
CITY OF LITTLE FALLS

BOARD OF ADJUSTMENT/ PLANNING COMMISSION

July 13, 2015



AGENDA
PLANNING COMMISSION
 Conference Room, City Hall
 July 13, 2015, 6:30 p.m.

P	A	Member	P	A	Member
		(Vacant)			Schilling, Kara
		Dahlberg, Doug			Schulte, Ray
		Gosiak, Frank			Silbernick, Keith
		Hanfler, Jeremy			Oleson, Ben (Zoning Official)
					Kimman, Greg (City Engineer)

CALL TO ORDER: Planning Commission Chairperson

ADOPT THE AGENDA: July 13, 2015

APPROVAL OF MINUTES: June 8, 2015

PUBLIC HEARINGS:

- 1) Re-Application for a Conditional use permit to allow for a Planned Unit Development to include the construction of eight single-story four-plex residential buildings for rental purposes on an approximate 8.8 acre parcel.
 - a. Applicant: Roach Development LLC
 - b. Legal Description: Part of Government Lot 2, Section 27 and NW4 of SW4, Section 26, Township 41, Range 32
 - c. Property Address: None (near intersection of Derosier Drive/Riverwood Drive), Little Falls)
 - d. Parcel number(s): 48.6960.001

- 2) Variance to construct an 8' x 34' open deck with an 8' x 18' portion to be roofed approximately 4 feet from a public road right-of-way (min. required 15 feet).
 - a. Applicant: Gregory Fietek.
 - b. Legal Description: Lots 1 and 2, Block 13 of Searle's Addition.
 - c. Property Address: 410 12th Street SW.
 - d. Parcel number(s): 49.0861.000 and 49.0861.001.

OLD BUSINESS:

- 1) Discussion – Storage POD regulations

NEW BUSINESS:

NEXT REGULAR MEETING: Monday, August 10, 2015

ADJOURNMENT:

AGENDA
PLANNING COMMISSION
 Conference Room, City Hall
 June 8, 2015, 6:00 p.m.

P	A	Member	P	A	Member
		(Vacant)		x	Schilling, Kara
x		Dahlberg, Doug	x		Schulte, Ray
x		Gosiak, Frank	x		Silbernack, Keith
x		Hanfler, Jeremy	x		Oleson, Ben (Zoning Official)
			x		Kimman, Greg (City Engineer)

CALL TO ORDER: The Planning Commission Meeting was called to order by Frank Gosiak, Planning Commission Chairperson, at 6:00 p.m.

INFORMATIONAL PUBLIC MEETING: Potential MN DoT Improvements to Trunk Highway 27
 Kimman explained the upcoming project and shared information about possible improvements to Hwy 27 through downtown Little Falls.

ADOPT THE AGENDA: A motion was made by Hanfler, seconded by Silbernack to adopt the agenda as presented. Motion carried.

APPROVAL OF MINUTES: A motion was made by Dahlberg, seconded by Silbernack to adopt the minutes as presented. Motion carried.

PUBLIC HEARINGS:

- 1) **Request for conditional use permit to allow for an existing business to add liquid storage tanks with flammable materials in an I-2 (Heavy Industrial) zoning district.**
 - a. **Applicant: CM Automation LLC.**
 - b. **Owner(s): CM Automation LLC and City of Little Falls.**
 - c. **Property address: 16444 11th Street NE.**
 - d. **Brief Legal Description: Lots 3, 4 and 5 Block Three of NORTH BLUFF ADDITION.**
 - e. **Parcel number(s): 48.2896.000 and 48.2898.000.**

Hanfler recused himself from hearing citing a conflict of interest. Oleson summarized the conditional use permit request. Public hearing opened at 6:39 pm. Joe Francis, CM Automation, 16444 11th Street NE explained the request and offered to answer any questions the planning commission or public may have. Robin Hensel, 807 1st Street SE, asked a question concerning the safety of propane tanks located next to a daycare. Francis addressed the question. Public hearing closed at 6:42 pm. A motion was made by Schulte, seconded by Silbernack to approve the conditional use permit. Motion carried.

- 2) **Request to consider the vacation of a drainage and utility easement in the NORTH BLUFF ADDITION plat.**
 - a. **Applicant: CM Automation LLC. Owner(s): CM Automation LLC and City of Little Falls**
 - b. **Brief Legal Description: A 20.00 foot wide easement for drainage and utility purposes over part of Lot 3, Lot 4 and Lot 5, Block Three, as shown and dedicated on the plat of NORTH BLUFF ADDITION, Morrison County,**

Minnesota, according to the recorded plat of record in the Office of the County Recorder.

Hanfler recused himself from hearing citing a conflict of interest. Kimman summarized the vacation of easement request. Public hearing opened at 6:48 pm. Robin Hensel, 807 1st Street SE, asked what an easement vacation is. Joe Francis, CM Automation, 16444 11th Street NE explained the request and what the intentions of CM Automation were. Public hearing closed at 6:53 pm. A motion was made by Silbernack, seconded by Schulte to approve the vacation of a drainage and utility easement contingent on CM Automation constructing a drainage ditch on the east side of Lot 5. Motion carried.

- 3) (NOTE: This item to be recessed to allow for proper public notice. Recessed meeting date will need to be scheduled) Re-Application for a Conditional use permit to allow for a Planned Unit Development to include the construction of eight single-story four-plex residential buildings for rental purposes on an approximate 8.8 acre parcel.**
- a. Applicant: Roach Development LLC**
 - b. Legal Description: Part of Government Lot 2, Section 27 and NW4 of SW4, Section 26, Township 41, Range 32**
 - c. Property Address: None (near intersection of Derosier Drive/Riverwood Drive), Little Falls)**
 - d. Parcel number(s): 48.6960.001**

OLD BUSINESS:

1) Discussion – Storage POD regulations

Oleson presented a summary of his research in regards to storage PODs. Based on his research, communities either ban them altogether or limit the amount of days they can be in use. Committee reviewed a preliminary ordinance drafted by Oleson and suggested some changes. Oleson will bring preliminary ordinance to next scheduled meeting for review.

NEW BUSINESS:

None

NEXT REGULAR MEETING: Monday, July 13, 2015

ADJOURNMENT: A motion was made by Hanfler, seconded by Silbernack to recess the meeting until Monday, June 29th at 5:30 pm. Meeting adjourned at 7:20 p.m. Motion carried.

Minutes submitted by Doug Dahlberg, Secretary.

STAFF REPORT

Application: Conditional use permit to allow for a Planned Unit Development to include the construction of eight single-story four-plex residential buildings for rental purposes on an approximate 8.8 acre parcel.

Applicant: Roach Development LLC

Background Information:

- 1) **Proposal:** Roach Development LLC owns an approximate 8.8 acre property which they wish to develop into eight single-story four-plex residential buildings. The property, if the development is approved, would all remain under one owner and the units would be rented.

This application is a re-application of the project proposed at the April 13, 2015 Planning Commission meeting. That April application was sent to the City Council with no official recommendation, but a motion to approve the conditional use failed on a 2-3 vote (two members were not in attendance at that meeting). The City Council subsequently denied the conditional use request at its April 20 meeting.

Since that time, the applicant has met with a number of property owners in the area that had expressed concerns and/or opposition to the project at the April public hearing and Council meeting, as well as the City Engineer (the proposed development abuts the proposed utility improvement project to extend city sewer and water down Derosier Drive – that project was partially approved by the City Council at its July 6, 2015 meeting for the east portion of Derosier Drive only). The result of those meetings is that the applicant is re-applying for approval of the conditional use as previously submitted.

The City Code (Section 11.04.D) addresses the procedures for conditional use permit applications. That section, nor anywhere else in the City Code as far as Staff is aware, prevents an applicant from re-applying for a previously denied application.

As part of the proposed development of this property, the developer would build a new private road system for the units on the property. Those private roads would then connect to existing public roads at three points – two approaches onto Derosier Drive to the north and one approach onto Riverwood Drive to the east. The applicant has expressed a willingness to reduce the number of road entries onto Derosier Drive to one. A stormwater pond would be constructed within the development to address stormwater management requirements of the City Code.

The property contains several relatively large stands of coniferous and other trees. The applicant has indicated that he will be preserving as many of them as possible, which was part of the discussions with nearby property owners after the original denial in April.

In discussions with the City Attorney, it has been determined that the City Code allows for a “planned unit development” in any zoning district as a conditional use without the need for rezoning to any PUD-specific zoning district. A planned unit development is described in the ordinance as encompassing “all developments having two (2) or more principal uses or structures on a single parcel of land” and

lists “apartment projects involving more than one building” as one of the allowable uses within a planned unit development.

A portion of the property (the far SW corner) lies within 500 feet of the Mississippi River. That portion of the property would be subject to the regulations of the R-2.M zoning district.

2) Location:

- Legal Description: Part of Government Lot 2, Section 27 and NW4 of SW4, Section 26, Township 41, Range 32
- Property Address: None (near intersection of Derosier Drive/Riverwood Drive), Little Falls)
- Parcel number(s): 48.6960.001

3) Property Owner: Roach Development LLC

Applicable Statutes/Ordinances:

Little Falls City Code

11.03: GENERAL PROVISIONS

N. Planned Unit Developments: Planned developments shall include all developments having two (2) or more principal uses or structures on a single parcel of land and may include townhouses, apartment projects involving more than one building, residential subdivision submitted under "density zoning" provisions, multi-use structures such as an apartment building with retail at ground floor level, all development located within the planned unit development district (PUD district) and similar projects. Such developments may be excluded from certain requirements of this chapter, provided the development meets the requirements of subsection [11.07D](#) of this chapter.

1. A complete detailed plan is submitted to the zoning administrator showing the location of all proposed structures, driveways, landscaping, parking, screening, sidewalks, access drives, land uses and such other information as may be requested. It is the intent of this subsection to provide a means to allow design flexibility by substantial variances from the provisions of this chapter, including uses, setbacks, height and similar regulations, but not including parking requirements, off street loading, necessary screening and the like. Variances may be granted for planned unit developments (PUDs) provided:

a. Certain regulations contained in this chapter do not realistically apply to the proposed development due to the unique nature of the proposed development.

b. The variances, if granted, would be fully consistent with the general intent and purpose of this chapter.

c. The planned unit development (PUD) would produce urban development and an urban environment of equal or superior quality to

that which would result from strict adherence to the provisions of this chapter.

d. The variances will not constitute a threat to the property values, safety, health or general welfare of the owners or occupants of adjacent or nearby land nor be detrimental to the health, safety, morals or general welfare of the people. The proposed development is of such a unique nature as to require consideration under conditions of a planned unit development (PUD). It shall be determined that the variances are required for reasonable and practicable physical development according to a plan and are not required solely on the basis of financial consideration.

2. The council, upon review and recommendations of the planning commission, shall find that the proposed development is fully consistent with the purposes of this chapter and in conformity to the comprehensive plan.

3. A special use permit is granted. (Ord. 116, 3rd Series, eff. 3-23-1992)

11.05: ZONING DISTRICTS AND MAP:

P. Mississippi Headwaters Corridor Districts:

3. Permitted And Conditional Uses Within Mississippi Headwaters Corridor:

c. Minimum Standards For New Plats Or Subdivisions Of Existing Lots Of Record In Office Of Morrison County Recorder As Of January 1, 1981:

(2) Clustering And Planned Unit Development: The minimum lot size for new construction planned unit development shall be one principal use allowed per 0.75 acre, consistent with the zoning district. Planned unit developments shall emphasize clustering of development and preservation of natural areas to preserve the quality of the Mississippi River.

11.07: SPECIAL PROVISIONS

D. Planned Unit Development: The purpose of this subsection is to establish provisions for the granting of a conditional use permit to provide for a planned development project wherein there is more than one principal building or land use per lot, and with adequate controls to protect adjacent development and ensure high standards of development in accordance with an integrated design and coordinated physical plan which is appropriately located and in accordance with the following conditions. It is also the intent of this subsection to provide more flexible means to permit construction according to changing trends, techniques and materials in the process of urban development.

1. A complete site plan of the planned development project shall be submitted, which plan shall show proposed location of all buildings, parking areas, drives, lot lines, landscaped areas and other features, and shall be subject to approval of the council.
2. The council shall refer such plan to the planning commission for review and recommendations and such additional conditions as the council may direct to protect the general welfare may be imposed. (Ord. 801, 3rd Series, eff. 6-3-1974)
3. The tract of land for which a project is proposed and a permit requested shall be not less than one acre in area. (Ord. 33, 3rd Series, eff. 9-28-1987)
4. Uses may include only those uses generally considered associated with the general land use category shown for the area on the official land use plan of the city.
5. Where proposed private streets are determined by the council to better serve the traffic flow and the general welfare as a public street, the council may require such dedication and construction in conformance with city standards.
6. All other development regulations not specified in the "planned unit development" subdivision or specified as a condition to the conditional use permit, shall apply as regulated in the zoning district in which structure or use would be placed if the land were to be placed in a zoning district classification to permit said use of structure.
7. It is the intent of this subsection to provide a means to allow substantial variances from the provisions of this chapter, including uses, setbacks, height and similar regulations, but not including parking requirements, off street loading, necessary screening and the like. Variances may be granted for planned unit developments provided:
 - a. Certain regulations contained in this chapter do not realistically apply to the proposed development due to the unique nature of the proposed development.
 - b. The variances, if granted, would be fully consistent with the general intent and purpose of this chapter.
 - c. The planned unit development would produce urban development and an urban environment of equal or superior quality to that which would result from strict adherence to the provisions of this chapter.
 - d. The variances will not constitute a threat to the property values, safety, health or general welfare of the owners or occupants of adjacent or nearby land, nor be detrimental to the health, safety, morals or general welfare of the people of the city.

e. The proposed development is of such a unique nature as to require consideration under conditions of a planned unit development.

f. It shall be determined that the variances are required for reasonable and practicable physical development according to a plan and are not required solely on the basis of financial considerations.

g. Motor fuel stations granted a conditional use permit as part of a planned unit development shall be constructed concurrently with the major portion of such planned unit development. (Ord. 801, eff. 6-3-1974)

8. The council, upon review and recommendations of the planning commission, shall find that the proposed development is fully consistent with the purposes of this chapter and in conformity to the comprehensive plan, before it grants a special use permit. (Ord. 33, 3rd Series, eff. 9-28-1987)

11.07: SPECIAL PROVISIONS

A. Off Street Parking And Loading Spaces:

(12) Required Spaces: Parking shall be provided according to the following schedule:

Principal Use Or Structure Served	Required Number Of Parking Spaces (Open Or Enclosed)
Dwelling, multi-family	2 spaces per dwelling unit
Dwelling, one- and two-family	2 spaces per dwelling unit

Findings of Fact: The following findings of fact are presented by Staff for consideration by the Planning Commission:

1) **Current Zoning:**

- o Subject Property: R-1C Country Homes, One- and Two-Family Residential District; R-2.M Mississippi Headwaters Corridor - One- and Two-Family Residential District (far SW portion of this property).
- o Surrounding Properties: R-1C Country Homes, One- and Two-Family Residential District to the southeast, east, north and northwest; R-2.M Mississippi Headwaters Corridor - One- and Two-Family Residential District to the southwest and west.

2) **Current Land Use:**

- Subject Property: Vacant land
- Surrounding Properties: Residential (mostly single-family homes) and vacant (one parcel immediately to the west). Adjacent lots range in size from about 0.3 acres (~13,000 sq ft) to over 8 acres, although the majority of them are around 30,000 sq ft in size (~0.65-0.70 acres) or less.

3) **Lot size:** Approx. 8.8 acres

4) **Sewer/Water:** The property has existing city sewer/water to the east under Riverwood Drive. Extension of sewer/water under the east part of Derosier Drive was recently approved by the City Council at the July 6, 2015 meeting (subject to approval of bids).

5) **Natural Features:**

Floodplain: The property is not within an identified floodplain.

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

Wetlands: There does not appear to be any wetlands on the property.

6) **Comprehensive Plan:**

The property is identified for future use as "Country and Suburban Residential (1-3 units per acre).

**PROPOSED
LAND USE**

The plan has the following land uses:

AGRICULTURE - RURAL

This designation includes rural uses, hobby farms, agriculture and, in some instances, very large lots all of which are not planned for urban development by 2020 unless growth or other circumstances dictate otherwise in which case an amendment to the plan will be evaluated.

RESIDENTIAL

Country and Suburban- This designation is for country and suburban style residential development and related uses served by City water and sewer at a density of 1-3 units per acre.

Urban (Single-Family)- This designation is for primarily single-family residential and compatible, associated uses, e.g. churches. Density would be 3-4 units per acre.

Medium Density (Residential)- This designation is for residential and associated public type uses including

single-family, two-family and townhouses at a density of 4-10 units per acre.

High Density (Multi-Family Residential)- This designation is for townhouses, apartments and condominium developments at a density in the range of 10-30 units per acre.

**PROPOSED LAND
USE COMPARED
TO ZONING**

Table 1-1 is a matrix which shows the relationship between the Comprehensive Plan and the zoning districts.

