

BAXTER



"A Growing Community"

Planning and Zoning Commission Agenda April 12, 2016 @ 6:00 p.m.

1. **Call to Order**
2. **Roll Call**
3. **Approval of regular meeting minutes from March 8, 2015**
4. **Commission Comments and Questions.**

ALL OLD AND NEW BUSINESS ITEMS ARE OPEN FOR PUBLIC COMMENT

5. **Old Business**
None

6. **New Business**

- A. PUBLIC HEARING. Conditional Use Permits to allow cumulative accessory building square footage to exceed 1,800 square feet and to allow grading within a shoreland area for property located 6245 Paris Rd. Lots 3 and 4, Paris Acres, Section 24, Township 133, Range 29 (City file 16-03)

Requested by: Greg & Betty DenHerder 6245 Paris Road Baxter, MN 56425

- B. PUBLIC HEARING. Conditional Use Permits to allow grading in the shoreland overlay district for a garage and yard improvements for property located 13230 Timberlane Dr. (Lot 2, Block 4 Parkwood, Section 12, Township 133, Range 29 (City file 16-09)

Requested by: Mike Patrick 13230 Timberlane Drive Baxter, MN 56425

- C. PUBLIC HEARING. Zoning Text Amendment to allow convenience stores/meat markets (without motor fuel stations) with an accessory propane fill station as a conditional use in the Regional Commercial District and a conditional use permit to allow a propane fill station at Von Hanson's Meats located at 15811 Audubon Way. (Lot 5, Block 1 The Nature Learning Trail Business Plat, Section 21, Township 133, Range 28 (City file 16-08)

Requested by: Ben VonBank (VonHanson Meats) 15811 Audubon Way Baxter, MN 56425

7. **Other Business**
8. **Adjournment**

PLANNING & ZONING COMMISSION MINUTES
March 08, 2016 - 6:00 p.m.

CALL TO ORDER

The regular meeting of the Planning and Zoning Commission was called to order at 6:00 p.m.

MEMBERS PRESENT: Commissioner Steve Lund, Gwen Carleton, Bob Ryan and Council Liaison Steve Barrows

MEMBERS ABSENT: Chair Bob Kinzel and Commissioners Howie Oswald

STAFF PRESENT: Community Development (CD) Director Josh Doty and Planner Matthew Gindele

OTHERS PRESENT: Sean Raboin and Bruce Kennedy

APPROVAL OF MINUTES

MOTION by Commissioner Carlton, seconded by Commissioner Lund to approve the minutes from the November 10, 2015 meeting as presented. Motion carried unanimously.

PUBLIC HEARINGS

*All items under old and new business items will go to City Council on
March 15, 2016 if not tabled, continued or otherwise noted.*

Acting Chair Ryan stated that this Commission is advisory and the final approval/denial is given at the City Council Meeting on March 15, 2016 at 7:00 pm.

OLD BUSINESS

None

NEW BUSINESS

1. PUBLIC HEARING. Conditional Use Permits to allow a drive through and related site improvements including a low floor elevation exception for Riverwood Bank for property located at 14540 Edgewood Drive. Lot 2, Block 1 of Target Addition to Baxter, Section 11, Township 133, Range 29 (City file 16-04)

Requested by: HTG Architects on behalf of Riverwood Bank 14091 Baxter Dr. Suite 201A
Baxter, MN 56425

Acting Chair Ryan asked CD Director Doty to review the application with the Commission. CD Director Doty explained that the applicant is requesting a conditional use permit to allow a drive through and related site improvements for Riverwood Bank for property located at 14540 Edgewood Drive, with a coffee shop tenant included. CD Director Doty stated that the second conditional use permit for a lower level has been pulled due to site location testing. CD Director Doty reviewed the location on a map, a site plan, relocated access points, site functions, building and landscaping plan and staff has reviewed the application for this approval and will again at the time of building permit. Staff looked at

right-of-way and requested an additional 7 ft. Being this is not a plat, the City can not take the right-of-way and can only request it. Staff is requesting the 7 ft. however staff has not heard back at this time, therefore the request is a condition of approval. A traffic analysis is proposed for this area and requested widening of Clearwater Rd or a turn lane. The applicant has revised the site plan to include a turn lane for this project and it will be incorporated with the city wide project this summer.

CD Director Doty stated that a trail/pedestrian crossing is also being looked at for the Clearwater Rd. Currently there are cross walks and a trail planned around the bank site. Staff is recommending and has added conditions to the resolution, that the side walk on the north side be continued to the northeast corner and the trail connection continue the complete length of the property on the Clearwater Rd side of the project. Staff has reviewed all of the conditions regarding the drive through and all of the conditions for a drive through have been met, including landscape as screening. CD Director Doty reviewed the hours of operations provided and stated that the Utilities Commission has recommended approval with the five conditions in the resolution. An administrative review of the architectural ordinances did take place and the applicant met the requirements. Staff is recommending approval of the conditional use permit as stated in the revised resolution. CD Director Doty reviewed pictures with the Commission of the Riverwood Bank in Monticello.

Commissioner Lund asked for clarification on the 7 ft. of right-of-way, and how much the 7 ft. will take away from the site plan. CD Director Doty showed that area on a map, indicating that it would narrow up trail location. Commissioner Lund confirmed it would not disrupt their parking, CD Director Doty indicated that was correct. Commissioner Lund moved to the east side and asked if there was additional room for parking should it be needed in the future, CD Director Doty stated that is correct.

Acting Chair Ryan opened the public hearing.

Mr. Sean Rabion and Bruce Kennedy of HTG Architects representing the applicant approached. Mr. Rabion stated that CD Director Doty did a great job explaining the project. He stated that Riverwood Bank has outgrown its current location across the street and is very excited about this project. Mr. Rabion stated that the applicant understands the majority of the requests, however they do have a few concerns. He stated the trail along Clearwater Rd. is a concern, especially since there is not a definitive plan for the bridge over Clearwater at this time. He asked for an amendment to the resolution allowing construction of the trail to occur in coordination with the construction of the bridge. If the trail is installed now, it may need to be torn up for the future bridge plan and that could be costly. Mr. Rabion drove the site and would propose to do as Aldi did, which is to install a connection for a future trail. He also spoke of the north side and explained the grade change that makes it difficult for the sidewalk to continue. He was unsure of how that would work and of the cost associated with the sidewalk. Mr. Raboin stated that the 8-12 ft. path is standard, his concern is that the trail would be tight at 8 ft. He asked if the Commission had any questions for him or Mr. Kennedy.

Acting Chair Ryan closed the public hearing.

Motion by Commissioner Lund, second by Commissioner Carleton to recommend the City Council approve the conditional use permit to allow a drive through and related site improvements for Riverwood Bank for property located at 14540 Edgewood Drive as presented in the revised resolution by staff.

Commissioner Lund asked CD Director Doty for a couple of clarifications. One being the pedestrian trail along Clearwater Rd., does the Clearwater project this summer have any pedestrian trails involved, CD

Director Doty indicated that it did not. Commissioner Lund clarified that the right-of-way would allow for it in the future, CD Director Doty confirmed that it would. Commissioner Lund asked if the lower level basement portion of the conditional use permit was going to come back to the Commission at a later date. CD Director Doty stated that there were a few different options and staff and the applicant are trying to navigate the code and building requirements for a basement. CD Director Doty stated that if a basement is not allowed than a modification of the site plan would take place in order to relocate the mechanical equipment.

Motion carried unanimously.

2. PUBLIC HEARING. Conditional Use Permit to allow grading of a riparian lot for a new slab on grade home for property located within the shoreland overlay district at 13179 Homestead Dr. N 200Ft. of S. 1100Ft. of Lot 4 Subj to road easement of rec. Section 7, Township 133, Range 28 (City file 16-05)

Requested by: Trevor & Jennifer Harting 13246 Timberlane Dr. Baxter, MN 56425

Acting Chair Ryan asked Planner Gindele to review the application with the Commission. Planner Gindele explained that the applicant is requesting a conditional use permits to allow grading of a riparian lot (Perch Lake) for a new slab on grade home for property located within the shoreland overlay district at 13179 Homestead Dr. The applicant would like to start in April with the construction of their new home as their home has sold. Planner Gindele explained the impervious surface being 3 percent of the lot, the lot is larger than required, the lot does have city services and the ability to be split into 4 lots and the string line rule is going to be used on this lot meeting the required setbacks. The applicant has provided erosion control plan, grading plan and the Utilities Commission is recommending approval with a few conditions in the revised resolution. Planner Gindele reviewed aerial views of the property and the survey showing a potential subdivision in the future if they chose to at a later date and the string line rule. Staff is recommending approval with the conditions set forth in the revised resolution.

Acting Chair Ryan stated that the string line rule has been an issue in the past, he asked that they resolve this know so at a later date the Commission is not looking at a variance later for the deck during construction. Acting Chair Ryan asked if the applicant is aware of the assessment charges, Planner Gindele stated that he was not involved in those conversations, however the applicant has spoken the Finance Director before speaking to him about the house. Commissioner Lund asked if the four lots were subdivided in the future, what would the impervious be on the one lot. Planner Gindele indicated that he had not figured that number to date but had brought the concern up to the applicant that they may not be able to subdivide if they would be creating a lot that did not meet the impervious surface requirement. Gindele stated that since the applicant is not subdividing at this time, the City cannot deny the CUP application based on a hypothetical future scenario that may or may not arise. The Commission asked about the future potential purchase of the lots and the impervious surface that could play in the future. Planner Gindele explained a few different options for subdivision.

Acting Chair Ryan opened the public hearing, there was no one to speak regarding this application.

Acting Chair Ryan closed the public hearing.

Motion by Commissioner Carleton, second by Commissioner Lund to recommend the City Council approve the conditional use permit to allow for a grading of a riparian lot for a new slab on grade home for

property located within the shoreland overlay district at 13179 Homestead Dr. as presented by staff in the revised resolution. Motion carried unanimously.

