

Planning Commission
2024 January Planning Commission
Vergas Event Center & Zoom Id number 267-094-2170 password 56587
6:00 PM on Monday, January 22, 2024

1. Call to Order

2. Agenda Additions or Deletions

3. Positions

- A. Chair
- B. Vice Chair

4. Set Time, Place and Date of Regular 2024 Meetings

5. Minutes

December 18, 2023

6. Status of Council Recommendations

A. Nuisance - 339 E Frazee Avenue

7. Construction Permits

- A. Permits approved by City Clerk-Treasurer
 - 1. 451 Pelican Ave - shingling, siding and home repairs
- B. Permits needing approval -none
- C. Active Construction Permits

8. Lawrence Lake Acres Development

9. Old Business

- A. Ordinances
 - 1. Shoreline Management Ordinance
 - 2. Updated Vergas Basic Code
- D. Nuisance Properties within Vergas
- E. Vergas Zoning Map
- F. Sunset Strip
- G. W Lake Street

10. New Business

11. Adjournment

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Planning Commission
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6:00 PM on Monday, January 22, 2024

2. Agenda Additions or Deletions

Files Attached

- 2024 Planning Commission Budget.pdf
- 2024-002 Construction permit-1106 E Frazee Ave.pdf

	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>	<u>Approved Spending</u>	<u>Item</u>
Payroll	\$2,500.00	\$0.00	\$2,500.00		
Planning & Zoning (4191	\$1,000.00	\$560.88	\$439.12	\$938.00	GIS Mapping
Engineer (303)	\$30,000.00	\$0.00	\$30,000.00		

Fee Paid \$30.00

Owner: Cheryl Hanson

Applicant: Cheryl Hanson

General Contractor: Kelly Funk

No. 2024-002

City of Vergas

Construction Permit

IN CONSIDERATION OF The statements and representations made by Cheryl Hanson Applicant, whose client's address is 1106 E. Frazee Ave., Vergas, MN in the application therefore duly filed in this office, which application is hereby made a part hereof, PERMISSION IS HEREBY GRANTED TO said Cheryl Hanson, as owner to Install new siding on barn as described

front or width in feet: _____; side or length in feet _____; height in feet _____; square feet: _____ number of stories _____; contents _____; cubic feet _____; upon that tract of land described as follows:
Lot _____ Block _____; plat or addition 82-000-50-0185-003 which tract is of the size and area specified in said application.

This permit is granted upon the express conditions that said owner or the person to whom it is granted, and his contractors, agents, workmen and employees, shall comply in all respects with the ordinances of the City of Vergas; that it does not cover the use of public property, such as streets, sidewalks, alleys, etc., for which special permits must be secured; and that it does not cover the following: _____ for which special permits must be secured.
(Electrical work, plumbing, heating, plastering, ect. if such there be)

Given under the hand of the Mayor of said City of Vergas and its corporate seal and attested by its Clerk this 17th day of January 2024.

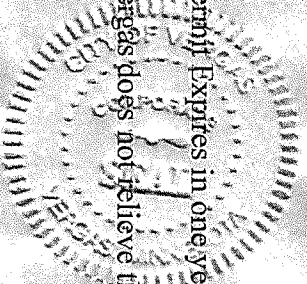
Attest:

Julie Jannery
Clerk

Permit Expires in one year

Natalie Smith
Acting Mayor

Receipt of Construction Permit from the City of Vergas does not relieve the applicant of any Local, County or State permits.



Permit Number: 2624-002 Date Received: 1-11-2014 Parcel Number: 82-000 500.85 003
Any questions regarding construction permit please contact City Clerk-Treasurer by calling 218-302-5996 or stopping by the city office at 111 Main Street Vergas MN.

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 CONSTRUCTION PERMIT WILL BE APPROVED.
- All Electrical work MUST have an electrical permit. That must be obtained separately from a MN State Contract Electrical Inspector (218)342-3345 or (218)849-6059.

