ALEXANDRIA TOWNSHIP

PLANNING COMMISSION

MEETING PACKET FOR
February 24, 2014

Hometown | Planning

PRELIMINARY AGENDA
Alexandria Township Planning Commission
February 24, 2014
6:00 p.m. – Township Conference Room

Call to Order

Adopt Agenda

Approve Minutes

January 27, 2014

Public Hearing

1. Preliminary Plat application for "Rock Acres". Timothy and Sandra Rock, applicants. Property is located at 1966 and 2044 Liberty Road NE. Legal description summary as follows: Section 10, Township 128, Range 37; S 333.51' of N 667.35' of SE4NE4 and S 333.17' of N 1000.52' of SE4NE4, 10 acre parcels each. PIN: 03-1202-480 (2044 Liberty Rd NE) and 03-1202-500 (1966 Liberty Rd NE).

Zoning Administrator's Report

New Business:

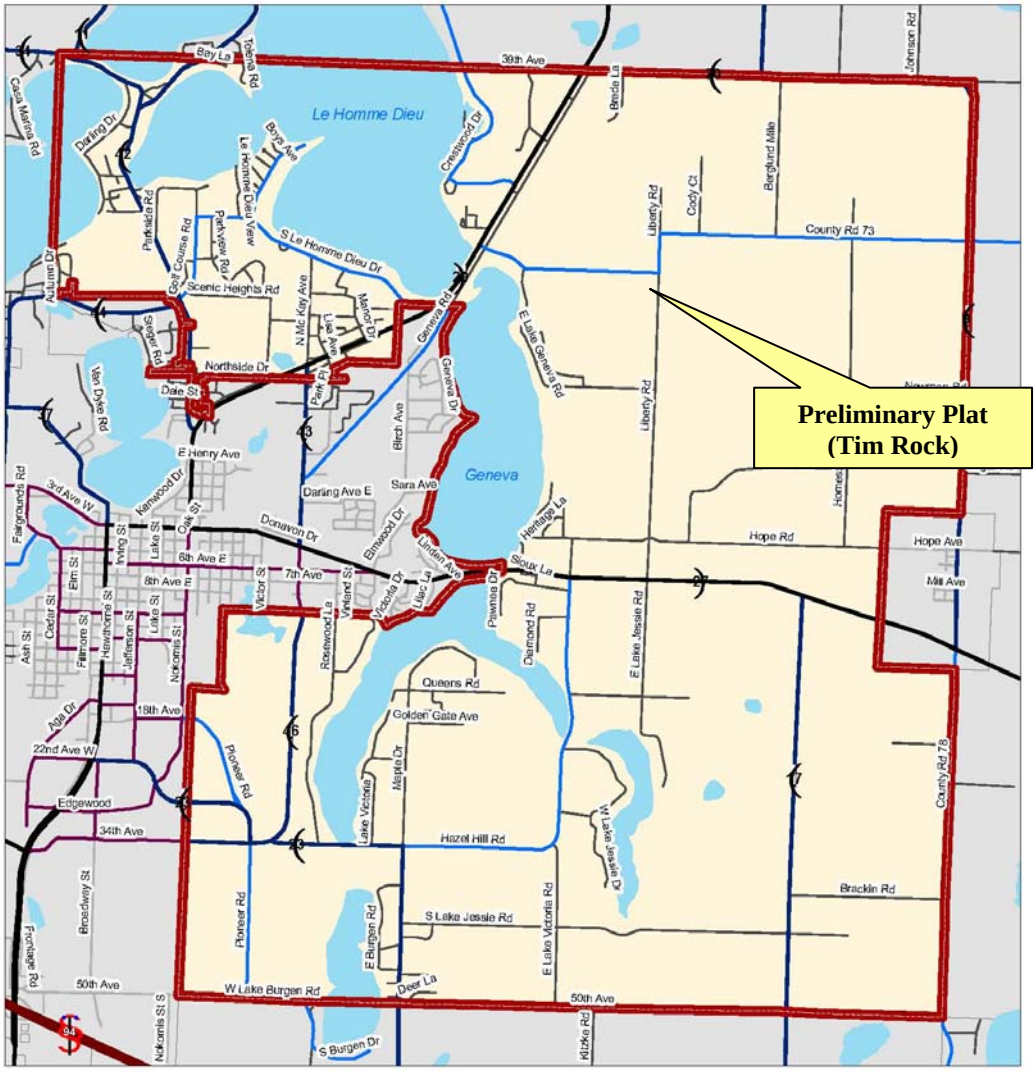
Old Business:

2. Training – Developing Effective Comprehensive Plans
3. Discussion – Comprehensive Plan Update

Adjournment

**NOTE: This is a preliminary agenda, subject to change at any time.

LOCATION MAP FOR
<u>FEBRUARY 24, 2014</u>
PLANNING COMMISSION
APPLICATIONS



The public hearing will be held on
<u>February 24, 2014</u> beginning at <u>6:00 pm</u>.

The public hearing will held at the Township meeting room at 610 Fillmore Street, Alexandria. Enter in middle of building – same entrance for Trumm Home Medical and AAEDC.

STAFF REPORT

Application: Preliminary Plat for a three lot subdivision – "Rock Acres".

Applicant: Tim and Sandra Rock

Agenda Item: 4a

Proposal: The application is to re-subdivide two 10 acre lots into three lots of 1.75 acres, 5.54 acres and 12.20 acres. Two of the lots would contain existing homes (5.54 acres and 1.75 acres). The third lot would be deemed an "outlot" and encompass the existing farmland on the western portion of the property (12.20 acres). An outlot is considered unbuildable by the Township's Subdivision Ordinance, unless specifically approved otherwise by the Town Board.

The properties lie within the ALASD regional sewer service district and normally would require connection to the ALASD lines. However, the applicant was granted a variance last fall that allows them to retain the private sewer systems for the two existing homes and does not require extension of any ALASD service lines to any of these proposed lots. The conditions of that variance approval were as follows:

1. That any subdivision of the land be consistent with the conceptual plan presented to the Town Board (three lots total, two of which would contain the existing dwellings on the properties – approximately 6 acres and 2 acres in size – and a third that would be approximately 12 acres in size and have road frontage off of Liberty Road consistent with the road frontage requirements of the Township's Subdivision Ordinance).
2. That the third lot (approximately 12 acres) be platted as an outlot. Any future development on the lot would require approval by the Town Board.

The Board of Adjustment's conversation and decision on the above variance was based on an understanding that the applicant only wished to sell the 12 acre proposed "outlot" for farming purposes and that the two other lots were containing existing homes already served by sewer systems. Any development of the outlot with a single home or any other development would have to be requested of the Town Board, who would consider whether to allow an additional private sewer system at that time. A future subdivision of the outlot would be subject to the requirement for connection to ALASD sewer lines.