OTHER BUSINESS

None

ADJOURNMENT

MOTION by Commissioner Carleton, seconded by Commissioner Lund to adjourn the meeting at 6:46 p.m. Motion carried unanimously.

Approved by:

Submitted by:

Acting Chair Bob Ryan

Shanna Newman CD Administrative Assistant



TO: Baxter Planning and Zoning Commission

FROM: Matthew Gindele, Planner

REVIEWED BY: Josh Doty, Community Development Director

DATE: April 12, 2016 Planning and Zoning Commission Meeting

REQUEST: **PUBLIC HEARING. Conditional Use Permit** to allow cumulative accessory building square footage to exceed 1,800 square feet and to allow grading within a shoreland area for property located 6245 Paris Rd.

APPLICANT: Tim Schulke (Elite Construction)

ZONING: R-1, Low Density Residential

1. Application Request

The applicant (Tim Schulke with Elite Construction) has submitted an application for property owner Greg DenHerder proposing to construct a 704 square foot detached garage and is requesting a conditional use permit (CUP) to allow cumulative accessory building square footage to exceed 1,800 square feet. The applicant is also requesting a CUP to allow grading related to the construction of the accessory structure within the shoreland zoning district of the Mississippi River.

2. Context

Adjacent Land Use and Zoning

	Adjacent Land Use	Zoning
North	Vacant Residential	R-1, Low Density Residential
East	Vacant Residential & HWY 371	R-1, Low Density Residential
South	Mississippi River	N/A
West	Vacant Residential	R-1, Low Density Residential

Characteristics of the Site

The subject property contains two separate lots along the Mississippi River just west of the 371 bridge on the City's southern border both of which are approximately 3.5-4 acres in size and total 7.48 acres together. The site has varying topography with the majority of the site having a gradual slope toward the Mississippi River. A bluff with a steep bank dropping approximately 40 feet down to the river extends along the entire length of the river on the southern end of the property. The property is mildly wooded with pockets of a mix of oak and pine scattered across the landscape. A single family home with attached garage is situated in the center of the western lot at the building

setback line from the river. A small landscaping feature containing a moat-like structure is also situated on the western lot partially located within the setback line from the river behind the home. The property has lakeshore on the Mississippi River and is therefore, located in the shoreland overlay district which extends 300 feet out from the river. The proposed detached garage, in addition with the existing impervious surface, would expand the total impervious surface to approximately 8 percent which complies with the 25 percent impervious surface maximum requirement of the shoreland district. The Shoreland Overlay district requires a 150 foot setback from the OHWL at this location on the river,

3. Analysis of Request

Conditional Use Permits

The applicant is requesting a CUP to allow cumulative accessory building square footage to exceed the maximum 1,800 square feet. With this request, the applicant has also submitted an application for and administrative lot split to combine two parcels into a single parcel. The existing home on the property currently has an attached garage totaling 1,250 square feet in size. The applicant is proposing to construct a 704 square foot detached garage which would put the total accessory structure square footage at 1,954 square feet when the Code allows only 1,800 square feet. The Code does, however, allow, by CUP, for accessory structure square footage to exceed 1,800 square feet in the R-1 district, subject to the following conditions:

1. The accessory building shall be a minimum of fifty feet (50') from both side and rear lot lines.
2. The accessory building is located rearward of the front line of the principal structure.
3. The accessory building meets all of conditional use permit standards in this chapter and chapter 7 of this title.

The location of the proposed accessory structure is situated rearward of the front line of the principal structure and is on the current lot line dividing the property owner's lots which does not meet the required 50' setback. However, with approval of the application to combine the lots, the proposed structure will meet the setback requirement. Approval of the administrative lot split has been added as a condition to the approving resolution.

A review of the general CUP standards is included at the end of this report.

The applicant is also requesting a CUP to allow grading/filling in a shoreland area for the construction of a detached accessory structure and for filling/grading of the landscape feature containing a moat-like structure. The Shoreland Overlay District allows grading and filling with a conditional use permit, subject to the following conditions:

1. The smallest amount of bare ground is exposed for as short a time as feasible;
2. Temporary ground cover, such as sod, is planted;
3. Methods to prevent erosion and trap sediment are employed;
4. Fill is stabilized to accepted engineering standards.

A CUP shall not be issued until the city determines how to protect the river by mitigating erosion and stormwater drainage during and after construction, visual impacts or any other impact caused by construction. The applicant has submitted a best management practices (BMP) plan for staff's review and approval to identify the methods to protect the river during construction. With the implementation of the BMP plan, staff finds that the lake would be protected during and after construction.

Staff has also reviewed the request against the general CUP standards. Section 10-7-4 of the Zoning Ordinance defines the criteria for reviewing and processing a conditional use permit (CUP). Specifically:

- A. *Excessive Burden: The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.*

The proposed garage will not create a burden on existing parks, schools, streets and other public facilities because the surrounding area has already been developed and the proposed garage matches the surrounding development pattern.

- B. *Compatibility: The use shall be compatible with adjacent land uses so that existing uses will not be depreciated in value and there will be no deterrence to development of vacant land.*

The garage is compatible with adjacent residential land uses and will not depreciate adjacent property value.

- C. *Appearance: The use shall have an appearance that will not have an adverse affect (sic) upon adjacent properties.*

The proposed garage will not have an adverse effect on adjacent properties because it will be consistent in appearance with the existing home and the surrounding area.

- D. *Overall Needs: The use, in the opinion of the planning and zoning commission shall be reasonably related to the overall needs of the city and to the existing land use.*

The garage is consistent with the city's land use plan for the property and meets overall needs.

- E. *Consistent With Purpose: The use shall be consistent with the purposes of this title and purposes of the zoning district in which the applicant intends to locate the proposed use.*

Accessory structures are a permitted accessory use in the R-1 zoning district and therefore, the proposed garage is consistent with the purpose of the R-1 zoning district. The applicant has submitted a plan that meets the city's zoning requirements with the granting of this CUP as long as all conditions are met.

- F. *Comprehensive Plan: The use shall not be in conflict with the comprehensive plan of the city.*

The use is not in conflict with the comprehensive plan of the city.

- G. *Traffic: The use will not cause traffic hazard or congestion.*

The use will not cause a traffic hazard or congestion.

- H. *Facilities: The use shall have adequate utilities, access roads, drainage and necessary facilities.*

The site has adequate utilities, access, drainage and necessary facilities.

4. Recommendation

Staff recommends approval of the conditional use permit subject to the findings and conditions in the attached resolution.

Attachments

1. Draft Resolution Approving the CUP
2. Site Location Map
3. Narrative
4. Site Survey
5. Grading and Drainage Plan
6. Elevations
7. Site Photos

**CITY OF BAXTER, MINNESOTA
RESOLUTION 16-____**

**RESOLUTION APPROVING CONDITIONAL USE PERMITS FOR GRADING AND FILLING
WITHIN A SHORELAND DISTRICT TO THE MISSISSIPPI RIVER AND TO ALLOW
CUMULATIVE BUILDING SQUARE FOOTAGE TO EXCEED 1,800 SQUARE FEET FOR 704
SQUARE FOOT ACCESSORY STRUCTURE FOR PROPERTY LOCATED AT 6245 PARIS
ROAD (CITY FILE NUMBER 16-03)**

WHEREAS, Tim Schulke with Elite Construction ("the applicant") has requested approval of a conditional use permits for property legally described as follows:

Lots 3 and 4, Paris Acres, Section 24, Township 133, Range 29, and;

WHEREAS, the Planning and Zoning Commission has reviewed the request at a duly called Public Hearing on April 12, 2016 and recommends approval, and;

Whereas, the City Council considered the Planning and Zoning Commission recommendation at their April 19, 2016 meeting;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF BAXTER, MINNESOTA, that it should and hereby does approve the request for conditional use permit subject to the following findings and conditions:

1. The conditional use permit allows for grading related to the construction of a 704 square foot detached accessory structure within the shoreland zoning district of the Mississippi River, in accordance with the application and plans received by the city on February 11, 2016, except as may be amended by this resolution, based on the finding that all applicable conditional use permit standards have been met.
2. The conditional use permit allows for the filling and grading of a landscape structure containing an in-ground water feature within the shoreland zoning district of the Mississippi River, in accordance with the application and plans received by the city on February 11, 2016, except as may be amended by this resolution, based on the finding that all applicable conditional use permit standards have been met.
3. The conditional use permit allows for the construction of a 704 square foot detached accessory structure to exceed the maximum allowed cumulative square footage of 1,800 square feet, in accordance with the application and plans received by the city on February 11, 2016, except as may be amended by this resolution, based on the finding that all applicable conditional use permit standards have been met.

4. The applicant shall install silt fence on the property. Erosion control must be maintained on the property throughout construction until the ground cover is established.
5. Methods such as temporary ground cover shall be used as necessary to prevent erosion and trap sediment.
6. Any fill shall be stabilized to accepted engineering standards.
7. The graded areas shall be sodded or hydro-seeded. Direct seeding may only be used in areas that have an irrigation system.
8. Building permits are required prior to beginning construction.
9. **Prior to issuance of a building permit, the applicant shall legally combine the two lots into one in order to maintain a 50 foot setback from the property line.**
10. Approval shall expire within one year of the date of approval unless the applicant commences the authorized use and completes the required improvements.

