

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**TUESDAY, JUNE 7, 2016 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

1. **CALL TO ORDER**
2. **APPROVAL OF PLANNING COMMISSION MINUTES FOR MAY 17, 2016**
3. **APPLICANT REQUESTS AND PUBLIC HEARINGS**

3.01 CITY OF INVER GROVE HEIGHTS - CASE NO.16-17S

Consider the following requests for the property located at 7293 Archer Trail:

- a) A **Preliminary and Final Plat** to resubdivide Lot 1, Block 3 and Outlot G, Blackstone Vista into a reconfigured lot and right-of-way in the new plat of Blackstone Vista 2nd Addition.

Planning Commission Action _____

- b) A **Vacation** of platted public drainage and utility easements.

Planning Commission Action _____

3.02 KATHLEEN VAN SCHOOTEN – CASE NO. 16-19Z

Consider the following requests for property located at 10371 Inver Grove Trail:

- a) A **Rezoning** of the property from A, Agricultural to I-1, Limited Industry.

Planning Commission Action _____

- b) A **Comprehensive Plan Amendment** to change the land use designation from RDR, Rural Density Residential to LI, Light Industrial

Planning Commission Action _____

4. OTHER BUSINESS

- 4.01 Election of officers

5. ADJOURN

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, May 17, 2016 – 7:00 p.m.
City Hall Chambers - 8150 Barbara Avenue

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

Commissioners Present: Elizabeth Niemioja
Bill Klein
Pat Simon
Tony Scales
Harold Gooch
Armando Lissarrague
Annette Maggi
Joan Robertson

Commissioners Absent: Dennis Wippermann (excused)

Others Present: Allan Hunting, City Planner
Heather Botten, Associate Planner

APPROVAL OF MINUTES

The April 19, 2016 and May 3, 2016 Planning Commission minutes were approved as submitted.

RUSS GOHL – CASE NO. 16-15V

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a variance to allow a garage 22 feet from the front property line whereas 30 feet is required, for the property located at 5935 Babcock Trail. 6 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. The existing home was built in 1956, prior to adoption of the zoning code, and does not have an attached garage. Additionally, the property does not have direct road frontage and is a wooded lot with topographical changes. The applicant would like to construct a two-car attached garage on the property 22 feet from the front property line whereas 30 feet is required. The property had a detached structure located 10 feet off the front property line; the applicant has since moved this structure and will also be removing two other existing detached structures. Staff recommends approval of the request with the two conditions listed in the report. Staff heard from the neighboring property owner who would be most affected; they are in support of the request.

Commissioner Simon questioned why the eastern property line would not be considered the side yard given the orientation of the house.

Ms. Botten replied that the front yard determination was based on how the property lines were set up and where the access point would be rather than house orientation.

Opening of Public Hearing

Russ Gohl, 5935 Babcock Trail, advised he was available to answer any questions.

Chair Maggi asked the applicant if he read and understood the report.

Mr. Gohl replied in the affirmative. He clarified that he was proposing to construct an attached

garage rather than a detached garage.

Chair Maggi closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Klein, second by Commissioner Scales, to approve the request for a variance to allow a garage 22 feet from the front property line whereas 30 feet is required, for the property located at 5935 Babcock Trail, with the two conditions and practical difficulty as listed in the report.

Motion carried (8/0). This item goes to the City Council on May 23, 2016.

FRIEMANN COMPANIES – CASE NO. 16-16Z

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a rezoning of the property from R-3A, multiple-family residential to R-2, two-family residential, and a variance from the minimum lot size requirements, for the property located at 7535 Cloman Way. 41 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the property is .18 acres in size. It was formerly the Little Green store but has been vacant for a number of years. The applicant is requesting to renovate the existing building on the property, add two attached garages, and turn it into a duplex. The property is currently zoned R-3A which allows for a 3-4 unit building. The property is not large enough to accommodate a 3-4 unit building; therefore, the applicant is requesting to rezone the property to R-2 to allow a two-family residential building. The applicant is also requesting a variance from the minimum lot size requirements to allow a duplex to be located on a lot 7,986 square feet in size whereas 15,000 square feet is required, and 72.5 feet wide whereas 100 feet is required. The existing building on the site was built in 1961. The lot size and width do not meet current code requirements and it is considered a legal non-conforming lot. Any type of redevelopment would require variance approval. The applicant would be removing some of the hard surface on the property to provide green space for the tenants, the building would have vinyl lap horizontal siding, and access to the property would remain the same. The proposed two-family residential building fits with the neighborhood as there are other multiple-family houses to the north and east of the subject parcel. Allowing the smaller lot size and width for residential properties can provide a different type of housing opportunity in that it may be more affordable for the tenants on the property. Staff recommends approval of the rezoning and variance request with the three conditions listed in the report. Staff has not heard from any of the surrounding property owners.

Chair Maggi asked when the property was zoned R-3A, noting that a storefront would not be allowed in that district.

