

**Planning Commission**  
**2022 April Planning Commission Meeting**  
**Vergas Event Center and Zoom - Meeting ID 2670942170 password: 56587**  
**6:00 PM on Monday, April 25, 2022**

**1. Call to Order**

**2. Agenda Additions or Deletions**

**3. Minutes**

April 11, 2022

**4. Status of Council Recommendations**

Mark Sand & Gravel Interim Use Permit

**5. Construction Permits**

- a. 310 Glen St-building
- b. 220 Bennett Rd- house and garage
- c. 311 Park View Dr, -deck & walkway

**6. Old Business**

- a. Lawrance Lake Project
  - 1. Combining of parcels-82000500024001, 82000500024000 & 82000500034000
  - 2. Parcel Split
  - 3. Utilities
    - a. Water
    - b. Sewer
- b. Parcel Split - Keilley Shores
- c. Plan Review Fee
- d. Parking
  - 1. Railway/Main
  - 2. First Avenue
- e. Snowmobile Ordinance

**7. New Business**

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**Planning Commission**  
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**3. Minutes**

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April 11, 2022

**Files Attached**

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- 04-11-2022 Planning Commission Meeting minutes.pdf

## CITY OF VERGAS PLANNING COMMISSION PUBLIC HEARING MINUTES

Monday, April 11, 2022

6:00 pm

Event Center & Zoom Meeting

The City of Vergas Planning Commission held a public hearing on Monday, April 11, 2022, at 6:00 pm for a hybrid meeting with the following members present: Van Bruhn, Robert Jacoby, Neil Wothe and Bruce Albright. Absent: Paul Pinke. Also present: Clerk- Treasurer Julie Lammers, Scott Kolbinger, Julie Bruhn, Shane Poss, Wayne Johnson, Jeff Hatlewick and someone on iPhone that would not identify themselves.

Chairman Bruce Albright opened public hearing.

### **Public Hearing – Mark Sand and Gravel Interim Use Permit**

Jeff Hatlewick, Vice President of Administration of Mark Sand and Gravel reviewed permit application. Bruce Albright questioned state permits in the application which were expiring in May and Hatlewick stated they have submitted permit applications and they are waiting for the state to approve.

Concerns from neighboring properties discussed:

1. Dead and missing trees which are required in ordinance
2. Work being done before 7 am (ordinance states work can only be done between 7 am and 7 pm)
3. Large amount of smoke coming from pit last year.

Hatlewick addresses concerns with the following information: trees will be replaced as soon as weather allows. Gave his card to property owner Shane Poss and asked him to call him personally if any work begins before 7 am.

Closed public hearing at 6:20 pm.

## CITY OF VERGAS PLANNING COMMISSION MINUTES

Monday, April 11, 2022

Following public hearing

Event Center & Zoom Meeting

The City of Vergas Planning Commission was held on Monday, April 11, 2022, at 6:22 pm for a hybrid meeting with the following members present: Van Bruhn, Robert Jacoby, Neil Wothe and Bruce Albright. Absent: Paul Pinke. Also present: Clerk- Treasurer Julie Lammers, Scott Kolbinger, Jon Pauna, Shelley Bunkowske and Keith Bunkowske.

### **Call to Order**

Chairman Bruce Albright called meeting to order at 6:22 pm.

### **Agenda Additions and Deletions**

Approved agenda with the following deletions: Snow Emergency Routes and Laurance Lake Project.

### **Minutes**

Motion by Bruhn, seconded by Wothe to approve minutes of the Monday, March 28, 2022, Planning Commission meeting. Motion passed unanimously.

### **Status of Council Recommendations**

Council has held the first and second reading of the grass and weed ordinance and has held the public hearing on March 8, 2022, approving the ordinance. Ordinance has been published and is now in effect.

**Old Business:**2022 Mark Sand and Gravel Interim Permit Application

Kolbinger stated they could do the Gravel Pit Survey and Inspection Report as soon as the snow is gone. Planning Commissioners decided not to act until they receive the report.

Plan Review Fee

Lammers provided plan review fee information from Perham, Otter Tail City and Battle Lake. EDA has stated they would like to see a permit which sets a deposit that would be returned when the project has been completed. Commissioners asked for a definition of review plan and time to consider.

ParkingRailway/Main

DuFrane has spoken with Otter Tail County regarding parking and signage on the corner of Railway and Main St and they will review request for removal of signs and yellow marking.

First Avenue

Discussed the parallel parking approved for First Avenue. The County has approved parallel parking as long as it is at the City's expense. Street Committee will make recommendation to proceed with parallel parking to Council on April 12, 2022.

Bruce Albright left meeting; Robert Jacoby chaired.

Parcel Lot Split on Scharf Avenue

Keith Bunkowske addressed concerns brought up by neighboring property owners at the public hearing. Jon Pauna, Moore Engineering Engineer representing Keith and Shelly Bunkowske, stated the storm water from the lake side lots will travel downhill to the lake and the new road will direct the storm water to the pond at the end of the development. Shelly Bunkowske stated the lay of the land does not impede putting a road through to Town Line Road. Pauna stated he would have drawings to Lammers and Kolbinger by Friday to be reviewed and provided to Planning Commission for meeting on April 25, 2022.

**New Business:**

Meeting adjourned at 7:32 pm.

Secretary,

Julie Lammers, Vergas City Clerk-Treasurer

**Follow Up Actions:**

DuFrane contact Otter Tail County Highway Department regarding no parking on Railway/Main.

Street committee make recommendation on parallel parking on First Avenue.

Lammers to get engineering information from Moore Engineering regarding lot split to Kolbinger for review.

DuFrane and Bruhn to review snowmobile routes in Vergas and Commissioners to review the ordinance.

350 Pelican Avenue construction assessment (Tanya at Otter Tail County HRA).

Nuisance property located at parcel 82000500034000 of an old trailer house and loader removed by June 1, 2022.

Snow emergency routes and parking will be discussed at the April meeting.