Property Description: (NEW CONSTRUCTION ONLY)

Lot _____, Block _____, Addition _____

Property: Width _____ feet, Length _____ 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: Cheryl Hanson

Address of Construction Project: 1106 E Grace Ave

Mailing Address: PO Box 226 Phone: 218-849-9083

1. Permit to (CIRCLE ONE)

Build

Install

Addition

Alter

Move

Demolish

Repair

Remodel

Description of work to be done:

Install New Siding on Barn

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

3. **VALUATION** (not just your cost) of work being completed: \$ 8,000 -

Building Contractor:

Name: Kelly Funk 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 construction 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: [Signature] DATE: 1-16-2024
 Permit expires in one year if project is not complete, please reapply for permit.

CONSTRUCTION APPLICATION SITE PLAN DESIGN
Provided on separate sheet must include the following.

1. Identify and describe the work to be covered by the permit for which application is being made
- A. Sketch of the proposed project including current and proposed structures.
 B. Note the lot size and dimensions and locations of proposed project.

I do hereby say that the facts stated by me in the 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.

Signature of Applicant _____ Date _____ Zoning Official _____ Date _____

FOR OFFICE USE ONLY

S _____ Water Hook-up S _____ Sewer Hook-up
 S _____ Permit Fee S _____ Tar Break Up Deposit
 S 30- Total Fees

Receipt = 153297 Date Paid 1/17 .2025

Signature: [Signature] Date: 01/17 .2024
 (Permitting Authority)

Date Approved by Planning Commission or Clerk-Treasurer: _____ .20__

Planning Commission
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3. Positions

- A. Chair
- B. Vice Chair

Planning Commission
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5. Minutes

December 18, 2023

Files Attached

- 12.18.2023 Planning Commission Meeting Agenda Minutes.pdf

CITY OF VERGAS PLANNING COMMISSION MINUTES

Monday, December 18, 2023

6:00 pm

Vergas Government Service Center

A City of Vergas Planning Commission meeting was held on Monday, December 18, 2023, with the following members present: Bruce Albright, Judy Kvam, Alex Ohman and Rebecca Hasse. Absent: Robert Jacoby. Also present: Clerk-Treasurer Julie Lammers, Utilities Superintendent Mike DuFrane and Darin Allmaras.

Call to Order

Chairman Bruce Albright called meeting to order at 6:00 pm.

Agenda Additions and Deletions

Approved agenda with the addition of 816 Scharf Ave and board member.

Minutes

Motion by Albright, seconded by Kvam to approve minutes for November 27, 2023. Motion carried.

Old Business:

Culvert Ordinance

Lammers provided an updated copy of ordinance 2023-006 adding ordinance 93.371 to the streets chapter in City ordinances and removing ordinance 79 and 85 from our ordinances. Changes were made to the ordinance wording which Lammers will update and bring to the January meeting.

Shoreline Management Ordinance

Commissioners reviewed ordinance line by line and Kvam and Lammers will update for January meeting. A Structure/Shoreline alteration permit will need to be formed. Lammers will contact Otter Tail County regarding a word document form of their ordinance to update the document. Commissioners will review it again at the January meeting.

Updated Vergas Basic Code

Discussed the proposed ordinance book and commissioners requested copies. Lammers stated the ordinances have been updated and written in correct language which will save time in updating our current ordinances and money by not having to have attorney review. Albright asked Lammers to provide a copy of the ordinance book to each of the commissioners and to Mike DuFrane for them to discuss at the January meeting.

New Business

816 Scharf Ave

Darin Allmaras, a citizen looking to buy property at 816 Scharf Ave, questioned replacing the current cabin located on this property with a new home. This is a non-conforming lot with a cabin over the water with a deck. Allmaras requested replacing the cabin with the same footprint as the current building. Commissioners reviewed current ordinances regarding building or expansion of homes and there location to the lakeshore. MN State Statute 394.36 states: Except as otherwise provided by law, a nonconformity, including the lawful use or occupation of land or premises existing at the time of the adoption of an official control under this chapter, may be continued, including through repair, replacement, restoration, maintenance, or improvement, but not including expansion. This cabin may be in MN DNR regulations as the city of Vergas does not have authority if it is between the water and the ordinary high-water mark. Commissioners encouraged Allmaras to seek advice from the MN DNR before proceeding with purchase. Currently the commissioners stated he could replace cabin with the exact same footprint if MN DNR would allow. Commissioners asked Lammers to have the engineering company add a shoreline management line on the zoning map of 1,000 feet from all bodies of water.

