHORED).

FERTILIZER: TYPE 24-12-24 AT 300 POUNDS PER ACRE.

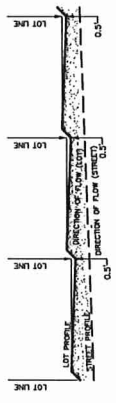
SLAB ON GRADE



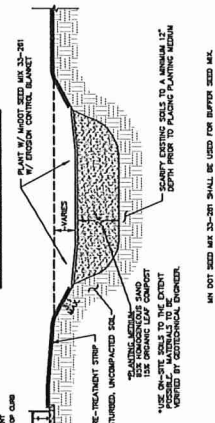
GRADING PLAN LOT KEY



LOT BENCHING DETAIL

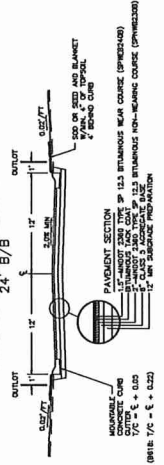


INFILTRATION BASIN

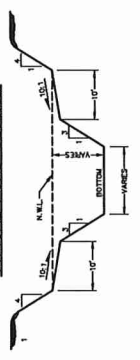


MIN DOT SEED MAX 33-201 SHALL BE USED FOR BUFFER SEED MIX.

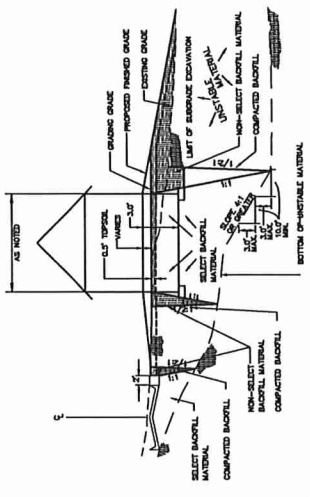
TYPICAL STREET SECTION 24' 6" B



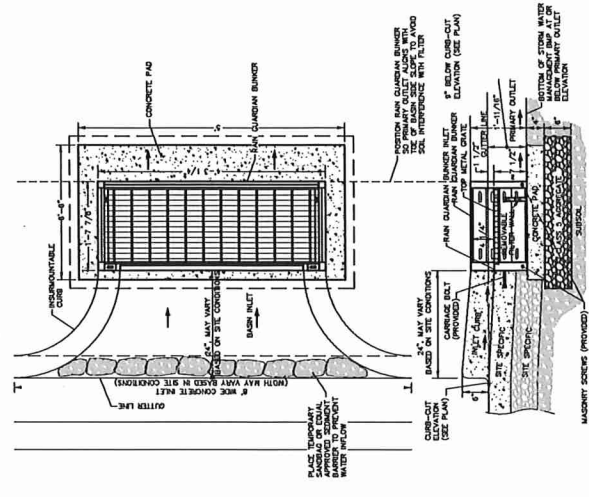
TYPICAL POND SECTION

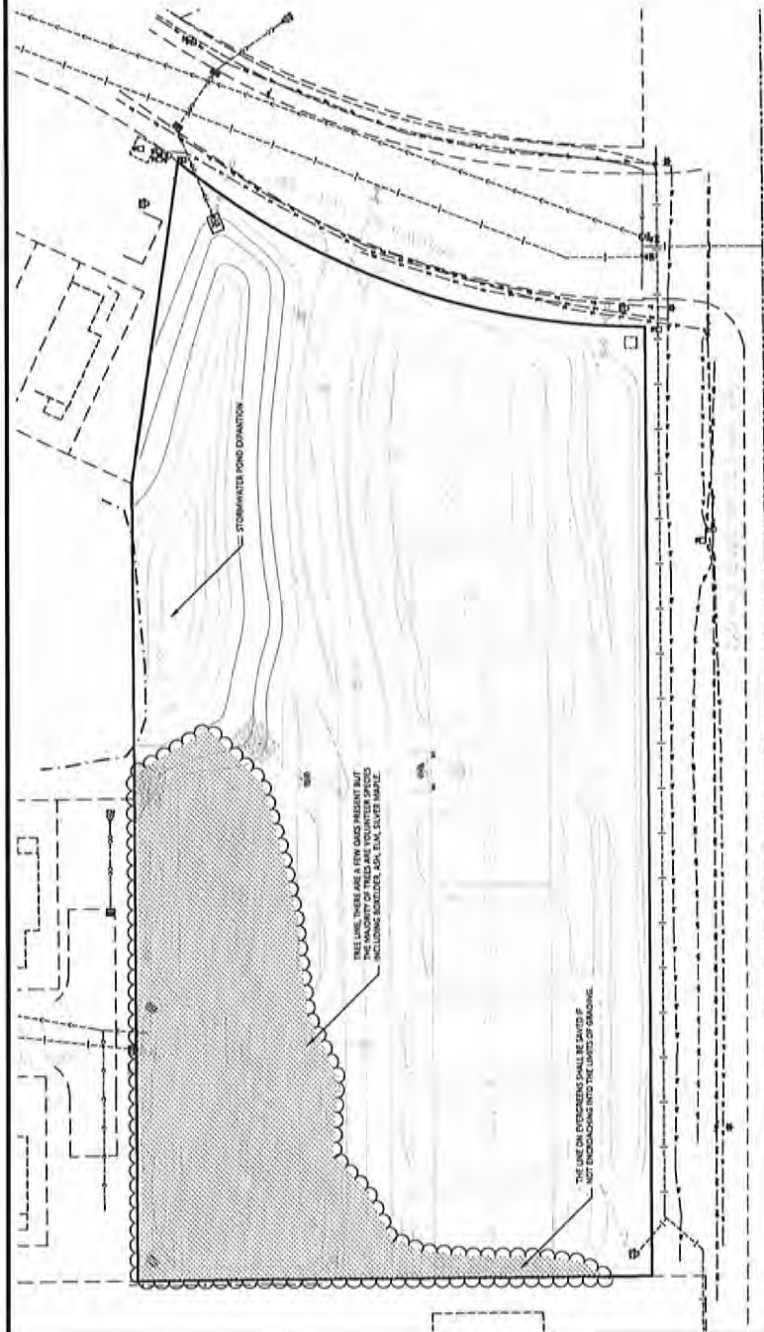


SUBGRADE CORRECTION

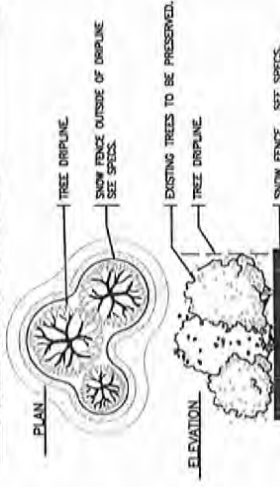


RAIN GUARDIAN DETAIL





TREE PROTECTION FENCE



ERECT PROTECTIVE SNOW FENCE PRIOR TO ANY CONSTRUCTION ACTIVITY. DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN PROTECTIVE AREA. REMOVE THE PROTECTIVE SNOW FENCE ONLY AFTER CONSTRUCTION OPERATIONS ARE COMPLETED.

