

Planning Commission Agenda
Wednesday August 10th, 2022, 5:30 pm
Zumbrota City Hall

1. Call to Order
2. Adopt/Amend Agenda
3. Public Hearing
4. Old Business
5. New Business
 - a. Minor Subdivision Application – 368 N. Main Street
 - b. CEDA Regional Development Tour – Sept 28
6. Other
7. Adjourn

Memorandum

Date: August 10, 2022

To: Planning Commission

From: Kurt Meister – Community Development Director

RE: August 10, 2022, Planning Commission Meeting

4. Public Hearing

5. Old Business

6. New Business

a. Minor Subdivision Application for residential lot, located at 368 N. Main Street. Looking to split lot to allow neighbor to access his backyard.

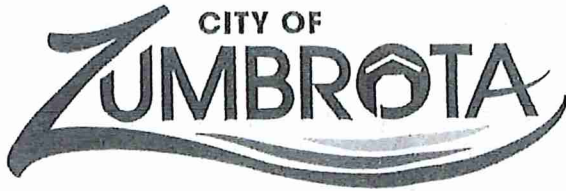
The easement would be 21 feet on the north side of the lot. Survey was completed and attached is in R1 district

b. CEDA will tour Zumbrota on Sept. 28 – Showcasing Zumbrota with Goodhue and Lake City.

Bus tour of the city (parks, industry, residential), lasting 45 minutes with one – get off the bus, stop – Covered Bridge. Bus will contain 50 (+/-) people looking for economic development in Zumbrota. Tour starts and ends at Covered Bridge Restaurant.

7. Other

175 West Avenue
 Zumbrota, MN 55992
 (507) 732 - 7318



Development Application

Type of Application (check box on left):	Fees:
<input type="checkbox"/> Annexation Petition	\$500 (plus applicable OAH fee)
<input type="checkbox"/> Conditional Use Permit	\$350
<input type="checkbox"/> Interim Use Permit Application	\$350
<input type="checkbox"/> Variance Application	\$350
<input type="checkbox"/> Zoning Ordinance Amendment Application	\$350
<input type="checkbox"/> Preliminary Plat Application	\$500 + 50/lot
<input type="checkbox"/> Final Plat Application	\$500
<input type="checkbox"/> Rezone Request Application	\$350
<input checked="" type="checkbox"/> Minor Subdivision Application	\$350
<input type="checkbox"/> Street/Alley/ROW or Easement Vacation Request	\$350
<input type="checkbox"/> Zoning Permit	\$75
<input type="checkbox"/> Other	\$
TOTALS	\$

Current Zoning District:	Circle Appropriate District:				
Agricultural	A1				
Residential	<input checked="" type="radio"/> R1	R1a	R2	R3	R-MH
Commercial	C1	C1a	C2		
Industrial	I1	I2			
Planned Unit Development	PUD-R	PUD-HDR	PUD-C		

PAID
 JUL 25 2022
 City of Zumbrota

175 West Avenue
 Zumbrota, MN 55992
 (507) 732 - 7318

Note: Applications must be signed by all property owners. Applications will only be accepted with ALL required supporting documents and fees. Please seek out further details of requirements in the city's zoning ordinances.

Description of Request (attach additional information if needed):	
Nature of proposed application: <i>Minor sub-division split</i> <i>split lot to allow neighbor to access his back yard</i>	
Reasons to approve request: <i>above</i>	
Previous Applications Pertaining to the Subject Site:	
Project Name:	Date of Application:
Nature of request:	
Property Information (attach legal description):	
Address: <i>368 N. Main St.</i>	Parcel ID Number(s): <i>R 72.120.0141</i>
Subdivision: <i>Auditors</i>	Lot(s): <i>8</i> Block:
Owner Information:	
Name: <i>Kevin Nelson</i>	Business Name:
Address: <i>17304 Sugarloaf pkwy</i>	
City: <i>Zumbrota</i>	State: <i>MN</i> Zip: <i>55992</i>
Phone: <i>507-251-9649</i>	Email: <i>Kevin@ZMSch.K12.MN.US</i>
Applicant Information (if different from owner):	
Name:	Business Name:
Address:	
City:	State: Zip:
Phone:	Email:

