

**AGENDA FOR THE MONDAY SEPTEMBER 11, 2017**  
**PLANNING COMMISSION HEARING – 7:00 PM**

**PRELIMINARY PLAT:**

H.B. STORAGE ADDITION: James Heidecker & Richard Heidecker, Applicants.

Part of Government Lot 2, Section 25, Township 120, Range 35, Dovre Township.

Proposes to plat one ten-acre lot in a CI Commercial/Industrial District.

**ZONING ADMINISTRATOR**  
Kandiyohi County Office Building  
400 Benson Ave SW  
Willmar, Minnesota 56201  
(320) 231-6229  
FAX (320) 231-6263

THERE IS A PUBLIC HEARING SCHEDULED FOR **MONDAY, SEPTEMBER 11, 2017, AT 7:00 P.M.** IN THE COMMISSIONERS ROOM AT THE KANDIYOHI COUNTY HEALTH AND HUMAN SERVICES BUILDING, LOCATED AT 2200 -- 23<sup>RD</sup> ST NE, WILLMAR, MINNESOTA TO CONSIDER THE PRELIMINARY PLAT OF:

## **H.B. STORAGE ADDITION**

APPLICANT: James Heidecker & Richard Heidecker.

PRELIMINARY PLAT LOCATION: Part of Government Lot 2, Section 25, Township 120, Range 35, Dovre Township. (Hwy 71 NE) Complete legal in Zoning Office.

**More information available in the Zoning Office.**

LET MAILED NOTICE HEREOF BE GIVEN TO ALL PROPERTY OWNERS WITHIN ONE HALF (1/2) MILE OF THE AREA INCLUDED IN THE APPLICATION, MUNICIPALITIES WITHIN 2 MILES THEREOF, AND THE BOARD OF SUPERVISORS OF **DOVRE** TOWNSHIP.