Table 1-1

COMPREHENSIVE PLAN COMPARISON TO ZONING DISTRICT			
Comprehensive Plan		Zoning Ordinance	
<i>Land Use Designations</i>	<i>Density</i>	<i>Comparable Zoning Districts</i>	<i>Minimum Lot Area per Dwelling</i>
RESIDENTIAL			
COUNTRY AND SUBURBAN	1-3 units/ac	R-1.C Country Homes, One-and-Two Family Residential District	16,000 sf per dwelling, 2.7 units/acre
		Planned Unit Development-Country Homes, PUD- CH	Min lot size 16,000 sf/20,000 sf
URBAN (SINGLE-FAMILY)	3-4 units/ac	Mississippi Headwaters Corridor District (Morrison County)	Interim Lot 11,000 sf per dwelling Corner Lot 12,000 sf per dwelling
		R-1 One-and-Two Family Residential District	Interior Lot- 11,000 sf per dwelling, 3.96 units/acre Corner- 12,000 sf per dwelling, 3.63 units/acre
MEDIUM DENSITY	4-10 units/ac	R-2 One-and-Two Family Residential District	9,000 sf for one and two units, 4,500 sf per dwelling. 9.68 units/acre
HIGH DENSITY(MULTI-FAMILY RESIDENTIAL)	10-30 units/ac	R-3 Multiple-Family Residential District	Max. Density 29 units/acre
		R-4 Mobile Homes Residential District	Refers to MN Mobile Home Law

Planning Commission Action: The Planning Commission may approve the rezoning request, deny the request, or table the request if the Commission should need additional

information from the applicant. If the Commission should approve or deny the request, it should state the findings which support either of these actions. If the application is tabled, the Commission should provide specific direction as to what additional information is needed.

Staff Comments: As the Planning Commission considers this application, Staff would make the following comments:

1. The primary questions relating to this application given the requirements of the ordinance and the guidelines laid out in the Comprehensive Plan appear to be:
 - a. Whether the overall density of the proposed development (31 dwelling units / 8.8 acres = 3.5 dwelling units/acre) is consistent with the Comprehensive Plan guidelines indicating a desired density of 1-3 dwelling units/acre.
 - i. Under current R-1C zoning, and if the property were subdivided into the minimum size lots allowable (100 ft wide and 16,000 sq ft), it would appear that the landowner could achieve a density similar to what is proposed under and then developed with two-family dwellings, it would appear possible to achieve about the same number of dwelling units as what is proposed under the PUD.
 - ii. Assuming that each 16,000 sq ft lot allowable under current R-1C zoning were developed with a two-family dwelling, the density allowed would be about 5.4 dwelling units/acre.
 - iii. The above suggests somewhat of a disconnect between the Comprehensive Plan (which serves as a guideline for future planning) and the Zoning Code (which serves as the regulatory document). The Plan suggests a lower density than what the Zoning Code allows. The Commission may wish to address this disconnect at some point in the future.
 - b. Whether varying from the typical prohibition on multi-family dwellings in the R-1C district by allowing this Planned Unit Development would:
 - i. “produce urban development and an urban environment of equal or superior quality to that which would result from strict adherence to the provisions of [Chapter 11 of the City Code].”
 - ii. “not constitute a threat to the property values, safety, health or general welfare of the owners or occupants of adjacent or nearby land nor be detrimental to the health, safety, morals or general welfare of the people”.
2. Any development of the site will need to meet City requirements relating to stormwater management, setbacks from property lines, etc... Unless otherwise specified in any approval of the conditional use permit for a planned unit development, the requirements will be those otherwise applicable to the R-1C zoning district, which are as follows:

- a. Maximum building height: Three stories or 40 feet in height.
 - b. Front yard setback: Minimum 20 feet.
 - c. Rear yard setback: Minimum 10 feet.
 - d. Side yard interior setback: Minimum 15 feet.
 - e. Setbacks for buildings to private road: Not in City Code (could be determined in conditions of approval)
3. Any future increase in the number of dwelling units within this development would be subject to additional review, in accordance with the requirements of the City Code at that time. If no changes are made to the current ordinance, additional dwelling units would require a new conditional use permit and public hearing.
4. The City's zoning ordinance lays out the specific criteria by which an application for a planned unit development is to be reviewed. Staff would caution the Planning Commission to carefully review these criteria and specifically note how each one is met or not met in regards to this application as it makes its decision. The criteria from the ordinance are listed below, along with potential findings that either support an approval or a denial of the application based on the application, comments from the public and Planning Commission members at the April public hearing and Council meeting and Staff's input.
- a. **The tract of land for which a project is proposed and a permit requested shall be not less than one acre in area.**
 - i. The property in question is approximately 8.8 acres in size and meets this criteria.
 - b. **Uses may include only those uses generally considered associated with the general land use category shown for the area on the official land use plan of the city.**
 - i. The City's 2006 Comprehensive Plan identifies this area as appropriate for "Country and Suburban" – a designation for "country and suburban style residential development and related uses served by City water and sewer at a density of 1-3 units per acre.
 - ii. The resulting density of the proposed development (31 units/8.8 acres) would be 3.5 dwelling units/acre.
 - iii. Resulting density from a development meeting minimum zoning standards for the R-1.C zoning district could be up to 36 units (4.1 units per acre).
 - iv. The proposed development would be served with city sewer and water either via infrastructure to be installed under Derosier Drive (recently approved by the Council for the east portion of Derosier Drive, including service to the subject property) or could be served with existing infrastructure under Riverwood Drive.

- c. **Where proposed private streets are determined by the council to better serve the traffic flow and the general welfare as a public street, the council may require such dedication and construction in conformance with city standards.**
 - i. The proposal is that newly constructed roads within this development would be private.
- d. **All other development regulations not specified in the "planned unit development" subdivision or specified as a condition to the conditional use permit, shall apply as regulated in the zoning district in which structure or use would be placed if the land were to be placed in a zoning district classification to permit said use of structure.**
 - i. The zoning district in which this property lies is R-1C "Country Homes". Unless specified otherwise by the Council, the minimum setbacks would be as follows:
 1. Maximum building height: Three stories or 40 feet in height.
 2. Front yard setback: Minimum 20 feet.
 3. Rear yard setback: Minimum 10 feet.
 4. Side yard interior setback: Minimum 15 feet.
 5. Setbacks for buildings to private road: Not in City Code (could be determined in conditions of approval)
- e. **It is the intent of this subsection to provide a means to allow substantial variances from the provisions of this chapter, including uses, setbacks, height and similar regulations, but not including parking requirements, off street loading, necessary screening and the like. Variances may be granted for planned unit developments provided:**
 - i. **Certain regulations contained in this chapter do not realistically apply to the proposed development due to the unique nature of the proposed development.**
 1. The variance which the applicant is seeking is to allow four-plexes ("multiple dwellings") on the property where the R-1C zoning district allows for those only as a conditional use and when being located in a previously existing building that had been used for a school, church, government purposes, etc...
 2. Two of the proposed four-plexes would be entirely or mostly within the R-2.M Mississippi Headwaters Zoning District, which allows for PUD development with a density of one principal use per 0.75 acres. With approximately 1.5 acres of the property located within the R-2.M zoning district, this would allow for 2 principal uses

in that portion of the property. The City Code defines a “principal use” as being either a permitted or conditional use within a zoning district. One- and Two-Family dwellings are a permitted use in the R-1C district and multiple dwellings (i.e. a fourplex) are listed as a conditional use (but only when in a previously existing building as noted above).

ii. The variances, if granted, would be fully consistent with the general intent and purpose of this chapter.

1. **(Supporting denial of the requested P.U.D):** The intent of the R-1C zoning district is to limit development to one- and two-family homes. The proposal is for fourplexes and is therefore inconsistent with the intent of the zoning district.
2. **(Supporting approval of the requested P.U.D):** The intent of the R-1C zoning district, in combination with the intent of the sections of the City Code allowing for planned unit developments, is to limit density in this proposed development to that which would be similar to that allowed with a normal subdivision of the property. A normal subdivision would appear to allow for up to 36 dwelling units and the proposal is for 31 dwelling units. As such, the proposal is consistent with the intent of the R-1C zoning district and the allowance for planned unit developments.

iii. The planned unit development would produce urban development and an urban environment of equal or superior quality to that which would result from strict adherence to the provisions of this chapter.

1. **(Supporting denial of the requested P.U.D):** The intent of the R-1C zoning district is to limit development to one- and two-family homes that promote home ownership and uniformity in the style of development within a particular area. The proposal would not be consistent with this intent and would therefore be of lesser quality than what would occur with a standard platting of the property.
2. **(Supporting approval of the requested P.U.D):** The intent of the City, as expressed in the “Residential” chapter of the Comprehensive Plan, is to provide a mix of housing options, well-planned neighborhoods and protection of unique environmental qualities in neighborhoods along the Mississippi River. The proposed development meets these goals better than a standard plat would because it allows for a better mix of housing types in this area and

preserves a greater percentage of the existing tree cover on the property and is therefore superior to what would be allowed with a standard plat.

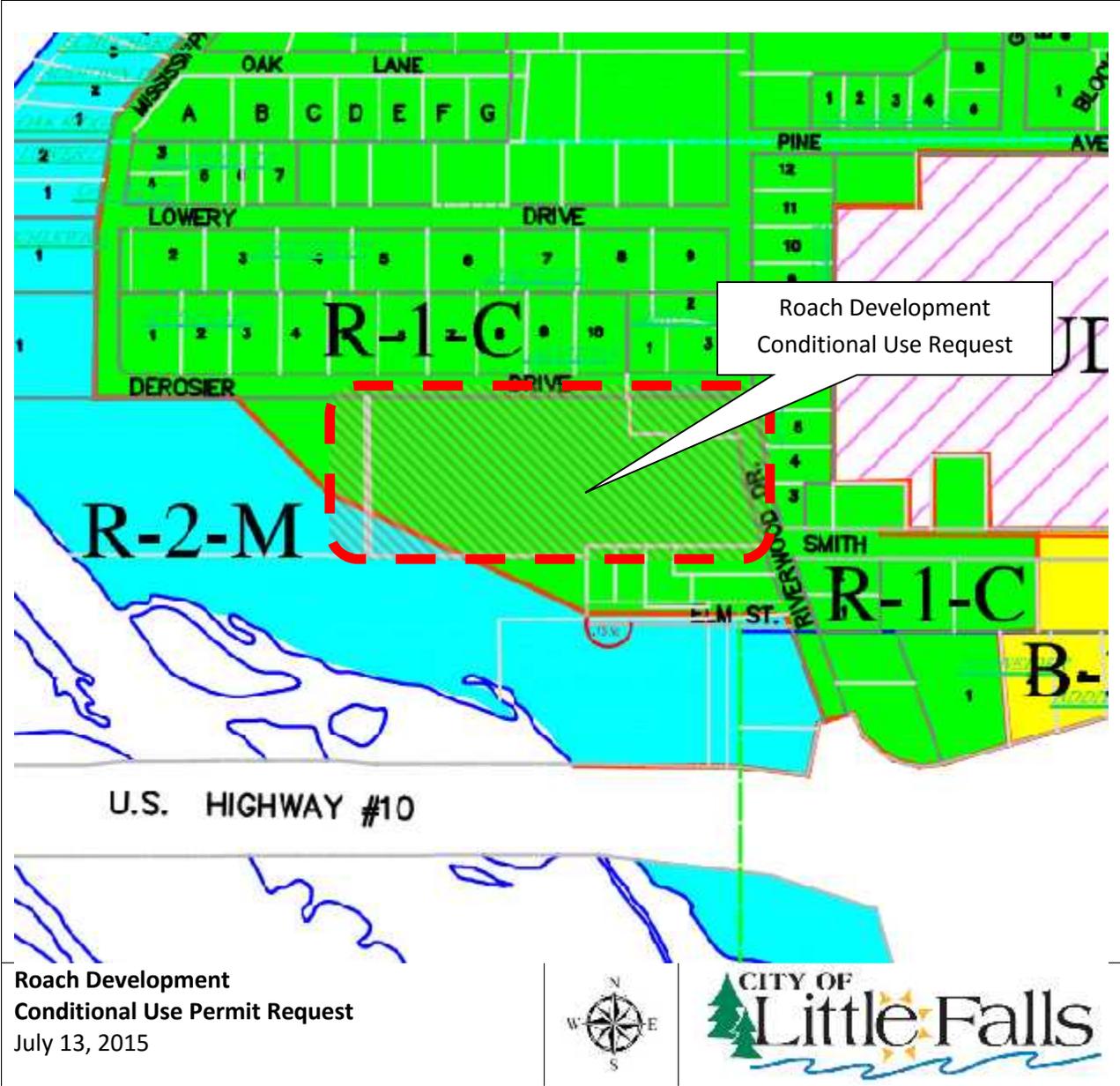
- iv. **The variances will not constitute a threat to the property values, safety, health or general welfare of the owners or occupants of adjacent or nearby land, nor be detrimental to the health, safety, morals or general welfare of the people of the city.**
 - 1. **(Supporting denial of the requested P.U.D):** The proposed development would create a concentration of rental housing in an area otherwise dominated by owner-occupied single-family housing. It would also create a significant amount of additional traffic that could lead to safety hazards for pedestrians using the road for walking, biking, etc... As such, the proposal would be detrimental to the general welfare of the owners or occupants of adjacent/nearby land.
 - 2. **(Supporting approval of the requested P.U.D):** The proposed development would provide a density of housing that is less than what would be allowed under a standard subdividing of the property. As such, the density of housing and the resulting increase in traffic is sufficiently consistent with the type of development desired by the City in this area – as expressed in the zoning code (which allows for planned unit developments involving rental units and variances from normal use/density standards) and as expressed in the Comprehensive Plan (which allows for densities of 3 dwelling units per acre).
- v. **The proposed development is of such a unique nature as to require consideration under conditions of a planned unit development.**
 - 1. The proposed development could not be allowed under the City Code in any other way than via a Planned Unit Development.
- vi. **It shall be determined that the variances are required for reasonable and practicable physical development according to a plan and are not required solely on the basis of financial considerations.**
 - 1. **(Supporting denial of the requested P.U.D):** The proposed development involves fourplexes primarily due to the desire to reduce construction costs and would place a type of dwelling unit (fourplexes) that is inconsistent with the intent of the zoning district in which it lies.

2. **(Supporting approval of the requested P.U.D):** The proposed development involves a type of development anticipated by the allowance for planned unit developments. It is reasonable as a proposal in that it would result in an overall density that is less than what would be allowed under a normal subdivision and is being designed not just for economic considerations, but also to preserve trees beyond what would likely remain after a standard subdivision.
- vii. **The council, upon review and recommendations of the planning commission, shall find that the proposed development is fully consistent with the purposes of this chapter and in conformity to the comprehensive plan.**
1. **(Supporting denial of the requested P.U.D):** The proposed development is inconsistent with the zoning code in that it would allow for fourplexes where the zoning district is limited to one and two-family dwellings except in specific limited circumstances. It is inconsistent with the Comprehensive Plan in that it proposes a density of 3.5 dwelling units per acre instead of the 1-3 identified in the Plan.
 2. **(Supporting approval of the requested P.U.D):** The proposed development is consistent with the zoning code in that the code would allow for up to 38 dwelling units on this property under current zoning and the proposal is for 31 dwelling units. It is also consistent in that the code allows for planned unit developments that arrange housing units in a different manner than would be allowed under normal subdivision requirements. The proposal is consistent with the Comprehensive Plan in that it helps achieves the stated goals of providing a variety/mix of housing options, better protects the existing tree cover on the property than a standard subdivision, and allows for a well-planned development that minimizes potential future costs for residents and/or the City in paying for and maintaining infrastructure.

Staff Recommendation: As the Planning Commission considers this application, Staff would make the following recommendations for conditions of approval should the application be recommended for approval to the City Council:

1. That the approval of this development is for 31 dwelling units and one common area only. Any proposed increase in these numbers shall be subject to a new conditional use permit request and public hearing.

