# Gilmanton Township/City of Foley Joint Planning Board –AGENDA November 2, 2021 – 6:30 P.M. Gilmanton Town Hall

- 1. Approve the agenda.
- 2. Approve Joint Planning Board Minutes.
  - August 3, 2021
- 3. Public Hearing Preliminary & Final Plat of Triple E Secure Storage
  - Revised due to change in MnDOT Access.
  - Approve Preliminary Plat
  - Approve Final Plat
- 4. Other Business
  - Discussion on project inquiries.
- 5. Next Meeting Date
  - TBD
- 6. Adjourn

# **Current Joint Planning Board Members:**

Scott Baron (Township), Jeff Gondeck (City), Doug Lezer (Township), Gary Swanson (City)

# Joint Planning Board Minutes August 2, 2021 - 6:30 pm Gilmanton Town Hall

Members Present: Scott Baron (Township), Jeff Gondeck (City), Doug Lezer (Township), Gary Swanson (City)

Members Absent: None

The meeting was called to order by Doug Lezer @ 6:30 p.m.

Motion by Gondeck seconded by Swanson to approve the agenda. Motion carried.

Motion by Gondeck seconded by Swanson to approve the minutes of June 1, 2021. Motion carried.

#### **Preliminary & Final Plat of Triple E Secure Storage**

Craig Wensmann, representing the applicant and from the firm Bogart & Peterson was at the meeting to present the preliminary and final plat. City Administrator Brunn overviewed the project. The project will create 2 lots — one will be developed as a mini storage facility, the other as a commercial lot. The two lots will be annexed into the City with the remaining property to the south staying in the township. Since annexation is a part of this process, site plan and rezoning will occur at the city planning commission level.

There was considerable discussion regarding the driveway alignment requested by MnDOT, hard surfacing of the shared access, needed access easement agreements and the overall process of this development request. Brunn also outlined the annexation process and reimbursement to the township. Mr. Wensmann did indicate that he was not sure the developers were agreeable to the hard surfacing requirements since they were not in attendance at the meeting.

Motion by Swanson seconded by Baron to approve the preliminary plat as presented with the following conditions:

- City engineer approves all final drainage conditions of the plat.
- MnDOT plat approval as well as any conditions they require is implemented into preliminary plat.
- Hard surfacing of the new access is required.
- Access easement is recorded.

Motion carried, unanimous.

Motion by Swanson seconded by Gondeck to approve the final plat as presented with the following conditions:

- City engineer approves all final drainage conditions of the plat.
- MnDOT plat approval as well as any conditions they require is implemented into the final plan.
- Hard surfacing of the new access is required.
- Access easement is recorded.

Motion carried, unanimous.

#### **Annexation Process & Notice**

Brunn overviewed the process of annexation and notice to the joint planning board. This will be done as soon as the other site plan approvals and rezoning are completed.

#### **Other Business**

The next meeting will be determined when an action item is received.

Motion to adjourn the meeting by Gondeck seconded by Swanson. Motion carried.

Submitted by: Sarah Brunn, Zoning Administrator (Foley City Administrator)

# CITY OF FOLEY COUNTY OF BENTON STATE OF MINNESOTA

#### RESOLUTION 2021-22

# A RESOLUTION APPROVING APPLICANT TRIPLE E SECURE STORAGE LLC SITE PLAN

WHEREAS, the City of Foley received applications for an annexation, plat review, rezoning and site plan review on July 16, 2021;

WHEREAS, Applicant Triple E Secure Storage LLC owns property within the City legally described in "Exhibit A" (the "Property").

