



**PLAINVIEW PLANNING COMMISSION
REGULAR MEETING
AGENDA**

**Tuesday, May 4, 2021 at 6:00 P.M.
Church of Christ – 205 1st Street NE Plainview, MN 55964**

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Approval of Consent Agenda**
 - a. Planning Commission Meeting Minutes – March 2, 2021**
- 4. New Business**
 - a. Orchard Hills Final Plat**
 - b. PADCO Development Discussion**
- 5. Updates/Discussion**
- 6. Adjourn**

CITY OF PLAINVIEW PLANNING COMMISSION

March 2, 2021
Meeting Minutes

The March 2, 2021 meeting for the City of Plainview Planning Commission was called to order at 7:00 p.m. by Tom Wiener.

Members present: Tom Wiener, Adam Daschner, Ben Jacobs, and Roger Durgin.

Members absent: Ann Liebenow and Jim Walkes.

Staff members present: City Administrator David Todd, City Clerk Carol Kujath, Deputy Clerk Kayla Hall, and Public Works Director Shane Loftus.

Guest in attendance: Les Conway with WSE/Massey, Lucas Marshman, and Harry Davis with Bolton & Menk.

Motion by Durgin, second by Daschner to approve the agenda. Motion carried.

Motion by Daschner, second by Durgin to approve the consent agenda. Motion carried.

Marshman Addition -Final Plat:

Harry Davis from Bolton and Menk explained the final plat for the Marshman addition to commission. The Marshman Addition property is located in the E part of Plainview, at the northwest corner of 8th St NE and East Broadway/CSAH 8. The property is approximately 1.18 acres, is Lot 1 Block 1 of Harvest Ridge Subdivision, and bound by residential development to the north and west, unbuilt lots of Harvest Ridge to the east, and large lot residential and agricultural property to the south.

The property is zoned R-2.

The applicant is for approval of 4 single-family lots. Earlier this year, the applicant received preliminary plat approval by City Council to move forward on this development. Like last time this project was reviewed by the Planning Commission, the lot sizes are proposed between 10,970 square feet and 14,500 square feet with a range of lot widths (street frontage) between 74 feet and 90 feet. The overall density for the development is proposed around 3.4 homes per acre. The lots in the proposed Marshman Addition meet zoning requirements for lot area, frontage, setbacks, and uses in R-2 zoning. Setbacks are not indicated on final plats. As a note, corner lots shall have front setbacks along street frontages and all other setbacks shall be side yards. One of the front setbacks shall be half the requirement of a typical setback. This is a requirement for corner lots and front yards under Section 607. Easements: The applicant has utilized existing easements and right-of-way as well as proposed additional easements. All easements as proposed meet code requirements. Parkland Dedication: The applicant has proposed fees in-lieu of parkland dedication. They have calculated their undeveloped land value (exclusive of utility costs; inclusive of grading and seeding) at \$80,000 for approximately 1.18 acres. At 8%, the applicant's proposal is to pay \$6,400 for fees in-lieu of parkland dedication. A final amount will be calculated in the development agreement and paid along with other city fees. Variances: The applicant has not submitted any variances. Lot Configurations: The applicant has proposed lot configurations that generally meet code requirements.

Block and Street Configuration/Design: The applicant has generally proposed block lengths and configurations that meet code. Required Improvements: The applicant is not proposing any new streets but will need to place sidewalk along all street frontages. Sidewalk width along County Road 8 (East Broadway) shall be 5-feet wide with location as approved by the County. Sidewalk width and location along 8th St. NE shall be 5-feet wide and 6- inches from the edge of right-of-way in conformance with the typical residential street section. Storm sewer improvements will be required to convey drainage from an existing 21-inch County culvert under County Road 8 (East Broadway) to an existing 24-inch City culvert under 8th Street NE. Inlets may be required to collect drainage from the proposed lots, depending on proposed lot grading, if drainage from lots is not able to flow onto 8th Street NE. A minimum 21-inch round, or equivalent size arch shape, RCP storm sewer would be required. Sump pump services should be provided for each lot according to the City standard detail. A 6-inch subdrain outlet pipe, connected to the proposed storm sewer, should be installed to provide an outlet for the sump pump services. The applicant has submitted construction plans, currently under review,

that appear to address these comments. Other Jurisdictional Approvals: This development is subject to all local, county, and state requirements for development. Failure to receive necessary approvals will render any plat approval null and void. The County Engineer has made some comments about the proposal that should be addressed prior to approval:

a) The culvert under County 8 is a 21" RCP (round). Please size the proposed driveway culverts and/or driveway finish surface elevation as necessary for the drainage area and to not influence drainage from County 8. The proposed grading plan indicate two sizes (2) 18" and downstream (2) 12" (this would seem to be in error). If a buried storm sewer is being considered, it is recommended a manhole be constructed at connections to existing culverts and/or directional changes in pipe. Future maintenance or replacement of culverts or drainage structures beyond the extents of the existing culverts maintained by the County would be the sole responsibility of the City.

b) Property tile lines or sump outlets shall not be cut into curb/gutter line or otherwise flow overland onto street(s).

c) Driveway slopes are required to be less than 2% in areas with planned sidewalk or (in the case of along County Hwy 8) where future sidewalk may be constructed. This requirement is to enable planned and future construction of sidewalk to meet standards for constructed cross slope. Verify the crossing (ped ramp) it is directly across from the existing ped ramp to the east and with a ped ramp at a directional crossing (not a fan/diagonal design). MnDOT standards are noted but please verify elevations would enable construction of these standards. Future maintenance (including snow removal), replacement, or improvements of sidewalk (additional to existing) within the right of way of County 8 would be the sole responsibility of the City.

The applicant has submitted construction plans, currently under review, that appear to address these comments.

Denial of Plan and/or Plat: In the case of all subdivisions, the Planning Commission shall recommend denial of, and the City Council may deny, approval of a general development plan, preliminary or final plat if it makes any of the following findings:

a) That the proposed subdivision, including the design, is in conflict with any adopted component of the Plainview Comprehensive Plan, Land Management Ordinance, Storm Water Pollution Control Ordinance, or any other provision of the City Code;

b) That the physical characteristics of this site, including but not limited to topography, vegetation, susceptibility to erosion and siltation, susceptibility to flooding, water storage, drainage, and retention, are such that the site is not suitable for the type of development or use contemplated;

c) That the site is not physically suitable for the proposed density of development;

d) That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage;

e) That the design of the subdivision or the type of improvements is likely to cause serious public health problems;

f) That the design of the subdivision or the type of improvements will conflict with easements of record;

g) That the design will create a significantly higher density than the surrounding areas;

h) That the design will create an undue burden on the City's traffic system or water/wastewater infrastructure.

Motion by Durgin, second by Jacobs to forward the final plat to City Council recommending approval, with the following conditions:

1. A recommendation that the proposed final plat does not conflict with any conditions listed in Section 620.4 of the Plainview City Code, and thus approval of the final plat is appropriate.

2. A recommendation addressing the County Engineer's comments and that the City will accept responsibility for future maintenance or replacement of storm sewer beyond the extents of the existing culverts maintained by the County, as well as future maintenance (including snow removal), replacement, or improvements of sidewalk (additional to existing) within the right-of-way of County Road 8 (East Broadway). *Staff recommends in favor of this recommendation.*

3. Prior to City Council review:

a. The applicant shall revise the construction plans for the proposed improvements, based on City Engineer comments, to conform with City and County requirements.

b. A Development Agreement to install the required infrastructure improvements necessary to support development on lots within the proposed subdivision will be required as a condition of Final Plat approval in accordance with City Code.

c. The parkland dedication cash in lieu of land amount proposed by the developer or applicant shall be finalized as a part of the development agreement.

4. Easements included on the final plat shall conform with any adjustments or additions determined to be needed by the City during preparation and review of final plans and specifications for the proposed subdivision improvements.

5. All other comments or conditions from city departments, franchise service and utility providers, or other authorities with jurisdiction over this development shall apply to this development.

Aye: Daschner, Durgin, Jacobs

Nay: None

Recuse: Wiener

Absent: Liebenow, Walkes

Motion carried 3-0-1.

Open Discussion:

-Daschner – Would like to change the time of the monthly Planning and Zoning meetings from 7:00 p.m. to 6:00 p.m.

-Todd – To change the time of the Planning and Zoning meetings, would need city council approval, by ordinance.

-Jacobs – Parks and Trails commission is moving their meetings to the 4th Tuesday of the month, so would not be a conflict to change the time to 6:00 p.m.

Motion by Daschner, second by Jacobs to request city council approval to change Planning and Zoning meeting start time to 6:00 p.m. Motion carried.

-Durgin – Asked about the Peace Corp wanting to move the Veteran's Memorial at the trail head. Will have a lot of upset citizens.

-Todd – Explained the discussion is in its infancy with the Parks and Trails Commission, the Legion, and Peace Corp representative. This item will not be brought before city council until things get figured out through the Parks and Trails Commission. This is not really a zoning issue.

-Jacobs – Agreed with Todd, it is in the early stages at the Parks and Trails Commission.

-Wiener - Has a vision to revisit the City ordinances.

-Todd – The 600 Chapter of the ordinances need to be made more understandable and streamline, so city staff and developers can navigate through them with ease.

-Durgin – Asked about fencing around lots.

Motion made by Daschner, second by Durgin to adjourn.

Motion carried unanimously. 7:18 p.m.

Planning & Zoning Commissioner

City Clerk

Date

**MEMORANDUM**

Date: April 28, 2021
To: City of Plainview Planning Commission
From: Harry Davis, AICP
Brian Malm, P.E.
Subject: Orchard Hills 7th – Final Plat Application
City of Plainview

Meeting Date: May 4, 2021

Request:

Applicants: WSE/Massey Engineering & Surveying
Owner: Peter Meyer
Property Location: East of 2nd St. SE, at the end of 6th Ave. SE and 7th Ave. SE
Property ID: 26.00111.12; 26.00111.18

Background:

The subject properties are located in the SE part of Plainview, east of 2nd St. SE at the end of 6th Ave. SE and 7th Ave. SE. The properties total approximately 10.83 acres and are bound by previous phases of Orchard Hills to the north and west, wetlands and a creek to the east, and undeveloped farmland to the south. The wetlands encompass a large area along the eastern property boundary.

