INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA

TUESDAY, July 1, 2014 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. CALL TO ORDER

2. APPROVAL OF PLANNING COMMISSION MINUTES FOR JUNE 17, 2014

3. OTHER BUSINESS

4. APPLICANT REQUESTS AND PUBLIC HEARINGS

4.01 CONCORD CROSSROADS 2004, LLC - CASE NO. 14-21PUD

Consider the following requests for the property located at 9008 Cahill Avenue:

A) A **Preliminary and Final Plat** for a two lot commercial subdivision to be known as Concord Crossroads 2nd Addition.

Planning Commission Action _____

B) A **Vacation** of related easements associated with the original plat.

Planning Commission Action _____

5. ADJOURN

This document is available upon 3 business day request in alternate formats such as Braille, large print, audio recording, etc. Please contact Kim Fox at 651.450.2545 or kfox@invergroveheights.org

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, June 17, 2014 – 7:00 p.m.
City Hall Chambers - 8150 Barbara Avenue

Chair Hark called the Planning Commission meeting to order at 7:00 p.m.

Commissioners Present:	Paul Hark Pat Simon Tony Scales Armando Lissarrague Bill Klein Dennis Wippermann Harold Gooch Joan Robertson
Commissioners Absent:	Annette Maggi (excused)
Others Present:	Tom Link, Director of Community Development Heather Botten, Associate Planner

APPROVAL OF MINUTES

The minutes from the June 3, 2014 Planning Commission meeting were approved as submitted.

WATRUD PROPERTIES – CASE NO. 14-19VA

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a zoning code amendment to allow an office/warehouse as a conditional use in the I-2, General Industry district, a conditional use permit to allow for office/warehouse, contractor's yard, and outdoor storage in the I-2 zoning district, a variance to allow outdoor storage less than 100 feet from an A, Agricultural zoned property, and any other variances related thereto, for the property located on the east side of Clark Road, south of 10900 Clark Road. 6 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the property is currently vacant. There have been past requests for this property that have been approved by the Planning Commission and City Council, but for reasons beyond the City's control it was never developed. The applicant is proposing to develop the site with a 26,400 square foot office/warehouse building. Currently office/warehouse is not allowed in the I-2 district and therefore a zoning code amendment to allow this type of use as a conditional use in the I-2 district is required. The applicant is requesting two conditional use permits; one to allow office/warehouse and the other to allow a contractor's yard and outdoor storage. Variances are also being requested from the outdoor storage setback requirement and screening requirements from agricultural zoned property. Staff supports the addition of office/warehouse as a conditional use in the I-2 district. The conditional use permit (CUP) request is unique in that the applicant is proposing to construct a multi-tenant building without having the end users in place. The CUP would be for a contractor's yard and outdoor storage that would include landscaping material, vehicles and equipment relating to a business and saleable product. This would not include vehicles for sale, storage of vehicles, propane tanks, mini-storage facility, and storage containers. Access to the site would be via two entrance points onto Clark Road. The applicant is requesting two variances. The first is to allow outdoor storage to be setback 40 feet from agriculturally zoned property whereas 100 feet is required, and the other is to allow a chain link fence whereas solid

screening is required. Ms. Botten noted there are three houses to the east of the subject property that are zoned Agricultural. The long-range plan for this area is industrial. When the residential properties are sold they more than likely will be rezoned and developed as industrial. The intent of the ordinance requirements is to protect permanent agricultural and residential uses from being adversely affected by neighboring industrial development. Allowing a chain link fence and storage within the required buffer will not alter the character of the area as industrial outdoor storage already exists to the north and south of these properties. Additionally, the homes are at a much higher elevation than the subject property so solid screening around the storage would not provide any benefit to the abutting residential properties. Staff recommends approval of all five requests. Staff heard from one abutting business owner and one abutting residential property owner. Generally speaking they were both in support of the request, but had concerns about the blanket CUP approval and what would be stored there. After going through the list of what staff was recommending the neighbors were okay with it. The residential property owner requested that additional landscaping be planted along the back of his property for screening.

Chair Hark asked staff to define storage of vehicles.

Ms. Botten replied the intent was not to allow vehicles for sale to be stored. Staff does not want this property to be used as mini-storage; however, personal vehicles and vehicles related to the business would be allowed.

Commissioner Simon asked if it was problematic that only one variance was listed in the public hearing notice.

Ms. Botten replied it was not, stating the second variance was covered by the verbiage 'and any other variances related thereto'.

Commissioner Simon noted that the applicant was requesting the ability to have storage trailers/containers; however, staff was recommending they not be allowed.