Lammers provide a definition of review plan.

**Council recommendations:**

None.

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**4. Status of Council Recommendations**

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Mark Sand & Gravel Interim Use Permit

**Planning Commission**  
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**5. Construction Permits**

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- a. 310 Glen St-building
- b. 220 Bennett Rd- house and garage
- c. 311 Park View Dr, -deck & walkway

**Files Attached**

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- Construction Permit 310 Glen St.pdf
- Construction Permit 220 Bennett Rd.pdf
- Construction Permit 311 Park View.pdf

Permit Number: \_\_\_\_\_ Date Received: 4/18/22 Parcel Number: \_\_\_\_\_

## Construction Permit Application

To the City Council of the City of Vergas in the County of Otter Tail, State of Minnesota:  
Application is hereby made by the undersigned for a Construction Permit as provided by City Ordinance as adopted by the City of Vergas.

- GOPHER STATE ONE CALL MUST BE NOTIFIED 48 HOURS PRIOR TO ANY DIGGING, CALL 1-800-252-1166 AS REQUIRED BY MINNESOTA STATE LAW.
- THE CITY OF VERGAS WILL CHECK ALL SETBACKS ON ANY NEW CONSTRUCTION. IT IS THE APPLICANT'S RESPONSIBILITY TO HAVE ALL PROPERTY LINES LOCATED. ALL NEW CONSTRUCTION REQUIRES THE APPLICANT TO MARK THE PROPOSED BUILDING SITE AND PROPERTY LINES BEFORE THE BUILDING PERMIT WILL BE APPROVED.
- **All Electrical work MUST have an electrical permit, which must be obtained separately from a MN State Contract Electrical Inspector (218)342-3345 or (218)849-6059.**

Property Description: (NEW CONSTRUCTION ONLY)

Lot 7, Block 3, Addition Nesbitt  
Property: Width 339.72 feet, Length 459.38 feet

Must supply City with a \$1,000 deposit for tar break up. City will reimburse \$1,000 when project complete and street is approved by Utilities Superintendent.

**PLEASE NOTE: WITH ANY NEWLY CONSTRUCTED HOME, THERE ARE FEES FOR START UP OF UTILITIES. WATER HOOK-UP ASSESSMENT IS \$750.00, SEWER IS \$750.00.**

Name of Applicant: Loren Menz

Address of Construction Project: 310 W. Glenn St.

Mailing Address: P.O. Box 17 Phone: 218-841-5564

Name of Owner (If not the Applicant): \_\_\_\_\_

Address of Owner (If not the Applicant): \_\_\_\_\_

1. Permit to (CIRCLE ONE)

Build

Install

Addition

Alter

Move

Demolish

Repair

Remodel

Description of work to be done:

Construct a 26' x 36' shed on property

2. Proposed use of building: (CIRCLE ONE) Residential Commercial

3. **VALUATION (not just your cost) of work being completed:** \$ 20,000<sup>00</sup>

Building Contractor:

Name: Loren Menz Construction License Number: BC001981 Phone: 218-841-5564

Plumber: (must have MN License)

Name: \_\_\_\_\_ License Number: \_\_\_\_\_ Phone: \_\_\_\_\_

Electrician:

Name: Zitzow Electric License Number: \_\_\_\_\_ Phone: \_\_\_\_\_

Form approved by City of Vergas Council 09/12/2017



4. Attached a "Site Plan", showing the proposed location of any new building in reference to the property including existing buildings. If you have a copy of a professionally prepared site plan, attach a copy for review by the City's Site/Zoning Inspector. Blueprint or Design Drawings must be submitted for any new construction, addition, or remodel.

5. Certification: I hereby certify that I am the applicant herein and that the information given above and/or any exhibits submitted herewith is in all respects true and accurate to the best of my knowledge and belief, and further, if this permit is granted, said construction will comply with plans and specifications herewith submitted and applicable requirements of the City of Vegas.

6. I am the (CIRCLE ONE) OWNER LESSEE PURCHASER AGENT

7. APPLICANT'S  
SIGNATURE: Loren A. [Signature] DATE: \_\_\_\_\_

\*\*\*\*\*

**FOR OFFICE USE ONLY**

\$ \_\_\_\_\_ Water Hook-up                      \$ \_\_\_\_\_ Sewer Hook-up  
\$ 50 - Permit Fee                                      \$ \_\_\_\_\_ Tar Break Up Deposit  
\$ 50.00 Total Fees