A letter has been submitted by the Douglas County Soil and Water Conservation District (SWCD) regarding the presence of wetlands on the property that impact Outlot A primarily. See further discussion later in this report and attached letter.

A letter has been submitted by the Douglas County Public Works Director, noting that as a future minor collector, Liberty Road would require a 50 ft right-of-way on each side of the centerline, which would require the applicant to dedicate an additional 17 ft of right-of-way along Liberty Road.

The Public Works letter also notes that if a public road were ever constructed back into Outlot A, the approximate 350 ft distance from the intersection with County Road 73

would not meet the required spacing guidelines between two public roads (min. 660-1320 feet) if it were constructed within the 80 ft width as proposed.

- **Location:**
  - Property Address: 1966 and 2044 Liberty Road NE
  - Sec/Twp/Range: 10-128-37
  - Legal Description: S 333.51′ of N 667.35′ of SE4NE4 and S 333.17′ of N 1000.52′ of SE4NE4, 10 acre parcels each
  - Parcel Number(s): 03-1202-480 (2044 Liberty Rd NE), 03-1202-500 (1966 Liberty Rd NE).

- **Zoning:** Urban Residential (UR)

- **Lot size:** 20 acres (currently two 10 acre parcels)

- **Septic System Status:** There is an existing sewer system serving each of the two parcels on the property. The applicant has had a septic designer identify one alternate sewer site for each of the lots, as is required by state law when creating new parcels.

  The northern of these two existing homes (03-1202-480) had a new sewer system installed in 2004. The southern property (03-1202-500) had its sewer system installed in 2000.

- **Natural Features:**

  Floodplain: The property is not within an identified floodplain.

  Bluff/Steep Slopes: The site is relatively flat and does not contain any bluffs or steep slopes.

  Wetlands: There are wetlands on the property, one of which must be crossed to provide vehicle access to the rear of the lot. The Douglas County Soil & Water Conservation District (SWCD) has submitted a letter indicating an area where a driveway could be constructed through the wetland (see 2/14/2014 letter). Any additional fill for a driveway (or in the future, for any possible public road) would require additional review and wetland replacement under current law.

  Trees: Most of the two residential lots are heavily treed. The third lot, currently being farmed, is entirely into row crops. No trees would need to be removed to develop this property as proposed, unless it were required to connect to the ALASD sewer on Donway Drive.

Applicable Statutes/ Ordinances:

Section III of the Zoning Ordinance:

C. Building Setback, Lot Area and Density Requirements and Regulations

	UR
Max. Density	
Lot/block development	1 du

	per 15,000 gross sq ft
Rural Reserve Development	N/A[1]
Min. Lot Size[2]	
Unsewered Areas	15,000 sq ft
Sewered Areas	15,000 sq ft
Minimum Buildable Area	7,400 sq ft
Min. Lot Width	
Single Family	100 ft
Two Family[3]	125 ft
Min. Lot Depth	
Single Family	125 ft
Two Family	150 ft
Maximum Lot Coverage – Impervious Surfaces	25%

Section V of the Subdivision Ordinance:

5.1 **General.** The following principles, standards and requirements will be applied by the Township in evaluating proposed subdivisions. These are the minimum principles, standards and requirements for the promotion and protection of the public health, safety, morals, and general welfare and shall not preclude the Township from requiring stricter standards or requirements when the conditions merit:

1. **Community context.** Proposed subdivisions shall be coordinated with existing nearby development so that the community as a whole may develop harmoniously based on the minimum standards of this Ordinance.
2. **Comprehensive plan.** Proposed subdivisions shall be designed in recognition of the general policies included in the Alexandria Township Comprehensive Plan.
3. **Land/soil suitability.** Land that the Township finds to be unsuitable for subdivision or development due to flooding, improper drainage, steep slopes, rock formations, adverse earth formations or topography, utility

[1] Amended 12/17/2007 (Resolution #07-20)
[2] Not applicable within a planned unit development unless private sewer is provided on each individual dwelling lot. An increase of the minimum buildable lot size may be required by the Township if determined to be necessary.
[3] Two-family dwelling width only applies if one parcel or lot.

easements, or other features that will reasonably be harmful to the safety, health, and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas, shall not be subdivided or developed unless adequate methods are formulated by the developer and approved by the Township Board to solve the problems created by the unsuitable land conditions. Such land shall be set aside for uses as shall not involve any danger to public health, safety, and welfare. The following areas are unsuitable for development:

4. **Agriculturally Important Lands.**
   a. The Planning Commission may consider the values of agriculturally important lands when making its recommendation on a plat. The Land Capability Classification System and Crop Equivalency Ratios of the Natural Resources Conservation Service (NRCS) shall be used as guides to determine if agriculturally important lands are within a proposed subdivision.

5. **Conformance to Applicable Rules and Regulations.** In addition to the requirements established in these regulations, all subdivision plats shall comply with the following laws, rules, and regulations unless a variance is granted:
   a. Any applicable Township ordinance, engineering standards and all other applicable laws of the Township.
   b. Any adopted official maps, public utilities plans, Public Capital Improvement Programs, or other adopted plans or programs of the Township.
   c. All applicable statutory provisions.
   d. The requirements and rules of the Minnesota Health Department, Minnesota Department of Natural Resources, the Minnesota Department of Transportation, the Minnesota Pollution Control Agency or other applicable state or federal agencies.

6. **Self-Imposed Restrictions.** If the developer places restrictions on any of the land contained in the subdivision greater than those required by the Zoning Ordinance or these regulations, such restrictions or reference to those restrictions shall be recorded in the Developer's Agreement.

7. **Adequate Public Facilities.** No preliminary plat shall be approved unless the Township Board determines that public facilities will be adequate to support and service the area of the proposed subdivision. Public facilities shall include roads, electric utilities, telecommunications, stormwater, sanitary sewer (when located in any sanitary sewer district), gas or other energy service, or other public services necessary to serve the development as determined by the Township Board.

8. **Debris and Waste.** No cut trees, timber, or other organic materials of any kind shall be buried in any land, or left or deposited on any lot or street in the subdivision except as approved by the Township. If approved, all areas intended to be used for burying debris shall be shown and noted on the preliminary plat. Areas proposed for the burying of debris shall not

be located in or affect the following; buildable areas, driveways, wells, utilities, or drainfield sites.. No debris or waste shall be left in any area of the subdivision at the time of expiration of any developer's agreement or dedication of public improvements.

5.3 Lots.

1. **Access[4].** All lots shall front upon a public right-of-way and have access to an improved street or roadway, except as otherwise allowed in the Zoning Ordinance.

2. **Lot Arrangement.** The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing land use permits to build or constructing or placing structures or other improvements on all lots in compliance with the Zoning Ordinance and in providing driveway access to buildings on the lots from an approved public street.