WHEREAS, the Gilmanton Joint Planning Board reviewed and recommended approval of the plat and annexation on August 3, 2021;

WHEREAS, the Rezoning and Site Plan were forwarded to the Foley Planning Commission at its August 9, 2021 meeting for review and recommendation to the Foley City Council; and

WHEREAS, the Foley City Council approved a rezoning request on September 7, 2021 with conditions but did not approve a site plan at the time due to outstanding conditions;

WHEREAS, the Planning Commission again reviewed the site plan at their meeting on September 13, 2021 and recommended approval with conditions;

WHEREAS, staff working through the planning commission conditions determined the preliminary and final plat approved prior had changed and would need to go back to the joint planning board;

WHEREAS, the council is recommending approval of the site plan on October 5, 2021 with conditions;

#### NOW THEREFORE BE IT RESOLVED BY THE FOLEY CITY COUNCIL THAT:

- 1. The Foley City Council hereby approves the site plan with the conditions as follows:
  - a. The developer must resubmit a revised preliminary and final plat to the Gilmanton Joint Planning Board for approval.
  - b. An annexation resolution must be addressed at the city council following approval and recording of the revised plat.
  - c. MnDOT approval of the plat and drainage plan has yet to be received. The applicant is responsible for incorporating any requirements of MnDOT as part of their approval and must follow any restrictions implemented by MnDOT until their approval is made.
  - d. A drainage and utility easement is required as part of the revised plat to the south of the access and indicated by **Exhibit B.**
  - e. Subsequent to the plat being filed an access easement will be needed from Lot 2 to Lot 1 as indicated in **Exhibit B.**
  - f. An access approval must be granted by MnDOT. Maintenance of this access will be the responsibility of the private owners.
- 2. Following the conditions of the plat being met and recorded the City Council will approve a redefining of the rezoning approved on September 7, 2021.

PASSED AND ADOPTED by the City Council of the City of Foley, Minnesota this 5<sup>th</sup> day of October, 2021.

	Gerard L. Bettendorf, Mayor
ATTEST:	

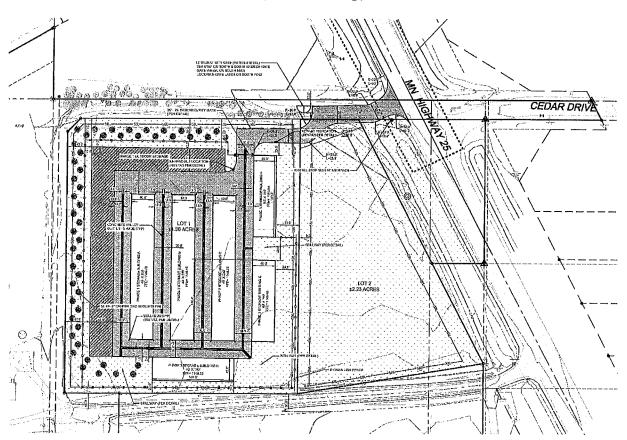
STATE OF MINNESOTA ) ) SS COUNTY OF BENTON )	
On this day of, 202 personally appeared Gerard L. Bettendorf, who, Mayor of the City of Foley, a Minnesota munici signed on behalf of said corporation by authority instrument to be the free act and deed of said co	pal corporation, and that this instrument was y of its City Council and acknowledged said
	Notary Public
STATE OF MINNESOTA ) OF SS COUNTY OF BENTON )	
personally appeared Sarah A. Brunn, who, being Administrator of the City of Foley, a Minnesota	municipal corporation, and that this instrument nority of its City Council and acknowledged said
	Notary Public

# Exhibit A

(Legal Description of Property)

Lots 1 and 2, Block 1, Triple E Secure Storage, Benton County, Minnesota

Exhibit B
(Easement Map)



# district. Title work was not provided to review for this survey. Portions of field edge were digitized per Benton County GIS 2020 aerial imaging and are for reference ourcoses only.

Map symbol & soll name		Water table depth (in)
CI26A: Cebana-Glese, frequently ponded-Freer complex, 0 to 3 percent slopes, stony	B/D	0-12
CIOB: Brennyville-Freer complex, I to 4 percent slopes, stony	B/0	16-24