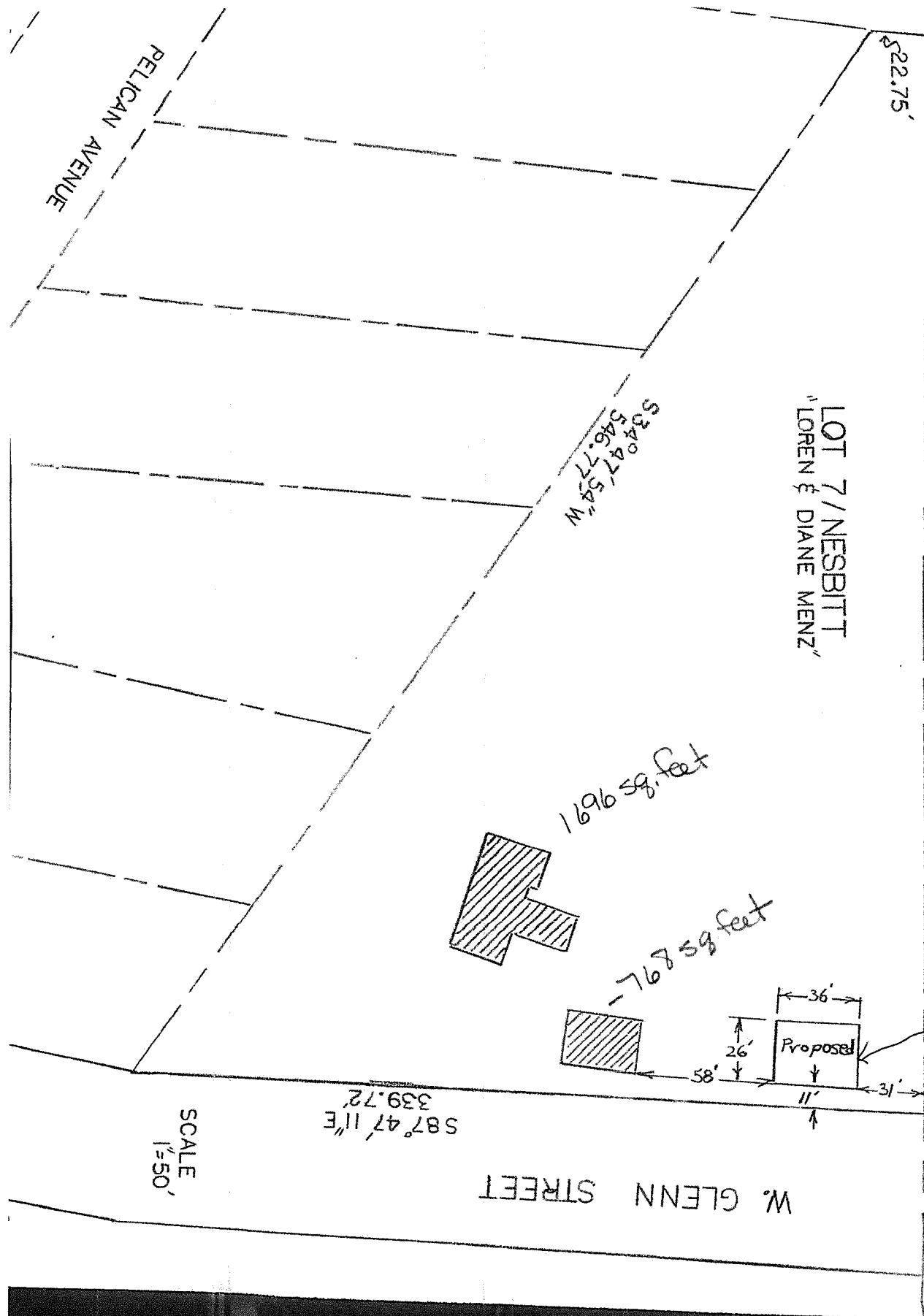
Receipt # \_\_\_\_\_ Date Paid \_\_\_\_\_, 20\_\_

\_\_\_\_ Form given to client to display the permit to be visible from the street & to notify office of completion.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_, 20\_\_  
(Permitting Authority)

Date Approved by Council: \_\_\_\_\_, 20\_\_

Permit expires in one year if project is not complete please reapply for permit.





Permit Number: \_\_\_\_\_ Date Received: 4/18/22 Parcel Number: 82000990230000

## Construction Permit Application

To the City Council of the City of Vergas in the County of Otter Tail, State of Minnesota:  
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  - THE CITY OF VERGAS WILL CHECK ALL SETBACKS ON ANY NEW CONSTRUCTION. IT IS THE APPLICANT'S RESPONSIBILITY TO HAVE ALL PROPERTY LINES LOCATED. ALL NEW CONSTRUCTION REQUIRES THE APPLICANT TO MARK THE PROPOSED BUILDING SITE AND PROPERTY LINES BEFORE THE BUILDING PERMIT WILL BE APPROVED.
- 
- **All Electrical work MUST have an electrical permit, which must be obtained separately from a MN State Contract Electrical Inspector (218)342-3345 or (218)849-6059.**

Property Description: (NEW CONSTRUCTION ONLY)

Lot 1, Block 1, Addition Bennett's South view  
Property: Width 329 feet, Length 107 feet

Must supply City with a \$1,000 deposit for tar break up. City will reimburse \$1,000 when project complete and street is approved by Utilities Superintendent.

**PLEASE NOTE: WITH ANY NEWLY CONSTRUCTED HOME, THERE ARE FEES FOR START UP OF UTILITIES. WATER HOOK-UP ASSESSMENT IS \$750.00, SEWER IS \$750.00.**

Name of Applicant: Zach Fugere

Address of Construction Project: 220 Bennett Rd Vergas, MN 56587

Mailing Address: P.O. Box 245, Vergas MN Phone: 701-541-4995

Name of Owner (If not the Applicant) : \_\_\_\_\_

Address of Owner (If not the Applicant) : \_\_\_\_\_

1. Permit to (CIRCLE ONE)

Build	Install	Addition	Alter
<u>Move</u>	Demolish	Repair	Remodel

Description of work to be done:

Move house on property, build basement, set house on basement  
attach garage to house, reside entire structure

2. Proposed use of building: (CIRCLE ONE) Residential Commercial

3. **VALUATION** (not just your cost) of work being completed: \$ 280k - 300k

Building Contractor:

Name: Zach Fugere License Number: \_\_\_\_\_ Phone: 701-541-4995

Plumber: (must have MN License)

Name: Phil Esser License Number: \_\_\_\_\_ Phone: 218-849-8224

Electrician:

Name: Scott Kosanke License Number: \_\_\_\_\_ Phone: 218-849-7699

Form approved by City of Vergas Council 09/12/2017

4. Attached a "Site Plan", showing the proposed location of any new building in reference to the property including existing buildings. If you have a copy of a professionally prepared site plan, attach a copy for review by the City's Site/Zoning Inspector. Blueprint or Design Drawings must be submitted for any new construction, addition, or remodel.
5. Certification: I hereby certify that I am the applicant herein and that the information given above and/or any exhibits submitted herewith is in all respects true and accurate to the best of my knowledge and belief, and further, if this permit is granted, said construction will comply with plans and specifications herewith submitted and applicable requirements of the City of Vegas.
6. I am the (CIRCLE ONE) OWNER LESSEE PURCHASER AGENT

7. APPLICANT'S  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

\*\*\*\*\*

**FOR OFFICE USE ONLY**

\$ \_\_\_\_\_ Water Hook-up      \$ \_\_\_\_\_ Sewer Hook-up  
\$ 750 - Permit Fee      \$ \_\_\_\_\_ Tar Break Up Deposit  
\$ 750 - Total Fees

Receipt # \_\_\_\_\_ Date Paid \_\_\_\_\_, 20\_\_

**Form given to client to display the permit to be visible from the street & to notify office of completion.**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_, 20\_\_  
(Permitting Authority)

Date Approved by Council: \_\_\_\_\_, 20\_\_

Permit expires in one year if project is not complete please reapply for permit.