TREE REMOVAL/REPLACEMENT SUMMARY

ALL REMOVED TREES WILL BE REPLANTED TO ACCOMMODATE EXISTING / DOMINANT SPECIES / UTILITIES

1. TREE PRESERVATION PLAN



	2020 Professional Survey License No. 2020-0001 Licensee: Carlson McCann Licensee No. 2020-0001 Licensee No. 2020-0001 Licensee No. 2020-0001	Project Name: Turtle Ponds 4th Addition Project No. 2020-0001 Project No. 2020-0001 Project No. 2020-0001	Client: Turtle Moon, Inc. 1433 Bunker Lake The Villages, FL 32162	Project: Turtle Ponds 4th Addition St. Francis, Minnesota	Project: Turtle Ponds 4th Addition St. Francis, Minnesota	Project: Turtle Ponds 4th Addition St. Francis, Minnesota	Project: Turtle Ponds 4th Addition St. Francis, Minnesota	Project: Turtle Ponds 4th Addition St. Francis, Minnesota	Project: Turtle Ponds 4th Addition St. Francis, Minnesota	Project: Turtle Ponds 4th Addition St. Francis, Minnesota
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City of St. Francis Planning Commission Agenda Item
Executive Summary

Title of Item: **Turtle Ponds 5th Addition Requests:** A request from Denali Investments, LLC to create Turtle Ponds 5th Addition including two single-family lots on Outlot B of Turtle Ponds 3rd Addition.

Meeting Date: 09-18-19

Staff Reporting: Beth Richmond, City Planner

Summary: The applicants are seeking a PUD Amendment, preliminary plat, and drainage and utility vacation request to create two single-family lots on Outlot B of Turtle Ponds 3rd Addition. This land is currently vacant, and a majority of the land is covered by a large wetland complex. This land was originally planned for multi-family use, however, due to the natural features on the site, the applicant is requesting to use the site for single-family residential uses.

A public hearing notice was sent to all affected property owners located within 350 feet of the subject property and published in the Anoka County Union Herald.

List of Attachments: A) Staff Report
B) Engineering Memo
C) Applicant's Submittals

City of St. Francis Planning Department
Turtle Ponds 5th Addition Preliminary Plat Review

To: Planning Commission
From: Beth Richmond, City Planner
Meeting Date: 09-18-19
Applicant(s): Denali Investments, LLC (Dave Schulte/Marc Schulte)
Location: Outlot B, Turtle Ponds 3rd Addition

Introductory Information

Request: The applicants are requesting to develop Outlot B of the 3rd Addition of Turtle Ponds to create two single-family lots on the site. A concept plan was completed for this site in September and October of 2018. This proposal includes several land use and subdivision requests:

- Preliminary plat to create 2 single-family lots
- PUD Amendment to allow single-family uses on Outlot B
- Drainage and utility easement vacation request

Existing Site Character: This site is currently vacant. Anoka County Ditch No. 18 runs north to south along the eastern edge of the property. A large wetland complex is located on the site.



Site Data:	• <i>Existing Zoning</i> – Turtle Ponds PUD • <i>Land Use Guidance</i> – Medium Density Residential (2.5-7 units/acre) • <i>Acres</i> – 10.07 acres • <i>Wetland Area</i> – 8.87 acres (approx.) • <i>Gross Density</i> – 0.20 units/acre • <i>Net Density</i> – 1.67 units/net acre • <i>Property Identification Number (PID)</i> – 33-34-24-44-0005
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Application Review

Land Use:	• The site is guided for Medium Density Residential use (2.5-7 units/acre) by the 2030 Comprehensive Plan. • The site is planned for multi-family residential use by the Turtle Ponds PUD. • The site is proposed to be developed as two single-family lots, which is consistent with the residential designation of the site by the Comprehensive Plan. • The net density for the subject site is 1.67 units per net acre, which is lower than the density for which this site is guided. However, when calculating density of the 3rd and 5th Additions of the Turtle Ponds development together, the approximate net density the area is 5.6 units per net acre. This density meets the density specified for Medium Density Residential use in the 2030 Comprehensive Plan. • Therefore, the proposed development is consistent with the land use guidance specified in the 2030 Comprehensive Plan.
Zoning:	• The property is zoned Turtle Ponds PUD. • All proposed lots are subject to the dimensional standards established in the existing PUD documents.
PUD Amendment:	• The PUD guides this outlot for multi-family use. • Following the completion of the concept plan review of this site, it was determined that establishing multi-family uses (townhouses) here is not feasible due to the size and location of the wetlands on site. • Therefore, the applicant is requesting to development stage approval to amend the PUD to allow the site to be developed as two single-family sites. • Staff supports this amendment request. A four-fifths vote of the full Council is required for approval of a PUD amendment.

Dimensional Standards:	- The lot dimensions for the two proposed lots are as follows:<table><tr><td></td><td>PUD SF Standards</td><td>Lot 1</td><td>Lot 2</td></tr><tr><td>Lot Area</td><td>10,800 SF</td><td>5.66 acres</td><td>4.41 acres</td></tr><tr><td>Lot Frontage</td><td>80' 49' cul-de-sac</td><td>N/A</td><td>120'</td></tr><tr><td>Side</td><td>15' separation</td><td>25'</td><td>25'</td></tr><tr><td>Front</td><td>30'</td><td>72'</td><td>240'</td></tr><tr><td>Rear</td><td>30'</td><td>320'</td><td>172'</td></tr></table> - The Lot 1 is not proposed to have direct frontage onto a public street. Instead, a 30-foot access easement is proposed to provide Lot 1 with access to 230th Ct NW. At the front setback line, Lot 1 is proposed to be 30 feet wide. Including the access easement increases the width to 42 feet at the front setback line. - Lot 1 is an irregularly shaped lot. The developer has demonstrated the ability to properly place structures on the site which are compatible in size and character with the surrounding area. Therefore, Lot 1 is acceptable in area and width for a single-family lot within the Turtle Ponds PUD.		PUD SF Standards	Lot 1	Lot 2	Lot Area	10,800 SF	5.66 acres	4.41 acres	Lot Frontage	80' 49' cul-de-sac	N/A	120'	Side	15' separation	25'	25'	Front	30'	72'	240'	Rear	30'	320'	172'
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Front	30'	72'	240'																						
Rear	30'	320'	172'																						
Roads/Access:	- The two proposed lots will have access off of the existing 230th Court NW. - A 30-foot wide access easement is proposed over the northern lot (Lot 2) to provide access to the southern lot (Lot 1). - In the City Engineer's review of the development, he noted that there may not be enough room to construct both the driveway for Lot 1 and the south end of the culvert. The applicant must verify the grading in this area to demonstrate that there is an appropriate amount of space provided in the easement. - Because this property abuts a county road, the application was submitted to Anoka County for review and comment on August 27, 2019. The project will have no impact on the county road. No comments have been received at this time.																								
Driveways:	- Driveways are required to be constructed between 10 and 24 feet wide, with 3-foot side yard setbacks located on each side. - The driveways for the proposed lots are planned to be 12-feet wide, with an 8-foot separation between the driveways. - The driveways shall be paved.																								
Utilities:	Existing City sewer and water utilities are available on the east side of the 230th Ct NW cul-de-sac. These utilities will be extended to serve the subject property.																								