 $+\left(\frac{26}{35}\right)$ heast Corner of Northwest arter A.K.A. North Quarter Corner of Section 35, Township 37, Range 29, Benton County, Minnesota Cast Iron Monument tement of Evidence: H351) Commencing at the Northeast Corner of the Southeast Quarter of the Northwest Quarter of said Southon 35; thence South 00 degrees 39 minutes 46 seconds West, assumed bearing, along the East line of said Southeast Quarter of the Northwest Quarter for 33,00 feet; thence South Sedgrees 59 minutes 47 seconds West, proviled with the north line of said Southeast Quarter of the Northwest Quarter for 56,00 feet to the Point of Beginning; thence continue South 89 degrees 59 minutes 47 seconds West for 701,94 feet to a point distant 47,19 feet sast of the west line of said Southeast Quarter of the Northwest Quarter, thence South 45 degrees 50 minutes 00 seconds West for 32,00 feet; thence South 00 degrees 45 minutes 07 seconds West for 45,000 feet; thence North 90 degrees 00 minutes 00 seconds East for 40,32 feet; thence North 80 degrees 41 minutes 50 seconds East for 326,70 feet to a point on the southwesterly right of way line of Trunk Highway No. 25 according to State Project No. 0507, File No. 13–54; thence North 27 degrees 11 minutes 21 seconds West along said southwesterly right of way for 193,74 feet to a point distant 17 rods south of said north line of the Southeast Quarter of the Northwest Quarter for 80,52 feet to a point distant 34 rods south of said north line of the Southeast Quarter of the Northwest Quarter for 80,52 feet to a point distant 34 rods west of the east line of said Northwest Quarter for 80,52 feet to a point distant 34 rods west of the east line of said Northwest Quarter, thence North 60 degrees 39 minutes 37 rods west of the east line of said Northwest Quarter for 80,52 feet to a point distant Sec. 35 DETAIL N.T.S. N 89°59'47" F Ġ. 34 rads wast of the east line of said Northwest Quarter; thence North 00 degrees 39 minut. 46 seconds East parallel with said east line of the Northwest Quarter for 247.50 feet to the NOT PLATTED NOT PLATTED Falcon Building LLC PID: 13.00067.10 SOILS CHART Easterly line of State Trunk Hwy No. 25 Ref. Book 122 of Deeds, Page 346 (1971) CEDAR DR. R 33.004 . Data from USDA Web Soil Survey 49.5 foot access -34 rods deed-S 89°59'47" W P ½ INCH 47466 NOT PLATTED N/A PID: 13.00066.00 Signed: CraigWensmann NOT PLATTED SEE DETAIL Area: 190306% S.F. 4.37% Ac. PID: 13.00066.20 Craia A. Wensmann NOT PLATTED Sara Blaszak -34 rods deed PID: 13.00773.00 (3 & 2) N 89°59'47" (SCALE IN FEET) SCALE: I INCH = 100 FEET Renate Sweeter PID: 13.00774.00 97127½ S.F. 2.23½ Ac. IP Va 1 2 INCH 1 2 ADDITION LEGEND: Denotes sign Denotes septic manholo Denotes power pole Denotes guy wire Denotes fiber optic service box Denotes well Denotes light pole Denotes culvert Denotes Sidney P. Williamson, LS Denotes Craig A. Wensmann, LS Denotes Daniel M. Kron, LS LS 10918 LS 47468 1/1/2 N 90°00'00" E JOHNSON Travis Janson PID: 13.00714.00 *\TRIANGLE* **₹**NOT PLATTED NOT PLATTED Triple E Secure Storage LLC PID: 02.00518.00 Duane Foss PID: 02.00529.00 3 Denotes overhead electric NOT PLATTED Denotes retaining wall ----- Denotes right of way ---- Denotes minor contour Denotes existing adjoiners Denotes field edge Denotes soll type boundary Denotes soil classification t NOT PLATTED VICINITY MAP Triple E Secure Storage LLC PID: 02.00530.00 Sec. 35, Twp. 37, Rng. 29 Benton County, MN 1/1 1/1 NW4 A.K.A. Center of Section 35, Township 37, Range 29, 35 (34|35) South line of W/2 of SE/4 of NW 1/4-N 89°41'58" E 656.1 N 89°41'58" E 1312.22 BOGART, PEDERSON & ASSOCIATES, INC.