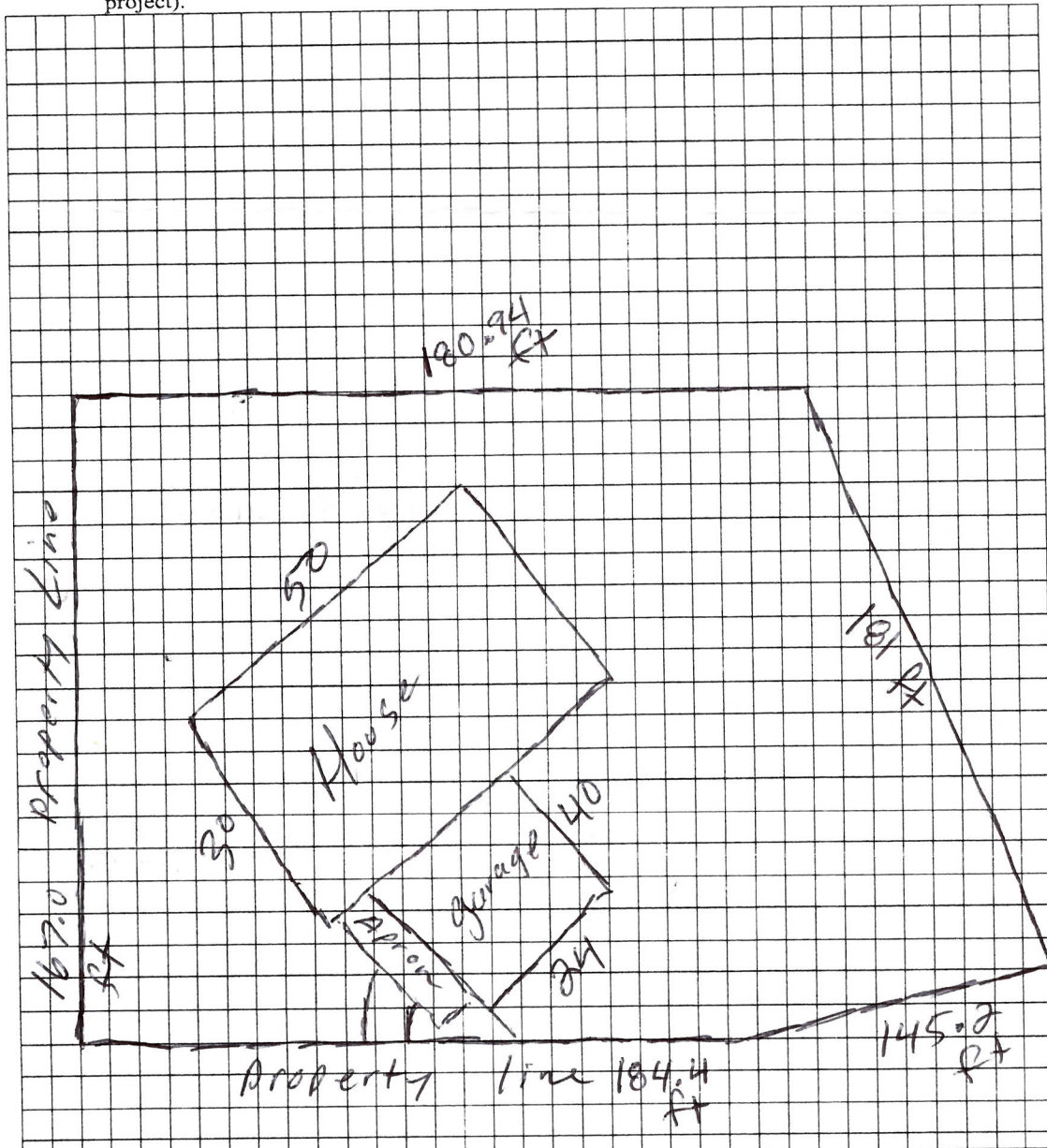


## CONSTRUCTION APPLICATION SITE PLAN DESIGN

1. Please identify and describe the work to be covered by the permit for which application is being made on the line provided below:

Move house on to newly built basement,  
attach garage to house and reside structure, full  
remodel inside

2. Please sketch the proposed project on the graph below. Describe the land on which the Proposed work is to be done (note the lot size and dimensions and locations of proposed project).



I do hereby say that the facts stated by me in the above site application are true to the best of my knowledge and belief. Please be aware that no construction shall begin until the Zoning official has approved the plans and revisions the site plan if necessary, and has indicated approval to begin.

Zachary J. [Signature]  
 Signature of Applicant

Date

[Signature]  
 Zoning Official

Date

Form approved by City of Vegas Council 11/07/2011



Permit Number: \_\_\_\_\_ Date Received: 4/19/22 Parcel Number: \_\_\_\_\_

## Construction Permit Application

To the City Council of the City of Vergas in the County of Otter Tail, State of Minnesota:  
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- GOPHER STATE ONE CALL MUST BE NOTIFIED 48 HOURS PRIOR TO ANY DIGGING, CALL 1-800-252-1166 AS REQUIRED BY MINNESOTA STATE LAW.
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- **All Electrical work MUST have an electrical permit, which must be obtained separately from a MN State Contract Electrical Inspector (218)342-3345 or (218)849-6059.**

Property Description: (NEW CONSTRUCTION ONLY)

Lot 2, Block 2, Addition Katzke Acres  
Property: Width 55 feet, Length 187 feet

Must supply City with a \$1,000 deposit for tar break up. City will reimburse \$1,000 when project complete and street is approved by Utilities Superintendent.