Ms. Botten replied it had been zoned multiple-family for many years. She added that the property lost its rights as a commercial building use a long time ago and could no longer be used as a commercial property.

Opening of Public Hearing

Brian Friemann, 7535 Cloman Way, advised he was available to answer any questions.

Chair Maggi asked the applicant if he read and understood the report.

Mr. Friemann replied in the affirmative. He advised that he owns the property next door and purchased this property because it was in disrepair, had been vandalized many times, and he wanted to improve it. He stated the building is very structurally sound, has a full basement, and he would like to retrofit it to a duplex.

Commissioner Niemioja stated the proposed renovation would improve the property.

Commissioner Klein asked the applicant if he planned to utilize the existing basement for both units.

Mr. Friemann replied that each unit would have two bedrooms in the existing basement.

Commissioner Robertson asked if the basement would meet all building code requirements, such as egress windows.

Mr. Friemann replied in the affirmative.

Chair Maggi closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Scales, second by Commissioner Simon, to approve the request for a rezoning of the property from R-3A, multiple-family residential to R-2, two-family residential, and a variance from the minimum lot size requirements, for the property located at 7535 Cloman Way, with the conditions listed in the report.

Motion carried (8/0). This item will go to the City Council on June 13, 2016.

OTHER BUSINESS

Chair Maggi thanked Commissioner Gooch for eleven years of service on the Planning Commission. She also thanked Commissioner Klein for his many years of service to the City in multiple roles. She advised that officer elections will take place at the next meeting at which there will be two new Commission members.

Commissioner Gooch stated he enjoyed serving on the commission, meeting residents, and seeing projects move forward.

The meeting was adjourned by unanimous vote at 7:16 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

EVALUATION OF THE REQUEST

PRELIMINARY PLAT

Lot Size. Lot 1 would be widened by approximately 15 feet on average. This will provide enough building pad width to meet the 20 foot setback requirement.

Outlot G. Outlot G will be rededicated as public right-of-way for 72nd Street. The half right-of-way width is 33 feet. The County will be acquiring the remaining right-of-way from the property to the north.

Easement Vacation. Outlot G was platted with public drainage and utility easements over its entirety. Since it will be replatted as right-of-way, these easements are no longer needed and therefore would be vacated as part of the platting process. The existing perimeter easement along the north boundary of Lot 1 would be vacated and new easements rededicated on the plat.

ALTERNATIVES

The Planning Commission has the following actions available on the following requests:

- A. **Approval.** If the Planning Commission finds the application to be acceptable, the following action should be recommended for approval:
- o Approval of the **Preliminary and Final Plat** of Blackstone Vista 2nd Addition as prepared by Sathre-Bergquist, Inc.
 - o Approval of the **Vacation** of drainage and utility easements over Outlot G and along the north line of Lot 1, Block 3, Blackstone Vista.
- B. **Denial.** If the Planning Commission does not favor the proposed application or portions thereof, the above request or requests should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

Both Planning and Engineering recommend approval of the plat and easement vacations as presented.

Attachments: Preliminary and Final Plat
Map of Project 2014-11 reconstruction of Argenta Trail/Hwy 55 interchange showing 72nd Street.

BLACKSTONE VISTA 2ND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That CalAtlantic Group, Inc., a Delaware corporation, as successor to The Ryland Group, Inc., a Maryland corporation, fee owner of the following described property situated in the County of Dakota, State of Minnesota to wit:

Lot 1, Block 3, and Outlot G, BLACKSTONE VISTA

Has caused the same to be surveyed and platted as BLACKSTONE VISTA 2ND ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said CalAtlantic Group, Inc., a Delaware corporation, as successor to The Ryland Group, Inc., a Maryland corporation has caused these presents to be signed by its proper officer this _____ day of _____, 2016.

Signed: CalAtlantic Group, Inc., a Delaware corporation, as successor to The Ryland Group, Inc.

By: _____
Operational Vice President

STATE OF MINNESOTA, COUNTY OF _____

This instrument was acknowledged before me on _____ by Michael W. DeVoe, Operational Vice President of CalAtlantic Group, Inc., a Delaware corporation, as successor to The Ryland Group, Inc., a Maryland corporation

Notary Public, Minnesota My Commission Expires: _____ Print Name: _____

I, Daniel L. Schmidt 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 the plat have been, or will be correctly, set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 595.01, Subd. 1, 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 _____, 2016.

Daniel L. Schmidt, Licensed Land Surveyor
Minnesota License No. 26147

STATE OF MINNESOTA, COUNTY OF HENNEPIN

This instrument was acknowledged before me on _____, 2016, by Daniel L. Schmidt.

Notary Public, Minnesota My Commission Expires: _____ Print Name: _____

CITY PLANNING COMMISSION

Approved by the Planning Commission of the City of Inver Grove Heights, Minnesota, this _____ day of _____, 2016.