11. **Reduced Lot Widths.** To allow reasonable flexibility in the design of lots within a subdivision, lot widths may be reduced at either a front or rear lot line (but not both) provided the following conditions are met:

    a. The total number of lots in a subdivision does not exceed the total linear road feet serving the subdivision divided by the minimum lot width of the district where the subdivision is located. Lots designed and approved to be served by existing roads shall be calculated separately from lots to be served by newly constructed roads;

    b. The minimum required lot width is met at 1) either the front or rear lot line and 2) at the midpoint of the lot depth or 300 feet from the front lot line, whichever is closer to the front lot line.

    c. Each lot contains the minimum buildable area required by the Zoning Ordinance exclusive of any portion of the lot not meeting minimum width requirements.

    d. The lot width is reduced to no less than 66 feet for lots larger than five-and-a-half (5.5) acres in size or for smaller lots where future resubdivision is anticipated or feasible, as determined by the County Board.

    e. The lot width is reduced to no less than 50 feet for lots that are five-and-a-half (5.5) acres in size or less and where future resubdivision is not feasible, as determined by the Town Board.

5.5 Sewage Disposal. Each lot shall be provided with a sewage disposal system by either a public sanitary sewer system or a private on-site system.

1. **Public sanitary sewer systems[5].** Sanitary sewer shall be required as a condition of all subdivisions located within public sanitary sewer district boundaries and the Urban Residential district. This requirement for

[4] Amended 7/2/2007
[5] Amended 7/2/2007

sanitary sewer shall apply to all classes of subdivisions. The following also apply:

a. All plans shall be designed and approved in accordance with the rules, regulations, and standards of the public sanitary sewer district-and other appropriate agencies.

b. Sewers shall be installed to serve each lot and to grades and sizes required by approving officials and agencies. No individual disposal system or treatment plants (private or group disposal systems) shall be permitted.

2. **Private on-site systems.** In subdivisions where municipal sewer services are not presently available, the Township may impose such restrictions and requirements as it deems necessary for the protection of the public health, safety and general welfare. All on-site systems must comply with the regulations and standards of the Township, the Minnesota Department of Health, and Minnesota Rule 7080 of the Minnesota Pollution Control Agency. The Township will consider alternative designs for individual sewage treatment systems (ISTS) such as cluster systems. For more information on delineating ISTS, please see Section 6.3 (7)(d).

5.6 **Water.** Each lot shall be provided with a supply of potable water by either an individual well, central water system or a public water supply.

5.7 **Grading, Drainage and Stormwater Facilities.** All subdivisions shall comply with the requirements of the Alexandria Township Storm Water Management Ordinance (Ordinance #121). In addition, the Planning Commission shall not recommend approval of any subdivision that does not make adequate provision for storm and flood water runoff channels or basins in accordance with the following:

1. **Technical Reference Documents.** The Township officially designates the "Erosion Control Handbook" prepared by the Minnesota Department of Transportation" "Minnesota Construction Site Erosion Control and Sedimentation Control Planning Handbook" prepared the Minnesota Board of Water and Soil Resources and "Protecting Water Quality in Urban Areas" prepared by the Minnesota Pollution Control Agency as the technical references for this section. These reference documents will be used to ensure the proper design, construction and maintenance of the stormwater management facilities of a proposed project.
2. **System Design.** The stormwater drainage system shall be separate and independent of any sanitary sewer system. Storm sewers, where required, shall be designed by the Rational Method, or other methods as approved by the Township, and a copy of design computations shall be submitted along with plans. Surface water drainage patterns shall be shown for each and every lot and block.
3. **Drainage Easements.** When a subdivision is traversed by a water course, drainageway, channel, or stream, there shall be provided a storm water

easement or drainage right-of-way conforming substantially to the lines of such watercourse, and of such width and construction as will be adequate for the purpose. Wherever possible, it is desirable that the drainage be maintained by an open channel with landscaped banks and adequate width for maximum potential volume of flow.

a. Where topography or other conditions are such as to make impractical the inclusion of drainage facilities within road rights-of-way, perpetual, unobstructed easements as approved by the Township for drainage facilities shall be provided across property outside the road lines and with satisfactory access to the road. Drainage easements shall be indicated on the preliminary and final plats.

b. Drainage easements shall extend to a natural watercourse or to other drainage facilities, if storm flows from a proposed subdivision are increased. When a proposed drainage system will carry water across private land outside the subdivision, appropriate drainage rights must be secured.

c. Low-lying lands along watercourses subject to flooding or overflowing during stormy periods, whether or not included in areas for dedication, shall be preserved and retained in their natural state as drainage easements.

4. **Lot Grading and Erosion Control.**

a. **Lot Drainage.** Lots shall be laid out so as to provide positive drainage away from all buildable areas. Individual lot drainage shall be coordinated with the general storm drainage pattern for the area.

b. **Soil Preservation and Final Grading.** All areas with disturbed soils shall be replaced with a minimum of 4 inches of top soil and be stabilized by seeding or sod planting as recommended in the "Minnesota Construction Site Erosion Control and Sedimentation Control Planning Handbook" prepared by the Minnesota Board of Water and Soil Resources and "Protecting Water Quality in Urban Areas" prepared by the Minnesota Pollution Control Agency or as approved by the Township.

5.8 Highways, Streets, and Alleys. Proposed streets shall provide a safe, convenient, and functional system for vehicular, pedestrian, and bicycle circulation; shall be properly related to the comprehensive plan; and shall be appropriate for the particular traffic characteristics of each proposed development.

1. **General Requirements.**

a. **Classification.** All streets shall be classified by the Township as either a principle arterial, minor arterial, major collector, minor collector, or local street in accordance with the Township Comprehensive Plan.

b. **Arrangement and Topography.**

i. All streets shall be properly integrated with the existing and proposed system of thoroughfares and dedicated rights-of-way as established in the Comprehensive Plan or other official Township documents[6].

c. **Access Spacing Guidelines.** Access to streets shall comply with the Township's access spacing guidelines.

2. **Design Standards.**

a. **General.** These standards are meant to provide for streets of suitable location, width, and improvement to accommodate prospective traffic and afford satisfactory access for police, fire fighting, snow removal, sanitation, and road maintenance services and equipment, and to coordinate streets so as to create a convenient system and avoid undue hardships to adjoining properties.

b. **Rights-of-Way Widths**. The minimum widths for each type of public street right-of-way shall be as follows:

Type of Street	**Rights-of-Way Width**
Principle Arterial	150 feet
Minor Arterial	120 feet
Major/Urban Collector	100 feet
Minor Collector	100 feet
Local	66 feet
Alley	Less than 24 feet

Additional rights-of-way or easements and roadway widths may be required by the Township to promote public safety and convenience when special conditions require it or to provide parking space in areas of intensive use. Right-of-way widths in excess of the standards designated in these regulations shall be required whenever, due to topography, additional width is necessary to provide adequate earth slopes. Such slopes shall not be in excess of three-to-one unless approved by the Township Engineer.

l. **Hardship to Owners of Adjoining Property.** The street arrangements shall not be such as to cause hardship to owners of adjoining property in platting their own land and providing convenient access to it.