**PLEASE NOTE: WITH ANY NEWLY CONSTRUCTED HOME, THERE ARE FEES FOR START UP OF UTILITIES. WATER HOOK-UP ASSESSMENT IS \$750.00, SEWER IS \$750.00.**

Name of Applicant: ARLEN & SANDY FRANCHUK

Address of Construction Project: 311 PARK View Dr Vergas MN

Mailing Address: Same Phone: 701-238-0650

Name of Owner (If not the Applicant): Same

Address of Owner (If not the Applicant): Same

1. Permit to (CIRCLE ONE)

Build	Install	<u>Addition</u>	Alter
Move	Demolish	Repair	Remodel

Description of work to be done:

Add a outdoor Deck & Walk way 20x14 Deck

2. Proposed use of building: (CIRCLE ONE) Residential Commercial

3. **VALUATION** (not just your cost) of work being completed: \$ 8K - 12K

Building Contractor:

Name: Myself License Number: \_\_\_\_\_ Phone: \_\_\_\_\_

Plumber: (must have MN License)

Name: \_\_\_\_\_ License Number: \_\_\_\_\_ Phone: \_\_\_\_\_

Electrician:

Name: \_\_\_\_\_ License Number: \_\_\_\_\_ Phone: \_\_\_\_\_



4. Attached a "Site Plan", showing the proposed location of any new building in reference to the property including existing buildings. If you have a copy of a professionally prepared site plan, attach a copy for review by the City's Site/Zoning Inspector. Blueprint or Design Drawings must be submitted for any new construction, addition, or remodel.
5. Certification: I hereby certify that I am the applicant herein and that the information given above and/or any exhibits submitted herewith is in all respects true and accurate to the best of my knowledge and belief, and further, if this permit is granted, said construction will comply with plans and specifications herewith submitted and applicable requirements of the City of Vegas.
6. I am the (CIRCLE ONE) OWNER LESSEE PURCHASER AGENT
7. APPLICANT'S SIGNATURE: *Arden Tranchesi* DATE: 3-30-22

\*\*\*\*\*

**FOR OFFICE USE ONLY**

\$ \_\_\_\_\_ Water Hook-up                      \$ \_\_\_\_\_ Sewer Hook-up  
\$ \_\_\_\_\_ Permit Fee                              \$ \_\_\_\_\_ Tar Break Up Deposit  
\$ 25.00 Total Fees

Receipt # 144630 Date Paid 4/4, 2022

**Form given to client to display the permit to be visible from the street & to notify office of completion.**

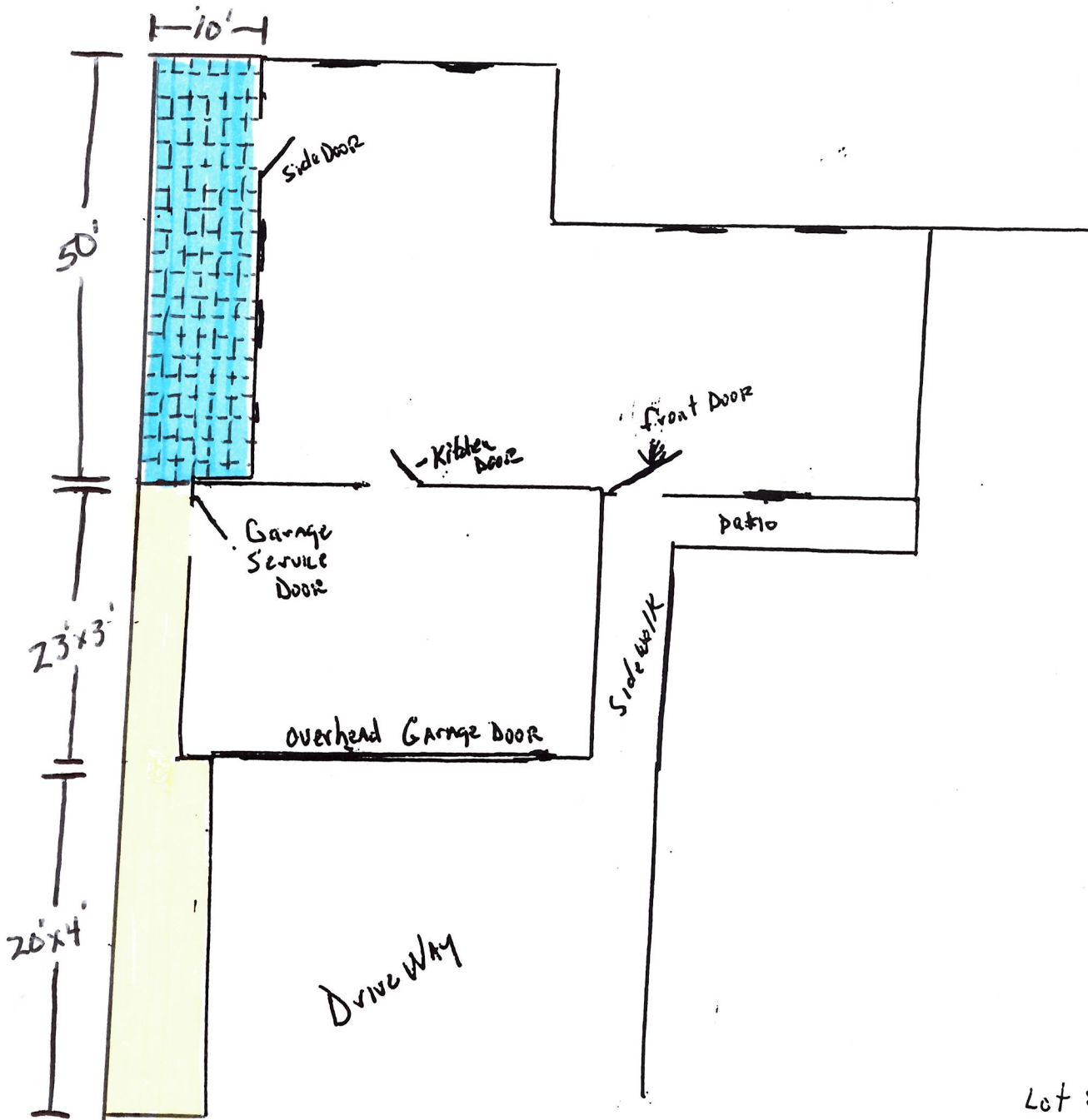
Signature: \_\_\_\_\_ Date: \_\_\_\_\_, 20\_\_  
(Permitting Authority)

