



MEMORANDUM

DATE: December 11, 2017
TO: Chairperson Hetzel, Members of the Planning Commission, Interim Administrator Meyer
FROM: Cynthia Smith Strack, Community Development Director
RE: Item 6.2 Minor Subdivision Request: Eyrich PID 200010230

REQUEST SUMMARY

PZ Task: Review request for minor subdivision. Recommend action to City Council

Overview: Eldina Eyrich has applied for a minor subdivision to split PID 200010230, two base lots under one address and PID, as illustrated in the attached sketch. The split will enable sale of the south base lot, abutting State Street.

History/Locale: Locale is established low density residential

Applicant: Eldina Eyrich

Planned Use: Low density residential

Zoning Classification: Zoning, current: R-3 Single and Two Family Low to Medium Density Residential

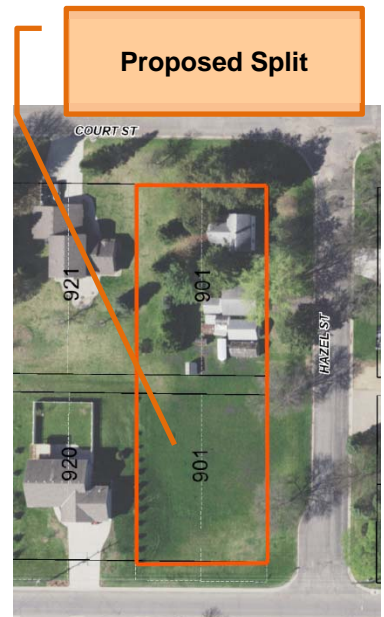
Review: Section 1207 of the Code provides for minor subdivision review. For parcels that are less than 10 acres, the City Council must authorize the split by resolution. Both resulting parcels meet minimum lot area, width, and structural coverage requirements of the R-3 District. The survey illustrates a shed in the public ROW (alley). It is noted a total of five (5) detached accessory structures already exist on the proposed Tract 1. Several of the existing detached structures do not meet required setbacks.

Attachments to Report: (a) Application and survey
(b) Draft Resolution No. 17-028

Action Options: Action on Resolution 17-028 recommending approval or denial (specify) minor subdivision to City Council.

Staff Recommendation: Approval, with conditions specified in Resolution 17-028, including, but not limited to:

- The shed illustrated on the certificate of survey situated in the alley right of way shall be removed.
- No additional detached accessory structures shall be allowed on proposed Tract 1 unless standards pertaining to accessory structures, including but not limited to, the maximum number of detached accessory structures allowed per lot and required setbacks are achieved.





City of Belle Plaine

218 Meridian Street North • Belle Plaine, MN 56011 • 952-873-5553

Permit Type: Z-Minor Subdivision
Parcel No.: 200010230
Work Valuation: \$0.00

Permit No.: **D-170021**
Approved Date:
Expiration Date: 01/22/18

For ELECTRICAL inspections, call 507-665-3205, between 7:00-8:30 a.m.
ALL OTHER inspections call 952-873-5655, 24 hours in advance.



Owner Information:

EYRICH, ELDINA M
901 COURT ST W
BELLE PLAINE MN 56011

Contractor Information:

Work Description/Requirement:

Fee Description:

Minor Subdivision Fee	\$250.00		
TOTAL FEE:	\$250.00	PAID:	\$0.00

901 COURT STREET WEST

THIS PERMIT MUST BE POSTED AT THE ABOVE WORK ADDRESS AT ALL TIMES

Annex	CUP	Home Occ.	Interim Use	Move Building	Non - Conform	Plan Consid.	PUD	Variance
Driveway	Land Excavation		Land Fill	Rental		ROW	Sign	



City of Belle Plaine
 218 N. Meridian Street
 P.O. Box 129
 Belle Plaine, MN 56011

Community Development Department
 Phone: 952-873-5553
 Fax: 952-873-5509
 www.belleplainemn.com

Fee: \$

PLANNING CONSIDERATION APPLICATION

PROPERTY	Address: 901 W. Court St.		Belle Plaine, MN	P.I.N: 200010730
Lot Number: 005/006	Block Number: 016	Subdivision: Cd 20001		
Zoning: Res Hstd				
APPLICANT	<input type="checkbox"/> Owner	Name: Linda Worm	Phone: 952-467-3397	
Address: 15605 94th St.		Young America MN. 55397	Cell: 612-720-9601	
E-mail: nvafoodshelf@gmail.com		Fax:		
OWNER		Name: Eldiva Eyrieh	Phone: —	
Address: 901 W. Court St.		Belle Plaine	Cell: —	
E-mail:		Fax:		

