



NORTH BRANCH

—Minnesota—

Ka Bao Jennrich
Chair

Gary Shaefer
Commissioner

Jim Ibinger
Commissioner

Patrick Meacham
Commissioner

Steve Cich
Commissioner

**PLANNING COMMISSION
REGULAR AGENDA
TUESDAY, DECEMBER 3, 2024 @ 6:30 PM
CITY HALL, 6408 ELM STREET, NORTH
BRANCH, MN 55056**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. PUBLIC COMMENT
5. AGENDA APPROVAL
 - a. Approve Agenda ACTION
6. CONSENT AGENDA
 - a. Approval of Nov 6, 2024 Planning Commission Minutes ACTION
7. PUBLIC HEARINGS
 - a. Sneep Acres ACTION
8. REPORTS
 - a. Interstate Business Park - LUR-3 and R3 - High Density Residential Comprehensive Plan and Zoning INFO
 - b. Consistency with the Comprehensive Plan - Prism Design & Embroidery ACTION
9. NEXT MEETING - 01/07/2025 6:30 PM
10. ADJOURNMENT



Prepared By: Nathan Sondrol, Community Development Director

Presenter: Nathan Sondrol, Community Development Director

Date: 11/29/2024

Board & Commission: Planning Commission

Subject: Approval of Nov 6, 2024 Planning Commission Minutes

Approval of Dec 6, 2024 Planning Commission Minutes

Voting Requirements:

Voting Options Simple Majority



NORTH BRANCH

— Minnesota —

**PLANNING COMMISSION
REGULAR AGENDA
WEDNESDAY, NOVEMBER 6, 2024 @ 6:30 PM
CITY HALL, 6408 ELM STREET
NORTH BRANCH, MN 55056**

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MINUTES OF THE PROCEEDINGS OF THE CITY OF NORTH BRANCH IN THE COUNTY OF CHISAGO AND IN THE STATE OF MINNESOTA

REGULAR MEETING

Wednesday, November 6, 2024

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. AGENDA APPROVAL

- a. Approve agenda – Motion made Meachem, Seconded by Jennrich, All voted AYE.
Motion carried

ACTION

5. PUBLIC COMMENT

- a. No public Comment

6. CONSENT AGENDA

ACTION

- a. Approve Meeting Minutes – October 1, 2024 – Planning Commission Meeting
Page 4 of 55 correct name misspelling. Motion made by Meachem to recommend correcting misspelling
and approval of the minutes and Seconded by Jennrich. All voted AYE. Motion carried.

7. PUBLIC HEARINGS

- a. Public Hearing to Consider a Request for Three Variances for the Placement of an Accessory Structure on
Property Zoned R-1 Single Family Residential.

ACTION

Sondrol provided an overview of the Applicants request which is three variances to accommodate the placement of an accessory building. The Applicants are requesting variances for a side yard setback for an accessory structure, adjacent building setback, and placement in drainage/utility easement. The contractor installed a concrete slab without the benefit of permit which was not per code. The Applicants were told after speaking with a structural specialist that is best location for the structure.

Sondrol states that the staff opinion is that there are additional locations for structure without variance, this is not unique circumstance, but desire of Owners, and placement of structure in drainage/utility easement may negatively affect operation of storm sewer and drainage in area. Staff recommendation is the deny the variance requests.

Jennrich opens for discussion and questions for Sondrol.

Schaefer inquires if there are other structures in the neighborhood that do not meet code requirements. Sondrol stated the applicant indicated there were, however, they did not provide photos to show it.

Cich asks if the house plan survey included the concrete slab. Sondrol responded that the accessory building was not included in the submitted Certificate of Survey with the house plan. Meyers confirms that it was not included.

There was discussion between the planning commission on what is the requirement for a building permit. That was followed up with a question on if the Applicants ever applied for a permit for this accessory structure. Sondrol responded that there was no permit application for this accessory structure.

Jennrich opened the floor for public comment at 6:43 p.m.

Michael Wellage, the Applicant, stated that they were misled by their contractor. The Applicant Spent \$13,000 on structure and slab and was told by a city official that they would need to stop the building. They looked into hiring a lawyer and miscellaneous items were done wrong by contractor. Removing the accessory structure would be financial difficulty and he requested the variances be approved.

Debora Wellage, the Applicant, stated that they didn't know the slab couldn't be there. She further stated the issue of color requirement for accessory structure and explained slope problems in back yard if the structure was moved.

Motion by Jennrich to recommend denial of the 3 variances based on the following findings of fact below and to allow 6 months under good faith to obtain compliance:

1. The property owner has other locations on the site for placement of the accessory structure without the need for variances.
2. The variances are not prompted by the unique circumstances associated with the property but are based upon the property owners desires and economics related to relocation of the accessory structure, the shed, which will require additional cost.
3. Placement of a structure within a public drainage and utility easement may negatively affect the operations of the storm sewer and drainage in the area.
4. The building does not meet the minimum side yard setback, adjacent building setback and is located within a public drainage/utility easement.

Motion seconded by Schaefer. All voted AYE Motion carried.

b. Anderson Conditional Use Permit – Plumbing in Accessory Structure

ACTION

Sondrol provided an overview of the Applicants request for a conditional use permit at 4950 412th Street for an accessory structure with plumbing in the RR zoning district. Recommended conditions include the Applicant to obtain plumbing permit for work and the Applicant needs to ensure the capacity of septic system which can accommodate additional use.

Applicant requests approval of conditional use permit to allow installation of plumbing in pole building for personal resident use.

Uses were defined and staff recommended approval of Conditional Use Permit with conditions stated above. Jennrich opened the public hearing at 7:42PM.

Luke Anderson noted that he was the property owner and that he requesting the plumbing to allow for a place to his kids to use the building for recreational purposes not have to go outside during the winter.

Jennrich closed the public hearing at 7:45 pm.

Motion by Ibinger to recommend approval of the CUP based on the findings of fact.

1. The use of the property is a single family home and the applicant is planning to add plumbing to an accessory structure. The single family home is a permitted uses in the RR district and the use of plumbing in accessory structure requires a CUP in RR zoning.
2. The property and uses are consistent with the LURR Comprehensive Landuse.
3. Municipal utilities will not be impacted by the use.
4. The applicants are not proposing any uses that will affect the sound, light, or air quality of abutting properties.