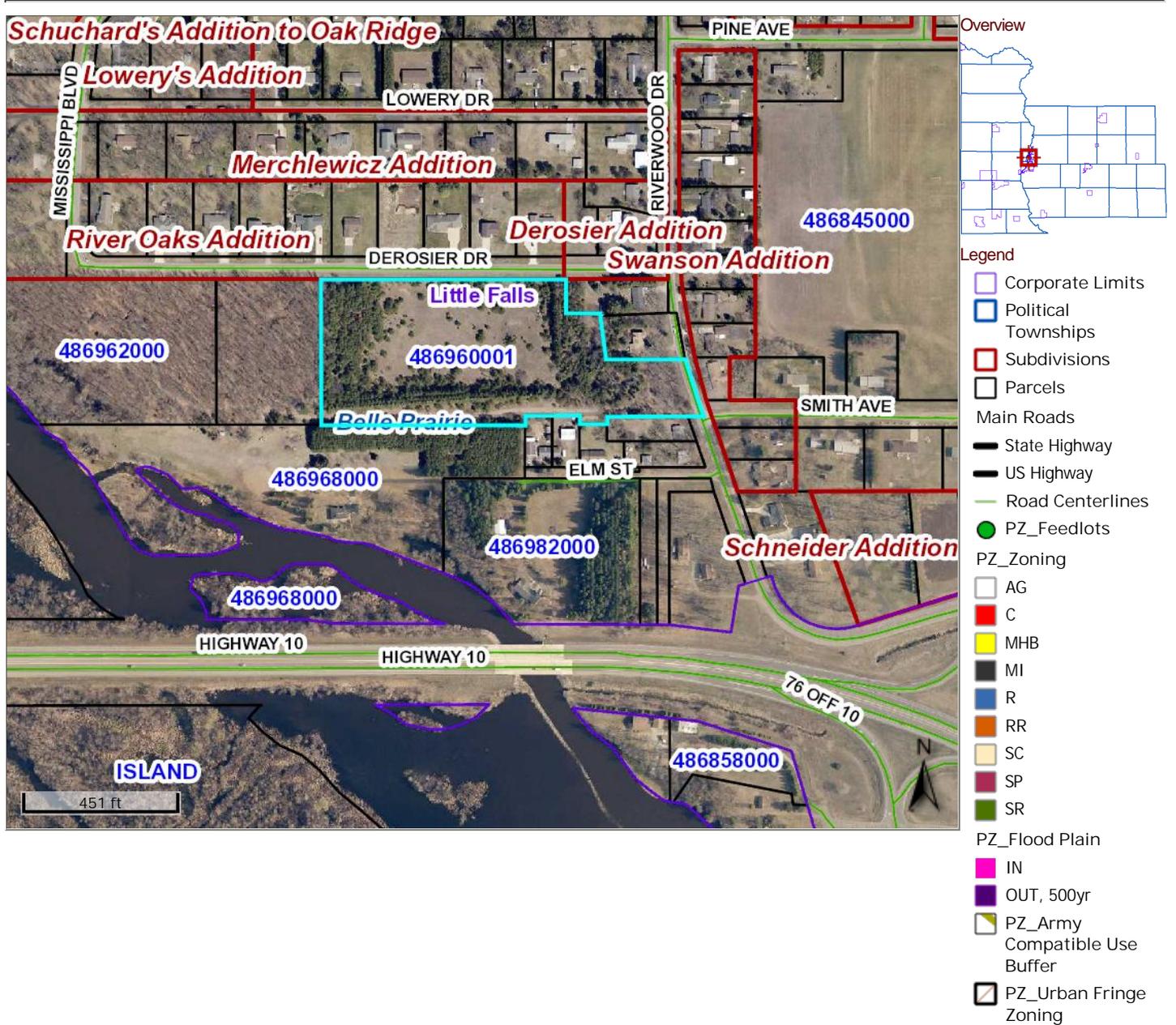
2. That the applicant shall have no more than two fourplexes (each fourplex being one principal use) within the R-2.M portion of the property (the area within 500 feet of the Mississippi River).
3. The applicant shall have a survey of the property completed and a final plat filed at the Morrison County Recorder's office.
4. That the minimum setback of all dwelling units shall be 50 feet from public roads and 40 feet from all other property lines.
5. That a minimum vegetative buffer shall be maintained between the dwelling units and all property lines of 25 feet. This buffer requirement shall be met by maintaining existing trees as much as possible, and where necessary, by planting new trees with a minimum height of 6 feet. The vegetative buffer shall be maintained indefinitely by the property owner. Any areas of this buffer which become ineffective either due to trees dying or windfall from storms, etc... shall be replanted with minimum 6 ft tall trees within 30 days of the landowner being notified by the Zoning Administrator - or by May 31 if the damage occurs during winter months.
6. The applicant shall reconfigure the road layout so that there is only one access point allowed on DeRosier Drive, to be located approximately 900' West of Riverwood Drive, and one access point along Riverwood Drive.
7. The applicant shall submit a stormwater management plan to the City Engineer for review and approval. The plan shall be approved and implemented prior to issuance of a Certificate of Occupancy for any dwelling unit.
8. Garbage/recycling collection and mail delivery (if allowed by the post office) shall be at the common area within the development (not within 50 feet of Derosier Drive or Riverwood Drive).
9. All buildings shall be of "stick built" single story construction.
10. All building exteriors shall be of earth tone or neutral colors.
11. No accumulation of junk, garbage, noxious matters or debris may be maintained on the property. All vehicles stored outside of enclosed buildings must have current license and registration and in a driveable condition.
12. That the landowner shall ensure that a full time caretaker for the facility resides in an area that will allow for a 5 minute response time.
13. That the dwelling units within the development be rented at market rates.
14. In the event additional development occurs to the west and is under the same ownership, the internal roads shall be extended into that property such that one access shall be through Evergreen Terrace and the other access shall be at the intersection of Derosier Drive and Mississippi Boulevard.



Roach Development
Conditional Use Request

Roach Development
Conditional Use Permit Request
July 13, 2015





Parcel ID	486960001	Alternate ID	486960001	Owner Address	ROACH DEVELOPMENT LLC
Sec/Twp/Rng	26-41-32	Class	4BB-Residential Non-Homestead SFD		1414 PAUL LARSON DR
Property Address		Acreage	8.800		LITTLE FALLS MN 56345

District: LITTLE FALLS EAST-#482-HRA

Brief Tax Description: PT OF GOV LOT 2 SEC 27 & OF NW1/4 OF SW1/4 SEC 26 DESC AS: COM AT NE COR OF SAID GOV LOT 2, S 0°01'33" E 937.97 FT ALG E LN, N 89°54'45" W 183.36 FT, N 7°33'25" W 127.21 FT TO SW COR OF DOC 295754 PT OF BEG, S 7°33'25" E 127.21 FT, S 89°54'45" E 232 FT TO CTRLN OF CO RD, S 17°10'39" E 134.38 FT ALG CTRLN, CONT ALG CTRLN S 19°15'32" E 36.95 FT TO INTERS WITH N LN OF DOC 321712, S 89°57'19" W 280.85 FT ALG SAID N LN TO ITS NW COR, S 0°02'41" E 25.46 FT ALG W LN TO S LN OF N 1130.84 FT OF GOV LOT 2, N 89°54'45" W 80.07 FT TO E LN OF DOC 298594, N 0°11'22" W 25.58 FT ALG E LN OF SAID DOC TO ITS NE COR, S 89°48'38" W 160 FT ALG N LN TO ITS NW COR, S 0°11'22" E ALG W LN TO S LN OF SAID N 1130.84 FT OF GOV LOT 2, N 89°54'45" W 597.95 FT TO W LN OF E 1017.88 FT OF SAID GOV LOT 2, N 0°01'33" W 427.95 FT ALG SAID W LN TO N LN OF S 427.95 FT OF SAID N 1130.84 FT OF GOV LOT 2, S 89°54'45" E 717.88 FT ALG SAID N LN TO NW COR OF DOC 290606, S 0°01'33" E

NA2015 PROJECTS\DEROSIER DRIVE\ROACH PLAT OPTION.DWG



PROPERTY ZONED R-1C
 MIN. LOT SIZE = 16,000 S.F.
 MIN. LOT WIDTH = 100' @ FRONT SETBACK LINE
 FRONT YARD SETBACK = 20'
 REAR YARD SETBACK = 10'
 SIDE YARD SETBACK = 15'
 ASSUMED PARK DEDICATION OFF-SITE OR \$\$ PAID TO CITY
 ■ DENOTES 500' MISSISSIPPI HEADWATERS CORRIDOR

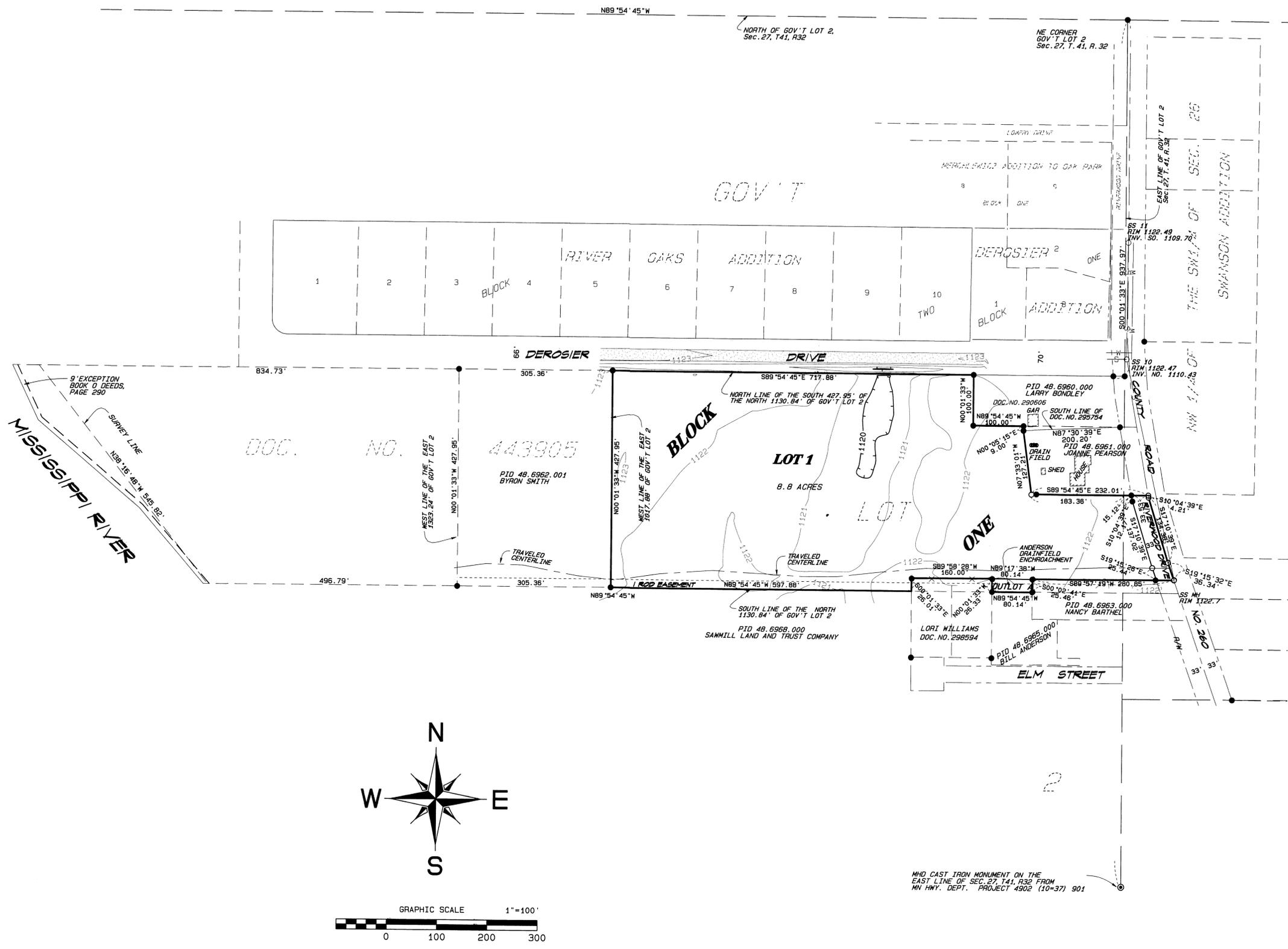


DATE	REVISION DESCRIPTION	BY

JOB NUMBER: 1"=100'
 SCALE: 1"=100'
 DRAWN BY: B.D.R.
 CHECKED BY: D.H.S.
 PLOTTED: 4/17/2015 11:10 AM

CITY OF LITTLE FALLS
 LITTLE FALLS, MINNESOTA

PRELIMINARY PLAT
OF
EVERGREEN TERRACE



OWNER/DEVELOPER: ROACH DEVELOPMENT, LLC
TERRY ROACH
 1414 PAUL ARSON DRIVE
 LITTLE FALLS, MN 56345
 320-360-4553

AREA OF PROPOSED PLAT: 8.8 ACRES

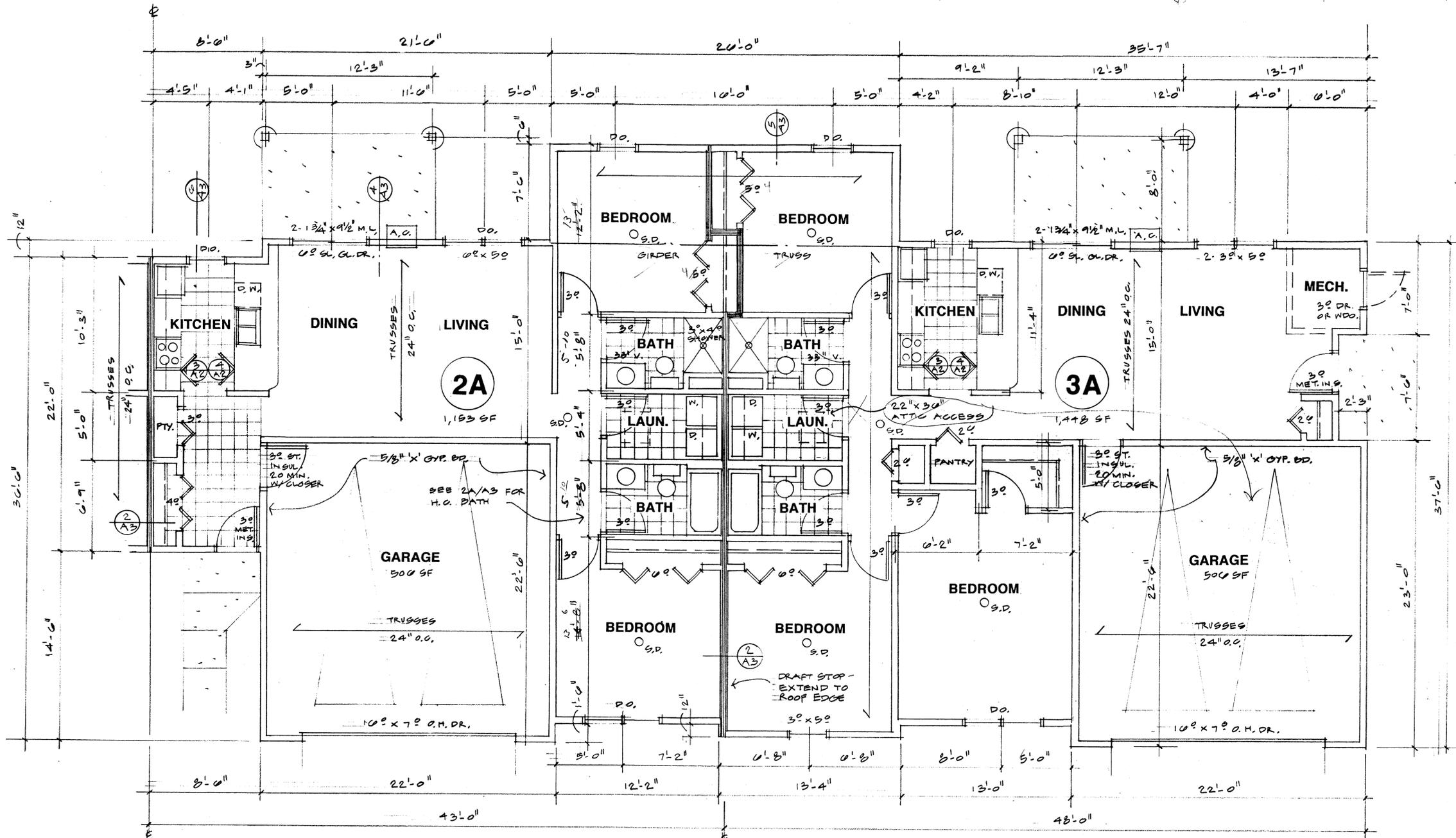
VERTICAL DATUM: CITY OF LITTLE FALLS

PRESENT ZONING: RIC (RESIDENTIAL COUNTRY)

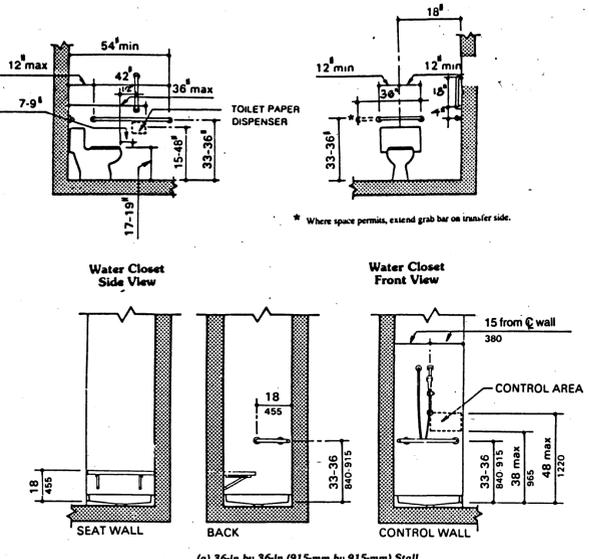
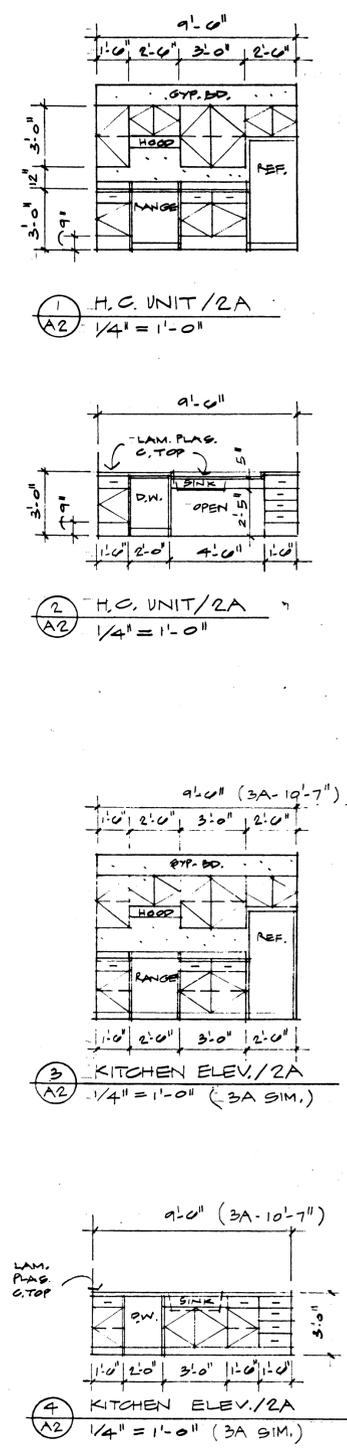
LEGAL DESCRIPTION:

