

PLANNING COMMISSION

NOVEMBER 13, 2023

6:30 O'CLOCK P.M.

1. Call to Order
2. Minutes of the Previous Meeting – October 9, 2023

Public Hearings

- 3. Zoning + Comp Plan Amendment – A&A Electric

MINUTES OF PLANNING COMMISSION MEETING

October 9, 2023

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 9th day of October, 2023 at 6:30 PM

THE FOLLOWING WERE PRESENT: Chairman Ferris, Commissioner Buckingham, Commissioner Hanson, Commissioner Egglar, Commissioner Tinsley and Commissioner Johnson

THE FOLLOWING WERE ABSENT: Commissioner Fitch

THE FOLLOWING WERE ALSO PRESENT: Ian Albers, Planning/EDA Assistant, City Administrator Tim Ibisch, City Clerk Linda Rappe, Justin Parkin, Don and Linda Marti, Janice Borstrom-Durst and Ken Durst, Trista Reber, Chris Zens and Caleb Reder

CALL TO ORDER AT 6:30PM

MINUTES OF THE PREVIOUS MEETING — Motion to Approve the September 11, 2023 and August 14, 2023 Minutes made by Commissioner Buckingham, second by Commissioner Egglar with All Voting Aye.

PUBLIC HEARINGS

Subdivision Variance – Ken Durst and Janice Borgstrom-Durst – Community Development Asst Ian Albers stated that at the previous meeting we held a minor subdivision public hearing and the Commission asked them to come back with a subdivision variance. Albers went through the criteria needed to meet the variance requirements.

Public hearing opened

Justin Parkin 603 2nd St SW – Mr. Parkin has a petition with 22 signatures opposing this variance. They are concerned with the drainage and green space. Feels it will lower the property value and possibly have repercussions on their 100 year old home.

Public hearing closed

The green space calculation is 40% for both lot 18 which meets the requirements, Commissioner Egglar would like the greenspace on both lots verified. Commissioner Johnson asked if the variance is not done can you still build on lot 18 but it would make lot 17 need an access easement for the west side of the structure. Chairman Ferris asked if there is a viable path forward that doesn't require a variance. Albers clarified that the minor subdivision is to bring the current house into compliance with the setbacks and the variance is because the new lot being created is smaller than the code allowed. Commissioner Johnson stated that there is a solution that would allow a building being built on lot 18. Commissioner Tinsley suggested that an access agreement to be able to maintain the west side of the current structure would be appropriate. Commissioner Johnson pointed out the 5-foot utility easement on the south side of lots 17 and 18. **Chairman Ferris made a Motion to table this and see if there is a better path without a variance, second by Commissioner Johnson with All Voting Aye.**

Conditional Use Permit for Fence – Caleb Reder – 2002 8th AVE NE. – Community Development Asst Ian Albers stated that there are three neighbors and a five foot utility easement. The two standard conditions of approval, access easements for each of the neighbors and the utility easement acknowledgement will apply.

Public hearing opened

Caleb Reder - 2002 8th Ave NE. - Stated he is just trying to get the most use out of his yard. Mr. Reder was asked if there was a fence already in place for the neighbor in the back yard and that fence is one foot from the property line so Mr. Reder would not tie onto it and if the backyard neighbor would not

sign off on the access agreement then Mr. Reder agreed to move the back fence in three feet to meet the ordinance.

Public hearing closed

Motion to Approve made by Commissioner Eggler, second by Commissioner Tinsley with All Voting Aye.

Conditional Use Permit for Fence – Thomas Dolan – 807 10th St NW. Mr. Albers stated same conditions of utility easement and access easement

Public hearing opened

Public hearing closed

Administrator Ibisch wanted to make sure that Thomas Dolan is the property owner and make this a condition of approval. Commissioner Johnson asked about the gate in the backyard on the north side entering Wilkers property. The Commissioners asked Albers to verify the dimensions of the sketch of the fence to ensure that it is on the property lines on all three sides.

Motion to Approve with the conditions stated made by Commissioner Eggler, second by Commissioner Johnson with All Voting Aye.

Preliminary Plat – East Creek Commercial Park Second – Mr. Albers gave the background, the watermain easement has been added to the plat as well as the road right of way for the south half of 3rd St SE. The vacation of the current road right of way for Commerce Dr SE, shall be vacated and replaced with an drainage and utility easement. Three conditions of approval; 1. all development fees and application fees shall be paid prior to releasing the final plat for recording, 2. the applicant will submit to the City an updated addressing the comments from the City Engineer including the continuation of a 10 foot utility easement through the property, 3. the applicant shall submit to the City a site plan review application and administrative approval shall be granted before development occurs.

Public hearing opened

Public hearing closed

Commissioner Eggler doesn't see any issues. Administrator Ibisch gave terms, of vacation of right of way and turned into a utility drainage easement, and the right of way for 3rd St SE and the watermain construction by the city.

Motion to Approve the Preliminary Plat made by Commissioner Buckingham, second by Commissioner Egger with All Voting Aye.

Ordinance – Managed Natural Landscape – Community Development Asst Albers stated that this was discussed this at the last Planning Commission meeting that the state passed an ordinance and the guidance from the Commission was to add the language from the state statute and fit it to the City's ordinance.

Public hearing opened

Public hearing closed

Commissioner Johnson would like to add the definition of a noxious weed. Administrator Ibisch stated that the definition of a noxious weed from the DNR is quite extensive and changes frequently so we can reference the DNR definition. Commissioner Tinsley asked if there will be a registration or database of places that have natural landscaping. Albers stated that he has a sample permit from the City of Mankato that requires plans and a maintenance plan and a list of plants they want to put in.

Motion to Approve the Ordinance Amendment made by Commissioner Johnson, second by Commissioner Eggler with All Voting Aye.

Minor Subdivision – Ken Durst and Janice Borgstrom-Durst (tabled from September) Chairman Ferris stated that we will leave this on the table.