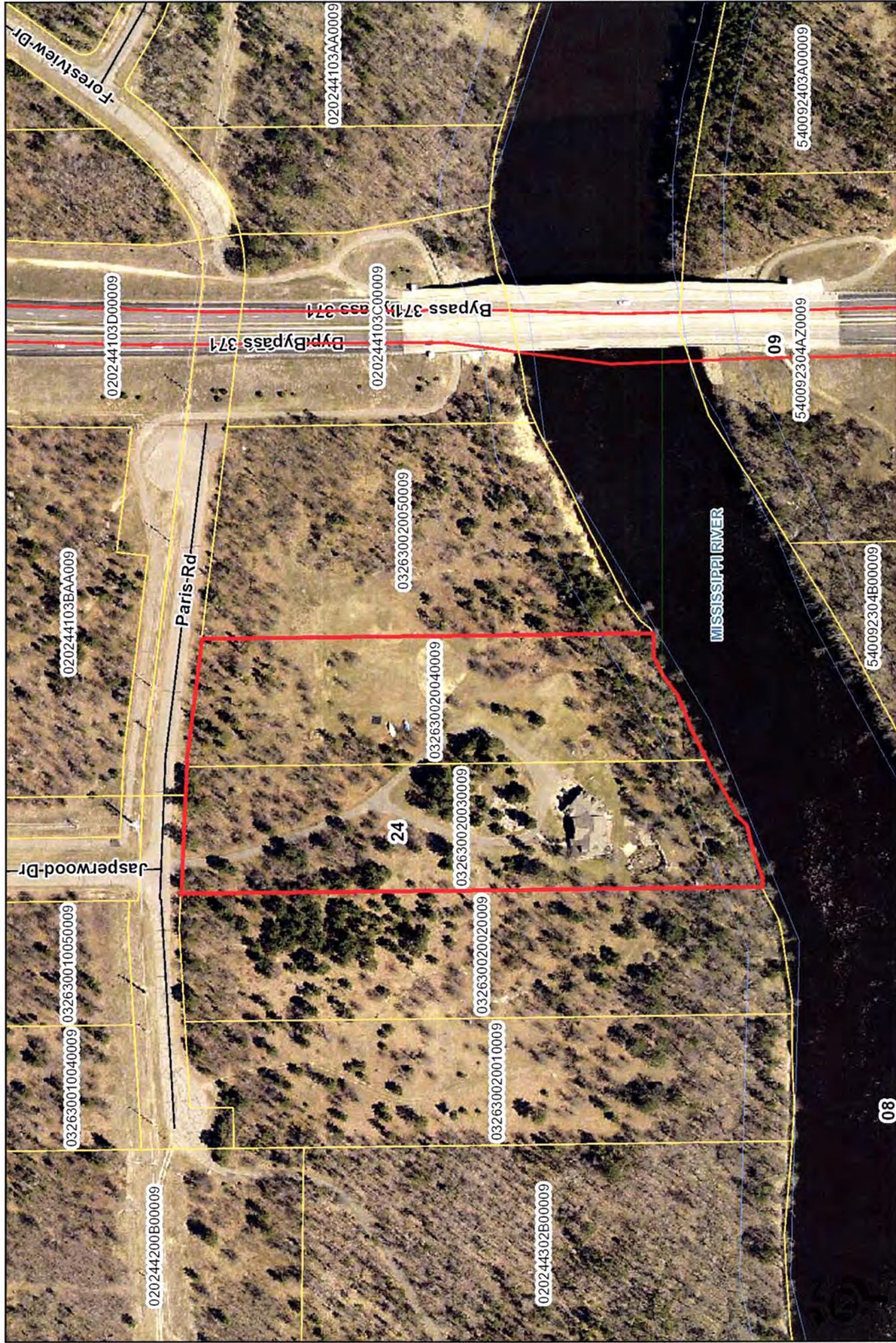
Whereupon, said Resolution is hereby declared adopted on this 19th day of April, 2016

Darrel Olson, Mayor

ATTEST:

Kelly Steele, City Clerk

City Seal



08

These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.



Greg & Betty Den Herder – 6245 Paris Road

Conditional Use Permit – Submission

1. Join Lots 3 & 4 will be first procedure if CUP is approved.
2. Request to build new detached Accessory Structure (154 SF).
3. Request to construct new Gazebo (180 SF)

Join Lots: It is clearly understood by the Applicant/Owner's that the Lots will need to be joined in order to fulfill the CUP Setback requirements of 50' in the City Ordinance. Completed Application and required fees are ready to be provided to the City, upon approval of the CUP. In the event the CUP is denied, the Applicant/Owner's will not join the two lots.

New Accessory Structure: the Applicant/Owners are requesting a CUP for a new detached Accessory Structure. The ordinance allows for 1,800 SF of total Accessory structure – the new detached structure (22'x32') will exceed the allowable limits by 154 SF, as the property has 1,250 SF of existing attached accessory structure.

We foresee no impacts to neighboring lots/parcels.

Plans are attached, and a photo of existing garage is also attached. Construction will consist of a slab on grade foundation, 2x6 framing, engineered truss system and exterior finishes to match existing structure.

Building to be utilized for residential, personal storage.

This is not a business, no employees, no traffic/parking concerns.

Grading will accommodate collection of any run-off and contain on property. No environmental impacts foreseen.

New structure will be located adjacent to existing home, far west edge of Lot 4. No foreseeable concerns for buffering from neighboring property (as a home could currently be constructed on Lot 4).

No future expansion plans apparent or evident, at this time.

Yes, we believe the request is consistent with intent of Ordinance/Comprehensive Plan. It is a large Residential Parcel; the requested addition only exceeds the current allowed limit by 8%, and construction will be consistent with the "upscale" finish on the existing home/garage.

New Gazebo Construction: the Applicant/Owner is requesting permission to construct a new Gazebo in a landscape feature in rear yard of property. City Ordinance requires a CUP for a Gazebo structure. Currently the property has an existing landscape/water feature that was not maintained by previous Owners of the property. It is in desperate need of repair. The Owner is interested in turning the water feature into a landscaped area (of same size, shape, configuration) and would like to include the opportunity for a Gazebo within the design. The CUP request would be "specifically" for permission to build a Gazebo not exceeding 180 SF and 18' in height. If a CUP is approved, the Owner would procure a Landscape designer to create a landscape plan, including the Gazebo, and would submit plans as part of the building permit application requirements. All required setbacks would be met.

We foresee no impacts to neighboring lots/parcels; as the existing condition is more, unsightly.

Plans are attached, and a photo of existing feature is also attached. Construction of new Gazebo would be consistent with home, surroundings and finished to blend into the natural landscape and environment.

Building to be utilized for residential, personal use.

This is not a business, no employees, no traffic/parking concerns.

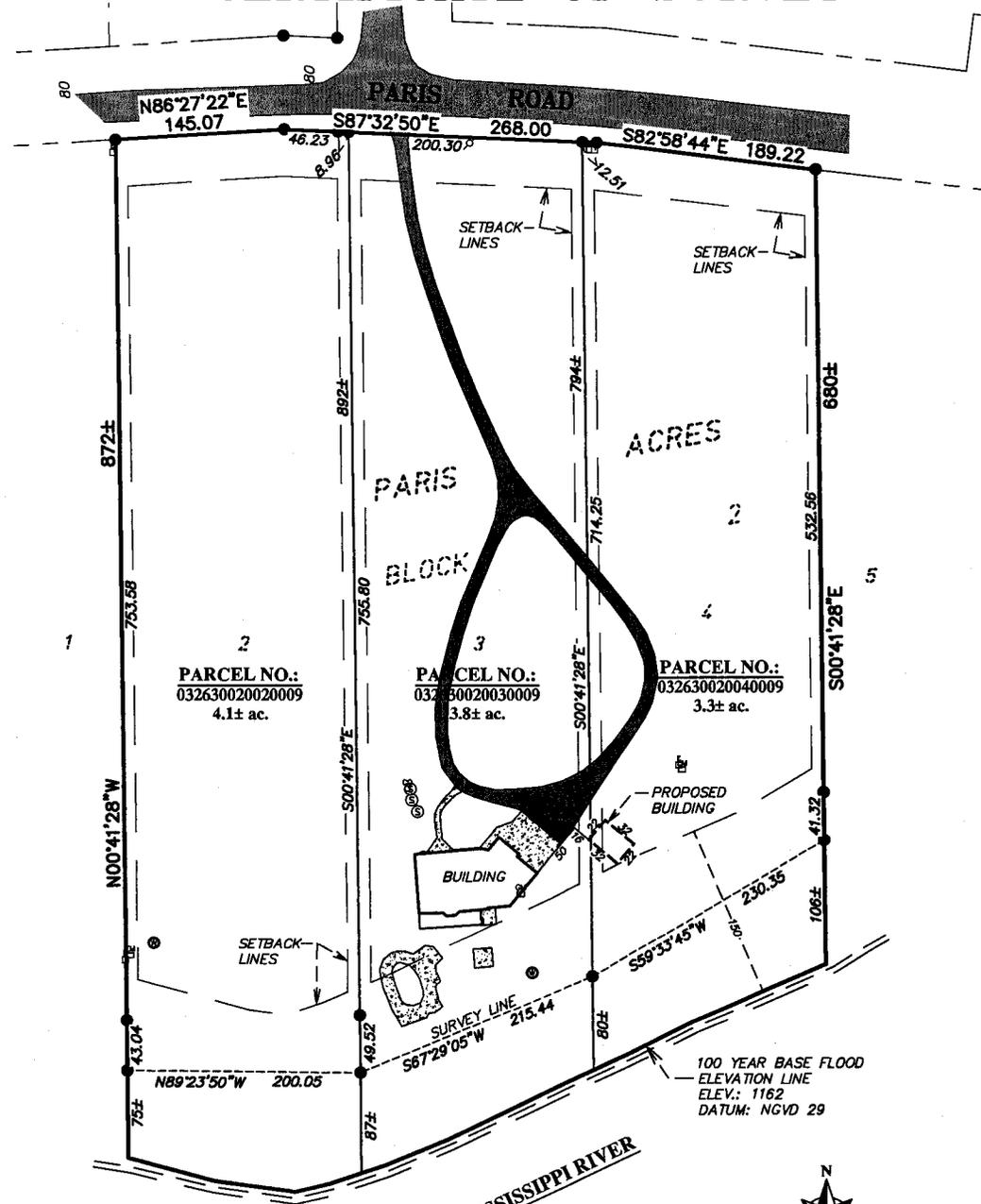
Grading will be consistent, and complement existing topography on property. No environmental impacts foreseen.