Date Approved by <sup>PC</sup>Council: 4/25, 2022

Permit expires in one year if project is not complete please reapply for permit.

Shed  
8x10

- Concrete - 149'sq ft
- Pavers - 500sq ft
- Garden Shed - 80'sqft



Lot Size  
55x187 x 55x181  
10175sf -  
1752 sf - home  
22x21 - garage  
2214 sf

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**6. Old Business**

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- a. Lawrance Lake Project
  - 1. Combining of parcels-82000500024001, 82000500024000 & 82000500034000
  - 2. Parcel Split
  - 3. Utilities
    - a. Water
    - b. Sewer
- b. Parcel Split - Keilley Shores
- c. Plan Review Fee
- d. Parking
  - 1. Railway/Main
  - 2. First Avenue
- e. Snowmobile Ordinance

**Files Attached**

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- Lawrence Lake Acres.pdf
- Lawrance Lake Acres Eng comments.pdf
- 21456\_InfiltrationBasinExhibit\_20220420.pdf
- snowmobile ordinance 2022.pdf

PRELIMINARY PLAT OF  
LAWRENCE LAKE ACRES

Owner: Kelly Jo  
Gabriel Guida

Owner: Larry Platt

Owners: Aaron & Michele Scott

Owner: Aaron Johnson

Owner: Sandra Grow

Owner: Michael Maneval

NOTES:

1. The proposed plat of LAWRENCE LAKE ACRES is located on the easterly shoreline of Lawrence Lake in Government Lots 1 and 2 of Section 25, Township 137 North, Range 41 West in the city limits of Vergas (Parcel Number Nos. 82000500024001, 82000500024000 and 82000500034000). It consists of 28 lots in two blocks to be rezoned to R-1 Low Density Residential District. The project will be completed in phases.

2. This application also requests a variance to use private wells and septic systems installed according to Minnesota Department of Health requirements. All lots have adequate area for a sewage treatment area.

3. This application requests a conditional use permit for a 3,241 +/- foot long road to be constructed per City of Vergas ordinances.

4. The building setbacks for primary structures shown are:  
Shoreland district: Lawrence Lake - 100',  
top of bluff - 30', Proposed Dedicated Public Road - 20',  
side yard - 10'

Non-shoreland: Front yard - 25', side yard - 10',  
rear yard - 25'

5. Contour lines are shown at a 10 foot interval based on DNR Lidar maps.

6. Drainage patterns will be altered slightly from the existing contours due to road and house construction and yard landscaping.

7. A 20 foot wide utility easement along the road and a 10 foot wide utility easement along lot lines will be dedicated. See utility easement diagram.

8. This project site is partially open and partially wooded. The amount of aquatic vegetation along the project shoreline varies from year to year. There is one bluff on this property.

9. Soil types on this project are:  
1120 - Rushlake-Hangaard complex,  
1196C - Sybil-Eagleview complex, 8 to 15 percent slopes.  
1196B - Lida-Two Inlets complex, 1 to 8 percent slopes.  
1341 - Clitherall-Wykeham complex,  
1218C - Snellman-Lida complex, 8 to 15 percent slopes.  
1230 - Haslie and Nidaros soils, ponded.  
1215 - Pinelake sandy loam.  
1196E - Lida-Two Inlets complex, 15 to 30 percent slopes.  
2670C - Snellman sandy loam, 8 to 15 percent slopes.  
1218B - Snellman-Lida complex, 1 to 8 percent slopes.

10. Total water frontage = 1,841'±

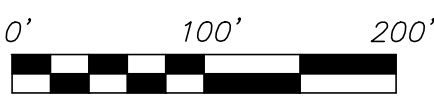
11. Total proposed platted area = 66.97 acres, more or less.

12. A storm water management plan will be completed.

13. Road profile final grades are approximate.

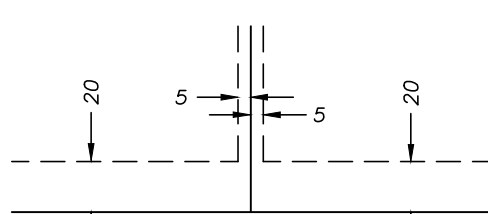


Orientation of bearing  
system is assumed.