5.10 Trails and Sidewalks. The Township may require, in order to facilitate pedestrian access from the roads to schools, parks, playgrounds, or other nearby roads, perpetual unobstructed easements at least ten (10) feet in width.

[6] Amended 7/2/2007

5.11 Utilities. All new utility facilities, including but not limited to gas, electric power, telephone, and CATV cables should be located underground throughout the subdivision. All utility facilities existing and proposed throughout the subdivision shall be shown on the preliminary plat or the construction plans as determined by the Township. Underground service connections to the street property line of each platted lot should be installed when approved by the utility.

1. **Easements.** Utility easements at least ten (10) feet wide on each lot (for a total of 20 feet) shall be provided for utilities, where necessary. They shall be provided along rear lot lines (except along shorelines) or within alley rights-of-way. They shall have continuity of alignment from block to block. At deflection points, easements for pole line anchors shall be provided where necessary.

5.12 Natural, Unique or Sensitive Features. Existing features that would add value to the proposed subdivision, or that are likely to be irreparably damaged or impacted by the proposed development, such as trees, watercourses, beaches, hills and ridges, wetlands, scenic views, wildlife habitat and nesting areas, unique geologic features, steep or erosive slopes and bluffs, woodland areas, prairie lands, shallow groundwater supplies, near-shore aquatic vegetation or habitat, historic sites, structures and features, and similar irreplaceable assets, shall be preserved in the design of the subdivision within all zoning districts. No trees shall be removed from any subdivision nor any change of grade of the land effected until approval of the preliminary plat has been granted, except as may be required for preparing documents for the preliminary plat (e.g. soil tests). The preliminary plat shall show the general outline of existing trees as required by these regulations and shall further indicate all those marked for retention and the location of all proposed shade trees, if provided, along the street side of each lot as required by these regulations. Removal or alteration of trees and other vegetation shall comply with all applicable Alexandria Township Ordinances.

Appendix A: Township Access Spacing Guidelines

Table 5-3: Rural and Developing Areas Access Spacing Guidelines

Type of Public Access Requested	Type of Roadway and ADT Affected by Access[1][8]				
	Controlled Access Arterial Freeway Facility	**Multi-Lane Divided Arterial or Collector Over 10,000**	**Two-Lane Arterial or Collector 2,000 - 10,000**	**Two-Lane Arterial or Collector Less than 2,000**	**Two-Lane Local Roads**
A. Field Access	No Direct Access	**No Direct Access[4]**	**Spacing based on other criteria[5] (1 per 40 acre or 1/4 Mile Spacing)**	**Spacing based on other criteria[5] (1 per 40 acre or 1/4 Mile Spacing)**	**Spacing based on other criteria[5] (1 per 40 acre or 1/8 Mile Spacing)**
B. Private Residential or Business Access	No Direct Access	**No Direct Access[4]**	**1/4 Mile Spacing[6]**	**1/8 Mile Spacing[7]**	**1/16 Mile Spacing**
C. Low-Volume, Non-Continuous Streets[2][3] or Shared Driveways	No Direct Access	**1/2 Mile Spacing with No Median Opening[4]**	**1/4 Mile Spacing[6] with Turn Lanes**	**1/8 Mile Spacing[7]**	**1/16 Mile Spacing**
D. Medium-Volume Non-Continuous Streets[2][3]	No Direct Access	1 Mile Spacing with Signals and Turn Lanes	1/2 Mile Spacing with Turn Lanes	1/4 Mile Spacing with Turn Lanes	1/8 Mile Spacing with Turn Lanes
E. Low and Medium-Volume Through Streets[2]	No Direct Access	1 Mile Spacing with Signals and Turn Lanes	1/2 Mile Spacing with Signals and Turn Lanes	1/2 Mile Spacing with Turn Lanes	1/4 Mile Spacing with Turn Lanes
F. Medium and High-Volume Through Streets[2]	3-5 Mile Spacing (Interchange)	2 Mile Spacing with Signals and Turn Lanes	1 Mile Spacing with Signals and Turn Lanes	1 Mile Spacing with Signals and Turn Lanes	1/2 Mile Spacing with Signals and Turn Lanes
G. High-Volume Arterials and Expressways[2]	6-12 Mile Spacing (Interchange)	5+ Mile Spacing with Signals and Turn Lanes	2 Mile Spacing with Signals and Turn Lanes	1-2 Mile Spacing with Signals and Turn Lanes	1-2 Mile Spacing with Signals and Turn Lanes

Notes:
[1] Rural and developing area access guidelines are applicable to Mn/DOT, County and City roads. **Bold areas** are guidelines that may be modified (see Notes).
[2] All volumes represent 20-year forecasts. "Low Volume" < 2,000; "Medium Volume" = 2,000 to 10,000; and "High Volume" > 10,000.
[3] Non-continuous streets refer to cul-de-sac or short length local streets (less than 1/2 mile) which do not necessarily cross the roadway in question.
[4] Additional access may be permitted in the form of right-in/right-out (1/4 mile spacing) if there is no other feasible local road access point.
[5] access criteria should be based on factors such as stopping sight distance, drainage, and spacing and alignment with other access points.
[6] Access spacing may be reduced on county facilities to 1/8 mile.
[7] Local land accesses off of collector and arterial streets should be minimized.
[8] All access locations should have adequate stopping sight distance, drainage, spacing from adjacent access, and alignment.

Staff Findings: Staff proposes the following findings for consideration by the Planning Commission:

1. **Coordination with existing nearby development:** The proposed development would be similar to the surrounding area which is predominately used for single-family residential or agricultural purposes. The land to the north and west of the proposed development mostly contains agricultural uses (although the 80 acre land to the west has received preliminary approval for a residential plat consisting of 4 residential parcels approx. 15-25 acres in size. Land to the south is used residentially. Land to the east is used for open space purposes and is not developed (it is zoned for rural residential housing).

2. **Consistent with Comprehensive plan.** The proposed development is consistent with the Comprehensive Plan. The area of the development is identified on the Future Land Use Map as "Urban Residential":

Urban Residential: The purpose of this land use category is to provide opportunities for urban density housing in areas that are most readily served by urban infrastructure and services. This category is intended for areas that are currently served by Alexandria Area Sanitary Sewer District (ALASD) infrastructure or are within the identified future service area of ALASD. Within these areas, new residential development will be reviewed to ensure that the proposed density, dimensions, and layout of lots will allow for the efficient use of public infrastructure and the cost-effective provision of public services. A gross urban density of two to three dwelling units per acre or higher is intended for these areas. Proposed subdivisions that would create oversized lots would be reviewed to allow for a transition to urban densities of housing in an orderly and efficient manner. This may be accomplished through ghost platting, conservation subdivision designs that cluster homes on urban-sized lots, provision of urban sewer or road infrastructure at the time of development, or by other appropriate means.