Table 1

Direction	Land Use	Zoning
North	Single-family homes	R-2, Residential
South	Large lot residential; Agriculture	R-1, Residential
East	Single-family home; Undeveloped	R-2, Residential
West	Single-family homes	R-1, Residential

Request:

The request by the applicant is for only 10 single-family lots and one detention pond lot of the original 26 lots in the preliminary plat. Earlier this year, the applicant received preliminary plat approval by City Council to move forward on this development with a total of 26 lots. Because this is only part of the original scope, this final plat shall be known as of Orchard Hills 7th. The lot sizes will be between 9,555 square feet and 34,202 square feet with a range of lot widths (street frontage) between 62 feet and 105 feet. Of the overall 12.03 acres, 2.41 acres are proposed to remain wetland after the developer completes DNR's wetland removal and remediation procedures. The overall density for the development will be just over two homes per acre. As detailed below and further within this report, the applicant will adhere to R2 zoning:

Table 2

	Current Minimum Requirement	Proposed Minimum Requirement
Lot Area Single-family	6,000 sq. ft.	6,000 sq. ft.
Lot Width	60 feet	60 feet
Zoning Setbacks	Front: 25 feet (from ROW) Back: 15 feet Side: 5 feet (10 feet total)	Front: 25 feet (from ROW) Back: 15 feet Side: 5 feet (10 feet total)
Wetland Setback	20 feet	20 feet

Public Comment:

No public comment was received at the time of writing this report.

Neighborhood Notification:

A public hearing was held on the preliminary plat for this subdivision on January 5, 2021. In accordance with the City Code, a public hearing for the final plat will be held at the City Council meeting, scheduled for May 11, 2021. All property owners were notified through a published bulletin in the paper on April 28, 2021 over ten days before a City Council public meeting would be held on May 11, 2021.

Infrastructure:

Streets: The subject parcels combined have access to 4th St. SE, 6th Ave. SE, and 7th Ave. SE, which are all recently constructed streets without sidewalk.

Water: Public water is available to the subject properties through previous phases of Orchard Hills.

Sewer: Public sanitary sewer is available to the subject properties through previous phases of Orchard Hills.

Drainage: This property is within a Wellhead Protection Area, as is most of Plainview, and in the southern watershed. Wetlands and a creek are present on the eastern edge of the larger property. Hydric soils are located where wetlands are present on the larger property.

2040 Comprehensive Plan:

One of the land use goals in the comprehensive plan is to “protect historic preservation and natural areas, including wetlands, wildlife habitats, karst features, and groundwater resources”. This goal includes a sub-goal dedicated to providing open space corridors in new developments for natural drainage and open space uses. Another goal of the plan is to “encourage land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state, and utility costs”. A sub-goal under the goal above is to require coordination between growth and utility capacities (sewer, water, etc.). Under the housing goals in the comprehensive plan, there are various goals that address supporting a “variety of housing types and densities”, “encourage a range of housing...[fitting community]

character”, and “maintain and enhance the quality of Plainview’s homes and neighborhoods”.

The Future Land Use Map designates the subject properties as Residential and in Planned Development Areas. The map also shows future roadways planned through the project site from west to east and through existing wetlands.

Staff Findings:

1. A determination of whether the proposed final plat meets zoning and overlay requirements.

Finding: The lots in the proposed Orchard Hills 7th generally meet zoning requirements for lot area, frontage, and uses in R-2 zoning. The applicant shall also note on the final plat that the detention pond outlot is unbuildable. Setbacks are not indicated on final plats. As a note, corner lots shall have front setbacks along street frontages and all other setbacks shall be side yards. One of the front setbacks shall be half the requirement of a typical setback. This is a requirement for corner lots and front yards under Section 607.

2. A determination of whether the proposed final plat meets subdivision development standards.
- Finding: Easements: The applicant has proposed easements and right-of-way in the final plat that satisfy code requirements, with the exception of the inclusion of an easement on Outlot B for the existing drainageway. The final plat should be modified to include this easement.

Street, Easement, and Outlot Dedication: The dedication language on the final plat shall be modified to indicate that the proposed streets shall be dedicated to the public, in addition to the drainage and utility easements. In addition, the Development Agreement for the project should include a provision for the conveyance of Outlot A to the City for public stormwater purposes.

Parkland Dedication: The applicant has proposed, instead of dedicating 8% of the subdivision’s land for public parks, to pay fees in-lieu. The applicant states that the cost per acre of undeveloped land for this subdivision development is \$10,000. Their initial computation for parkland fees is \$9,616 (roughly 8%) for the 12+/- acres. A final amount will be calculated in the development agreement and paid along with other city fees. If parkland dedication fees are paid in full for the entire plat, including Outlot B, for this phase of Orchard Hills 7th, then parkland dedication fees would not be required for a future replat of Outlot B, presumably as Orchard Hills 8th.

Variances: The applicant has not submitted any variances.

Lot Configurations: The applicant has proposed lot configurations that generally meet code requirements.

Block and Street Configuration/Design: The applicant has proposed block lengths and configurations that meet code., with the exception of 3rd Street SE. The right-of-way for 3rd Street SE should extend all the way to the development’s boundary to the south. This will guarantee future connectivity to the adjacent property.

Required Improvements: The proposed streets of the subdivision meet the City's roadway section requirements. The applicant is required to place sidewalk along new streets.

Other Jurisdictional Approvals: This development is subject to all local, county, and state requirements for development. Failure to receive necessary approvals will render any plat approval null and void.

Denial of Plan and/or Plat: In the case of all subdivisions, the Planning Commission shall recommend denial of, and the City Council may deny, approval of a general development plan, preliminary or final plat if it makes any of the following findings:

- a) That the proposed subdivision, including the design, is in conflict with any adopted component of the Plainview Comprehensive Plan, Land Management Ordinance, Storm Water Pollution Control Ordinance, or any other provision of the City Code;
- b) That the physical characteristics of this site, including but not limited to topography, vegetation, susceptibility to erosion and siltation, susceptibility to flooding, water storage, drainage and retention, are such that the site is not suitable for the type of development or use contemplated;
- c) That the site is not physically suitable for the proposed density of development;
- d) That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage;
- e) That the design of the subdivision or the type of improvements is likely to cause serious public health problems;
- f) That the design of the subdivision or the type of improvements will conflict with easements of record;
- g) That the design will create a significantly higher density than the surrounding areas;
- h) That the design will create an undue burden on the City's traffic system or water/wastewater infrastructure.

Staff does not believe that the subdivision should be denied as it does not violate any of the above findings.

Recommendation:

Staff recommend the Planning Commission forward the proposal, recommending approval to City Council, with the following conditions:

1. A recommendation that the proposed final plat does not conflict with any conditions listed in Section 620.4 of the Plainview City Code, and thus approval of the final plat is appropriate. *Staff recommends in favor of this.*
2. A recommendation in support of the applicant's proposal to pay \$9,616 for fees in-lieu of parkland dedication. *Staff recommends in favor of this.*
3. Prior to final approval:

Name: Orchard Hills 7th Final Plat Application

Date: April 27, 2021

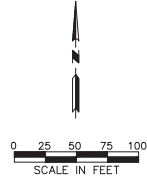
Page: 5

- a. The applicant shall extend right-of-way on 3rd Street SE to the boundary of the project for connectivity.
 - b. The applicant shall modify the plat to include an easement on Outlot B for the existing drainageway.
 - c. The applicant shall modify the dedication language on the final plat to indicate that the proposed streets be dedicated to the public, in addition to the drainage and utility easements.
 - d. Final construction plans and specifications shall be approved by City Staff and the City Engineer.
 - e. A Development Agreement for the installation of the required infrastructure improvements necessary to support development on lots within the proposed subdivision is required prior to final plat approval. The Development Agreement shall include a provision to convey Outlot A to the City for stormwater purposes.
4. All other comments or conditions from city departments, franchise service and utility providers, or other authorities with jurisdiction over this development shall apply to this development.

Attachments:

- Staff Redlines
- Current Zoning Map
- Plainview Comprehensive Plan
 - o Future Land Use Map
 - o Environmental Resources
- Orchard Hills 7th Final Plat
- Orchard Hills 7th Preliminary Plat

ORCHARD HILLS SEVENTH SUBDIVISION



NOTE: (S 89°49'08" W 290.90) PLATTED

D.&U.E. = DRAINAGE AND UTILITY EASEMENT
UTILITY EASEMENT DEFINED:
 An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

DRAINAGE EASEMENT DEFINED:
 An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

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

SURVEYOR'S CERTIFICATE

I, Richard J. Massey 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 of the recording of this plat; 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____

STATE OF MINNESOTA
 COUNTY OF WABASHA

This instrument was acknowledged before me on this _____ day of _____, 20____ by Richard J. Massey.

Notary Printed Name _____

Richard J. Massey, Licensed Land Surveyor
 Minnesota License No. 41814

Notary Public, Wabasha, MN
 My Commission Expires _____

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 20____ on the land herein have been paid, there are no delinquent taxes and entered this _____ day of _____, 20____

DOCUMENT NUMBER _____

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this day of _____, 20____ at _____ o'clock _____ M., and was duly recorded in the Wabasha County records.

Director of Property Records & Licensing

Deputy _____

OUTLOT B

Include easement for existing drainage way.

Show this as R/W, not Outlot.

OUTLOT A

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Peter J. Meyer and Marian J. Meyer, husband and wife, owners and proprietors of the following described property situated in the City of Plainview, State of Minnesota, to wit:

That part of the Southeast Quarter of the Northeast Quarter of Section 17, Township 108 North, Range 11 West, Wabasha County, Minnesota described as follows:

BEGINNING at the southeast corner of said Northeast Quarter; thence North 00 degrees 13 minutes 59 seconds West, (NOTE: All bearings are in relationship with the Wabasha County Coordinate System NAD '83, Adjusted 1996), along the east line of said Northeast Quarter, 714.94 feet to the southerly line of ORCHARD HILLS FOURTH SUBDIVISION, according to the recorded plat thereof (the next 3 courses are along said southerly line); thence South 89 degrees 55 minutes 58 seconds West, 210.12 feet; thence South 00 degrees 04 minutes 02 seconds East, 52.00 feet; thence South 89 degrees 55 minutes 58 seconds West, 580.00 feet to the easterly line of ORCHARD HILLS EAST FIFTH SUBDIVISION, according to the recorded plat thereof (the next 3 courses are along said southerly line); thence South 00 degrees 04 minutes 02 seconds East, 320.00 feet to the southeast corner of said ORCHARD HILLS EAST FIFTH SUBDIVISION; thence South 89 degrees 55 minutes 58 seconds West, 170.00 feet; thence South 00 degrees 04 minutes 02 seconds East, 320.00 feet to the southeast corner of said ORCHARD HILLS EAST FIFTH SUBDIVISION; thence South 89 degrees 55 minutes 58 seconds West, along the southerly line thereof, 32.00 feet to the easterly line of ORCHARD HILLS SIXTH SUBDIVISION, according to the recorded plat thereof; thence South 00 degrees 04 minutes 02 seconds East, along said southerly line, 210.17 feet to the south line of said Northeast Quarter; thence North 89 degrees 55 minutes 45 seconds East, along said south line, 654.19 feet to the POINT OF BEGINNING.