Ms. Botten agreed that there was a difference between what the applicant was requesting and what staff was recommending, but moving forward staff would only want to allow what was listed in the staff report.

Commissioner Lissarrague asked how far the three houses to the east were from the property line.

Ms. Botten replied that she had not done any measurements, but estimated they were about 150 feet from the outdoor storage.

Commissioner Wippermann questioned why approvals were necessary when there were a number of different businesses in the building across the street, similar to what was being proposed with this request.

Mr. Botten advised that the building across the street was approved as a contractor's yard rather than an office/warehouse. The owner has received various approvals throughout the years for the different uses on the property. The applicant presented the building being discussed tonight as an office/warehouse, and staff agreed. Ms. Botten stated the request for this building was different in that they were not sure who the end users would be.

Commissioner Robertson asked if there was a full listing of what uses would be disallowed on this property.

Ms. Botten replied in the affirmative, stating there was a 12 page list in the zoning code as to which

uses were allowed in the City.

Commissioner Robertson asked if the applicant was aware of and would be compliant of the referenced list.

Ms. Botten replied that the applicant was aware of the list; however, he may not agree with staff's recommendation.

Opening of Public Hearing
Steve Watrud, 9070 – 90th Court, advised he was available to answer any questions.

Chair Hark asked if the applicant read and understood the staff report.

Mr. Watrud replied in the affirmative. He advised that he is requesting a broad enough scope of uses so as to avoid having to go through the CUP process for every specific use. He questioned why office/warehouse would not be allowed in the I-2 district, the heaviest industrial zone in the City. He stated that outside storage is very important to the type of tenant he would be renting to in that area and he does not want to be confined to just the few items listed in staff's report. His tenants would likely have products or equipment they want to keep in storage containers rather than a heated building to keep them secure and out of the elements. He stated many times he would not have 60-90 days to go through the CUP process, and if he was going to build this building and bring businesses to the City, he felt it would only be fair not to make him come to the City every time he wants to ask for something.

Commissioner Scales asked why staff would be concerned about a contractor or business owner storing extra equipment and materials in a storage container.

Ms. Botten replied that staff is not saying storage containers would not be allowed on the property, just that an additional CUP may be required. She advised that other business owners have had to get a separate CUP for storage containers because they do not meet the City's exterior building material requirements. Staff feels that some uses, such as storage containers and mini-storage, are more intense and therefore staff and neighbors should be allowed to review the request during the CUP process.

Commissioner Scales asked if a storage container would be the same as a truck trailer.

Ms. Botten replied they were different.

Mr. Watrud stated they were very similar.

Ms. Botten stated that semi-trailers related to a business located there would be acceptable as part of a contractor's yard.

Commissioner Scales stated if the storage containers were related to the business located there he found it difficult to see the difference.

Ms. Botten stated that the Planning Commission could recommend that storage containers be allowed; however, staff felt they were a more intense use that may require additional review.

Mr. Watrud stated storage containers were essentially semi-trailers without the wheels.

Commissioner Simon noted that the storage facility on Highway 52 was allowed to have storage containers on site.

Ms. Botten advised that the mini-storage facility Commissioner Simon was referring to received a separate CUP to allow them to have storage containers on their property. Staff is recommending that Mr. Watrud do the same if he finds that storage containers are necessary.

Commissioner Lissarrague asked the applicant how many tenants he anticipated having in the proposed building.

Mr. Watrud replied two to six.

Commissioner Lissarrague noted that those companies would bring jobs to the City. He asked which uses staff was not allowing.

Ms. Botten replied that staff was recommending that the applicant apply for a CUP for any use listed in the land use table as a conditional use (i.e. mini-storage, auto sales, propane tanks, etc.).

Commissioner Lissarrague asked if Mr. Watrud was accurate when he stated it could take 60 to 90 days to go through the CUP process.

Ms. Botten replied that the City is required to act on an application within 60 days unless an extension is granted.

Mr. Watrud questioned why he would be allowed to bring in semi-trailers but not storage containers. He advised that he previously had an impound lot in the building across the street. When he discovered that the lot was out of compliance he applied for a CUP; however, by the time he got through the process the tenant had moved out and the space lay vacant for a year and a half. He is asking for a broader scope of uses for this building in order to avoid a similar situation. He stated that tenants wanting to locate their business in this area are looking for smaller buildings with a lot of outside space to store their product. Often they would rather use storage containers to keep everything dry and secure rather than paying for heated space.

Commissioner Simon asked who was using the existing brick building on the east end of the property.

Mr. Watrud replied that Mid-State stored their trucks inside.

Commissioner Simon noted there were trucks parked outside the building as well.

Chair Hark asked the applicant what his plans were for the upper level abutting the three residential properties.