	• Tracer wire will be required at the proposed water services. • A development agreement will be needed for the proposed subdivision which specifies the ownership and maintenance of the utility and stormwater facilities. • There is an existing drainage and utility easement located over a majority of the subject parcel. This easement includes the wetlands on site as well as Anoka County Ditch 18. The applicant has requested that this easement be vacated to allow development to occur on the site. As part of the platting process, a new drainage and utility easement will be created.
Wetlands:	• A majority of the site (roughly 8.9 acres) is covered by wetlands. • A wetland delineation was completed in spring 2019 to determine the exact locations and boundaries of the wetlands on-site. Staff has requested that the applicant provide the wetland delineation for review. • The applicant is proposing to fill in 3,600 sq. ft. of the wetland near 230th Ct NW in order to create the driveways that access each lot. The applicant has noted that wetland replacement credits will be purchased in lieu of onsite wetland replacement. • Proposed structures seem to adhere to the 30' structure setback required from the delineated edge of all wetlands. • Type 1 - Seasonally Flooded • Type 2 - Wet Meadows • Type 3 - Shallow Marshes • Type 4 - Deep Marshes • Type 5 - Open Water Wetlands • Type 6 - Shrub Swamps • Type 7 - Wooded Swamps • Type 8 - Bogs 
Floodplain:	• The 100-year floodplain elevation is assumed at 914.5. This should be shown on all plans.
Other Permits:	• All necessary permits must be provided to the City (MPCA, NPDES, MDH, etc.) as may be applicable.

CHARGES, FEES, & RESPONSIBILITIES	
<i>In General:</i>	The applicant is responsible for all fees related to the review of this application (including but not limited to planning, legal, engineering, wetland, environmental consultants, or other such experts as required by this application).
<i>Park Dedication:</i>	- Section 11-08-9 of the City Code requires all subdivision of land to dedicate a reasonable portion of land to the City for public use as parks, trails, or open space. The required dedication percentage for a residential development is 10% of the gross acreage being developed. - During the PUD process, it was determined that all residential lots within the Turtle Ponds subdivision would require a \$100 park dedication fee per lot, to be paid at the time the plans are approved. - No land is proposed to be dedicated to the City for park dedication as part of this preliminary plat. - The applicant will be required to pay \$200 for the two new lots (\$100 each) at the time of Final Plat.
<i>Water Charges:</i>	Water access charges and/or individual hook up charges will be applicable at the time of Final Plat per City standards and policies.
<i>Sewer Charges:</i>	Sewer access charges and/or individual hook up charges will be applicable at the time of Final Plat per City standards and policies.

Conclusion

	The applicant is seeking approval of the following requests: 1. Development stage PUD amendment to allow single-family uses on Turtle Ponds 3rd Addition Outlot B. 2. Preliminary plat approval allowing the development of two single-family lots. 3. Vacation of drainage and utility easement over a majority of Outlot B. The 120-day review deadline for this application expires on December 17, 2019.
<i>Staff Recommendation:</i>	Subject to the conditions (pg. 7) and findings of fact (pg. 7) listed below, Staff recommends: - Approval of the development stage PUD Amendment. - Approval of the Turtle Ponds 5th Preliminary Plat. - Approval of the drainage and utility easement vacation.

<i>Suggested Findings of Fact – PUD Amendment:</i>	1. The proposed PUD Amendment will allow single-family uses on the property. 2. The proposed PUD Amendment is consistent with the Comprehensive Plan guidance for the site. 3. The applicant considered the use of multi-family residential on the site. However, due to the location of the wetlands on-site, multi-family uses do not fit on the site.
<i>Suggested Findings of Fact – Preliminary Plat:</i>	1. The requested preliminary plat is in harmony with the general purposes and intent of the zoning ordinance. 2. The requested preliminary plat is consistent with the Comprehensive Plan. 3. The requested preliminary plat is consistent with the Turtle Ponds PUD guidance and standards.
<i>Suggested Conditions – Preliminary Plat:</i>	1. Applicant shall meet all conditions specified in the City Engineer's memo dated August 30, 2019. 2. Applicant shall provide the completed wetland delineation document for Staff review. 3. The FEMA Floodplain boundary shall be shown on all plans. 4. Applicant shall provide a geotechnical exploration report for Staff review. 5. Applicant shall provide proof of ownership or legal interest in property. 6. Applicant shall show acreage of both proposed lots exclusive of wet areas on the preliminary plat. 7. Applicant shall show building pad areas for each lot and label setbacks and lot widths on the preliminary plat and shall include existing linework such as contours, utilities, pavement, etc. 8. Applicant shall provide a wetland replacement plan. As part of the plan, applicant shall obtain wetland replacement credits to account for the 3,600 sq. ft. of wetland fill proposed on-site. 9. Applicant shall be responsible for obtaining all required permits from county, state, and federal agencies. 10. Applicant shall be responsible for payment of all fees associated with the variance applications. 11. Applicant shall record all resolutions with Anoka County and provide the City with a receipt. 12. Additional conditions as identified by Staff, the Planning Commission, and the City Council through the development review process.
<i>Commission Options</i>	The Planning Commission has the following options: A) RECOMMEND APPROVAL subject to the conditions and findings of fact as presented by Staff. B) RECOMMEND DENIAL with findings of fact.

	C) TABLE THE APPLICATION and request additional information
<i>Suggested Motions:</i>	• “Move to recommend approval of the PDU Amendment to allow single-family uses on Outlot B of Turtle Ponds 3rd Addition with the findings of fact as presented by Staff.” • “Move to recommend approval of the preliminary plat for Turtle Ponds 5th Addition with the conditions and findings of fact as presented by Staff.” • “Move to recommend approval of the drainage and utility easement vacation request for the drainage and utility easement currently located over Outlot B of Turtle Ponds 3rd Addition.”