Board Member

The city has not found a board member for the Planning Commission, Lammers members for suggestions. Jim

Courneya's name was given.

The meeting adjourned at 9:00 pm.

Secretary,
Julie Lammers, CMC
Vergas City Clerk-Treasurer

Follow Up Actions:

Snow emergency routes.

Updated Shoreline Management Ordinance (Lammers & Kvam)

Lammers, DuFrane, Engineers to review and update Ordinance 79, 85 and Ordinance 93 regarding culverts and right of ways.

Lammers have copies (from a printing company not copied at the City Office) of the proposed ordinance book to distribute to Mike DuFrane and all members of the Planning Commission.

Permit- Structure/Shoreline Alteration needs to be added to permits.

Notification sent to property owners regarding fertilizer; stating no phosphorus to be used and what can be used on lawns.

Wideth add a shoreline management line on the zoning map of 1,000 feet from all bodies of water

Council recommendations:

None.

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6. Status of Council Recommendations

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7. Construction Permits

- A. Permits approved by City Clerk-Treasurer
 - 1. 451 Pelican Ave - shingling, siding and home repairs
- B. Permits needing approval -none
- C. Active Construction Permits

Files Attached

- 2024-001 Construction permit-Pelican Ave.pdf
- 2023 Construction Permits 12.31.2023.pdf

Fee Paid \$150.00

Owner: Jeff Hanson

Applicant: Jeff Hanson

General Contractor: Western Products

No. 2024-001

City of Vergas

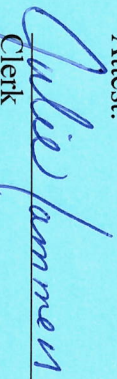
Construction Permit

IN CONSIDERATION OF The statements and representations made by Jeff Hanson Applicant, whose client's address is 451 Pelican Ave., Vergas, MN in the application therefore duly filed in this office, which application is hereby made a part hereof, PERMISSION IS HEREBY GRANTED TO said Jeff Hanson, as owner to Repair shingles, siding, and home repairs as described front or width in feet: _____; side or length in feet _____; height in feet _____ number of stories _____; contents _____; cubic feet _____ square feet; upon that tract of land described as follows: Lot _____ Block _____; plat or addition 82 000 99 0148000 which tract is of the size and area specified in said application.

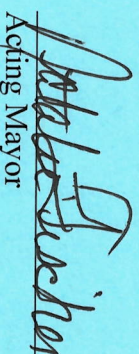
This permit is granted upon the express conditions that said owner or the person to whom it is granted, and his contractors, agents, workmen and employees, shall comply in all respects with the ordinances of the City of Vergas; that it does not cover the use of public property, such as streets, sidewalks, alleys, etc., for which special permits must be secured; and that it does not cover the following: _____ for which special permits must be secured.
(Electrical work, plumbing, heating, plastering, ect. if such there be)

Given under the hand of the Mayor of said City of Vergas and its corporate seal and attested by its Clerk this 10th day of January 2024.

Attest:


Clerk

Permit Expires in one year


Acting Mayor

Receipt of Construction Permit from the City of Vergas does not relieve the applicant of any Local, County or State permits.

2024
Permit Number: 001 Date Received: 4/9/24 Parcel Number: 82-000 99 0148 000
Any questions regarding construction permit please contact City Clerk-Treasurer by calling 218-302-5996 or stopping by the city office at 111 Main Street Vergas MN.

Construction Permit Application

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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 CONSTRUCTION PERMIT WILL BE APPROVED.
- All Electrical work MUST have an electrical permit. That must be obtained separately from a MN State Contract Electrical Inspector (218)342-3345 or (218)849-6059.

Property Description: (NEW CONSTRUCTION ONLY)

Lot _____, Block _____, Addition _____

Property: Width _____ feet, Length _____ 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: Jeff Hanson

Address of Construction Project: 451 Pelican Ave.

Mailing Address: same Phone: 218 298 2631

1. Permit to (CIRCLE ONE)

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

Description of work to be done:

shingle siding home repair.