TOGETHER WITH:

That part of the Southeast Quarter of Section 17, Township 108 North, Range 11 West, Wabasha County, Minnesota described as follows:

BEGINNING at the northeast corner of the Southeast Quarter of said Section 17; thence South 89 degrees 54 minutes 45 seconds West (NOTE: All bearings are in relationship with the Wabasha County Coordinate System NAD '83, Adjusted 1996), along the north line of said Southeast Quarter, 462.19 feet; thence South 00 degrees 04 minutes 02 seconds East, 20.00 feet; thence North 89 degrees 54 minutes 45 seconds East, 66.00 feet; thence South 00 degrees 04 minutes 02 seconds East, 180.00 feet; thence North 89 degrees 54 minutes 45 seconds, parallel with the north line of said Southeast Quarter, 312.98 feet, to a point 85.00 feet west of the east line of said Southeast Quarter; thence North 22 degrees 31 minutes 09 seconds East, 216.65 feet to the POINT OF BEGINNING.

Said parcel contains 12.04 acres, more or less.

Said parcel is subject to any easements or encumbrances of record.

Has caused the same to be surveyed and platted as ORCHARD HILLS SEVENTH SUBDIVISION and does hereby dedicate to the public for public use, the drainage and utility easements as created by this plat.

In witness whereof, said Peter J. Meyer and Marian J. Meyer, husband and wife, have caused these presents to be signed by its proper officer this _____ day of _____, 20____

Peter J. Meyer

Marian J. Meyer

Dedication should include the streets in addition to the easements. Note that the Development Agreement should include a provision to convey Outlot A to the City for stormwater purposes.

STATE OF MINNESOTA

COUNTY OF WABASHA

This instrument was acknowledged before me this _____ day of _____, 20____ by Peter J. Meyer and Marian J. Meyer and wife.

Notary Printed Name _____

Notary Public, Wabasha County, MN
 My Commission Expires _____

CITY APPROVAL

STATE OF MINNESOTA
 COUNTY OF WABASHA
 CITY OF PLAINVIEW

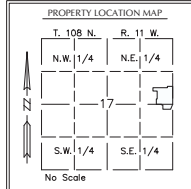
This plat was approved and accepted by the City Council of the City of Plainview, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By _____
 City Clerk, Plainview, MN

COUNTY SURVEYOR

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____

Marcus Johnson
 Wabasha County Surveyor



WSE + MASSEY
ENGINEERING & LAND SURVEYING
 P.O. BOX 100, KASSON, MN 55944
 PH. NO. 562-44-0000 FAX. NO. 562-44-0000

ORCHARD HILLS SEVENTH SUBDIVISION

SHEET NO. 1 OF 1

PROJECT NUMBER: 011-203336 COMPUTER FILE: 011-203336(01).DWG



Legend

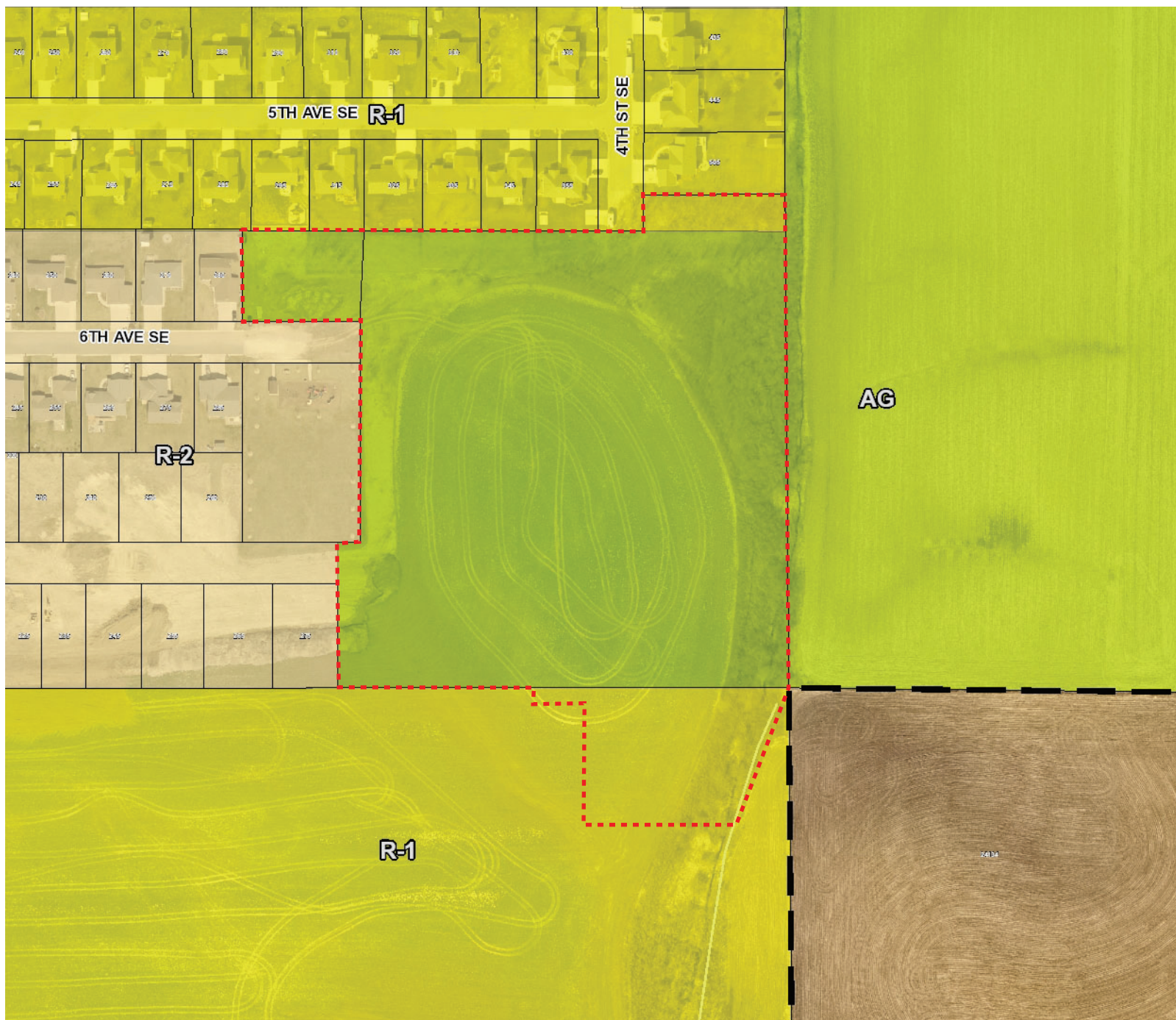
- City Limits
- Parcels (11/1/2020)
- Zoning**
 - AG (Agricultural District)
 - C-1 (Central Business District)
 - C-2 (Service Commercial District)
 - IND (Industrial District)
 - R-1 (One-Family Dwelling)
 - R-2 (Two-Family Dwelling)
 - T (Transition District)
- Protected Waters - Watercoul
- Approximate Project Boundary

Current Zoning



Disclaimer:

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Plainview is not responsible for any inaccuracies herein contained.



0 200 Feet

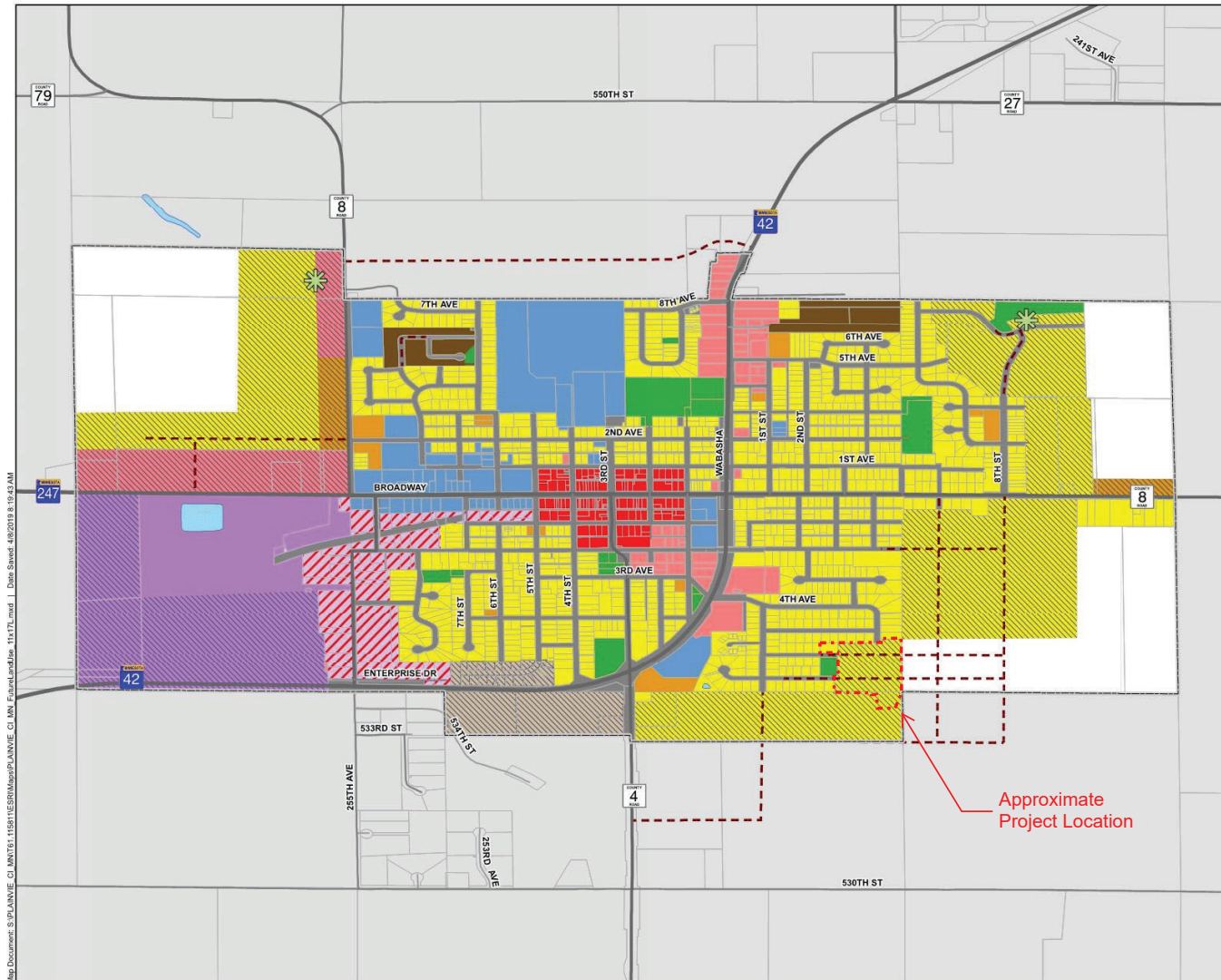


**BOLTON
& MENK**

Real People. Real Solutions.