By: _____ Secretary By: _____ Chair

CITY COUNCIL OF INVER GROVE HEIGHTS

City of Inver Grove Heights, Minnesota

This plat was approved by the City Council of Inver Grove Heights, Minnesota, this _____ day of _____, 2016, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

By: _____ Mayor By: _____ Clerk

DAKOTA COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statute Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 2016.

By: _____
Todd B. Tullerson, Dakota County Surveyor

DAKOTA COUNTY BOARD

We do hereby certify that on the _____ day of _____, 2016, the Board of Commissioners of Dakota County, Minnesota, approved this plat of BLACKSTONE VISTA 2ND ADDITION, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2, and conforms to the Dakota County contiguous plat ordinance.

Chair, County Board Vice: _____
County Treasurer/Auditor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, I have paid \$12 on the year 2016 on the land hereon depicted and have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer interest due _____ day of _____, 2016.

By: _____
Department of Property Taxation and Records

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of BLACKSTONE VISTA was filed in the _____ office of the County Recorder for public record on this _____ day of _____, 2016, in _____ block _____ and is a duly filed in block _____ of Plate Page _____ as Instrument Number _____.

By: _____
County Recorder

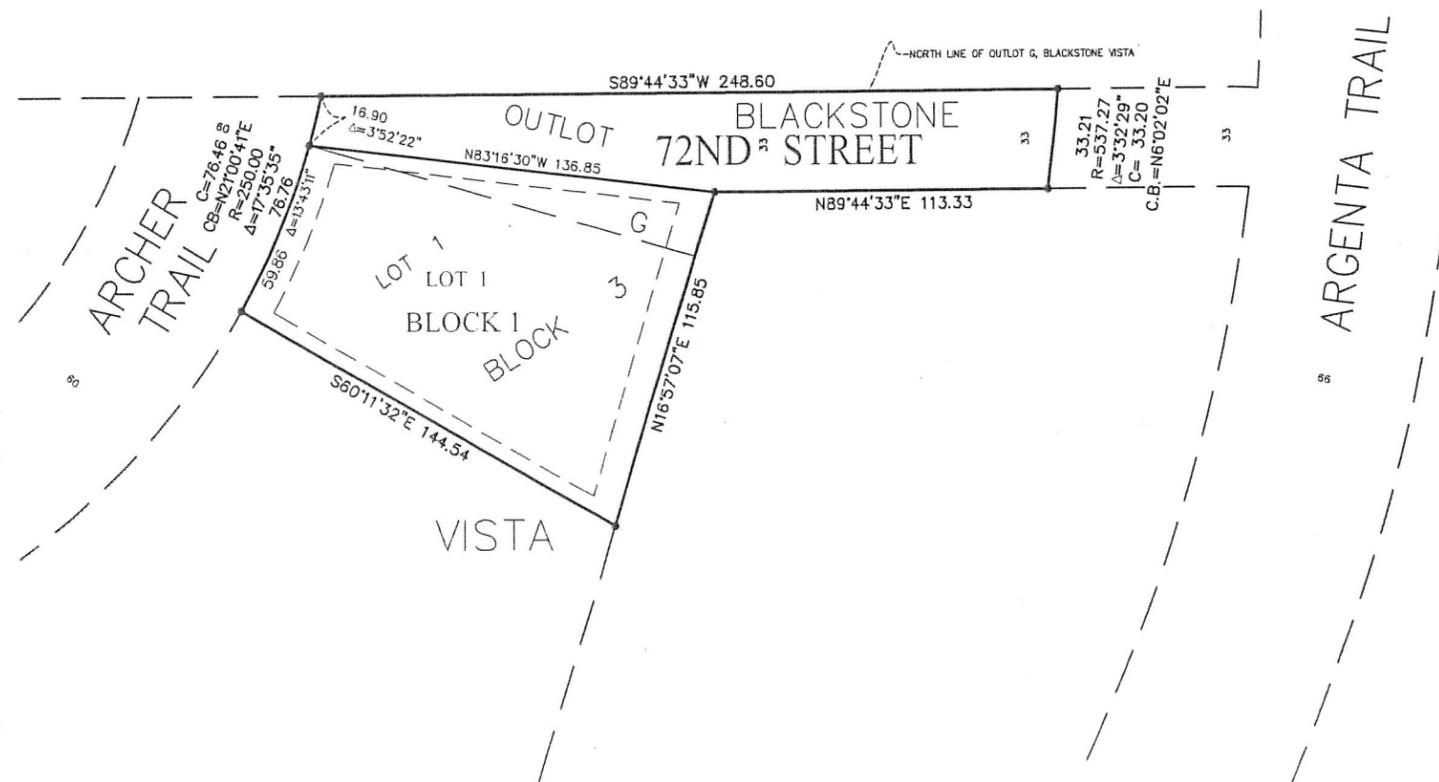


SATHRE-BERGQUIST, INC.