Preliminary Plat of TRIPLE E SECURE STORAGE

CITY OF FOLEY

BENTON COUNTY. MN

S 89\*42'21" E 1377.76

- Denotes 1/2 Inch x 14 Inch Iron pipe monument with a plastic plug stamped R.L.S. 47466 to be set within one year of platting date

REFERENCE BENCHMARK: MADOT Geodetic Station "Maywood Reset", 84.5 ft. W. of Hwy. 25, 53.8 ft. SE. of power pole, 29.8 ft. NE. of cable box. Elevation ≈ 1/40.78 feet (NAVD 88)

PROJECT BENCHMARK: MnDOT Geodetic Station "Maywood Reset", 84.5 ft. W. of Hwy. 25, 53.8 ft. SE. of power pole, 29.6 ft. NE. of cable box. Elevation = 1140.78 feet (NAVD 88)

OWNER/DEVELOPER: Triple E Secure Storage LLC Brett Ogg 2417 65th Street Northeast Sauk Roplds, MN 56379 320-980-0333

SURVEYORS & ENGINEERS: Bogart, Pederson & Associa 13076 First Street Becker, MN 55308-9322 763-262-8822

TOTAL AREA: 7.48% Acres

EXISTING ZONING: A-1 Agricultural

PROPOSED ZONING: Lot I: I--I General Industrial Lot 2: B-2 Highway Business I-I MINIMUMS: Floor-Area Ratlo: 60%

I-I BUILDING SETBACKS:

30' Font 30' Side (comer) 10' Side 10' Rear 40' From Residential Zoned Property

B-2 BUILDING SETBACKS: 30' Font 30' Side (corner)

Drainage and Utility Easements are shown thus: NOT TO SCALE

Being 10 feet in width and adjoining right of way line, and 5 feet in width and adjoining lot lines, unless otherwill indicated, as shown on the plat.

DATE: July 15, 2021 FIELD DATE: June 3, 2021 BK/PG: 5.11/42 DRAWN BY: DJJ CHECKED BY: CAW DWG FILE: 21-0313 Prelim Plat FILE NO: 20-0313.00

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.

Signed: CraigWensmann Craig A. Wensmann

Date: 9/30/21 Lic. No. 47466 **BOGART. PEDERSON** 

& ASSOCIATES, INC. LAND SURVEYING CIVIL ENGINEERING MAPPING

13076 FIRST STREET, BECKER, MN 55306-9322 TEL: 783-262-8822 FAX: 763-262-8844

PRELIMINARY PLAT

Triple E Secure Storage, LLC.

TRIPLE E SECURE STORAGE City of Foley Benton County, MN

SHEET 1 OF 1



Areas: Plat=7.48½ Ac. Lot |=4.37½ Ac. Lot 2=2.23½ Ac. ROW=0.88½ Ac.