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

3. VALUATION (not just your cost) of work being completed: \$ 45,270.00

Building Contractor:

Name: Petrow License Number: BC039418 Phone: 218 346 2679

Plumber: (must have MN License)

Name: N/A License Number: _____ Phone: _____

Electrician:

Name: N/A License Number: _____ Phone: _____

Form approved by City of Vergas Council 09 12 2017
Updated 5 16 2022

4. Attached a "Site Plan." showing the proposed location of any new construction 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: [Signature] DATE: 1-09-24
Permit expires in one year if project is not complete, please reapply for permit.

CONSTRUCTION APPLICATION SITE PLAN DESIGN
Provided on separate sheet must include the following.

1. Identify and describe the work to be covered by the permit for which application is being made
 - A. Sketch of the proposed project including current and proposed structures.
 - B. Note the lot size and dimensions and locations of proposed project.

I do hereby say that the facts stated by me in the 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.

Signature of Applicant _____ Date _____ Zoning Official _____ Date _____

FOR OFFICE USE ONLY

S _____ Water Hook-up S _____ Sewer Hook-up
S _____ Permit Fee S _____ Tar Break Up Deposit
S 130. - Total Fees

Receipt = 153292 Date Paid Jan. 9, 2024

Signature: [Signature] Date: 1/10, 2024
(Permitting Authority)

Date Approved by Planning Commission or Clerk-Treasurer: _____, 20__

Form approved by City of Vegas Council 09 12 2017
Updated 5 10 2022

2023 Construction Permits - Vergas MN

Permit No	Issue Date	Parcel Number	Name	Address	Description	Closed	Notes
2021-002-23	4/13/2021	82000500010003	Aaron Scott/Michelle Scott	421 W. Lake ST, Vergas	Build a garage & driveway	JL	
2021-004-23	4/13/2021	82000990269000	Brian & Brenda Tangen	1060 E. Scharf Ave, Vergas	Do shoreline work, remove stumps, trees & clean up, riprap	JL	
2021-007-23	4/13/2021	82000990173000	Charles & Vanessa Boehm	116 Park View DR, Vergas	Build house	JL	
2021-015-23	6/8/2021	8200099008000	Kyle Theisen	275 S. Railway Ave., Vergas	Build 12'12' gazebo, Move	JL	
2021-023-23	7/13/2021	82000990078000	Matt Engebretson	280 1st Ave, Vergas	to Install & repair: Repair damage on house, reshingle	JL	
2021-03-235	8/23/2021	82000990270000	Kirk Johnson	1120 E. Scharf Ave, Vergas	Alter to remove excess large rocks, remove stumps, install erosion control	JL	
2021-041-23	9/27/2021	82000990209000	John Sieling	830 Scharf Ave. E, Vergas	Install/Haul 10 yd crushed asphalt to ,	JL	
					removed 10 yd gravel		
2022-026-24	7/20/2022	82000990170000	Ben Lankow	339 E Frazee Ave. Vergas	Repiar shingles & trim 10/17/23: EXTEND TO 7/20/2024		
2022-033-24	8/8/2022	82000500009000	Frank Vana	606 E Frazee Ave, Vergas	Repair roofing - entry way EXTEND TO 8/8/2024		
2023-001	1/24/2023	82000990055000	Loon's Nest	110 . Main ST. Vergas	REPLACE DOOR	JL	
2023-002	2/27/2023	82000990121000	Anthony Boyd	361 S. Unit Ave. , Vergas	Remove 1 shed, move to slab of current shed, build garage		Not comp-JK 10/23
2023-003	2./27/2023	82000990075000	Dean Haarstick	131 E. Linden St., Vergas	Install-replace windows, repair-replace roof as needed		
2023-004	2/27/2023	82000990164000	City of Vergas	230 Frazee Ave., Vergas	Build gazebo-Veterans Memorial site		Not comp-JK 10/23
2023-005	4/24/2023	82000500037008	Keith Bunkowske	202 S. Town Line RD, Verghas	Repair 7 windows & siding house		
2023-006	4/24/2023	82000990079000	Connie Lee	150 E. Herman ST, Vergas	Remove old roof-replce w/n new pitch & add metal roof sheeting	JL	
					Some siding.		
2023-007	5/22/2023	82000500012004	Cal Miller	311 E.,Scharf Ave, Vergas	Install fence in backyard and utility shed	JL	
2023-008	5/22/2023	82000990224000	Tara & Adam Dresen	88 Park View Drive, Vergas	Repair & stableize ditch easement area according to EOT Soil & Water	JL	
					Conservation district, OTC Plan		
2023-009	5/22/2023	82000990076000	Noah Olds	101 E. Linden Ave., Vergas	Do a complete remodel-New windows, siding, facia,sofit.		Not comp-JK 10/23
					Remove addition & replace with deck		
2023-010	6/13/2023	82000990086000	Franklin Fence	109 1st Ave. S, Vergas	Replace decking & railing, Add railing to N. entrance	JL	
2023-011	6/26/2023	82000500012002	Key Stone Storage & Rental	235 S Frazee Ave., Vergas	Remodeling windows, siding,all doors, deck in back, staicase,ceiling,		Not comp-JK 10/23
					sewer pipes and 2 signs		
2023-012	6/14/2023	82000990079000	Connie Lee	150 E.Herman St., Vergas	Remove old windows, install new	JL	
2023-013	6/14/2023	8200099026900	Brian & Brenda Tangen	1060 E. Scharf Ave, Vergas	Do shoreline work, remove stumps,a couple of trees & clean up area;		
					also add rip rap to shoreline		
2023-014	7/24/2023	82000990226000	Jeff & Sheila Laney	92 Park View DR, Vergas	Install black top driveway- 2,174 sq'	JL	
2023-015	7/24/2023	82000500037002	Elissa Novotny	840 E. Scharf Ave., Vergas	Riprap shoreline140', 6" - 24", repairing rock. Approx 3'- 4' of riprap		