Conditions

1. The applicant shall obtain a plumbing permit for the installation of the plumbing.
2. The applicant shall verify that the capacity of the existing septic system can accommodate the additional plumbing.
3. The accessory building shall not be converted into a dwelling unit.
4. The conditional use permit, once issued, may be revoked, following notice and hearing, upon a finding by the city council that the property and/or use is not in compliance with the conditions of approval.

, Motion seconded Jennrich. All voted AYE. Motion carried

8. REPORTS

a. Rethos Downtown Central Business District Presentation

INFO

City Council approved working with Rethos in a previous meeting. Rethos is a non-profit organization that specializes in all things downtown, to assist with hosting community conversations to conduct community visioning and planning related to Downtown North Branch this past summer. The goal of this agenda item for the Planning Commission was to review the process and findings and report on discussions.

Project outcome reported 10/29/2024 was presented. Key takeaways from the Planning Commission include:

- 1) A desire for community in downtown
- 2) Residents want basic services businesses
- 3) Business owners need additional support

- 4) There is more to community revitalization than tourism

Recommendations include:

- 1) Explore incentives for creating and converting areas downtown into housing
- 2) Creating a Historic Resource Survey for downtown
- 3) Continuing transparency work with the community
- 4) Work toward community wants and needs

9. NEXT MEETING – TUESDAY, DECEMBER 3, 2024 @ 6:30 PM

- a. Motion by Meachem for adjournment. Cich Seconded. All voted AYE. Meeting adjourned at 7:54pm

10. ADJOURNMENT



Prepared By: Nathan Sondrol, Community Development Director, Kim Lindquist, Director, Community Planning & Econ. Dev

Presenter: Nathan Sondrol, Community Development Director

Date: 11/27/2024

Board & Commission: Planning Commission

Subject: Sneep Acres

Recommended Planning Commission Action

Motion to recommend to the City Council approval of the Preliminary Plat for the Sneep Acres Minor Subdivision at 8753 380th Street in the Rural Residential (RR) zoning district subject to the following:

- The Applicant shall pay all applicable Development Fees associated with platting.
- The Applicant shall dedicate appropriate drainage and utility easements, including those around wetlands, rivers, and floodplain.
- The Applicant shall obtain all necessary approvals and pay all applicable fees prior to commencing construction on the lots.
- The small shed located on Lot 2, must be brought into compliance with the ordinance setback standards either by relocating the shed or moving the proposed lot line prior to recording the final plat.
- The Applicant shall provide additional private driveway easements to include all shared driveways not currently located within existing easement. The documents must be recorded with the final plat for the subdivision.
- The newly created lot 1 shall share an access location along 380th Street with Lot 2.

Overview / Background

Michael Sneep (Applicant) is requesting Preliminary Plat approval for 8753 380th Street (Plat). The Applicant has requested to split the existing parcel, (PID: 11.00537.00) into three (3) lots. The Plat will create three parcels, one of which is developed with an existing home and the other two lots would be available for future development. The property is currently zoned Rural Residential.

Request(s) to Consider

1. Land Use and Zoning
2. Plat Standards

Analysis of Request(s)

1. Land Use & Zoning

The Subject Property currently has a single land use classification: Rural Residential. Similarly, the property is currently zoned **RR -Rural Residential**. The applicant is not requesting any change to the zoning and therefore the request is being analyzed based upon the RR Rural Residential ordinance standards.

In the Comprehensive Plan and Zoning Map, the surrounding properties are Rural Residential and Single-Family Residential.

Land Use and Zoning standards are satisfied. 2. Plat Standards

Minimum Lot Standards

Minimum lot dimensional standards for properties in the **RR** zoning district are noted in the table below along with information about the three proposed lots:

Lot Standards			
Type	Area (buildable acre)	Width	Depth
Minimum Lot Area	1	110'	300'
Lot 1	2.3	214'	454'
Lot 2	7.3	509'	945'
Lot 3	1.9	185'	457'

The maximum building height in the Rural Residential zoning district is 35 feet and the

maximum lot coverage for impervious surfaces is 50%. The Plat illustrates the new lot configurations listed in the table above and meets minimum lot dimensions. Due to the unique shape of Lot 2, it is worth noting that the lot depth is unusually large due to measuring from the front lot line. The table below also shows the setbacks for the existing house; all ordinance requirements are met.

Type	Front Yard (feet)	Rear Yard (feet)*	Side Yard (feet)*
Minimum Lot Setback	40'	30'	10'

Lot 1			
Lot 2	786'	116'	203'
Lot 3			

There is also a small shed located on Lot 2 that is in close proximity to the shared lot line. The ordinance requires a 10' setback and the shed should be removed or relocated to be brought into compliance with the ordinance standards.

Wetlands

There is a designated wetland on Lot 3 and an easement is proposed around the wetland. The southeast corner of lot 2 also contains a portion of the North Branch Sunrise River Tributary. This area is also marked on the preliminary plat with a drainage and utility easement. The submittal also illustrates areas for a primary and secondary system on the site with available land for building. It is expected that all created lots are buildable without the need of variance.

Grading

The grading and drainage plan indicates that the area immediately around the driveway, residence and septic fields will be individually graded upon development of each unit. The plan currently shows silt fencing outlining the area, although final plans would be required. The Applicant or the future builder will be required to provide grading and erosion control plans and obtain all necessary permits, prior to building on either of the new lots, which is a condition of approval.

Access

The most unusual aspect of the proposal is the access or driveways in the area. The current lot has a looped driveway that has two access points until 380th Street. This looped driveway also provides access to the lot directly east, 37955 Bridge Road. The access point at Bridge Road is also used by the parcel east of the eastern neighbor, at 37985 Bridge Road. Based upon the certificate of survey, a portion of the shared driveway is located outside the driveway easement. The driveway should be shifted to be housed within the easement or the easement expanded to contain the entire portion of the eastern driveway that is shared. Additionally, the more western portion of the driveway appears to cross the lot line between lots 1 & 2. An easement for the driveway should also be provided, or the driveway shifted, or the lot line shifted, so the driveway doesn't cross the property line. Lot 1 and lot 2 should share the 380th Street roadway access to reduce the number of access points along 380th Street. Fewer access points are always preferred, since the more "curbcuts" into a road results in a less safe situation.

