

**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 5th day of October, 2021.

Gerard L. Bettendorf, Mayor

ATTEST:

Sarah A. Brunn, City Administrator

Exhibit A
(Legal Description of Property)

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

Preliminary Plat of TRIPLE E SECURE STORAGE

**CITY OF FOLEY
BENTON COUNTY, MN**

Surveyor's Note(s):

- Contours were created by RTK survey methods by Bogart, Pederson & Associates on 6-3-21.
- Subject property is not within a flood plain district as mapped by FEMA or part of the shoreland 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 purposes only.

Proposed Plat Description:

That part of the Northwest Quarter of Section 35, Township 37, Range 29, Benton County, Minnesota, described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of the Northwest Quarter of said Section 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 89 degrees 59 minutes 47 seconds West, parallel with the north line of said Southeast Quarter of the Northwest Quarter for 561.00 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 east of the west line of said Southeast Quarter of the Northwest Quarter; thence South 45 degrees 00 minutes 00 seconds West for 32.00 feet; thence South 00 degrees 45 minutes 07 seconds West for 450.00 feet; thence North 90 degrees 00 minutes 00 seconds East for 403.21 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; thence North 89 degrees 59 minutes 47 seconds East parallel with said north line of the Southeast Quarter of the Northwest Quarter for 90.52 feet to a point distant 34 rods west of the east line of said Northwest Quarter; thence North 00 degrees 39 minutes 46 seconds East parallel with said east line of the Northwest Quarter for 247.50 feet to the Point of Beginning.

SOILS CHART

Map symbol & soil name	Hydrologic group	Water table depth (in)
C126A: Cebana-Glesa, frequently ponded-Freer complex, 0 to 3 percent slopes, stony	B/D	0-12
C10B: Brennyville-Freer complex, 1 to 4 percent slopes, stony	B/D	16-24

• Data from USDA Web Soil Survey

I hereby certify that a boundary survey has been completed for the preliminary plat of TRIPLE E SECURE STORAGE, Benton County, Minnesota.

Signed: *Craig A. Wenmann*
Craig A. Wenmann
Date: 9/30/21 Lic. No. 47466

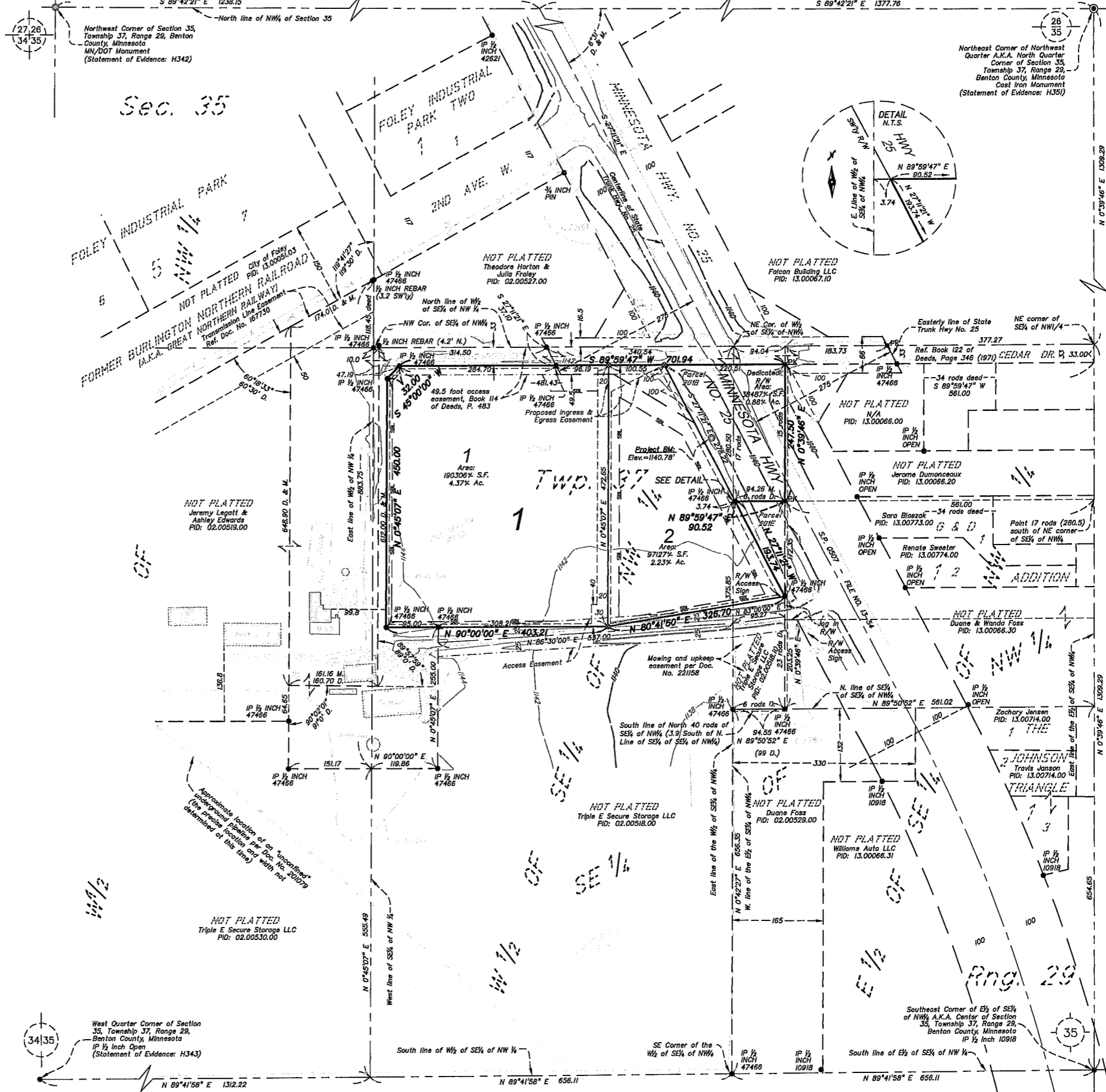
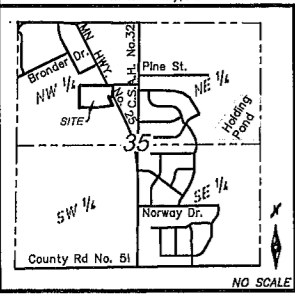