Orchard Hills 7th Subdivision - Future Land Use Map

Map: Future Land Use



Map #3: Future Land Use

2040 Comprehensive Plan
Plainview, Minnesota

Legend

- City Limits
- Parcels
- Waterbodies
- Future Roadways
- Planned Development Areas
- Future Park Areas

Future Land Uses

- Agricultural
- Central Business
- Service Commercial
- Commercial/Industrial
- Industrial and Utilities
- Institutional
- Mixed Residential / Commercial
- Residential
- Multi-Family Residential
- Manufactured Housing Park
- Parks, Open Space, and Recreational Areas
- Road and Railway Right of Way

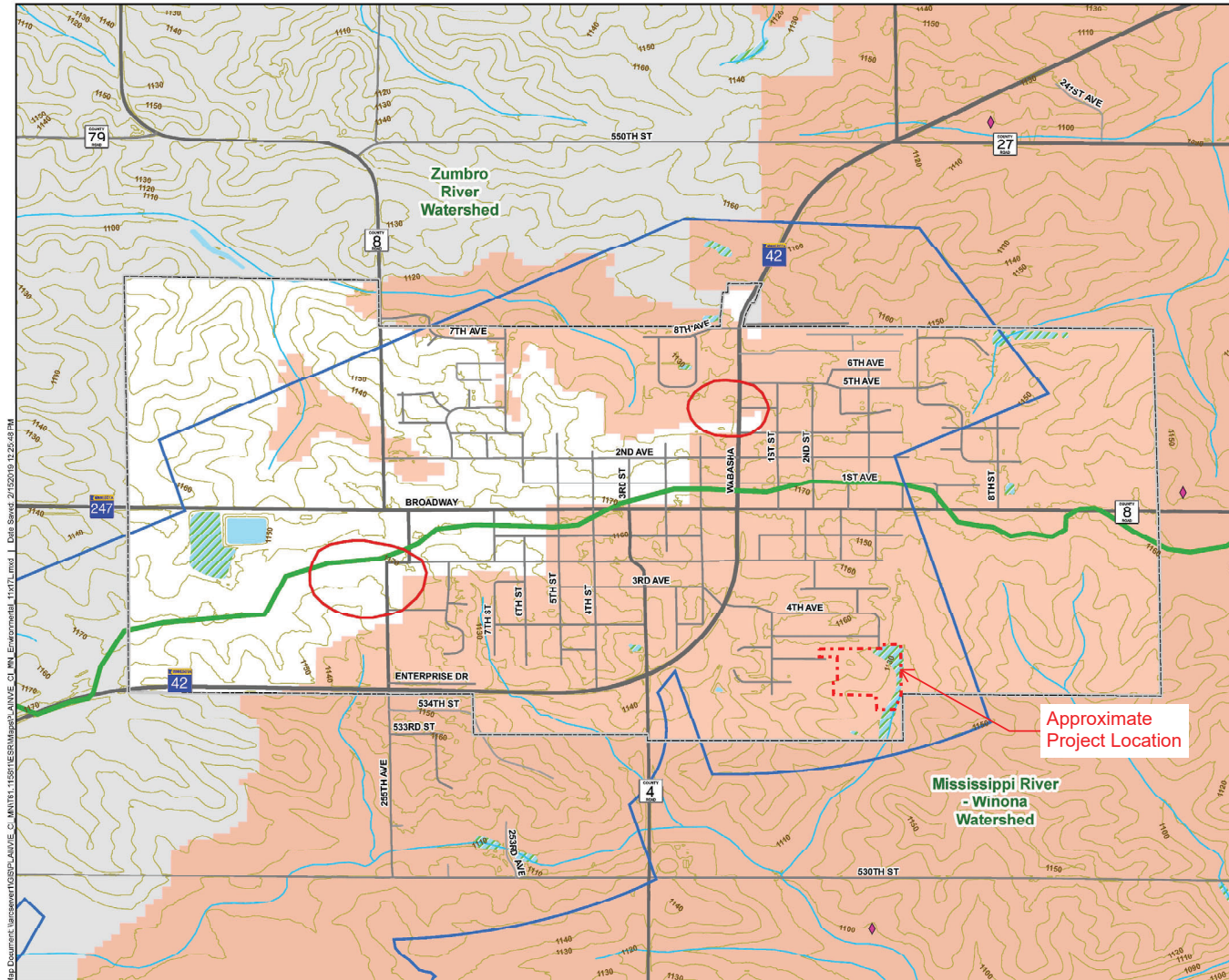
0 0.5 Miles
Source: Wabasha County, MnGeo



Real People. Real Solutions.

April 2019

Orchard Hills 7th Subdivision - Environmental Resources Map Map: Environmental Resources



Map #13: Environmental Resources

2040 Comprehensive Plan
Plainview, Minnesota

Legend

- City limits
- Environmental Resources**
- Waterbodies
- Streams and Ditches
- National Wetland Inventory
- Watershed Boundary
- ERA: Emergency Response Area
- WPA: Wellhead Protection Area
- Prone to Surface Karst Feature Development: Carbonate and Sandstone
- Karst Feature: Sinkhole
- 10ft Contours (LIDAR)

0 0.5 Miles

Source: Wabasha County, MnDNR, MiroGeo, USFWS



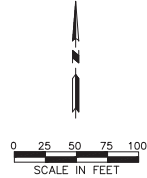
Real People. Real Solutions.

February 2019

Orchard Hills 7th Subdivision - National Wetland Inventory MN DNR Map



ORCHARD HILLS SEVENTH SUBDIVISION



NOTE: (S 89°49'08" W 290.90) PLATTED

D.&U.E. = DRAINAGE AND UTILITY EASEMENT
UTILITY EASEMENT DEFINED:
 An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

DRAINAGE EASEMENT DEFINED:
 An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

BASIS OF BEARINGS

All Bearings are in relationship with the Wabasha County Coordinate System NAD '83, Adjusted 1996.

SURVEYOR'S CERTIFICATE

I, Richard J. Massey 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 of the recording of this plat; 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____

Richard J. Massey, Licensed Land Surveyor
 Minnesota License No. 41814

STATE OF MINNESOTA
 COUNTY OF WABASHA

This instrument was acknowledged before me on this _____ day of _____, 20____ by Richard J. Massey.

Notary Printed Name _____

Notary Public, Wabasha, MN
 My Commission Expires _____

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 20____ on the land herein described have been paid; there are no delinquent taxes and transfer entered this _____ day of _____, 20____

DOCUMENT NUMBER

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this day of _____, 20____ at _____ o'clock _____ M., and was duly recorded in the Wabasha County records.

Director of Property Records & Licensing

Deputy

OUTLOT B

OUTLOT A

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Peter J. Meyer and Marlan J. Meyer, husband and wife, owners and proprietors of the following described property situated in the City of Plainview, State of Minnesota, to wit:

That part of the Southeast Quarter of the Northeast Quarter of Section 17, Township 108 North, Range 11 West, Wabasha County, Minnesota described as follows:

BEGINNING at the southeast corner of said Northeast Quarter; thence North 00 degrees 13 minutes 59 seconds West, (NOTE: All bearings are in relationship with the Wabasha County Coordinate System NAD '83, Adjusted 1996), along the east line of said Northeast Quarter, 714.94 feet to the southerly line of ORCHARD HILLS FOURTH SUBDIVISION, according to the recorded plat thereof (the next 3 courses are along said southerly line); thence South 89 degrees 55 minutes 58 seconds West, 210.12 feet; thence South 00 degrees 04 minutes 02 seconds East, 52.00 feet; thence South 89 degrees 55 minutes 58 seconds West, 580.00 feet to the easterly line of ORCHARD HILLS EAST FIFTH SUBDIVISION, according to the recorded plat thereof (the next 3 courses are along said southerly line); thence South 89 degrees 55 minutes 58 seconds West, 210.12 feet; thence South 00 degrees 04 minutes 02 seconds East, 52.00 feet; thence North 89 degrees 55 minutes 58 seconds West, 170.00 feet; thence South 00 degrees 04 minutes 02 seconds East, 320.00 feet to the southeast corner of said ORCHARD HILLS EAST FIFTH SUBDIVISION; thence South 89 degrees 55 minutes 58 seconds West, along the southerly line thereof, 32.00 feet to the easterly line of ORCHARD HILLS SIXTH SUBDIVISION, according to the recorded plat thereof; thence South 00 degrees 04 minutes 02 seconds East, along said southerly line, 210.17 feet to the south line of said Northeast Quarter; thence North 89 degrees 55 minutes 45 seconds East, along said south line, 654.19 feet to the POINT OF BEGINNING.

TOGETHER WITH:

That part of the Southeast Quarter of Section 17, Township 108 North, Range 11 West, Wabasha County, Minnesota described as follows:

BEGINNING at the northeast corner of the Southeast Quarter of said Section 17; thence South 89 degrees 54 minutes 45 seconds West (NOTE: All bearings are in relationship with the Wabasha County Coordinate System NAD '83, Adjusted 1996), along the north line of said Southeast Quarter, 462.19 feet; thence South 00 degrees 04 minutes 02 seconds East, 20.00 feet; thence North 89 degrees 54 minutes 45 seconds East, 66.00 feet; thence South 00 degrees 04 minutes 02 seconds East, 180.00 feet; thence North 89 degrees 54 minutes 45 seconds, parallel with the north line of said Southeast Quarter, 312.98 feet, to a point 85.00 feet west of the east line of said Southeast Quarter; thence North 22 degrees 31 minutes 09 seconds East, 216.65 feet to the POINT OF BEGINNING.

Said parcel contains 12.04 acres, more or less.

Said parcel is subject to any easements or encumbrances of record.

Has caused the same to be surveyed and platted as ORCHARD HILLS SEVENTH SUBDIVISION and does hereby dedicate to the public for public use, the drainage and utility easements as created by this plat.

In witness whereof, said Peter J. Meyer and Marlan J. Meyer, husband and wife, have caused these presents to be signed by its proper officer this _____ day of _____, 20____

Peter J. Meyer Marlan J. Meyer

STATE OF MINNESOTA
 COUNTY OF WABASHA

This instrument was acknowledged before me this _____ day of _____, 20____, by Peter J. Meyer and Marlan J. Meyer Husband and wife.

