



CITY OF WACONIA PLANNING COMMISSION AGENDA

Regular Meeting of
Planning Commission
Waconia, Minnesota

Thursday, Nov. 3, 2016
City Hall – 6:30 PM

MEMBERS: Mike Blanchfield, Steve Hebeisen, Don Osmundson, John Meisch, Nathan Vilmain
ALTERNATE MEMBER: Robert Grohmann
CITY COUNCIL MEMBER LIAISON: Jim Sanborn

STAFF: Lane Braaten, Community Development Director
Brenda Wurst, Recording Secretary
Ethan Nelson, Assistant Planner

1. Call meeting to order and roll call
 2. Adopt Agenda
 3. Minutes Approval from: October 18th, 2016 Regular Planning Commission Meeting. Pages 1-4
 4. New Business
 - A. PUBLIC HEARING: VARIANCE - Request by Philip Hazel to Construct a Deck at a Reduced Setback from the OHWL of Lake Waconia for the Property located at 70 Point Drive.
Pages 5-15
 5. Other
- Adjourn

WORK SESSION: Utility Sheds/Accessory Structures

WACONIA PLANNING COMMISSION
THURSDAY, October 18, 2016

Pursuant to due call and notice thereof, a regular meeting of the Waconia Planning Commission was called to order by Chairperson Blanchfield at 6:30 p.m.

1. CALL MEETING TO ORDER.

MEMBERS PRESENT:	Blanchfield, Osmundson, Meisch, Vilmain
MEMBERS ABSENT:	Hebeisen
ALTERNATE:	Grohmann-Absent
STAFF PRESENT:	Braaten, Nelson, Wurst
VISITORS:	See attached sign in sheet
CITY COUNCIL LIASON:	Mayor Sanborn- Present

Braaten printed out missing pages of the staff report for the Culvers submittal for the Commission members to review.

2. ADOPT AGENDA: Motion by Osmundson, seconded by Meisch, to adopt the Agenda. All present voted aye. MOTION CARRIED.

3. APPROVE MINUTES: Motion by Meisch, seconded by Osmundson, to adopt the Minutes from the September 1, 2016, meeting. All present voted aye. MOTION CARRIED.

4. NEW BUSINESS:

A. PUBLIC HEARING: SUDHEIMER RETIAL ADDITION PRELIMINARY AND FINAL PLAT APPLICATION SUBMITTED BY KTJ 290, LLC, FOR THE PROPERTIES LOCATED AT 10590 AND 10594 10TH STREET WEST.

Braaten displayed the parcels on the map showing the location of 10590 & 10594 10th Street West. These parcels are located south and east of the intersection of Hwy 5 and County Road 10 and the properties are currently zoned B-1, Highway Business District.

The applicant is proposing three main accesses to the development, two full accesses off of 10th Street West and a right in only access off of Cherry Street. Staff finds the proposed accesses off of 10th Street to be in compliance with the City Standards. The final Cherry Street access will be subject to the final review and approval of the City Engineer and the Public Services Director.

The landscaping plans for the properties will be reviewed and approved as part of the Site Plan and Design Review Applications for each of the subject parcels at the time of development.

Braaten mentioned that the City has installed the sidewalk along the 10th Street West and trail along the remainder of the parcel as a part of the Highway 5 project last year. The applicant is also proposing internal sidewalks linking the existing sidewalk and trails to the three parcels.

Braaten explained the requirements for parks, schools, playgrounds and open space requiring at least 10% of the gross land in a subdivision be dedicated unless cash in lieu of land is approved by the City Council. After reviewing the plat the Park and Recreation Board recommended the City Council accept cash in lieu of land as the area is not desirable for any of the immediacies mentioned. This amount will be \$5,000 per acre, not including the land occupied by wetlands and the right of ways.

There were no questions for the applicant, Tom Ryan.

Motion by Blanchfield to open the public hearing. All in favor voted aye. MOTION CARRIED.

Motion by Vilmain, second by Meisch to close the public hearing. All in favor voted aye. MOTION CARRIED.

No comments were received.

Meisch asked about the Engineers report. Braaten stated that the comments in the Engineers report are part of the 10 conditions of approval.

MOTION BY OSMUNDSON, SECOND BY VILMAIN TO RECOMMEND APPROVAL OF THE SUDHEIMER RETAIL ADDITION PRELIMINARY AND FINAL PLAT APPLICATION FOR THE PROPERTIES LOCATED AT 10590 AND 10594 10TH STREET WEST TO INCLUDE THE 10 RECOMMENDED CONDITIONS OF APPROVAL. ALL IN FAVOR VOTED AYE. MOTION CARRIED.