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

Applicant: *Kevin Nelson* Date: *7/25/22*

Owner: *Kevin Nelson* Date: *7/25/22*

CERTIFICATE OF SURVEY

PID 721200160

Monumented Easterly Line of
Golden-View Second Addition

MNDOT R/W PLAT 25-22
PEARL STREET

(West 184.17)
S 88°43'48" W 183.70

PARCEL A
 3941 Sq Ft

S 88°43'48" W 191.67

Property to be conveyed
 to PID 721200160

PID 721200141

$\Delta = 02^{\circ}38'08''$
 $L = 46.25$
 $R = 1005.42$
 $CHRD\ BRG = N14^{\circ}21'42''E$
 $CHRD = 46.25$

N 88°43'48" E 197.37
 (East 197.73)

Westerly Right of Way Line
 Minnesota Department of Transportation
 Right of Way Plat No. 25-22

B36

SEE SHEET 2 FOR PROPERTY DESCRIPTIONS



Survey coordinate and bearing basis:
 Goodhue County Coordinate System NAD 83 (1996 Adj)

MAIN STREET

MNDOT R/W PLAT 25-22

ADDITION

SECOND

GOLDEN VIEW

GOLDEN VIEW

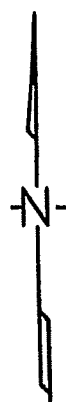
21.02

108.11

87.09

112.29

N 01°22'35" E
(N 02°36'15" E)



Southeast Corner
 Golden-View Second Addition

21.13
N 18°24'24" W
 (N 18°24'24" W)
N 01°41'30" W
 (N 01°41'30" W)
 44.66
N 66°38'30" W
 (N 66°38'30" W)

B37

CERTIFICATE OF SURVEY

PARCEL A PROPERTY DESCRIPTION

The North 21.00 feet, as measured at right angle to the north line, of the following described property:

That part of Lot 8, Auditor's Subdivision of the Southwest Quarter of Section 30, Township 110 North, Range 15 West, Goodhue County, Minnesota described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 30; thence South, assumed bearing, along the west line of said Southwest Quarter, 1535.75 feet; thence East, 259.33 feet to a point being 223.00 feet west of the center of the Zumbrota to Red Wing Road; thence North 00 degrees 41 minutes 00 seconds East, 18.73 feet to the southeast corner of Golden View Second Addition; thence North 02 degrees 36 minutes 15 seconds East, along the east line of said Golden View Addition, 112.29 feet for a point of beginning; thence East, 197.73 feet to the westerly right of way line of Trunk Highway No. 58 as shown on Minnesota Department of Transportation Right of Way Plat No. 25-22; thence northeasterly 46.25 feet along said right of way line, along a curve not tangent to the last described course, concave to the southeast, central angle of 02 degrees 38 minutes 08 seconds, radius of 1005.42 feet, and chord of said curve bears North 15 degrees 38 minutes 42 seconds East, 46.25 feet; thence North 18 degrees 24 minutes 24 seconds West, not tangent to the last described curve, along said right of way line, 66.89 feet; thence West, 184.17 feet to the east line of said Golden View Second Addition; thence South 02 degrees 36 minutes 15 seconds West, along said east line, 108.11 feet to the point of beginning.