Parks, Trails and Open Space

The PTOS Commission recommended the acceptance of cash for park dedication based on the additional demands from the development placed on the city's parks, trails and open space system.

Preliminary Plat

In considering the minor subdivision, the proposal should be weighed against the following factors:

1. Consistency with the policy, purpose, design standards and other requirements of this chapter.
2. Consistency with the city's growth management system or other development plans.
3. Consistency with the zoning chapter.
4. The physical characteristics of the site including but not limited to topography, erosion, and flooding potential, soil limitations, soil borings, are suitable for the type of development or use contemplated.
5. The proposed development will not create undue burden on services and/or infrastructure.

Based upon the information provided by the applicant and the assessment of the considering factors, staff believe the application meets the minimum dimensional standards.

Staff Recommendation

City staff recommend approval of the Preliminary Plat for Sneepe Acres with the following findings of fact:

Findings of Fact

1. The proposed development is consistent with the City's Comprehensive Plan and is compatible with present and future land uses of the area.
2. The development is consistent with the City's Zoning Ordinance.
3. The physical characteristics of the site including but not limited to topography, erosion, and flooding potential, soil limitations, soil borings, are suitable for the type of development or use contemplated
4. The development will not create an excessive burden on parks, schools, streets, and other public facilities and utilities, which serve or are proposed, to serve the area

Conditions:

1. The Applicant shall work with the Engineer to address any Engineering concerns or revisions provided in their Engineering memo.
2. The Applicant shall address any concerns from the MnDNR.
3. All fees and financial obligations shall be received by the City prior to the releasing of the approval documents related to this project for recording.
4. Any other items identified during the review process by Staff, the Planning Commission, or the City Council shall be addressed.

Recommended Planning Commission Action

Motion to recommend to the City Council approval of the Preliminary Plat for Sneepe Acres with conditions.

Planning Commission Action

After the public hearing and discussion, the Planning Commission could take one of the following actions:

1. Recommend approval with Planning Commissioners' finding of fact and conditions of approval.
2. Recommend denial based upon findings of fact.
3. Table the request to the next Planning Commission meeting and provide direction to Staff and the application as to the additional information needed.

Attachments

WiDSETH Preliminary Plat, 09/30/2024

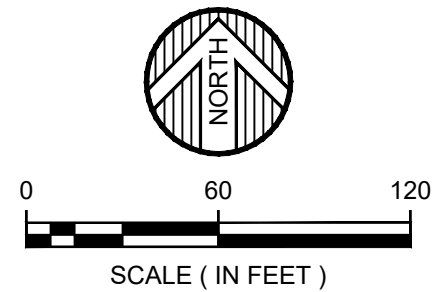
WiDSETH Grading Plan, 09/30/2024

WiDSETH Certificate of Survey, 09/30/2024

Voting Requirements:

Voting Options Simple Majority

PRELIMINARY PLAT OF SNEEP ACRES



AREA SUMMARY		
	GROSS AREA	ACRES
TOTAL AREA	514,974 Sq. Ft.	11.8
LOT 1, BLOCK 1	98,956 Sq. Ft.	2.3
LOT 2, BLOCK 1	318,751 Sq. Ft.	7.3
LOT 3, BLOCK 1	81,043 Sq. Ft.	1.9
Dedicated ROW	16,224 Sq. Ft.	0.4

SITE DATA

ZONING: RR -RURAL RESIDENTIAL & SL -SHORELAND MANAGEMENT OVERLAY DISTRICT

FUTURE LAND USE: RURAL RESIDENTIAL

GROSS AREA: 514,974 SQ. FT./11.8 AC.

GROSS SITE DENSITY: 3/11.8 = 0.25 DUA

PROPOSED ROW: 16,224 SQ. FT. / 0.37 AC.

EXISTING EASEMENTS: 27,497 SQ. FT. / 0.63 AC.

PROPOSED NEW EASEMENTS: 66,959 SQ. FT. / 1.54 AC.

NET AREA: 404,297 SQ. FT. OR 9.28 AC.

NET SITE DENSITY: 3/9.28 AC. = 0.32 DUA

DEVELOPMENT REGULATIONS

SINGLE FAMILY LOTS

REAR SETBACK	30 FT.
SIDE SETBACK (INTERIOR)	10 FT.
WETLAND BUFFER	20 FT.
WETLAND	40 FT.
MINIMUM WIDTH	110 FT.
MINIMUM DEPTH	300 FT.
MINIMUM LOT AREA	1 ACRE
MINIMUM BUILDABLE AREA	1 ACRE
LOWEST FLOOR ABOVE HIGHEST KNOWN GROUNDWATER LEVEL	3 FT.
LOWEST FLOOR ELEVATION ABOVE 100-YEAR FLOOD ELEVATION	2 FT.
NORTH BRANCH SUNRISE RIVER - TRIBUTARY	
UNSEWERED	100 FT.
BUILDING FROM OHW	100 FT.
SEPTIC	75 FT.

SOIL BORING	BORING ELEVATION	ELEV. AT MOTTLED SOIL
SOIL BORING 1	883.40	881.65
SOIL BORING 2	882.77	881.52
SOIL BORING 3	880.38	878.80
SOIL BORING 4	883.57	882.49
SOIL BORING 5	882.93	881.76
SOIL BORING 6	882.50	881.17
SOIL BORING 7	881.86	880.78
SOIL BORING 8	881.75	880.50
SOIL BORING 9	881.10	880.02
SOIL BORING 10	878.74	876.16
SOIL BORING 11	877.22	N/A
SOIL BORING 12	876.81	N/A
SOIL BORING 13	873.72	872.39
SOIL BORING 14	874.80	873.47
SOIL BORING 15	882.15	880.82
SOIL BORING 16	878.98	877.65
SOIL BORING 17	882.48	881.23
SOIL BORING 18	881.72	880.64
SOIL BORING 19	882.26	880.84
SOIL BORING 20	882.61	881.61
SOIL BORING 21	883.19	882.11
SOIL BORING 22	879.22	878.05

EXISTING PROPERTY DESCRIPTION: (per Warranty Deed Doc. No. A-404316)

That part of the Northeast Quarter of the Northwest Quarter of Section 26, Township 35 North, Range 21 West, Chisago County, Minnesota, described as follows: Beginning at the north quarter corner of said Section 26; thence southerly along the east line of said Northeast Quarter of the Northwest Quarter a distance of 990 feet; thence westerly parallel with the north line of said Northeast Quarter of the Northwest Quarter a distance of 582.73 feet; thence northerly deflecting 101 degrees 58 minutes 30 seconds to the right a distance of 283.16 feet; thence northerly deflecting 9 degrees 23 minutes 20 seconds to the left a distance of 714 feet more or less to the north line of said Northeast Quarter of the Northwest Quarter; thence easterly along said north line a distance of 491 feet more or less to the point of beginning.