B. SITE PLAN AND DESIGN REVIEW: REQUEST SUBMITTED BY KTJ 290, LLC, FOR A PROPOSED FREE STANDING RETAIL BUILDING, MULTITENANT BUILDING AND OTHER SITE IMPROVEMENTS – LOT 1, BLOCK 1, SUDHEIMER RETAIL ADDITION.

Tom Ryan, the applicant for KTJ 290, LLC has submitted an application for the Site Plan and Design Review for the parcel described a Lot 1, Block 1 Sudheimer Retail Addition. The applicant is proposing the construction of a freestanding 9,300 sq. ft. retail building, a 7,500 sq. ft. multitenant building and other site improvements on the subject property.

This parcel is located in the B-1 Highway Business Zoning District. The proposed retail uses are permitted in the B-1 Zoning District. The drive through business is a permitted use with special restriction and is noted in the staff report. There are proposed to be two buildings on this lot, one being a multi-tenant building along highway 5 and the building along County Road 10 being a Dollar Tree. Braaten pointed out on the map locations of trash enclosures, drive thru, shared access onto the parcel and the loading dock. Braaten gave an overview on the floor plan, exterior materials of the building, window glazing, and landscape plan. Parking requirements are have been met. The developer will come back and propose signage for the entire development. Braaten gave a detailed description of the process and steps to take for additional signage as part of a Planned Development District, which needs approval by the City Council. Braaten informed the Commission that the applicant intended to return with the proposed signage at a later meeting otherwise they would be limited to the sign standards stated in City Code.

The lighting plan appears to conform to the City ordinance standards. We will need to receive the fixture information, light pole height and the base specifications. Trash enclosures comply and meet our requirements. Grading and utilities were reviewed by the City Engineer and the Public Service Director. Their concerns and comments have been included in a memo, which is also included as a condition of approval. Building materials conform to our Design Standards.

Braaten explained the City Ordinances that requires one tree for every thousand square feet of total building floor area or one tree for every fifty feet of site perimeter, whichever is greater. For the purposes of landscape review for lots 1, 2, and 3, Block 1, Sudheimer Retail Addition, the required number of landscape plantings were determined based on the whole. Specifically, the site perimeter of the tree parcels requires a total of 41 trees to be planted- therefore, City ordinances states that additional plantings shall be required for properties fronting State Highway 5. The following will be required for every 40' of frontage along Highway 5. One three inch minimum deciduous tree or one eight foot minimum coniferous tree. The applicant is proposing 24 trees, which when considered as part of the whole is in compliance with City Ordinance requirements. It should be further clarified that the 17 additional trees required for the frontage of the entire development along Hwy. 5 are required to meet the 3 inch/8ft standard rather than the typical 2.5 inches deciduous and the 6 ft. coniferous tree standards. Note that the landscape plans shall be modified to clarify where the 17 larger trees shall be planted through the development. This is explained knowing this is a part of the recommended conditions of approval.

MOTION BY OSMUNDSON, SECOND BY MEISCH TO RECOMMEND APPROVAL OF THE SITE PLAN AND DESIGN REVIEW REQUEST SUBMITTED BY KT 290, LLC, FOR A PROPOSED FREE STANDING RETAIL BUILDING, MULTITENANT BUILDING AND OTHER SITE IMPROVEMENTS-LOT 1, BLOCK 1, SUDHEIMER RETAIL ADDITION AND TO INCLUDE THE 16 RECOMMENDED CONDITIONS OF APPROVAL. ALL IN FAVOR VOTED AYE. MOTION CARRIED.

C. SITE PLAN AND DESIGN REVIEW; REQUEST SUBMITTED BY KTJ 290, LLC, FOR A PROPOSED FREESTANDING CULVERS RESTAURANT – LOT 2, BLOCK 1, SUDHEIMER RETAIL ADDITION.

The applicant, Tom Ryan has submitted an application for Site Plan and Design review for Lot 2, Block 1, Sudheimer Retail Addition. The applicant is proposing the construction of a freestanding Culvers Restaurant. Braaten stated that there were four style options of building materials for Culvers and the developer/owner chose their preferred option which Braaten walked the Commission through.

Braaten's presentation included:

-Lot size is conforming to our requirements.

- Maximum hard coverage is compliant with our standards.
- Culvers is meeting all set back requirements.
- Proposing a shared entrance.
- The parking requirements are met.
- A shared parking agreement will be needed between the two property owners.
- Landscaping – same comments stated in the previous applications.
- Signage application statement is the same as the other applications.
- Lighting and trash enclosure comments are the same comments as previous applications.
- Grading, drainage and utilities are addressed in the memo and are part of the 17 conditions of approval.
- Braaten described the floor plan and exterior materials chosen for Culvers restaurant.