New structure will be located adjacent to existing home, on Lot 3. No foreseeable concerns for buffering from neighboring property as existing trees, vegetation, etc. already provide screening – and new design would complement structure into the landscape.

No future expansion plans apparent or evident, at this time.

Yes, we believe the request is consistent with intent of Ordinance/Comprehensive Plan. It is a large Residential Parcel; and the requested Gazebo would complement the existing landscape, and construction would be consistent with the "upscale" finish on the existing home/garage.

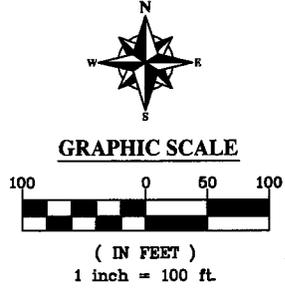
CERTIFICATE OF SURVEY



- DESCRIPTION** - (Parcel No.: 032630020020009)
 Lot 2, Block 2, PARIS ACRES, according to the recorded plat thereof, Crow Wing County, Minnesota.
- DESCRIPTION** - (Parcel No.: 032630020030009)
 Lot 3, Block 2, PARIS ACRES, according to the recorded plat thereof, Crow Wing County, Minnesota.
- DESCRIPTION** - (Parcel No.: 032630020040009)
 Lot 4, Block 2, PARIS ACRES, according to the recorded plat thereof, Crow Wing County, Minnesota.

SURVEYOR'S NOTES:

1. **Bearing Orientation:** The west line of Lot 2, Block 2, of PARIS ACRES is assumed to have a bearing of North 00 degrees 41 minutes 28 seconds West.
2. The field survey was completed on March 23, 2016.
3. Arro Land Surveying of Brainerd, INC. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
4. The utilities as shown on this survey were developed from the visible utilities across your property and is not implied nor intended to be the complete inventory of utilities in this area. It is the client's responsibility to verify the location of all utilities prior to construction or improving your property.
5. **Property Zoning:** R-1 = Low Density Residential
6. **Setback Requirements:**
 Mississippi River 100 Year B.F.E = 150 feet
 Front Yard = 40 feet
 Rear Yard = 30 feet
 Side Yard = 10 feet



- LEGEND**
- DENOTES 1/2 INCH IRON PIPE SET AND MARKED WITH RLS 46165 CAP.
 - DENOTES FOUND SURVEY MONUMENT
 - DENOTES TELEPHONE PEDESTAL
 - DENOTES ELECTRIC BOX
 - DENOTES ELECTRIC METER
 - ⊕ DENOTES UTILITY POLE
 - ⊙ DENOTES WELL
 - ⊙ DENOTES SEPTIC MANHOLE
 - ⊙ DENOTES SEPTIC CLEANOUT
 - ⊙ DENOTES GAS METER
 - DENOTES BITUMINOUS SURFACE
 - DENOTES CONCRETE SURFACE

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.

Dated this 31st day of March, 2016
 By: *Mark T. Downing*
 Mark T. Downing, Minnesota License No. 46165

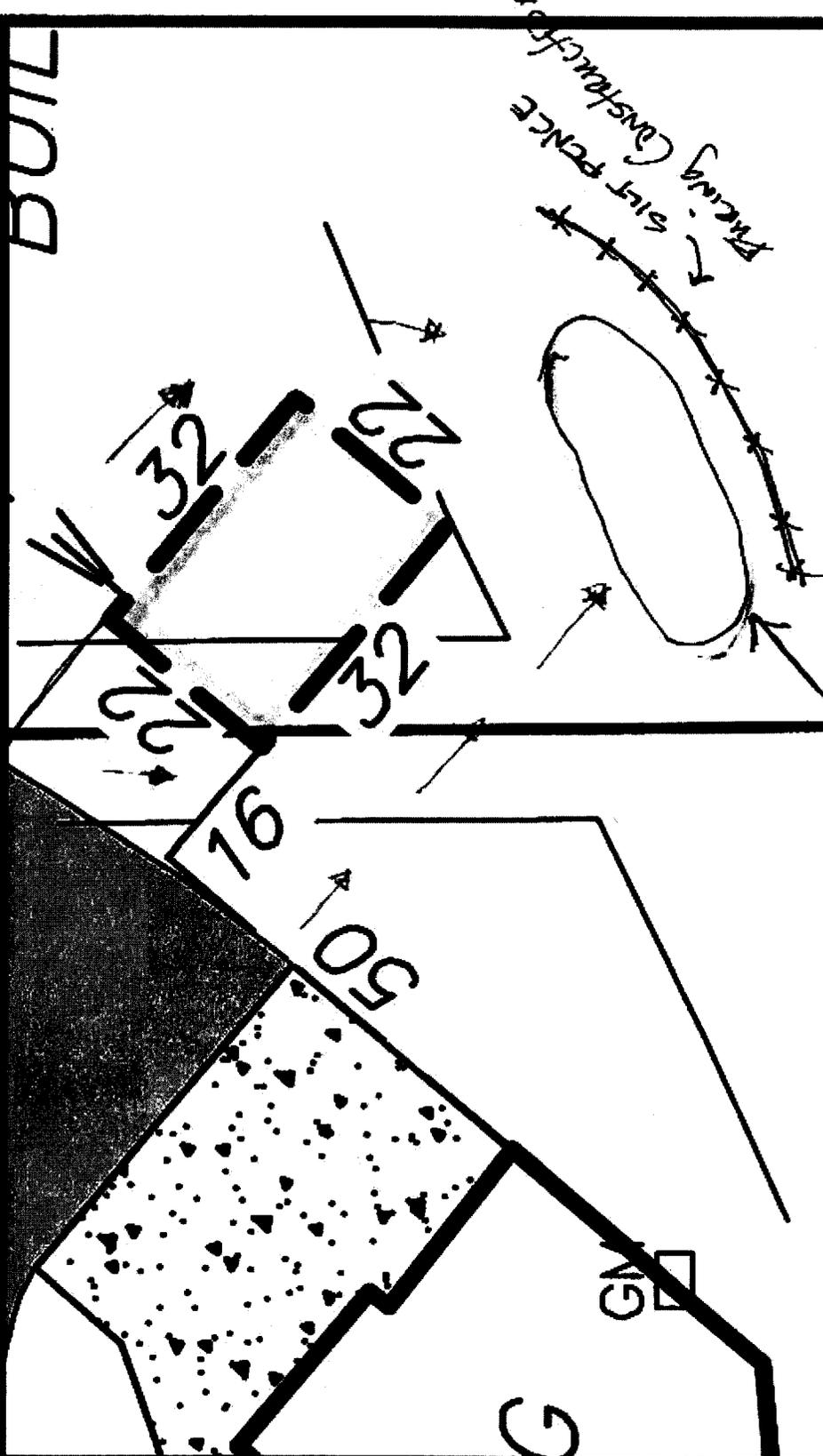


BOUNDARY SURVEY
 Lots 2, 3, and 4, Block 2
 PARIS ACRES
 Crow Wing County, MN

CLIENT:
 Gregory Den Herder
 6246 Paris Road
 Baxter, MN 56425

DRAWN BY: JLD	CHECKED BY: JLD	JOB NUMBER: 16-0228	REVISION DESCRIPTION
APPROVED BY: JLD	DATE: _____	DATE: _____	DATE: _____