SURVEY NOTES:

- Orientation of this bearing system is based on the Chisago Coordinate System NAD83 (1986 adj.)
- Property Address: 8753 380th St. North Branch, Minnesota 55056
PID: 11.00537.00
- Flood Zone A boundary is based on FEMA Mapping and only shown for graphical purposes.
- Contours shown are LIDAR derived on NAVD 88 datum provided by MNDNR. The electronic LIDAR data was ordered and received on 08/19/2024.
- This survey was done without the benefit of a title commitment.
There may be additional easements that affect the subject properties that are not shown on the survey.
- A Gopher State One Call (GSOC) request was placed on 09/10/2024 for utility locates on this site. The underground utility locations shown hereon, if any, are approximate and are based upon locates from those utility providers that actually performed a locate as a result of this request. The surveyor has not physically located the underground utilities. Pursuant to MS 216.D contact Gopher State One Call at (651-454-0002) prior to any excavation. Gopher State One-Call, Ticket No. 24254314
- The building pads, floor elevations, driveways and proposed wells are shown for graphic purposes only at this time and are subject to change at the time of applying for a building permit application. All improvements must comply with the standards of the City of North Branch at that time.

LEGEND

	DENOTES CHISAGO COUNTY MONUMENT		EXISTING WATER WELL
	DENOTES IRON PIPE MONUMENT FOUND CAPPED 13590 UNLESS LABELED OTHERWISE IN THE DRAWING		LIFT STATION
	DENOTES SET IRON PIPE MONUMENT CAPPED 42648		DENOTES PROPOSED WATER WELL
	WETLAND		PROPOSED PARCEL LINE
	SANITARY CLEANOUT		BUILDING SETBACK LINE
	ELEC POLE		EXISTING EASEMENT LINE
	ELEC TRANSFORMER BOX		FENCE CHAIN-LINK
	TELE PEDESTAL		FENCE WOOD
	ELEC METER		GRAVEL SURFACE
	GAS METER		SOIL BORING TEST AREA
	GUY ANCHOR		

OWNER & DEVELOPER

MIKE SNEEP
8753 380TH STREET
NORTH BRANCH, MN 55056
(651) 470-3567

WETLAND SPECIALIST

JACOBSON ENVIRONMENTAL, PLLC
2109 JOPLIN STREET
MORA, MN 55051
(612) 802-8619
DELINEATION DATED: 09/13/2024

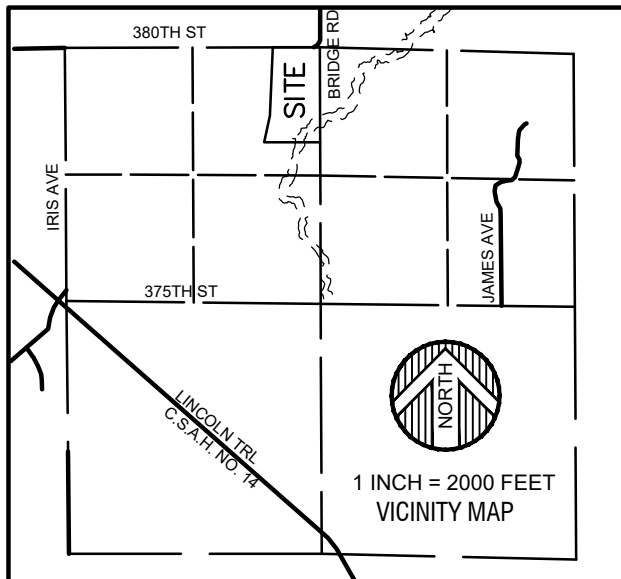
ENGINEER/LAND SURVEYOR

WIDSETH
5368 266TH STREET
WYOMING, MN 55074
PHONE (651) 464-3130

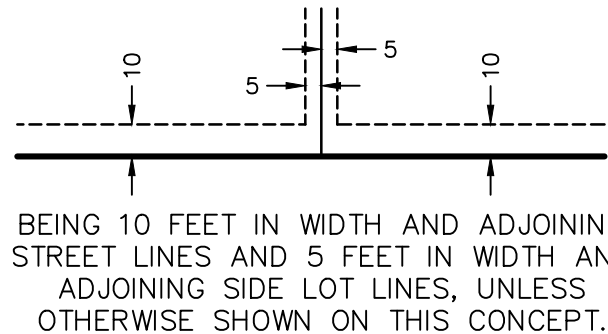
SOIL TESTER

JOSH PUTT LIC #L4063
28615 QUAIL RD
SHAFER, MN 55074
(651) 900-1567
TESTING DATE: 09/28/2024

VICINITY MAP



DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:



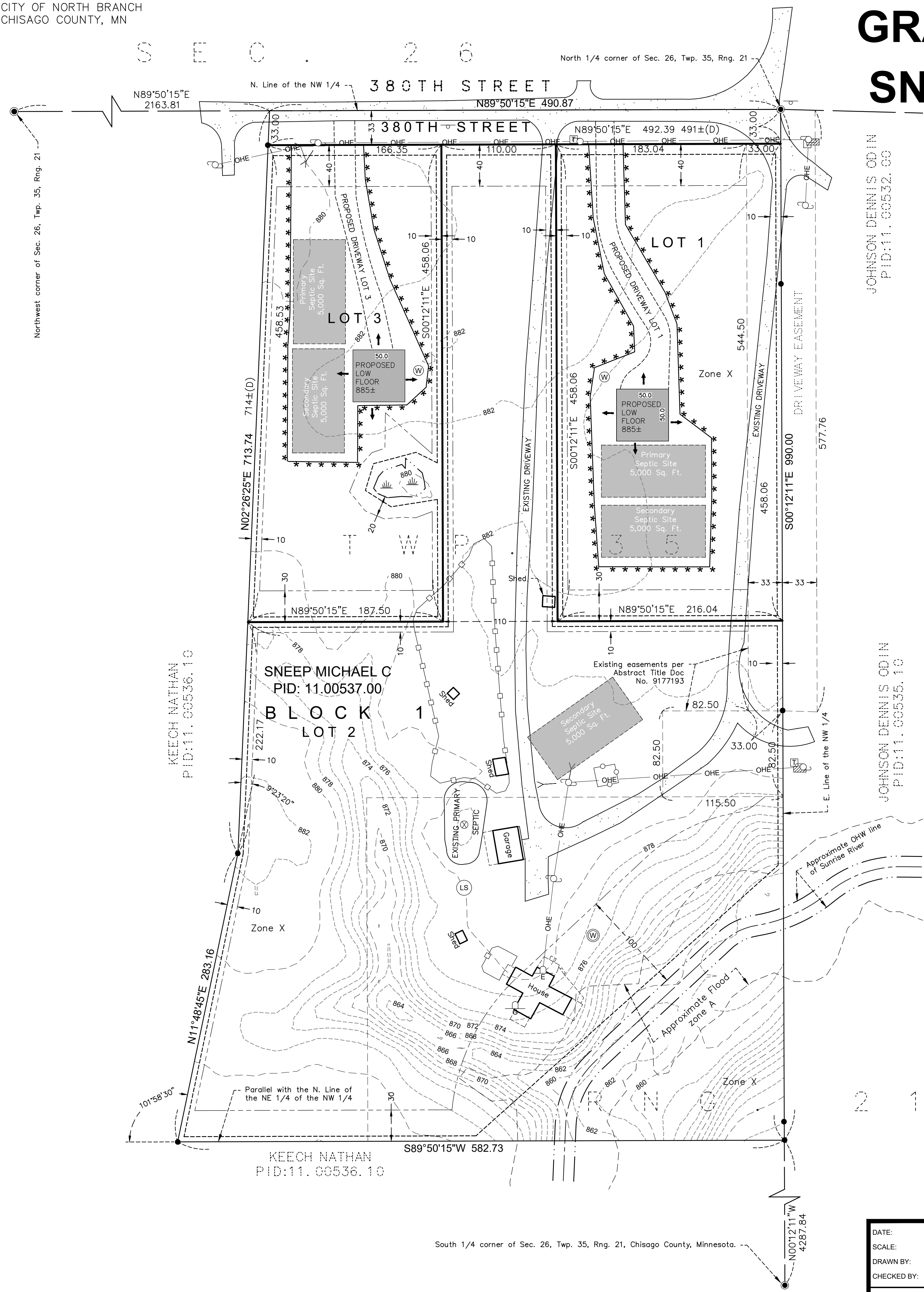
BEING 10 FEET IN WIDTH AND ADJOINING STREET LINES AND 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, UNLESS OTHERWISE SHOWN ON THIS CONCEPT.

FLOODPLAIN NOTES: FLOOD INSURANCE RATE MAP (FIRM)

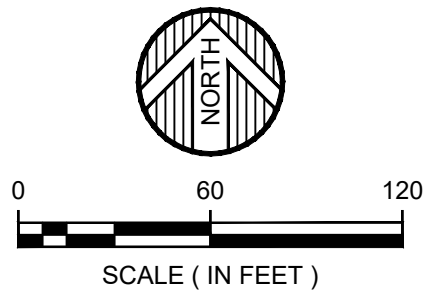
COMMUNITY No.	PANEL No.	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE
270072	0165	D	12-31-1982	X,A

SEC. 26, T35, R21
CITY OF NORTH BRANCH
CHISAGO COUNTY, MINNESOTA

DATE: September 2024	DATE:	AMENDMENTS:	BY:	PREPARED FOR: MIKE SNEEP
SCALE: AS SHOWN				I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA
DRAWN BY: JAS				
CHECKED BY: KLJ				Kelly L. Jordan DATE: 09/30/2024 LIC NO. 42648
FILE NUMBER: 2024-11456				



GRADING PLAN OF SNEEP ACRES



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LEGEND

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- DENOTES IRON PIPE MONUMENT FOUND CAPPED 13590 UNLESS LABELED OTHERWISE IN THE DRAWING
- DENOTES SET IRON PIPE MONUMENT CAPPED 42648
- WETLAND
- ⊗ SANITARY CLEANOUT
- ELEC POLE
- ELEC TRANSFORMER BOX
- TELE PEDESTAL
- ELEC METER
- GAS METER
- GUY ANCHOR
- ⊗ EXISTING WATER WELL
- LS LIFT STATION
- ⊗ DENOTES PROPOSED WATER WELL
- PROPOSED PARCEL LINE
- BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- FENCE CHAIN-LINK
- FENCE WOOD
- PROPOSED SILT FENCE
- GRAVEL SURFACE

OWNER & DEVELOPER

MIKE SNEEP
8753 380TH STREET
NORTH BRANCH, MN 55056
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WETLAND SPECIALIST

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2109 JOPLIN STREET
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DELINEATION DATED: 09/13/2024