MOTION BY VILMAIN, SECOND BY MEISCH TO RECOMMEND APPROVAL OF THE SITE PLAN AND DESIGN REVIEW REQUEST SUBMITTED BY KTJ 290, LLC FOR A PROPOSED FREESTANDING CULVERS RESTAURANT-LOT 2, BLOCK 1 SUDHEIMER RETAIL ADDITION TO INCLUDE THE 17 RECOMMENDED CONDITIONS OF APPROVAL. ALL IN FAVOR VOTE AYE. MOTION CARRIED.

D. SITE PLAN AND DESIGN REVIEW: REQUEST SUBMITTED BY KTJ 290, LLC, FOR A PROPOSED FREE STANDING HOLIDAY GAS STATION-LOT 3, BLOCK 1, SUDHEIMER RETAIL ADDTION.

Tom Ryan submitted an application for Site Plan and Design Review for the parcel described as Lot 3, Block 1, Sudheimer Retail Addition. The applicant is proposing the construction of a free standing Holiday Gas Station and car wash located on the corner of Highway 5, Cherry Street and County Road 10. Hard coverage area, height and set back requirements are compliant with the City's requirements.

Braaten described in detail the layout and the floor plan of Lot 3, block 1, the Holiday Station location. Landscape plan, parking spaces, signage requirements, lighting plans, trash enclosure, grading, drainage, utility and exterior finishes are compliant with the design standards.

MOTION BY MEISCH, SECOND BY OSMUNDSON TO RECOMMEND APPROVAL OF THE SITE PLAN AND DESIGN REVIEW REQUEST SUBMITTED BY KTJ 290, LLC, FOR A PROPOSED FEE STANDING CULVER'S RESTAURANT - LOT 2, BLOCK 1, SUDHEIMER RETAIL ADDITION TO INCLUDE THE 16 RECOMMENDED CONDITIONS OF APPROVAL. ALL IN FAVOR VOTED AYE. MOTION CARRIED.

UPDATES: Ethan Nelson, Assistant Planner, is working on a residential variance for the Planning Commission meeting in November. The meeting may also include a discussion on utility buildings, sheds and accessory structures. Staff is considering the possibility of scheduling a work session to discuss this topic. Also, 100 new home permits have been issued so far this year.

THERE BEING NO FURTHER BUSINESS, MOTION BY OSMUNDSON TO ADJOURN AT 7:15P.M.SECOND BY MEISCH. ALL PRESENT VOTED AYE. MOTION CARRIED.

Respectfully submitted,

Brenda Wurst
Recording Secretary

Tuesday, October 18, 2016

WACONIA PLANNING COMMISSION MEETING

PLEASE SIGN IN

NAME	ADDRESS
1. <u>Mimmi Riedel</u>	<u>400 Water St. Excelsior</u>
2. <u>Tom Ryan</u>	<u>" "</u>
3. <u>Bronna Rice</u>	<u>202 James Ave Marquette</u>
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REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date:	November 3 rd , 2016
Item Name:	Public Hearing – Variance Request by Philip Hazel to Construct a Deck at Reduced Setbacks for the property located at 70 Point Drive
Originating Department:	Community Development
Presented by:	Ethan Nelson, Assistant Planner

Previous Council Action (if any):

Item Type (X only one):	Consent		Regular Session	<input checked="" type="checkbox"/>	Discussion Session	
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RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED (Include motion in proper format.)

Open Public Hearing
Motion to close the Public Hearing
Motion recommending either approval or denial of the Variance Request by Philip Hazel to construct a new deck at reduced setback requirements exceeding the lot requirements stated in the R-2, Single-Family Residential District and the Shoreland Overlay District for the property located at 70 Point Drive.

EXPLANATION OF AGENDA ITEM (Include a description of background, benefits, and recommendations.)

BACKGROUND:

Applicant: Philip Hazel
Owner: Philip Hazel
Address: 70 Point Drive, Waconia MN
PID# 752960310
Zoning: R-2, Single-Family Residential District
Special District: Shoreland Overlay District

REQUEST:

The City has received a Variance Application from Mr. Philip Hazel (the “applicant”) to construct a new deck for the existing home on the property located at 70 Point Drive. The variance is necessary as the applicant is proposing a setback of 28.5 ft. from the OHWL of Lake Waconia, versus the 50 ft. required in the Shoreland Overlay District.