Notary Printed Name _____ Notary Public, Wabasha County, MN
 My Commission Expires _____

CITY APPROVAL
 STATE OF MINNESOTA
 COUNTY OF WABASHA
 CITY OF PLAINVIEW

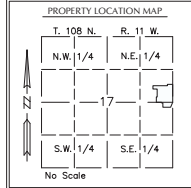
This plat was approved and accepted by the City Council of the City of Plainview, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By _____
 City Clerk, Plainview, MN

COUNTY SURVEYOR

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____

Marcus Johnson
 Wabasha County Surveyor

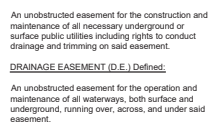


WSE + MASSEY
ENGINEERING & LAND SURVEYING
 P.O. BOX 100, KASSON, MN 55944
 PH. NO. 506-434-0333, EMAIL: SURVEY@WSE-ENGINEERS.COM

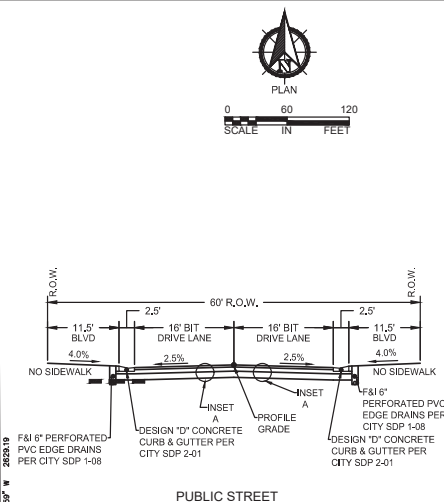
ORCHARD HILLS SEVENTH SUBDIVISION

SHEET NO. 1 OF 1

PROJECT NUMBER: 011-203336 COMPUTER FILE: 011-203336.DWG



ALL MONUMENTS SHOWN THUS
ARE FOUND IRON MONUMENTS
UNLESS OTHERWISE NOTED

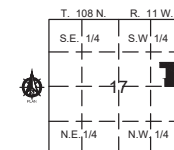


NOTE: PAVEMENT/R.O.W CROSS SECTION
DOES NOT INCLUDE SIDEWALK

ZONING ORCHARD HILLS 7TH
EXISTING = AG
PROPOSED = R2

ZONING R2 SETBACKS
FRONT YARD = 25'
REAR YARD = 15'
SIDE YARD = 5'
TOTAL SIDE YARD = 10'
LOT FRONTAGE = 60'
LOT AREA = 6,000 FT²
WETLAND BUFFER = 20'

PARKLAND DEDICATION = 8%
PROPOSE CASH IN LIEU OF LAND = 9.616\$



LOCATION MAP

LEGAL DESCRIPTION

LEGAL DESCRIPTION
That part of the South One Half of the Northeast Quarter of Section 17,
Township 108, Range 11 West, Wabasha County, Minnesota, lying:

South of Orchard Hills Fourth and Orchard Hills East Fifth and East of Orchard Hills West Fifth and Orchard Hills Sixth in the South One Half of Northeast One Quarter.

Said parcel contains 10.38 acres more or less.



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

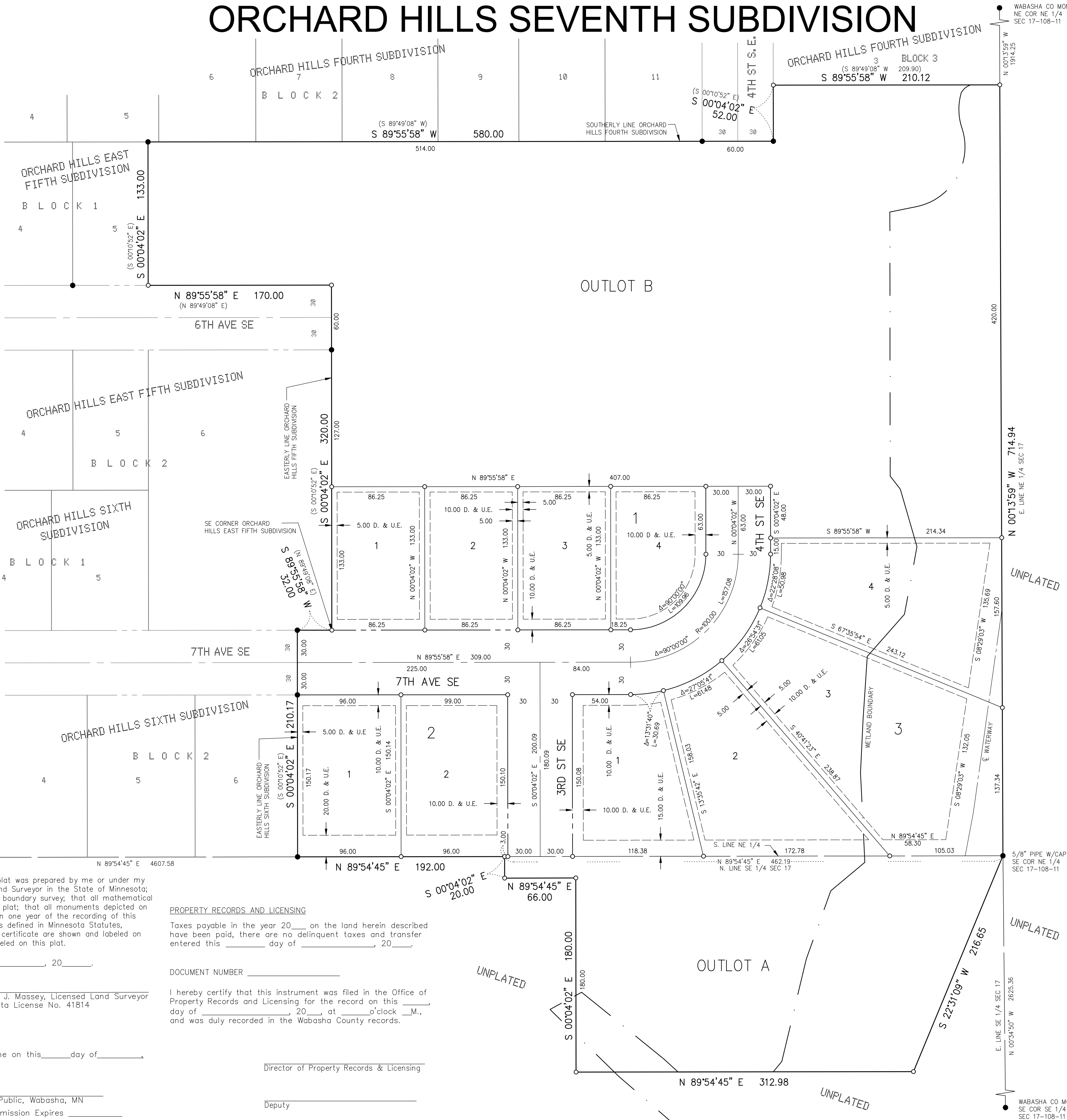
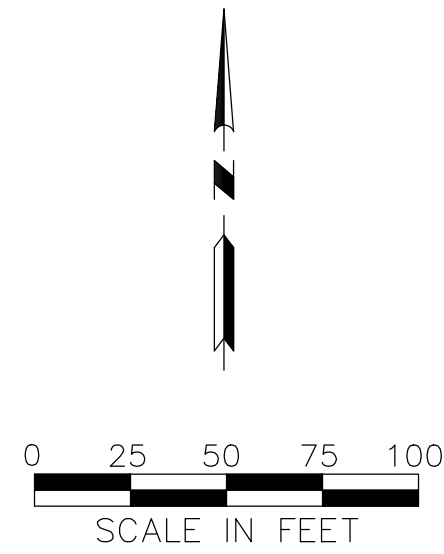
REV.	DATE	DESCRIPTION
1	11/15/20	PRELIMINARY PLAT
2	12/15/20	PRELIMINARY PLAT

ORCHARD HILLS 7TH
PLAINVIEW, MINNESOTA
PRELIMINARY PLAT

THIS DOCUMENT WAS
PREPARED FOR BIDDING
PURPOSES ONLY AND NOT TO
BE USED FOR CONSTRUCTION

SCALE: _____ NONE
DATE: _____ 11/5/2020
DRAWN BY: _____ GFN
JOB NUMBER: _____ 11-203336
DWG. FILE: _____

ORCHARD HILLS SEVENTH SUBDIVISION



NOTE: (S 89°49'08" W 290.90)=PLATTED

D.&U.E. = DRAINAGE AND UTILITY EASEMENT
UTILITY EASEMENT DEFINED
An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

DRAINAGE EASEMENT DEFINED
An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

BASIS OF BEARINGS

All Bearings are in relationship with the Wabasha County Coordinate System NAD '83, Adjusted 1996.

SURVEYOR'S CERTIFICATE

I Richard J. Massey 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 of the recording of this plat; 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____.

Richard J. Massey, Licensed Land Surveyor
Minnesota License No. 41814

STATE OF MINNESOTA
COUNTY OF WABASHA

This instrument was acknowledged before me on this _____ day of _____, 20____ by Richard J. Massey.

Notary Printed Name _____

Notary Public, Wabasha, MN
My Commission Expires _____

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 20____ on the land herein described have been paid, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

DOCUMENT NUMBER _____

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this _____ day of _____, 20____ at _____ o'clock _____ M., and was duly recorded in the Wabasha County records.

Director of Property Records & Licensing _____

Deputy _____

INSTRUMENT OF DEDICATION

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Said parcel is subject to any easements or encumbrances of record.

Has caused the same to be surveyed and platted as ORCHARD HILLS SEVENTH SUBDIVISION and does hereby dedicate to the public for public use, the drainage and utility easements as created by this plat.

In witness whereof, said Peter J. Meyer and Marian J. Meyer, husband and wife, have caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Peter J. Meyer _____

Marian J. Meyer _____

STATE OF MINNESOTA
COUNTY OF WABASHA
This instrument was acknowledged before me this _____ day of _____, 20____, by Peter J. Meyer and Marian J. Meyer Husband and wife.

Notary Printed Name _____ Notary Public, Wabasha County, MN
My Commission Expires _____

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF WABASHA
CITY OF PLAINVIEW

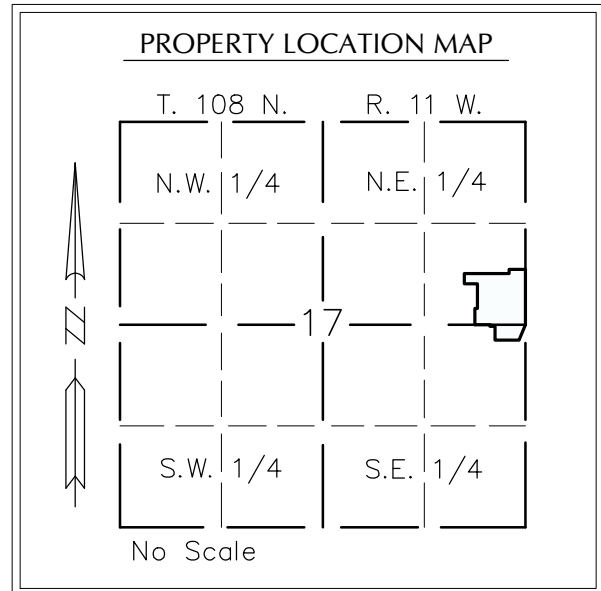
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By: _____
City Clerk, Plainview, MN

COUNTY SURVEYOR

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____.