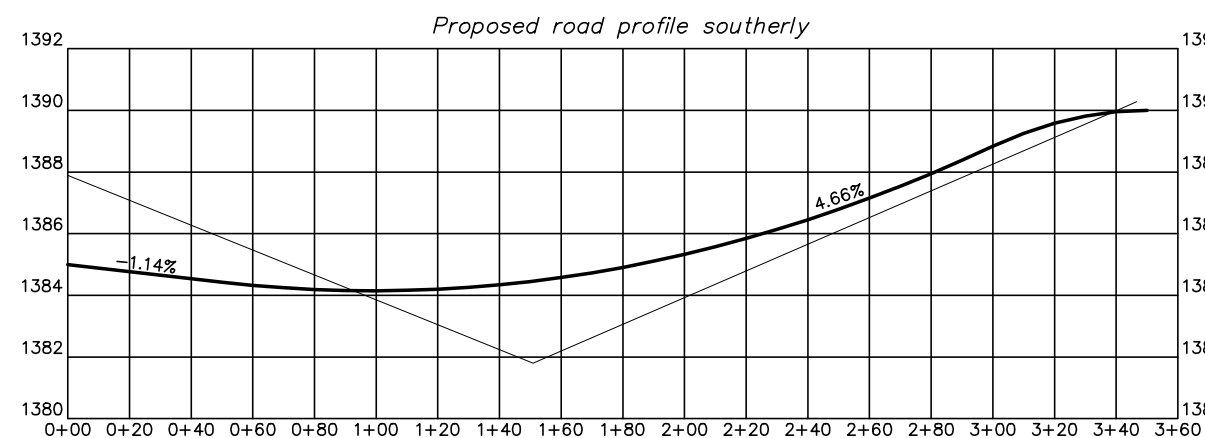
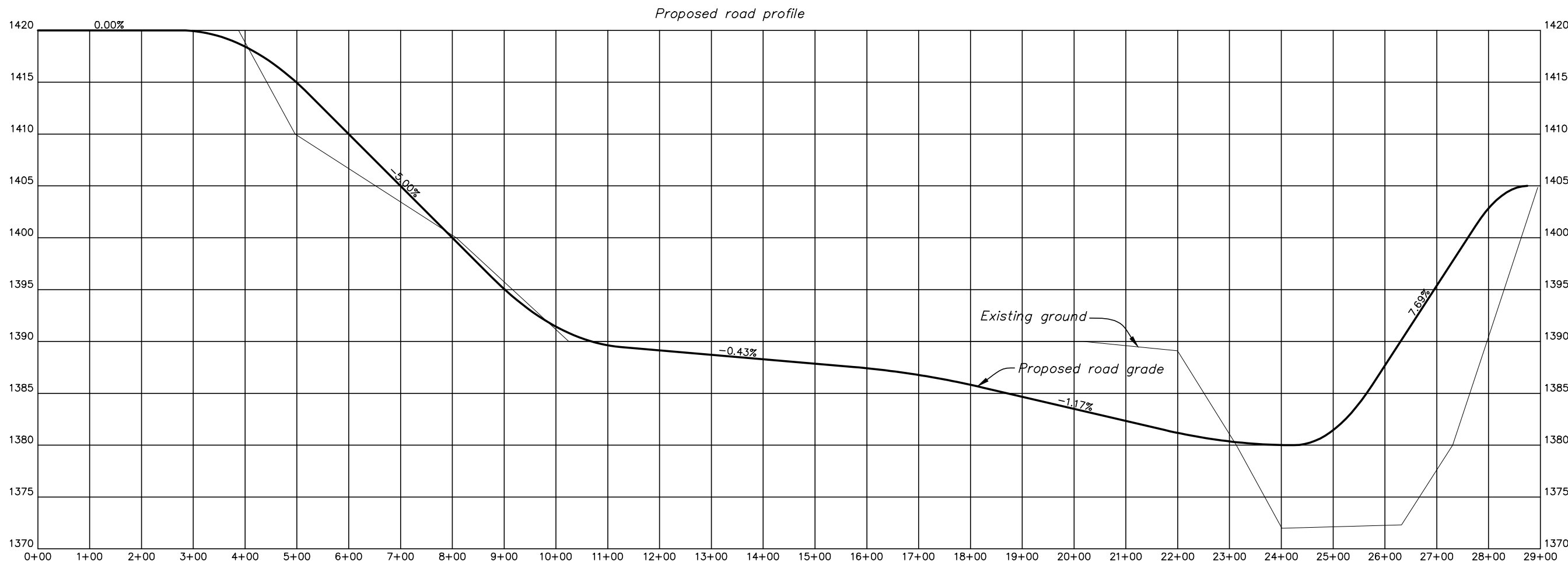


Scale: 1 inch = 100 feet  
Prepared April 14, 2022

PROPOSED UTILITY  
EASEMENTS:



Being 5 feet in width adjoining lot lines  
and being 20 feet in width adjoining  
right-of-way lines in the plat.



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.

Joshua P. Pfeffer  
Print Name:

Signature:

April 14, 2022  
Date:

57622  
License #

MEADOWLAND SURVEYING, INC.

1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501  
EMAIL: frontdesk@meadowlandsurveying.com  
www.meadowlandsurveying.com  
218-847-4289

CLIENT:

JOSHUA HANSON  
P.O. BOX 9  
VERGAS, MN 56587



We have reviewed the Lawrence Lake Acres preliminary plat with the ordinance. Below are the comments along with the plat exhibit markups.

#### Vergas Ordinance 152.08 Platting presentation Requirements

B..4.f. – nothing indicated for drainage and flood control items.

There will need to be some sort of stormwater treatment area before entering the wetlands in order to meet MPCA requirements.

B.4.j. – nothing indicating groundwater levels at least 3' below finished grade

This probably isn't a major concern for the majority of the development but there could be a few lots that could be questionable.

B.5.a – no indication of proposed road names

B.5.d – I didn't see anything of proposed covenants.

B.5.g – Dedications for easements over natural drainage or ponding areas for management of stormwater and significant wetlands.

How does the City want to handle this? Wetlands can move based on the weather conditions for the year. I do think something should be provided for a stormwater pond though.

B.6 – Not sure if anything was submitted for a preliminary title opinion.

B.7 – lots should be staked within 14 days off preliminary plat submittal.

#### Ordinance 152.09 Plat Design Standards

B.1 – front yard utility easements are shown at 20' but city only requires 10'

C.3.a.2 – 65' minimum on outside curves for lot frontage. Current layout meets this but lots 11, 12 & 21 are a non-typical situation

Appendix 4. 2 – I can't tell the diameter of the cul-de-sac shown on the plat. It appears OK but wanted to note it.

#### Ordinance 252.105 Dedication Requirements

- I. – Will any dedication be required for the project? Approximately 0.42 units per acre would require a 10% land dedication.