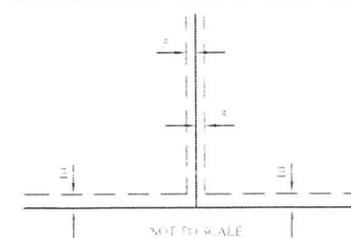


- Denotes a 1/2 inch by 1/4 inch iron pipe set in the ground and marked by License No. 26147
- Denotes a Found Iron Monument

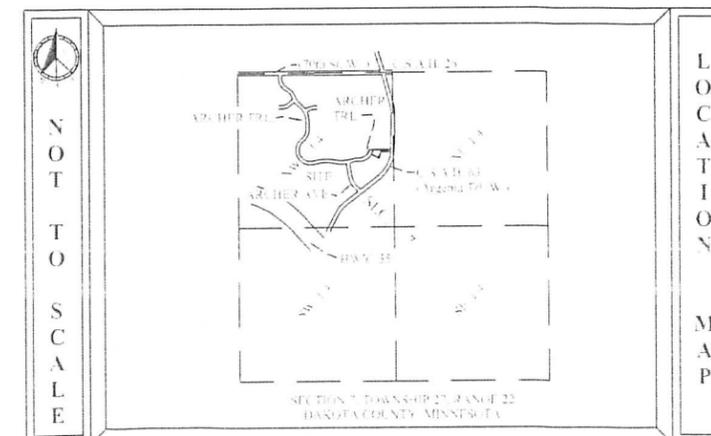
The basis for the bearing system is the north line of Outlot G, BLACKSTONE VISTA which is assumed to bear North 89 degrees 47 minutes 41 seconds East



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN HERE

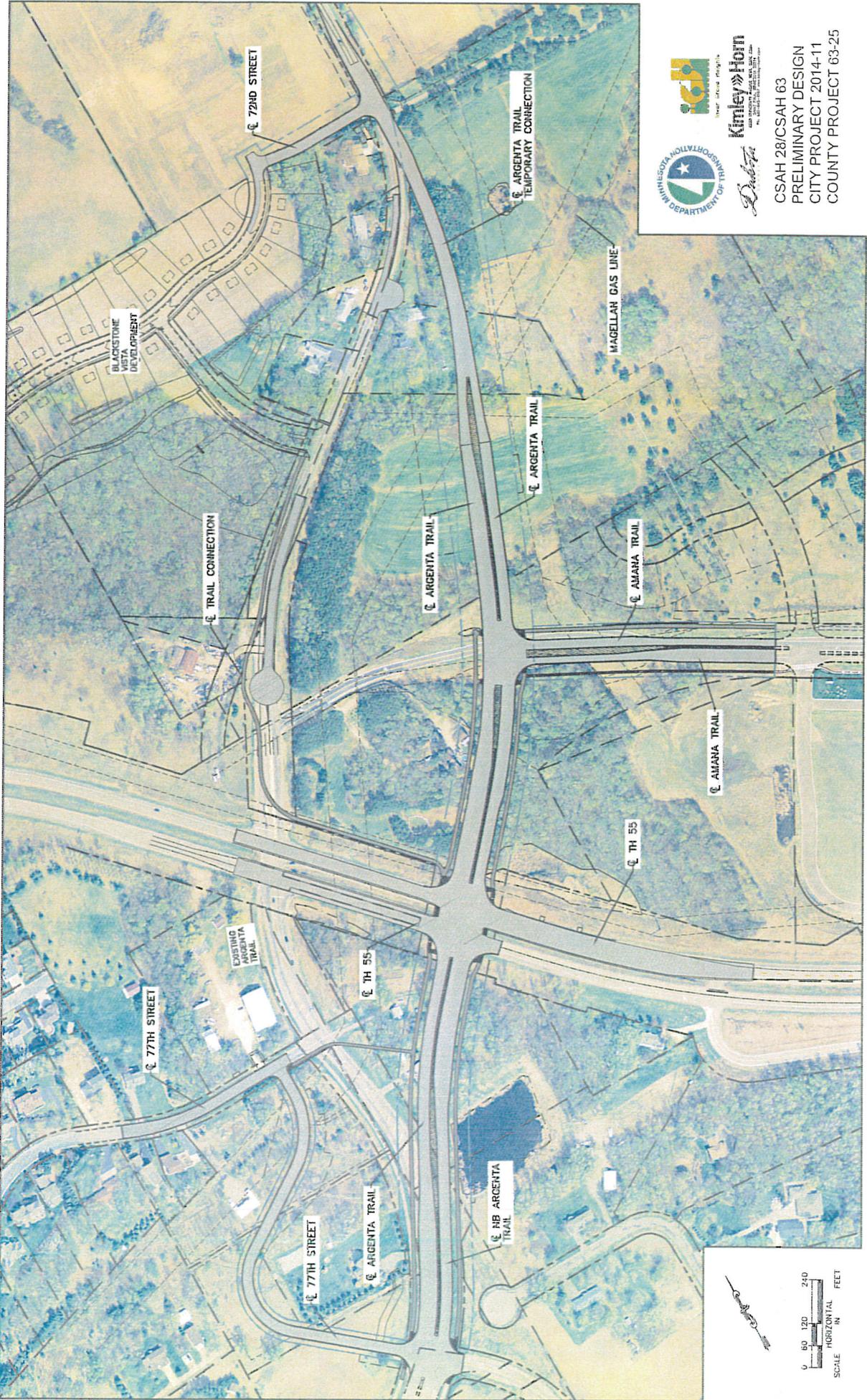


Beating 5 feet in width when adjoining with lot lines, unless otherwise indicated, and bearing 1/2 inch in width when showing public right of way. Easements shown unless otherwise indicated, as shown on the plat.