Typical "lot-block" or "conservation" subdivision designs are both considered appropriate in these areas. Where sensitive or unique natural or cultural resources, such as wetlands, shoreland, etc. are present, a conservation subdivision design with lower densities that protects these resources may be required. Long-term commercial/industrial uses that are incompatible with residential uses should not be allowed in this district. (*Alexandria Township Comprehensive Plan, p. 22)*

3. **Land/soil suitability.** The soils on the site, according to the Douglas County Soil Survey, appear to be generally suitable for residential use (which already exists) and agricultural use (for Outlot A – which is already being used agriculturally).

4. **Agriculturally Important Lands.** The proposed development would preserve the existing use of the land, part of which is used agriculturally. While the remainder of the land is heavily treed, the proposal would not hinder further agricultural use any more than already exists.

5. **Conformance to Applicable Rules and Regulations.** The proposed subdivision conforms to minimum lot dimension requirements. Outlot A meets the minimum requirements for a "flag lot" as outlined in Section 5.3.11 of the Subdivision Ordinance. The lots would not be connected to ALASD sewer, as is normally required, but the applicant has already obtained a variance from that requirement in late 2013.

6. **Self-Imposed Restrictions.** The applicant has not submitted any self-imposed restrictions or covenants.

7. **Adequate Public Facilities.** The applicant is proposing to keep both of the existing homes on these properties served by private sewer systems. Each lot is currently served by a private well, as the Township does not contain a public water supply. Outlot A would not have a sewer or well, as it would be undeveloped.

8. **Debris and Waste.** The applicant does not propose to use any area within the development to bury debris or waste.

9. **Access.** All three proposed lot have more than the required minimum amount of access to public right-of-way. There are no public streets or public street extensions planned for the development.

10. **Lot Arrangement.** All of the proposed lots have adequate space to build and Lots 1 and 2 already have homes on them. There are no foreseeable difficulties in securing land use permits for Lots 1 and 2. Outlot A would be unbuildable without a specific plan presented to the Town Board for their review (approval would not be guaranteed).

11. **Sewage Disposal.** Lots 1 and 2 will continue to be served by their existing private sewer systems. Outlot A would not have any sewer, as it would have no buildings.

12. **Water.** Each of the proposed lots would be served by private wells.

13. **Grading, Drainage and Stormwater Facilities.** There are not any drainage or stormwater facilities planned for the development. The proposed lots have large areas of pervious surface. Because no additional land disturbance is expected for this subdivision request, stormwater ponds or other such facilities are not required.

14. **Highways, Streets, and Alleys.** There are not any proposed streets for the development.

15. **Trails and Sidewalks.** The applicant is not proposing to construct any public trails or sidewalks through this development.

16. **Utilities.** There are existing electrical utility and natural gas utilities marked on the plat survey.

17. **Natural, Unique or Sensitive Features.** Much of the proposed development is covered with trees and tall grasses. No impact on these areas is expected as a result of the subdivision, unless a future owner decided they wanted to clear these areas.

Planning Commission Direction: The Planning Commission can approve the request, deny the request, or table the request if additional information is needed. If the decision is for approval or denial, findings of fact should be cited.

Staff Recommendation: Based on the findings of fact presented in this report, Staff recommends this application be approved, with consideration given to the following issues:

1. One of the reasons for creation of an outlot is to leave the land open for future subdivision. Whether this would actually happen on the proposed Outlot A in the future is unknown and would ultimately depend on the wishes of the landowner at the time. The current owner indicates they have no plans to do so

and presumably if a farmer bought the land they would leave it undeveloped so long as farming was more profitable than development. The Township needs to consider how aggressively it wants to plan ahead for further subdivision of the land into lots which would need a public road and possibly stormwater and other facilities. The next two items below relate to that planning for the future.

2. Given the current layout, the 80 ft wide section of Oultot A leading in from Liberty Road would be the natural location for the placement of a public road if Outlot A were ever subdivided in the future. Since the typical local township road right-of-way is only 66 ft, the proposed 80 ft width would either require that the Township take 80 ft of right-of-way at that time or the excess 14 ft of land would need to be made part of adjoining land. Alternatively, that excess 14 ft could just be joined to proposed Lot 2 right now and the strip leading back into Outlot A would only be 66 ft wide. Staff's understanding is that the 80 ft is proposed to maximize the amount of land that is available for farming right now.

3. As noted in the letter from Douglas County Public Works, the Township's Access Spacing Guidelines (see Appendix A of the Subdivision ordinance, copied into this report earlier) recommend at least 1/8 mile (660 ft) spacing between driveways and between driveways or low-volume public roads and other public roads. The two existing driveways serving the existing homes are about 330 ft. The next closest driveway to the south is about another 330 ft. A new driveway leading into Outlot A would be about 120-170 ft from the nearest driveway now and about 350-400 ft from the County Road 73 intersection.

    (a.) If there is to be an additional driveway into this land (to serve Outlot A or any additional lots beyond what exists now), there is no way to meet the Township's access spacing guidelines. In the past, the guidelines have been relaxed when reasonable requests for access require it. In many cases, those requests are for existing parcels of land not being subdivided. In cases where a new subdivision is taking place, a higher level of scrutiny is probably justified, although flexibility will still be required at times. The purpose of the spacing guidelines is to prevent traffic congestion and avoid traffic safety concerns; typically the more places that people are entering/exiting higher-speed roadways the more opportunities there are for accidents with vehicles traveling at those higher speeds.

If the application is approved, Staff would recommend at least the following conditions:

1. The applicant shall dedicate enough land so that there is a full 50 ft of right-of-way along Liberty Road for all three proposed lots.

2. The applicant shall submit (prior to final plat approval) more detailed documentation from a licensed SSTS designer indicating where the properties can support two private sewer systems for each lot (current compliance inspections showing a compliant system for each of the two existing systems must also be submitted and can serve as evidence of one available site).

3. No construction or placement of structures or other improvements shall take

place on Outlot A unless specifically approved by the Township Board.

4. No future subdivision of Outlot A, or Lots 1 and 2, shall be allowed except in conformance with the requirements of the Subdivision Ordinance, or other applicable ordinances, in effect at the time. This shall include requirements for connection to public or regional sewer system(s).