**ENGINEERING REVIEW
for City of St. Francis
by
Hakanson Anderson**

Review No. 1

Submitted to: Beth Richmond, Planner

cc: Joe Kohlmann, City Administrator
Paul Teicher, Public Work Director
Kate Thunstrom, Community Development Director

Reviewed by: Craig Jochum, City Engineer

Date: August 30, 2019

Proposed Plat Name: Turtle Ponds 5th Addition

Property Description: Outlot B – TURTLE PONDS 3RD ADDITION

Applicant: Turtle Moon, Inc.

Owners of Record: Denali Investments LLC

Jurisdictional Agencies: City of St. Francis, Anoka County, MDH, MPCA
(but not limited to)

Permits Required: City Approval, DNR Water Appropriation Permit
(but not limited to)

INFORMATION AVAILABLE

Site Development Plans, dated 7/25/19, prepared by Carlson McCain

Preliminary Plat, dated 7/25/19, prepared by Carlson McCain

GENERAL COMMENT

1. A geotechnical exploration report is required to verify the site is suitable for intended development.
2. The ownership and maintenance of the utility and stormwater facilities will need to be addressed in the development agreement.

EXISTING CONDITIONS

1. Show the FEMA Floodplain boundary on the plan.

PRELIMINARY PLAT

1. Include the existing linework on the preliminary plat drawing. Contours, utilities, curb, pavement, etc.
2. Show the FEMA Floodplain boundary on the plat.
3. This plat fronts a county road. Review is required by Anoka County.

PRELIMINARY SITE & UTILITY PLAN

1. Make a reference to the details being used for each construction item, i.e. Sanitary sewer manhole, cleanout, water service, concrete apron, etc.
2. Tracer wire will be required at the proposed water services.
3. Add a note that states the sewer services shall connect to the sewer main with 8"x4" PVC wyes.

PRELIMINARY GRADING AND EROSION CONTROL

1. Show the proposed sanitary sewer and watermain linework on the plan.
2. Provide a wetland replacement plan.
3. It does not appear that there is enough room to construct the driveway for Lot 1 and the south end of the culvert. Verify grading in this area.
4. Label the lot numbers.
5. Label the size, material and slope of the driveway culvert.
6. Will the applicant apply for a LOMR?

DETAILS

1. The turf establishment note refers to the 2005 MnDOT spec. Update the notes to the current spec.

SHEET L1

1. Sheet name shall be revised to "Landscape Plan".

DESCRIPTION OF REQUEST: (attach additional information if needed)

Project Name: Turtle Ponds 3rd Addition

Nature of Proposed Use:

Single Family Use

received
6-12-17
paid

Reason(s) to Approve Request:

This is a empty outlot ~~that~~ in the middle of the Turtle Ponds & easiest & best use is SF lots

IS THIS APPLICATION, PART OF, OR IN ADDITION TO, A PREVIOUS APPLICATION(S) PERTAINING TO THE SUBJECT SITE? IF YES:

PROJECT NAME:

NATURE OF REQUEST:

(attach additional information if needed)

PROPERTY INFORMATION:

Street Address:

Property Identification Number (PIN#):

Out Lot B, Turtle Ponds 3rd Addition as recorded in

Legal Description
(Attach if necessary):

Lot(s):

Block:

Subdivision:

33-34-24-44-0005

Anoka County

APPLICANT INFORMATION:

Name:

Business Name:

Dave Schulte / Marc Schulte Denali Investments LLC

Address:

11149 187th Ave

City:

Elk River

State:

MN

Zip Code:

55330

Telephone:

952-687-9590 / 612-245-0249

Fax:

E-mail:

marcschulte911@gmail.com

Contact:

Marc Schulte

Title:

Project Manager

OWNER INFORMATION: (if different from applicant)

Name:

Business Name:

Address:

City:

State:

Zip Code:

Telephone:

Fax:

E-mail:

Contact:

Title:

TYPE OF APPLICATION: (Check appropriate box)		BASE APPLICATION AND EXPENSE FEES: (Fees are cumulative)
☐	ANNEXATION	\$250 Fee + \$2,000 Escrow
☐	APPEAL / ZONING APPEAL	\$200 Fee + \$250 Escrow
☐	COMPREHENSIVE PLAN AMENDMENT	\$450 Fee + \$2,000 Escrow
☐	ENVIRONMENTAL and/or WETLAND REVIEW	\$350 Fee + \$650 Escrow
☐	MINOR SUBDIVISION	\$350 Fee + \$2,000 Escrow
☐	PLANNED UNIT DEVELOPMENT (PUD)	\$350 Fee + \$2,000 Escrow
☐	ORDINANCE AMENDMENT	\$350 Fee + \$1,000 Escrow
☐	REZONING	\$350 Fee + \$1,000 Escrow
☒	SUBDIVISION (Circle appropriate): -Sketch Plan -Preliminary Plat (Rural) -Preliminary Plat (Urban) -Final Plat -Administrative Subdivision	\$300 Fee + \$500 Escrow \$400 Fee + \$400 + \$125 per lot Escrow \$400 Fee + \$425 + \$175 per unit Escrow \$350 Fee + \$650 Escrow \$200 Fee + \$1,000 Escrow
☐	SITE & BUILDING PLAN REVIEW (Regular)	\$350 Fee + \$450 Escrow
☐	SITE & BUILDING PLAN REVIEW (Admin)	\$100 Fee + \$250 Escrow
☐	TEMPORARY HABITATION	\$200 Fee + \$5,000 Escrow
☐	STREET and/or UTILITY VACATION	\$350 Fee + \$1,000 Escrow
	TOTALS	\$ <u>875</u> Fee, \$ <u>350</u> Escrow

Fees are set by Fee Schedule, Valid January through December
 Dock requests must following Conditional Use Permit process.

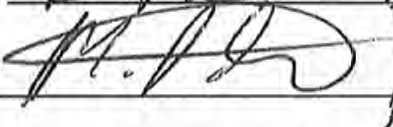
APPLICATION FEES AND EXPENSES: By signing this application form, I agree that all fees and expenses incurred by the City for the processing of this application, including costs for professional services, are the responsibility of the property owner to be paid immediately upon receipt or the City may approve a special assessment for which the property owner specifically agrees to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes 429.81 as amended. All fees and expenses are due whether the application is approved or denied or withdrawn. Escrow fees may not cover actual expenses; any additional fees will be billed.

State statutes provides up to 120 days for the review of complete application, but the City will strive to finalize your request as quickly as possible. Please note that missing application due date and meeting dates or submitting an incomplete application WILL result in the review of the request being delayed. All City Council meeting dates are estimated as it is City policy that issues be resolved and plans be revised as may be needed prior to Council consideration.