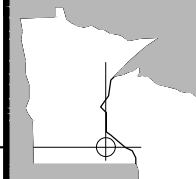
Marcus Johnson
Wabasha County Surveyor



MONUMENTS

- SET (5/8" PIPE UNLESS NOTED OTHERWISE)
- Found Monuments (5/8" PIPE UNLESS NOTED OTHERWISE)

WSE MASSEY
ENGINEERING & LAND SURVEYING
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING





CITY OF PLAINVIEW

APPLICATION FOR REVIEW

DATE: 4-14-21

PROJECT NAME: Orchard Hills 7th

REQUEST REVIEW (please check):

- ☐ Plat, General Development Plan (\$200.00 filing fee plus \$10 per lot):
- ☐ Plat, Preliminary Subdivision Plan (\$350.00 filing fee plus \$10 per lot):
- ☒ Plat, Final Subdivision (\$600 filing fee plus \$15 per lot):
- ☐ Rezoning (\$200 filing fee):
- ☐ Annexation Petition Filing (\$100 filing fee):
- ☐ Conditional Use Permit (\$200.00 filing fee):
- ☐ Quick Plat Subdivision Plan (\$200.00 filing fee plus \$10 per lot)
- ☐ Resubdivision (\$200.00 filing fee)

$600 + 180 = 780.00$

PROJECT LOCATION & LEGAL DESCRIPTION:

Orchard Hills 7th

EXISTING USE(S) OF PROPERTY:

AGRICULTURE

PROJECT TYPE/INTENDED USE OF PROPERTY (residential, commercial, industrial, etc.):

NEW SUBDIVISION R-2

PROJECT DESCRIPTION:

UTILITIES AND PAVEMENT FOR NEW SUBDIVISION



CITY OF PLAINVIEW
APPLICATION FOR REVIEW
PAGE TWO

PROPERTY OWNER (name, address, and phone number):

PETER & MARION MEYER
57894 LO Rd 86
PLAINVIEW 55964 507-696-0954

APPLICANT (contact person, business name, address and phone number):

LES CONWAY
WSE MESSEY
320 Broadway
PLAINVIEW 507-273-8445

PROPERTY OWNER'S SIGNATURE:

Peter Meyer

DATE: 4-14-21

DATE: _____

APPLICANT'S SIGNATURE (if different than property owner):

Les Conway

DATE: 4-14-21

DATE: _____

This application shall be submitted with all required supporting documentation.

**MEMORANDUM**

Date: April 28, 2021
To: City of Plainview Planning Commission
From: Harry Davis, AICP
Brian Malm, P.E.
Subject: PADCO Property Concept Review – New Zoning District Proposal
City of Plainview

Meeting Date: May 4, 2021

Request:

Applicants: WSE/Massey Engineering & Surveying
Owner: Tom Weiner
Property Location: South of Highway 42, between 10th St SW and 4th St SW
Property ID: 26.00116.24

Background:

The subject property is located in the southern part of Plainview, south of Highway 42 and between 10th St SW and 4th St SW. The property is zoned R-1 and totals approximately 9.22 acres.

Table 1

Direction	Land Use	Zoning
North	Undeveloped; Contractor's office	R-2, Residential; IND, Industrial
South	Golf Course	Wabasha County
East	Undeveloped	R-1, Residential
West	Mixed Industrial; Undeveloped	Wabasha County

Request:

The proposal by the applicant comprises two parts:

1. The applicant wishes to present a mixed-use concept for review and feedback by the Planning Commission. The concept plan includes a mixture of attached single-family, quadplexes, work/live units, apartments, and commercial space. Details are attached to this report.
2. The applicant wishes to propose and receive feedback on a new zoning district that would allow the above concept plan to be built. Some sample language, drafted by the applicant, is attached to this report.

Public Comment:

No public comment was received at the time of writing this report.

Neighborhood Notification:

No public comment is required for these two proposals. If the new zoning district moves forward as an amendment, then a public hearing and public noticing must be accomplished as required in city code and under state statute.

Infrastructure:

Streets: The subject parcel has access to Highway 42, which is a partially improved road with a trail on the north side. The applicant claims to have legal access to 255th Ave via 534th St.

Water: Public water is not readily available to the subject property.

Sewer: Public sanitary sewer is available to the subject property.

Drainage: This property is within a Wellhead Protection Area, as is most of Plainview, and in the southern watershed. A small drainage way is present in the northeastern part of the property. Hydric soils are not located on the property.

2040 Comprehensive Plan:

One of the land use goals in the comprehensive plan is to “encourage land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state, and utility costs”. A sub-goal under the goal above is to require coordination between growth and utility capacities (sewer, water, etc.). Under the housing goals in the comprehensive plan, there are various goals that address supporting a “variety of housing types and densities”, “encourage a range of housing ... [fitting community] character”, and “maintain and enhance the quality of Plainview’s homes and neighborhoods”.

The Future Land Use Map designates the subject properties as Residential and in Planned Development Areas. The map also shows future roadways planned through the project site from west to east and through existing wetlands.

Staff Findings:

Because the concept development plan is not a formal project submittal and has some potential to change, staff will not provide a comprehensive and thorough review of the concept plan. This also means the project does not need a formal recommendation and no further action is required.

Commissioners may give guidance and pose questions to the applicant, if they so choose. Overall, staff believes the concept meets the comprehensive plan’s goals for more housing and a range of residential types. The mix of land uses also meets the city’s future land use goals for the area and property.

In regard to the applicant’s request to make a new zoning district, staff understands that the request comes from a lack of by-right multi-family land uses in the city’s existing range of zoning districts. The existing Transitional zoning district does not provide flexibility to allow phased development and places multi-family as conditional uses. This can be difficult in a situation where a phased development intends to develop multi-family at a later stage, but adjacent property owners and neighborhoods change owners or character. A difference in opinion may jeopardize finishing the final stage of an expensive project due to potential disapproval at Planning Commission or City Council. An immediate result of this would be a vacant property, which may be an eye-sore for the community, and a loss of money and time for a developer.

Staff believes that the applicant has a point and that the city should investigate how to better allow different types of residential development, including multi-family, and facilitate a system that provides

certainty for the developer, city, and public. The applicant is proposing a special district code, which is similar in some aspects to a Planned Unit Development (PUD, which is not allowed in Plainview) but as a zoning district (commonly known in other cities and states as a Planned Zoning District, PZD) instead of a conditional use permit (CUP) commonly associated with PUD. This approach does provide a lot of flexibility to the developer, but this flexibility should be paired with requirements for meeting city goals and objectives regarding land use. Some alternatives to a special zoning district include:

- Creating and adopting a Planned Unit Development code and inserting this land use in appropriate zoning districts.
- Creating and adopting a new zoning district that permits multi-family development.

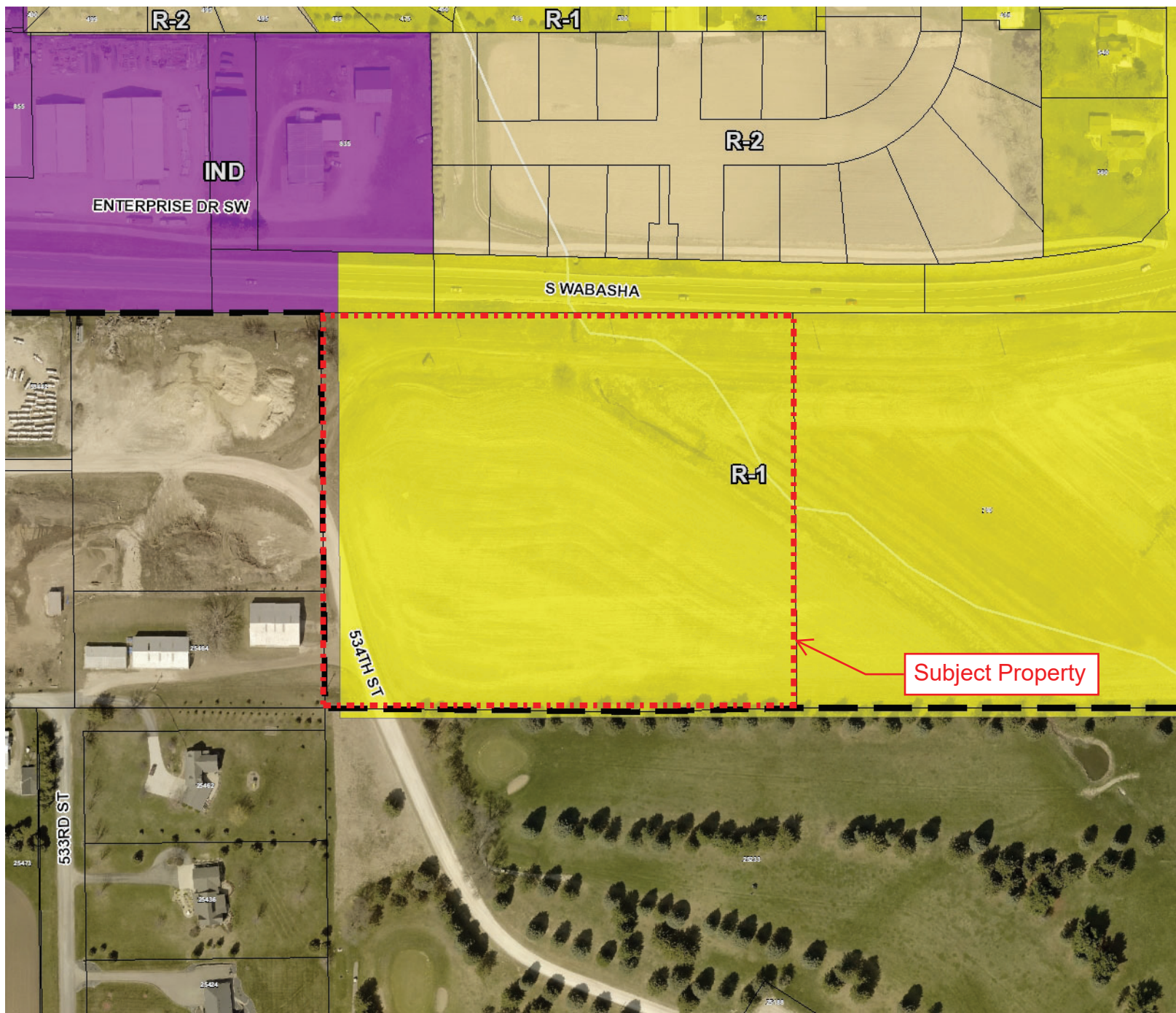
Staff does not recommend deciding on this issue now and recommends making a final decision at a future meeting. There are two technical reasons:

- City code requires a public hearing at both Planning Commission and City Council before a text amendment to the ordinance is passed, so whichever meeting the Planning Commission intends to make a formal recommendation to City Council must have notice posted online and in the newspaper.
- A proposal to change the ordinance must originate from either the Planning Commission or City Council, so the Commission must decide that they wish to amend the ordinance.