Application # 2014-0010	Date Application Rec'd 2/3/14	Fee Collected $ 610.00
	Date Application Aprvd ___/___/___	Zoning Administrator Initials _____

(for office use only)

ALEXANDRIA TOWNSHIP
MAJOR/MINOR SUBDIVISION & PLANNED UNIT DEVELOPMENT APPLICATION

Name of Applicant Same as title holder Phone 864-354-8354

Property Address (E911#) _____

Mailing Address _____ Local Phone _____
(*if different than above*) (*if different than above*)

City, State, Zip _____

Applicant is:
Legal Owner (X)
Contract Buyer ()
Option Holder ()
Agent ()
Other _____

Title Holder of Property (*if other than applicant*)
Tim & Sandra Rock
(Name)
1966 Liberty Rd NE
(Address)
Alexandria, MN 56308
(City, State, Zip)

Signature of Legal Owner, authorizing application (required): Sandra Rock
By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): _____
(By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

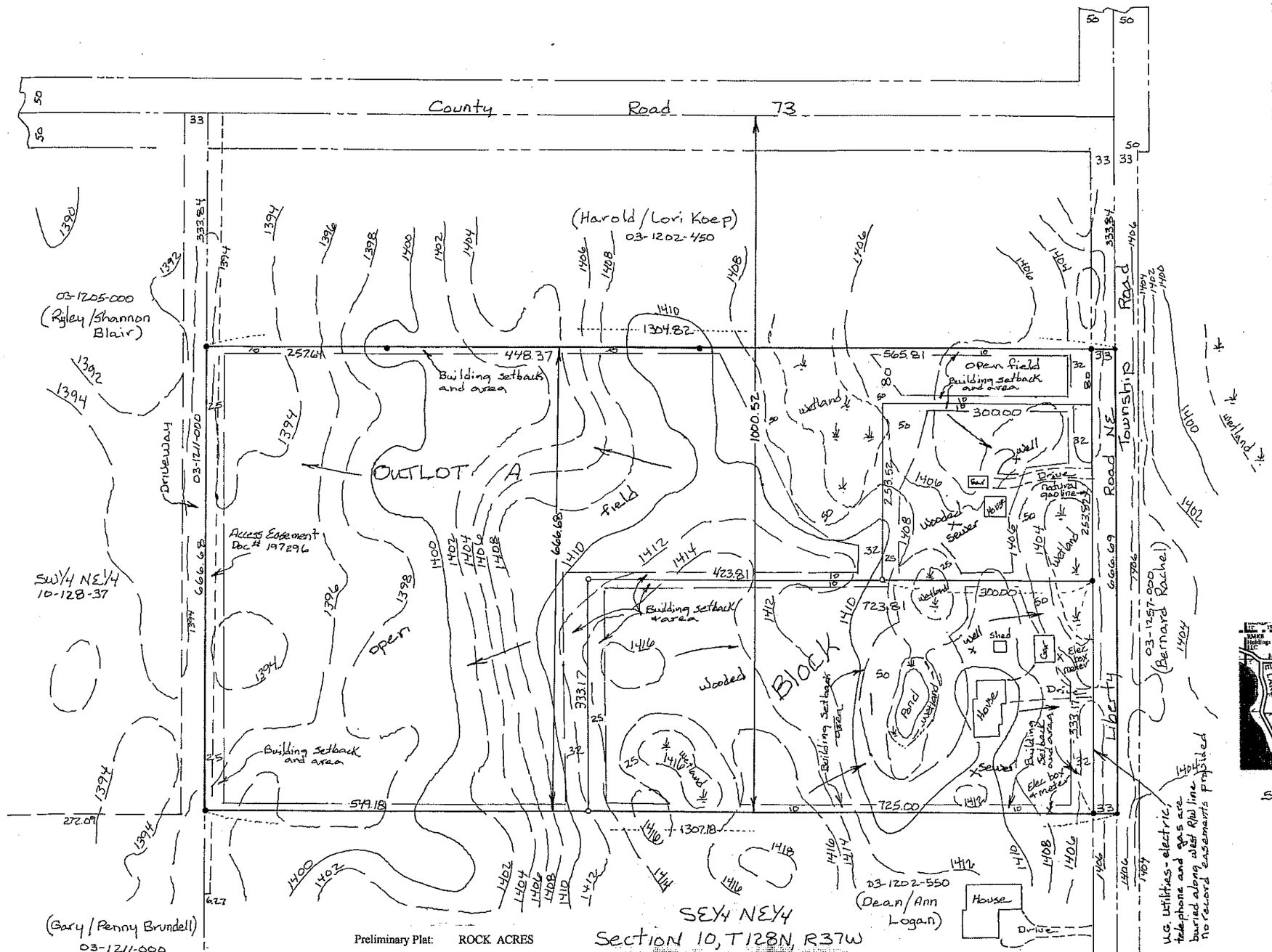
Full legal description of property involved in this request, including total acreage (required – attach separate sheet if necessary):
The South 333.17 ft of the North 1000.52 ft of the SE¼NE¼ and the South 333.51 ft of the North 667.35 ft of the SE¼NE¼ Sec 10, T128N, R37W, Douglas Co, MN

Property ID # 03-1202-500 & 03-1202-~~460~~ 480 Zoning District LLR
(9 digit # on tax statement)

Nature of request (select all that apply):

- ☐ Minor Subdivision (see definitions, Pg. 4-5)
- ☑ Major Subdivision – Preliminary Plat (see definitions, Pg. 4-5)
- ☐ Planned Unit Development, including Common Interest Communities (CICs)

Note: Applications for preliminary plat approval, if approved, must be followed by an application for final plat approval incorporating any changes or conditions required by the Alexandria Town Board during the approval of the preliminary plat. Applications for final plat approval must be received within 12 months of preliminary plat approval or such approval becomes null and void.



Proposed Plat Use: Lots 1 and 2, Block 1, each contain a dwelling structure and will continue being used for single family residential purposes. Outlot A is an open tilled field and will continue being used for farming purposes at the present time.

Existing Zoning: Urban Residential (UR)

Lot Area:
Lot 1 - 5.54 acres
Lot 2 - 1.75 acres
Outlot - 12.20 acres
Public Roadway - 0.50 acre (22001 square feet)

Road Access: All lots access onto the existing Township Road (Liberty Road)

Sanitary Sewer: Lots 1 and 2, Block 1, each contain existing sanitary sewer systems. No sanitary sewer system is proposed for Outlot A at this time.

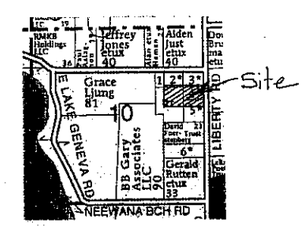
Water: Lots 1 and 2, Block 1, each contain a private well, no well is proposed for Outlot A at this time.

Public Roadway: 33 feet will be dedicated as public road on the final plat for Liberty Road.

Building Setbacks: Township Road – 32 feet from right-of-way, Rear yard – 25 feet, Side yard – 10 feet, wetland - 25 feet, protected wetland – 50 feet.