2023-016	7/24/2023	82000990140000	Keith Sandau	361 S. Pelican Ave., Vergas	Repair Garage door & siding, replace 1 piece of house siding	JK
2023-017	8/28/2023	82000990164000	Vergs Pickleball Club	230 E. Frazee Ave., Vergas	Sign & monument	JL
2023-018	8/23/2023	82000990159001	Methodist Church	200 W Main St., Vergas	Reshingle roof	JL
2023-019	8/24/2023	82000990066000	City of Vergas/ JoAnne Knuttila	117 E. Main ST., Vergas	Pull out sink- wasn't working and want to add cabinets below counter	JL
2023-020	8/28/2023	82000990239000	Randy Schrupp	291 Bennett RD., Vergas	Concrete slab behind house-walkout	
2023-021	8/28/2023	82000990192000	Carol Sharp	817 E. Scharf Ave., Vergas	Asphalt driveway	JL
2023-022	9/11/2023	82000990187000	Vergas Assited Living	405 E. Frazee Ave, Vergas	Remove-replace 45' concrete sidewalk & (3) 4' x 4' door stoop	JL
					concrete landings	
2023-023	9/25/2023	82000990305000	Josh Hanson	511 Glenn ST., Vergas	Build 40' x 56' house w/walkout, 2 car garage	
2023-024	9/12/2023	82000990072000	Hanson's Plumbing & Htg	99 Railway Ave., Vergas	Remove & replace cement sidewalk, remove & replace tar in front	JL
					of building & add tar to side of building	
2023-025	9/12/2023	82000500003000	Brett Alger	306 1st Ave. N., Vergas	Install new shingles & doors	
2023-026	8/18/2023	82000990171000	Vergas Apartments, LLC	301 & 315 E. Frazee Ave.	Install new doors	JL
		82000990172000	Vergas Apartments, LLC	350 E. Scharf Ave., Vergas	Install new doors	JL
2023-027	DENIED	82000990228000	Michael Rosendahl	96 Park View Ave., Vergas	Landscape 1/3 of length of the back yard as described in the permit app.	X
2023-028	10/23/2023	82000990262000	Tami Rust	1011 E. Scharf Ave., Vergas	Install landscaping	JL
2023-029	9/25/2023	82000990262000	Tami Rust	1011 E. Scharf Ave., Vergas	Install asphalt driveway	JL
2023-030	10/10/2023	82000990180000	Tom & Judy Wollin	102 Park View DR, Vergas	Replace window	TW
2023-031	10/12/2023	82000990187000	Vergas Assited Living	405 E. Frazee Ave, Vergas	Replace tar in driveway	JL
2023-032	10/23/2023	82000500010001	Aaron Johnson	411 W. Lake ST., Vergas	Fix signs, concrete in existing garage, garage door, sidewalk, rain cap chimney	
2023-033	10/23/2023	82000500038000	John Thiessen	860 E. Scharf Ave., Vergas	Replace deck in same spot	JT
2023-034	10/23/2023	82000990265000	Terry & Julie Karger	1035 E. Scharf Ave., Vergas	Building new home and attached garage	