Discussion on possible vacation of 18th St NW ROW – Administrator Ibisch stated this is a right of way dedicated when the plat was filed. When Mantorville Ave was redone there was a cement pad

poured for Tune's to access their driveway. The City Council directed City Staff to not plow this. Commissioner Johnson stated that if we have to plans to extend this or develop it as a road in the future then he is in favor of vacating it. Ibisich stated that there has been land dedicated for a backage road by the County and this would be a access to Foote's and Tune's property. Commissioner Hanson asked if MNDOT could pull access from Mantorville Ave, Ibisich stated if there was other access then they could close access. Commissioner Johnson stated that there is a potential 20th St NW that is north and would potentially connect to Schuette property. Commissioner Egglar stated that we don't want to improve a road that goes nowhere. **Motion to recommend the vacation of the 18th St ROW made by Commissioner Johnson, second by Commissioner Tinsley with All Voting Aye.**

Parking Study - Albers presented the data from the parking study.

ADJOURN – 7:4508pm

Respectfully Submitted,

Linda Rappe, City Clerk

STAFF REPORT

TO: Planning Commission
FROM: Ian Albers, Community Development Assistant
DATE: October 31, 2023
SUBJECT: Zoning + Comp Plan Amendment – A&A Electric
APPLICANT: Gransee Construction
OWNER: ARJ LLC
LOCATION: South Bend Commercial Park Subdivision, Lots 1-4 of Block 1
MEETING DATE: November 13, 2023
COMPREHENSIVE PLAN: Retail/Service Commercial (Current), Industrial/Manufacturing/Business (Proposed)
ZONING: C-3 Highway Commercial (Current), I-1 Business Park / Light Industrial (Proposed)

BACKGROUND

The applicant, Gransee Construction, representing ARJ LLC, has applied for the development of property located within Block 1 of the South Bend Commercial Subdivision, generally located south of 9th Street SE and east of Mantorville Ave S. The applicant is requesting a Comprehensive Plan and Zoning Amendment to better accommodate existing operations by A&A Electric, and to accommodate a proposed 24,000 sq ft office/shop building with new off-street parking, stormwater conveyance facilities, utilities, and associated grading.

The new building is proposed to be placed over platted Lots 2 and 3 of Block 1. Currently, these lots are being utilized for outdoor storage of vehicles, materials, and other equipment – most of which will move inside the proposed new building once constructed. The existing building for A&A Electric is located on Lot 1 of Block 1 and will remain as it is for the new development. Additionally, the property owner recently purchased Lot 4 of Block 1 – the intention for this space is additional outdoor storage. The applicant desires to combine the lots into a single parcel and is in the process of combining Lots 1-3 through Dodge County. The City previously vacated the easements between Lots 1 and 2 and between Lots 2 and 3 via Resolution #2.3-16 in 2016, though the easement between Lots 3 and 4 will need to be vacated by the City in order to also combine Lot 4 at a later date.

The applicant applied for administrative site plan approval of the proposed development on October 10, 2023. After review by staff and consultants, the submittal was determined to be incomplete due to a number of items needing to be addressed by the applicants – one of which was to apply for a rezoning + reguinding of the property. The reason for this is because the current zoning of the property is C-3 Highway Commercial, and the current comp plan future land use designation is Retail/Service Commercial. However, as the use of the property is a contractor yard, and as contractor yards are non-conforming in the C-3 District, a rezoning and reguinding of the property to I-1 and Industrial/Manufacturing/Business is recommended.



REVIEW PROCEDURE

The applications submitted include the following requests:

- Amend Comprehensive Plan future land use designation to Industrial/Manufacturing/Business
- Amend Zoning District to I-1 Business Park / Light Industrial
- Site Plan Review (only requires administrative approval)

60-Day Land Use Application Review Process

Pursuant to Minnesota State Statutes Section 15.99, local government agencies are required to approve or deny land use requests within 60 days from receipt of a complete application. For the purpose of Minnesota Statutes Section 15.99, "Day 1" for the comp plan and rezoning applications was determined to be October 31, 2023. The City's deadline for action is on December 30, 2023.

Public Hearing

City Code §154.069 requires a public hearing for zoning amendment requests to be held by the Planning and Zoning Commission. The public hearing notice for the preliminary plat was published in the Dodge County Independent and mailed to all affected property owners located within 350 feet of the subject properties.

COMPREHENSIVE PLAN AMENDMENT REVIEW

The property is currently guided for Retail/Service Commercial by the Comprehensive Plan. A Comprehensive Plan amendment is needed to reguide the area to the Industrial/Manufacturing/Business land use category. The proposed development includes a 24,000 sq ft office/shop building with new off-street parking, stormwater conveyance facilities, utilities, and associated grading. Along with the existing structure and use, the proposed development is consistent with the Industrial/Manufacturing/Business land use category. Land to the north and west of the site is guided for Retail/Service Commercial, while the land to the south of the site is guided for Low Density Residential (South Fork Second). The land to the east of the site is currently guided for Retail/Service Commercial, though future development in that direction may also support a comp plan amendment to the Industrial/Manufacturing/Business land use category.