BUILD



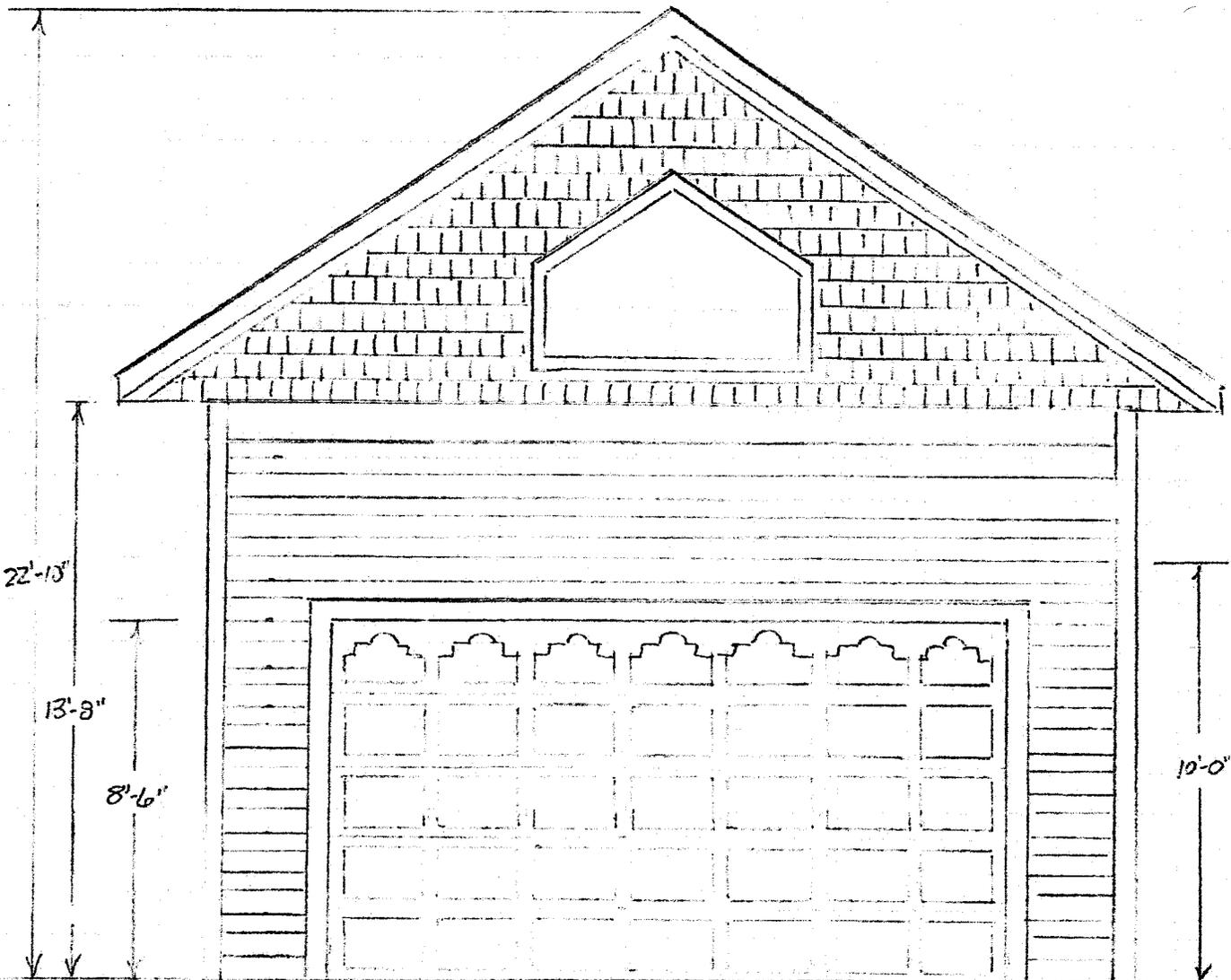
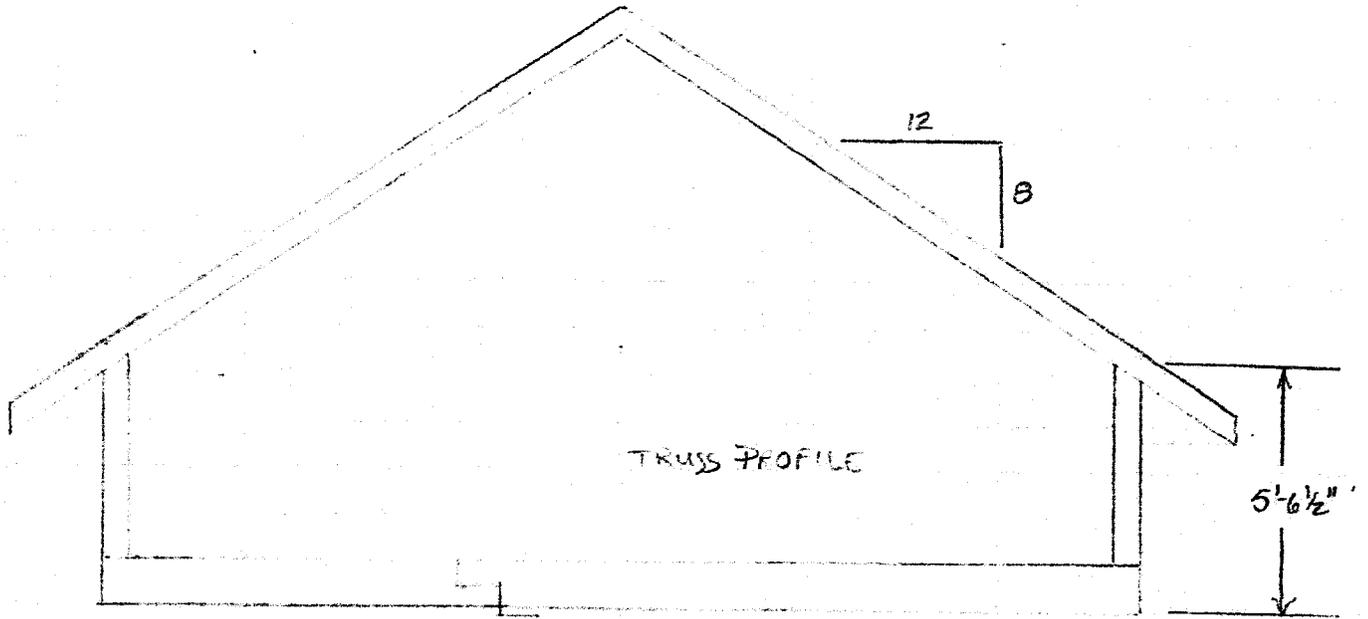
* DISTURBED AREAS WILL BE GRADED, BULK DIET, SEED & SOIL upon completion of construction.

\$59,333

ECS
DEN HEADER
4.5.16

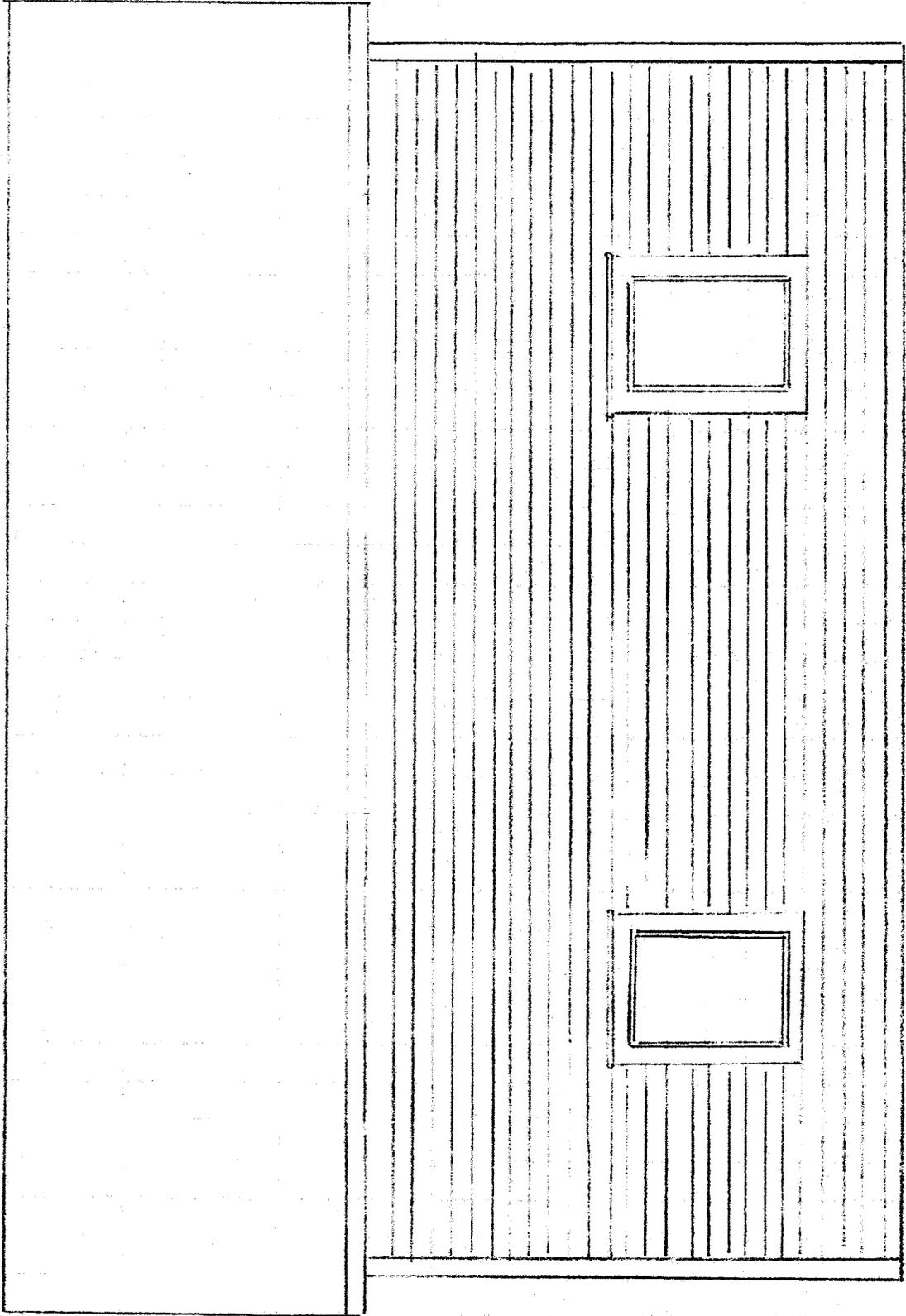
* EXISTING SITE HAS A NATURAL COLLECTION AREA. WE WILL SHARE AREA AROUND ACCESSORY STRUCTURE TO DRAIN TO LOCATION.





DEN HEYDER GARAGE
WEST ELEVATION

ECS
12-8-15



DEN HEADER GARAGE
NORTH ELEVATION

51-8-21
SJS







TO: Baxter Planning and Zoning Commission

FROM: Matthew Gindele, Planner

REVIEWED BY: Josh Doty, Community Development Director

DATE: April 12, 2016 Planning and Zoning Commission Meeting

REQUEST: **PUBLIC HEARING. Conditional Use Permit** to allow grading of a riparian lot for a new slab on grade detached accessory structure for property located within the shoreland overlay district at 13230 Timberlane Drive.

APPLICANT: Mike Patrick

ZONING: R-1, Low Density Residential

1. Application Request

The applicant is proposing to construct an 896 square foot detached garage and to fill a small depression in the rear yard and is requesting a conditional use permit (CUP) to allow grading/filling related to the construction of the garage within the shoreland zoning district of Perch Lake.

2. Context

Adjacent Land Use and Zoning

	Adjacent Land Use	Zoning
North	Single Family Homes	R-1, Low Density Residential
East	Perch Lake	N/A
South	Single Family Homes	R-1, Low Density Residential
West	Single Family Homes	R-1, Low Density Residential

Characteristics of the Site

The subject property is a 32,803 square foot lot on Perch Lake. The site has slight topography with a gradual slope toward the lake behind the house and slight slope toward a wetland in the front/side of the house; the wetland eventually drains into Perch Lake. The property has lakeshore on Perch Lake and is therefore, located in the shoreland overlay district. The proposed garage would expand the impervious surface to 24 percent, which complies with the 25 percent impervious surface maximum requirement of the shoreland district. Perch Lake also functions as floodplain and wetland; the proposed construction would be required to comply with floodplain and wetland ordinances including setting the low floor elevation of the home not less than three feet in elevation above the 1,190.4 Ordinary High Water Level (OHWL) for Perch Lake; the garage is proposed to

have a low floor elevation of 1,198.5. The Shoreland Overlay district requires a 100 foot setback from the OHWL, the proposed plan meets this requirement.