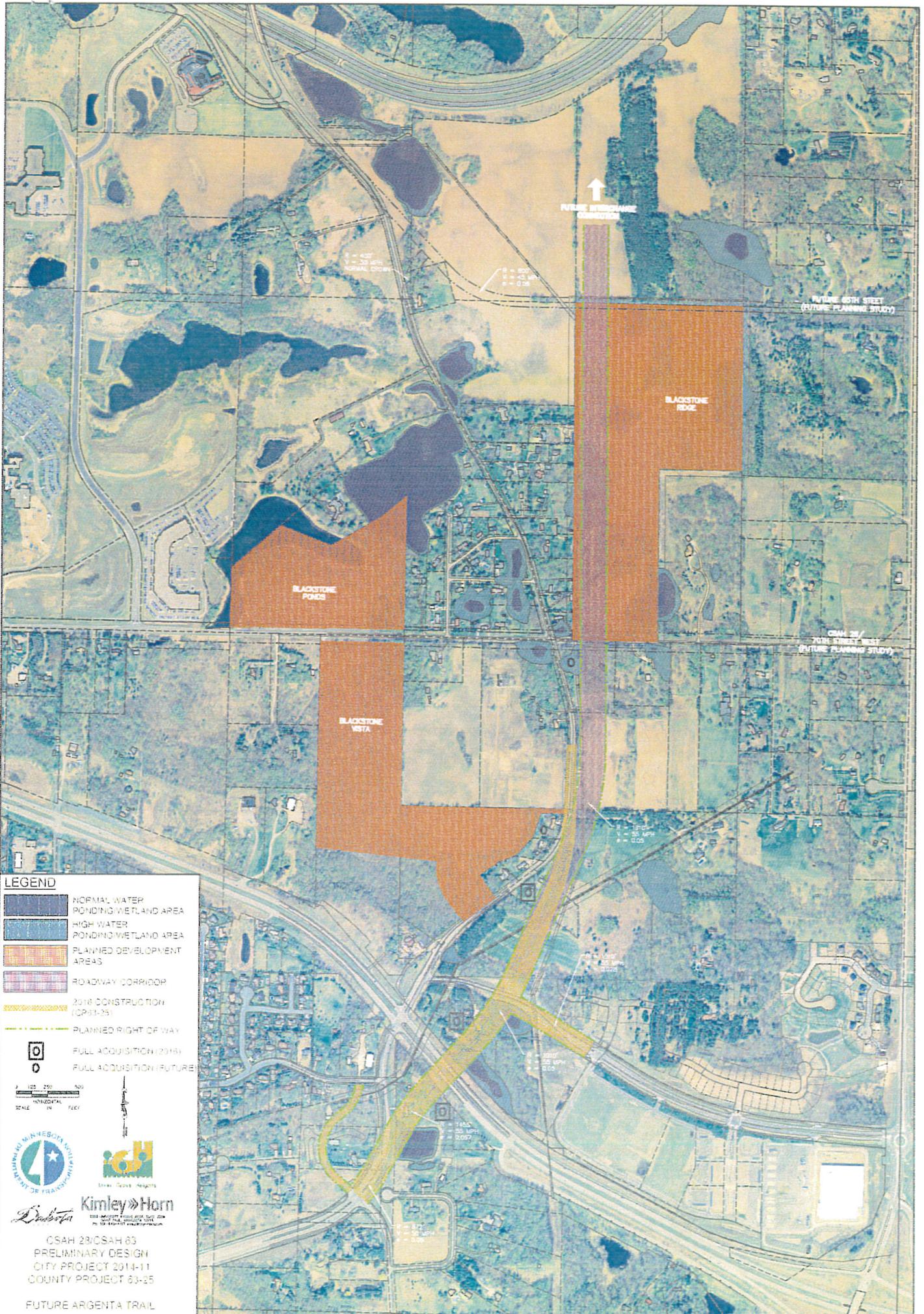
NOT TO SCALE

LOCATION MAP



Kimley-Horn
 AND ASSOCIATES, INC.
 1000 W. WASHINGTON STREET, SUITE 200
 MINNEAPOLIS, MN 55402
 TEL: 612.338.4400 FAX: 612.338.4401
 WWW.KIMLEY-HORN.COM