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 this application will be processed in accordance with established City review procedures and Minnesota Statutes 15.99 as amended, at such time 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 requested by the City may be cause for denying this application.

APPLICANTS MUST BE SIGNED BY ALL PROPERTY OWNERS AS WELL AS/AND IN ADDITION TO, APPLICANT

Applicant(s):  Date: 6-17-19

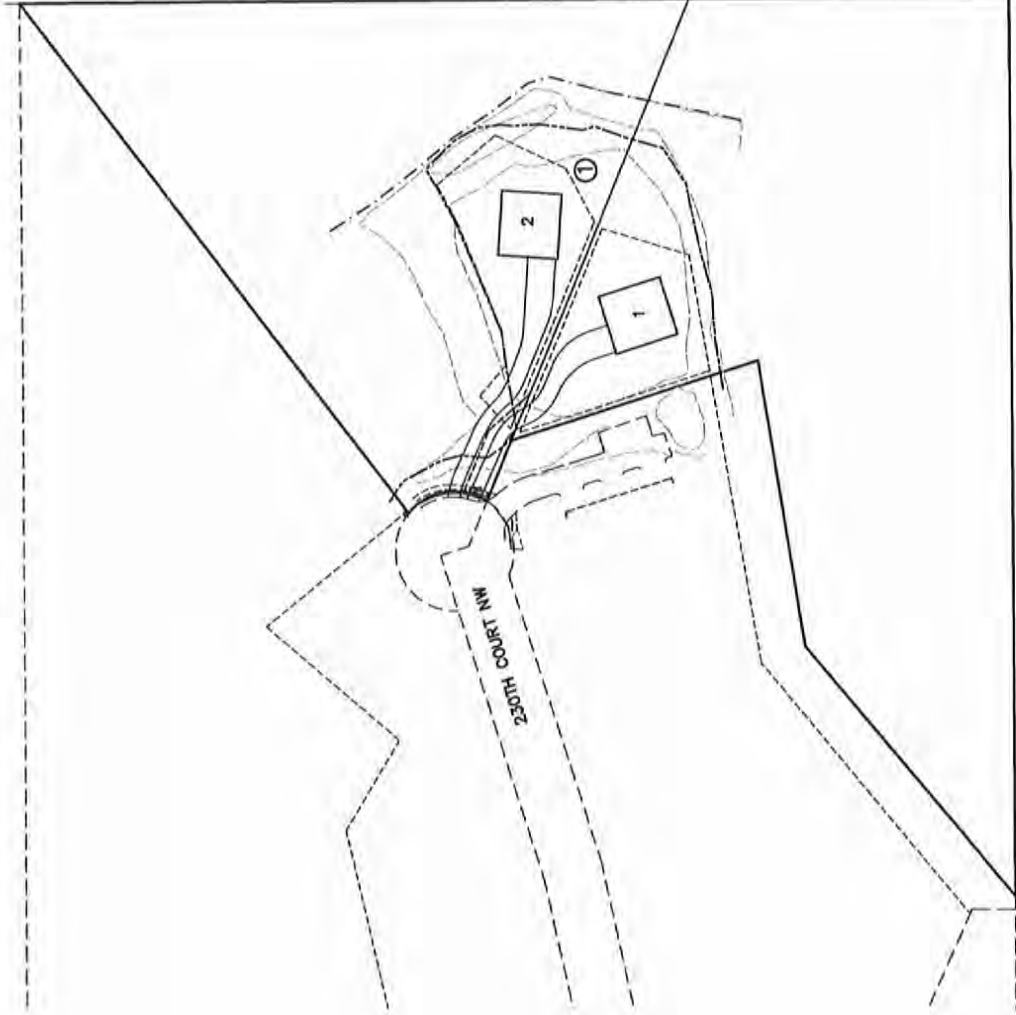
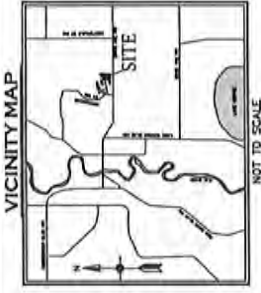
Owner(s):  Date: 6-17-19

Required Application attachments

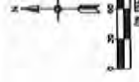
Minor Subdivisions	Please provide (3) Certificates of Survey at 22" by 34", (1) reproducible reduction at 11" by 17", and (1) to-scale electronic PDF. File of all information and submit an electronic (Word for Windows) version of the complete legal description of the property(s). ***See below for other required information.
Concept Plans	Please provide (3) large scale copies at 22" by 34", (1) reproducible reduction at 11" by 17", and (1) to-scale electronic PDF. File of all information and submit an electronic (Word for Windows) version of the complete legal description of the property(s). ***See below for other required information.*
Preliminary Plat	Please provide (3) large scale copies at 22" by 34", (1) reproducible reduction at 11" by 17", and (1) to-scale electronic PDF. File of all information and submit an electronic (Word for Windows) version of the complete legal description of the property(s). ***See below for other required information.
Final Plats	Please provide (3) large scale copies at 22" by 34", (1) reproducible reduction at 11" by 17", and (1) to-scale electronic PDF. File of all information and submit an electronic (Word for Windows) version of the complete legal description of the property(s). **See below for other required information.
***	1. If applicable, an additional large scale copy at 22" by 34" shall be provided for each of the following: a. (1) If project lies within a DNR Shoreland District or Floodplain b. (1) If project is adjacent to a neighboring City or Township 2. If applicable, an additional small scale copy at 11" by 17" shall be provided for each of the following: a. (1) If project increases the number of dwelling units for the Met Council b. (1) If project is adjacent to a County Road or County State Aid Highway c. (1) If project is adjacent to a MN/Dot state highway

TURTLE PONDS 5TH ADDITION

ST. FRANCIS, MINNESOTA



- SHEET INDEX**
1. COVER
 2. EXISTING CONDITIONS
 3. PRELIMINARY SITE & UTILITY PLAN
 4. PRELIMINARY GRADING & EROSION CONTROL PLAN
 5. DETAILS
 6. LANDSCAPE PLAN



BENCHMARK	
1. 229th Avenue NW	229th Avenue NW
2. 230th Avenue NW	230th Avenue NW
3. 231st Avenue NW	231st Avenue NW
4. 232nd Avenue NW	232nd Avenue NW
5. 233rd Avenue NW	233rd Avenue NW
6. 234th Avenue NW	234th Avenue NW
7. 235th Avenue NW	235th Avenue NW
8. 236th Avenue NW	236th Avenue NW
9. 237th Avenue NW	237th Avenue NW
10. 238th Avenue NW	238th Avenue NW
11. 239th Avenue NW	239th Avenue NW
12. 240th Avenue NW	240th Avenue NW

Know what's below.
Call before you dig.