That part of Government Lot 2, Section 27, and that part of the Northwest Quarter of the Southwest Quarter, Section 26, all in Township 41, Range 32, Morrison County, Minnesota described as follows:

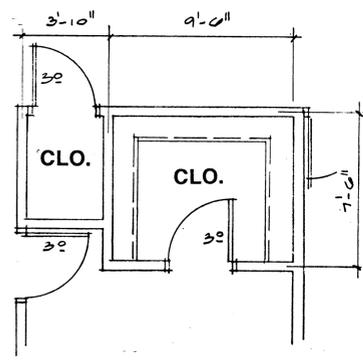
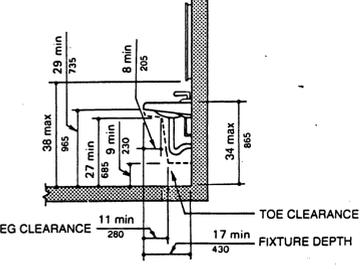
Commencing at the northeast corner of said Government Lot 2; thence South 00 degrees 01 minutes 33 seconds East, assumed bearing, 937.97 feet along the east line of said Government Lot 2; thence North 89 degrees 54 minutes 45 seconds West 173.89 feet; thence North 89 degrees 54 minutes 45 seconds West 183.36 feet; thence North 07 degrees 33 minutes 25 seconds West 127.21 feet to the southwest corner of that tract of land described in Document No. 295754, the point of beginning; thence South 07 degrees 33 minutes 25 seconds East 127.21 feet; thence 89 degrees 54 minutes 45 seconds East 232.00 feet to the centerline of County Road No. 260; thence South 17 degrees 10 minutes 39 seconds East 134.39 feet along said centerline; thence continuing along said centerline, South 19 degrees 15 minutes 32 seconds East 36.35 feet, to the intersection with the north line of that tract of land described in Document 321712; thence South 89 degrees 57 minutes 19 seconds West 290.95 feet along said north line of that tract of land described in Document No. 321712 to the northwest corner thereof; thence South 00 degrees 02 minutes 41 seconds East 25.46 feet along the west line of said tract of land described in Document No. 321712 to the south line of the North 1130.84 feet of said Government Lot 2; thence North 89 degrees 54 minutes 45 seconds West 80.07 feet to the east line of that tract of land described in Document No. 298594; thence North 00 degrees 11 minutes 22 seconds West 25.58 feet along said east line of that tract of land described in Document No. 298594 to the northeast corner thereof; thence South 89 degrees 48 minutes 38 seconds West 180.00 feet along the north line of said tract of land described in Document No. 298594 to the northwest corner thereof; thence South 00 degrees 11 minutes 22 seconds East along the west line of said tract of land described in Document No. 298594 to said south line of the North 1130.84 feet of Government Lot 2; thence North 89 degrees 54 minutes 45 seconds West 597.95 feet to the west line of East 1017.88 feet of said Government Lot 2; thence North 00 degrees 01 minutes 33 seconds West 427.95 feet along said west line of the East 1017.88 feet of Government Lot 2 to the north line of the South 427.95 feet of said North 1130.84 feet of Government Lot 2; thence South 89 degrees 54 minutes 45 seconds East 717.88 feet along said north line of the South 427.95 feet of the North 1130.84 feet of Government Lot 2 to the northwest corner of that tract of land described in Document No. 290606; thence South 00 degrees 01 minutes 33 seconds East 100.00 feet along said tract of land described in Document No. 290606 to the Southwest corner thereof; thence South 89 degrees 54 minutes 45 seconds East 100.00 feet along the south line of said tract of land described in Document No. 290606 to the northwest corner of said tract of land described in Document No. 295754; thence South 00 degrees 05 minutes 15 seconds West 9.00 feet to the point of beginning.



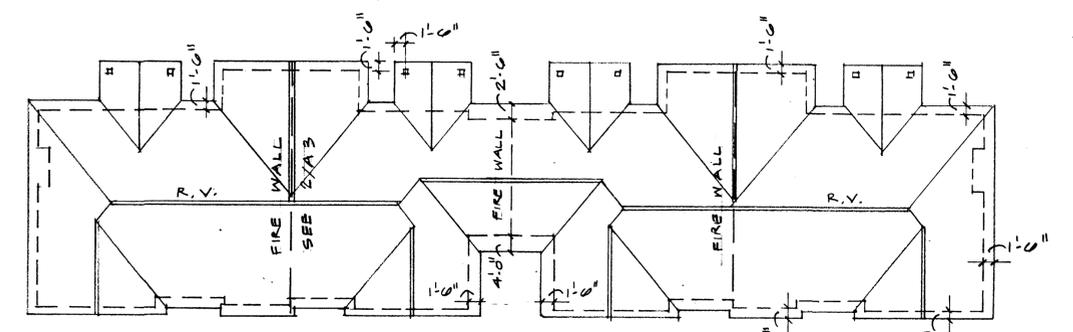
FLOOR PLAN
1/4" = 1'-0"



804.6.5.3 Controls. Ovens shall have controls on front panels.
804.6.6 Refrigerator/Freezer. Combination refrigerators and freezers shall have at least 50 percent of the freezer compartment shelves, including the bottom of the freezer, 54 inches (1370 mm) maximum above the floor when the shelves are installed at the maximum heights possible in the compartment.



3A M. BEDRM. OPTION
1/4" = 1'-0"



ROOF PLAN
1/4" = 1'-0"



DOUGLAS A. MOE ARCHITECTS INCORPORATED
709-441-5407

I HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
Douglas A. Moe
DATE: 4/1/15
LICENSE NO.: 8218

LITTLE FALLS TOWNHOMES

NO.	DATE	REVISIONS	DRAWN	CHECKED	DATE	TITLE

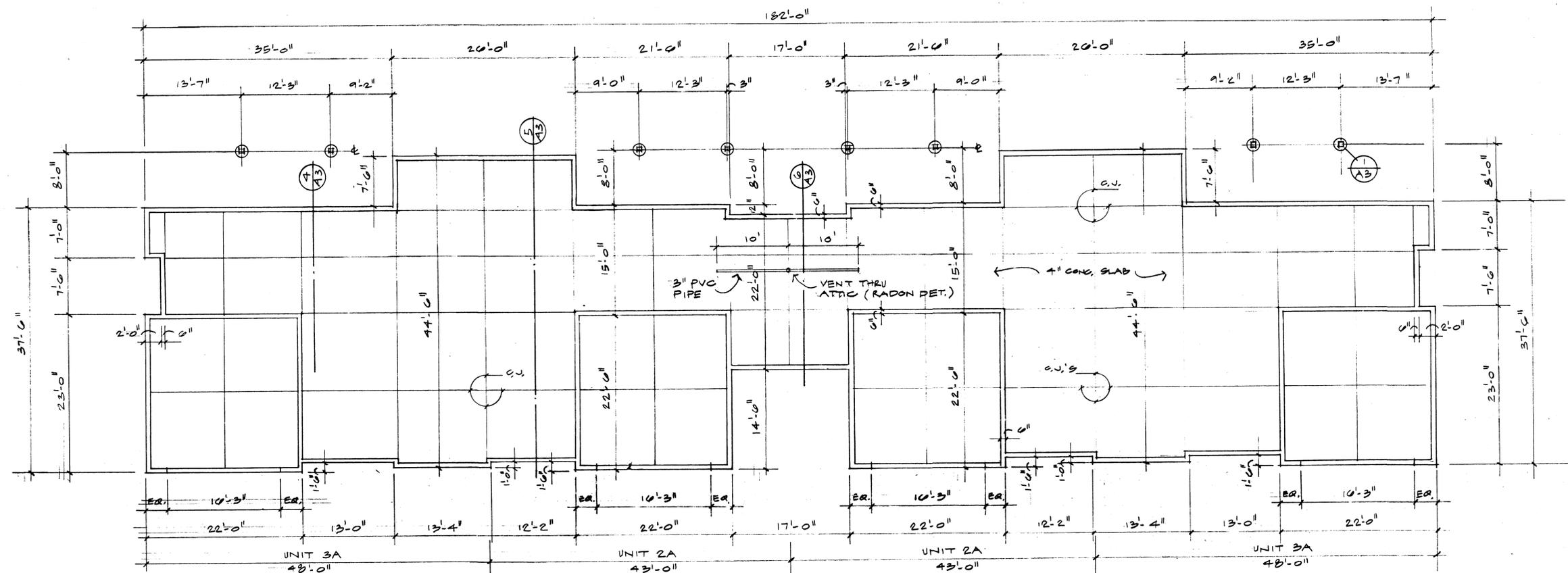
A2



DOUGLAS A. MOE
ARCHITECTS
INCORPORATED

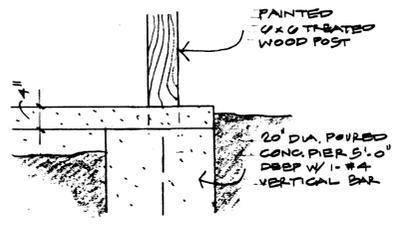
I HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A FULLY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
Douglas A. Moe 5318 4/1/15
DATE LICENSE NO.

LITTLE FALLS TOWNHOMES

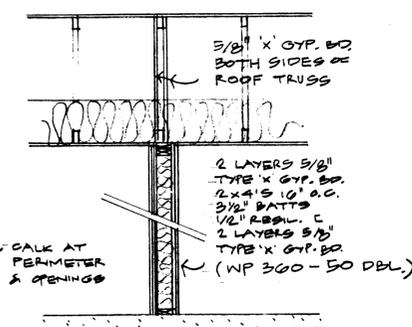


FOUNDATION PLAN

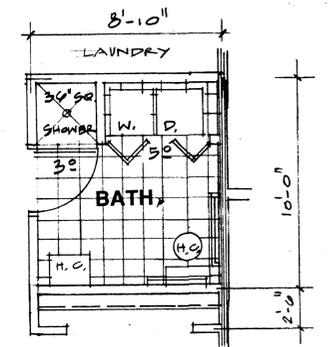
1/8" = 1'-0"



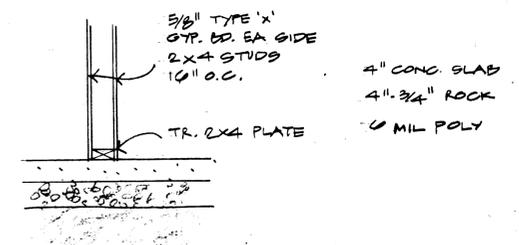
DETAIL
A3 3/4" = 1'-0"



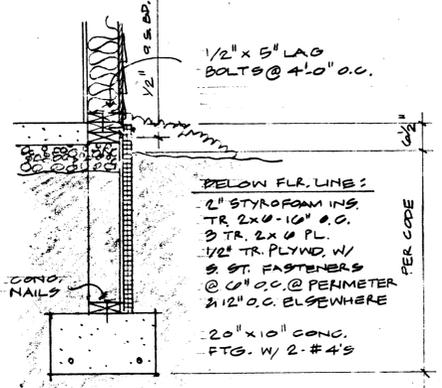
DETAIL (PARTY WALL)
A3 3/8" = 1'-0"



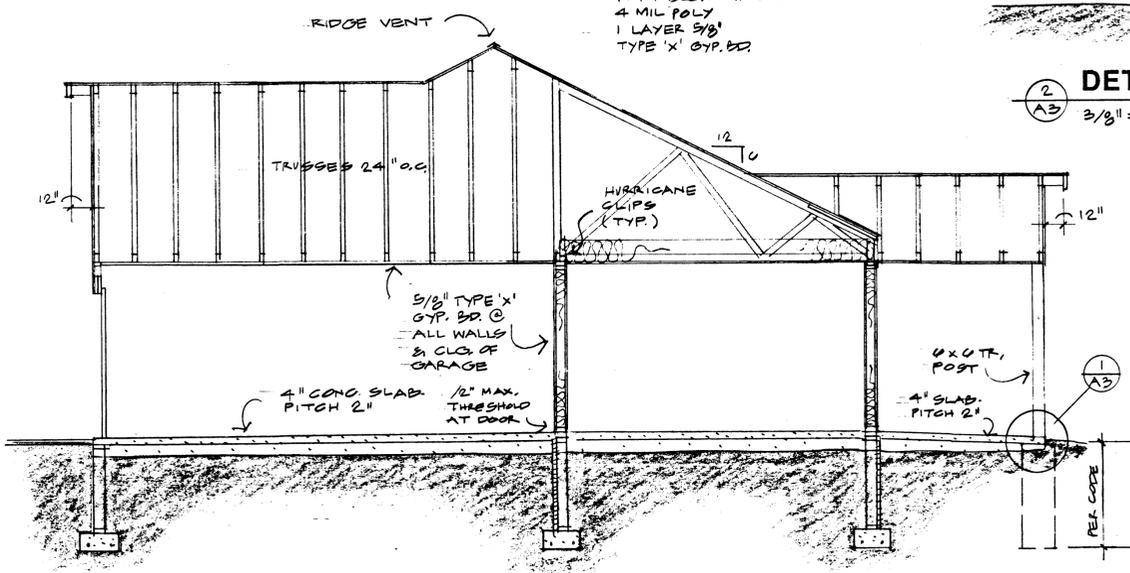
FLOOR PLAN
A3 1/4" = 1'-0" (H.O. UNIT 2A)
(REST OF H.O. UNIT AS SHOWN)



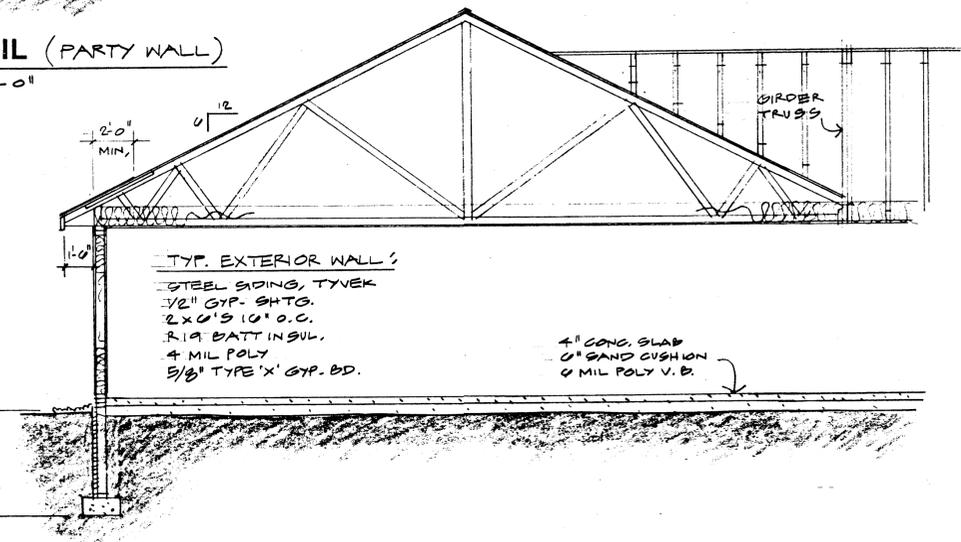
TYP. INTERIOR PARTITION
A3 3/4" = 1'-0" (UL U305)



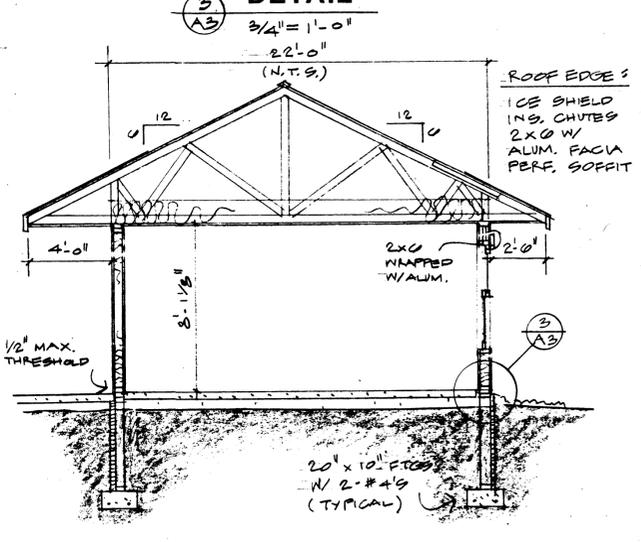
DETAIL
A3 3/4" = 1'-0" (N.T.S.)