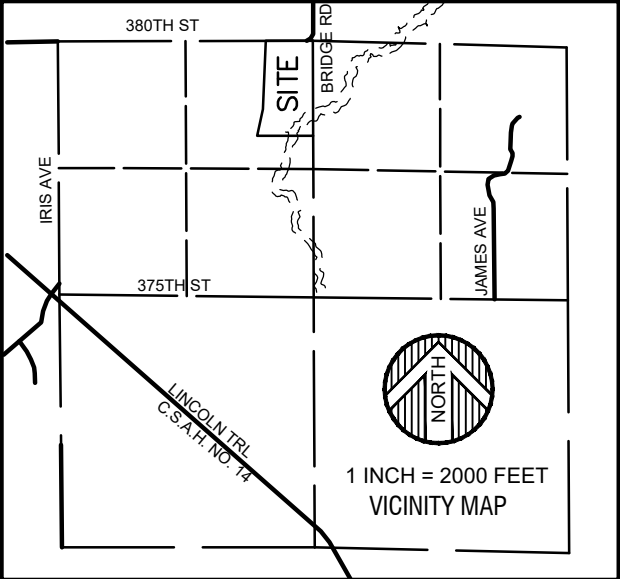
ENGINEER/LAND SURVEYOR

WIDSETH
5368 266TH STREET
WYOMING, MN 55092
PHONE (651) 464-3130

SOIL TESTER

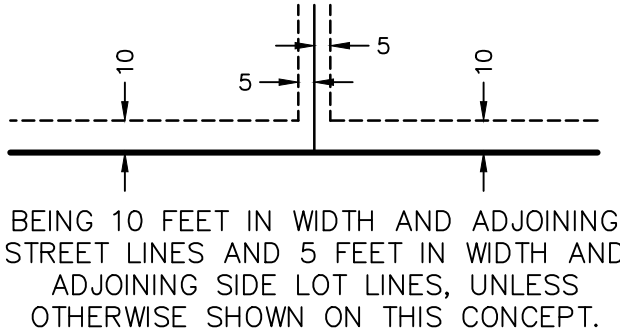
JOSH PUTT LIC #L4063
28615 QUAIL RD
SHAFER, MN 55074
(651) 900-1567
TESTING DATE: 09/28/2024

VICINITY MAP



SEC. 26, T35, R21
CITY OF NORTH BRANCH
CHISAGO COUNTY, MINNESOTA

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:



FLOODPLAIN NOTES: FLOOD INSURANCE RATE MAP (FIRM)

COMMUNITY No.	PANEL No.	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE
270072	0165	D	12-31-1982	X,A

SITE DATA

ZONING: RR -RURAL RESIDENTIAL & SL -SHORELAND MANAGEMENT OVERLAY DISTRICT

FUTURE LAND USE: RURAL RESIDENTIAL

GROSS AREA: 514,974 SQ. FT./11.8 AC.

GROSS SITE DENSITY: 3/11.8 = 0.25 DUA

PROPOSED ROW: 16,224 SQ. FT. / 0.37 AC.

EXISTING EASEMENTS: 27,497 SQ. FT. / 0.63 AC.

PROPOSED NEW EASEMENTS: 66,959 SQ. FT. / 1.54 AC.

NET AREA: 404,297 SQ. FT. OR 9.28 AC.

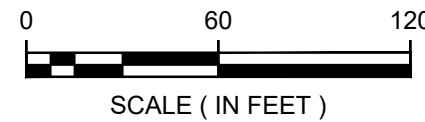
NET SITE DENSITY: 3/9.28 AC. = 0.32 DUA

DEVELOPMENT REGULATIONS

SINGLE FAMILY LOTS	
REAR SETBACK	30 FT.
SIDE SETBACK (INTERIOR)	10 FT
WETLAND BUFFER	20 FT.
WETLAND	40 FT.
MINIMUM WIDTH	110 FT.
MINIMUM DEPTH	300 FT.
MINIMUM LOT AREA	1 ACRE
MINIMUM BUILDABLE AREA	1 ACRE
LOWEST FLOOR ABOVE HIGHEST KNOWN GROUNDWATER LEVEL	3 FT.
LOWEST FLOOR ELEVATION ABOVE 100-YEAR FLOOD ELEVATION	2 FT.
NORTH BRANCH SUNRISE RIVER - TRIBUTARY	
UNSEWERED	100 FT.
BUILDING FROM OHW	100 FT.
SEPTIC	75 FT.

DATE: September 2024	DATE:	AMENDMENTS:	BY:	PREPARED FOR: MIKE SNEEP
SCALE: AS SHOWN				I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA
DRAWN BY: JAS				<i>Kelly L. Jordan</i>
CHECKED BY: KLJ				DATE: 09/30/2024 LIC. NO. 42648
FILE NUMBER: 2024-11456				

CERTIFICATE OF SURVEY



AREA SUMMARY		
	GROSS AREA	ACRES
TOTAL AREA	514,974 Sq. Ft.	11.8
LOT 1, BLOCK 1	98,956 Sq. Ft.	2.3
LOT 2, BLOCK 1	318,751 Sq. Ft.	7.3
LOT 3, BLOCK 1	81,043 Sq. Ft.	1.9
Dedicated ROW	16,224 Sq. Ft.	0.4

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SOIL BORING	BORING ELEVATION	ELEV. AT MOTTLED SOIL
SOIL BORING 1	883.40	881.65
SOIL BORING 2	882.77	881.52
SOIL BORING 3	880.38	878.80
SOIL BORING 4	883.57	882.49
SOIL BORING 5	882.93	881.76
SOIL BORING 6	882.50	881.17
SOIL BORING 7	881.86	880.78
SOIL BORING 8	881.75	880.50
SOIL BORING 9	881.10	880.02
SOIL BORING 10	878.74	876.16
SOIL BORING 11	877.22	N/A
SOIL BORING 12	876.81	N/A
SOIL BORING 13	873.72	872.39
SOIL BORING 14	874.80	873.47
SOIL BORING 15	882.15	880.82
SOIL BORING 16	878.98	877.65
SOIL BORING 17	882.48	881.23
SOIL BORING 18	881.72	880.64
SOIL BORING 19	882.26	880.84
SOIL BORING 20	882.61	881.61
SOIL BORING 21	883.19	882.11
SOIL BORING 22	879.22	878.05

EXISTING PROPERTY DESCRIPTION: (per Warranty Deed Doc. No. A-404316)

That part of the Northeast Quarter of the Northwest Quarter of Section 26, Township 35 North, Range 21 West, Chisago County, Minnesota, described as follows: Beginning at the north quarter corner of said Section 26; thence southerly along the east line of said Northeast Quarter of the Northwest Quarter a distance of 990 feet; thence westerly parallel with the north line of said Northeast Quarter of the Northwest Quarter a distance of 582.73 feet; thence northerly deflecting 101 degrees 58 minutes 30 seconds to the right a distance of 283.16 feet; thence northerly deflecting 9 degrees 23 minutes 20 seconds to the left a distance of 714 feet more or less to the north line of said Northeast Quarter of the Northwest Quarter; thence easterly along said north line a distance of 491 feet more or less to the point of beginning.