3. Analysis of Request

Conditional Use Permits

The applicant is requesting a CUP to allow grading/filling in a shoreland area for the construction of a new 896 square foot detached garage and to fill a small depression in the rear yard in order to level it out. The Shoreland Overlay District allows grading and filling with a conditional use permit, subject to the following conditions:

1. The smallest amount of bare ground is exposed for as short a time as feasible;
2. Temporary ground cover, such as sod, is planted;
3. Methods to prevent erosion and trap sediment are employed;
4. Fill is stabilized to accepted engineering standards.

A CUP shall not be issued until the city determines how to protect the lake by mitigating erosion and stormwater drainage during and after construction, visual impacts or any other impact caused by construction. The applicant has submitted a best management practices (BMP) plan for staff's review and approval to identify the methods to protect the lake during construction. With the implementation of the BMP plan, staff finds that the lake would be protected during and after construction.

Staff has also reviewed the request against the general CUP standards. Section 10-7-4 of the Zoning Ordinance defines the criteria for reviewing and processing a conditional use permit (CUP). Specifically:

- A. Excessive Burden: The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.*

The proposed home will not create a burden on existing parks, schools, streets and other public facilities because the surrounding area has already been developed and the proposed garage matches the surrounding development pattern.

- B. Compatibility: The use shall be compatible with adjacent land uses so that existing uses will not be depreciated in value and there will be no deterrence to development of vacant land.*

The garage is compatible with adjacent residential land uses and will not depreciate adjacent property value.

- C. Appearance: The use shall have an appearance that will not have an adverse affect (sic) upon adjacent properties.*

The proposed garage will not have an adverse effect on adjacent properties because it will be consistent in appearance with the surrounding area.

- D. Overall Needs: The use, in the opinion of the planning and zoning commission shall be reasonably related to the overall needs of the city and to the existing land use.*

The garage family home is consistent with the city's land use plan for the property and meets overall needs.

E. Consistent With Purpose: The use shall be consistent with the purposes of this title and purposes of the zoning district in which the applicant intends to locate the proposed use.

Accessory structures are permitted as accessory uses in the R-1 zoning district and therefore, are consistent with the purpose of the R-1 zoning district. The applicant has submitted a plan that meets the city's zoning requirements with the granting of this CUP as long as all conditions are met.

F. Comprehensive Plan: The use shall not be in conflict with the comprehensive plan of the city.

The use is not in conflict with the comprehensive plan of the city.

G. Traffic: The use will not cause traffic hazard or congestion.

The use will not cause a traffic hazard or congestion.

H. Facilities: The use shall have adequate utilities, access roads, drainage and necessary facilities.

The site has adequate utilities, access, drainage and necessary facilities.

5. Recommendation

Staff recommends approval of the conditional use permit subject to the findings and conditions in the attached resolution.

Attachments

1. Draft Resolution Approving the CUP
2. Site Location Map
3. Narrative
4. Site Plan
5. Erosion Control

**CITY OF BAXTER, MINNESOTA
RESOLUTION 16-_____**

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR GRADING RELATED TO
THE CONSTRUCTION OF AN ACCESSORY STRUCTURE WITHIN THE SHORELAND
DISTRICT TO PERCH LAKE FOR PROPERTY LOCATED AT 13230 TIMBERLANE DRIVE
(CITY FILE NUMBER 16-09)**

WHEREAS, Mike Patrick ("the applicant") has requested approval of a conditional use permit for property legally described as follows:

Lot 2, Block 4 Parkwood, Section 12, Township 133, Range 29, and;

WHEREAS, the Planning and Zoning Commission has reviewed the request at a duly called Public Hearing on April 12, 2016 and recommends approval, and;

Whereas, the City Council considered the Planning and Zoning Commission recommendation at their April 19, 2016 meeting;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF BAXTER, MINNESOTA, that it should and hereby does approve the request for conditional use permit subject to the following findings and conditions:

1. The conditional use permit allows for grading related to the construction of a detached accessory structure within the shoreland zoning district of Perch Lake, in accordance with the application and plans received by the city on March 22, 2016, except as may be amended by this resolution, based on the finding that all applicable conditional use permit standards have been met.
2. The conditional use permit allows for fill to be placed in the rear yard to level out a depression located above the 1,190.4 OHWL and within the shoreland zoning district of Perch Lake of Perch Lake, in accordance with the application and plans received by the city on March 22, 2016, except as may be amended by this resolution, based on the finding that all applicable conditional use permit standards have been met.
3. The low floor elevation shall comply with section 9-1-5 of the City Code of Baxter requiring a minimum three foot vertical separation from the OHWL to the low floor elevation. Perch Lake has an OHWL of 1,190.4 as is identified in section 10-3L-3 of the City Code of Baxter. Thus, the low floor elevation shall not be less than 1,193.4

4. Rain gutters shall be installed on the garage to limit runoff to adjacent properties and to the lake. The gutters shall be discharged to the northwest away from neighboring properties.
5. The applicant shall install silt fence on the property. Erosion control must be maintained on the property until the ground cover is established.
6. Methods such as temporary ground cover shall be used to prevent erosion and trap sediment.
7. Any fill shall be stabilized to accepted engineering standards.
8. The graded areas shall be sodded or hydro-seeded. Direct seeding may only be used in areas that have an irrigation system.
9. Building permits are required prior to beginning construction.
10. Approval shall expire within one year of the date of approval unless the applicant commences the authorized use and completes the required improvements.

Whereupon, said Resolution is hereby declared adopted on this 19th day of April, 2016

Darrel Olson, Mayor

ATTEST:

Kelly Steele, City Clerk

City Seal



Baxter



1: 960



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

NAD_1983_HARN_Adj_MN_Crow_Wing_Feet
City of Baxter

Legend

Streets

Locations

Current

Pending

Vacant

Retired

Other

Parcels

Land Use Cases

Encumbrances

Municipal Boundaries

Historical Parcels

2013 Imagery

Red: Band_1

Green: Band_2

Blue: Band_3



Notes

March 22, 2016

City of Baxter
PO Box 2626
Baxter, MN 56425

Re: Patrick Garage - CUP

Dear City of Baxter,

I plan on building a detached garage on my property which is in the shore land district. With the elevation in the area I am building, I will need to bring in fill and build retaining walls. Therefore, Matthew Gindele, Baxter planner, felt a C.U.P. was necessary.

Standard building procedures will be taken while building the project. Once the garage is built the yard around that area will all be landscaped. This will include modifying irrigation around the garage, putting in plantings, trees and sod (if available).

Thank you for the consideration

A handwritten signature in black ink, appearing to read "M. Patrick".

Mike Patrick
13230 Timberlane Drive
Baxter, MN 56425

REVISIONS	DATE

Name: _____
 Under the laws of the State of Minnesota.
 signed: _____
 Date: _____ License # _____

PATRICK GARAGE
 BAXTER, MN

JOB: XXXXXXX
 DRAWN: _____
 CHECKED: _____
 DATE: 3-27-16
 AS SHOWN

011
 DWG. #



LOT 6 BLOCK 1 PARKWOOD
 PCD # 03163002000003
 ZONING: R-1 LOW DENSITY RESIDENTIAL
 TOTAL LOT AREA: 29,490 SQ.FT. (.68 ACRES)
 INFILTRATION COVERAGE:
 HOUSE: 1840 SQ.FT.
 ATTACHED GARAGE: 896 SQ.FT.
 DECK: 1050 SQ.FT.
 EXISTING DRIVE: 2870 SQ.FT.
 PROPOSED GARAGE: 896 SQ.FT.
 PROPOSED DRIVE: 1050 SQ.FT.
 TOTAL INFILTRATION COVERAGE: 7181 SQ.FT.
 PERCENT INFILTRATION: 24.4%
 FILL REQUIRED FOR PROJECT: 48 CUBIC YARDS
 ZONING: R-1 RESIDENTIAL
 MAX LOT COVERAGE: 40%
 REQUIRED SETBACKS:
 FRONT: 40'
 SIDE: 10.00'
 LAKE: 10.00'



Baxter



80.0
0
40.0
80.0 Feet

NAD_1983_HARN_Adj_MN_Crow_Wing_Feet
City of Baxter

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

1 : 480




Legend

- Streets
- Locations
 - Current
 - Pending
 - Vacant
 - Retired
 - Other
- Parcels
- Two Foot Contour
- Land Use Cases
- Encumbrances
- Municipal Boundaries
- Historical Parcels
- 2013 Imagery
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

Notes



Baxter



1: 480

80.0 Feet

40.00

0

80.0

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

NAD_1983_HARN_Adj_MN_Crow_Wing_Feet
City of Baxter

State Hwy 210

1487

Legend

Streets

Locations

- Current
- Pending
- Vacant
- Retired
- Other

Parcels

Two Foot Contour

Land Use Cases

Encumbrances

Municipal Boundaries

Historical Parcels

2013 Imagery

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Blue: Band_3

1. PLACE SICT fence on property line during garage construction.

2. SOD will be used in final landscaping around garage + on Lakeside yard

Notes

Leveling.



TO: Baxter Planning Commission

FROM: Joshua Doty, Community Development Director

DATE: April 25, 2014 for the April 28, 2014 Long Range Planning Commission Meeting

REQUEST: **PUBLIC HEARING. Zoning Text Amendment** to allow convenience stores/meat markets (without motor fuel stations) with an accessory propane fill station as a conditional use in the C-2, Regional Commercial zoning district and **Conditional Use Permit** to allow a propane fill station at Von Hanson's Meats located at 15811 Audubon Way.

APPLICANT: Von Hanson's Meats

ZONING: C-2, Regional Commercial

1. Application Request

The applicant is requesting approval of a Zoning Text Amendment to allow convenience stores/meat markets (without motor fuel stations) with an accessory propane fill station as a conditional use in the C-2, Regional Commercial zoning district and Conditional Use Permit to allow a propane fill station at Von Hanson's Meats located at 15811 Audubon Way. The applicant is requesting the text amendment and CUP to allow a propane fill station in front of Von Hanson's along State Highway 371.