SECTION
A3 1/4" = 1'-0"



SECTION
A3 1/4" = 1'-0"



SECTION
A3 1/4" = 1'-0"

NO.	DATE	REVISIONS

A3
OF 3

1580



Phone: 320-616-5500
Fax: 320-616-5505

Fee Paid \$325⁰⁰

Date Filed _____

Receipt Number 79782

Application For: REZONING, VARIANCE AND CONDITIONAL USE

Have you reviewed Chapter 11, Section 11.04 of the City Code dealing with zoning laws of the City of Little Falls? (available online: www.cityoflittlefalls.com)

Yes X No _____

Street Address of Property T.B.O. DEROSIER DRIVE

Legal Description of Property lengthy
- 48.6960.001 -

Parcel Identification Number 48.6960.001

Owner - Name Roach Development Phone 360-4553
Address 1414 PAUL LARSON DRIVE
City L.F. State MN Zip 56345

Applicant (if other than owner) -

Name _____ Phone _____
Address _____
City _____ State _____ Zip _____

Type of Request - Rezoning _____ Variance _____ Conditional Use X Other _____

Description of Request ALLOW CONSTRUCTION OF 31 UNITS OF RESIDENTIAL HOUSING -
SINGLE LEVEL, < 4 UNITS PER BUILDING MAX

Reason for Request TO ALLOW FOR BEST USE OF LAND & MAXIMIZE
SCREENING FROM EXISTING HOMES IN AREA

Present Zoning Classification R1C

Existing Use of Property VACANT

Existing Use and Zoning of the Surrounding Area (two blocks) RESIDENTIAL

Has a request for a variance, special use permit, or rezoning on the subject site - or any part thereof - been previously sought?

Yes Y No _____ When SPRING 2015

Signature of Applicant/s [Signature]

Date 6-9-15

I am the legal fee owner of the property described on this application and I consent to this application

Signature of owner/s [Signature]

Approved _____ Denied _____ by the Planning Commission on _____ Date

Approved _____ Denied _____ by the City Council on _____ Date

Mailing Address: City of Little Falls, P.O. Box 244, Little Falls, MN 56345

The following questions must be answered.

1. What changes are you proposing to make to this property?

Building: 8 - 4-plex Buildings - Single level, PRIVATE ENTRANCE

Landscaping: Soil, Seed, Black top, Shrubs, Existing tree perimeter maintained

Parking/Signs: plentiful on-site parking - minimal signs, TBD.

2. Describe the character of the area and the existing patterns and use of development in the area. How is the proposal consistent with those patterns and uses? _____

Currently, Area is low density Residential, Proposed Project is low density Residential

3. Describe the impact on the character of the neighborhood in which the property is

located. Project should NOT AFFECT the character of neighborhood in any way

4. Describe the impact to the traffic on roads and highways in the vicinity, and the expected traffic generated by the proposed use. Is there adequate off-street parking available to accommodate the proposal? TRAFFIC increases should be typical

with what is expected after development of 8+ Acres - Ample off street parking provided. (4 spaces per unit +)

5. What part of the City Zoning Ordinance creates a practical difficulty to the property in question? What is the practical difficulty that prevents the land to be used in a reasonable way? A traditional "lot & block" subdivision as allowed

would substantially decrease perimeter setbacks & require removal of long existing trees surrounding the property - maintaining mature trees & create setbacks is beneficial to current neighbors

Use other side of page if necessary.

INSTRUCTIONS TO THE APPLICANT

Completed applications, with *all* submittal requirements, must be submitted to the Planning & Zoning Department no fewer than 25 days prior to the meeting date. The City may omit or remove unrelated information requirements depending on the type of application request. In order for your application to be accepted as complete, and to have a public hearing scheduled, a copy of plans and graphics must be submitted on 11 inch by 17 inch paper or less and the following information provided:

_____ 1. This application must be completed, including responses to all parts of this application.

Be sure the applicant and/or property owner signs the application

_____ 2. The required fee must be paid. See fee schedule for details.

_____ 3. A map showing the location of the proposed site, scale to be not less than 1" = 300'.

_____ 4. A scaled plot plan with north indicated, showing parcel lot lines, location and set backs of all existing and proposed structures, water features, and contour lines.

_____ 5. The plot plan should also show the existing structure dimensions and their square footage. Include all buildings and structures within three hundred feet of the proposed site.

_____ 6. Elevation plans for all existing and proposed structures.

_____ 7. Location and size of all required parking. Include existing and proposed curb cuts, driveways, across roads, turn-arounds, parking including RV, boat and additional vehicle storage, off-street loading, and sidewalks.

_____ 8. Proposed landscaping and screening plans: garbage dumpsters, areas preserved in natural state including buffer areas, areas to be developed into lawn (grass), areas to be covered by woodchips or mulch, garden areas, shrubbery, types, size, age, and number of proposed trees and their location, exterior lighting to be proposed including location and type, any other items deemed appropriate.

_____ 9. Square footage of all impervious coverage. Impervious coverage includes the horizontal area of all buildings, decks, roof overhangs, patios, walks, driveways, and any other parking areas and drives constructed of any material.

_____ 10. Proposed storm water drainage plan.

_____ 11. Proposed and existing sanitary sewer and water supply plans.

_____ 12. Approximate location of any proposed signs (if applicable).

_____ 13. All types of proposed uses and outside storage proposal.

0 100 200



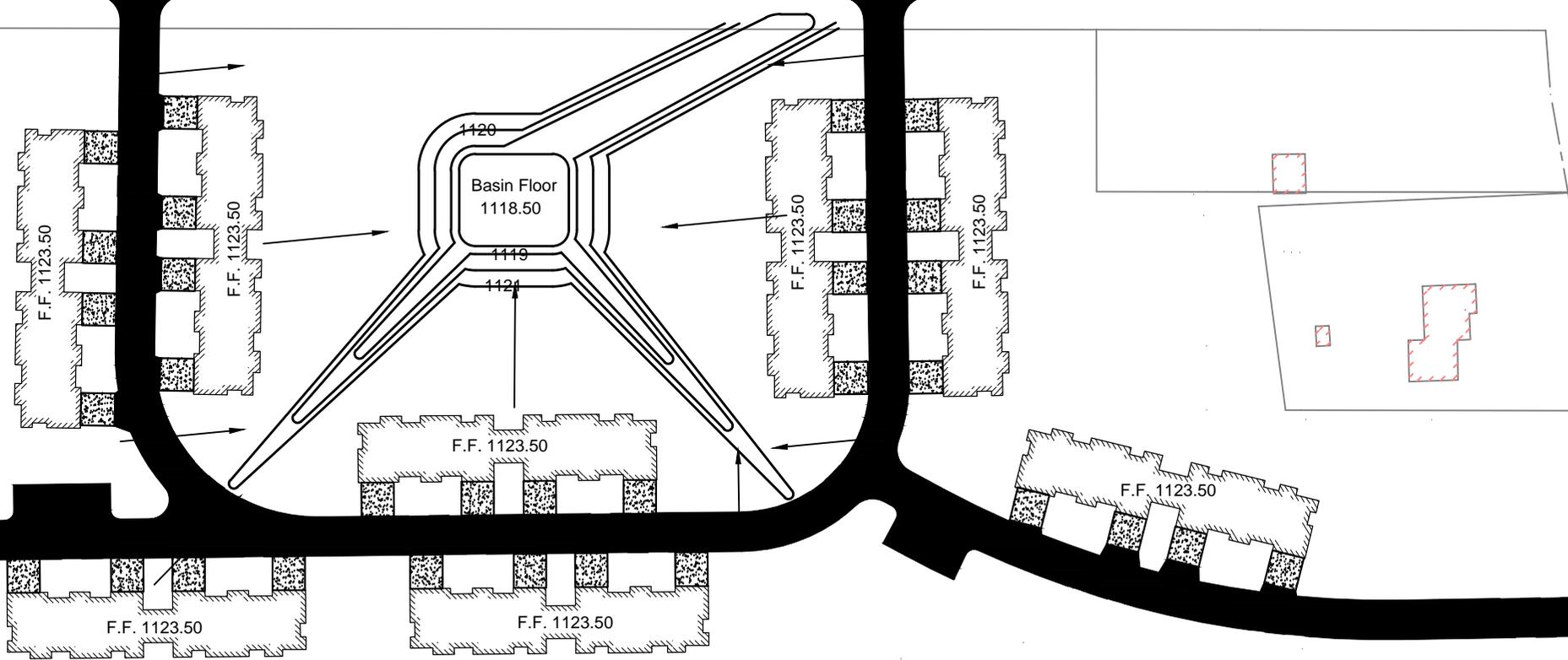
1
BLOCK

3

Riverwood Drive

MS EHL
THE SW
NW 1/4 OF

Deroiser Drive



PROPOSED DRAINAGE PATTERNS

County 260

Project Name:

LITTLE FALLS TOWNHOMES

Project Location:

LITTLE FALLS, MINNESOTA
 PROJECT LOCATION: SOUTHWEST OF THE INTERSECTION OF DEROISER DR AND RIVERWOOD DR
 APPROXIMATE CENTROID OF PROJECT: LATITUDE: 46.0026° N LONGITUDE: 94.3575° W

Project Description:

THE CONSTRUCTION OF THE LITTLE FALLS TOWNHOMES WILL CONSIST OF THE CONSTRUCTION OF A NEW STREET AND UTILITY EXTENSIONS ON THE NORTH SIDE OF THE CITY OF LITTLE FALLS WITHIN PRIVATE PROPERTY OWNED BY ROACH DEVELOPMENT, LLC. THE ACTIVITIES ASSOCIATED WITH THE CONSTRUCTION OF THE FACILITIES WILL RESULT IN THE DISTURBANCE OF EXISTING SOILS. THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WILL OUTLINE THE STRATEGIES AND STEPS THAT WILL BE TAKEN TO PREVENT DISCHARGING OF SOILS FROM THE CONSTRUCTION SITE. CONSTRUCTION ACTIVITIES AND UNFORESEEN PROCESSES MAY NECESSITATE THE MODIFICATION OF THE SWPPP BY THE CONTRACTOR AND ENGINEER

Project Information:

PROJECT SIZE: 8.80 ACRES
 EXISTING IMPERVIOUS SURFACE AREA IN PROJECT LIMITS: 0.30 ACRES
 PROPOSED IMPERVIOUS SURFACE IN PROJECT LIMITS: 2.57 ACRES
 RECEIVING WATERS FROM PROJECT SITE: ON SITE TREATMENT AND OVERFLOW TO AN EXISTING DRAINAGE WAY TOWARD THE MISSISSIPPI RIVER.
 ACCORDING TO THE MINNESOTA POLLUTION CONTROL AGENCY WEBSITE, THERE IS ONE IMPAIRED WATER WITHIN ONE MILE OF THE PROJECT LIMITS. THE MISSISSIPPI RIVER IS AN IMPAIRED RIVER/STREAM BUT ONLY FOR AQUATIC CONSUMPTION. THERE ARE ALSO NO KNOWN CALCAREOUS FENS NEAR DISCHARGE LOCATIONS.
 EXISTING SOILS IN THE PROJECT AREA CONSIST PRIMARILY OF LOAMY SANDS (TYPE A).

Responsible Parties:

OWNER:
 ROACH DEVELOPMENT, LLC
 MR. TERRY ROACH
 terryroachnosparking@hotmail.com
 1414 PAUL LARSON DRIVE
 LITTLE FALLS, MN 56345

CONTRACTOR:

NAME OF CONTRACTOR

ADDRESS

SWPPP DESIGNER:
 MR. JADE BERUBE, P.E.
 APEX ENGINEERING GROUP
 JADE.BERUBE@APEXENGGROUP.COM

SWPPP SITE INSTALLER:

SWPPP SITE INSPECTOR:

INSPECTION AND MAINTENANCE DOCUMENTS FOR THE PROJECT SHALL BE KEPT AT AN ON SITE LOCATION TO BE DETERMINED BY THE SWPPP SITE INSPECTOR. THE INSPECTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE LOCATION, AS WELL AS PROVIDING THE INFORMATION TO ANY INTERESTED PARTIES.

Temporary Erosion Control:

THE ITEMS INDICATED BELOW ARE TO BE CONSIDERED A PRELIMINARY ESTIMATE OF THE TEMPORARY EROSION CONTROL DEVICES NECESSARY TO LIMIT EROSION FROM THE SITE. THE CONTRACTOR'S MEANS AND METHODS WILL ULTIMATELY DICTATE THE QUANTITY AND PLACEMENT OF TEMPORARY EROSION CONTROL DEVICES.

ITEM	QUANTITY
TEMPORARY SILT FENCE	250 L.F.
CULVERT INLET PROTECTION	5 EACH

OTHER POLLUTANT SOURCES ON THE SITE WILL BE THOSE CONSISTENT WITH CONSTRUCTION ACTIVITY AND MUST BE CONTROLLED BY THE CONTRACTOR. THESE SOURCES WILL INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: DUST, OILS, GREASES, GARBAGE, CONSTRUCTION DEBRIS.

Permanent Erosion Control:

THE IMPROVEMENTS WILL BE TREATED THROUGH A VARIETY OF STORM WATER TREATMENT METHODS INCLUDING VEGETATED STRIPS, HOLDING DITCHES, AND INFILTRATION BASINS.



STORMWATER SUMMARY:

EXISTING CONDITIONS CONTRIBUTING AREAS:

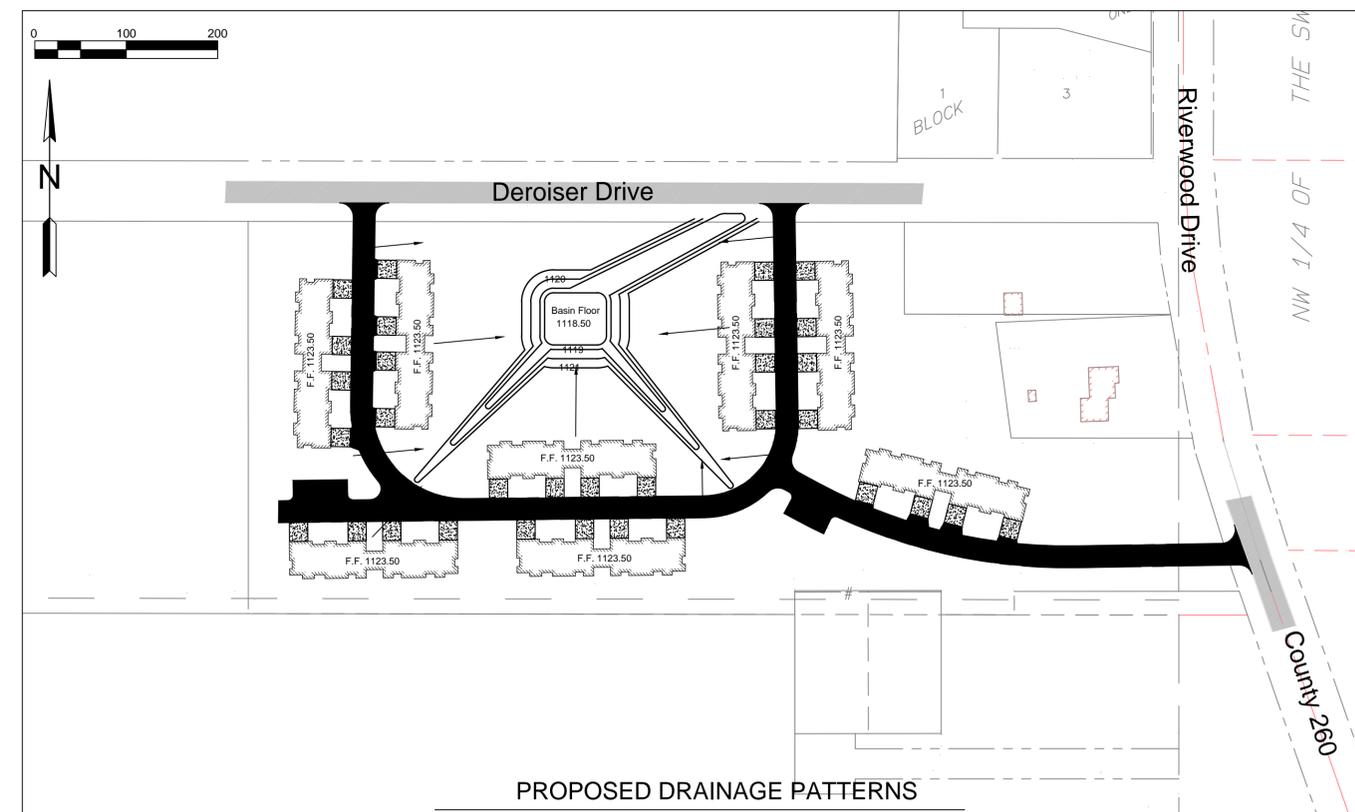
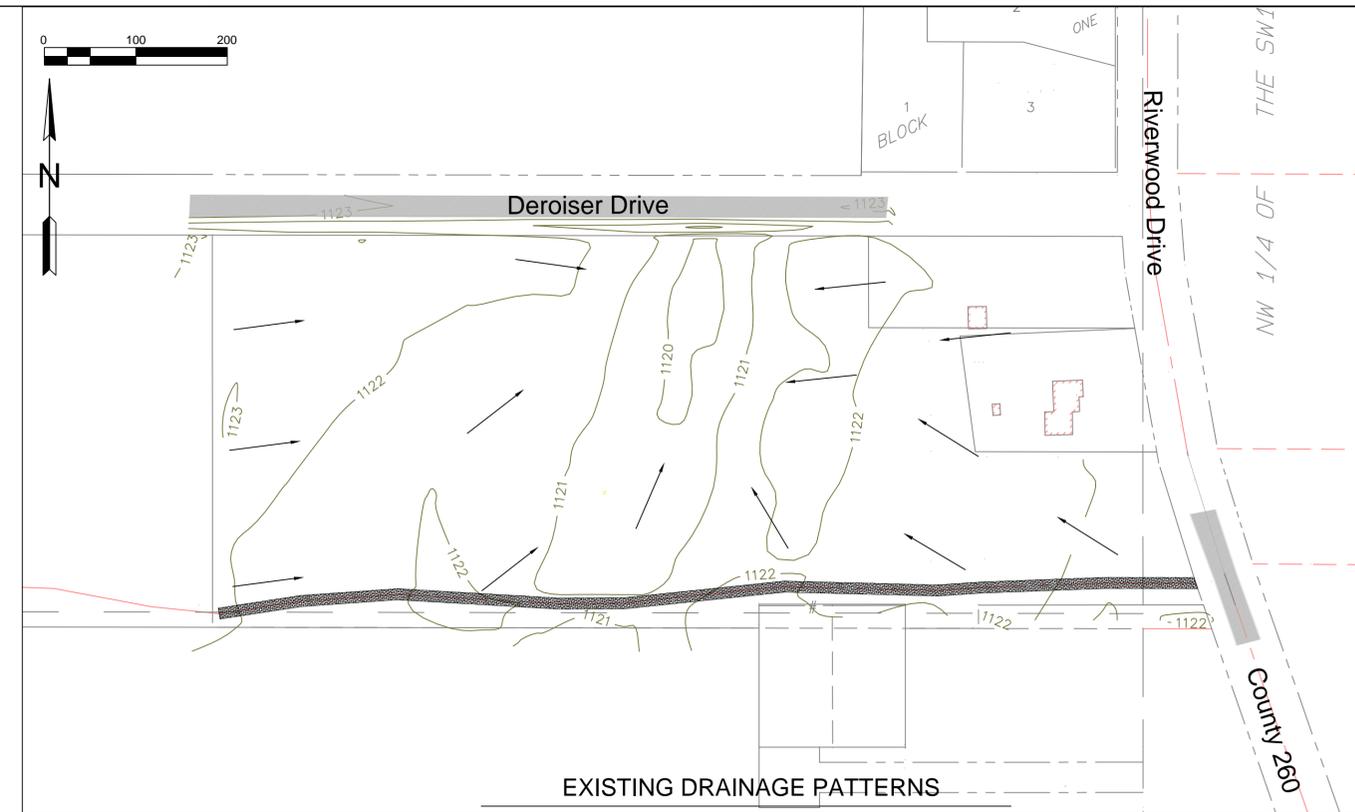
- PROJECT SITE:
 - 8.80 Acres
 - Soil Type A
 - Time of Concentration: 67.2 MINUTES
 - Design Storm Discharge 100 YEAR

POST CONSTRUCTION CONDITIONS CONTRIBUTING AREAS:

- PROJECT SITE:
 - 8.80 Acres
 - Percent Impervious: 29

STORMWATER QUALITY:

- INFILTRATION BASIN
 - Top of Basin Elevation = 1120.00 (MIN.)
 - Bottom Elevation = 1118.50 (MIN.)
 - Pond Emergency Overflow Elevation = 1121.00 (MIN.)
 - Surface Area at Bottom Elevation = 3,920 S.F.
 - Side Slopes Of Basin = 10:1
 - Design Infiltration Rate (1/2 USGS Rate) = 107/Hour
 - Design Year (100) High Water = 1119.38



REVISIONS		
Issue #	Description	Date

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)



Bismarck - Detroit Lakes - Fargo
 1265 Highway 10 West, Suite # 4
 Detroit Lakes, Minnesota 56501
 Office: 218-844-2580
 www.apexenggroup.com

Apex Project #: 15.214.0044
 Date: April XX, 2015
 Drawn By: Cade K.
 Checked By: Bob S.
 Approved By: Jade B.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Jade A. Berube
 Date: XX/XX/XXXX License Number: 47122

PRELIMINARY

Sheet:

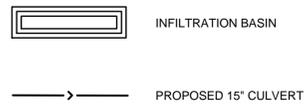
G-01

SYMBOLS LEGEND

TEMPORARY EROSION CONTROL

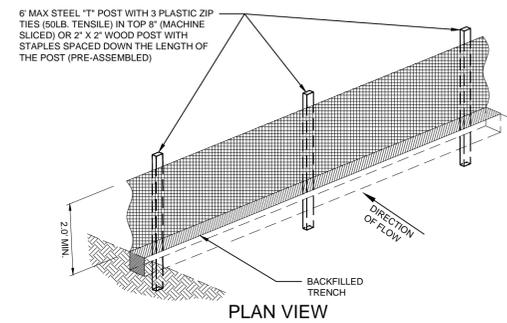
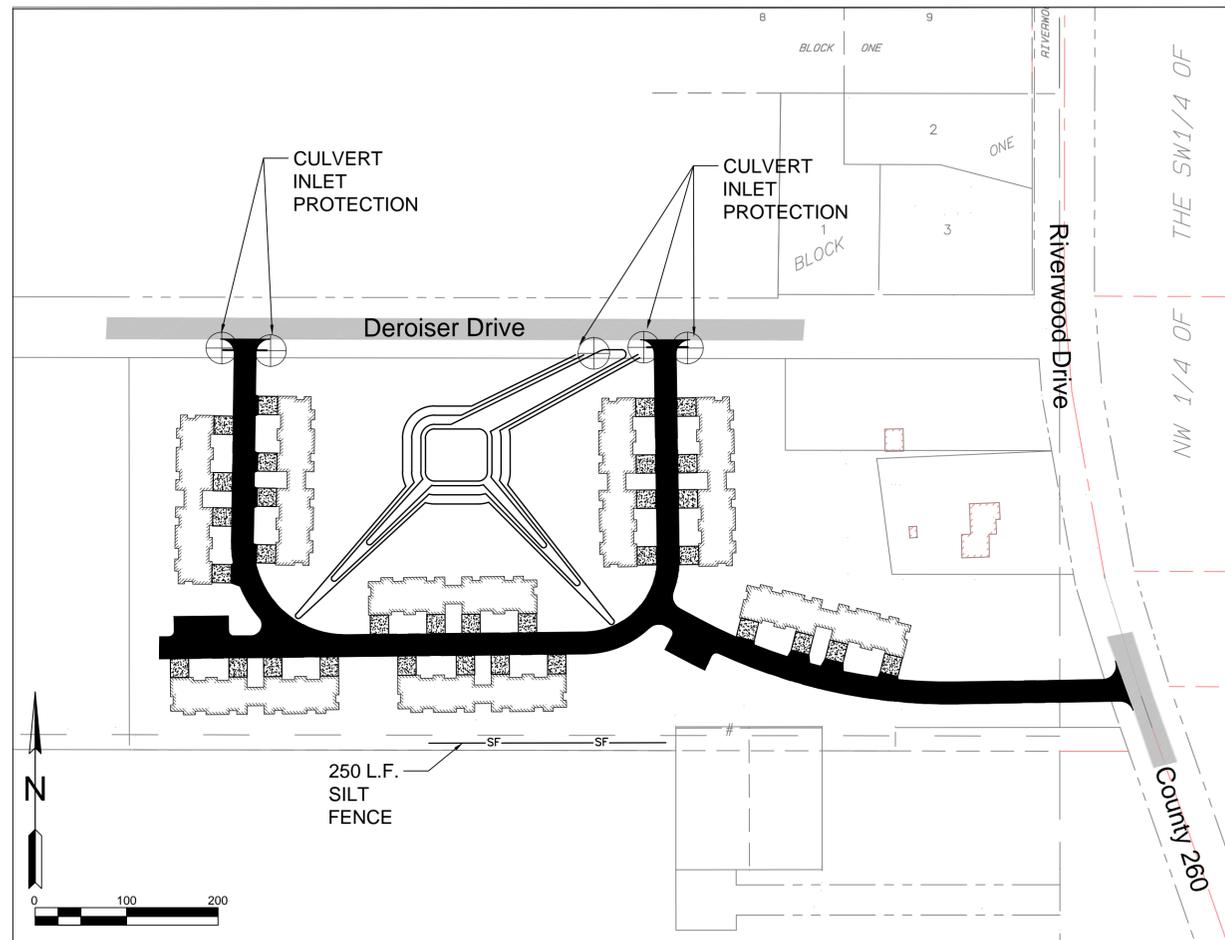


PERMANENT EROSION CONTROL

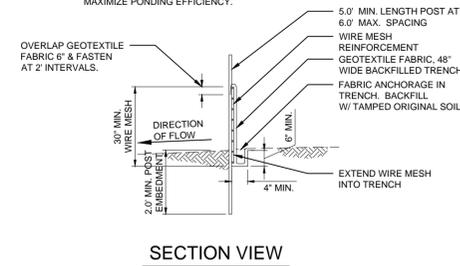


PLAN NOTES

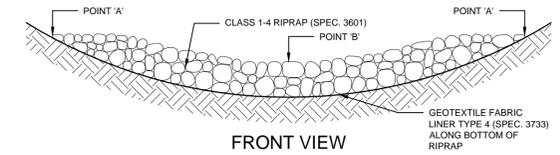
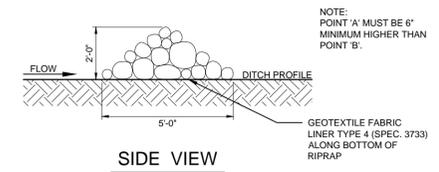
1. ALL AREAS DISTURBED BY THE CONSTRUCTION ACTIVITY SHALL BE RESTORED BY THE CONTRACTOR AS SOON AS PRACTICAL AND IN ACCORDANCE WITH THE NPDES PERMIT.
2. IN THE EVENT THAT PERMANENT RESTORATION CANNOT BE COMPLETED WITHIN THE PERMITTED TIME FRAMES, THE CONTRACTOR WILL BE RESPONSIBLE FOR TEMPORARY STABILIZATION.
3. ALL TEMPORARY STOCKPILES SHALL BE STABILIZED TO COMPLY WITH THE MPCA NPDES PERMIT.
4. THE DEPICTED EROSION AND SEDIMENT CONTROL PLAN SHOULD BE USED AS A GENERAL GUIDELINE. THE CONTRACTOR'S CONSTRUCTION METHODS MAY REQUIRE ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES TO REMAIN WITHIN THE REQUIREMENTS OF THE NPDES GENERAL STORM WATER PERMIT.
5. THE CONTRACTOR IS RESPONSIBLE FOR MINIMIZING AREAS OF DISTURBANCE AND MUST ESTIMATE THE AREA THAT WILL REQUIRE TURF RESTORATION BASED ON THE PROPOSED WORK AND THE CONTRACTOR'S CONSTRUCTION METHODS.
6. TURF ESTABLISHMENT SHALL INCLUDE TOPSOIL PLACEMENT/PREPARATION, SEEDING, AND WATERING AS ILLUSTRATED IN THIS STORM WATER POLLUTION PREVENTION PLAN.
7. CONSTRUCTION OF INFILTRATION BASINS SHALL NOT BE COMPLETED UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED.



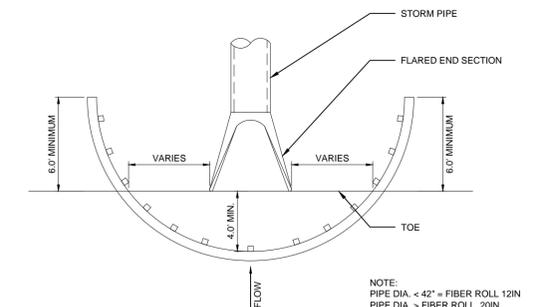
- NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



1 SILT FENCE DETAILS
NO SCALE



2 EROSION CONTROL ROCK CHECK DETAIL
NO SCALE



3 FIBER ROLL END OF PIPE PROTECTION
NO SCALE

REVISIONS

Issue #	Description	Date

SITE EROSION CONTROL PLAN AND DETAILS (SWPPP)



Bismarck - Detroit Lakes - Fargo
1265 Highway 10 West, Suite # 4
Detroit Lakes, Minnesota 56501
Office: 218-844-2580
www.apexenggroup.com

Apex Project #: 15.214.0044
Date: April XX, 2015
Drawn By: Cade K.
Checked By: Bob S.
Approved By: Jade B.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Jade A. Bernabe
Date: XXXX-XXXX License Number: 47122

PRELIMINARY

Sheet:

G-02

Soil Map—Morrison County, Minnesota



Map Scale: 1:1,470 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84



Map Unit Legend

Morrison County, Minnesota (MN097)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
D67A	Hubbard loamy sand, Mississippi River Valley, 0 to 2 percent slopes	8.9	77.1%
D67B	Hubbard loamy sand, Mississippi River Valley, 2 to 6 percent slopes	2.7	22.9%
Totals for Area of Interest		11.6	100.0%

Morrison County, Minnesota

D67A—Hubbard loamy sand, Mississippi River Valley, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2sfcn
Elevation: 660 to 1,710 feet
Mean annual precipitation: 25 to 33 inches
Mean annual air temperature: 37 to 48 degrees F
Frost-free period: 120 to 170 days
Farmland classification: Not prime farmland

Map Unit Composition

Hubbard, terrace, and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hubbard, Terrace

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy alluvium

Typical profile

Ap - 0 to 8 inches: loamy sand
AB - 8 to 20 inches: loamy sand
Bw - 20 to 32 inches: loamy sand
C - 32 to 79 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Excessively drained
Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 15 percent
Salinity, maximum in profile: Nonsaline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: Low (about 4.6 inches)

Interpretive groups

Land capability classification (irrigated): 4s
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: A
Other vegetative classification: Sandy (G091AN022MN)

Minor Components

Duelm, terrace

Percent of map unit: 5 percent
Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sloping Upland, Low AWC, Acid
(G091AN008MN)

Mosford

Percent of map unit: 2 percent
Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Linear
Other vegetative classification: Sandy (G091AN022MN)

Glendorado, terrace

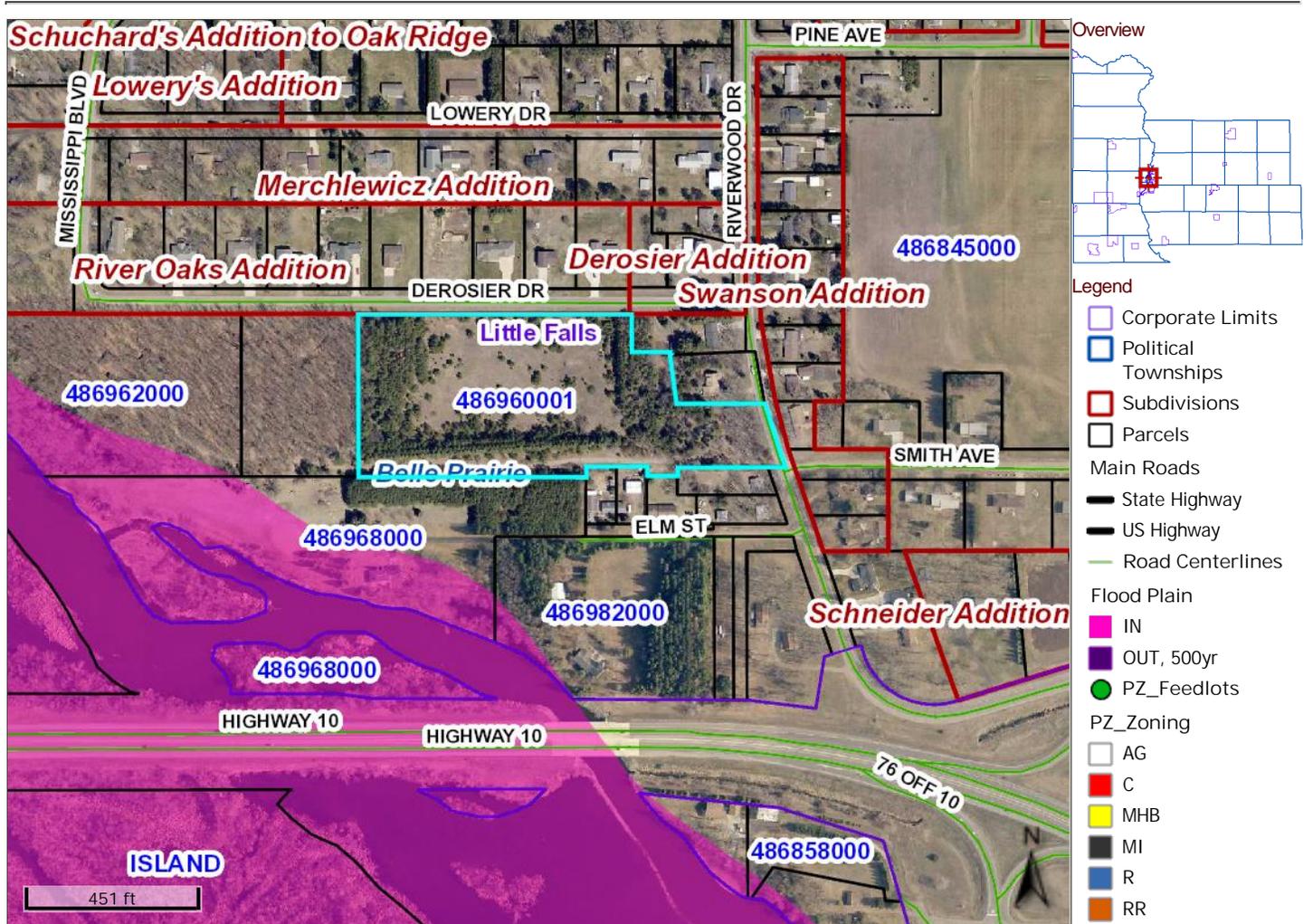
Percent of map unit: 2 percent
Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Level Swale, Low AWC, Acid
(G091AN007MN)