APPLICABLE ORDINANCE PROVISIONS:

1. Section 900.05 – District Regulations, Subd. 2.B – R-2, Single-Family Residential District
2. Section 900.06 – Supplementary Regulations, Subd. 7 – Shoreland Overlay District
3. Section 900.12 – Administration, Enforcement and Procedures, Subd. 4 - Variances

VARIANCE REVIEW CRITERIA:

Waconia City Code Section 900.12, Subd. 4 and Minnesota State Statute 462.357, Subd. 6 establishes criteria to be considered when contemplating the issuance of a variance in terms of “practical difficulty” as follows: Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the terms of the variance are consistent with the comprehensive plan.” So a city evaluating a variance application should make findings as to:

1. Is the variance in *harmony with* the purposes and intent of the ordinance?
2. Is the variance *consistent with* the *comprehensive plan*?
3. Does the proposal put property to use in a *reasonable manner*?
4. Are there *unique circumstances* to the property not created by the landowner?
5. Will the variance, if granted, alter the *essential character* of the locality?

State statute specifically notes that economic considerations alone cannot create practical difficulties. Whereas, practical difficulties exist only when the three statutory factors are met (1. reasonableness, 2. uniqueness, and 3. essential character).

VARIANCE ANALYSIS and PLANNING CONSIDERATIONS:

The applicant is proposing the reconstruction and expansion of a new deck on the property located at 70 Point Drive. Table 1.1 below indicates the existing, required, and proposed lot requirements for the property as indicated in the R-2, Single-Family Residential District and the Shoreland Overlay District. The analysis of this variance submittal is based on the existing and proposed variance survey provided with the application as well as the full set of building plans that were submitted.

Table 1.1

	Lot Requirements – R-2 & Shoreland	Existing Conditions	Proposed Conditions
Lot Area	7,850 sq. ft. min.	11,302*	11,302*
Lot Width	50 ft. min.	86.38 ft.	86.38 ft.
Hardcover Surface	25% max.	26.8%**	26.8%**
Front Yard Setback	25 ft. min.	36.3ft.***	36.3 ft.***
Side Yard Setback	10 ft. min.	6.5 ft.	6.5 ft.
OHWL Setback	50 ft. min.	28.1 ft.	28.5 ft.

* The total area of the parcel, including the Point Drive easement area, is 13,091 sq. ft. as indicated on the attached Certificate of Survey.

** For purposes of this review the easement area for the location of Point Drive was removed from the hardcover calculations.

*** For purposes of this review staff has interpreted the edge of the Point Drive easement area as right-of-way and requiring typical setbacks from the edge of said easement.

1. The table above indicates that the lot area and lot width are conforming and the applicant is proposing to reduce the existing encroachment into the 50 ft. setback requirement from the ordinary high water level (OHWL) of Lake Waconia. The closest point of the current deck to the OHWL is 28.1 feet and the applicant is proposing an expanded deck at a setback of 28.5 feet from the OHWL, which is more conforming than the existing deck structure.
2. The principal structure is located 6.5 ft. from the side lot line versus the minimum 10 ft. requirement stated in City Code. The landing for the proposed deck structure is proposed to be located as close as 8.1 ft. from the side lot line. The deck structure proper is proposed to meet the required 10 feet setback requirement.
3. The current hardcover calculation of 26.8% is non-conforming as the Shoreland Overlay District allows a maximum impervious surface of 25%. Deck structures are not currently counted as impervious surfaces for the purposes of this review, which results in no additional hardcover being proposed on the property.

PUBLIC NOTICE/COMMENT:

The notice was published in the WACONIA PATRIOT on October 20th, 2016 and posted at Waconia City Hall. Individual notices were mailed to property owners within 350 feet of the subject parcel. As of the time and date of this report staff has not received any comments regarding this application.

RECOMMENDATION:

The Planning Commission should hold the required public hearing, review the variance request submitted by Mr. Philip Hazel based on the Variance Criteria stated above and make a recommendation to the City Council. Upon a formal recommendation by the Planning Commission this application will be forwarded to the City Council for review at their upcoming meeting on November 21st, 2016.

If the Planning Commission chooses to recommend approval of the setback variance submitted by Mr. Hazel, staff would recommend the approval upon the following conditions:

- 1) The deck be constructed as proposed and as conditionally revised by the Planning Commission and City Council.

- 2) All applicable permits are applied for by the applicant with all supporting documentation and issued prior to the start of construction.
- 3) The building plans shall be reviewed by City staff prior to building permit issuance to insure compliance with all other applicable City Code requirements and the new deck shall not extend outside the approved building envelope.
- 4) Land disturbance caused by construction shall require installation of silt fence or bio-rolls to prevent sediment runoff.