Mr. Watrud stated they were planning to terrace the steep grade change and were requesting a variance so as to utilize a greater amount of the site.

Chair Hark asked what they would do with the driveway to the existing block building.

Mr. Watrud replied that would remain.

Chair Hark asked if the applicant planned to park trucks along the drive next to the three residential properties.

Mr. Watrud stated that was an access. There is a fenced in storage area that is shown on the plans.

Commissioner Simon asked if the existing block building would be independent from tonight's request.

Mr. Watrud replied it would be for the time-being.

Commissioner Klein stated there was a need for affordable space in the industrial area and this was a good fit that would bring in additional tax base.

Commissioner Wippermann asked if the proposed gray rock face building would be painted or have any accent color.

Mr. Watrud replied he was unsure as he had not made any final decisions on the design. He advised it would look similar to the building across the street.

Allan Sachwitz, 11105 Courthouse Boulevard, advised he was the southernmost residential home to the east of the subject property. He advised that he had no issues with permitting storage trailers but had concerns regarding potential erosion because of the steep slope on the east side of the lot. He was also concerned about the hours of operation, stating that he hoped the businesses would not be open on weekends.

Chair Hark stated because this was a spec project it may be a challenge for the applicant to provide an answer to the question regarding business hours.

Mr. Watrud stated it was not his intent to have the businesses open seven days a week; however, there could be instances in which it was necessary. He stated he could not dictate noise and hours of operation; however, typically contractors would not be working seven days a week. Also, any noise generated from a tenant would be insignificant compared to the noise from the highway.

Chair Hark closed the public hearing.

Planning Commission Discussion

Commissioner Simon stated she would be voting against the variance to exempt the applicant from screening requirements from the residential properties.

Chair Hark asked Mr. Sachwitz for his opinion regarding the fencing.

Mr. Sachwitz advised that because of the significant elevation change he would not see the fence and therefore was agreeable to having no solid screening.

Commissioner Simon rescinded her opposition to the variance from screening requirements.

Commissioner Wippermann stated if the fence was installed on top of the hill it would screen the residents' from the applicant's property, and Mr. Watrud could still add a second fence for security if desired. He also had an issue with staff's suggestion that the zoning code was essentially the practical difficulty. He stated that could set a precedent for future variances using the code as a practical difficulty. He would be voting against the variance as he did not feel it met the variance criteria.

Commissioner Gooch stated it appeared as if the existing block building was right on the property line.

Commissioner Simon questioned whether a setback would be required for that building.

Ms. Botten replied that today the building would be required to be setback from the property line; however, it was built years ago.

Commissioner Gooch noted that if the fence was installed at the proper setback the building would be outside of the fence.

Ms. Botten stated that if the neighbors agreed the fence could be put on the neighboring properties as well.

Commissioner Scales advised he would like to see storage containers allowed on this industrial property and felt it was minor compared to many of the surrounding uses. He stated if tenants were unable to have storage containers they would bring in semi-trailers instead, and he would prefer to look at storage containers.

Ms. Botten noted there would be warehouse space available as well to store products indoors.

Chair Hark stated in his mind there was a distinction between a tenant needing to store items related to his business and someone who was in the business of storing.

Commissioner Scales stated he was recommending that business owners be allowed to store their business related items in a storage container; he was not recommending a self-storage facility.

Commissioner Robertson asked Commissioner Scales to clarify his concern.

Commissioner Scales stated he wanted to give the applicant the option to choose whichever type of storage container his tenants may want to use.

Chair Hark stated this was a unique application because some tenants may not need outdoor storage whereas others would.

Commissioner Klein asked the applicant if he would rent storage space to individuals other than his six tenants.

Mr. Watrud replied it was possible. He stated he did not plan to make this a mini-storage but would perhaps rent space to a plumbing contractor wanting to store pipe, for example. He stated he was not asking for anything different than what was being done around him. He advised that he spoke with staff regarding whether there was even a need for a fence because of the grade difference and advised that if he installed a solid fence the neighbors would never see it but rather would look over the top. He stated that his current building does not have rooftop screening but yet it has no aesthetic detriment to the community. He stated he has already brought six businesses to the city and he will bring more as long as the City does not make it too restrictive to do so.

Commissioner Robertson asked for clarification of whether Mr. Watrud had stated earlier that he may rent storage space for outside storage independent of the entities renting space in his office/warehouse building.

Mr. Watrud replied in the affirmative.

Chair Hark advised that although he was not opposed to the request, he felt they should state a practical difficulty other than the code for the reasons stated previously by Commissioner Wippermann. He suggested perhaps using the fact that the residences to the east were at a higher elevation.