Isan, terrace

Percent of map unit: 1 percent
Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Linear
Other vegetative classification: Level Swale, Low AWC, Acid
(G091AN007MN)

Data Source Information

Soil Survey Area: Morrison County, Minnesota
Survey Area Data: Version 12, Sep 16, 2014



Parcel ID	486960001	Alternate ID	486960001	Owner Address	ROACH DEVELOPMENT LLC
Sec/Twp/Rng	26-41-32	Class	4BB-Residential Non-Homestead SFD		1414 PAUL LARSON DR
Property Address		Acreage	8.800		LITTLE FALLS MN 56345

District LITTLE FALLS EAST-#482-HRA

Brief Tax Description PT OF GOV LOT 2 SEC 27 & OF NW1/4 OF SW1/4 SEC 26 DESC AS: COM AT NE COR OF SAID GOV LOT 2, S 0*01'33" E 937.97 FT ALG E LN, N 89*54'45" W 183.36 FT, N 7*33'25" W 127.21 FT TO SW COR OF DOC 295754 PT OF BEG, S 7*33'25" E 127.21 FT, S 89*54'45" E 232 FT TO CTRLN OF CO RD, S 17*10'39" E 134.38 FT ALG CTRLN, CONT ALG CTRLN S 19*15'32" E 36.95 FT TO INTERS WITH N LN OF DOC 321712, S 89*57'19" W 280.85 FT ALG SAID N LN TO ITS NW COR, S 0*02'41" E 25.46 FT ALG W LN TO S LN OF N 1130.84 FT OF GOV LOT 2, N 89*54'45" W 80.07 FT TO



U.S. Fish and Wildlife Service National Wetlands Inventory

Little Falls
Townhomes

Mar 27, 2015

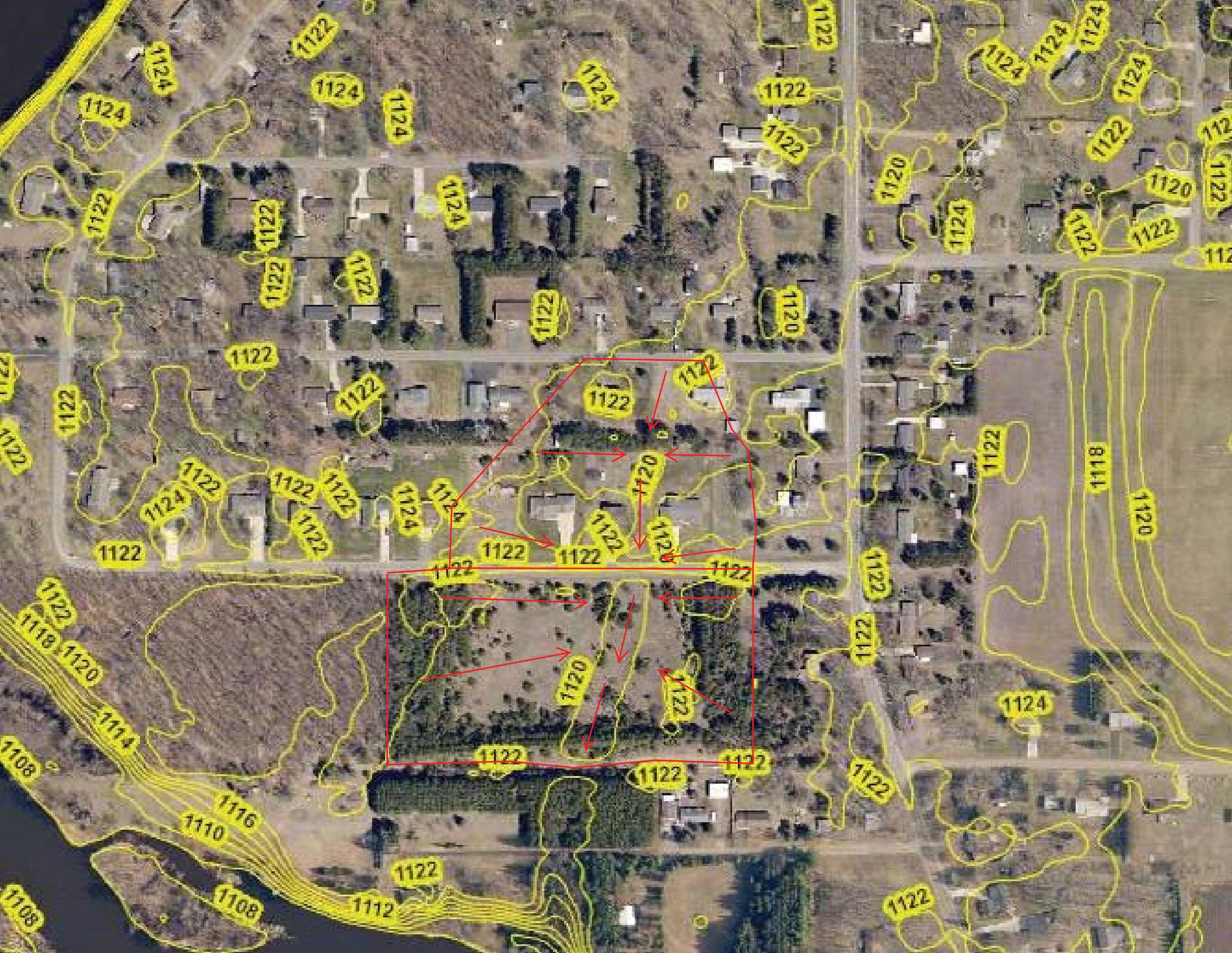


Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:



STAFF REPORT

Application: Variance to construct an 8' x 34' open deck with an 8' x 18' portion to be roofed approximately 4 feet from a public road right-of-way (min. required 15 feet).

Applicant: Gregory Fietek

Background Information:

- 1) **Proposal:** The applicant is proposing to construct a 8' x 34' addition to the south side of the existing dwelling. An 8' x 16' portion will be an open deck, while the remaining 8' x 18' portion will be roofed. The current house foundation appears to be just over the required 15 foot setback from 4th Avenue SW, which means that the 8' addition will be about 5-7 feet from the right-of-way.
 - 2) **Location:**
 - Legal Description: Lots 1 and 2, Block 13 of Searle's Addition
 - Property Address: 410 12th Street SW
 - Parcel number(s): 49.0861.000 and 49.0861.001
 - 3) **Property Owner:** Gregory Fietek
-

Applicable Statutes/Ordinances:

Minnesota Statutes

462.357 (2011) OFFICIAL CONTROLS: ZONING ORDINANCE.

Subd. 6. Appeals and adjustments.

Appeals to the board of appeals and adjustments may be taken by any affected person upon compliance with any reasonable conditions imposed by the zoning ordinance. The board of appeals and adjustments has the following powers with respect to the zoning ordinance:

(1) To hear and decide appeals where it is alleged that there is an error in any order, requirement, decision, or determination made by an administrative officer in the enforcement of the zoning ordinance.

(2) To hear requests for variances from the requirements of the zoning ordinance including restrictions placed on nonconformities. Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. "Practical difficulties," as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties

include, but are not limited to, inadequate access to direct sunlight for solar energy systems. Variances shall be granted for earth sheltered construction as defined in section [216C.06, subdivision 14](#), when in harmony with the ordinance. The board of appeals and adjustments or the governing body as the case may be, may not permit as a variance any use that is not allowed under the zoning ordinance for property in the zone where the affected person's land is located. The board or governing body as the case may be, may permit as a variance the temporary use of a one family dwelling as a two family dwelling. The board or governing body as the case may be may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

Little Falls City Code

11.04: ADMINISTRATION AND ENFORCEMENT

C. Variances:

1. The timelines for variance requests shall be governed by Minnesota Statute 15.99, as amended from time to time.
2. The processing of variances shall be governed by Minnesota Statute 462.357, as amended from time to time.
3. No variance permitting the erection or alteration of a building shall be valid for a period longer than six [6] months, unless a building permit is issued and the construction actually begun within that period, and is thereafter diligently pursued to completion.
4. A variance shall lapse and become void if the variance for which a permit has been granted is discontinued for a period of one year, or if a variance is no longer required by the provisions of this chapter.
4. Revocation: A variance may be revoked by following the requirements and procedures in Section 11.04.H of the City Code.

11.05: ZONING DISTRICTS AND MAP:

G. R-3 Multiple-Family Residential District:

4. Lot Area, Floor Area, Height, Lot Width And Yard Requirements:

c. The following minimum requirements shall be observed, subject to additional requirements, exceptions and modifications contained in this chapter:

	Minimum Yard
Front yard setback	30 feet
Side yard setback - interior	5 feet
Side yard setback - corner	15 feet
Rear yard setback	30 feet

Findings of Fact: The following findings of fact are presented by Staff for consideration by the Planning Commission:

1) **Current Zoning:**

- Subject Property: R-3 Multiple-Family Residential District
- Surrounding Properties: R-3 Multiple-Family Residential District

2) **Current Land Use:**

- Subject Property: Residential
- Surrounding Properties: Residential

3) **Lot size:** Approx. 80' x 150' (12,000 sq ft)

4) **Sewer/Water:** The property is served with City sewer/water.

5) **Natural Features:**

Floodplain: The property is not within an identified floodplain.

Bluff/Steep Slopes: The property does not contain any bluffs or steep slopes.

Wetlands: There do not appear to be any wetlands on the property.

6) **Will the granting of the variance be in harmony with the general purposes and intent of the Zoning and/or Subdivision Ordinance?**

The City's subdivision ordinance does not apply to this application.

The general purposes and intent of side yard setbacks for City streets in the Zoning Ordinance, is to provide for larger yards consistent with the residential nature of the area, to ensure adequate space for maintenance of the road, and to allow for potential future expansion of right-of-way should the need ever arise. In this case, maintenance activities can be adequately limited to within the right-of-way and the likelihood of the City needing additional right-of-way in the future is low. The primary impact would be the loss of the yard space typically associated with residential properties in this area.

7) **Will the granting of the variance be consistent with the City of Little Falls' Comprehensive Plan?**

The Comprehensive Plan does not directly address applications such as these.

8) **Is the proposed use of the property reasonable?**

The requested variance is reasonable in that the request is for a deck, which is a common addition for a house. Further, the house, which was originally built in the late 1970s, was constructed with a ledger board – presumably to allow for a future deck. However, the ordinance at the time the house was built specified a 15 foot setback as it does today.

9) Is the plight of the landowner due to circumstances unique to the property not created by the landowner?

While the current owner did not construct the house in its present location, the person who did build the house presumably knew of the 15 foot setback requirement since it was listed on their building permit. It appears the house could have been moved further to the north to allow space for a deck at that time.

10) Will the variance, if granted, alter the essential character of the locality?

The use of the property would remain residential in character and the proposed addition would not change anything in that regard. However, it would put a structure closer to the road than typically exists in the area.

11) Are economic considerations the only reason the applicant cannot meet the strict requirements of the ordinance?

To avoid the need for a variance, the entire house would need to be moved (to allow for an addition off the south side), which would obviously require a large economic expense.

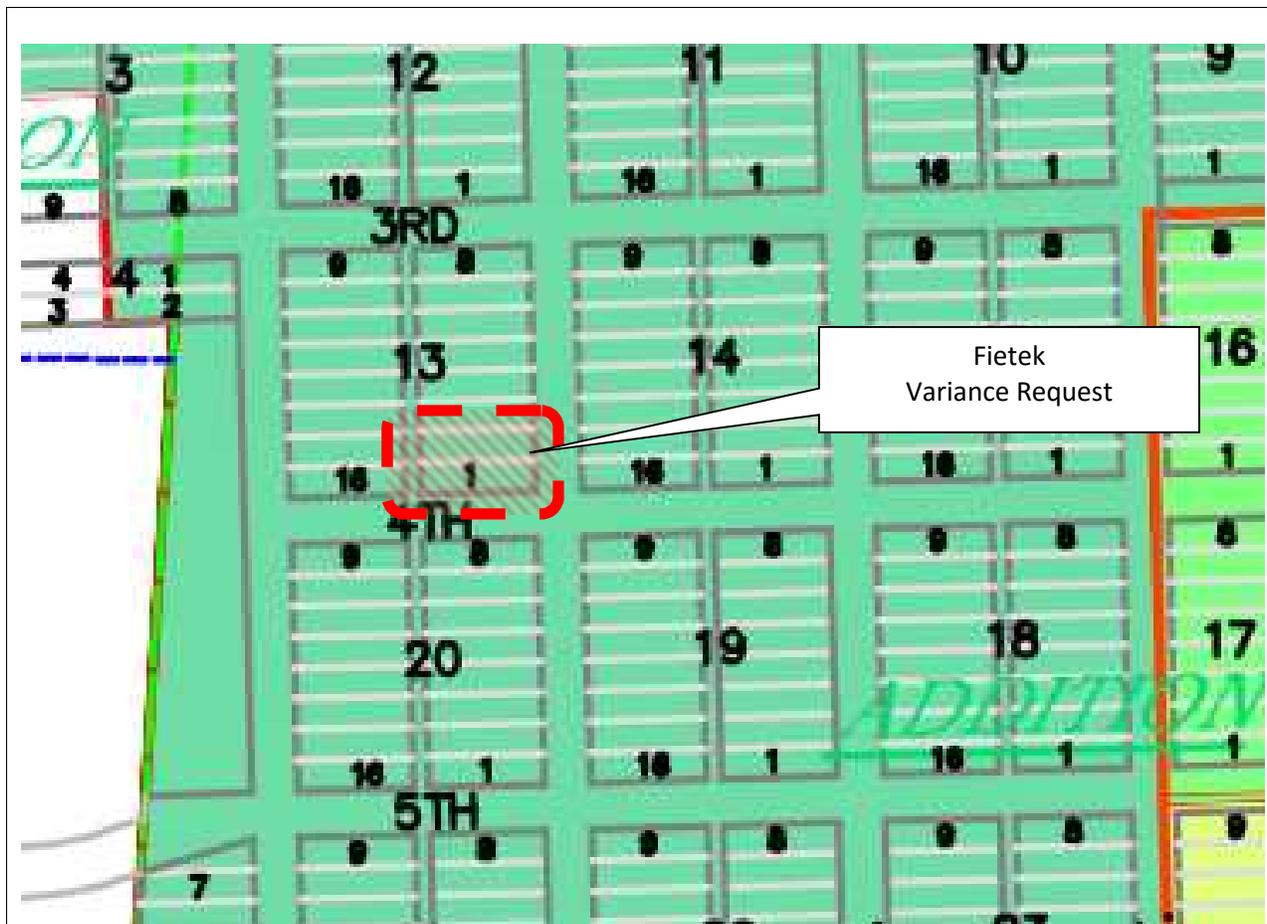
12) Could the practical difficulty be alleviated by a feasible method other than a variance (taking into account economic considerations)?

To avoid the need for a variance, an addition could possibly be done on the west or north side of the house, although this would likely require significant remodeling and may not make sense given the layout of the home. The home already has an open deck off of the rear of the home.

Board of Adjustment Direction: The Board of Adjustment may approve the variance request, deny the request, or table the request if the Board should need additional information from the applicant. If the Board should approve or deny the request, the Board should state the findings which support either of these actions.

Staff Comments: As the Planning Commission/Board of Adjustment considers this application, Staff would make the following comments:

1. The ordinance does allow for a fire escape not more than three feet wide to encroach on a required side yard setback without a variance.
2. Given there is a patio door on the south side of the house, the Board of Adjustment could consider allowing for some lesser stairway by variance so that it would be possible to make use of that sliding door, if it doesn't grant the requested variance.
3. Staff has not received any comments from the public regarding this application at the writing of this report. Any received before the meeting will be presented to the Planning Commission/Board of Adjustment at the hearing.