2. Background/Analysis

Zoning Ordinance Amendment

The applicant is requesting a zoning ordinance amendment to allow convenience stores/meat markets (without motor fuel sales) with accessory propane fill stations as a conditional use. Unlike propane exchange stations, propane fill stations allow customers to re-fill their existing propane tanks. Customers commonly use these fill-stations for grills, fish houses, etc. Staff finds that the tanks and metal weighting stations are commonly unsightly. In addition, it is common for these stations to be proposed along private drive aisles along street or highway frontages, as requested with this application. Therefore, staff finds that if the use is allowed, it should have screening regulations to preserve the views from adjacent properties and rights-of-way. Below are the drafted ordinance standards for this use.

ARTICLE G. C2 REGIONAL COMMERCIAL DISTRICT

10-3G-3: CONDITIONAL USES:

Convenience Stores/Meat Markets (without motor fuel stations) with accessory propane fill station provided:

- A. One tank may be allowed not exceed 1,000 pounds.
- B. The tank and weighing station shall not exceed six (6) feet in height and shall be setback 10 feet or more from property lines.
- C. The tank and weighing station shall be fully screened from view to public streets and adjacent properties with a solid fence or wall. The fence/wall shall include an earth tone color and be consistent in appearance with the principal structure.
- D. Coniferous trees shall be planted on the outside of the fence/wall to soften the appearance of the fence/wall from adjacent properties and rights-of-way.
- E. The propane tank and weigh station shall be painted an earth tone color
- F. Exterior signage is not allowed at the at fill station.

Conditional Use Permit

The applicant is requesting a Conditional Use Permit to allow a propane fill station at Von Hanson's Meats located at 15811 Audubon Way. Specifically, the applicant is requesting to install a 1,000-pound propane tank and weighing station in the southwest portion of the property along the State Highway 371 frontage. The two structures together are 21-feet long by 4-feet wide and 6-feet tall. The applicant has agreed to screen the fill station with a solid fence. The above ordinance was drafted with additional requirements for earth tone colors for the structures and fence and for landscaping on the outside of the fence.

Staff has reviewed the request for CUPs based on the general standards. Section 10-7-4 of the Zoning Ordinance defines the criteria for reviewing and processing a conditional use permit (CUP). Specifically:

- A. Excessive Burden: The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.*

The propane fill station use would not create a burden on existing parks, schools, streets and other public facilities. The fill station would be located on private property and set back 10 feet from lot lines.

- B. Compatibility: The use shall be compatible with adjacent land uses so that existing uses will not be depreciated in value and there will be no deterrence to development of vacant land.*

The propane fill station is an allowed conditional use in the C-2 district with conditions that require screening and landscaping.

- C. *Appearance: The use shall have an appearance that will not have an adverse affect (sic) upon adjacent properties.*

The existing site is developed and the applicant is proposing a propane fill station use on the existing developed site. The applicant is proposing to screen the fill station.

- D. *Overall Needs: The use, in the opinion of the planning and zoning commission shall be reasonably related to the overall needs of the city and to the existing land use.*

The proposed propane fill station use is consistent with other properties in the C-2 district.

- E. *Consistent with Purpose: The use shall be consistent with the purposes of this title and purposes of the zoning district in which the applicant intends to locate the proposed use.*

The propane fill station use is consistent with the purposes of the City and the C-2 zoning district.

- F. *Comprehensive Plan: The use shall not be in conflict with the comprehensive plan of the city.*

The use would not be in conflict with the comprehensive plan of the city.

- G. *Traffic: The use will not cause traffic hazard or congestion.*

The use would not cause traffic hazard or congestion.

- H. *Facilities: The use shall have adequate utilities, access roads, drainage and necessary facilities.*

The site would have adequate utilities, access roads, drainage and necessary facilities.

3. Recommendation

Community Development staff recommends approval of the Zoning Ordinance Amendment and Conditional Use Permit, subject to the attached ordinance and resolutions.

Attachments

1. Draft ordinance for the Zoning Amendments
2. Draft resolution approving findings of fact for the Rezoning
3. Draft resolution approving Conditional Use Permit
4. Applicant's Narrative
5. Location Map
6. Site Graphics

CITY OF BAXTER, MINNESOTA
ORDINANCE 2016-_____

AN ORDINANCE AMENDING TITLE 10 ZONING REGULATIONS, CHAPTER 3, ARTICLE G (CONVENIENCE COMMERCIAL ZONING DISTRICT) TO ALLOW CONVENIENCE STORES/MEAT MARKETS (WITHOUT MOTOR FUEL STATIONS) WITH AN ACCESSORY PROPANE FILL STATION AS A CONDITIONAL USE (City File 2016-08)

THE CITY OF BAXTER ORDAINS:

SECTION 1. Amendments. The text of Title 10 (Zoning Regulations) of the Baxter City Code, Chapter 3, Article G-3, is hereby amended by ~~deleting~~ the stricken material and adding the underlined material as follows:

Convenience Stores/Meat Markets (without motor fuel stations) with accessory propane fill station provided:

- A. One tank may be allowed not exceed 1,000 pounds.
- B. The tank and weighing station shall not exceed six (6) feet in height and shall be setback 10 feet or more from property lines.
- C. The tank and weighing station shall be fully screened from view to public streets and adjacent properties with a solid fence or wall. The fence/wall shall include an earth tone color and be consistent in appearance with the principal structure.
- D. Coniferous trees shall be planted on the outside of the fence/wall to soften the appearance of the fence/wall from adjacent properties and rights-of-way.
- E. The propane tank and weigh station shall be painted an earth tone color
- F. Exterior signage is not allowed at the at fill station.

Section 2. Effective Date. This amendment shall take effect upon its passage.

Whereupon, said Ordinance is hereby declared adopted on this 19th day of April 2016.

Darrel Olson, Mayor

ATTEST:

Kelly Steele, City Clerk

City Seal

**CITY OF BAXTER, MINNESOTA
RESOLUTION 16-_____**

**A RESOLUTION APPROVING FINDINGS OF FACT FOR AN ORDINANCE AMENDING THE
TEXT OF TITLE 10, CHAPTER 3, ARTICLE G (CONVENIENCE COMMERCIAL ZONING
DISTRICT) TO ALLOW CONVENIENCE STORES/MEAT MARKETS (WITHOUT MOTOR
FUEL SALES) WITH AN ACCESSORY PROPANE FILL STATION AS A CONDITIONAL USE
(City File 2016-08)**

WHEREAS, the Von Hanson's, initiated an amendment to the C-2, Convenience Commercial zoning district to allow convenience stores/meat markets (without motor fuel sales) with an accessory propane fill station as a conditional use; and

WHEREAS, the amendment would be consistent with the Comprehensive Plan and other City policies and goals; and

WHEREAS, the Planning Commission has reviewed the proposed text amendments at a duly called public hearing and recommends approval;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF BAXTER, MINNESOTA, that it should and hereby does approve the amendments, based upon the finding the following findings:

1. That the proposed amendments would be consistent with State law and the City's Comprehensive Plan, and compatible with other provisions of the City Code.
2. The zoning standards have a substantial impact on development in the City.
3. Zoning standards provide design guidelines and improvement requirements to protect the public health, safety and welfare.

Whereupon, said Resolution is hereby declared adopted on this 19th day of April 2016.

Darrel Olson, Mayor

ATTEST:

Kelly Steele, City Clerk

City Seal

**CITY OF BAXTER, MINNESOTA
RESOLUTION 2016-_____**

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO ALLOW AN ACCESSORY
PROPANE FILL STATION FOR VON HANSON'S MEATS LOCATED AT 15811 AUDUBON
WAY (City File 2016-08)**

WHEREAS, Von Hanson's Meats ("the applicant") has requested approval of a conditional use permit for property located at 15811 Audubon Way, legally described as follows:

Lot 5, Block 1 Nature Learning Trail Business Park, Section 21, Township 133, Range 28, Crow Wing County, Minnesota.

WHEREAS, the Planning and Zoning Commission has reviewed the request at a duly called Public Hearing on April 12, 2016 and recommends approval, and;

Whereas, the City Council considered the Planning and Zoning Commission recommendation at their April 19, 2016 meeting;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF BAXTER, MINNESOTA, that it should and hereby does approve the request for a conditional use permit to allow an accessory propane fill station, subject to the following findings and conditions:

1. The conditional use permit allows a propane fill station including a 1,000 pound propane tank and weighing station, in accordance with the application received by the city on March 22, 2016, except as may be amended by this resolution, based on the finding that all applicable conditional use permit standards have been met.

FURTHER BE IT RESOLVED, that the following conditions of approval shall be met:

1. A building permit is required prior to installation of the propane tank and weighing station.
2. **Prior to the issuance of building permit:** city staff shall review and approve a final screening plan for compliance with the zoning ordinance.
3. Three six foot high pine trees are required outside of the fence area to break up the linear appearance of the fence from State Highway 371.
4. The propane fill station shall interfere with pedestrian or accessible routes, required parking, traffic circulation or emergency vehicle access and circulation on the site.
5. The propane fill station and related fencing or required bollards shall be located out of the existing utility easement on the east side of the site.

6. The tank shall comply with all fire code requirements.
7. Approval shall expire within one year of the date of approval unless the applicant commences the authorized use and completes the required improvements.

Whereupon, said Resolution is hereby declared adopted on this 19th day of April 2016.