Ms. Botten advised that staff also looked at the uniqueness of the property and the fact that there were only three agricultural properties remaining and they were guided for future industrial use.

Mr. Watrud agreed that the uniqueness of the property was that the agricultural properties would eventually be changed to industrial. He noted that Mr. Sachwitz was currently trying to sell his property.

Commissioner Lissarrague stated that this business fit the unique location and he would support staff's recommendation, stating perhaps City Council could clean up any uncertain items.

Commissioner Robertson agreed with Chair Hark that the Planning Commission should find a practical difficulty other than the code.

Commissioner Gooch stated in his opinion the practical difficulty was that an I-2 zoned property required a 100 foot buffer when next to an agriculturally zoned property. In this instance, however, the agricultural property would be rezoned to industrial in the future.

Planning Commission Recommendation

Motion by Commissioner Gooch, second by Commissioner Scales, to approve the zoning code amendment to allow office/warehouse as a conditional use in the I-2, General Industry district, a conditional use permit to allow an office/warehouse building in the I-2 zoning district, a conditional use permit to allow a contractor's yard, outdoor storage, **and storage containers if they are part of the renters' business** in the I-2 zoning district, a variance to allow outdoor storage less than 100 feet from an A, Agricultural zoned property, and a variance to not be required to install solid screen fencing from the A, Agricultural property, **with the practical difficulty being that the agricultural properties abutting the subject property were guided for future industrial,** with the conditions listed in the report, for the property located on the east side of Clark Road, south of 10900 Clark Road.

Motion carried (7/1 - Simon). This item goes to the City Council on July 14, 2014.

The meeting was adjourned by unanimous vote at 7:54 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

PLANNING REPORT
CITY OF INVER GROVE HEIGHTS

REPORT DATE: June 27, 2014 **CASE NO:** 14-20S

HEARING DATE: July 1, 2014

APPLICANT/PROPERTY OWNER: Concord Crossroads, LLC

REQUEST: Preliminary and Final plat for two lot subdivision and Vacation of drainage and utility easements within the old plat

LOCATION: Arbor Pointe – corner of Concord, Cahill and Cheney Trail

COMPREHENSIVE PLAN: NC, Neighborhood Commercial

ZONING: Limited Neighborhood Business in Arbor Pointe PUD

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The landowner is seeking to market the vacant old Bank of the West building. In order to provide more opportunity potential, the applicant is requesting to divide the property into two lots, one lot containing the old bank building, the other containing the strip center building. Along with the platting, the applicant is requesting to vacate all of the existing public drainage and utility easement within the old plat and rededicate on the new plat. The applicant would also be dedicating separate private cross parking, access and utility easements. No changes are being proposed to the site plan, so no changes to the PUD approval are required.

Council approved the PUD plans and plat for Concord Crossroads in April, 2004 for a single lot with two commercial buildings. Conditions of approval did not contain any restrictions on future subdivision.

Dividing a multiple building parcel into multiple lots, one for each building, is a common practice. Two examples that come to mind are the Rainbow complex and the Cahill Plaza (McDonalds and Cub Foods complex). Each subdivision was approved as a PUD so there were no internal setbacks and each were set up with easements to address shared parking, access and anything else that was unique to that development. The proposed request would be similar to these other examples.

EVALUATION OF THE REQUEST

Subdivision Plat

Lots and Blocks. The applicant is proposing to divide the existing 2.95 acre parcel into two lots. The lot containing the old bank would be 27,700 square feet in size and the other lot containing the multi tenant building would be 98,300 square feet in size. The Arbor Pointe Ordinance requires a minimum lot size of 10,000 square feet and 100 feet in width. Both lots exceed minimum lot size and each lot exceeds minimum lot width along all street frontages. The proposed lots meet minimum standards.

Setbacks and Parking. As stated earlier, PUD ordinances do not require minimum setbacks from internal property lines. This is to allow such lot configuration and design as proposed. Therefore, there are no standards for buildings and parking space setbacks from the proposed property line. The proposed subdivision does not have any impact on the function of the PUD site plan, nor are any changes being proposed to the buildings and parking lot.

The original project was approved based on an overall parking demand for the two buildings. Since there will be new private cross access and parking easements, both lots will function the same as far as City standards are concerned. Therefore, each lot does not need to provide a certain amount of parking spaces. The applicant illustrates on one of their plans where additional parking will be dedicated on Lot 1 for the benefit of Lot 2. No changes to parking are proposed; therefore parking standards continue to be met with this proposal.

Park Dedication. Park dedication for the entire Arbor Pointe PUD was satisfied and collected at the beginning of the project. Therefore, no additional park dedication is required.