ATTACHMENTS:

1. Variance Application (3 pages)
2. Public Hearing Notice (1 page)
3. Statement of Variance (1 page)
4. Location Map (1 page)
5. Certificate of Survey - Existing (1 page)
6. Certificate of Survey - Proposed (1 pages)



CITY OF WACONIA
201 South Vine Street
Waconia, MN 55387
Phone: (952) 442-2184 Ext. 2
Fax (952) 442-2135
www.waconia.org

VARIANCE

APPLICANT INFORMATION

1. Owner's Name: Philip B. Hazel
2. Address of Property: 70 point Dr, Waconia MN 55387
3. Legal Description: residential
4. Applicant's Name: Philip B Hazel
5. Mailing Address: 70 point Dr. Waconia, MN 55387
6. Daytime Phone(s): 952-215-6364
7. Email Address: Phil.Hazele@theBernardgroup.com

The City will distribute copies & appropriate information to applicant via email

OFFICE USE ONLY

Date Received: _____

Fee: \$ _____

Receipt #: _____



CITY OF WACONIA
201 South Vine Street
Waconia, MN 55387
Phone: (952) 442-2184 Ext. 2
Fax (952) 442-2135

VARIANCE APPLICATION

1. Present Zoning: _____
2. Existing use of Property: Residential _____
3. Has request for a variance on this property been sought previously? If so, when? No _____

IMPORTANT

Subd. 4. Variances

- A. No variance shall be granted to allow a use not permitted under the terms of this Ordinance in the district involved. In granting a variance the Board may prescribe appropriate conditions in conformity with this Ordinance. When such conditions are made part of the terms under which the variance is granted, violation of the conditions is a violation of this Ordinance. A variance shall not be granted by the Board unless it conforms to the following standards:
1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and do not result from the actions of the petitioner.
 2. Literal interpretation of the provisions of this Ordinance would deprive the petitioner of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
 3. Granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district.
 4. The proposed variance will not impair an adequate supply of light and air to adjacent property, or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, or welfare of the residents of the City.
 5. FINANCIAL SAVINGS WILL NOT CONSTITUTE A HARDSHIP.

THE FOLLOWING INFORMATION MUST BE FURNISHED IN ORDER TO PROCESS THE APPLICATION

1. A letter from the applicant(s) which should address the following:
 - Explain (in detail) the variance you are requesting (giving distances where appropriate).
 - Conditions or peculiar difficulties to the structure or land, which makes a variance necessary.
 - Why do you feel a variance should be granted in this instance?
2. Payment of application fee (**\$125 residential; \$275 non-residential**)
3. **Non-residential variance requests are required to submit an escrow payment in the amount of \$1,000.00.**

****Additional information may be requested by staff, based on the proposal. Additional consulting review fees may apply, such as civil engineering and legal counsel.**

4. Scaled site plan with north arrow indicating existing structures and proposed additions or modification to structures.
5. Show all distances of buildings and structures from property lines.
6. Show any unique features to property associated with variance request (i.e. trees, ravines, steep slopes, etc.).

The Planning Commission may or may not hold a public hearing on the request (based on the amount of the variance requested). The Planning Commission should make a recommendation to the City Council within sixty (60) days. If they do not, the City Council may proceed without the Planning Commission's recommendation.

The City Council may approve, approve with conditions, or deny the variance. If a variance is denied the applicant cannot resubmit a variance request for that same property until six (6) months has lapsed. If a variance is approved, it should be made use of within one (1) year or it will become void.

A violation of any condition set forth in the granting of the variance shall be a violation of the zoning ordinance and automatically terminate the variance.

Applicant's Signature: _____

Date: 10-6-16

Printed Name: Philip HAZEL

CITY OF WACONIA, MN
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Waconia, MN, will hold a public hearing on Thursday, November 3rd, 2016 at 6:30 p.m., at the Waconia City Hall, 201 South Vine Street, Waconia, MN, to consider a Variance request to construct a deck within the required 50 ft. setback from the Ordinary High Water Level (OHWL) of Lake Waconia for the property located at 70 Point Drive (PID# 75.2960310), which is zoned R-2, Single-Family Residential District and located within the Shoreland Overlay District.

The applicant, Philip Hazel, is requesting approval of a variance to construct a new deck for the existing home on the subject parcel at a setback of 28.5 ft. from the OHWL of Lake Waconia versus 50 ft. minimum setback required in the Shoreland Overlay District

Pertinent information pertaining to this request is available at the City Hall. Interested persons may submit written or oral comments pertaining to this matter any time prior to the hearing, or at the hearing on Thursday, November 3rd, 2016. Written comments will be distributed to the Planning Commission for review and consideration. Please submit written comments by mail, email or in person as follows:

Mail/in person: Attention: Ethan Nelson, 201 South Vine Street, Waconia, MN 55387
Email: enelson@waconia.org

By: WACONIA PLANNING COMMISSION
ATTEST: Ethan Nelson, Assistant Planner

(Published in the October 20th, 2016 Waconia Patriot newspaper)

City of Waconia

Regarding Variance For 70 Point Drive

To whom it may concern:

My wife Kim and I are humbly asking for consideration to tear down what is already a rickety and rotting deck and expand it to the width of the home as well as expand the depth in the middle of the deck from 8' to 10' in order to accommodate a table and chairs for our big family. Without the 10' depth in some area of the deck we simply cannot accommodate our large family.