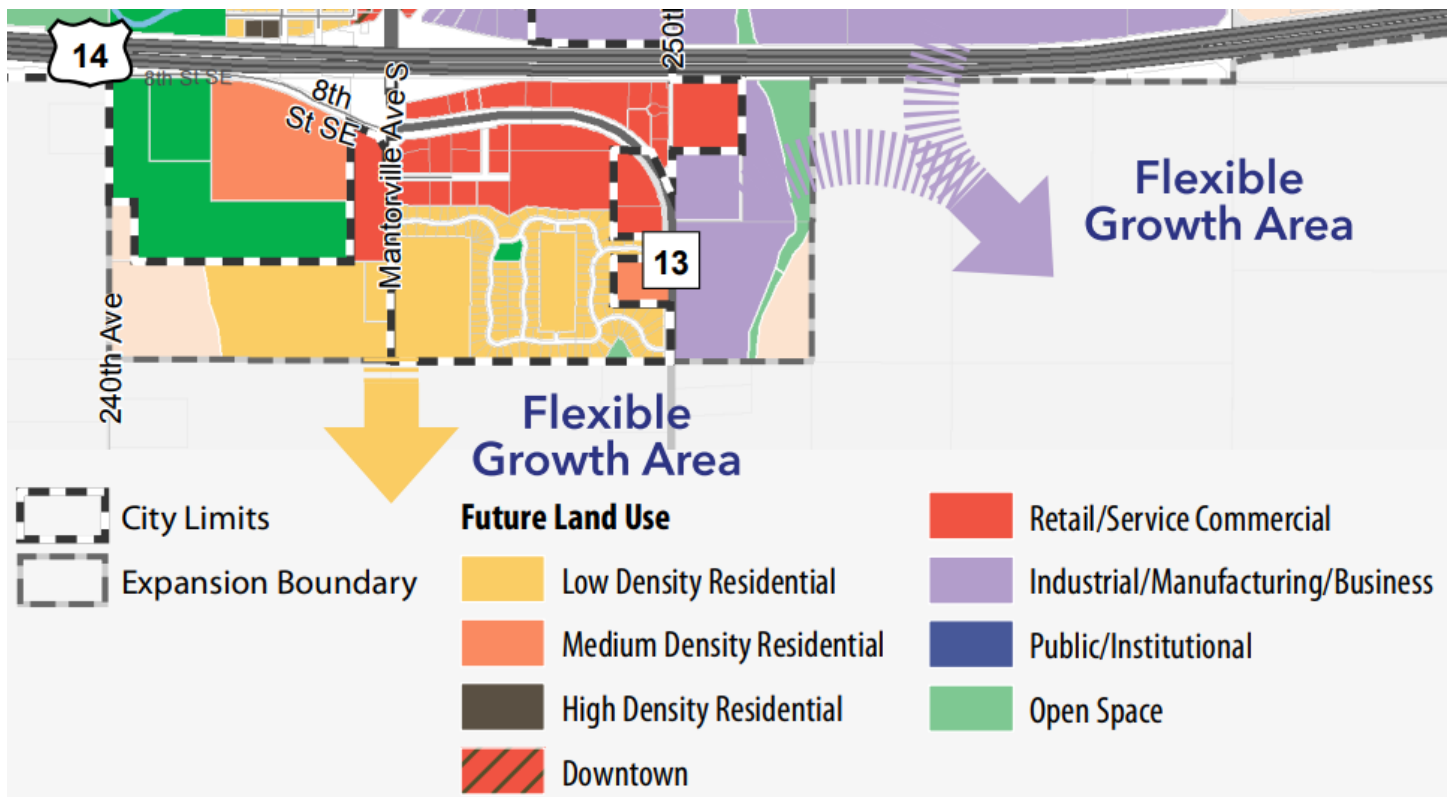
Future Land Use Map Amendment

Applicant Request:

Change the Future Land Use category of the site from Retail/Service Commercial to Industrial/Manufacturing/Business.

Description of Industrial/Manufacturing/Business from the Comprehensive Plan:

Intended to provide a coordinated and planned environment for business uses including manufacturing, light industrial, research and design, or professional offices. This category is less focused on retail goods and services and more focused on jobs. This use should be characterized by strict development standards, which include well designed buildings, generous landscaping, and limited outdoor operations.



REZONING REVIEW

The property is currently within the C-3 Highway Commercial District and is proposed to be changed to I-1 Business Park / Light Industrial. The current use of the property fits under the definition of a contractor yard according to the Code of Ordinances. However, contractor yards are only permitted within the I-1 or I-2 District and are not permitted in the C-3 District. With the proposed new development, there is an opportunity to correct this discrepancy and apply the appropriate standards for review of the site, with special consideration given to the effect on the adjacent sites. The land to the west is vacant agricultural land not within Kasson city limits, while the land to the north (Kwik Trip) is zoned C-3 Highway Commercial. The land to the east is also zoned C-3 Highway Commercial, though future development in that direction may also support a zoning amendment to the I-1 District. The land to the south (South Fork Second) is in a PUD-F Planned Unit Development – Fixed District. As the subject property abuts a residential district, screening and buffering is required to provide visual and noise separation. While moving some of A&A's operations into a building from outside will assist in reducing possible nuisances, the buffer requirement will also assist. The buffer is proposed to include a combination of grading, fencing, and landscaping, and it will be reviewed according to the appropriate standards from the Code of Ordinances through the site plan review process.

Description of I-1 Business Park / Light Industrial from the Code of Ordinances:

The purpose of the I-1 District is to provide locations for small and large scale business park uses as well as light industrial and light manufacturing uses which are compatible and may benefit from co-location with other similar uses.

Description of "Contractor Yard" from the Code of Ordinances:

Any land or buildings used primarily for the storage of equipment, vehicles, machinery (new or used), building materials, paints, pipe, or electrical components used by the owner or occupant of the premises in the conduct of any contracting trades or business; such businesses include landscaping, construction and excavation.

As described in §154.069(D)(4), the following should be considered during review of a zoning amendment application:

- (1) The compliance of the zoning amendment with the overall guidance of the comprehensive plan; and
- (2) The effect the zoning district as a whole would have on the site and adjacent sites.



RECOMMENDED ACTION

Comprehensive Plan Amendment

Staff recommends that the Planning Commission recommends to the City Council to approve the proposed change in the future land use map for the subject property from Retail/Service Commercial to Industrial/Manufacturing/Business with no conditions attached. Doing so will allow for a more accurately guided land use designation reflecting the current use and proposed future operations of the area as the South Bend Commercial Park Subdivision continues to develop.

Rezoning Amendment

Staff recommends that the Planning Commission recommends to the City Council to approve the rezoning of the subject property from C-3 Highway Commercial to I-1 Business Park / Light Industrial with no conditions attached.

These recommendations are based on the following findings of fact:

1. The current use of the property and proposed development complies with the overall guidance of the Comprehensive Plan Industrial/Manufacturing/Business future land use designation and the I-1 Zoning District as amended.
2. The proposed Comprehensive Plan and Zoning Amendments will not have a negative impact on the function and character of the site and adjacent properties.

CITY COUNCIL REVIEW

In the event a recommendation is received from the Planning Commission and there are no significant outstanding issues or items to resolve, it will be forwarded to the City Council for action at the November 22, 2023 meeting.