CSAH 28/CSAH 03
 PRELIMINARY DESIGN
 CITY PROJECT 2014-11
 COUNTY PROJECT 63-25



LEGEND

- NORMAL WATER
- PONDING WETLAND AREA
- HIGH WATER PONDING WETLAND AREA
- PLANNED DEVELOPMENT AREAS
- ROADWAY CORRIDOR
- 2018 CONSTRUCTION (CP81-25)
- PLANNED RIGHT OF WAY
- FULL ACQUISITION (2018)
- FULL ACQUISITION (FUTURE)

0 100 200 300
 FEET
 SCALE IN FEET

Kimley-Horn
 CONSULTING ENGINEERS AND ARCHITECTS
 1000 WEST 10TH STREET, SUITE 200
 WINNEBAGO, ILLINOIS 60093

CSAH 28/CSAH 83
 PRELIMINARY DESIGN
 CITY PROJECT 2014-11
 COUNTY PROJECT 63-25
 FUTURE ARGENTA TRAIL

P L A N N I N G R E P O R T
C I T Y O F I N V E R G R O V E H E I G H T S

REPORT DATE: May 31, 2016

CASE NO: 16-19Z

HEARING DATE: June 7, 2016

APPLICANT & PROPERTY OWNER: Kathleen VanSchooten

REQUEST: Rezoning and Comprehensive Plan Amendment

LOCATION: 10371 Inver Grove Trail

COMPREHENSIVE PLAN: RDR, Rural Density Residential

ZONING: A, Agricultural

REVIEWING DIVISIONS: Planning

PREPARED BY: Heather Botten
Associate Planner 

BACKGROUND

The applicant's property is 6.31 acres in size currently zoned agricultural and guided for rural density. The applicant would like to subdivide the property so her daughter can operate a landscaping business on a portion of the property. A landscaping business is a conditional use in the Industrial zoning district. The applicant is requesting to change the zoning on one acre of property, from A, Agricultural to I-1, Limited Industry and to change the future land use of the one acre from RDR, Rural Density Residential to LI, Light Industrial.

If the rezoning and comprehensive plan amendment is successful, the applicant would be required to submit a preliminary and final plat application for the lot split and a conditional use permit for the landscaping business.

The specific request includes the following:

- a. A **Rezoning** of the property from A, Agricultural to I-1, Limited Industry
- b. A **Comprehensive Plan Amendment** to change the land use from RDR, Rural Density Residential to LI, Light Industrial

EVALUATION OF THE REQUEST

The following land uses, zoning districts and comprehensive plan designations surround the subject property:

North-	R/R, Outdoor storage; zoned I-1, Limited Industry; guided LI, Light Industrial
West-	Residential; zoned A, Agricultural; guided RDR, Rural Density Residential
South-	Residential; zoned A, Agricultural; guided RDR, Rural Density Residential
East-	Hwy 52/Industrial; zoned ROW/I-1, Light Industry; guided LI, Light Industrial

COMPREHENSIVE PLAN AMENDMENT

As mentioned, the property is currently guided rural density residential. In order to subdivide the property and operate a landscaping business the property's land use designation would have to be changed to light industrial. During the 2030 Comprehensive Plan update the City considered designating this property and the properties around it industrial because we anticipated construction of the frontage road along Hwy 52. At that time, the neighbors opposed the change and the area was kept rural density.

When describing rural density in the 2030 Comprehensive Plan it states "Because of the extensive nature of the rural density residential area and the City's desire to accommodate a wide range of housing types, this development pattern is being considered permanent and it is anticipated that future infill development will match the existing pattern."

One of the guiding principles of the comprehensive plan is to maintain a well balanced tax base. "Inver Grove Heights will preserve its fiscal integrity by maintaining a mix of land uses that result in a balanced tax base. A proper mix of land uses in the community will provide desired employment, goods, and services while helping to maintain manageable residential tax rates."

LI, Light Industry is defined in the 2030 Comprehensive Plan as: "Light industrial areas in Inver Grove Heights include lots or parcels containing light manufacturing, goods movement and wholesale trade. Light industrial parcels are located in a number of sites throughout the community with concentrations in the northeast and extreme southern portions of the city."

Examples of Light Industrial uses include contractor's yards, mini-storage facilities, and manufacturing.

REZONING

The City Code, Title 10-3-5 states that a rezoning request must be "in the best interest of the physical development of the City" in order to be approved. This suggests that the request should be reviewed against such factors as infrastructure availability; compatibility with existing land uses in the neighborhood; and consistency with the Comprehensive Plan.

Infrastructure The property would not be connected to City water and sewer. Existing and new well and septic locations would have to be identified on the property during the platting process.

Neighborhood Compatibility There are industrial uses to the north and east of the proposed property; these areas are separated by R/R right-of-way and TH 52. The abutting properties are residential properties, changing the zoning of a portion of the property to industrial would not be consistent with the directly abutting parcels.

A landscaping business is a low intensity industrial use often found outside of the metropolitan area. The traffic coming in and out of the property would be service vehicles and the private vehicles of the eight employees.