Fietek
Variance Request

Gregory Fietek
Variance Request
 410 12th Street SW
 July 13, 2015



825
July 13.
6:30 PM



Phone: 320-616-5500
Fax: 320-616-5505

Fee Paid _____ Date Filed _____ Receipt Number _____

Application For: REZONING, VARIANCE AND CONDITIONAL USE

Have you reviewed Chapter 11, Section 11.04 of the City Code dealing with zoning laws of the City of Little Falls? (available online: www.cityoflittlefalls.com)

Yes X No _____

Street Address of Property 410 12th Street Southwest

Legal Description of Property Searle's Addition Lot 001 Block 013 Subdivision
CD 49009 & Searle's Addition Lot 002 Block 013 Subdivision
CD 49009

Parcel Identification Number 49.0860.000 & 49.0861.000

Owner - Name Gregory & Ginger Fiebel Phone (320) 290-5073
Address 410 12th Street Southwest
City Little Falls State MN Zip 56345

Applicant (if other than owner) -

Name _____ Phone _____
Address _____
City _____ State _____ Zip _____

Type of Request - Rezoning _____ Variance X Conditional Use _____ Other _____

Description of Request Need a variance to put an 8' deck towards the road on south side. ^{we have the} ~~which leaves~~ recommended 30 foot ^{center of} from road. ~~to 4 feet~~ 15 foot ^{setback is} required however it appears that the house ~~is~~ was built at 12 foot leaving a 4 foot ^{setback of footing} ~~setback~~ upon completion

Reason for Request Putting covered porch of 18 feet on deck addition.

Present Zoning Classification Residential

Existing Use of Property Residential Homestead

Existing Use and Zoning of the Surrounding Area (two blocks) Residential

Has a request for a variance, special use permit, or rezoning on the subject site - or any part thereof - been previously sought?

Yes _____ No X When _____

Signature of Applicant/s Jessy F. Fitch

Date 6/24/2015

I am the legal fee owner of the property described on this application and I consent to this application

Signature of owner/s Jessy F. Fitch

Approved _____ Denied _____ by the Planning Commission on _____ Date

Approved _____ Denied _____ by the City Council on _____ Date

Mailing Address: City of Little Falls, P.O. Box 244, Little Falls, MN 56345

The following questions must be answered.

1. What changes are you proposing to make to this property?

Building: Add on to existing deck

Landscaping: N/A

Parking/Signs: N/A

2. Describe the character of the area and the existing patterns and use of development in the area. How is the proposal consistent with those patterns and uses? _____

will just be used as a deck on existing home

3. Describe the impact on the character of the neighborhood in which the property is located. None

4. Describe the impact to the traffic on roads and highways in the vicinity, and the expected traffic generated by the proposed use. Is there adequate off-street parking available to accommodate the proposal? No impact to traffic

5. What part of the City Zoning Ordinance creates a practical difficulty to the property in question? What is the practical difficulty that prevents the land to be used in a reasonable way? 15 foot setback

Use other side of page if necessary.

Mailing Address: City of Little Falls, P.O. Box 244, Little Falls, MN 56345



DEPARTMENT OF BUILDING SAFETY
 100 NE 7th Avenue, Little Falls, MN 56345
 City Hall (320) 616-5500 Fax (320) 616-5505

Date Submitted June 23 - 2015
 Permit Number LF15-195
 Permit Issue Date _____

Building Permit Application

1. CONTRACTOR'S LICENSE NO: BL 525540

2. SITE ADDRESS: 410 125th SW

3. PARCEL NUMBER 49.0860.000

4. OWNER (NAME)(ADDRESS)(TEL. NO.)
Greg & Ginger Fiteck 290-5073

5. ARCHITECT (NAME)(ADDRESS)(TEL. NO.) _____

6. BUILDER (NAME)(ADDRESS)(TEL. NO.) _____

7. LEAD CERTIFICATION: PRE 1978 HOME YES NO
 HOME OWNER DOING WORK YES NO
 CONTRACTOR CERTIFICATION NO. _____

8. TYPE OF WORK: FIREPLACE HEATING PLUMBING ROOFING
 SIDING NEW CONSTRUCTION GARAGE FINISH BASEMENT
 ALTERATIONS ADDITION SEPTIC PORCH MISC. Deck

9. SIZE OF STRUCTURE: HEIGHT _____ WIDTH _____ DEPTH _____

10. NO. OF STORIES _____ 11. ESTIMATED VALUE _____

DESCRIPTION OF WORK: Add on to Existing Deck
8 x 34 Roof over top of 8x18

FEES

Permit Fee _____

Plan Check Fee _____

Penalty Fee _____

Plumbing Fee _____

Mechanical Fee _____

State Surcharge Fee _____

SAC/WAC Fee _____

Sewer/Water Fee _____

Other Fees _____

Total Fees _____

Fee Pd Check # _____

Receipt # _____

CODE ANALYSIS

Type of Construction _____

Use of Building _____

Occupancy Group _____

Occupant Load _____

Plans & Specs Sets _____

Survey Copies _____

Energy Calculations

FIRE SPRINKLER REQUIRED

Yes No

Plumbing Contractor

License Number _____

Phone Number _____

Mechanical Contractor

License Number _____

Phone Number _____

NOTES

Minnesota State Building Code 1300.0210 subp. 4. states; that the person doing the work authorized by a permit shall notify the building official that the work is ready for inspection.

Minnesota State Building Code 1300.0120 Subp. 11. Expiration. Every permit issued shall become invalid unless the work authorized by the permit is commenced within 180 days after issuance, or if the work authorized by the permit is suspended or abandoned for a period of 180 days after the time the work is commenced.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Applicant Gregory A. Fiteck

Approved By Building Official _____

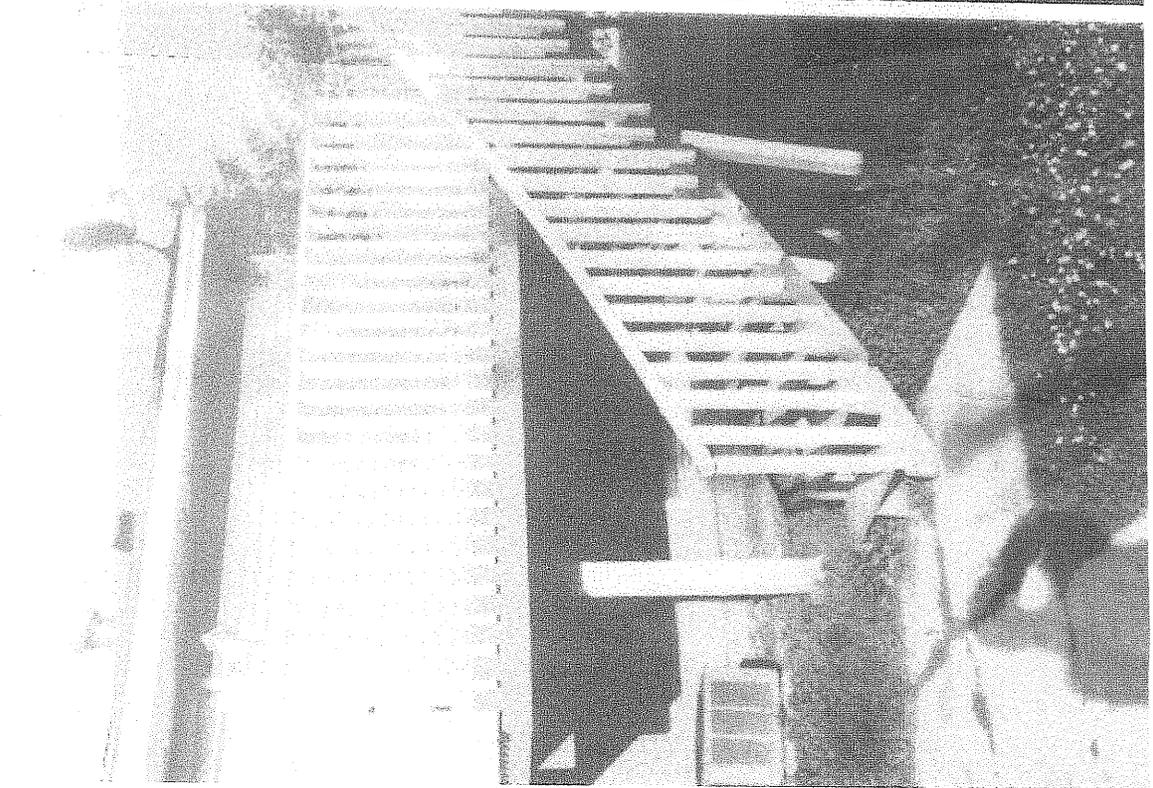
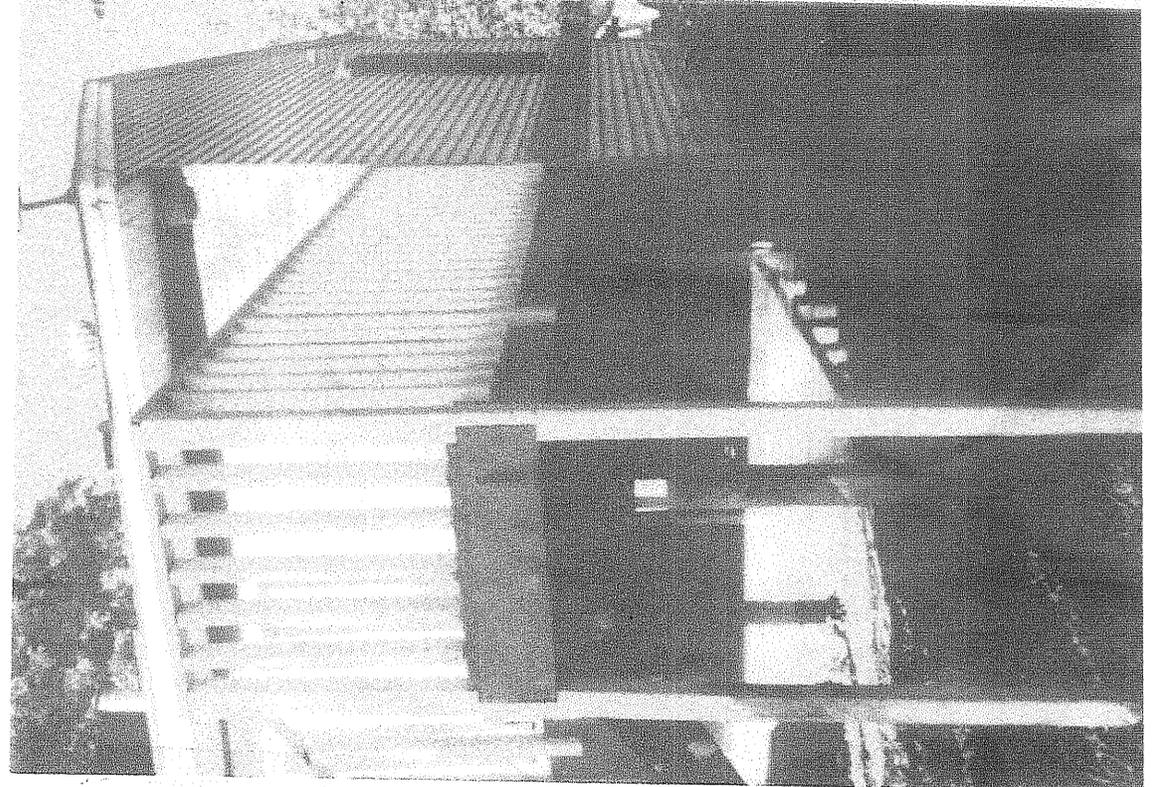
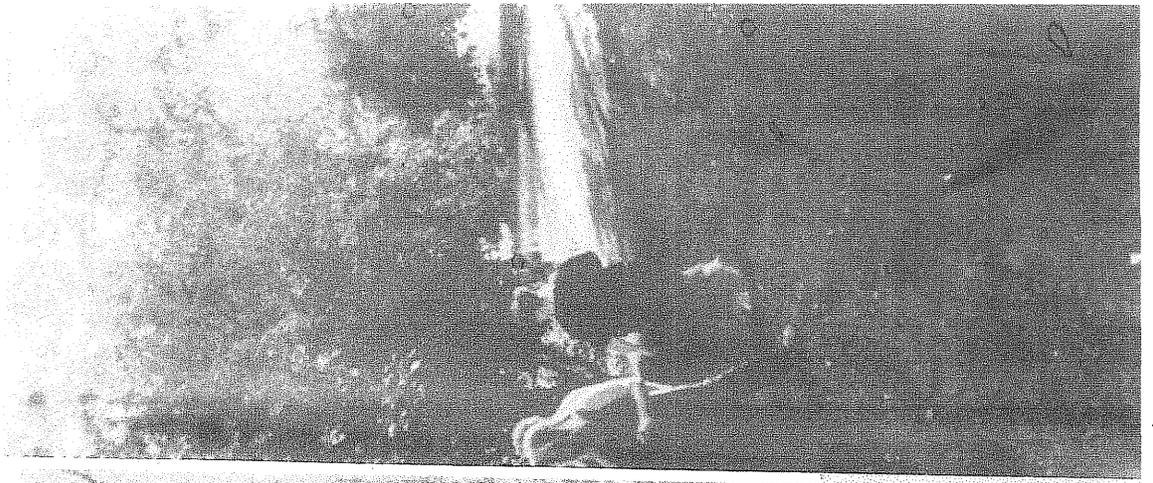
Approved by Zoning _____

City Clerk _____

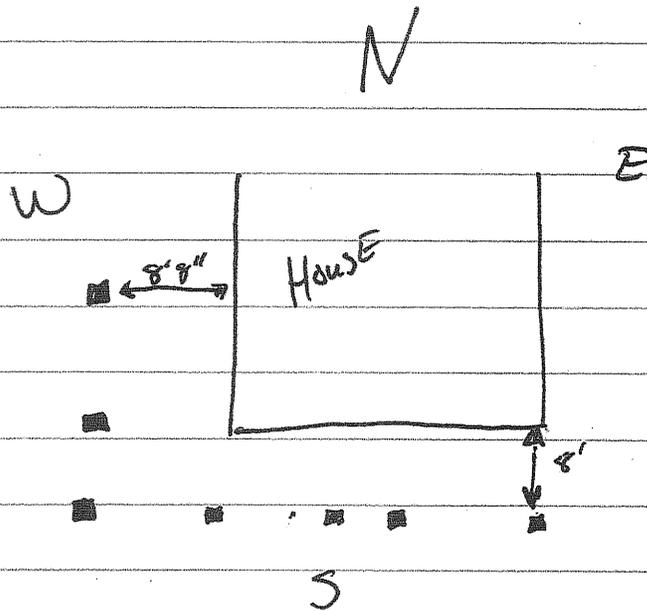
All inspections shall be called in at least 24 hours in advance by the owner or the owners agent: 877-533-3629



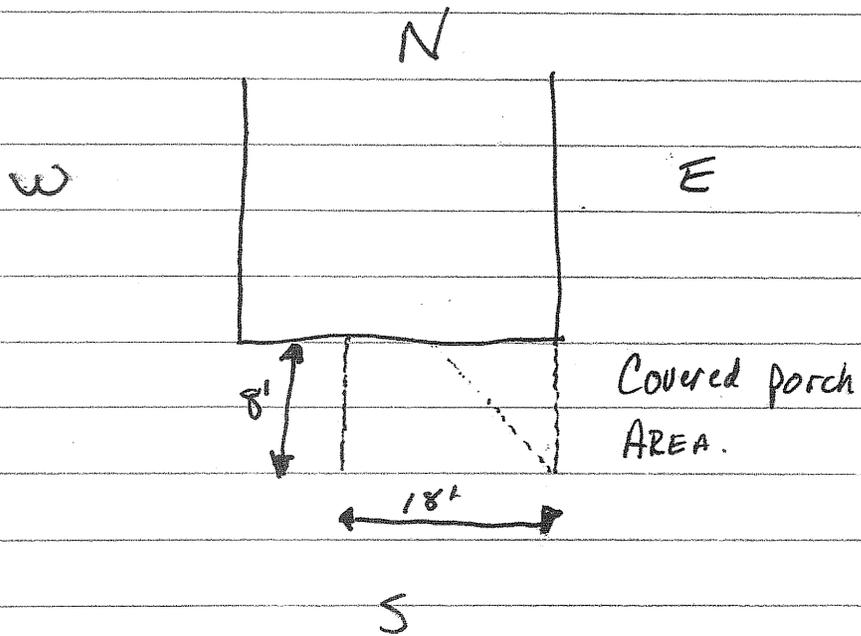
Inspection Services of Central Minnesota Inc.
 13297 Shakopee Lake Road, Onamia, MN 56359



Footing PLAN



Planning to Run
ReRod BACK Into
Existing house
4' to 6' on Center
TO CODE



Materials 2x12x8 Joist

plywood Floor over covered part.

Green treated Decking with Hand Rail 8x16 of
New Deck. materials from Pro-Build in Little Falls

Site set Backs