#### Other Engineering items:

1. Would the City accept a roadway at 7.69% for Glenn St? I would like to see more like a 5% maximum.
2. Is the City willing to allow the well and septic request for the development?
  - a. I want to note that to have private systems there are several items to consider.
    - i. Sewer 100' from any well
    - ii. Sewer needs to be a minimum of 10' from property lines
    - iii. Site needs to have space for 2 drain field systems. (a replacement area for the 1<sup>st</sup> system)
    - iv. A soils test will be needed for each lot where a drain field is placed.
3. Plat notes a conditional use permit for the City to construct the streets. This probably isn't the right avenue but still relays the request at this point.
  - a. A significant amount of fill will be needed for Glenn Street. Will the City be allowed to use material from the project area, or will it need to be imported?
  - b. Similarly, will the City be allowed to grade outside of the proposed right of way?
4. Lawrence Lake is not considered an impaired water
5. Lot 1, block 2 has a huge amount of frontage. This could mean a large special assessment.

Nothing is indicated for stormwater treatment. We noted a few locations that could be considered for a pond.

## Response from Josh of Meadowland Surveying

### Ordinance 152.08

B.4.f – Josh is currently work on hiring someone to complete a SWMP.

B.4.j. - I put the existing contours on the drawing to indicate that the current elevation of all the lots is at least 3 feet above the water level of Lawrence Lake. All of them are well above that and should not have a problem building a residential building 3' above finished grade.

B.5.a – I believe that Julie and Josh talked about this already and have decided to use West Glenn St. If we need to name the street going southerly we certainly can propose something.

B.5.d – Josh has them done and will get them to Julie

B.5.g – If the city would like some type of stormwater pond easement once they are designed or a wetland protection easement created on the plat I do not see that would be too much of a problem. I have done developments both ways.

B.6 – The title opinion is in the works and will be submitted to the city.

B.7. – The lots will all be staked within 14 days of the preliminary plat submittal.

### 152.09

B.1 – We can make the utility easements smaller if that is what the city would like.

C.3.a.2 – This corner is none typical but does meet the requirements for frontage. The owner of Lots 11 and 12 would be responsible to build their approaches to meet the city road.

Appendix 4.2 – the proposed cul de sac is 120' diameter.

### 252.105

1 – I am curious if this required if so, maybe we could dedicate a portion of the storm water area that will more than likely be proposed on the northeasterly end of Lot 1, Block 2. This would eliminate the concern about assessments on that lot as well. The question on these areas is who maintains them?

### Other

1 – This grade may change some once the storm water plan is competed and the road plan created. I noted on the drawing that the grades are only approximate and usually try and keep them proposed below 8%.

2 – I believe that this has changed slightly since we submitted and there may only be private water and sewer on Lots 1-4, Block 1.

3- The plat states that the road will be built to the city ordinances. a. and b. can be discussed with Josh.

5-This may be addressed with the land dedication or maybe have a different assessment value than the others.

6- Josh is currently work on hiring someone to complete a SWMP.

There is a note where the proposed road meets West Lake Street may be a concern for future special assessments. I have seen this situation in the past where they deferred the assessment so only the people in the new development had to pay for them.



**ASSUMPTIONS:**

- 1) MAXIMUM LOT IMPERVIOUS AREA: 25%
- 2) PROPOSED LOT AREA: 128,512 SF
- 3) SOIL TYPE (NRCS SOIL SURVEY): TYPE C
- 4) INFILTRATION RATE (MPCA): 0.2 IN/HR
- 5) MAXIMUM DRAW DOWN TIME: 48 HRS
- 6) 1 IN OVER INCREASE IN IMPERVIOUS AREA.

**IMPERVIOUS AREA SUMMARY:**

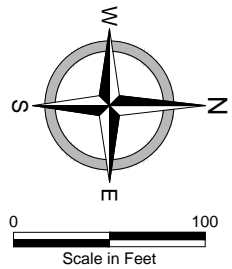
- 1) PROPOSED ROADWAY: 32,582 SF
- 2) LOT AREA: 32,128 SF
- 3) TOTAL AREA: 64,710 SF

**INFILTRATION BASIN SIZING:**

- 1) STORAGE: 64,170 SF x  $(\frac{1}{12})$  FT = 5,392.5 CF
- 2) TOP AREA: 4,475 SF
- 3) BOTTOM AREA: 2,943 SF
- 4) MAX DEPTH: 1.5 FT
- 5) CUMULATIVE VOLUME: 5,563.5 CF > 5,392.5 CF

**LEGEND:**

LOT AREA   
PROPOSED ROADWAY 



## Snowmobile Ordinance for Vergas, MN

- A. It is the purpose of this section to permit snowmobiling only on designed routes within the City of Vergas.
- B. Designed routes. Travel by snowmobile shall be permitted on designated trails along the following routes.
  - 1. From CSAH 17 on the west side of right-of-way to the business district on 1<sup>st</sup> street and or East Lake ST following the direction of traffic to CHAS 60 to the north or southside of wright-of-way of direction of traffic.
  - 2. From West Lake St following the direction of traffic to CSAH 17 on the west side right-of-way to the business district on 1<sup>st</sup> street or east lake street following the direction of traffic to CSAH 60 to the north or south side of right-of-way. Of the direction of traffic.
  - 3. From Old Detroit Rd to CSAH 60 to the right- of- way on north or south side to the business district.
- C. Direct access and use. All snowmobiles operating within city limits shall use as direct route to access the designated routes. Designated routes are intended to be means of ingress, egress and movement of snowmobiles to and from adjoining snowmobile trail systems and not as a primary trail for other snowmobile riding.
- D. License requirement. All snowmobiles operating with in city limits shall be properly licensed and authorized for use in accordance with Minnesota Statues.
- E. Qualifications of operators. All persons operating a snowmobile within city limits shall be properly licensed and authorized in accordance with state statue.
- F. Easement required. Snowmobile clubs shall obtain proper easements for all designated routes which travel upon or cross private property.