Darrel Olson, Mayor

ATTEST:

Kelly Steele, City Clerk

City Seal

Dear City of Baxter,

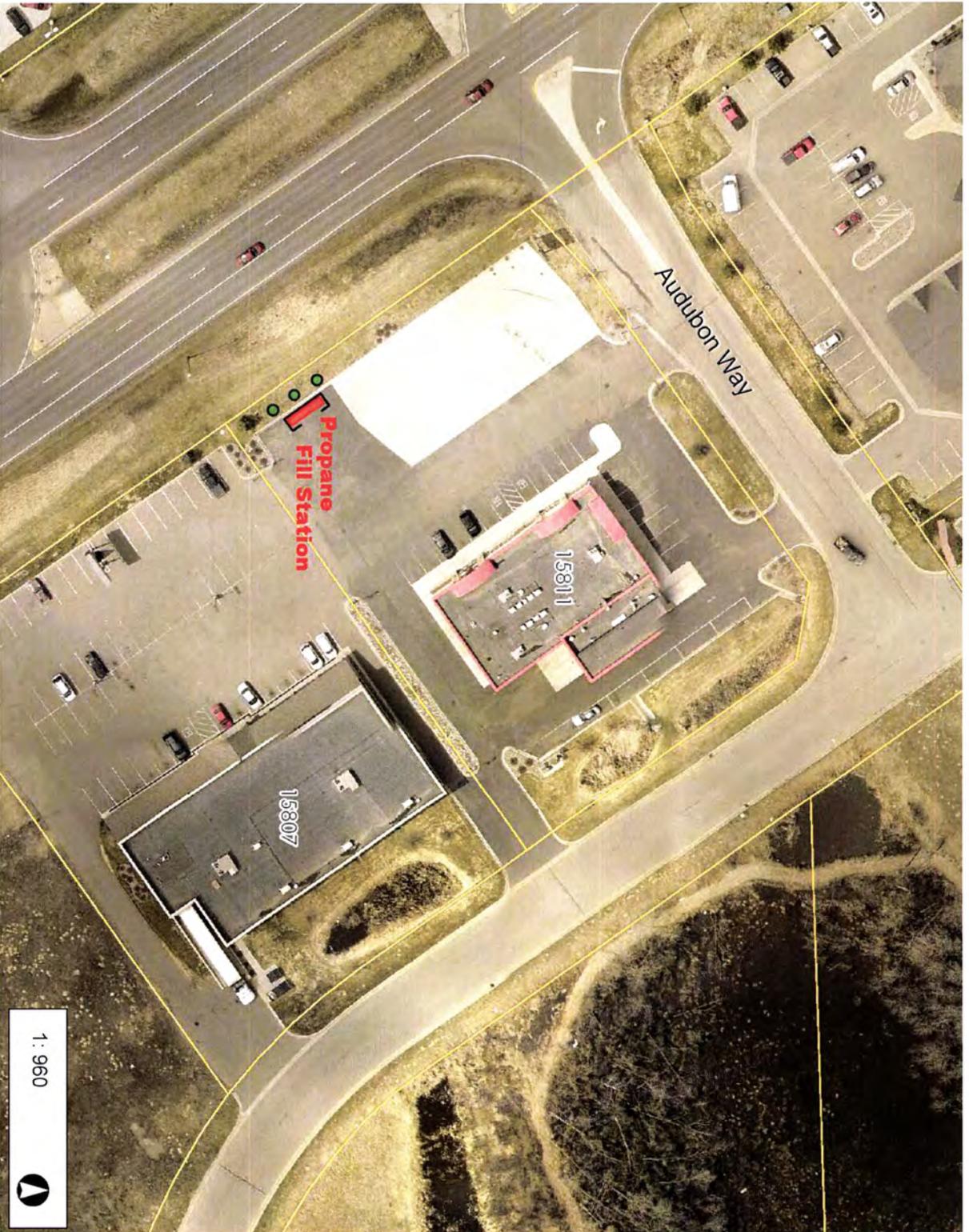
We at Von Hanson's Meats of Baxter would like to install a propane re-fill station in the southwest corner of our parking lot. We have touched base with Lakes Gas and they recommended a unit with a 1000 gallon tank. We would work with the City of Baxter and the gas company for the best location for the unit. The tank and weigh station unit is 21 feet long, 4ft wide, with a height of 7ft. Our goal is to install the propane unit with the intentions it flows with the clean presentation of our business and the businesses surrounding us. We have met with a local fence company for possible screening options, but will wait for your input before going further. We feel our business as well as the businesses around us will really benefit from this project. We feel we have plenty of room to place the unit, so it will not have much impact on the traffic rolling through our lot. We will also work with the City of Baxter and the gas company to ensure that all safety and environmental requirements are met. Our intended hours of operation for the propane unit is our normal business hours, Sunday 10-6, Mon. – Fri. 9-8 and Saturday 9-7. We will work to meet any guidelines you set forth for this project.

Thank you for your time,

Ben Von Bank

Owner Von Hanson's Meats of Baxter

Von Hanson's Propane Fill Station



160.0
 0
 80.00
 160.0 Feet
 NAD_1983_HARN_Adl_MN_Crow_Wing_Feet
 City of Baxter

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1 : 960

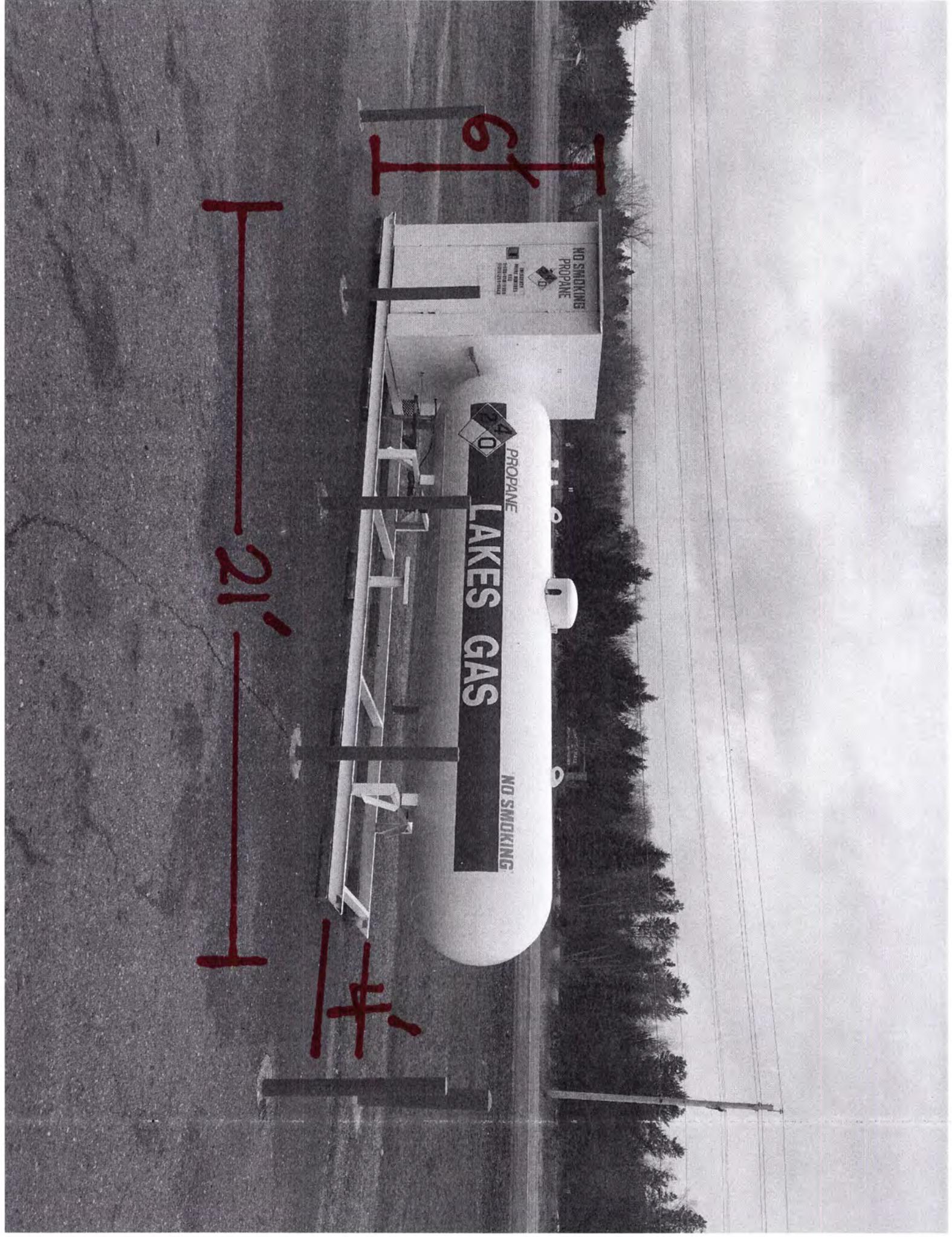


Legend

- Streets
- Locations
 - Current
 - Pending
 - Vacant
 - Retired
 - Other
- Parcels
- Land Use Cases
- Encumbrances
- Municipal Boundaries
- Historical Parcels
- 2013 Imagery
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

Notes





6'1"

21'

4'



PROPANE

LAKES GAS

NO SMOKING

NO SMOKING
PROPANE



Vanity

Ordinary
Performance
Combined with
Style



Distinctive
Deco Rail
Design

Steel
Reinforced
Bottom
Rail

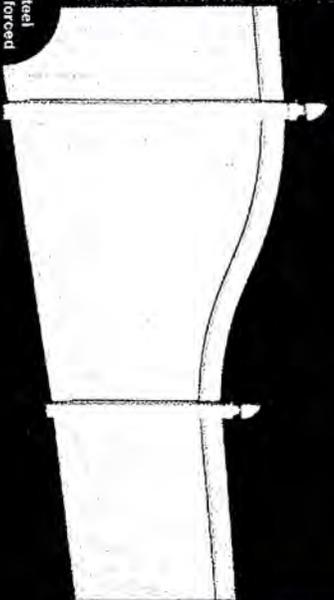


ColorLast™ colors feature
inherent for added strength
and durability.

5' & 6'
Available in Natural Clay



Steel
Reinforced
Bottom
Rail



With S Curve

Chesterfield Smooth
finish in Almond

pop