Easements: Underground electric (Runestone Electric) telephone (Century Link) and natural gas (Center Point Energy). Utility easements can be placed on final plat as needed.

No grading construction is required or proposed to prepare these tracts for sale.



Site Map

N

SCALE IN FEET
0 50 100 200 300

● INPLACE IRON MONUMENT
o 1/2" PIPE SET WITH CAP STAMPED "RLS 19845"
( ) RECORD DATA

Preliminary Plat: ROCK ACRES

Location: The South 333.51 feet of the North 667.35 feet of the SE1/4NE1/4 and the South 333.17 feet of the North 1000.52 feet of the SE1/4NE1/4, Section 10, Township 128 North, Range 37 West, Alexandria Township, Douglas County, MN, containing 19.99 acres more or less. Parcel numbers 03-1202-480 and 03-1202-500.

Owners/Developers: Timothy W. and Sandra K. Rock
1966 Liberty Road NE
Alexandria MN 56308
864-354-8354

Surveyor: Rodney F. Eldevik
1211 Maple Drive SE
Alexandria MN 56308
320-763-7566

Certification applies to only those copies that bear my embossed seal.

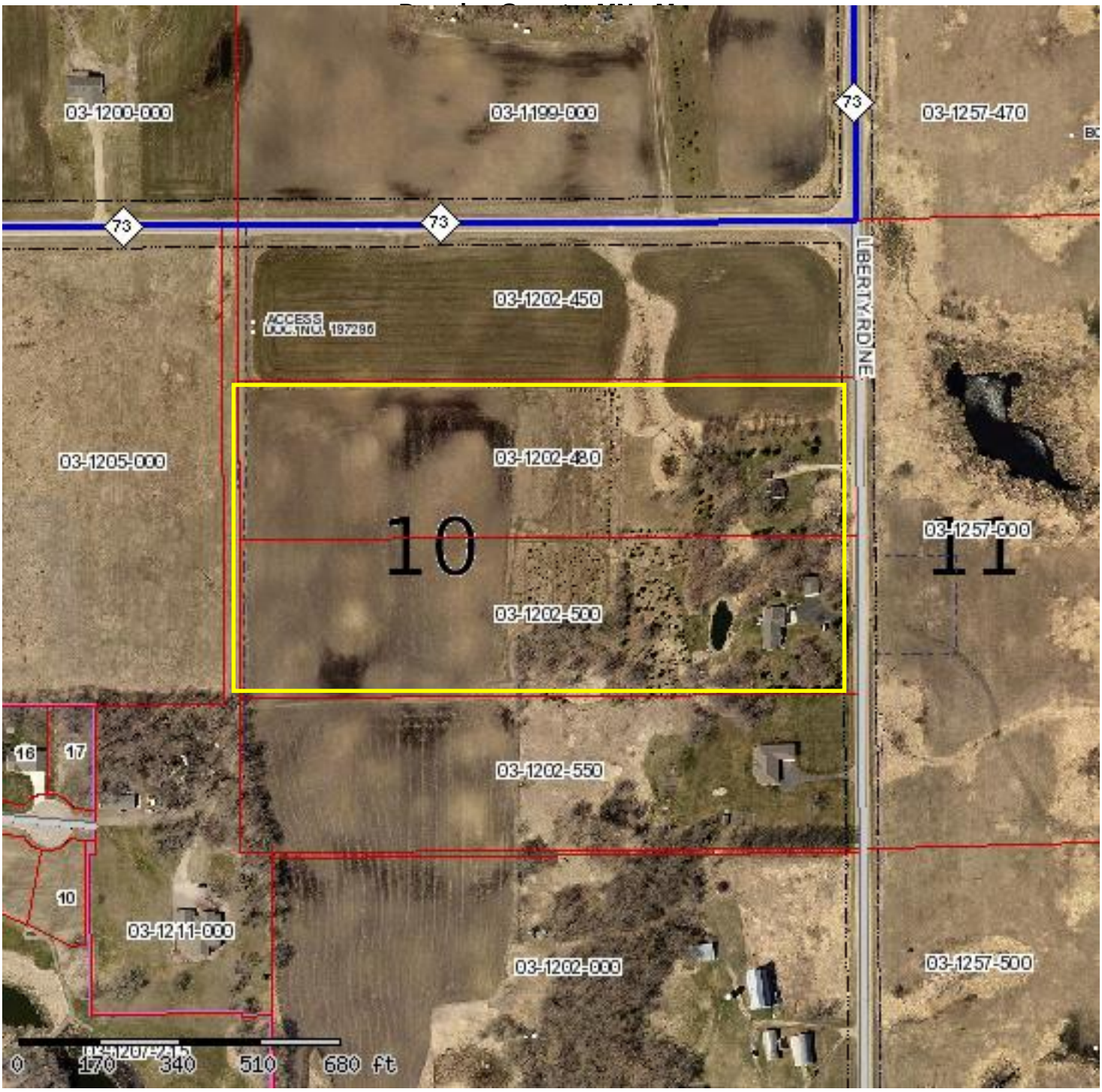
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Date 2/3/14 Registration No. 19845

Sec 10, T128N, R37W, Douglas Co, MN

FILE: 4477	REQUESTED BY: Tim Rock
DRAWN BY: RFE	ELDEVIK LAND SURVEYING, INC.
CHECKED: RFE	1211 Maple Drive SE Alexandria, MN 56308
DATE: 2/3/14	Telephone: 320-763-7566 Fax: 320-763-7504
	Rodney F. Eldevik Registered Land Surveyor

Douglas County, MN - Map



PIN: 03-1202-500

Taxpayer: ROCK/TIMOTHY W & SANDRA K
GIS Acres: 10.00
Water Acres: 0.58
ROW Acres: 0.22
Section: 10
Township: 128
Range: 37

Tax Desc.: S 333.17' OF N 1000.52' OF SE4NE4
AC 10

Plat Desc.:
Other Interest:

Disclaimer: Douglas County does not warrant or guarantee the accuracy of the data.
The data is meant for reference purposes only and should not be used for official decisions.
If you have questions regarding the data presented in this map, please contact the Douglas County GIS Department.

Map created on Aug 14, 2013 3:56. This information is to be used for reference purposes only.

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DOUGLAS SOIL AND WATER CONSERVATION DISTRICT
900 Robert Street
Suite 102
Alexandria, Minnesota 56308
Telephone (320) 763-3191

MINNESOTA SOIL AND WATER CONSERVATION DISTRICT

To: Alexandria Township Planning Commission

From: Jerry Haggenmiller J-H

Date: February 14, 2014

RE: Preliminary Plat application for Rock Acres

The proposed plat of Rock Acres contains wetlands that are under the jurisdiction of the MN Wetland Conservation Act. Access to Outlot A is where possible wetland impacts might occur. In discussion with Mr. Rock allowable access to outlot A would be with a driveway being constructed over the existing crossing in the narrowest part of the wetland with fill allowed 77 feet long and 25 feet wide, (see attached aerial photo).