ATTACHMENTS

- A. Application
- B. Zoning Exhibit
- C. Certificate of Survey
- D. Resolution #2.3-16
- E. Email correspondence



City of Kasson
401 Fifth Street S.E.
Kasson, MN 55944-2204
507.634.7071
(Fax) 507.634.4737
www.cityofkasson.com

Zoning Amendment / Rezoning Application – Supplemental Information

This form provides information related to the procedures and requirements for a Zoning Amendment Application with the City of Kasson. For full information on Zoning Amendments, please refer to § 154.069 of the City Code.

Date Submitted: 10-26-23

Planning Case Number: _____
(City will fill out)

Pre-Application Meeting Date: 11/22 + 3/23 EMAILS ATTACHED

A pre-application meeting with the City of Kasson Zoning Administrator pursuant to § 154.069 (B) is required, prior to submitting a Zoning Amendment application.

Criteria for a Complete Submittal:

Submit one (1) printed Full-Size copy, one (1) printed 8 ½ X 11 copy, and one (1) digital (PDF or Similar) copy to the Zoning Administrator of the following:

<input checked="" type="checkbox"/>	Completed Application Form
<input checked="" type="checkbox"/>	Evidence of ownership or enforceable option on the property <u>Certificate of Surveyed ATTACHED</u>
<input checked="" type="checkbox"/>	A description of the proposed future use of the site or amendment to Chapter 154 Zoning of the City Code <i>Use the reverse side of this form to fill in the description, or attach to application</i>
<input checked="" type="checkbox"/>	A narrative by the applicant describing how the requested rezoning / amendment complies with the guidance of the Comprehensive Plan <i>Use the reverse side of this form to fill in the narrative, or attach to application</i>
<input checked="" type="checkbox"/>	If the amendment is related to a development, a preliminary building and site plan is required <u>EXHIBIT</u>
<input checked="" type="checkbox"/>	Any additional information deemed necessary by the Zoning Administrator to determine the suitability of the particular site for the proposed use <u>ATTACHED EMAILS</u>

Criteria for Review:

In making the determination, whether or not the zoning ordinance is to be amended, the City Council shall consider:

- The compliance of the zoning amendment with the overall guidance of the Comprehensive Plan.
- The effect the zoning district as a whole would have on the site and adjacent sites.

In making its determination, the City Council shall not utilize the preliminary building and site plan as reasoning to approve or deny the zoning amendment; furthermore, the approval or denial of a zoning amendment shall not be considered action taken nor approval given of a preliminary building and site plan.

Property Information:

Current Land Use Designation:

A:A Underground Electric

Current Zoning District:

C3

Proposed Zoning District:

I1

Rezoning / Amendment Description:

LOTS 1, 2, AND 3 Combined AND rezoned
from C3 to I1 AS PER CITY OF KASSON recommendations

Applicant Narrative:

Provide a written explanation as to how the requested rezoning / amendment complies with the guidance of the Comprehensive Plan

"At some point it may be desirable for the area to be rezoned from C3 Highway Commercial to I1 Business Park / Light Industrial. The reasoning for this would be that the principal use of A:A Electric fits better under I1 zoning" Ian Albers March 1 2023

Les Conway

From: Tony Bigelow <tony@bigelowhomes.net>
Sent: Friday, October 20, 2023 11:02 AM
To: Les Conway
Subject: FW: C3 Commercial South Bend

FYI, from back in March of this year.

From: Ian Albers <eda@cityofkasson.com>
Sent: Wednesday, March 1, 2023 5:16 PM
To: Tony Bigelow <tony@bigelowhomes.net>; Tim Ibisch <cityadministrator@cityofkasson.com>
Subject: RE: C3 Commercial South Bend

Good afternoon Tony,

Thank you for providing an update on the plans for this project. What you have described seems to be in line with what was included in the document that was sent on November 9. Just to reiterate a couple of those items:

- Screening – you are correct on screening from the residential area to the south. To the north, vegetative landscaping/screening from the public street should be included on a landscape plan for the site plan review.
- Landscaping – This should include foundation plantings for any buildings and any other landscaping elements according to the code standards.
- Parking – any areas intended for parking will need to be paved.

At some point it may be desirable for the area to be rezoned from C-3 Highway Commercial to I-1 Business Park / Light Industrial. The reasoning for this would be that the principal use of A&A Electric fits better under the I-1 zoning, and would likely make more sense if the area to the east is developed with another contractor yard type use in the future.

Hope this information is helpful – please let us know if you have additional questions.

Sincerely,
Ian Albers

Community Development Assistant
Email: eda@cityofkasson.com
Phone: (507)-634-6328



From: Tony Bigelow <tony@bigelowhomes.net>
Sent: Wednesday, March 1, 2023 9:33 AM
To: Ian Albers <eda@cityofkasson.com>; Tim Ibisch <cityadministrator@cityofkasson.com>
Subject: RE: C3 Commercial South Bend

Ian, Tim

A&A Electric (Joel Alberts) is still working on his plans and still intends to purchase Lot 4, Block 1 from us.

He owns Lots 1 through 3 already and his plan is to combine the 4 lots into one as you have suggested. He would then do his site plan & building permit and submit to the City. He plans to build on Lot 3, which he already owns, and then would use Lot 4 more for outside storage of materials and trucks/trailers. We have discussed this and he knows it would need to be screened against the residential side with a 6' or higher fence or other approved screening.

Can you think of anything else he should know? I want this to go smoothly for him and am trying to help him before he hires WSE or some other firm to do the site plan for him.

Thanks,

Tony

Les Conway

From: Tony Bigelow <tony@bigelowhomes.net>
Sent: Friday, October 20, 2023 11:04 AM
To: Les Conway
Subject: FW: C3 Commercial South Bend

FYI, another email from last fall concerning A&A's project.

From: Tim Ibisch <cityadministrator@cityofkasson.com>
Sent: Tuesday, November 8, 2022 4:18 PM
To: Ian Albers <eda@cityofkasson.com>; Tony Bigelow <tony@bigelowhomes.net>
Subject: RE: C3 Commercial South Bend

Hey Tony,

I've reviewed this with Ian. Not sure exactly how A&A got their building out there originally, but we want to help you on this and we think there is a good way to move forward with what you've outlined below. There will be some standards that need to be met, but the zoning shouldn't stop the project nor should it require a CUP. Ian will be handling the processing of this once the application is submitted, and he has been cc'd on this email.