Access. Access to the project will continue as it exists today. The applicant illustrates on plans where the shared access easement description lays out on the lots. Both lots have access to the two existing curb openings. No changes to access are being proposed.

All new internal cross easements must be submitted to the City for the City Attorney to review prior to City Council review.

Sign Easement. The plat drawing depicts a sign area easement on the corner of Cahill and Cheney Trail. The applicant indicates this is being put in place for a possible new free standing sign for a future tenant. The placement of a sign easement does not automatically approve any new signage. Any new signage proposed must be approved through the PUD process and comply with the Arbor Pointe PUD ordinance as it would be a change to the approved PUD plan. Staff has not done any evaluation of a possible sign in this vicinity.

County Review. The plat abuts Concord Boulevard which is a county road. The plat has been sent to the County for their review. Since there are no plans for updates to Concord Boulevard, Staff does not believe the County will have any comments. No comments have been received as of the date of this report. A condition of approval should be that the plat is subject to comments by Dakota County.

Right-of-Way Dedication. A portion of Cahill Avenue is located within a public road easement along the east side, abutting the subject property. As part of the platting process, this easement area will be dedicated as right-of-way on the plat. This makes it easier to note the amount of road right-of-way dedicated in the area. Engineering has reviewed the plat and notes that the amount of right-of-way being dedicated complies with city needs in the area.

Hydrant Easement. Engineering has noted that hydrant easements are being requested when opportunities arise so the city has access to and maintain fire hydrants on properties. Engineering is requesting that a hydrant access easement be granted with this subdivision. The City will draft the documents and it must be signed by the land owner prior to the plat being released for recording.

Corner Sight Line Easement. Engineering is requiring a site line easement document for the triangle area at the corner of Cahill Avenue and Cheney Trail. Purpose of document to control any traffic visibility encroachments in this area. The triangles generally run a distance of 30 feet from the property lines. This document would be drafted by the City and signed by the land owner prior to the plat being released for recording.

Easement Vacations

The applicant is proposing to vacate all of the existing public drainage and utility easements in the current plat of Concord Crossroads. This in effect, cleans up the title of the property as there would be no reference to easements contained within the old plat. The proposed plat would then rededicate all necessary perimeter easements and additional easements needed for utility drainage purposes. The existing road easement along Cahill Avenue noted above would also be vacated. Staff has no concerns with the easement vacations as new easements will be dedicated on the proposed plat.

ALTERNATIVES

A. **Approval.** If the Planning Commission finds the application to be acceptable, the following action should be taken:

- Approval of the **Preliminary and Final Plat for Concord Crossroads 2nd Addition** subject to the following conditions:

  1. The final plat for recording shall be substantially similar to the final plat drawing on file with the Planning Department dated 6/18/14

  2. All new internal cross easements along with any maintenance agreements must be submitted to the City for the City Attorney to review prior to City Council review.

  3. The plat is subject to comments by Dakota County.

4. The placement of a sign easement does not automatically approve any new signage. Any new signage proposed must be approved through the PUD process and comply with the Arbor Pointe PUD ordinance as it would be a change to the approved PUD plan.

5. A site line easement document for the triangle area at the corner of Cahill Avenue and Cheney Trail shall be required to be dedicated and recorded with the plat.

6. A hydrant access easement shall be required. Document details shall be determined by the City Engineer and the easement shall be recorded with the plat.

- Approval of the **Vacation** of the drainage and utility easements within the plats of Concord Crossroads and Arbor Crest and roadway easement within Concord Crossroads.

B. Denial If the Planning Commission does not favor the proposed application the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