Not comp-JK 10/23

May 2024

If garage-no, if not, yes - JK 10/23

Planning Commission
2024 January Planning Commission
Vergas Event Center & Zoom Id number 267-094-2170 password 56587
6:00 PM on Monday, January 22, 2024

8. Lawrence Lake Acres Development

Files Attached

- Final - Lawrence Lake Acres Second Addition.pdf

LAWRENCE LAKE ACRES SECOND ADDITION

KNOW ALL MEN BY THESE PRESENTS: That JRMH Holdings, LLC, a Minnesota limited liability company, is the owner and proprietor of that part of Government Lot 2 in Section 25, Township 137 North, Range 41 West of the Fifth Principal Meridian in Otter Tail County, Minnesota, described as follows:

Beginning at an iron monument which designates the southeasterly corner of LAWRENCE LAKE ACRES FIRST ADDITION said plat is on file and of record in the office of the Recorder in said County; thence North 87 degrees 47 minutes 11 seconds West 26.31 feet on an assumed bearing along the southerly line of said LAWRENCE LAKE ACRES FIRST ADDITION to an iron monument; thence westerly continuing along the southerly line of said LAWRENCE LAKE ACRES FIRST ADDITION on a curve concave to the south, having a central angle of 16 degrees 49 minutes 22 seconds and a radius of 217.00 feet, for a distance of 63.71 feet (chord bearing South 83 degrees 48 minutes 08 seconds West) to an iron monument; thence South 75 degrees 23 minutes 27 seconds West 189.20 feet continuing along the southerly line of said LAWRENCE LAKE ACRES FIRST ADDITION to an iron monument; thence westerly continuing along the southerly line of said LAWRENCE LAKE ACRES FIRST ADDITION on a curve concave to the north, having a central angle of 11 degrees 05 minutes 23 seconds and a radius of 283.00 feet, for a distance of 54.78 feet (chord bearing South 80 degrees 56 minutes 09 seconds West) to an iron monument; thence South 86 degrees 28 minutes 50 seconds West 310.52 feet continuing along the southerly line of said LAWRENCE LAKE ACRES FIRST ADDITION to an iron monument; thence northwesterly continuing along the southerly line of said LAWRENCE LAKE ACRES FIRST ADDITION on a curve concave to the northeast, having a central angle of 41 degrees 45 minutes 22 seconds and a radius of 216.00 feet, for a distance of 157.42 feet (chord bearing North 72 degrees 38 minutes 29 seconds West) to an iron monument at the most easterly corner of Lot 11, Block 1 of said LAWRENCE LAKE ACRES FIRST ADDITION; thence South 73 degrees 20 minutes 01 second West 271.24 feet, more or less, along the southerly line of said Lot 11 to the water's edge of Lawrence Lake; thence southerly and southwesterly along the water's edge of said Lawrence Lake to the west line of said Section 25; thence South 00 degrees 22 minutes 38 seconds East 130.80 feet, more or less, along the west line of said Section 25 to the water's edge of said Lawrence Lake; thence easterly and southeasterly along the water's edge of said Lawrence Lake to the southerly line of a tract of land described in Document No. 1275423, said document is on file and of record in the office of the Recorder in said County; thence South 89 degrees 44 minutes 40 seconds East 46 feet, more or less, along the southerly line of said tract of land to an iron monument; thence continuing South 89 degrees 44 minutes 40 seconds East 732.71 feet along the southerly line of said tract of land; thence North 31 degrees 20 minutes 34 seconds East 78.56 feet continuing along the southerly line of said tract of land to the east line of said Government Lot 2; thence North 00 degrees 36 minutes 14 seconds West 647.21 feet along the east line of said Government Lot 2 to the point of beginning.