Timothy P. Ibisch
City Administrator
City of Kasson



From: Tony Bigelow <tony@bigelowhomes.net>
Sent: Thursday, November 3, 2022 1:25 PM
To: Tim Ibisch <cityadministrator@cityofkasson.com>
Subject: C3 Commercial South Bend

Hi Tim

I know we are zoned C3 Highway Commercial in South Bend by Kwik Trip and A&A.

Before your time someone from the City had told me that contractors weren't allowed to build in Highway Commercial.....yet A&A was able to do so and also all the businesses by Pat Bigelow Painting are contractors in the C3 zoning.

I don't know if your zoning has changed, but I have interest from A&A Electric to buy the next lot to the west of their 3 lots in South Bend (Lot 4 Block 1). Joel Alberts would like to build a building and store his equipment and tractors etc inside.

I believe that would help clean up the area immensely and look so much better. Also, the lot he is interested in doesn't have good visibility for retail.

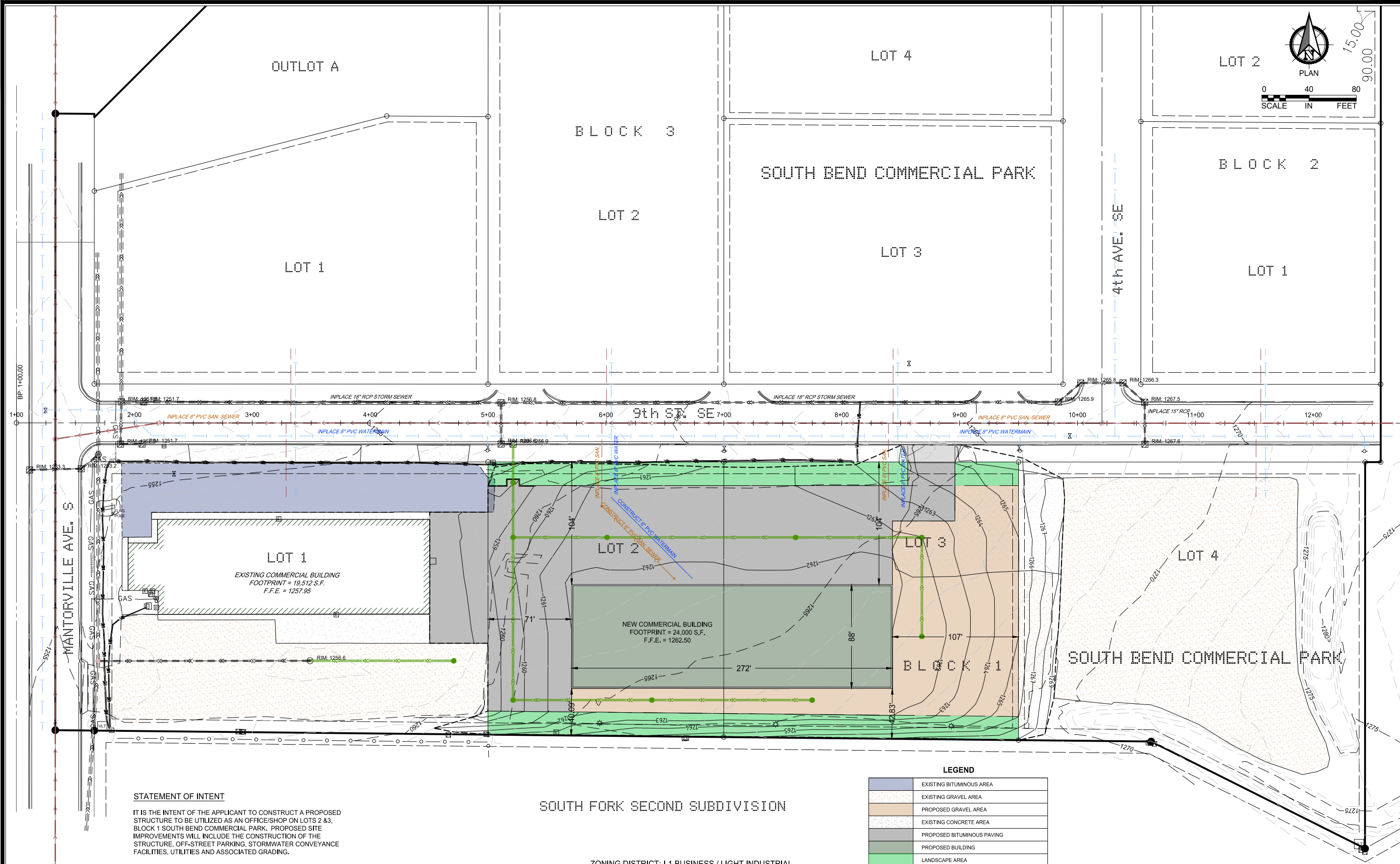
Without looking at the zoning can I be confident selling this lot to Joel and not needing a zone change or conditional use?

Thanks,

Tony Bigelow
4057 28th St NW
Rochester MN 55901
507-529-1161

137-234389 CG01.dwg

10/25/2023 1:59:59 PM



STATEMENT OF INTENT

IT IS THE INTENT OF THE APPLICANT TO CONSTRUCT A PROPOSED STRUCTURE TO BE UTILIZED AS AN OFFICE/SHOP ON LOTS 2 & 3, BLOCK 1 SOUTH BEND COMMERCIAL PARK. PROPOSED SITE IMPROVEMENTS WILL INCLUDE THE CONSTRUCTION OF THE STRUCTURE, OFF-STREET PARKING, STORMWATER CONVEYANCE FACILITIES, UTILITIES AND ASSOCIATED GRADING.