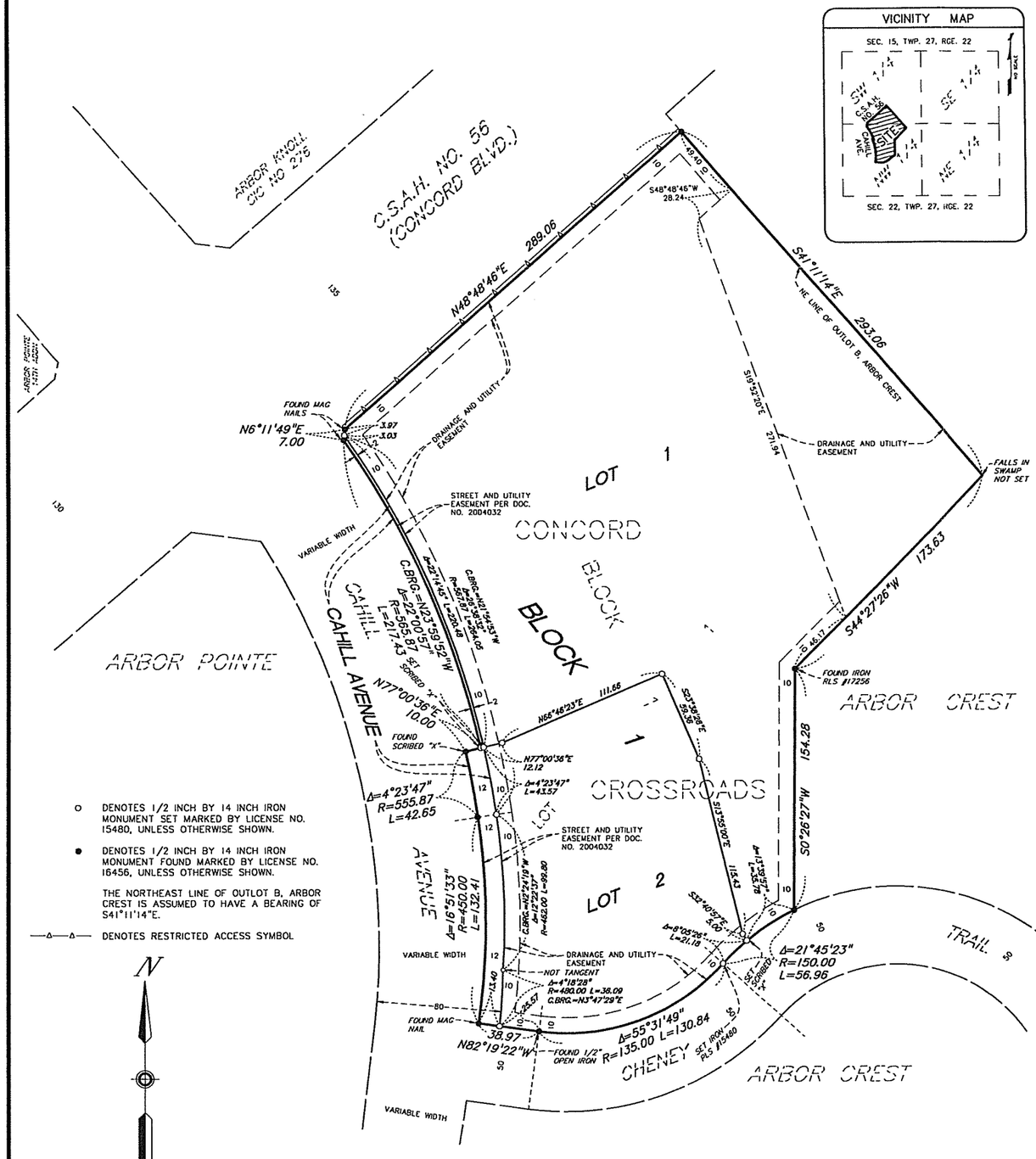
RECOMMENDATION

Staff recommends approval of the requests as presented.

Attachments: Site Location
Final Plat
Illustration of Easements being vacated and new easements being proposed

Location Map
Case No. 14-20S

CONCORD CROSSROADS 2ND ADDITION

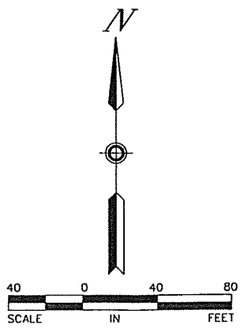


VICINITY MAP

- o DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET MARKED BY LICENSE NO. 15480, UNLESS OTHERWISE SHOWN.
- ● DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT FOUND MARKED BY LICENSE NO. 16456, UNLESS OTHERWISE SHOWN.

THE NORTHEAST LINE OF OUTLOT B, ARBOR CREST IS ASSUMED TO HAVE A BEARING OF S41°11'14"E.

—Δ—Δ— DENOTES RESTRICTED ACCESS SYMBOL



KNOW ALL PERSONS BY THESE PRESENTS: That Concord Crossroads 2004, LLC, a Minnesota limited liability company, owner, and First Commercial Bank, mortgagee of the following described property situated in the County of Dakota, State of Minnesota, to wit:

Lot 1, Block 1, CONCORD CROSSROADS, according to the recorded plat thereof;

Have caused the same to be surveyed and platted as CONCORD CROSSROADS 2ND ADDITION and do hereby donate and dedicate to the public, for public use the public way and the drainage and utility easements as created by this plat.

In witness whereof said Concord Crossroads 2004, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20__.