Kim and I bought 70 Point Drive as a retirement home for us. Two summers ago we stopped by one of the antique shops in Waconia and fell in love with the town. The following spring we closed on 70 Point Drive. Our goal with the home was to replace the windows that look out to the lake with two 10' sliding glass doors. This would give us the view that we were looking for and it would allow our family to come over and easily move out onto the deck to enjoy the lake view. In order to fully use those two doors we needed the width of the deck expanded across the back of the home vs. just half the home as it currently is.

The deck we intend to build will be a first class deck using top materials and will look quite nice from the lakeside. For whatever it's worth, my wife and I are also meticulous with our lawn care and we feel that this deck will only bring value and curb appeal to all who happen to view it. Not having the deck and being able to accommodate the doors and our family will only cause us to have to sell the home. Having the outdoor space to expand was part of our reason for buying the home. In hindsight I may have been naive to think that it wouldn't be a problem to replace the deck without issue but I guess I just don't have experience dealing with lake properties. Our hope is you'll approve this variance as per our drawing.

Kind Regards,



Phil Hazel
952-215-6364



LEGAL DESCRIPTION:

Lot 13, Replat of Outlot "A" Harms Lake View Terrace First Addition, Carver County, Minnesota.

SCOPE OF WORK & LIMITATIONS:

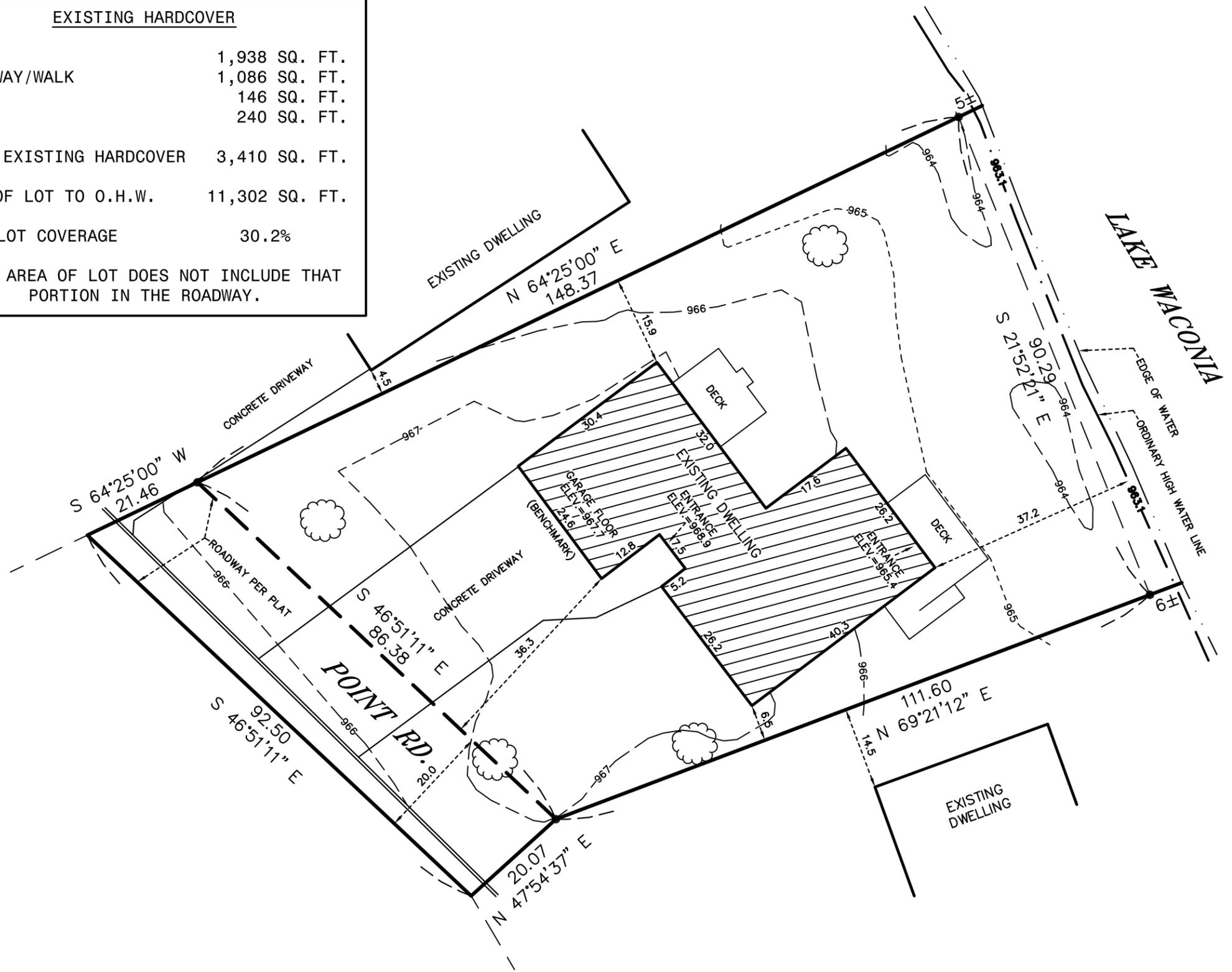
- Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
- Showing the location of observed existing improvements we deem necessary for the survey.
- Setting survey markers or verifying existing survey markers to establish the corners of the property.
- Existing building dimensions and setbacks measured to outside of siding or stucco.
- Showing and tabulating impervious surface coverage of the lot for your review and for the review of such governmental agencies that may have jurisdiction over these requirements to verify they are correctly shown before proceeding with construction.
- Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.

STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes iron survey marker, found, unless otherwise noted.

EXISTING HARDCOVER	
HOUSE	1,938 SQ. FT.
DRIVEWAY/WALK	1,086 SQ. FT.
DECK	146 SQ. FT.
DECK	240 SQ. FT.
TOTAL EXISTING HARDCOVER	3,410 SQ. FT.
AREA OF LOT TO O.H.W.	11,302 SQ. FT.
LOT COVERAGE	30.2%

NOTE: AREA OF LOT DOES NOT INCLUDE THAT PORTION IN THE ROADWAY.



DATE	REVISION DESCRIPTION	DRAWING ORIENTATION & SCALE	CLIENT/JOB ADDRESS	Advance Surveying & Engineering, Co.	I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	DATE SURVEYED:	SHEET TITLE	SHEET NO.
			PHIL HAZEL 70 POINT ROAD WACONIA, MN		Wayne W. Preups #43503 LICENSE NO.	7/28/2016	EXISTING SURVEY	S1 SHEET 1 OF 1
						8/1/2016	160642 WP	

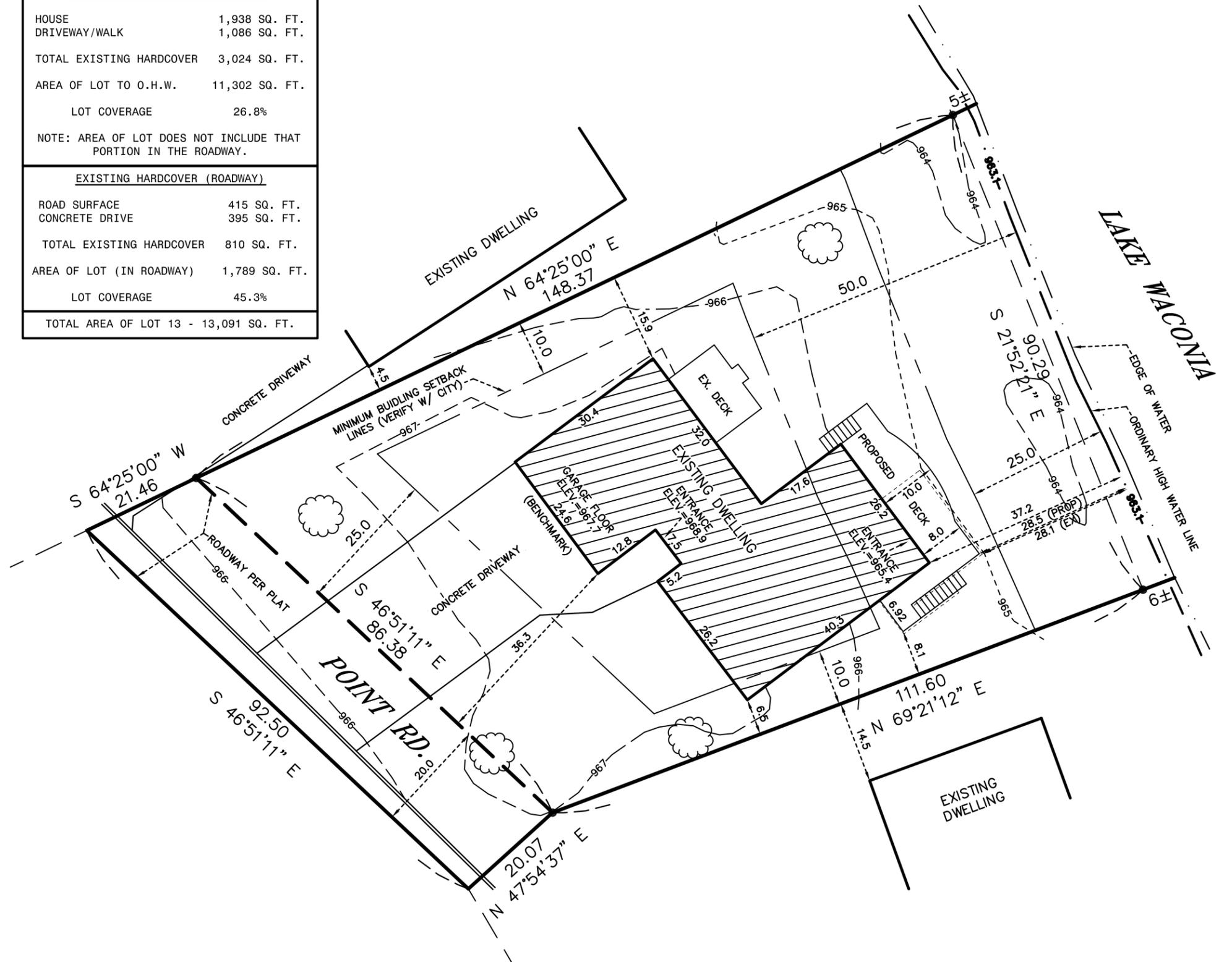
LEGAL DESCRIPTION:

Lot 13, Replat of Outlot "A" Harms Lake View Terrace First Addition, Carver County, Minnesota.

SCOPE OF WORK & LIMITATIONS:

- Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
- Showing the location of observed existing improvements we deem necessary for the survey.
- Setting survey markers or verifying existing survey markers to establish the corners of the property.
- Existing building dimensions and setbacks measured to outside of siding or stucco.
- Showing and tabulating impervious surface coverage of the lot for your review and for the review of such governmental agencies that may have jurisdiction over these requirements to verify they are correctly shown before proceeding with construction.
- Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.
- While we show proposed improvements to your property, we are not as familiar with your plans as you are, nor are we as familiar with the requirements of governmental agencies as their employees are. We suggest that you review the survey to verify that the proposed improvements we show are what you intend to build and submit the survey to such governmental agencies that may have jurisdiction over your project. You should gain their approval, if you can, before beginning construction or planning improvements to the property.

EXISTING & PROPOSED HARDCOVER	
HOUSE	1,938 SQ. FT.
DRIVEWAY/WALK	1,086 SQ. FT.
TOTAL EXISTING HARDCOVER	3,024 SQ. FT.
AREA OF LOT TO O.H.W.	11,302 SQ. FT.
LOT COVERAGE	26.8%
NOTE: AREA OF LOT DOES NOT INCLUDE THAT PORTION IN THE ROADWAY.	
EXISTING HARDCOVER (ROADWAY)	
ROAD SURFACE	415 SQ. FT.
CONCRETE DRIVE	395 SQ. FT.
TOTAL EXISTING HARDCOVER	810 SQ. FT.
AREA OF LOT (IN ROADWAY)	1,789 SQ. FT.
LOT COVERAGE	45.3%
TOTAL AREA OF LOT 13 - 13,091 SQ. FT.	



STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes iron survey marker, found, unless otherwise noted.

DATE	REVISION DESCRIPTION	DRAWING ORIENTATION & SCALE	CLIENT/JOB ADDRESS	Advance Surveying & Engineering, Co.	I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	DATE SURVEYED:	SHEET TITLE	SHEET NO.
10/05/16	TO SHOW PROPOSED DECK AND PORCH		PHIL HAZEL 70 POINT ROAD WACONIA, MN	 17917 Highway No. 7 Mngtonka, Minnesota 55345 15 of 1 Phone (952) 474-7964 Web: www.advsur.com	 Wayne W. Preups #43503 LICENSE NO.	7/28/2016	PROPOSED SURVEY	S1 SHEET 1 OF 1
10/10/16	TO SHOW ONLY PROPOSED DECK					DATE DRAFTED:	DRAWING NUMBER	
10/10/16	TO SHOW EX. DECK AND DETAILED HARDCOVER					8/1/2016	160642 WP PROPOSED	