SITE DATA

PROPERTY ADDRESS: 200 9th St SE & 300 9th St SE
RECORD/OWNER: ARJ, LLC
TAX MAP REFERENCE: 24.570.1002 & 24.570.1003
AREA (DEED): 2.41 ACRES (GROSS)
WATER: PUBLIC CITY OF KASSON
SANITARY SEWER: PUBLIC CITY OF KASSON

PROJECT LAND USE SUMMARY:

Item	Area (ac)
Parcel Identification Number 24.570.1002 & 24.570.1003	
Plat Area	2.41
Disturbed Area	2.73
Pre-development Impervious Area	1.98
Pre-development Pervious Area	0.43
Post-development Impervious Area	2.02
Post-development Pervious Area	0.39
Proposed New Impervious Area	0.04

ZONING DISTRICT: I-1 BUSINESS / LIGHT INDUSTRIAL

MINIMUM LOT AREA:	REQUIRED 20,000 S.F.	PROPOSED 105,140 S.F.
MINIMUM LOT WIDTH:	75 FEET	450.00 FEET
FRONT YARD SETBACK:	30 FEET	104.00 FEET
SIDE YARD SETBACK:	20 FEET	71.00 FEET
REAR YARD SETBACK:	35 FEET	40.09 FEET

MAXIMUM BUILDING HEIGHT:	PERMITTED 45 FEET	PROPOSED 15'-9"
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LEGEND

[Pattern]	EXISTING BITUMINOUS AREA
[Pattern]	EXISTING GRAVEL AREA
[Pattern]	PROPOSED GRAVEL AREA
[Pattern]	EXISTING CONCRETE AREA
[Pattern]	PROPOSED BITUMINOUS PAVING
[Pattern]	PROPOSED BUILDING
[Pattern]	LANDSCAPE AREA

OFF-STREET PARKING TABULATION

USAGE	SIZE	REQ. PARKING	REQUIRED	PROVIDED
OFFICE/SHOP	23,936 SF	1 SPACE PER EMPLOYEE	10 SPACES	20 SPACES

CIVIL ENGINEERS / SURVEYORS

WSE MASSEY ENGINEERING & SURVEYING, LTD
P.O. BOX 100
KASSON, MN. 55944
PH. No. 507-634-4505

OWNER / DEVELOPER

NATHAN GRANSEE CONSTRUCTION
1004 6th ST NW
KASSON, MN. 55944
PH No. 507-273-8799

WSE MASSEY
Engineering & Surveying
PH. NO. 507-634-4505
PLANS@WSE.ENGINEERING
www.wse.engineering

KASSON OFFICE
P.O. BOX 100
33 B E VETERANS
MEMORIAL HIGHWAY
KASSON, MN 55944

PLAINVIEW OFFICE
320 WEST BROADWAY
SUITE 3
PLAINVIEW, MN 55964

ROCHESTER OFFICE
1712 RESTORATION
DRIVE SW
ROCHESTER, MN 55902

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Les Conway
Les Conway
23292 10/25/2023
Number Date

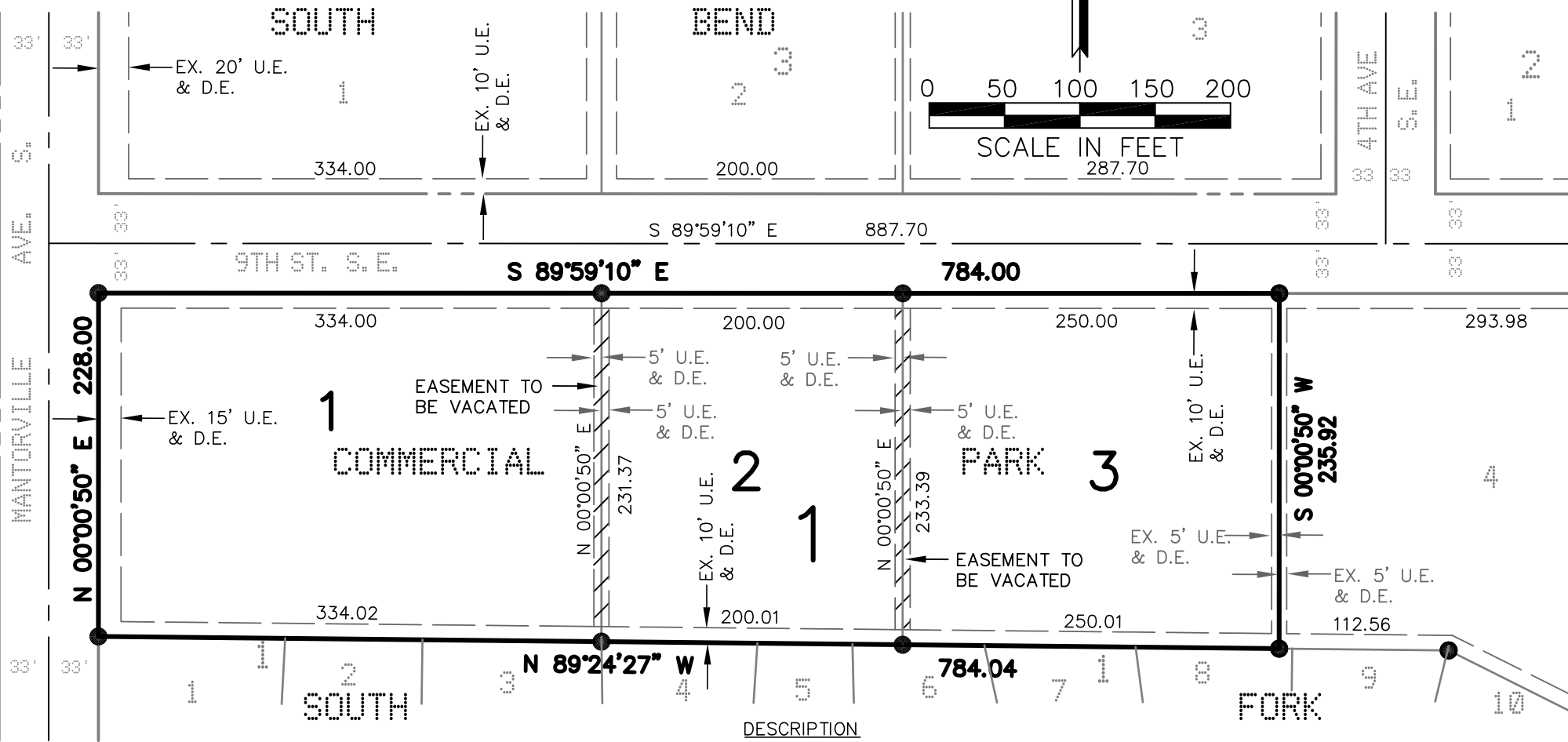
REV.	DATE	DESCRIPTION

REZONING EXHIBIT
A&A ELECTRIC BUILDING EXPANSION
KASSON, MINNESOTA

SCALE: AS SHOWN
DATE: 10/25/2023
DRAWN BY: CJK
JOB NUMBER: 137-234389
DWG. FILE: 137-234389 CG01

CERTIFICATE OF SURVEY
LOTS 1, 2, & 3, BLOCK 1
SOUTH BEND COMMERCIAL PARK
DODGE COUNTY, MINNESOTA

BASIS OF BEARINGS
All Bearings are in relationship
with the Dodge County Coordinate
System NAD '83, Adjusted 1996.