ENOW ALL PERSONS BY THESE PRESENTS: That Triple E Secure Storage LLC, a Minnesota limited liability company, owner of the following described property:  That part of the Northwest Quarter of Section 35, Township 37, Range 29, Benton County, Minnesota, described as follows:  Commencing at the Northwest Corner of the Southeast Quarter of the Northwest Quarter of said Section 35; thence South 00 degrees 39 minutes 46 second West, assumed bearing, along the East line of said Southeast Quarter for 18 Northwest Quarter for 18 Northwest Quarter for 18 Northwest Quarter for 18 Northwest Warter for 18 Northw	TRIPLE E SECURE STORAGE
	Ine of NW4 of Section 35  Northeast Corner of Northwest Quarter A.K.A. North Quarter A.K.A. North Quarter A.K.A. North Quarter A.K.A. North Quarter Comment Section 35, Township 17, Range 29, — Benton County, Minnesota Cast from Monument
Has caused the same to be surveyed and platted as TRIPLE E SECURE STORAGE and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.	(Stotement of Evidence: H35I)
In witness whereof said Triple E Secure Storage LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this	FOLEYARK
day of	
TRIPE E SECURE STORAGE, LLC	N 89'59'47" E N 89'59'47" E
Brett Ogg, Chief Manager	
STATE OF MINNESOTA	
COUNTY OF	NOT PLATTED
This instrument was acknowledged before me this day of 20 by Brett Ogg, Chief Manager of Triple E Secure Storage LLC, a  Minnesota limited Hability company, on behalf of the company.	NOT PLATTED  NOT PLATTED  NOT PLATTED  NOT PLATTED
Notary Public, County, Minnesota   Notary Public,	All Windows (Cor. of Wight of SEX, of NW 1/4 — SEX, of NW
(Printed Name)  My Commission Expires	1P ½ INCH REBAR (4.2' M.) 47466 1½ INCH REBAR (4.2' M.) 377.27 370.54 340.54 340.54 370.54 370.54 370.54
SURVEYOR'S CERTIFICATION	27.19 283.70 Parcel 220.51
I Craig A. Wensmann do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 606.01, 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.	49.5 foot access easement, Book III4 IP Is INCH OF Deads, P. 483 Utility Easement
Craig A. Wensmann, Licensed Land Surveyor Minnesota License No. 47488	
STATE OF MINNESOTA	NOT PLATTED  P. NOT PLATTED
COUNTY OF	2 1766 to 100 to
This instrument was acknowledged before me this day of 20 by Craig A. Wensmann.	-34 rods deed
(Signature)  Notary Public, County, Minnesota	South of NE corner 1 of SEts of NW4
(Printed Name)  Wy Commission Expires  (SCALE IN FEET)	1 Princh Service ADDITION
CITY FLANNING COMMISSION  Approved by the Planning Commission of the City of Foley, Minnesota at a meeting held this day of 20,  Bearings are based on the Benton County Coordinate System (NADS3 98 Add). For the purpose of this survey, the south line of the Northwest Quarter of Section 35, Township 37, Range 29 bears North 89 degrees 4 minutes 58 seconds East.	10 ½ INCH
Range 29 bears North 89 degrees 41 minutes 58 seconds East.  Chairperson	17.486 N 90°00'00" E 8403.21
FOLEY CITY COUNCIL  Approved and accepted by the City Council of the City of Foley, Minnesota at a meeting held this day of, 20,	Mowing and upkeep
Mayor City Administrator	IP 16 INCH SEV. of NWW. N 89'50'52' E 561.02 OPEN - 5
COUNTY SURVEYOR I hereby certify that in accordance with Minnesota Statutes, Section 605.021, Subd. 11, this plat has been reviewed and approved this	South line of North 40 rods of   NiNCH   SEK of NWW 13.9 South of N 94.55 47466   1 THE \$   15
	Line of SEM of NUMM) N 89°50′52° E
Jerome C. Wittstock,Benton County Surveyor	15.17 - 19.86 - 1
COUNTY AUDITOR/TREASURER	Valande
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this day of	NOT PLATTED  NOT PLATTED  NOT PLATTED  NOT PLATTED  NOT PLATTED
Property Tax Administrator By	See the see that t
COUNTY RECORDER  I hereby certify that this plat of TRIPLE E SECURE STORAGE was filed in the office of the Benton County Recorder for public record on this day of  20ato'clockM. and was duly recorded as Document No	
Sec. 35, Twp. 37, Rng. 29	1.ATTED
Benton County Recorder  Benton County, MN  LEGEND:	
Denotes found cast fron monument  Denotes found cast fron monument  Denotes found cast from monument	
Drainage and Utility Easements are Denotes from monument found shown thus:  Denotes found masonry noil  Denotes found masonry noil	
Denotes & Inch x 14 Inch won pipe monument with a plastic plug stamped R.L.S. 47486 to be set within one year of platting date  West Quarter Corner of Saction  West Quarter Corner of Saction	Southeast Corner of El/2 of SEV4  of NWM4 A.K.A. Center of Section 35, Township 37, Range 29,  Benton County, Minnesota
be set within one year of platting date    10	SE Corner of the
Being 10 feet in width and adjoining right of way into good interest otherwise — Denotes against of Evidence: H343)  Being 10 feet in width and adjoining to the width of Evidence against of Evidence: H343)  Being 10 feet in width and adjoining to lines, unless otherwise — Denotes right of way  Denotes right of way  Denotes in the Kron, LS  (Statement of Evidence: H343)  Statement of Evidence: H343)	INCH INCH INCH INCH INCH INCH INCH INCH
Indicated, as shown on the plat. — — Denotes existing adjoiners	
County Rd No. 51	BOGART, PEDERSON & ASSOCIATES, INC