DATED: AUGUST 30, 2017

SINCERELY,



GARY GEER  
ZONING ADMINISTRATOR

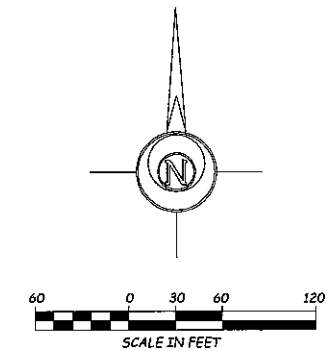
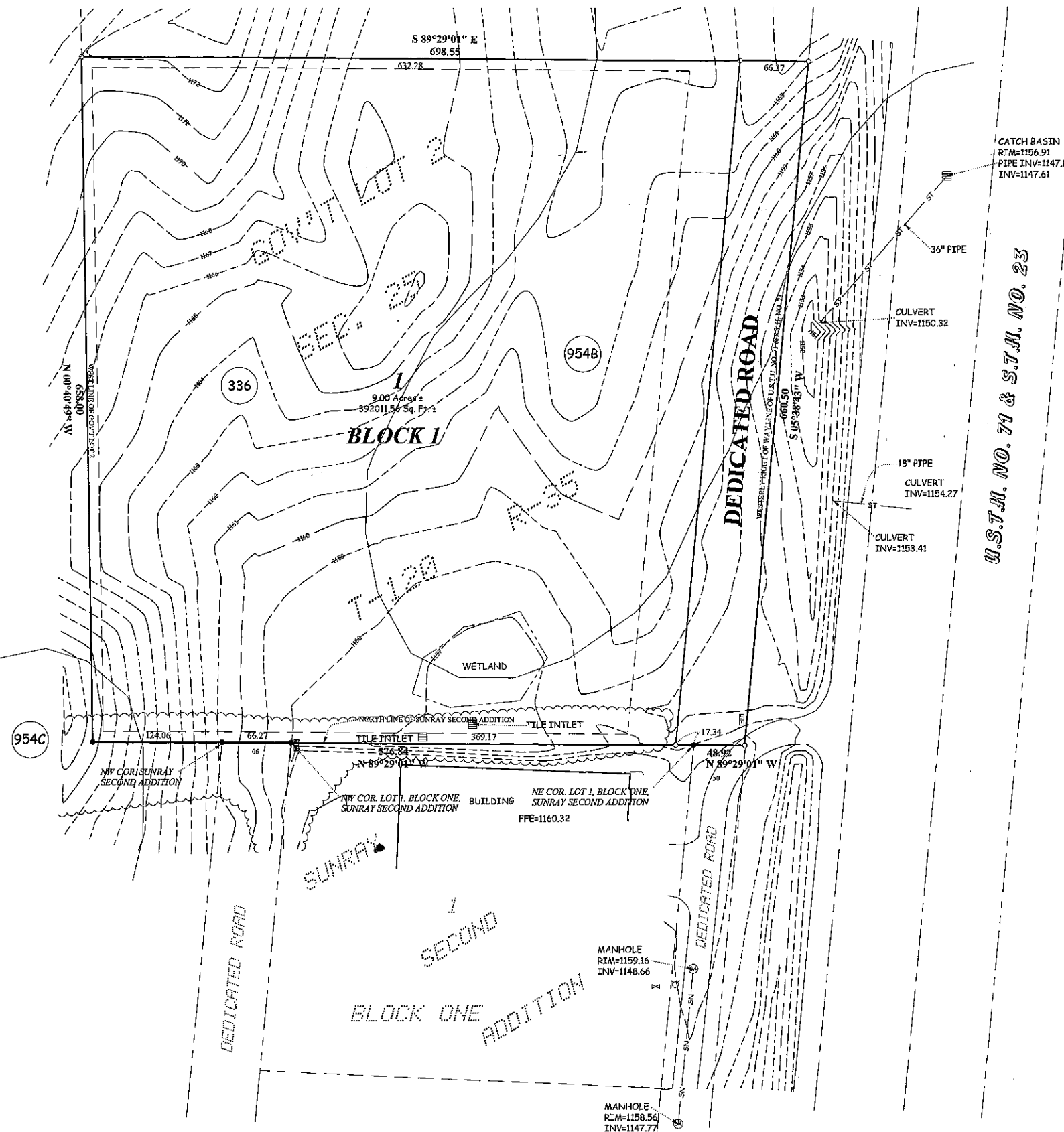
PRELIMINARY PLAT OF:  
**H.B. STORAGE ADDITION**

**LEGAL DESCRIPTION**

That part of Government Lot 2, Section 25, Township 120, Range 35, Kandiyohi County, Minnesota, described as follows: Beginning at the Northeast corner of Lot 1, Block One of SUNRAY SECOND ADDITION as of public record, Kandiyohi County, Minnesota; thence on an assumed bearing of N 89°29'01" W along the North line of said SUNRAY SECOND ADDITION and its westerly extension a distance of 576.84 feet to the East line of said Government Lot 2; thence on a bearing of N 00°40'49" W along the East line of said Government Lot 2, a distance of 658.00 feet; thence on a bearing of S 89°29'01" E, 698.55 feet to the westerly right of way line of U.S.T.H. No. 71 & S.T.H. No. 23; thence on a bearing of S 05°38'43" W along last said line, 660.50 feet to its intersection with the North line of said SUNRAY SECOND ADDITION; thence on a bearing of N 89°29'01" W along last said line, 48.92 feet to the point of beginning.

Subject to easements of record.

Containing 10.00 Acres, more or less.



- Legend
- — INDICATES IRON MONUMENT PLACED
  - — INDICATES IRON MONUMENT FOUND
  - ⊙ — INDICATES KANDIYOHI COUNTY CAST IRON MONUMENT
  - ⊞ — INDICATES ELECTRICAL PEDESTAL
  - ⊠ — INDICATES TELEPHONE PEDESTAL
  - ⊞ — INDICATES CABLE PEDESTAL
  - 9548 — INDICATES SOIL TYPE

**NOTE:** THIS SURVEY IS INTENDED ONLY FOR THE BENEFIT OF THE PARTY TO WHOM IT WAS PREPARED FOR AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY OR FOR ANY OTHER PURPOSE WITHOUT FIRST CONTACTING THE SURVEYOR WHO DEVELOPED AND MADE THIS DRAWING. UNAUTHORIZED REPRODUCTION OF THIS DOCUMENT IS PROHIBITED.