Additionally, more time will allow the Commission and staff to evaluate options and establish the path to move forward, with guidance and support from the City Attorney.

Attachments:

- Zoning Map Exhibit
- Comprehensive Plan Exhibits
 - o Land Use Map
 - o Environmental Map
- PADCO Property Concept Plans
- Special Districts Code



Legend

- 17** City Limits
 Parcels (11/1/2020)
 □ Parcels
- Zoning**
- AG (Agricultural District)
 - C-1 (Central Business District)
 - C-2 (Service Commercial District)
 - IND (Industrial District)
 - R-1 (One-Family Dwelling)
 - R-2 (Two-Family Dwelling)
 - T (Transition District)
- Protected Waters - Watercourse

Zoning



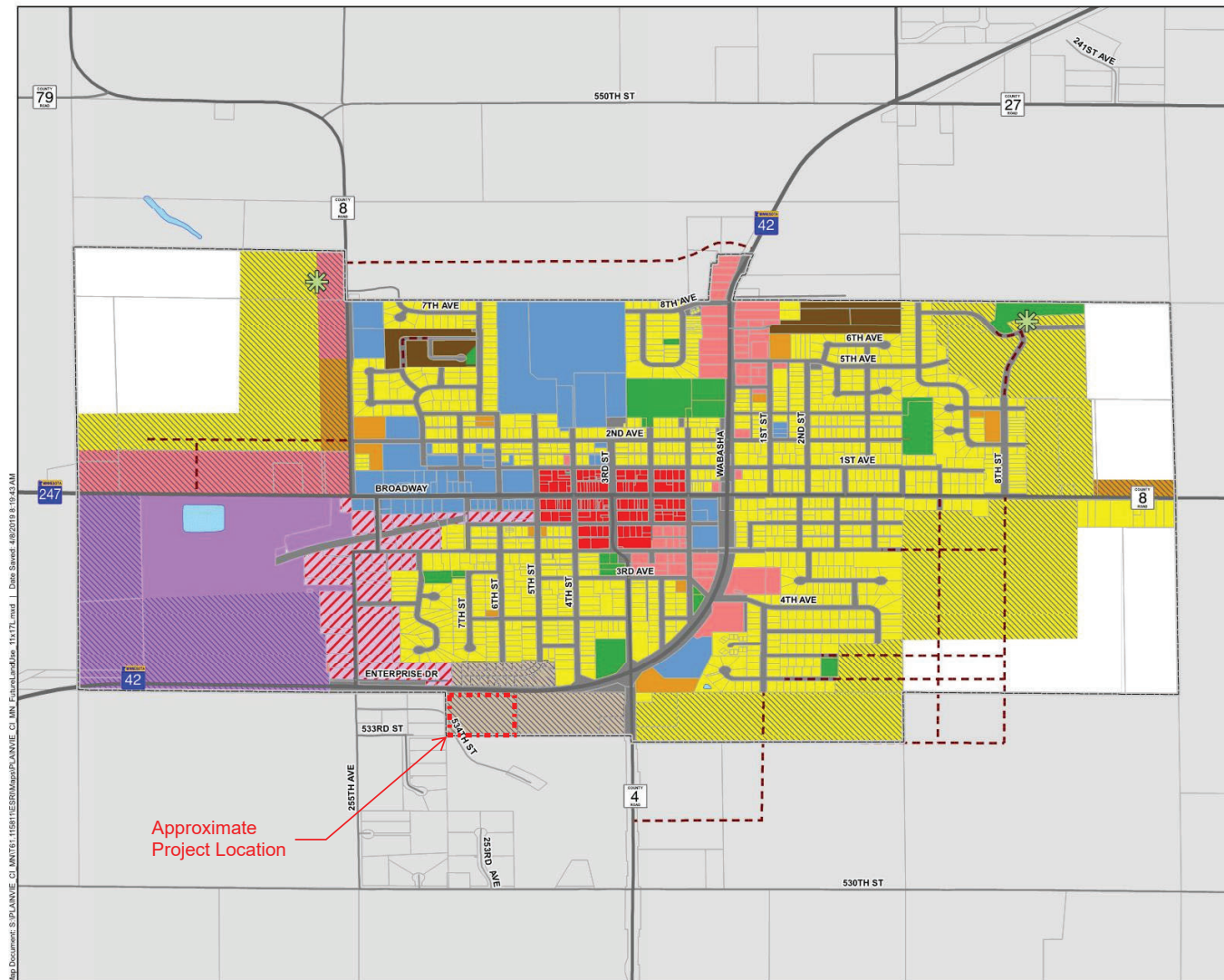
Disclaimer:

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Plainview is not responsible for any inaccuracies herein contained.

0 200 Feet

PADCO Property - Future Land Use Map

Map: Future Land Use



Map #3: Future Land Use

2040 Comprehensive Plan
Plainview, Minnesota

Legend

- City Limits
- Parcels
- Waterbodies
- Future Roadways
- Planned Development Areas
- Future Park Areas

Future Land Uses

- Agricultural
- Central Business
- Service Commercial
- Commercial/Industrial
- Industrial and Utilities
- Institutional
- Mixed Residential / Commercial
- Residential
- Multi-Family Residential
- Manufactured Housing Park
- Parks, Open Space, and Recreational Areas
- Road and Railway Right of Way

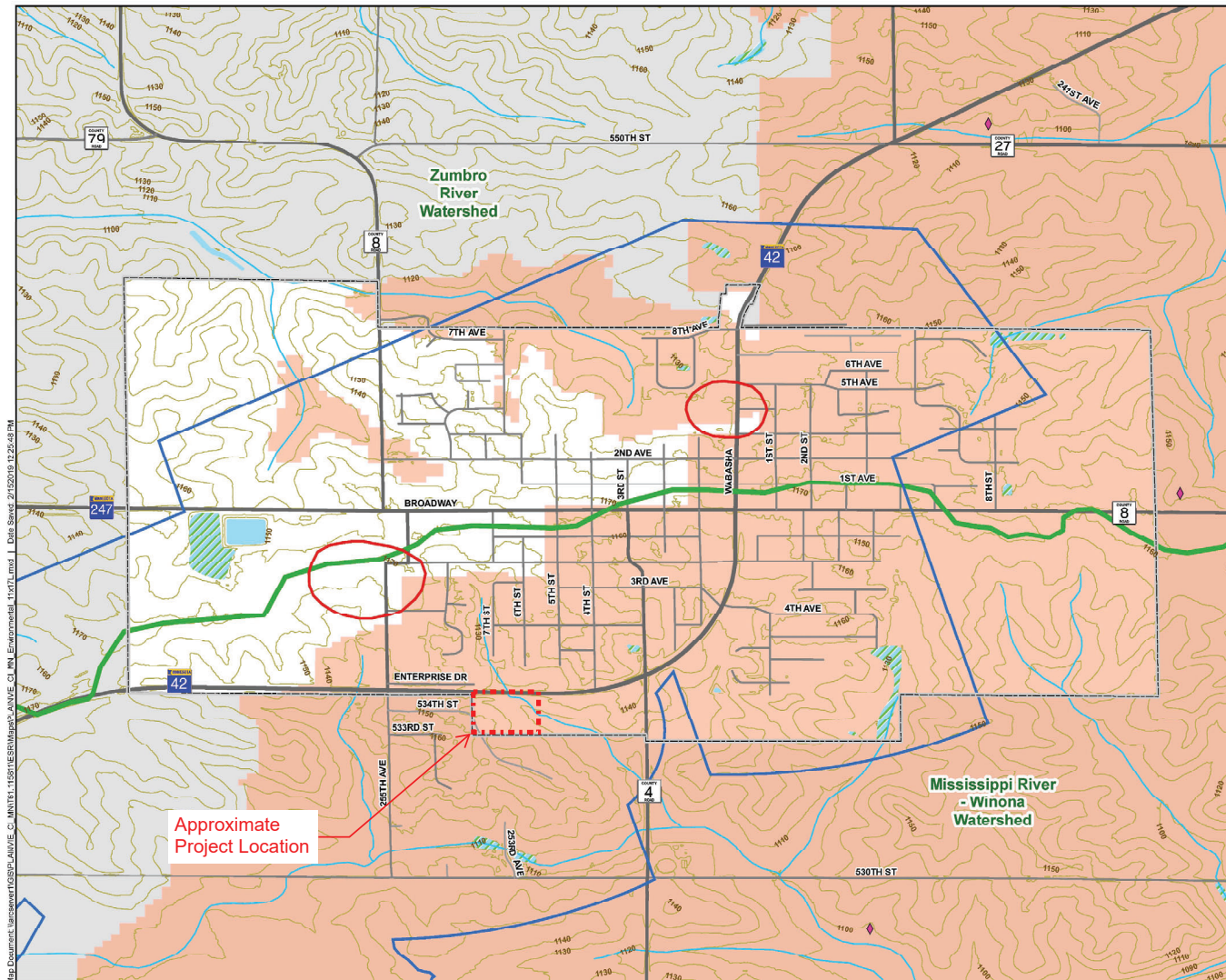
0 0.5 Miles
Source: Wabasha County, MnGeo



Real People. Real Solutions.