CALL BEFORE YOU DIG

The information on this drawing was obtained from the City of St. Francis, Minnesota. The City of St. Francis is not responsible for the accuracy or completeness of the information. The City of St. Francis is not responsible for the accuracy or completeness of the information. The City of St. Francis is not responsible for the accuracy or completeness of the information.

Carlson McCain
ENVIRONMENTAL-ENGINEERING-SURVEYING
Suite 100, Blaine, MN 55449
Phone: 763-489-7900 Fax: 763-489-7959

TURTLE PONDS 5TH ADDITION	
COVER	ST. FRANCIS, MN

TURTLE MOON, INC.
1433 Bunker Lane
The Villages FL 32162

DESIGNED BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE
PROJECT NO.	DATE
DATE	DATE

Notes: 1. All work shall be in accordance with the City of St. Francis, Minnesota. 2. The City of St. Francis is not responsible for the accuracy or completeness of the information. 3. The City of St. Francis is not responsible for the accuracy or completeness of the information. 4. The City of St. Francis is not responsible for the accuracy or completeness of the information.

229TH AVENUE NW (C.S.A.H. NO. 24)

TURTLE PONDS 5TH ADDITION

PROPOSED
DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:



AMENDMENT
This Amendment to the Certificate of Approval for the 5th Addition to the Turtle Ponds 5th Addition, prepared by the City of St. Francis, is hereby adopted and the Certificate of Approval is hereby amended to read as follows:
1. The 5th Addition to the Turtle Ponds 5th Addition, as shown on the attached plat, is hereby approved.
2. The 5th Addition to the Turtle Ponds 5th Addition, as shown on the attached plat, is hereby approved.
3. The 5th Addition to the Turtle Ponds 5th Addition, as shown on the attached plat, is hereby approved.
4. The 5th Addition to the Turtle Ponds 5th Addition, as shown on the attached plat, is hereby approved.

SITE DATA

TOTAL SITE AREA	110.07 AC
TOTAL LOT AREA	110.07 AC
LOT	1.11 AC
TOTAL NUMBER OF LOTS	100
CROSS STREET	0.20 LOTS/AC
EXISTING ZONING	RES-10
PROPOSED ZONING	RES-10
AVAILABILITY	AVAILABLE

LEGEND

- Existing Easement
- Proposed Easement
- Existing Right of Way
- Proposed Right of Way
- Existing Road
- Proposed Road
- Existing Utility
- Proposed Utility
- Existing Building
- Proposed Building
- Existing Fence
- Proposed Fence
- Existing Tree
- Proposed Tree
- Existing Water
- Proposed Water
- Existing Sewer
- Proposed Sewer
- Existing Gas
- Proposed Gas
- Existing Electric
- Proposed Electric
- Existing Telephone
- Proposed Telephone
- Existing Cable
- Proposed Cable
- Existing Other
- Proposed Other



3650 Pleasant Ridge Dr. NE #100, Blaine, MN
Phone: 763-489-7900 Fax: 763-489-7959

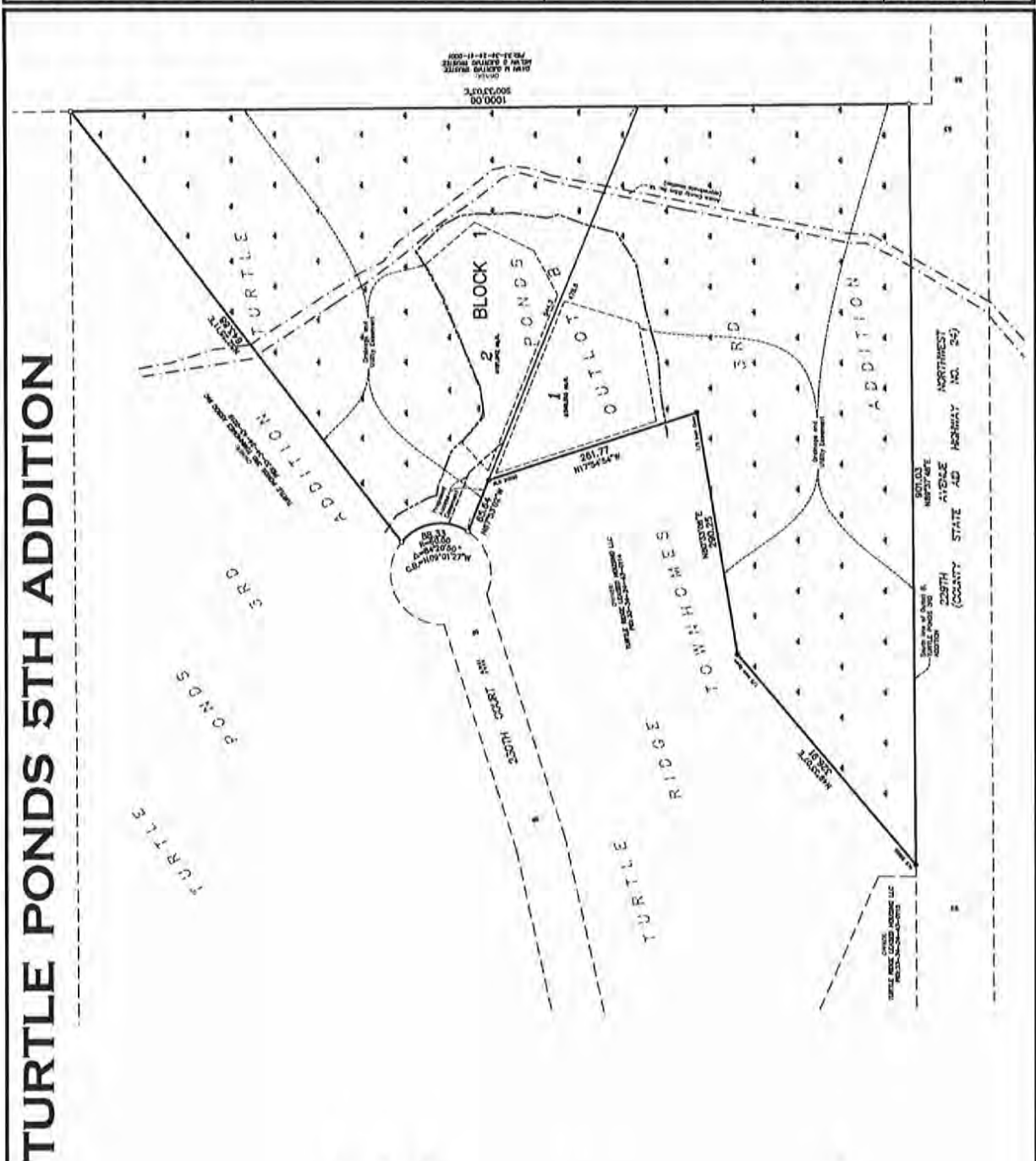
TURTLE MOON, INC.
1433 Bunker Lane,
The Villages, FL 32162