Signed: CONCORD CROSSROADS 2004, LLC

_____, Chief Manager

STATE OF _____
COUNTY OF _____
This instrument was acknowledged before me on _____, 20__, by _____, Chief Manager of Concord Crossroads 2004, LLC, a Minnesota limited liability company, on behalf of said company.

_____
Notary Public, _____ County, _____
My Commission Expires _____

In witness whereof said First Commercial Bank, has caused these presents to be signed by its proper officer this _____ day of _____, 20__.

Signed: FIRST COMMERCIAL BANK

BY: _____ its _____

STATE OF _____
COUNTY OF _____
This instrument was acknowledged before me on _____, 20__, by _____, _____ of First Commercial Bank, on behalf of said bank.

_____
Notary Public, _____ County, _____
My Commission Expires _____

I do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20__.

_____
Mark S. Hanson, Licensed Land Surveyor
Minnesota License No. 15480

STATE OF MINNESOTA
COUNTY OF HENNEPIN
The instrument was acknowledged before me on _____, 20__ by Mark S. Hanson.

_____
Notary Public, _____ County, _____
My Commission Expires _____

Inver Grove Heights Planning Commission

Be it known that at a meeting held on this _____ day of _____, 20__, the Planning Commission of the City of Inver Grove Heights, Minnesota, did hereby approve this plat of CONCORD CROSSROADS 2ND ADDITION.

By _____, Secretary By _____, Chair

City Council, City of Inver Grove Heights, Minnesota

This plat of CONCORD CROSSROADS 2ND ADDITION was approved and accepted by the City Council of the City of Inver Grove Heights, Minnesota at a regular meeting thereof held this _____ day of _____, 20__, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____ Mayor By: _____ Clerk

County Surveyor, County of Dakota, State of Minnesota

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20__.

_____
Dakota County Surveyor

County Board, County of Dakota, State of Minnesota

We do hereby certify that on the _____ day of _____, 20__, the Board of Commissioners of Dakota County, Minnesota, approved this plat of CONCORD CROSSROADS 2ND ADDITION, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

BY: _____
County Board Chair

ATTEST: _____
County Treasurer-Auditor

RECEIVED
JUN 18 2014

Department of Property Records and Revenue

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20__ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes due and transfer entered this _____ day of _____, 20__.

_____
County Treasurer-Auditor
Dakota County, Minnesota

DOCUMENT NUMBER _____

I hereby certify that this instrument was filed in the office of the County Recorder for record on this _____ day of _____, 20__ at _____ o'clock __.M., and was duly recorded in Book _____ of _____ on page _____.