April 2019

Orchard Hills 7th Subdivision - Environmental Resources Map Map: Environmental Resources



Map #13: Environmental Resources

2040 Comprehensive Plan
Plainview, Minnesota

Legend

- City limits
- Environmental Resources**
- Waterbodies
- Streams and Ditches
- National Wetland Inventory
- Watershed Boundary
- ERA: Emergency Response Area
- WPA: Wellhead Protection Area
- Prone to Surface Karst Feature Development: Carbonate and Sandstone
- Karst Feature: Sinkhole
- 10ft Contours (LIDAR)

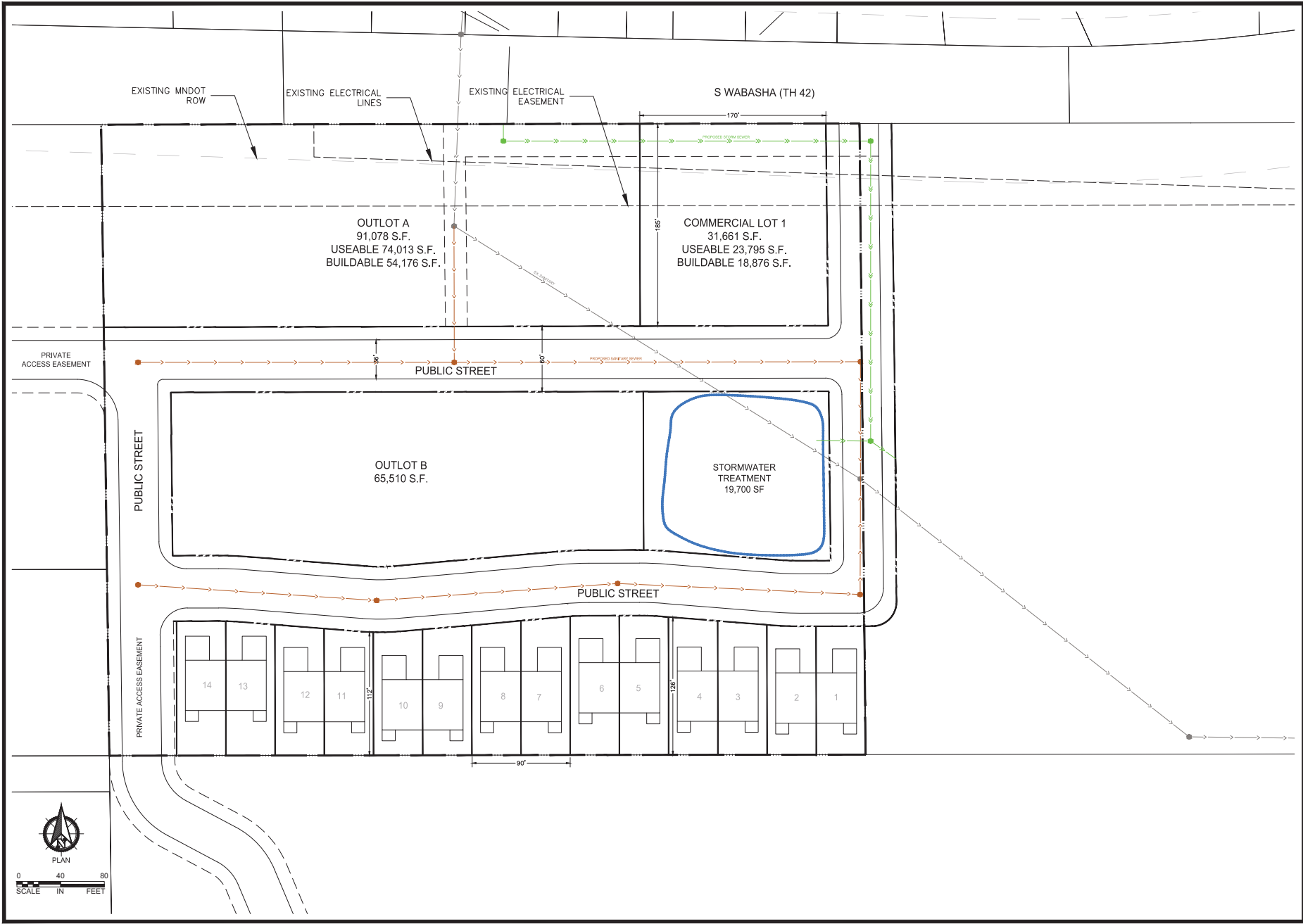
0 0.5 Miles

Source: Wabasha County, MnDNR, MiroGeo, USFWS



Real People. Real Solutions.

February 2019



PH. NO. 507-634-4505
PLANS@WSE-ENGINEERING
www.wse-engineering

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

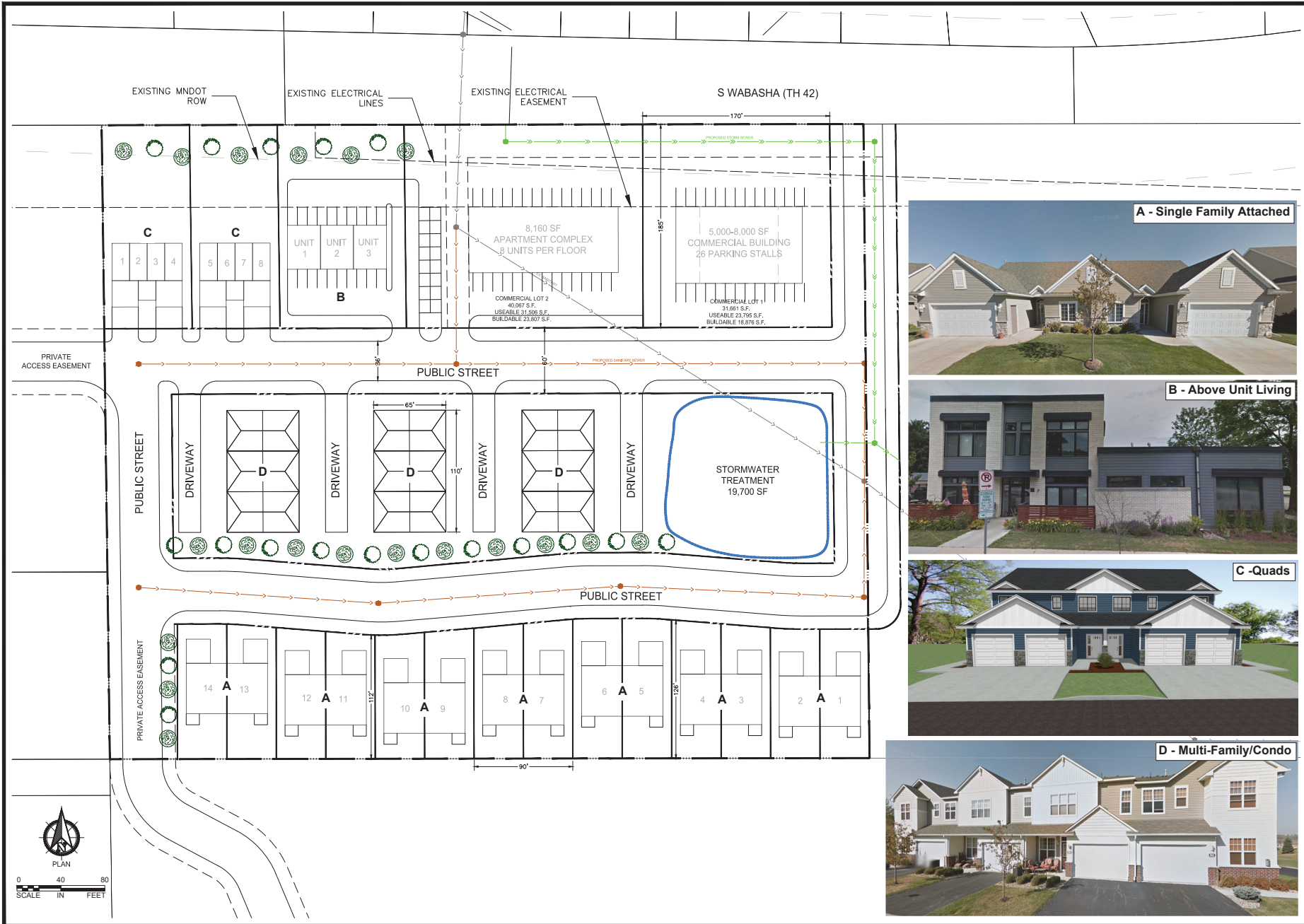
PLAINVIEW OFFICE
320 WEST BROADWAY
SUITE 3
PLAINVIEW, MN 55964

ROCHESTER OFFICE
1712 RESTORATION
ROAD SW
ROCHESTER, MN 55902

DATE	DESCRIPTION

PADCO PROPERTY
PLAINVIEW, MINNESOTA
CONCEPT PLAN

SCALE: 1" = 40'
DATE: 3/4/2021
DRAWN BY: TSW
JOB NUMBER: 047-202409
DWG. FILE:



A - Single Family Attached



B - Above Unit Living



C - Quads



D - Multi-Family/Condo

DATE	DESCRIPTION

**PADCO PROPERTY
PLAINVIEW, MINNESOTA
CONCEPT PLAN**

Section ----- SPECIAL DISTRICTS

In order to permit a more flexible means of new land development and redevelopment, the City of Plainview finds that regulations are necessary to permit the creation of Special Districts. Such Regulations shall promote the public health, safety and general welfare and shall be substantially in accord with and promote the purpose and policies of the Comprehensive Plan.

Purposes: The purpose of Special Districts is to establish modifications to or to supplement existing zoning regulations to accomplish a special public purpose that is supported by the goals and Policies of the Comprehensive Plan. Specifically, these purposes and conditions supporting the establishment of a Special District are:

- A. Areas may exist where there is a desire and need to establish regulatory authority for the administration of land use control at the city level of government.
- B. Areas may exist where substantial public interests require that existing regulations be modified or supplemented to accomplish a special purpose.

Effect: The effect of a Special District designation shall be to establish land use regulations within a specific described area, which are unique to that area, and which are adopted by the City of Plainview. The effect of a special district designation shall be as an overlay district. The regulations established in special legislation shall supersede the regulations of the underlying zoning district. To the extent they are not inconsistent with the special district regulations, the underlying zoning district requirements shall remain in effect.

Procedure for Establishment: A Special District designation shall be established by resolution in accordance with the following procedure:

- A. A Special District proposal may be initiated by a petition of a land owner, City Planning and Zoning Commission, or City Council;
- B. The Planning Commission shall conduct a public hearing on the Special District, after giving public notice in accordance with Minnesota Statutes;
- C. The City Council of Plainview shall conduct a public hearing in accordance with Minnesota Statutes. The Council shall adopt findings and act upon the proposal within 60 days of the hearing.
- D. Submission Criteria: The petition for establishment of a Special District shall be accompanied by two (2) copies of the proposed ordinance language, a summary

of the intent and effect of the proposed modification, and a map indicating the boundary of the district and the boundary of the underlying zoning districts. An application fee as required by ordinance shall accompany the petition.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Plainview, MN will conduct a public hearing on May 11, 2021 at 6:05 p.m. in the Church of Christ which is located at 205 1st Street NE in the city of Plainview, MN.

The purpose of the public hearing is to consider a final plat and development agreement to be known as Orchard Hills 7th, Phase 1, consisting of 10 residential lots of the approved 26 lots. The property is located in the southeast part of Plainview.

Any comments on this matter can be made at the public hearing or can be forwarded, in writing, to the City Clerk, prior to the hearing.