(SCALE IN FEET)
SCALE: 1 INCH = 100 FEET

LEGEND:

- Denotes mailbox
- Denotes sign
- Denotes septic manhole
- Denotes power pole
- Denotes guy wire
- Denotes telephone pedestal
- Denotes cable television box
- Denotes fiber optic service box
- Denotes well
- Denotes hydrant
- Denotes water valve
- Denotes light pole
- Denotes culvert
- LS 10918 Denotes Sidney P. Williamson, LS
- LS 47468 Denotes Craig A. Wenmann, LS
- LS 42621 Denotes Daniel M. Kron, LS
- Denotes bituminous surface
- Denotes concrete surface
- Denotes gravel surface
- Denotes barbwire fence
- Denotes overhead electric
- Denotes retaining wall
- Denotes easement
- Denotes right of way
- Denotes major contour
- Denotes minor contour
- Denotes existing adjlacers
- Denotes field edge
- Denotes soil type boundary
- Denotes soil classification type

VICINITY MAP
Sec. 35, Twp. 37, Rng. 29
Benton County, MN



Bearings are based on the Benton County Coordinate System (NAD83 98 Adj.). For the purpose of this survey, the south line of the Northwest Quarter of Section 35, Township 37, Range 29 bears North 89 degrees 41 minutes 58 seconds East.

- Denotes found cast iron monument
- Denotes iron monument found
- ⊗ Denotes found masonry nail
- ⊗ Denotes 1/2 inch x 1/4 inch iron pipe monument with a plastic plug stamped R.L.S. 47466 to be set within one year of platting date

REFERENCE BENCHMARK:
MnDOT Geodetic Station "Maywood Rest", 84.5 ft. W. of Hwy. 25, 53.8 ft. SE. of power pole, 29.6 ft. NE. of cable box. Elevation = 140.78 feet (NAVD 88)

PROJECT BENCHMARK:
MnDOT Geodetic Station "Maywood Rest", 84.5 ft. W. of Hwy. 25, 53.8 ft. SE. of power pole, 29.6 ft. NE. of cable box. Elevation = 140.78 feet (NAVD 88)

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

SURVEYORS & ENGINEERS:
Bogart, Pederson & Associates, Inc.
13076 First Street
Becker, MN 55508-9322
763-282-8822

TOTAL AREA: 7.48% Acres
EXISTING ZONING: A-1 Agricultural District

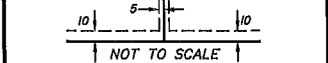
PROPOSED ZONING: Lot 1: I-1 General Industrial
Lot 2: B-2 Highway Business
Ratio: 60%

B-2 MINIMUMS:
Lot Width: 100' at building line
Floor-Area Ratio: 60%

I-1 BUILDING SETBACKS:
30' Front
30' Side (corner)
10' Side
10' Rear
40' From Residential Zoned Property

B-2 BUILDING SETBACKS:
30' Front
30' Side (corner)
10' Side
20' Rear
30' From Residential Zoned Property

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 otherwise 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

REVISIONS:

No.	Description

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: *Craig A. Wenmann*
Craig A. Wenmann
Date: 9/30/21 Lic. No. 47466

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
MAPPING
13076 FIRST STREET, BECKER, MN 55508-9322
TEL: 763-282-8822 FAX: 763-282-8844

PRELIMINARY PLAT
for
Triple E Secure Storage, LLC.
TRIPLE E SECURE STORAGE
City of Foley
Benton County, MN

BOGART, PEDERSON & ASSOCIATES, INC.