_____
County Recorder
Dakota County, Minnesota

SUNDE LAND SURVEYING

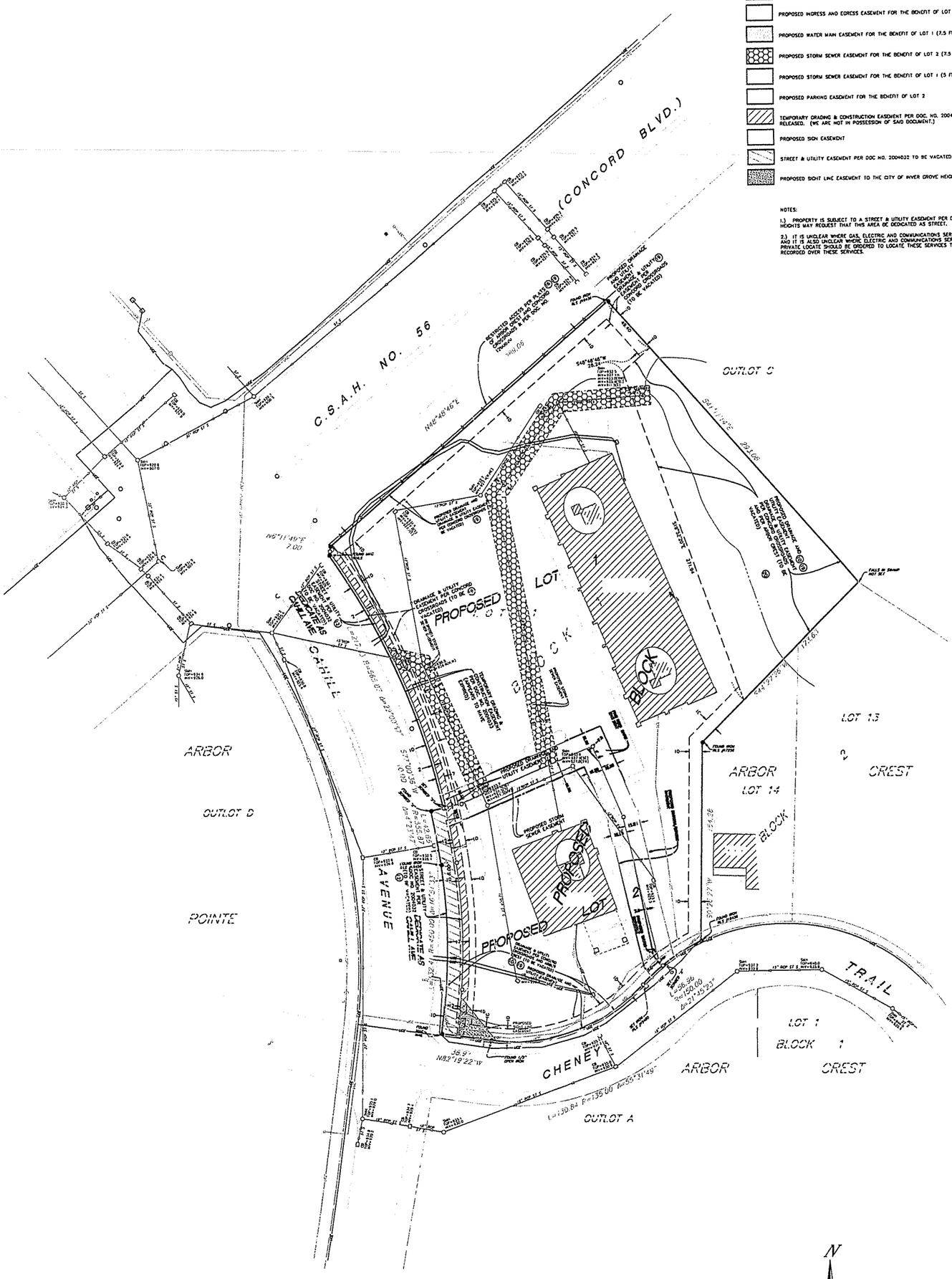
LEGEND

- DRAINAGE AND UTILITY EASEMENTS PER PLATS OF ARBOR CREST AND CONCORD CROSSROADS PROPOSED TO BE VACATED. SAID DRAINAGE AND UTILITY EASEMENTS WILL BE DEDICATED ON THE PROPOSED PLAT OF CONCORD CROSSROADS 2ND ADDITION
- PROPOSED INGRESS AND EGRESS EASEMENT FOR THE BENEFIT OF LOT 1
- PROPOSED INGRESS AND EGRESS EASEMENT FOR THE BENEFIT OF LOT 2
- PROPOSED WATER MAIN EASEMENT FOR THE BENEFIT OF LOT 1 (7.5 FEET FROM CENTERLINE OF WATER PIPE)
- PROPOSED STORM SEWER EASEMENT FOR THE BENEFIT OF LOT 2 (7.5 FEET EACH SIDE OF STORM PIPE)
- PROPOSED STORM SEWER EASEMENT FOR THE BENEFIT OF LOT 1 (5 FEET EACH SIDE OF STORM PIPE)
- PROPOSED PARKING EASEMENT FOR THE BENEFIT OF LOT 2
- TEMPORARY GRADING & CONSTRUCTION EASEMENT PER DOC. NO. 2004033. THIS DOCUMENT HAS EXPIRED OR SHOULD BE RELEASED. (WE ARE NOT IN POSSESSION OF SAID DOCUMENT.)
- PROPOSED SIGN EASEMENT
- STREET & UTILITY EASEMENT PER DOC NO. 2004032 TO BE VACATED.
- PROPOSED SIGHT LINE EASEMENT TO THE CITY OF INVER GROVE HEIGHTS.

NOTES:

1.) PROPERTY IS SUBJECT TO A STREET & UTILITY EASEMENT PER DOC NO. 2004032. THE CITY OF INVER GROVE HEIGHTS MAY REQUEST THAT THIS AREA BE DEDICATED AS STREET.

2.) IT IS UNCLEAR WHERE GAS, ELECTRIC AND COMMUNICATIONS SERVICE THE BUILDING LOCATED ON PROPOSED LOT 2 AND IT IS ALSO UNCLEAR WHERE ELECTRIC AND COMMUNICATIONS SERVICE THE BUILDING LOCATED ON PROPOSED LOT 1. A PRIVATE LOCATE SHOULD BE ORDERED TO LOCATE THESE SERVICES TO BE ABLE TO DETERMINE IF EASEMENTS SHOULD BE RECORDED OVER THESE SERVICES.



Revision	By	Date
	SMT	

Drawing Title:
PROPOSED EASEMENTS FOR:
CONCORD CROSSROADS 2ND ADDITION
CONCORD BLVD & CAHILL AVE

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Township: 27 Range: 22 Section: 22	
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