370 CHAPEL HILL RD., SUITE 105  
 COLD SPRING, MN 56320  
 PH. 320-685-5905  
 FAX 320-685-3056

PRELIMINARY PLAT PREPARED BY:  
**O'MALLEY & KRON**  
 LAND SURVEYORS, INC.

1004 2nd ST. SE  
 WILLMAR, MN 56201  
 PH. 320-235-4012  
 FAX 320-685-3056

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

BENJAMIN C. O'MALLEY  
 MINNESOTA REGISTRATION NO. 42300  
 DATE: 06-20-2017

SHEET 1 OF 1

PRELIMINARY PLAT PREPARED FOR:  
**HEIDECCKER BROS.**  
 6455 7TH AVE. NW  
 WILLMAR, MN 56201  
 PH. 320-295-0674

JOB NO: 2017-171  
 FILE NAME: 2017-171.dwg  
 LOCATION: 25-120-35

## 9-11-17 Planning Commission Draft Findings

### **HB Storage Addition:**

### **Staff Report:**

This preliminary plat proposal has been reviewed against the standards of the Zoning Ordinance and Subdivision Ordinance and found to be meeting all applicable standards. The plat lies within the urban growth boundary of the City of Willmar, is adjacent to a trunk highway, has sewer service availability, and is adjacent to existing commercial/industrial uses, making it a prime location and proposal for additional development within the county. In keeping with modern development standards, the plat has been planned to have adequate space and dimensional characteristics to serve proposed needs, to allow for an appropriate amount of green space, to handle stormwater runoff without burdening the broader ecosystem, and to properly plan for and to install a safe and modernly designed access/frontage road with contingency for road extension in the future.

Some level of concern has been expressed to staff from individual Dovre Township Supervisors and from Mel Odens, County Engineer, regarding the presence of yet-undeveloped dedicated road (18<sup>th</sup> St NE) that dead-ends on the southern line of the proposed plat. Concern has been expressed regarding the shape and alignment of the proposed plat that would essentially preclude (once developed) potential future extension of 18<sup>th</sup> St NE to the north. This section of dedicated roadway is undeveloped for a distance of over one quarter mile to the south, making it impossible for the landowners/developers to consider this section of dedicated road as the means of access to the proposed plat. The proposed lot has been configured with frontage road access (as has been developed to the south of this plat) and with dimensional characteristics that serve well the needs of the prospective commercial use. Inasmuch as there is no Comprehensive Plan or Ordinance language that would compel a developer to provide for, dedicate, and develop multiple roadways for access, such a requirement would appear to be unduly burdensome to the developer who has proposed and is prepared to develop a frontage access road as required in ordinance. It is conceivable that the western boundary line of the proposed lot could be reconfigured in such a way that the lot maintains significant dimensional integrity while also allowing for potential future dedication and development of 18<sup>th</sup> St NE.

Staff recommends approval of the preliminary plat based on the fact that the preliminary plat meets all subdivision and zoning ordinance requirements for proposed development and the fact that the preliminary plat fits the purpose and intent of the CI zoning district. If the Planning Commission is sufficiently concerned about and convinced of the need for potential future development of 18<sup>th</sup> St NE, staff recommends approval of the preliminary plat contingent upon reconfiguration of the west property line and the stormwater management plan in such a way that future northerly development of 18<sup>th</sup> St NE is not precluded, which changes are to be evident in presentation of the final plat.

**Proposed Findings:**

The Planning Commission gives approval to the preliminary plat based on the fact that the preliminary plat meets all subdivision and zoning ordinance requirements for proposed development and the fact that the preliminary plat fits the purpose and intent of the CI zoning district. Additionally, the Comprehensive Plan states that "Commercial Development along highway corridors, especially in areas that are currently established as commercial developments, can provide for orderly growth patterns and minimize the chance for incompatible land uses (ref. chapter 6, page 5).