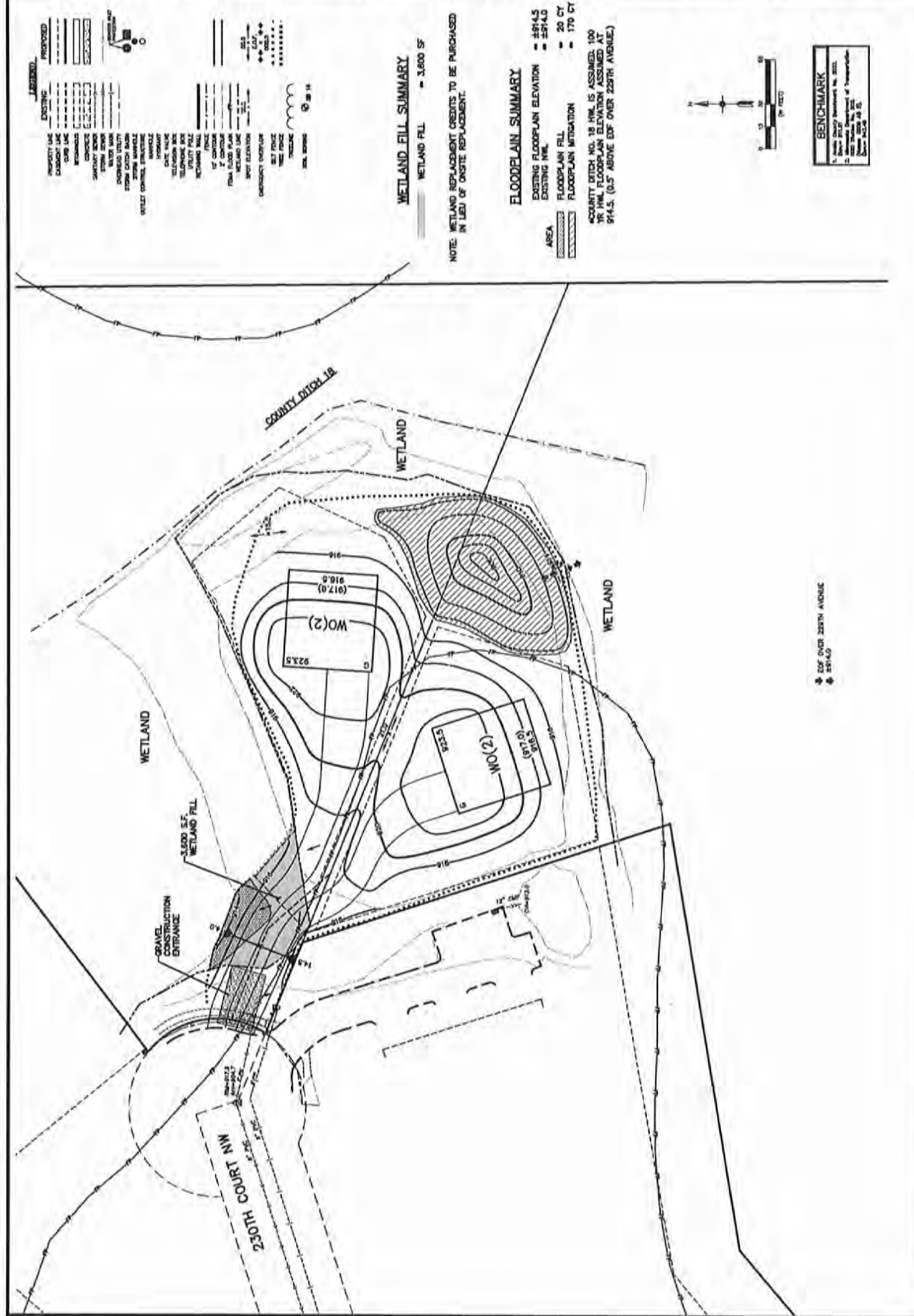
TURTLE PONDS 5TH ADDITION
PRELIMINARY PLAT