And they have caused the said land to be surveyed and platted as LAWRENCE LAKE ACRES SECOND ADDITION and they do hereby donate and dedicate to the public for utility purposes the UTILITY EASEMENTS as shown on the herein plat and they do hereby donate and dedicate to the public for road and utility purposes the DEDICATED PUBLIC ROAD as shown on the herein plat. SUBJECT TO easements, restrictions and reservations of record, if any.

IN WITNESS WHEREOF said JRMH Holdings, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

OWNER: JRMH Holdings, LLC

Joshua Roger Michael Hanson, Manager

State of Minnesota)
County of _____)

The foregoing instrument was acknowledged before me, a Notary Public, this _____ day of _____, 20____, by Joshua Roger Michael Hanson, Manager of JRMH Holdings, LLC, a Minnesota limited liability company.

Minnesota Notary Public
My Commission Expires _____

I, Joshua P. Pfeffer, do hereby certify that this plat of LAWRENCE LAKE ACRES SECOND ADDITION was prepared by me or under my direct supervision; that I am a duly licensed 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 set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subdivision 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.

Joshua P. Pfeffer, Registered Land Surveyor
Minnesota Registration Number 57622

State of Minnesota)
County of Becker)

The foregoing surveyor's certificate was acknowledged before me, a Notary Public, this _____ day of _____, 20____, by Joshua P. Pfeffer, Minnesota Registered Surveyor No. 57622.

Minnesota Notary Public
My Commission Expires _____

This plat is hereby approved by the City Engineer of the City of Vergas, Minnesota, this _____ day of _____, 20____.

City Engineer

At a regular meeting of the Planning Commission of the City of Vergas, Minnesota, on the _____ day of _____, 20____ the plat of LAWRENCE LAKE ACRES SECOND ADDITION was recommended for approval.

Clerk-Treasurer

At a regular meeting of the City Council of the City of Vergas, Minnesota, on the _____ day of _____, 20____ the plat of LAWRENCE LAKE ACRES SECOND ADDITION was duly approved.

Mayor

This plat in the City of Vergas is hereby approved this _____ day of _____, 20____.

City Attorney

I hereby certify that the taxes for the year _____ for the lands described within are paid and no delinquent taxes and transfer entered this _____ day of _____, 20____.

County Auditor/Treasurer

I hereby certify that the within instrument was filed in this office for record on this _____ day of _____, 20____ at _____ o'clock _____ M. and was duly recorded as Document No. _____.

County Recorder

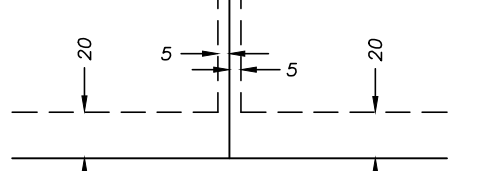
LEGEND

● = Denotes iron monuments found.
○ = Denotes iron monuments set marked with Minnesota License Nos. 46538/50320/57622.