As proposed on the preliminary plat drawing access to Outlot A is through an 80 feet wide strip off of Liberty Road. All that is allowable for wetland filling would be to cross the wetland as shown on the enclosed aerial photo. Construct of a Township type road would not be allowable.

If you have questions feel free to contact me.

Douglas County, MN - Map

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Ben Oleson

From: Dave Robley
Sent: Friday, February 14, 2014 9:37 AM
To: 'oleson@hometownplanning.com'
Cc: Dave Rush; admin@alexandriatownship.org; Pat Veraguth
Subject: Preliminary Plat of Rock Acres

Ben,

Liberty Road is designated a Minor Collector in Douglas County's Comprehensive Plan and would require dedication of 50' of right-of-way from the centerline of the road under the County's Subdivision Ordinance.

Previous plats along Liberty Road have dedicated 50' of right-of-way and I would request the same be required for Rock Acres.

Another comment is that the remaining 80' of frontage for access to Outlot A from Liberty Road would not meet Douglas County's access spacing guidelines.

Thank you for the opportunity to comment on this preliminary plat and feel free to contact me if you have any questions.

Dave Robley
Douglas County Engineer
davero@co.douglas.mn.us
320-762-2967
320-808-4484 cell

PERC · PLUS, LLC

Sewer Systems By Design

Steve L. Schmidt, Designer
1001 Ruby Street NW
Alexandria, Minnsota 56308
1-800-630-5684
Mobile 320-760-5684
Home 320-763-7829

October 23, 2013

Alexandria Township
Ben Olsen
Alexandria, MN 56308

RE: Tim Rock
1966 Liberty Road NE
Alexandria, MN 56308

Drawing by Tim Rock

To Whom It May Concern:

I have reviewed this planed Subdivision of 2 acres located in Section 10 Property ID # 03-1202-480 of Alexandria Township, T.128.N – R.37.W. The soils indicated in the Soils Survey Book which is NeB, WaB. The soils warrant different types of septic system designs. There should be enough room on This lot for two (2) septic sites as one is existing at this time. Just northwest of the existing one.

A copy of the soil boring of the existing mound design for 2044 liberty Rd. are available at Alexandria township office. If you have any questions or are in need of any other additional information please feel free to contact me at (320) 760-5684.

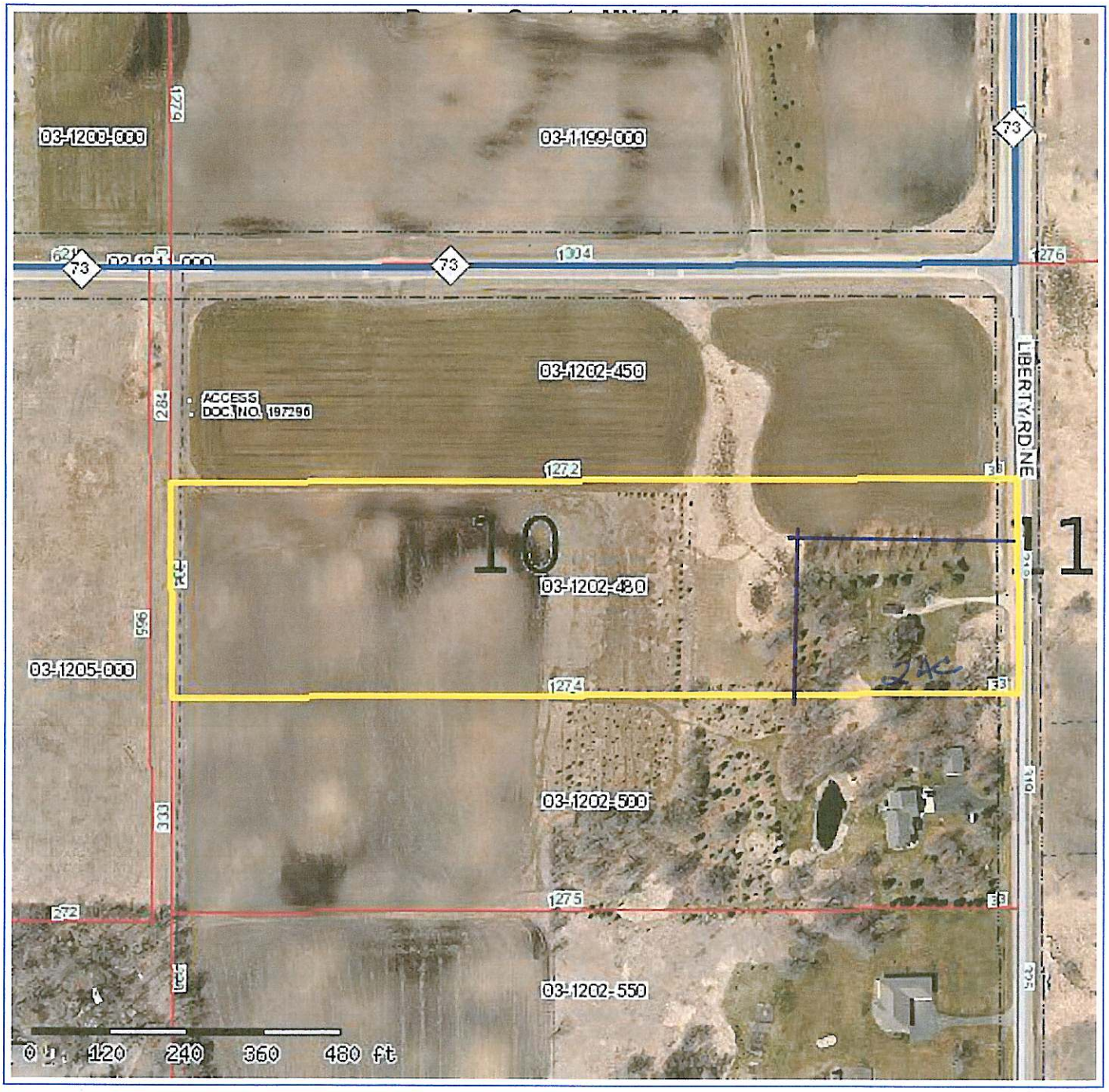
Sincerely,

Steve Schmidt
Perc Plus

SLS

Enclosure

Douglas County, MN - Map



PIN: 03-1202-480

Taxpayer: ROCK/TIMOTHY W & SANDRA K
GIS Acres: 10.00
Water Acres: 0.43
ROW Acres: 0.21
Section: 10
Township: 128
Range: 37

Tax Desc.: S 333.51' OF N 667.35' OF SE4NE4.
AC 10

Plat Desc.:
Other Interest:

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