REMNANT PROPERTY DESCRIPTION

That part of Lot 8, Auditor's Subdivision of the Southwest Quarter of Section 30, Township 110 North, Range 15 West, Goodhue County, Minnesota described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 30; thence South, assumed bearing, along the west line of said Southwest Quarter, 1535.75 feet; thence East, 259.33 feet to a point being 223.00 feet west of the center of the Zumbrota to Red Wing Road; thence North 00 degrees 41 minutes 00 seconds East, 18.73 feet to the southeast corner of Golden View Second Addition; thence North 02 degrees 36 minutes 15 seconds East, along the east line of said Golden View Addition, 112.29 feet for a point of beginning; thence East, 197.73 feet to the westerly right of way line of Trunk Highway No. 58 as shown on Minnesota Department of Transportation Right of Way Plat No. 25-22; thence northeasterly 46.25 feet along said right of way line, along a curve not tangent to the last described course, concave to the southeast, central angle of 02 degrees 38 minutes 08 seconds, radius of 1005.42 feet, and chord of said curve bears North 15 degrees 38 minutes 42 seconds East, 46.25 feet; thence North 18 degrees 24 minutes 24 seconds West, not tangent to the last described curve, along said right of way line, 66.89 feet; thence West, 184.17 feet to the east line of said Golden View Second Addition; thence South 02 degrees 36 minutes 15 seconds West, along said east line, 108.11 feet to the point of beginning.

Except the North 21.00 feet thereof, as measured at right angle to the north line.

Parcel A

The North 21.00 feet, as measured at right angle to the north line, of the following described property:

That part of Lot 8, Auditor's Subdivision of the Southwest Quarter of Section 30, Township 110 North, Range 15 West, Goodhue County, Minnesota described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 30; thence South, assumed bearing, along the west line of said Southwest Quarter, 1535.75 feet; thence East, 259.33 feet to a point being 223.00 feet west of the center of the Zumbrota to Red Wing Road; thence North 00 degrees 41 minutes 00 seconds East, 18.73 feet to the southeast corner of Golden View Second Addition; thence North 02 degrees 36 minutes 15 seconds East, along the east line of said Golden View Addition, 112.29 feet for a point of beginning; thence East, 197.73 feet to the westerly right of way line of Trunk Highway No. 58 as shown on Minnesota Department of Transportation Right of Way Plat No. 25-22; thence northeasterly 46.25 feet along said right of way line, along a curve not tangent to the last described course, concave to the southeast, central angle of 02 degrees 38 minutes 08 seconds, radius of 1005.42 feet, and chord of said curve bears North 15 degrees 38 minutes 42 seconds East, 46.25 feet; thence North 18 degrees 24 minutes 24 seconds West, not tangent to the last described curve, along said right of way line, 66.89 feet; thence West, 184.17 feet to the east line of said Golden View Second Addition; thence South 02 degrees 36 minutes 15 seconds West, along said east line, 108.11 feet to the point of beginning.

Remnant Parcel

That part of Lot 8, Auditor's Subdivision of the Southwest Quarter of Section 30, Township 110 North, Range 15 West, Goodhue County, Minnesota described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 30; thence South, assumed bearing, along the west line of said Southwest Quarter, 1535.75 feet; thence East, 259.33 feet to a point being 223.00 feet west of the center of the Zumbrota to Red Wing Road; thence North 00 degrees 41 minutes 00 seconds East, 18.73 feet to the southeast corner of Golden View Second Addition; thence North 02 degrees 36 minutes 15 seconds East, along the east line of said Golden View Addition, 112.29 feet for a point of beginning; thence East, 197.73 feet to the westerly right of way line of Trunk Highway No. 58 as shown on Minnesota Department of Transportation Right of Way Plat No. 25-22; thence northeasterly 46.25 feet along said right of way line, along a curve not tangent to the last described course, concave to the southeast, central angle of 02 degrees 38 minutes 08 seconds, radius of 1005.42 feet, and chord of said curve bears North 15 degrees 38 minutes 42 seconds East, 46.25 feet; thence North 18 degrees 24 minutes 24 seconds West, not tangent to the last described curve, along said right of way line, 66.89 feet; thence West, 184.17 feet to the east line of said Golden View Second Addition; thence South 02 degrees 36 minutes 15 seconds West, along said east line, 108.11 feet to the point of beginning.

Except the North 21.00 feet thereof, as measured at right angle to the north line.