0' 120' 240'
Graphic Scale
Scale: 1 inch = 120 feet

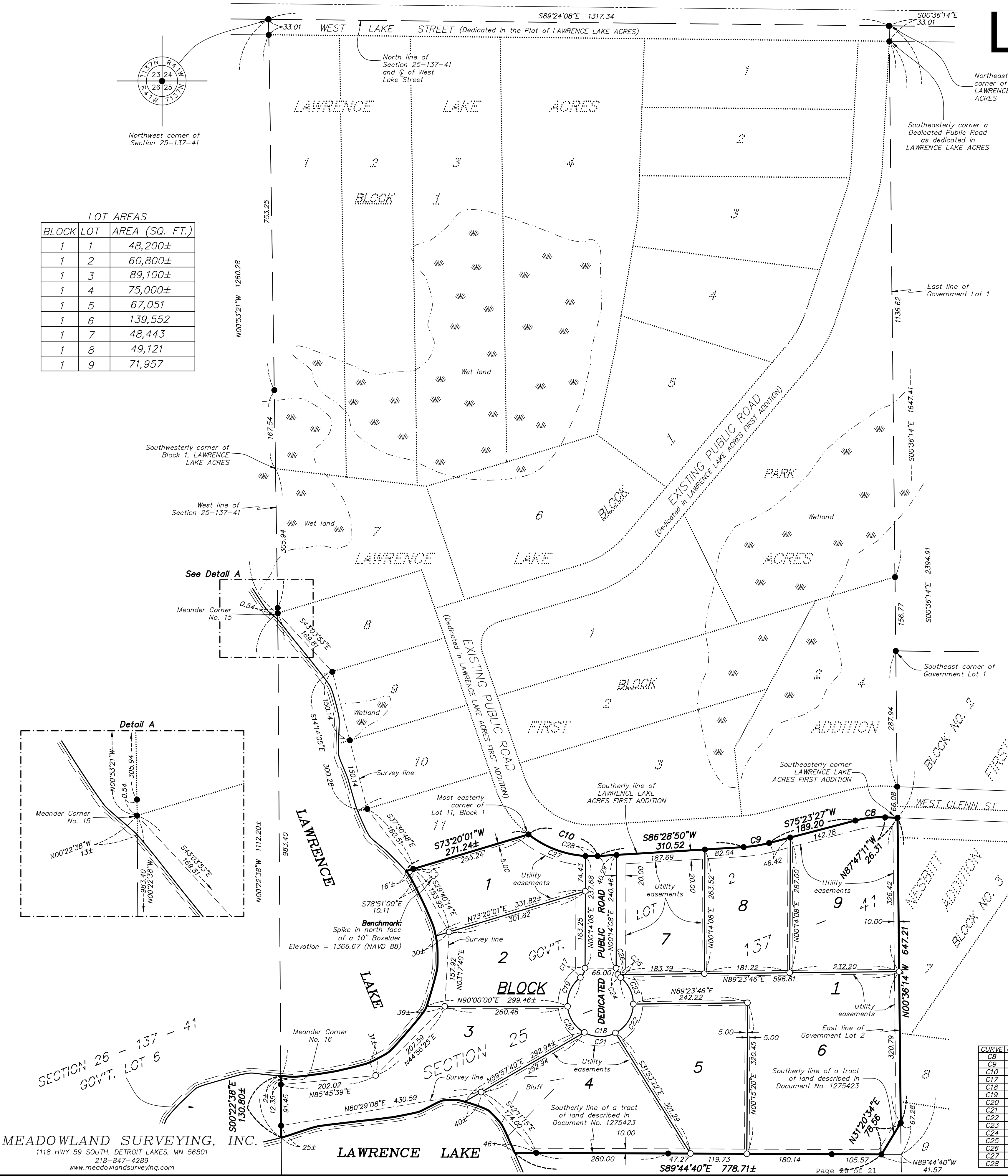
Total platted area = 15.6 Acres, more or less
Dedicated Public Road area = 0.73 Acres (31,709 sq. ft.)

DEDICATED UTILITY EASEMENTS:



Being 5 feet in width adjoining lot lines and being 20 feet in width adjoining road right of way lines in the plot unless otherwise noted on the plat drawing.

LOT AREAS		
BLOCK	LOT	AREA (SQ. FT.)
1	1	48,200±
1	2	60,800±
1	3	89,100±
1	4	75,000±
1	5	67,051
1	6	139,552
1	7	48,443
1	8	49,121
1	9	71,957



MEADOWLAND SURVEYING, INC.
1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501
218-847-4289
www.meadowlandsurveying.com

Planning Commission
2024 January Planning Commission
Vergas Event Center & Zoom Id number 267-094-2170 password 56587
6:00 PM on Monday, January 22, 2024

9. Old Business

- A. Ordinances
 - 1. Shoreline Management Ordinance
 - 2. Updated Vergas Basic Code
- D. Nuisance Properties within Vergas
- E. Vergas Zoning Map
- F. Sunset Strip
- G. W Lake Street