APPLICATION TYPE: (Check all that apply)

- | | | | | | |
|--|-------|--|---------|---|-------|
| <input type="checkbox"/> Concept Plan-Subdivision | \$200 | <input type="checkbox"/> Site Plan | \$100 | <input checked="" type="checkbox"/> Minor Subdivision | \$250 |
| <input type="checkbox"/> Preliminary Plat Approval | \$500 | <input type="checkbox"/> Rezoning | \$200 | <input type="checkbox"/> Alley/Street Vacation | \$500 |
| <input type="checkbox"/> Final Plat Approval | \$500 | <input type="checkbox"/> Comp Plan Amend | \$1,000 | <input type="checkbox"/> Easement Vacation | \$500 |
| <input type="checkbox"/> Other (bldg. materials, landscape, lighting, parking & misc. plans) | | | | | |

Improvement Description:

Attached to this application and made a part thereof, are:

- | | | | |
|---|---|---------------------------------------|---|
| <input type="checkbox"/> Concept Plan | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Sketch of Improvement Layout |
| <input type="checkbox"/> Plans & Specifications | <input type="checkbox"/> Photographs | <input type="checkbox"/> Other: _____ | |

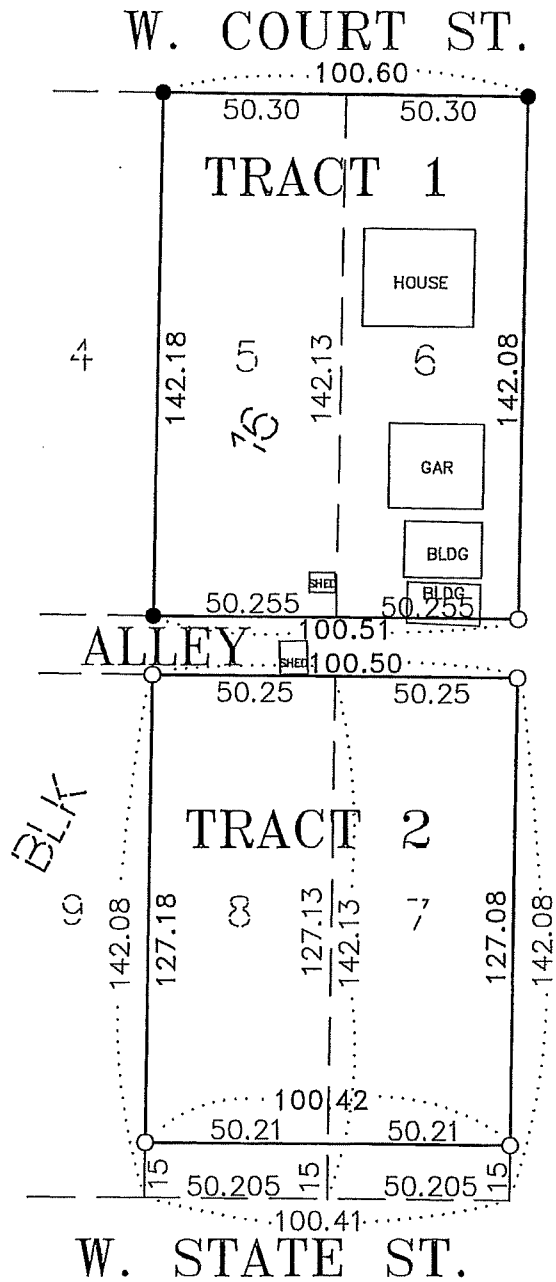
I certify that I am the applicant named herein; that I have familiarized myself with the rules and regulations with respect to preparing and filing this application that the foregoing statements and answers herein contained and the information on the attached maps or site plans and any other documents submitted herewith are in all respects true and accurate to the best of my knowledge and behalf.

APPLICANT SIGNATURE: Linda Worm DATE: 11-1-17
 OWNER(S) SIGNATURE: Eldiva Eyrieh DATE: 11-1-17

OFFICE USE ONLY

Date Received: 11/22/17	Form of Payment: Check 6529	Transaction Number: 26081681
Application Fee: \$250.00	Date: 11/22/17	Collected By: CLS
Reviewed by Community Development Director	<input type="checkbox"/> Application Complete	Date:
Reviewed by Planning Commission	<input type="checkbox"/> Tabled <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Date:
Reviewed by City Council	<input type="checkbox"/> Tabled <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Date:

CERTIFICATE OF SURVEY



N. HAZEL ST.

TRACT 1 DESCRIPTION

Lots 5 and 6, Block 16, City of Belle Plaine, Scott County, Minnesota.