Rezoning All rezoning requests must be reviewed against the City's Comprehensive Plan. Review against the various components of the Comprehensive Plan follows.

- Transportation The property has right in, right out access onto TH 52. We expect the majority of the traffic from the business would be routed through residential development along 105th Street. There is currently a one-half mile gap in the TH 52 west frontage road in the vicinity of the subject property. The remaining segment requires two bridges to be constructed. No funding currently exists and therefore the complete western service road is not expected to be completed in the near future.
- Employment The landscape company wishing to operate on this site currently has eight employees.
- Natural Resources The topography of the lot is challenging with limited buildable area without extensive filling; the applicants would follow all tree preservation, landscaping and stormwater requirements to preserve the natural resources on the property.
- Land Use The future land use of the property is rural density residential. The proposed rezoning also requires an amendment to the comprehensive plan.

The following provides some rationale for approval and denial of the proposed rezoning and land use change.

RATIONAL TO SUPPORT THE LAND USE CHANGE

- A landscaping business may be compatible with the neighboring industrial uses to the north and east.
- The proposed business would be new to the city and have eight employees.
- The property has frontage, access and visibility to a state highway which could be beneficial for an industrial use.
- The City and MnDOT have discussed the completion of the west frontage road. To date, no commitment has been made by MnDOT because of high costs. However, the possible frontage road would provide road access which would be a benefit for industrial development.
- 105th Street is designated as a neighborhood collector street; collector streets generally have more traffic than a local street, including more industrial and commercial traffic from local businesses.
- The Inver Grove Heights City Council's have long advocated commercial and industrial development to increase the goods and services available to its residents, increase the City's tax base and increase the City's employment opportunities. This area, along a state highway, near a railroad, and adjacent to existing industrial development to the east and north, has long range potential for industrial development.

- A landscaping business is a low intensity industrial use, often found in rural areas.

RATIONAL AGAINST THE LAND USE CHANGE

- Although there are industrial uses to the north and east this request may still be considered a spot zoning. Typically, staff and council do not encourage spot zonings.
- Residential use would be more compatible with the properties to the south and west.
- Property is not part of an industrial complex nor is it in an area with high industry demand.
- The property has right in, right out access onto TH 52. The highway access point has potential for a traffic safety hazard. MnDot has been closing access points along Hwy 52 to reduce traffic conflicts and improve safety.
- Access to the west and north is limited to 105th Street, which is partially gravel and serves large lot residential. It would not be compatible to utilize 105th Street as access if the area is developed industrial.
- The proposed use might be more suitable if the frontage road was complete, thus focusing more traffic away from the residential areas.
- Although the landscaping business is not a high intensity use, rezoning a portion of the property may set a precedent for other properties wishing to rezone to industrial which may bring in uses not compatible with the residential neighborhood.
- Once rezoned, other different types of industry could later be established on the property.

ALTERNATIVES

The Planning Commission has the following actions available for the request:

- A. Approval. If the Planning Commission finds the application acceptable, the Commission should make a recommendation approving the Comprehensive Plan Amendment from RDR, Rural Density Residential to LI, Light Industry subject to the following conditions:
1. The Metropolitan Council shall not require any significant modifications to the comprehensive plan amendment.
 2. The Metropolitan Council shall not make a finding that the comprehensive plan amendment has a substantial impact or contain a substantial departure from any metropolitan systems plan.
 3. The rezoning and comprehensive plan amendment shall not become effective until a subdivision plat and conditional use permit has been approved by Council for the property.

- B. Denial.** If the Planning Commission does not favor the proposed applications or portions thereof, the above request or requests should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