SURVEY NOTES:

- Orientation of this bearing system is based on the Chisago Coordinate System NAD83 (1986 adj.)
- Property Address: 8753 380th St. North Branch, Minnesota 55056
PID: 11.00537.00
- Flood Zone A boundary is based on FEMA Mapping and only shown for graphical purposes.
- Contours shown are LIDAR derived on NAVD 88 datum provided by MNDNR. The electronic LIDAR data was ordered and received on 08/19/2024.
- This survey was done without the benefit of a title commitment.
There may be additional easements that affect the subject properties that are not shown on the survey.
- A Gopher State One Call (GSOC) request was placed on 09/10/2024 for utility locates on this site. The underground utility locations shown hereon, if any, are approximate and are based upon locates from those utility providers that actually performed a locate as a result of this request. The surveyor has not physically located the underground utilities. Pursuant to MS 216.D contact Gopher State One Call at (651-454-0002) prior to any excavation. Gopher State One-Call, Ticket No. 24254314
- The building pads, floor elevations, driveways and proposed wells are shown for graphic purposes only at this time and are subject to change at the time of applying for a building permit application. All improvements must comply with the standards of the City of North Branch at that time.

LEGEND

	DENOTES CHISAGO COUNTY MONUMENT		EXISTING WATER WELL
	DENOTES IRON PIPE MONUMENT FOUND CAPPED 13590 UNLESS LABELED OTHERWISE IN THE DRAWING		LIFT STATION
	DENOTES SET IRON PIPE MONUMENT CAPPED 42648		DENOTES PROPOSED WATER WELL
	WETLAND		PROPOSED PARCEL LINE
	SANITARY CLEANOUT		BUILDING SETBACK LINE
	ELEC POLE		EXISTING EASEMENT LINE
	ELEC TRANSFORMER BOX		FENCE CHAIN-LINK
	TELE PEDESTAL		FENCE WOOD
	ELEC METER		GRAVEL SURFACE
	GAS METER		SOIL BORING TEST AREA
	GUY ANCHOR		

OWNER & DEVELOPER

MIKE SNEEP
8753 380TH STREET
NORTH BRANCH, MN 55056
(651) 470-3567

WETLAND SPECIALIST

JACOBSON ENVIRONMENTAL, PLLC
2109 JOPLIN STREET
MORA, MN 55051
(612) 802-8619
DELINEATION DATED: 09/13/2024

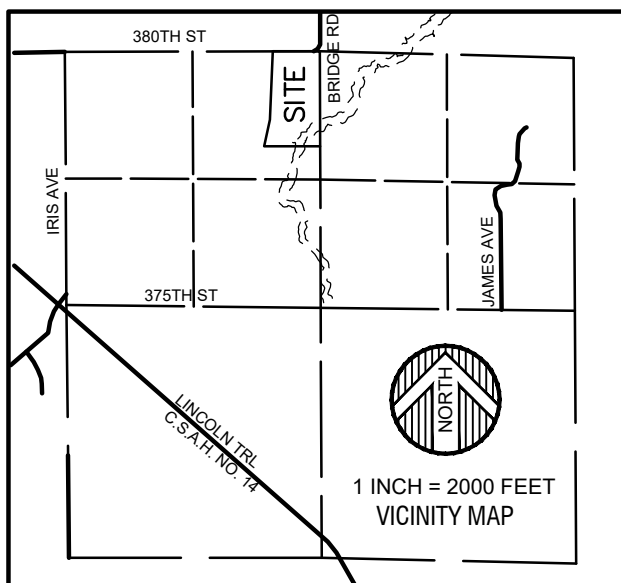
ENGINEER/LAND SURVEYOR

WIDSETH
5368 266TH STREET
WYOMING, MN 55092
PHONE (651) 464-3130

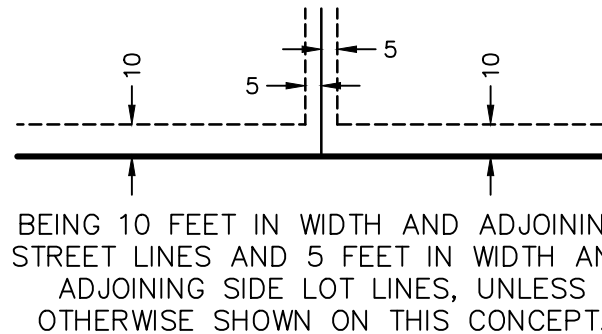
SOIL TESTER

JOSH PUTT LIC #L4063
28615 QUAIL RD
SHAFER, MN 55074
(651) 900-1567
TESTING DATE: 09/28/2024

VICINITY MAP



DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING STREET LINES AND 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, UNLESS OTHERWISE SHOWN ON THIS CONCEPT.

FLOODPLAIN NOTES: FLOOD INSURANCE RATE MAP (FIRM)

COMMUNITY No.	PANEL No.	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE
270072	0165	D	12-31-1982	X,A

SEC. 26, T35, R21
CITY OF NORTH BRANCH
CHISAGO COUNTY, MINNESOTA

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FILE NUMBER: 2024-11456				DATE: 09/30/2024 LIC. NO. 42648



Prepared By: Nathan Sondrol, Community Development Director

Presenter: Nathan Sondrol, Community Development Director

Date: 11/27/2024

Board & Commission: Planning Commission

Subject: Interstate Business Park - LUR-3 and R3 - High Density Residential Comprehensive Plan and Zoning

Background Info

City Staff have received inquiries for potential industrial projects that may be looking for sites that are immediately available and that do not require the additional cost and time to extend streets and utilities in the industrial park. There are currently 4 industrial zoned parcels that have streets and utilities and available.