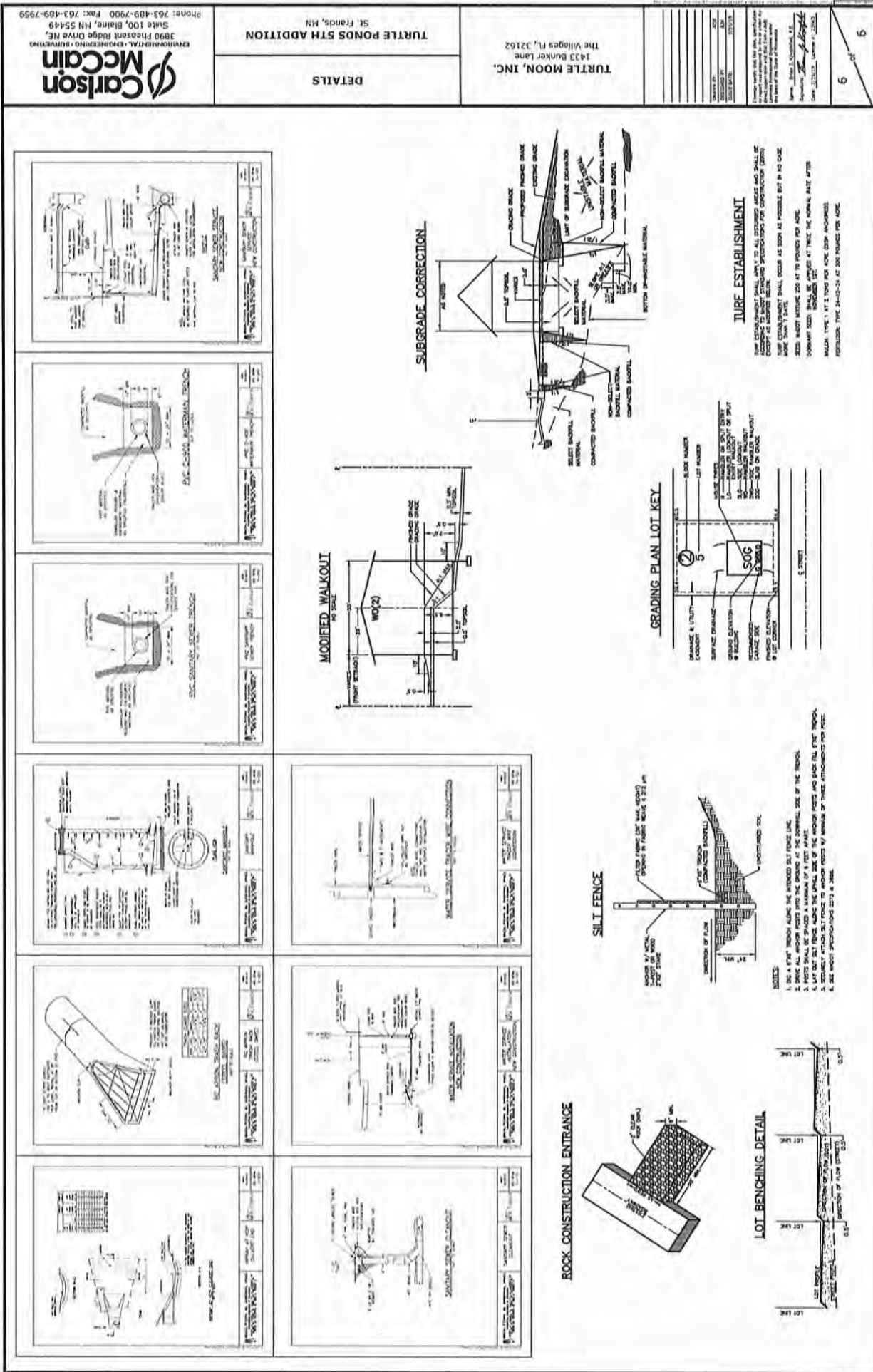
St. Francis, Minnesota

Revisions:
1. Initial
2. Final
3. Final
4. Final
5. Final
6. Final
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99. Final
100. Final

Scale: 1" = 40' (Horizontal)
Scale: 1" = 80' (Vertical)
Date: 10/1/2010, Version: 1.000

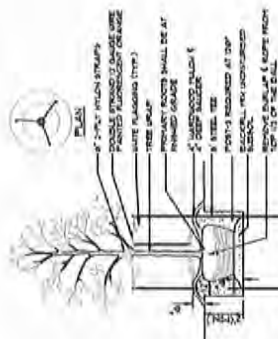






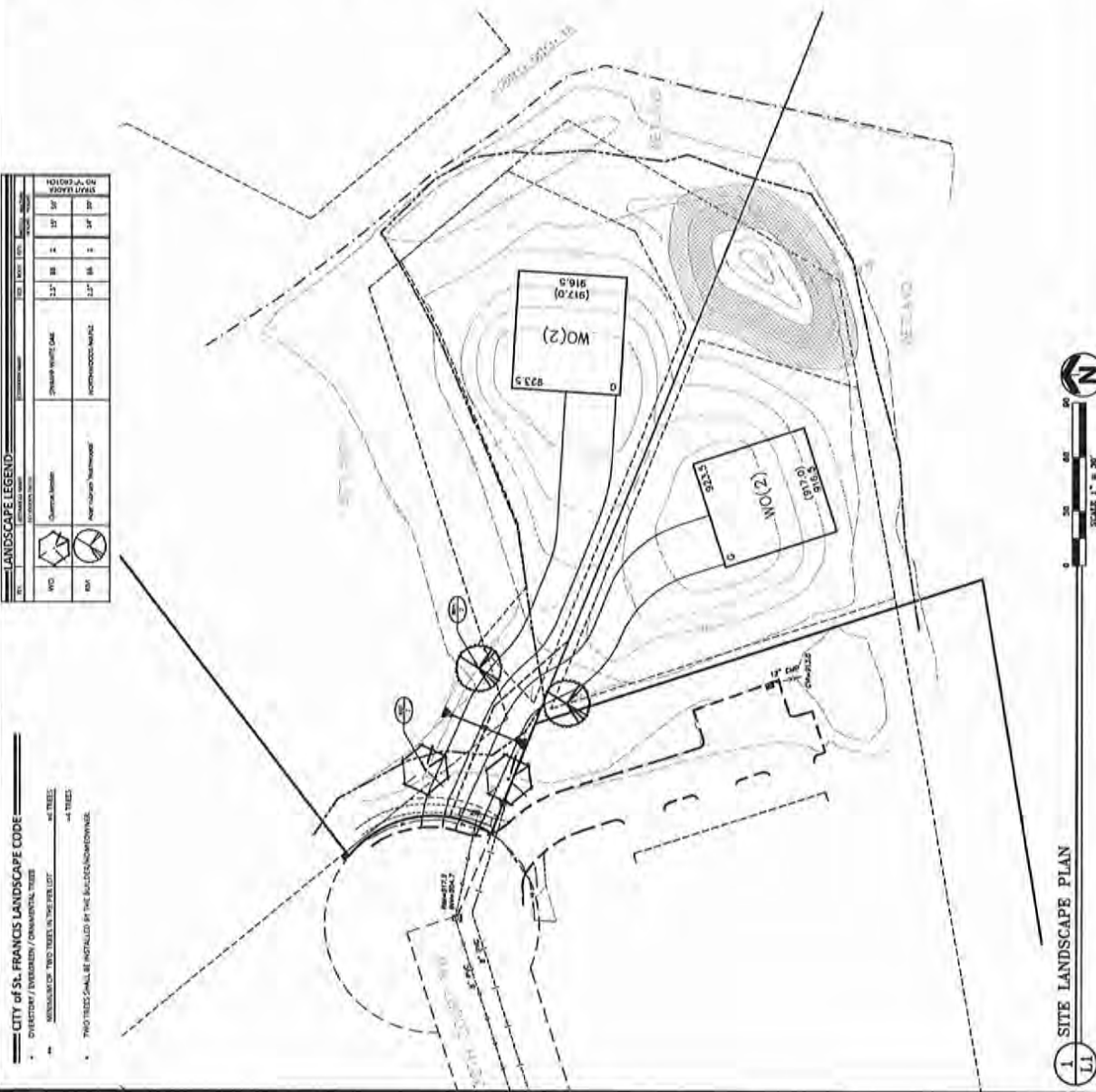
PLANTING NOTES

- [illegible]



NOTE: SEE PLACING NOTES FOR THE TYPE OF FULCRUM MATERIAL TO USE.
 A PLACING CHUTE OR TRUSS SHALL BE INSTALLED SO MATERIAL MOVED AT MINIMUM MADE DO
 NOT PLACED TO DEEPLY ON TRUSS SHALL BE REDUCED AND WILL REDUCE CONCENTRATION

SEED MIX LEGEND FOR ALL SHORTS		
SYMBOL	TYPE	SEED VALUE
	NATIVE WET PRAIRIE	WPA SEED MIX 25-321 (100% native)
	WETLAND RENOVATE	WPA SEED MIX 25-321 (100% native)
	CONSERVATION TUFF-1500	HIGHLAND SED
	UNWEED MIX	WPA SEED MIX 25-321 (100% native) and 6% BLUE DOGGRASS BARNET FOR DESIGN OF THE HILL



1 SITE LANDSCAPE PLAN