Lots 1, 2, and 3, Block 1, SOUTH BEND COMMERCIAL PARK, according to the plat thereof on file at the County Recorder's Office, Dodge County, Minnesota.

EASEMENT TO BE VACATED

The Easterly 5.00 feet of Lots 1 and 2 Block 1, SOUTH BEND COMMERCIAL PARK, according to the plat thereof on file at the County Recorder's Office, Dodge County, Minnesota, EXCEPT the North and South 10.00 feet of said Lots 1 and 2.

The Westerly 5.00 feet of Lots 2 and 3 Block 1, SOUTH BEND COMMERCIAL PARK, according to the plat thereof on file at the County Recorder's Office, Dodge County, Minnesota, EXCEPT the North and South 10.00 feet of said Lots 2 and 3.

THIS SURVEY AND DRAWING
WAS PREPARED FOR THE
EXCLUSIVE USE OF:
A&A ELECTRIC
KASSON, MN

MONUMENTS
● FOUND (AS INDICATED)
○ SET (5/8" PIPE UNLESS
NOTED OTHERWISE)

DATE: 1/18/2016
DWG NO.: 2429SC02 JOB NO.: 2429
DRAWN BY: R.W.Z. SHEET 1 OF 1

MASSEY
LAND SURVEYING & ENGINEERING
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, FAX NO. 507-634-6560

I hereby certify that this survey, plan, 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: 1/18/2016
LIC. NO.: 41814
Richard J. Massey

PROPERTY LOCATION MAP

T. 106 N.	R. 16 W.	★
N.W. 1/4	N.E. 1/4	S.E. 1/4
S.W. 1/4		

No Scale

RESOLUTION NO. _____

A RESOLUTION VACATING DEDICATED UTILITY EASEMENTS

THE CITY COUNCIL OF THE CITY OF KASSON, MINNESOTA DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the City Council previously passed a Resolution noting its interest in vacating pursuant to Minnesota Statutes §462.358, Subd. 7 and §412.851 those certain dedicated utility easements between Lot 1 and 2 and Lot 2 and 3 all in Block 1, South Bend Commercial Park, City of Kasson, Dodge County, Minnesota and legally described as follows:

see Exhibit "A" which is attached to this Resolution and is made a part hereof by reference;

and

WHEREAS, pursuant to the above-referenced Resolution, a public hearing was set to consider the vacation of said easements;

and

WHEREAS, a public hearing to consider the vacation of such dedicated utility easements was held on the 24th day of February, 2016, before the City Council in the City Hall located at 401 SE 5th Street, Kasson, Minnesota at 6:00 p.m. after due published and posted notice was given, as well as personal mailed notice to all affected property owners by the City Clerk on the 10th day of February, 2016 and all interested and affected persons were given an opportunity to voice their concerns and be heard; and

WHEREAS, the City Council in its discretion has determined that the vacation will benefit the public interest because: the dedicated utility easements described in the attached Exhibit "A" to be vacated are no longer necessary for utility purposes; that the vacation of said utility easements will help to facilitate the construction of permanent improvements upon Lots 1, 2 and 3, Block 1, South Bend Commercial Park, City of Kasson, Dodge County, Minnesota and said vacation will not impede, in any way, the use of the remaining dedicated utility easements in the above-referenced subdivision; and

WHEREAS, four-fifths of all members of the City Council concur in this Resolution;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KASSON, COUNTY OF DODGE, MINNESOTA, that the utility easements described in the attached Exhibit "A" shall be and hereby are vacated.

BE IT FURTHER RESOLVED, that the Mayor and City Clerk are hereby authorized to sign all documents necessary to effectuate the intent of this resolution.

Adopted by the City Council this 24th day of February, 2016.

EFFECTIVE DATE: February 24, 2016

	AYES	NAYS
<hr/> Steve Johnson	<hr/>	<hr/>
<hr/> Chuck Coleman	<hr/>	<hr/>
<hr/> Dan Egger	<hr/>	<hr/>
<hr/> Coy Borgstrom	<hr/>	<hr/>
<hr/> Doug Buck	<hr/>	<hr/>

Approved:

Steve Johnson, Mayor

ATTEST:

Linda Rappe, City Clerk

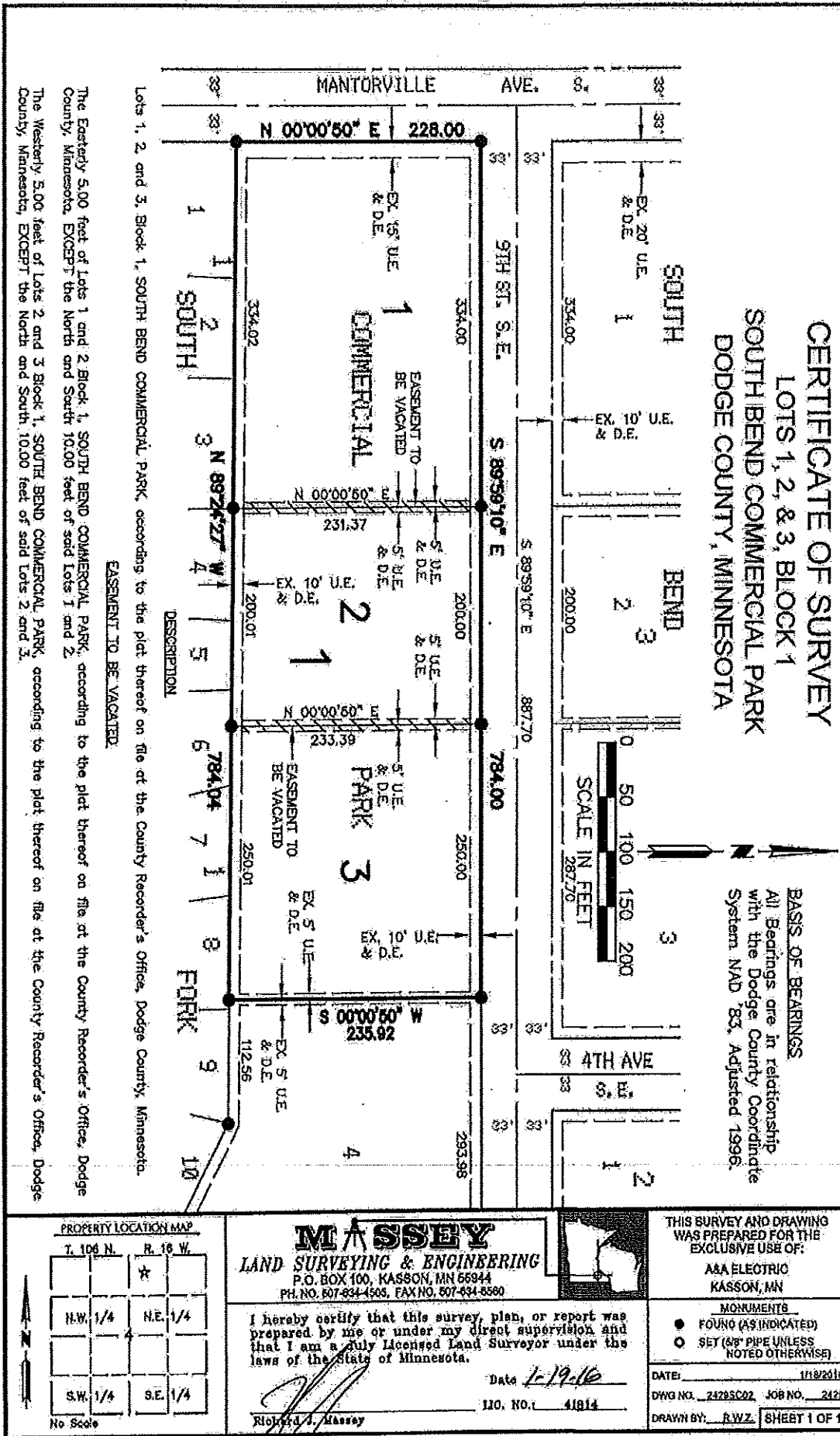


Exhibit "A"

**NOTICE OF A PUBLIC HEARING ON VACATION OF DEDICATED
PUBLIC UTILITY EASEMENTS IN SOUTH BEND COMMERCIAL PARK,
CITY OF KASSON, DODGE COUNTY, MINNESOTA**

**NOTICE OF PUBLIC HEARING ON VACATION OF DEDICATED
PUBLIC UTILITY EASEMENTS IN SOUTH BEND COMMERCIAL PARK,
CITY OF KASSON, DODGE COUNTY, MINNESOTA
PURSUANT TO MINNESOTA STATUTE §412.851**

NOTICE IS HEREBY GIVEN that a hearing will be held before the Kasson City Council on the 24th day of February, 2016, in the City Hall located at 401 SE 5th Street, Kasson, Minnesota at 6:00 p.m. to consider a proposed vacation of dedicated public utility easements in South Bend Commercial Park, City of Kasson, Dodge County, Minnesota and legally described as:

The Easterly 5.00 feet of Lots 1 and 2 Block 1, SOUTH BEND COMMERCIAL PARK, according to the plat thereof on file at the County Recorder's Office, Dodge County, Minnesota, EXCEPT the North and South 10.00 feet of said Lots 1 and 2.

And also:

The Westerly 5.00 feet of Lots 2 and 3 Block 1, SOUTH BEND COMMERCIAL PARK, according to the plat thereof on file at the County Recorder's Office, Dodge County, Minnesota, EXCEPT the North and South 10.00 feet of said Lots 2 and 3.

Dated this _____ day of February, 2016

SIGNED BY:

Linda Rappe, Its City Clerk

Ian Albers

From: Les Conway <Les@wse.engineering>
Sent: Friday, October 27, 2023 11:20 AM
To: Ian Albers; Nathan Gransee
Cc: Will Zieman; Linda Rappe
Subject: RE: A and A Underground Electric

I spoke with Ian A./City of Kasson this morning. We can include Lot 4 in the rezoning and comp plan application. Should not affect anything we are doing right now. But we will need to address the existing easements and a lot combination process in the near future. Right now none of that is ready so we are going to proceed with the lot combination for Lots 1, 2, and 3.

From: Ian Albers <eda@cityofkasson.com>
Sent: Friday, October 27, 2023 9:15 AM
To: Les Conway <Les@wse.engineering>; Nathan Gransee <nrgransee@gmail.com>
Cc: Will Zieman <Will@wse.engineering>; Linda Rappe <cityclerk@cityofkasson.com>
Subject: RE: A and A Underground Electric

Good morning,

There are a few questions about Lot 4 that I'm hoping to get some clarifications on as we move forward with the rezone / comp plan amendment request. In Tony Bigelow's email from March 1st, he stated that it was the intention of A&A Electric to utilize Lot 4 for more outside storage of materials and trucks/trailers. This use more accurately falls under the I-1 zoning rather than the current C-3 zoning. Because of this, my recommendation would be to also include Lot 4 in the rezone / comp plan amendment request in addition to Lots 1-3. Please advise whether outside storage of materials and trucks/trailers is still the plan for Lot 4. If this is still the plan, I would ask for an acknowledgement that Lot 4 will also be included in the request that was submitted yesterday.

Sincerely,
Ian Albers

Community Development Assistant
Email: eda@cityofkasson.com
Phone: (507)-634-6328