This includes the following parcels:

1 ac

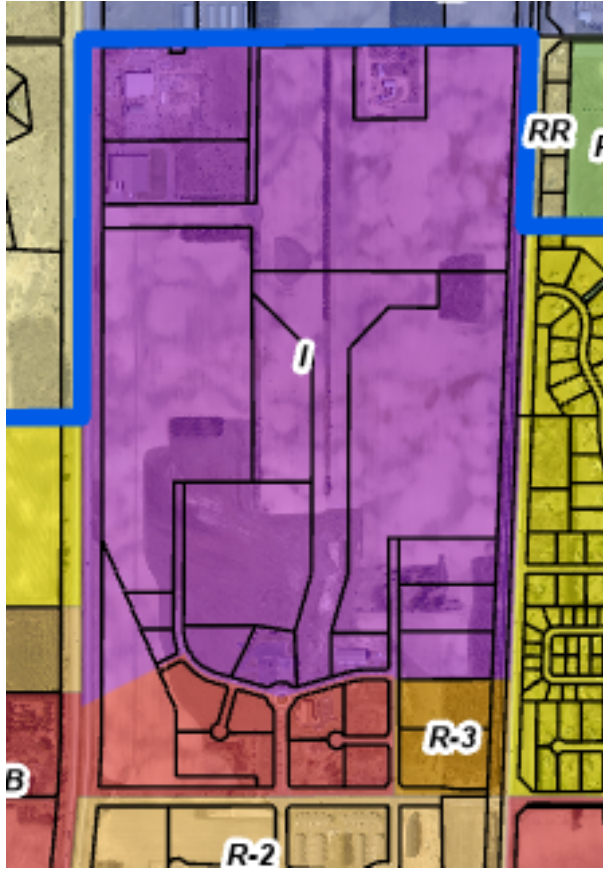
1.65 acre

5 acre (partial street frontage)

20 acre (partial street frontage)

There are currently two (2) five acre parcels (10 total acres) that are landuse guided LUR-3 zoned R3 - High Density Residential properties that are located at the northeast corner of Co Road 30 and 400th Street and both of the parcels have streets adjacent to them

City staff is looking for discussion from the commission on if they would like to further explore if this is the appropriate land use guide designation and zoning for both of these properties.



Voting Requirements:

Voting Options Simple Majority



Prepared By: Nathan Sondrol, Community Development Director

Presenter: Nathan Sondrol, Community Development Director

Date: 12/03/2024

Board & Commission: Planning Commission

Subject: Consistency with the Comprehensive Plan - Prism Design & Embroidery

Background Information:

The City of North Branch has an existing building located on the east side of Co Rd 30 near the intersection of Maple Street. The building is the “old fire station” building with the mural on it and has a property address of 38791 Forest Blvd. The City currently utilizes the building for the storage of city staff vehicles and public works equipment and vehicles. The site is located in the city’s downtown area and has high visibility and parking available at the site. The current use of the building as a municipal garage and storage facility is not the ideal use for the property and building as it is a prime commercial site.

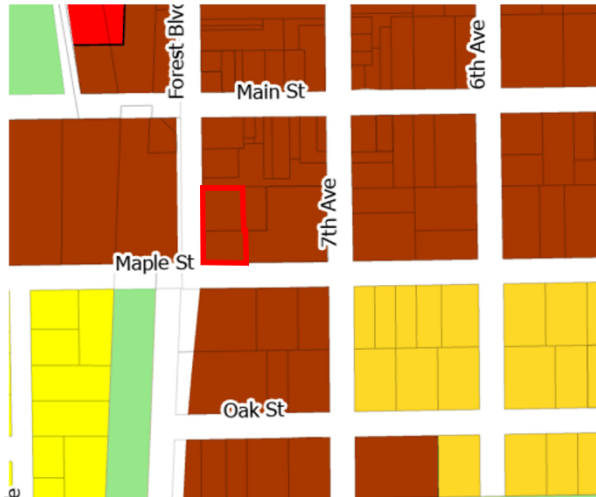
Jennifer Neumann, owner of Prism Design, contacted city staff to discuss the expansion options and sites for her for existing businesses located in downtown North Branch. City staff provided a potential option of the old fire station building at 38791 Forest Blvd as a possible solution. The old fire station building would provide:

1. Support an existing local business to remain in the downtown area.
2. Provide better use of a high visibility property and placement back on the tax rolls.
3. The proceeds from the sale of the building could be utilized to allow for construction of a larger post frame building at the city’s wastewater treatment plant. As council is aware from the recent facility assessment study, the public works department does not have adequate facility and storage space to accommodate existing needs. The construction of this building at the wastewater treatment plant would help provide for a short-term space solution while the city determines a way to fund the entire needs of the city as outlined in the study.

The City Council is in the process of selling the property, which is comprised of two (2) parcels totaling approximately 0.41 acres to Prism Design and Embroidery. The parcels are legally described as Lot 1, Block 1, North Branch Downtown Addition and Lot 4, Block 1, North Branch Downtown Addition. The company will use their new facility for retail, office embroidery operations. Per state statute, the Planning Commission must analyze proposed sales

of city owned land to determine (and make the appropriate finding) that the intended purpose of the buyer is consistent with the City's Comprehensive Plan.

The City's Comprehensive Plan has the subject area designated as LU CBD – Central Business District. Please see page 25 of the City's Comprehensive Plan.



The City's Comprehensive Plan provides as follows:

Commercial

Downtown Business

Although a number of single family homes currently exist in the Central Business District, new residential development should be part of a mixed use plan with a balance of housing and commercial uses within a single building or complex. Replacing single family homes with mixed use structures and redeveloping existing commercial buildings will help support a healthy business environment and allow more people to be able to walk to their destinations.

Buildings should be located close to the street but with ample space for sidewalks. Parking should generally remain in the rear of the property when on-premise parking is offered. Streetscape improvements that enhance the pedestrian realm, such as planters, hanging baskets, street trees, outdoor seating, public art, street lighting, should be prioritized here. The City should continue to work with business owners and encourage façade improvements by connecting them to grant and funding opportunities. The primary zoning district that would correspond to this land use designation would be the LUCBD Central Business District.

Deadline:

As soon as possible.

Requested Action:

Apply the definition above to the proposed retail, office embroidery operations use and make a finding that the proposed use is consistent with the City's Comprehensive Plan.

Voting Requirements:

Voting Options Simple Majority