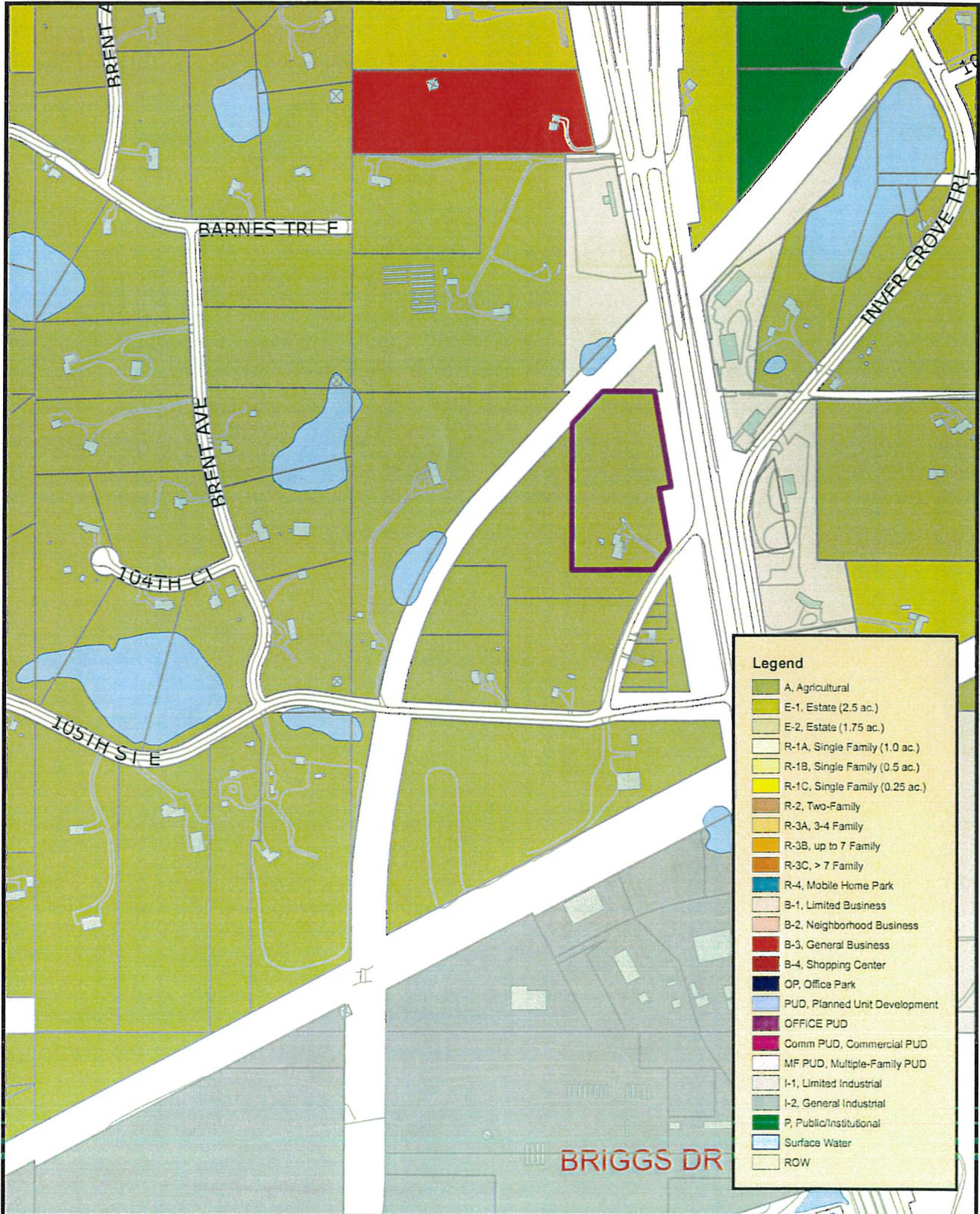
Staff is recommending denial of the rezoning and comprehensive plan amendment request as presented based on: 1) there is no date for the frontage road along TH 52 to be complete to provide access for industrial type uses 2) access to the west and north is limited to 105th Street, which is partially gravel and serves residential neighborhoods and 3) the rezoning could set a precedent for other properties in the area and other industrial type uses could subsequently be constructed on the property.

- Attachments: a- Zoning and Location Map
b- Applicant Narrative
c- Rough sketch of area to be rezoned

Map not to scale



VanSchooten Case No. 16-19Z



This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is to be used for reference purpose only. The City of IGH is not responsible for any inaccuracies herein contained.

Exhibit A Zoning and Location map

April 25, 2016

To: City of Inver Grove Heights
8150 Barbara Avenue
Inver Grove Heights, MN 55077

Fr: Kathy Van Schooten
10371 Inver Grove Trail
Inver Grove Heights, MN 55077

Re: Rezoning of one acre of property

I am requesting the rezoning of one acre of my property from Agricultural to Light Industry. The site would be located in the SE corner of my property. I would retain 5.31 acres as Residential Homestead. This one-acre lot would boarder Trunk Hwy 52 and a short amount of Inver Grove Trail.

The purpose of this rezoning would be to sell that one-acre parcel to my daughter, Heidi Van Schooten, and my son-in-law, Andrew Hovland, for the development of a shop space and office for their tree care business. They would build a pole barn structure to accommodate 3 vehicle bays, indoor shop space for equipment and office space for the business. This would not be a retail location, as all work that is performed happens off site at client's homes. The business employees 8 people, the owners, Andrew Hovland and Heidi Van Schooten, as well as 6 Certified Arborists. The traffic coming in and out of the business would be service vehicles as well as private vehicles of employees coming to work in the morning, and departing in the afternoon.

We have met the three neighbors to the south and west of the property to discuss our ideas and to see if there were any objections to our plan to request rezoning.

Please let me know if you have questions or would like additional information. My contact information is below. If there are questions related to the tree care business, please contact Heidi or Andrew, their information is also below.

Kathleen Van Schooten

Kathleen Van Schooten
kathyvs@comcast.net
651.455.8681

Heidi Van Schooten and Andrew Hovland
admin@branchandbough.com
651.222.4538

Enclosures:

Planning Application Form
Property Map of proposed area to be rezoned
Property Access Consent Form

B

Dakota County, MN



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

Map Scale
1 inch = 100 feet
4/25/2016

general area to be rezoned.

C