TRACT 2 DESCRIPTION

Lots 7 and 8, Block 16, City of Belle Plaine, Scott County, Minnesota, EXCEPT the South 15.00 feet thereof.

I hereby certify that this survey, plan, 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.

[Signature]

AVERY GROCHOW, LS

DATE 11/20/17 REGISTRATION NO. 15475

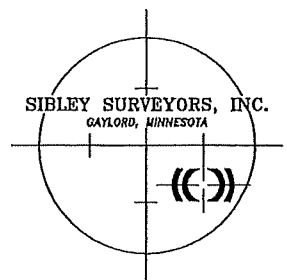
LAND SURVEY FOR
ELDINA EYRICH
LOTS 5 & 6 AND PART OF LOTS 7 & 8,
BLOCK 16, ORIGINAL TOWN
BELLE PLAINE, MINNESOTA

- DENOTES IRON PIPE FOUND
- DENOTES IRON PIPE SET BY RLS NO. 15475

SCALE: 1 INCH = 50 FEET

Nov., 2017

FILE NO. 2115



**BELLE PLAINE PLANNING COMMISSION
RESOLUTION PZ 17-028**

**A RESOLUTION RECOMMENDING APPROVAL OF A MINOR SUBDIVISION OF
PROPERTY AT 901 COURT STREET WEST**

PID 200010230 (parent parcel)

Legal:

**Parent Parcel: Lots 5-8, Block 16 except the south 15 feet of Lots 7 and 8 City of Belle Plaine,
Scott County, Minnesota**

Proposed:

**Tract 1: Lots 5 and 6, Block 16, City of Belle Plaine, Scott County, Minnesota
Tract 2: Lots 7 and 8, City of Belle Plaine, Scott County, Minnesota, except the south 15 feet
thereof**

WHEREAS, Eldina Eyrich has applied for a minor subdivision of property at 901 Court Street West; and,

WHEREAS, the subject property's planned use under the 2008 Comprehensive Plan is low density residential; and,

WHEREAS, the subject property is zoned R-3 One and Two Family Residential; and,

WHEREAS, the Planning Commission has reviewed the proposed minor subdivision sketch attached hereto as Attachment A; and,

WHEREAS, The Planning Commission has reviewed the following criteria for approving a minor subdivision and has found:

1. The proposed minor subdivision results in two lots of record, each which satisfy the minimum lot size and minimum lot width performance standards of the applicable underlying zoning classification with the exception of existing accessory structures.
2. The proposed minor subdivision request, subject to the condition below, is consistent with the requirements of §1207 of the City Code relating to minor subdivisions.

WHEREAS, If approved, no further administrative subdivision of either Parcel A or Parcel B is allowed until five years after the date of Council approval. Any further split or combination of either Parcel A or Parcel B in the aforementioned time period shall be subject to a formal platting process.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BELLE PLAINE THAT: It hereby recommends the City Council approve a minor subdivision as requested by Eldina Eyrich, contingent upon the following:

1. The lot split shall be as represented in a certificate of survey dated November 20, 2017 and attached hereto as Attachment A.
2. Deeds shall be created for both resulting parcels and submitted to the City for administrative review prior to filing with the Scott County Recorder's Office.
3. An existing accessory structure encroaching into the public alley shall be removed prior to the filing of deeds for either resulting tract.
4. No additional detached accessory structures shall be allowed on proposed Tract 1 unless standards pertaining to accessory structures, including but not limited to, the maximum number of detached accessory structures allowed per lot and required setbacks are achieved.
5. This approval shall expire unless deeds are filed with the County within ninety (90) days of approval by the City Council.

The adoption of the foregoing resolution was duly moved by Commissioner _____ and seconded by Commissioner _____, and after full discussion thereof and upon a vote being taken thereon, the following Commissioners voted in favor thereof: _____.

and the following voted against the same: _____.

Whereupon said resolution was declared duly passed and adopted. Dated this 11th day of December, 2017.

Anthony Hetzel
Chairperson

Cynthia Smith Strack
Community Development Director

**ATTACHMENT A
PROPOSED MINOR SUBDIVISION**

